




**To:** Development Permit Panel **Date:** September 17, 2012  
**From:** Wayne Craig **File:** DP 12-610759  
Director of Development  
**Re:** **Application by Townline Developments Inc. for a Development Permit at 9431,  
9451 and 9471 Alberta Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a 35 unit Townhouse at 9431, 9451 and 9471 Alberta Road on a site zoned "High Density Townhouses (RTH1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the Alder Street setback from 4.5 metres to 4.21 metres to allow for a building footprint encroachment in Building 2;
  - b) Reduce the corner setback at Hemlock Drive and Alder Street from 4.5 metres to 3.96 metres to allow for a building footprint encroachment in Building 2; and
  - c) Permit resident parking in a tandem configuration in 26 of the 35 units.

  
Wayne Craig  
Director of Development

Attachment 1      Development Application Data Sheet  
Attachment 2      Advisory Design Panel Comments  
Attachment 3      Public Hearing Submission Letter

## Staff Report

### Origin

TOWNLINE DEVELOPMENTS INC. has applied to the City of Richmond for permission to develop a 35 Townhouse complex at 9431, 9451 and 9471 Alberta Road on a site zoned "High Density Townhouses (RTH1)". The site currently contains a single detached dwelling on each of the three (3) lots.

The site is being rezoned from "Single Detached (RS1/F) to "High Density Townhouses (RTH1)" for this project under Bylaw 8834 (RZ 11-562968).

A separate Servicing Agreement is required for road upgrades and frontage improvements to Alberta Road, Alder Street and Hemlock Drive. The Servicing Agreement will also include service connections for water, storm upgrades and sanitary sewer to the subject site.

### 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 Hemlock Drive, a 232 unit, 5 storey apartment complex at 9371 and 9373 Hemlock Drive, zoned "Low Rise Apartment (ZLR10) – North McLennan (City Centre)".

Also across Hemlock Drive, a 24 unit, 3 storey townhouse complex at 9420 Ferndale Road, zoned "Town Housing (ZT64) – North McLennan (City Centre)".

To the East: Across Alder Street, a 97 unit, 3 storey townhouse complex at 6300 and 6388 Alder Street, zoned "Town Housing (ZT30) – North McLennan (City Centre)".

To the South: Across Alberta Road, a combination of park space and Anderson Elementary School, zoned, "School and Institutional (SI)" as well as single detached homes, zoned "Single Detached (RS1/F)".

To the West: A 23 unit, 3 storey townhouse complex at 9391 Alberta Road, zoned "Town Housing (ZT50) – South 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 are provided in *bold italics*):

- a) Elevations to the units and unit clusters that meet the form and character requirements of the McLennan North Sub-Area Plan.

*The appearance of the street front units is a bit of a departure with the immediate area, but the roof design will allow variety to the area and provide the neighbourhood with a fairly unique piece of architecture. This highly visible site is a good way to introduce a*

*different form of architecture to the neighbourhood as it can shake up a homogenous expression to an area. The form and massing is consistent with the recent townhouse units of the neighbourhood.*

- b) Design of the outdoor amenity area, including the design of a children's play area.  
*The applicant has done a good job with the design of the outdoor amenity area which includes lawn and bench space as well as a play structure that is good for children from ages 2 to 5. Locating the amenity area to the street front also breaks up the long, continuous rows of townhouse units.*
- c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.  
*The applicant has provided information to Transportation that it meets this requirement.*
- d) A context plan to show the form and character of the townhouse units and how they address adjacent properties.  
*The plan has been provided and the proposed units have some facade elements of the adjacent project to the west that provides a relationship with the neighbourhood.*
- e) Verification of parking stall clearances when abutted against a solid wall greater than 0.3 meters high.  
*Clearances are provided on the submitted plans.*
- f) Identify and design for units that can be easily converted to universal access.  
*One unit has been identified for conversion to allow for universal access. Unit type D2 in Building 3 will allow for easy conversion to install a lift in the area where a closet will initially be constructed.*
- g) An Acoustic Engineer's report, to identify noise mitigation measures to be taken to lessen aircraft noise (doors and windows closed), to levels outlined by CMHC, and indoor comfort using the ASHRAE 55-2004 standard, and any subsequent updates as they occur.  
*The submitted report identified the proposed exterior wall construction, as well as window and door installation will meet CMHC levels and comfort levels during summer months will be met through the operation of ceiling fans in rooms with the most occupancy.*

The Public Hearing for the rezoning of this site was held on January 16, 2012. At the Public Hearing, the following concerns about rezoning the property were expressed:

1. Mr. Michael Li of 9371 Hemlock Drive spoke at the Public Hearing and stated his concern over the construction noise and pollution coming from this development as he is the father of infants and is concerned for their health during the construction period.

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

*Staff spoke with Mr. Li after the Public Hearing and passed his concerns on to the applicant. The developer will comply with the City's Noise Bylaw (Bylaw 8856) which regulates hours for construction work.*

2. Mr. Robert Hillman of 9371 Hemlock Drive expressed his opposition to the proposal until something is done to ease the parking conditions in the area. There is lots of street



parking in the area which is causing visibility issues when using the local streets. The full text of Mr. Hillman's comments is attached to this report as **Attachment 3**.

***Unfortunately, staff was unable to directly contact Mr. Hillman to address his concerns but provides the following response:***

*As part of the City Centre Official Community Plan, the McLennan North Area has been identified as a medium density residential neighbourhood. As such, development over the years has aimed to transform the area from a large lot, semi rural single family area to a distinct downtown residential neighbourhood. The plan calls for a comprehensive road network with smaller blocks. Based on this plan, the ultimate width of new roads has been achieved as part of development abutting the land parcels, including the subject development at 9431 Alberta Rd.*

*City staff have carried out a review of the nearby traffic operations and parking conditions and are satisfied that no changes are needed at this time. To date, we have restricted parking near intersections and uncompleted road sections to improve circulation at these points. Traffic Operations will continue to monitor this area in case some parking restrictions are needed in the future.*

*In response to the concerns regarding the future development proposed at 9431- 9471 Alberta Road, the applicant is to dedicate land from their property to the City and undertake road construction that will ultimately widen their portion of Hemlock Drive and Alder Street from their current state. The site will have two vehicle, on-site parking spaces per unit which exceeds the zoning parking requirements of 1.4 parking spaces per unit.*

### **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 and is generally in compliance with Zoning Bylaw 8500, except for the zoning variances noted below.

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

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

- a) Reduce the Alder Street setback from 4.5 metres to 4.21 metres to allow for a building footprint encroachment in Building 2.

***(Staff supports the proposed variance as it is a relatively minor variance and will improve the appearance of this elevation in this highly visible corner of the site.)***

- b) Reduce the corner setback at Hemlock Drive and Alder Street from 4.5 metres to 3.96 metres to allow for a building footprint encroachment in Building 2.

***(Staff supports the proposed variance as it affects the setback from a required corner cut and it will improve the appearance of this elevation in this highly visible corner of the site.)***

- c) Permit resident parking in a tandem configuration in 26 of the 35 units.

*(Staff supports the proposed variance as the configuration will not interfere with the movement of other vehicles in the complex. A restrictive covenant is to be registered to ensure that the garage space does not get converted to resident use.)*

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the proposal and identified areas for design development and consideration. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the August 15, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

### **Analysis**

#### ***Conditions of Adjacency***

- The subject site is located in the North McLennan area, where there has been significant redevelopment over the past several years, with many of the surrounding parcels being redeveloped from Single Detached Houses on large lots, to Townhouses. The proposed development will be of similar height and massing to recent townhouse developments and conforms to the guidelines set out in the neighbourhood plan. Through its land dedication requirements, the applicant will construct and complete this section of the north-south Alder Street as well as develop its portion of Hemlock Drive. They will also conduct frontage improvements along their portion of Alberta Road.

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

- The townhouse units are well arranged in three (3), four (4) and five (5) unit building clusters located along the periphery of the site, with the main internal drive aisle running north-south down the centre of the site, between the clusters. Most of the units in this proposal have direct pedestrian access to one of the three roads that borders this site.
- The main vehicular access to the site is off Alder Street, which provides access to the majority of the units by the main north-south internal drive aisle. Secondary drive aisles branch off at both ends of from the main internal drive that provide access to the remainder of the units.
- The outdoor amenity area is located directly south of the main entrance, providing ample areas for seating, lawn space and a child's play structure, suitable for children from ages 2 to 5. This open landscaped area helps to provide a break in the building frontage along Alder Street and highlights the vehicular access to the site.

#### ***Architectural Form and Character***

- The proposed form and massing of the buildings is consistent with the neighbourhood and meets the intent of the guidelines set out in the neighbourhood plan. The style does detract a little from what is commonly found in the area, but feedback from staff and from the Advisory Design Panel says it is a refreshing change that can work at this specific location of the neighbourhood.
- The choice of materials used on the facade of the buildings is typical of the area, and includes the various uses of hardiplank panels that add to the articulation and overall interest of the facade. The lower eave line projection on the street front provide the elevations with a good base, middle and top feature, as indicated in the urban design guidelines of the area plan.



The use of narrow vinyl siding on the upper level is a good connecting feature to the townhouse development to the west at 9391 Alberta Road. These features allow the project not to stand out too much from the rest of the other recent development while still showing a unique character.

- The colour choices for the proposal are considered appropriate to the architectural character and the urban context of the neighbourhood. These choices meet the intent of the area plan.

### ***Transportation***

- Vehicle access is off Alder Street, at the centre point between Alberta Road and Hemlock Drive, providing good angle viewing when entering or exiting the site. Due to the requirements of new road construction in the area, the proposed development will contribute a large land dedication and road construction for their portion of Alder Street and Hemlock Drive as part of this application.
- Frontage improvements such as sidewalk, treed and grassed boulevard with curb and gutter will be undertaken by the developer for the three (3) street frontages through the separate Servicing Agreement.
- All 35 units have an attached garage to serve the parking needs of the residents. Nine (9) of the 35 units will provide garages with a side-to-side parking arrangement with the remaining 26 garages are provided in a tandem configuration. The number of proposed parking stalls meets the requirements of the Zoning Bylaw, and a restrictive covenant will be registered prior to the issuance of the Development Permit to ensure these tandem stalls are not converted into habitable living spaces.
- Visitor parking is scattered throughout the site, giving visitors easy access to the units in the complex. One accessible stall is provided and is located to the north of Building 8.

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

- The submitted landscape plan identifies a mixture of soft and hard landscaping that defines a consistent treatment of edges throughout the site. The applicant has been able to retain one tree on the south east corner of the property, near the corner of Alberta Road and Alder Street, and has been incorporated in the proposed landscaping plan.
- The hard surfacing is supplied by a combination of permeable pavers at the entrance of the complex, which wraps around the corner to the south and highlights the presence of the outdoor amenity area. Pavers also identify the visitor parking stalls. The amount of permeable paving within the overall hard surfacing area is about 30%.
- The soft landscaping being proposed is a variety of native tree and shrub plantings which will provide a softening of the buildings when viewed from the street, but allow for easy maintenance and the identification of different spaces within the site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide good illumination but will avoid illumination spilling directly onto adjacent properties. Some uplighting fixtures are proposed, but are intended to highlight some of the soft landscaping in common areas such as the outdoor amenity area.
- Perimeter fencing is three foot high wood construction with four foot support posts. Two by four rails will support a combination of two by four and two by two slats. This will provide a good separation identifier yet allow for some transparency into the site.

- An Arborist report was submitted at the rezoning application stage and was reviewed by City staff. The report identified one (1) on-site tree that was to be retained and 18 on-site trees that are affected by this development and called for the removal due to either its poor condition and/or its location within proximity of the development footprint. City Staff concur with the report and will obtain a security deposit from the developer to ensure survival of the proposed landscaping for a one-year period.
- In accordance with City Policy, the applicant must provide at least 36 trees to meet the 2:1 replacement ratio policy. In response, the applicant meets this requirement by proposing 80 new trees to be planted. The table below summarises this requirement.

Number of trees to be removed	Number of trees to be retained or relocated	Required number of trees to be planted	Proposed number of trees to be planted	Surplus (Deficit)
18	1	36	80	44 surplus

#### *Amenity Space*

- The applicant is not proposing any indoor amenity space with this application. Instead, they will be making a voluntary contribution in lieu of providing indoor amenity space through the rezoning process.
- The applicant is providing an outdoor amenity space, located next to the main vehicle entrance to the site. The size meets the minimum area requirements outlined in the neighbourhood plan and provides ample space to house a seating area, lawn space and a child play structure, featuring a climbing ramp, rope ladder and slide. Good landscaping features along the edge of the space provide good screening from the street while providing good viewing opportunities from within the complex.

#### *Garbage and Recycling*

- The garbage and recycling area is located along the main drive aisle, next to entrance of the site along the south side of Building 1. The number of bins meets the requirements of Environmental Programs and the location of the enclosure is accessible for City pick-up.

#### *Affordable Housing*

- The applicant is not providing any affordable housing units, but is making a voluntary contribution to the Affordable Housing Reserve Fund in accordance with policy. This contribution was secured during the rezoning stage.

#### *Sustainability Indicators*

- The proposed plan is reusing existing single-family sites to increase living density within the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major transit corridor and close to bus stops for convenience of use.
- A permeable paving system covering approximately 30% of the overall paved area within the complex is shown in areas where concrete pavers are located.
- The proposed landscaping provides a variety of planting that are appropriate for the geographical area, and are low maintenance that will improve over time.



***Universal Access***

- All units will be providing aging in place features such as backer blocks for the easy installation of future grab bars, door lever handles instead of door knobs and sufficient door openings to allow access for wheelchairs.
- To provide design flexibility and to allow for better movement to those with limited mobility, the applicant has provided a unit plan for unit type D2 in Building 3, which would allow for the easy conversion for residents who require use of a wheelchair. Items that have been taken into consideration in designing this unit's layout are:
  - Wider doors for easier access to the unit.
  - Closet space that can be removed to accommodate an elevator to provide access for occupants to different floors of the unit
  - Proper design of the kitchen and bathroom layout for wheelchair mobility.
  - Additional backer blocks behind the finished walks for the future installation of grab bars.


(Dimensions and notations reflecting these provisions are to be shown on the Building Permit drawings)

***Crime Prevention Through Environmental Design***

- The proposed plan provides good edge treatment, featuring low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light directly onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance over the outdoor amenity area. There are enough windows looking out onto all common areas that will facilitate casual surveillance.

**Conclusions**

Towline Development Inc. has applied to the city of Richmond for permission to develop 35 townhouse units at 9431, 9451 and 9471 Alberta Road. The proposed development has gone through some design adjustments in coordination with staff and the result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and the character of the neighbourhood.



David Johnson  
Planner 2

DJ:cas

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



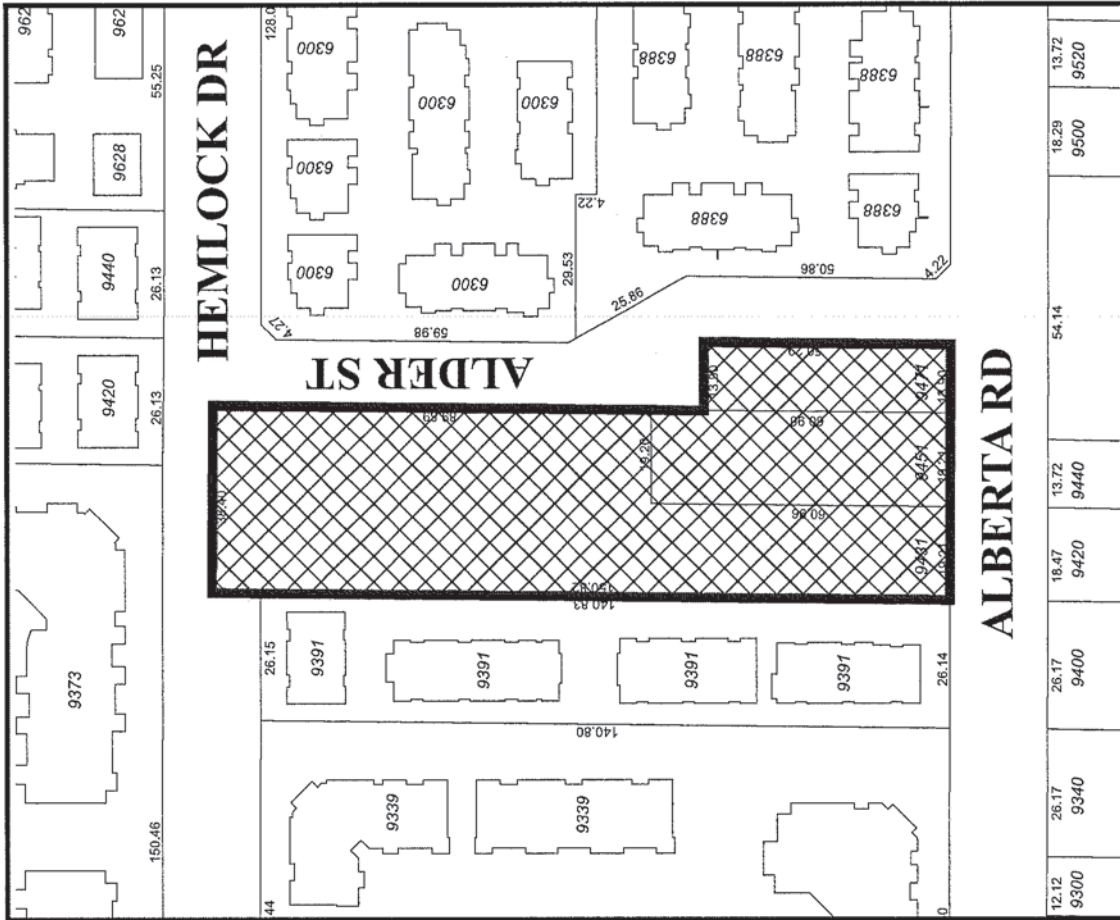
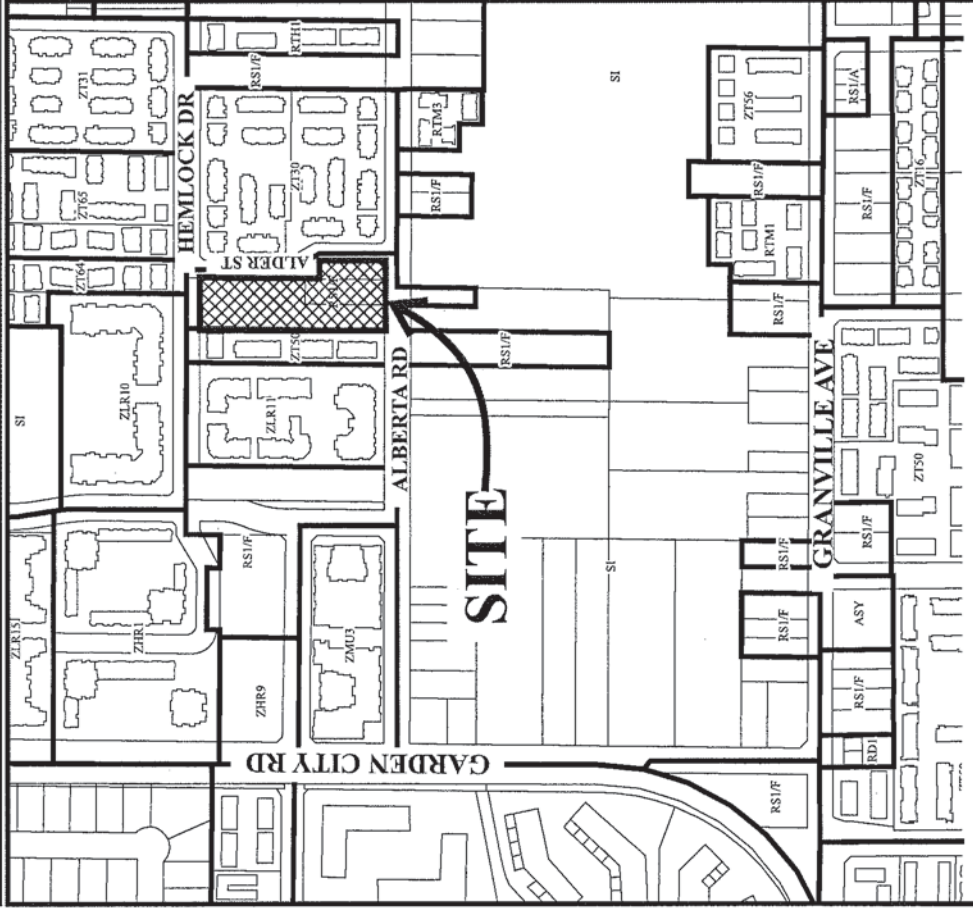
- Receipt of a Letter-of-Credit for landscaping in the amount of \$129,443.30 (based on total floor area of 64,257.2 ft<sup>2</sup>).

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

- The applicant is required to 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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- Incorporation of Construction Measure required to achieve CMHC noise and ASHRAE 55-2004 standards.



# City of Richmond



# DP 12-610759 SCHEDULE "A"

Original Date: 06/07/12

Revision Date:

Note: Dimensions are in METRES



**DP 12-610759**

**Attachment 1**

Address: 9431, 9451 and 9471 Alberta Road

Applicant: Townline Developments Inc.

Planning Area: McLennan North Sub-Area Plan

	Existing	Proposed
Site Area:	6,493.0 m <sup>2</sup>	5,268.0 m <sup>2</sup>
Land Uses:	Single Detached	Townhouses
OCP Designation:	Residential Area 2	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH1)
Number of Units:	1 Single Detached Dwelling per lot	35 Townhouse Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	5,268.0 m <sup>2</sup> × 0.75 FAR = 3,951.0 m <sup>2</sup>	3,911.7 m <sup>2</sup>	none permitted
Lot Coverage:	Max. 45%	39.6%	none
Setback – Front Yard: Alberta Road Alder Street Hemlock Drive Corner cut setback	Min. 4.50 m	4.50 m (Alberta Road) 4.21 m (Alder Street) 4.50 m (Hemlock Drive) 3.96 m (Corner cut)	0.29 m (Alder Street) 0.54 m (corner cut)
Setback – West Side Yard:	Min. 2.0 m	2.0 m	none
Height (m):	Max. 12.0 m	11.08 m	none
Lot Size:	40.0 m (width) 30.0 m (depth) 1,800.0 m <sup>2</sup> (area)	45.2 m (width) 140.8 m (depth) 5,268.0 m <sup>2</sup> (area)	none
Off-street Parking Spaces – Residential:	49 stalls	70 stalls	none
Off-street Parking Spaces – Visitor:	7 stalls	7 stalls	none
Total off-street Spaces:	56 stalls	77 stalls	none
Tandem Parking Spaces	not permitted	26 tandem stalls for 52 parking stalls	26 tandem stalls for 52 parking stalls
Amenity Space – Outdoor:	Min. 210.0 m <sup>2</sup>	265.0 m <sup>2</sup>	none



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

Wednesday, August 15, 2012 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**Panel Discussion**

*Comments from the Panel were as follows:*

1. very thorough work with the landscape;  
*Noted.*
2. project lay-out is clear; arrival/entry sequence is strong due to the location of amenity area near the entrance to the site;  
*Noted.*
3. look at signage at entry gate; could strengthen main entry by moving signage closer to the entry; pinch further together; narrow the threshold;  
*The signage has been moved 3' to narrow the threshold and help denote the entranceway.*
4. handsome and well resolved project; refreshing change from gables; similar to the project of the same architect at No. 4 Road and Cambie Street.;  
*Noted.*
5. consider extending the aquapave to the edge of the amenity area; would make the amenity space visually larger and richer;  
*The permeable pavers have been extended as suggested.*
6. project needs site identification; signage needs to be bolder;  
*The signage height has been increased by 2'.*
7. consider adding bollards around the amenity area to provide protection to the play area from vehicles;  
*Boxwood (3'high) and mixed shrubs (2'-5' high) are provided for protection of the play area. Uplights under the two feature trees by the entrance also help delineate the amenity area from the internal strata road.*

8. Building No. 8 north facade and Building No. 1 south facade need more articulation as these buildings introduce the site; could change colour, texture, massing or return the skirting of the roof to have a nice end to the buildings;  
*Additional windows have been provided on both these elevations along with bracket detailing under the shed roof soffits to tie in with the street-fronting facades.*
9. window alignment in bays and Building No. 2 east facade needs resolution;  
*The window bay projection has been revised and the windows are aligned.*
10. facade of exposed building “ends” looks bland and need further articulation, e.g. Building No. 5 needs articulation, e.g. consider changing the colour or adding a small window;  
*Additional windows have been provided on the exposed south facade of Building No. 5.*
11. very good project; like the lay-out and variety of buildings; like the central location and openness of the amenity area; does not look like a leftover space;  
*Noted.*
12. location of garbage and recycling is okay; however garbage truck has to travel some distance to collect the garbage;  
*Noted.*
13. building massing fits into the neighbourhood; colours are subdued; could go one level up if the character of the building is contemporary;  
*Noted.*
14. amenity area is too open to outsiders; consider landscaping, e.g. taller and more dense planting to make the amenity area more open to the inside than to the outside;  
*48” high picket fence and shrubs are provided along the length of the boundary to the external road creating a visible barrier to the amenity while not completely enclosing it.*
15. overall good massing, articulation and colour scheme;  
*Noted.*
16. proportion of bump outs is good, but could use some work; a bit weak where they meet the first level roof; projections are disconnected at the first level; no need for a continuous skirt roof all the way around as they do not provide strong visual support for the projections; investigate how the projections terminate;  
*The skirt roof detail has been reviewed and it was concluded that the skirt roof helps break the 3 storey building mass and the building facades become too bland with too much of vertical elements without the skirt roof. Therefore we would like to maintain the current roof plan.*

17. use of wood in entries is not strong; entries could use more punch, e.g. through double wood columns and heavy lintels with good wood detailing;  
***Lintels size has been increased and bracket detail is enhanced.***
18. entry for the overall project looks strong in the plan but does not come off well in the model; could use a stronger entry feature;  
***The skirt roof projection was not accurate on the scale model. It was shown as 21" deep eave but it is actually 17" deep. The entry porch structure should come off stronger in reality.***
19. corner condition could use some work;  
***The window bay projection has been revised and the windows are aligned. Entry Monumentation has been enlarged.***
20. commend the applicant for developing the three lots together; have been an eyesore for many years;  
***Noted.***
21. proposed development has a different style; mitigates the blandness in the area; size of the development makes it stand on its own;  
***Noted.***
22. like the location of the amenity area along Alder Street; provides a nice outlook as motorists drive onto Alberta Road coming from Hemlock Drive;  
***Noted.***
23. echo comments of the Panel regarding the need for the applicant to pay more attention to units adjacent to the main entry to the site; consider introducing design elements to visually break down the facades of these 3-storey buildings;  
***Please refer to item #8.***
24. recommend stronger colour scheme as neighbourhood looks bland;  
***The colour schemes were carefully chosen to harmonize in the neighbouring buildings as the proposed building style is new in the neighbourhood. ASP Panel member stated they hoped we carried through with our proposed colour scheme as he believed the neighbourhood looked bland.***
25. reconsider attaching garbage and recycling enclosure to the residential unit; may be a concern/issue for buyers; and  
***Noted, due to the site constraints, the opportunity to provide a detached garbage room is not available.***
26. echo the suggestion regarding extending the permeable pavers from the site entry up to the visitor parking space adjacent to the amenity area; would make the amenity area stand out more.  
***The permeable pavers have been extended as suggested.***



**Panel Decision**

It was moved and seconded

*That DP 12-610759 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**

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No. DP 12-610759

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To the Holder: Townline Developments Inc.

Property Address: 9431, 9451 and 9471 Alberta Road

Address: 120 - 13575 Commerce Parkway  
Richmond, BC V6V 2L1

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the Alder Street setback from 4.5 metres to 4.21 metres to allow for a building footprint encroachment in Building 2;
  - b) Reduce the corner setback at Hemlock Drive and Alder Street from 4.5 metres to 3.96 metres to allow for a building footprint encroachment in Building 2; and
  - c) Permit resident parking in a tandem configuration in 26 of the 35 units.
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 #14 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 \$129,446.30 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 12-610759

To the Holder: Townline Developments Inc.  
Property Address: 9431, 9451 and 9471 Alberta Road  
Address: 120 - 13575 Commerce Parkway  
Richmond, BC V6V 2L1

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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

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MAYOR

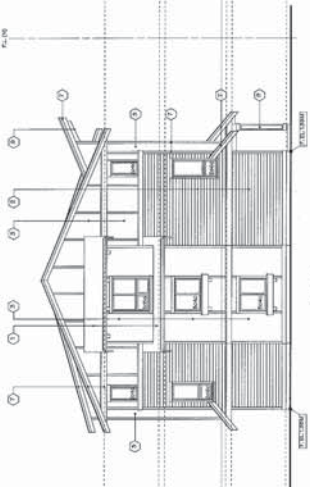




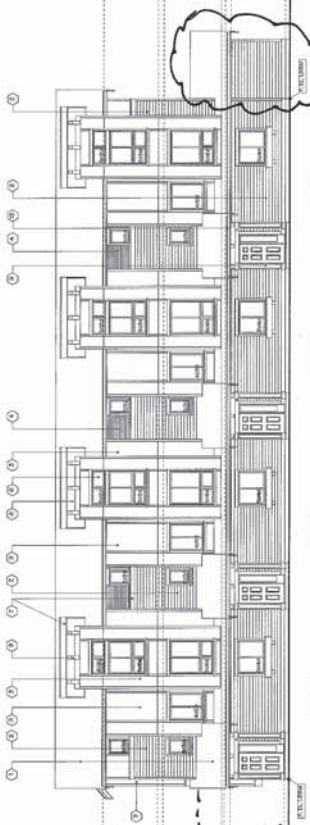




DP 12610759  
Pg. #3

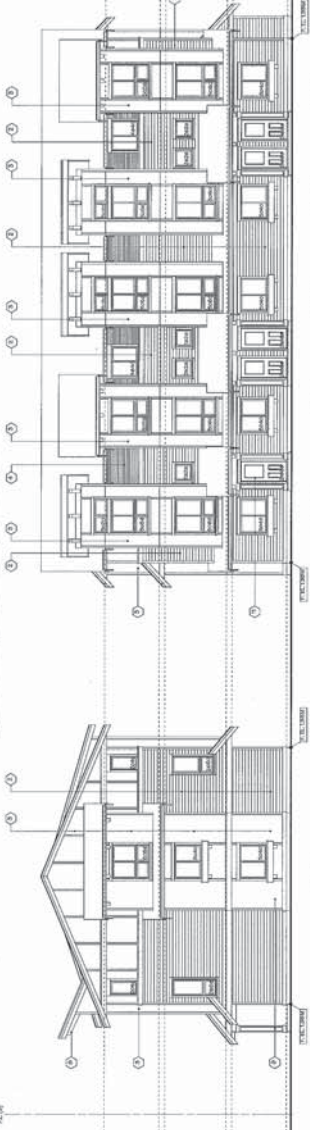


EAST ELEVATION (ALDER STREET)  
SCALE 1/8" = 1'-0"

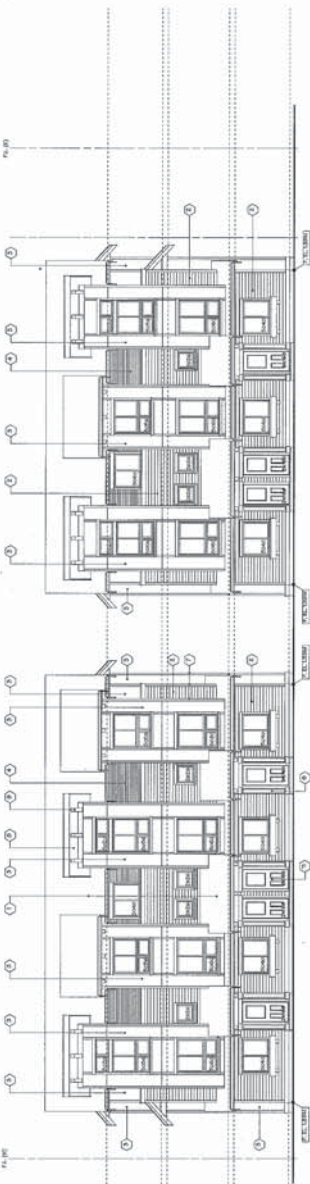


EAST ELEVATION (ALDER STREET)  
SCALE 1/8" = 1'-0"

MOVED TO SOUTH SIDE



EAST ELEVATION (ALDER STREET)  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION (ALBERTA ROAD)  
SCALE 1/8" = 1'-0"

ELEVATION KEY NOTES:

1. APPOINT ROOF FINISHES
2. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
3. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
4. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
5. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
6. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
7. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
8. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
9. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
10. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
11. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
12. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
13. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
14. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
15. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
16. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
17. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
18. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
19. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)
20. APPOINT EXTERIOR WALL FINISHES (BY APPROVAL)

30 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

2000 WEST 10TH AVENUE, SUITE 100, CALGARY, ALBERTA T2C 1A1

PROJECT: 30 UNIT TOWNHOUSE DEVELOPMENT

DATE: 2023-10-10

SCALE: 1/8" = 1'-0"

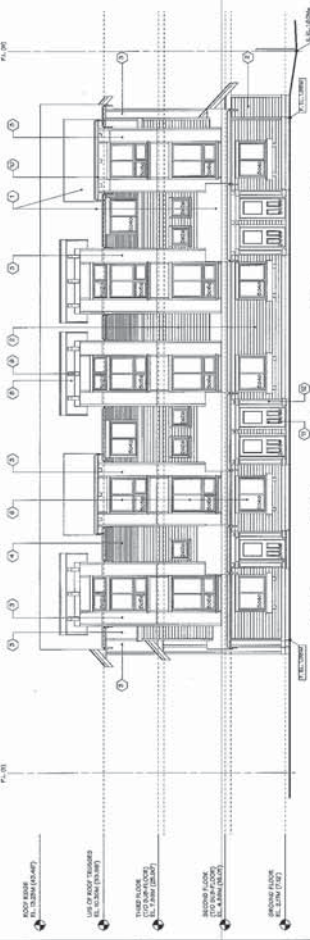
SHEET NO.: 4.0

DESIGNER: YAMAMOTO ARCHITECTURE INC.

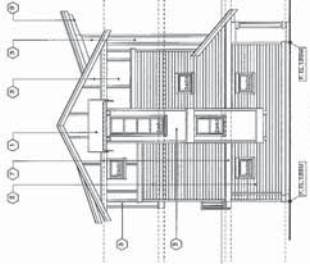
CHECKED: [Signature]



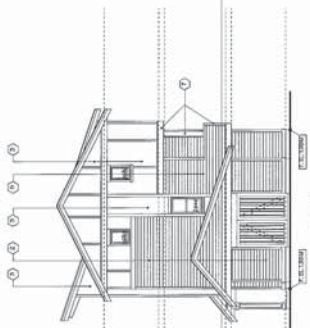




**BUILDING NOT TO SCALE**  
**NORTH ELEVATION (HEMLOCK DRIVE)**  
 SCALE: 1/8" = 1'-0"

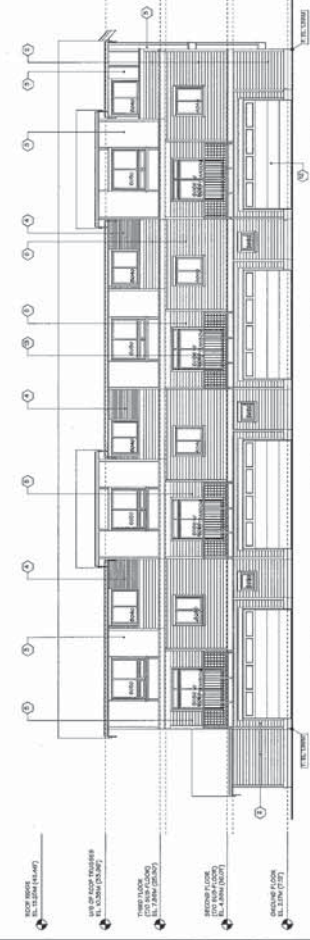


**BUILDING NOT TO SCALE**  
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING NOT TO SCALE**  
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

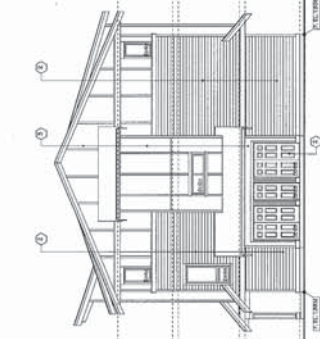
*GARBAGE ENCLOSURE MOVED TO SOUTH ELEVATION*



**BUILDING NOT TO SCALE**  
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING NOT TO SCALE**  
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING NOT TO SCALE**  
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

DP 12610759  
 PZ. #4

**ELEVATION KEY NOTES:**

1. APPROX. ROOF FINISHES
2. ROOF FINISHES (SEE ARCHITECTURAL PLAN)
3. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
4. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
5. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
6. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
7. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
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10. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
11. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
12. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
13. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
14. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
15. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
16. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
17. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
18. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
19. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)
20. WOOD PANEL FINISHES (SEE ARCHITECTURAL PLAN)

**ELEVATIONS**

PROJECT	35 UNIT TOWNHOUSE DEVELOPMENT
OWNER	YAMAMOTO ARCHITECTURE INC.
DATE	10/15/2013
SCALE	1/8" = 1'-0"
PROJECT NO.	1013
DATE	10/15/2013
SCALE	1/8" = 1'-0"
PROJECT NO.	1013

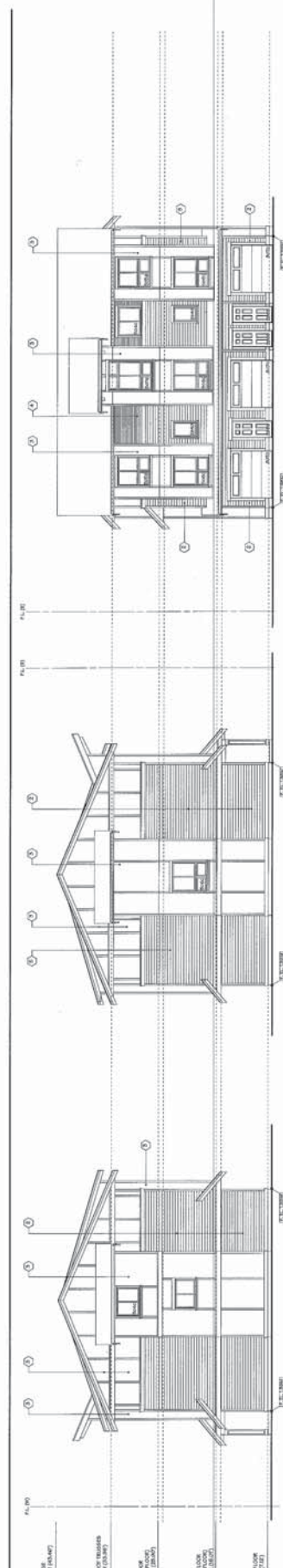
DATE	10/15/2013
SCALE	1/8" = 1'-0"
PROJECT NO.	1013
DATE	10/15/2013
SCALE	1/8" = 1'-0"
PROJECT NO.	1013







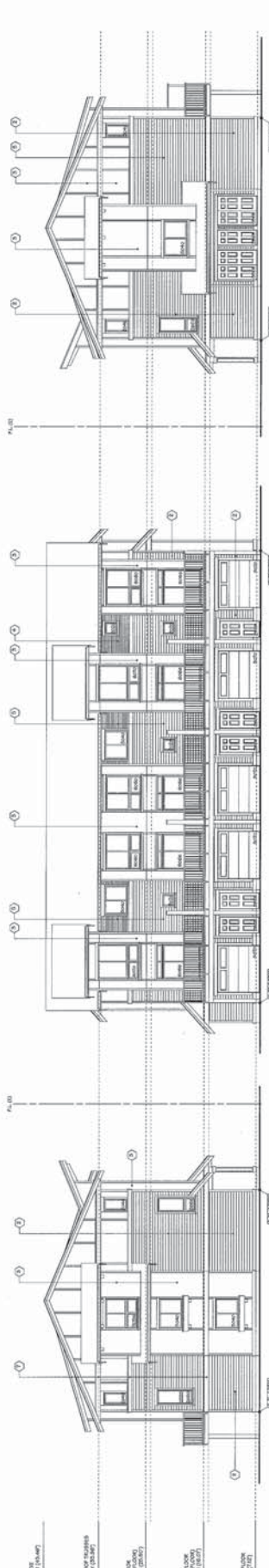




BUILDING NO. 7  
COLOR SCHEME - 7  
SCALE 1/8" = 1'-0"

BUILDING NO. 7  
COLOR SCHEME - 7  
SCALE 1/8" = 1'-0"

BUILDING NO. 7  
COLOR SCHEME - 7  
SCALE 1/8" = 1'-0"



BUILDING NO. 9  
COLOR SCHEME - 9  
SCALE 1/8" = 1'-0"

BUILDING NO. 9  
COLOR SCHEME - 9  
SCALE 1/8" = 1'-0"

BUILDING NO. 9  
COLOR SCHEME - 9  
SCALE 1/8" = 1'-0"

DP 12610759 R. # 7

ELEVATION KEY NOTES:

NO.	DESCRIPTION	COLOR SCHEME
1	WINDY ROOF FINISHES	NO / CAMBRISE DUAL BLACK
2	WINDY PLUMB LINE ROOFING (IF APPLICABLE)	FACTORY FINISH "THIRDS BARK"
3	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
4	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
5	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
6	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
7	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
8	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
9	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
10	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
11	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
12	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
13	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
14	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
15	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
16	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
17	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
18	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
19	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"
20	WINDY PANEL - HORIZONTAL / VERTICAL / GABLET WALL	FACTORY FINISH "THIRDS BARK"

**Yamamoto Architecture Inc.**

PROJECT: 35 UNIT TOWNHOUSE DEVELOPMENT

DATE: 10/15/2024

SCALE: 1/8" = 1'-0"

REVISION: 4.4

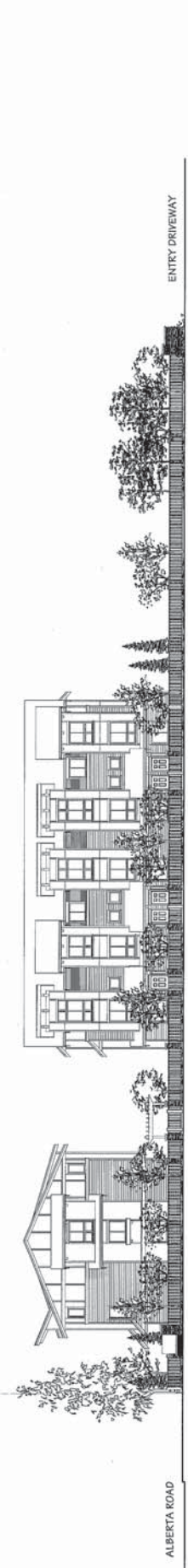
PROJECT NO. 12610759

DATE: 10/15/2024

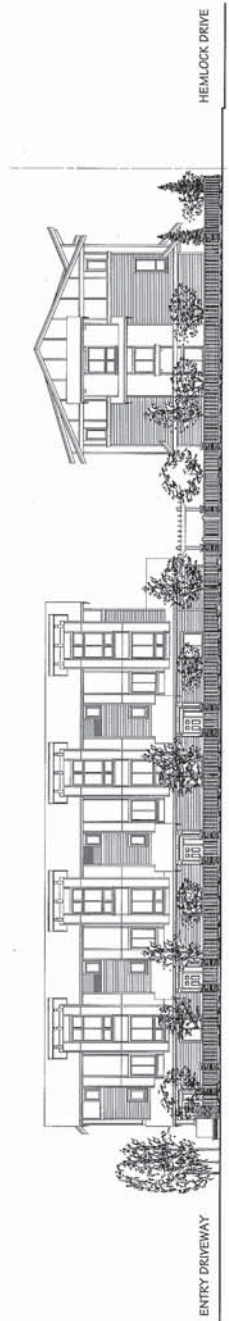
SCALE: 1/8" = 1'-0"

REVISION: 4.4





STREET ELEVATION (ALDER STREET)  
SCALE: 3/8" = 1'-0"



STREET ELEVATION (ALDER STREET)  
SCALE: 3/8" = 1'-0"

PP 12610759 Rn. #9

PROJECT		DRAWING TITLE	
38 UNIT TOWNHOUSE DEVELOPMENT		STREETSCAPE	
Yamamoto Architecture Inc.	SCALE	AS NOTED	SHEET NO.
	DATE	DATE	4.6
3831, 3833, 3835, 3837 ALBERTA ROAD, EDMONTON, A.C.		CHECKED	PROJECT NO.
3831, 3833, 3835, 3837 ALBERTA ROAD, EDMONTON, A.C.		1514	

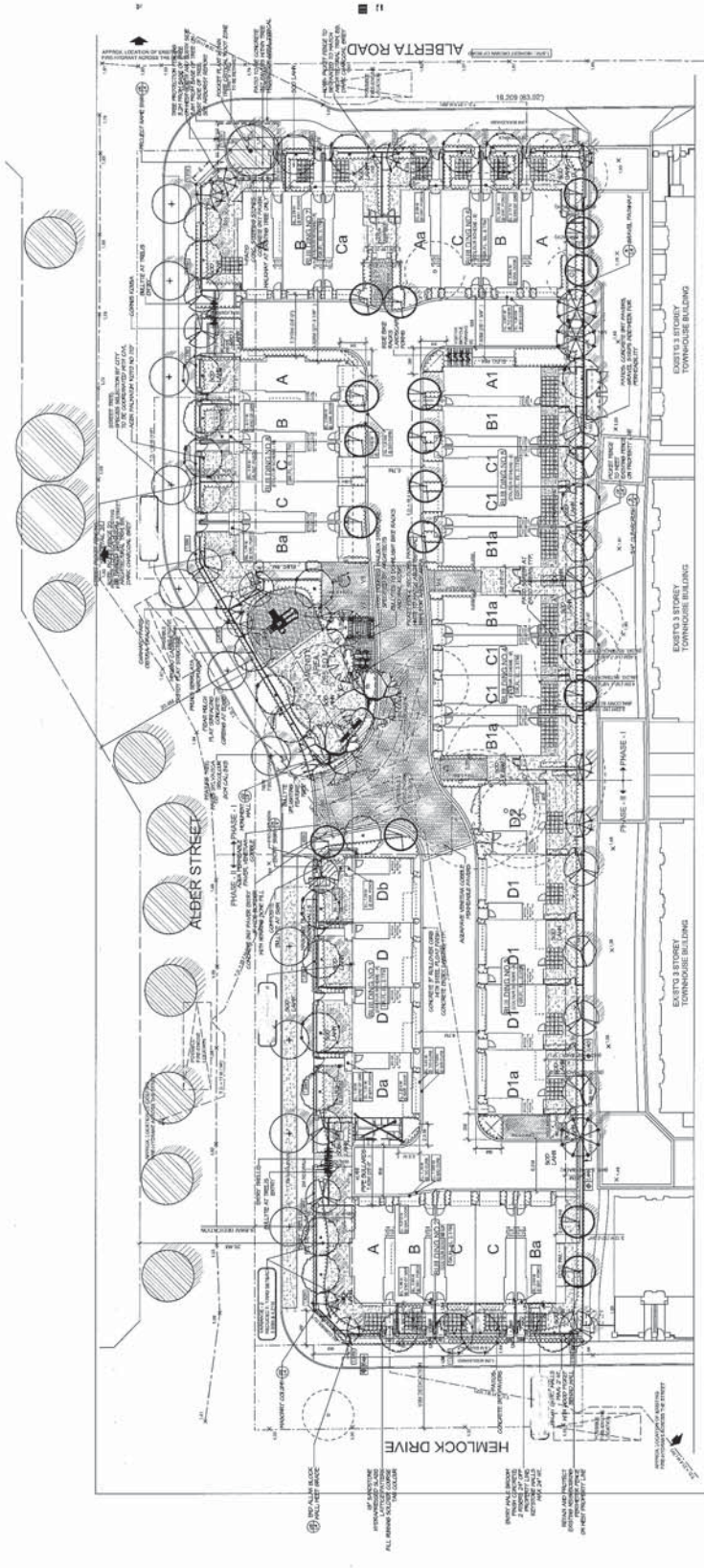
DATE	DESCRIPTION



**PLANT SCHEDULE**

PLANT	COMMON NAME	PLANTED SIZE / REMARKS
1	SPICE MAJESTIC TREE (S)	2001 (H) 150 (W)
2	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
3	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
4	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
5	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
6	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
7	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
8	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
9	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
10	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
11	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
12	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
13	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
14	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
15	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
16	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
17	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
18	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
19	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
20	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
21	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
22	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
23	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
24	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
25	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
26	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
27	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
28	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
29	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
30	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
31	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
32	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
33	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
34	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
35	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
36	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
37	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
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41	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
42	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
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45	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
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80	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
81	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
82	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
83	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
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91	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
92	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
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95	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
96	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
97	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
98	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
99	CHAMPAGNE TREE (S)	2001 (H) 150 (W)
100	CHAMPAGNE TREE (S)	2001 (H) 150 (W)

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



DP 12610759 Pg. #10



8220 - 26 Lorne Mews  
New Westminster, British Columbia  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2a.com



NO.	DATE	REVISION/DESCRIPTION	BY	CHK.
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PROJECT: MULTI FAMILY RESIDENTIAL  
8451 9451 ALBERTA ROAD  
RICHMOND, BC.

DRAWING TITLE: LANDSCAPE PLAN

DATE:	2/20/22	DRAWING NUMBER:	
SCALE:	1/8" = 1'-0"		
DRAWN:	PTM		
DESIGN:	PTM		
CHECK:			
DATE:		OF 6	
		PROJECT NUMBER:	12-001









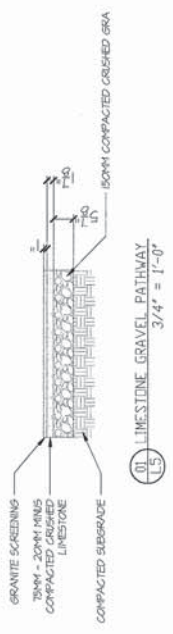




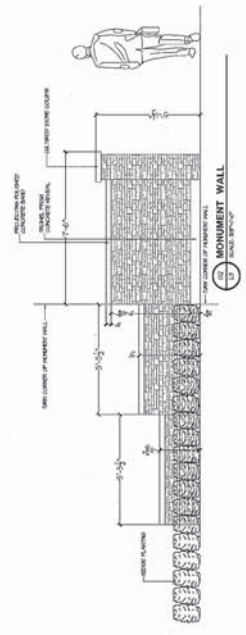
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R220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



COMPOSITE BULLYTE (B16)



NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT: MULTI FAMILY RESIDENTIAL  
 9401 94th ALCANTIA ROAD  
 RICHMOND, B.C.

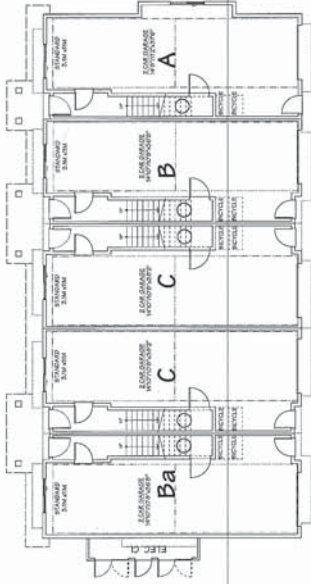
DRAWING TITLE: DETAILS PLAN

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CHECKED:	PHH		
DATE:			

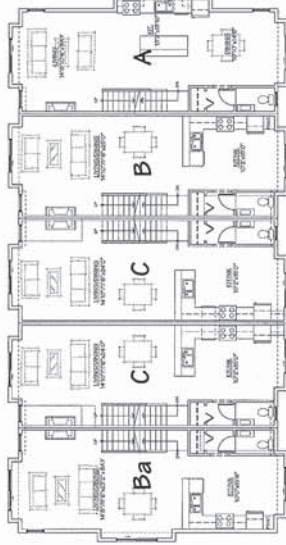
12610759  
 Pg. #14

DATE: 12/14/21  
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 CHECKED: PHH  
 DATE: 12/14/21  
 PROJECT NUMBER: 12-059

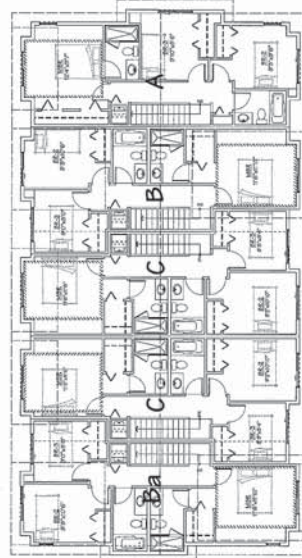




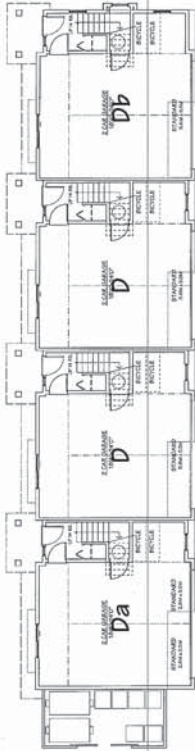
**BUILDING NO. 2**  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEILING HT. 8'-0"



**BUILDING NO. 2**  
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEILING HT. 8'-0"



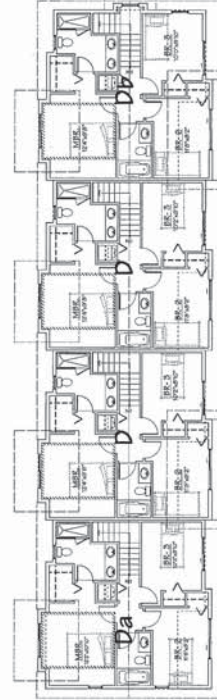
**BUILDING NO. 2**  
THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEILING HT. 8'-0"



**BUILDING NO. 1**  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEILING HT. 8'-0"



**BUILDING NO. 1**  
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEILING HT. 8'-0"



**BUILDING NO. 1**  
THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEILING HT. 8'-0"

DP 12610759 REF. T.C. #1

NO. 1	DATE	REVISION
NO. 2	DATE	REVISION
NO. 3	DATE	REVISION
NO. 4	DATE	REVISION
NO. 5	DATE	REVISION

11 WEST TOWNHOUSE  
DEVELOPMENT

Yamamoto  
Architecture Inc.

11 WEST TOWNHOUSE  
DEVELOPMENT  
11 WEST TOWNHOUSE  
DEVELOPMENT

TITLE	11 WEST TOWNHOUSE DEVELOPMENT
DATE	PERIOD
DRAWN	DATE
CHECKED	DATE
SCALE	5.0
PROJECT NO.	111



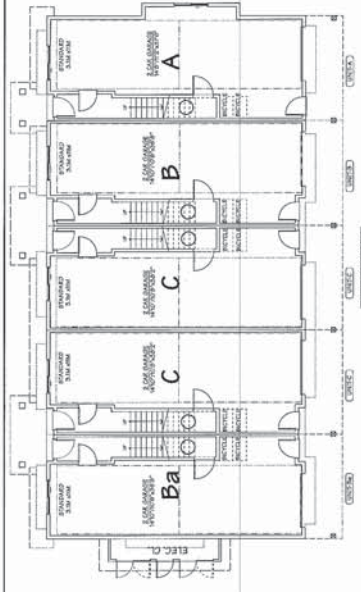
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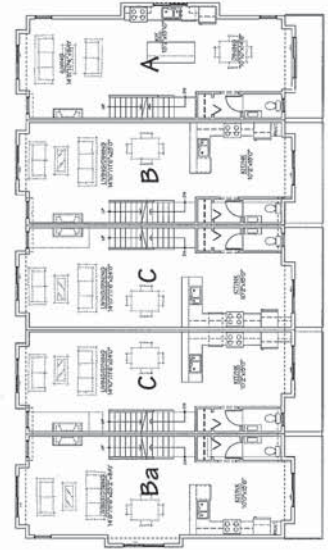




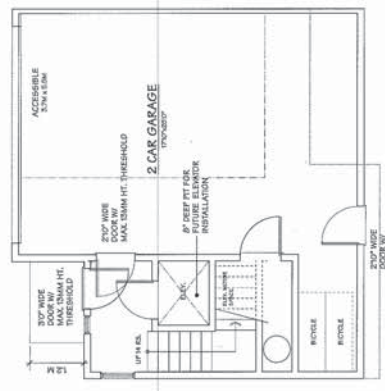




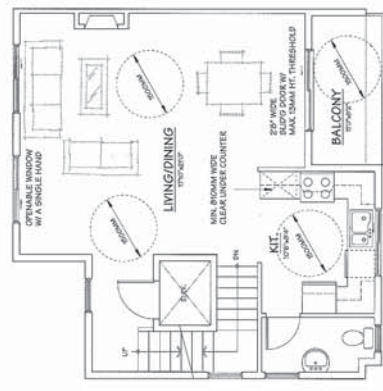
**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 CEILING HT. 8'-0"



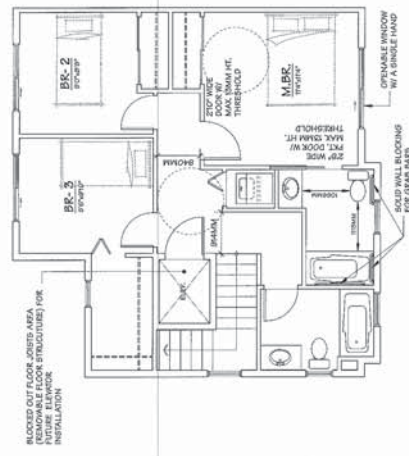
**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 CEILING HT. 8'-0"



**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 CEILING HT. 8'-0"



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 CEILING HT. 8'-0"



**THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 CEILING HT. 8'-0"

DP 12610759 REF RA #4  
 PROJECT NO. 12610759  
 PROJECT NAME: BUILDING NO. 4  
 PROJECT ADDRESS: 12610759  
 PROJECT CITY: ALBERTA, CANADA  
 PROJECT STATE: ALBERTA, CANADA  
 PROJECT ZIP: T4A 1A4  
 PROJECT PHONE: (403) 243-1234  
 PROJECT FAX: (403) 243-1234  
 PROJECT EMAIL: info@yamamoto.ca  
 PROJECT WEBSITE: www.yamamoto.ca  
 PROJECT START DATE: 2014-01-01  
 PROJECT END DATE: 2014-01-01  
 PROJECT STATUS: IN PROGRESS  
 PROJECT PHASE: DEVELOPMENT  
 PROJECT CLIENT: YAMAMOTO ARCHITECTURE INC.  
 PROJECT ARCHITECT: YAMAMOTO ARCHITECTURE INC.  
 PROJECT ENGINEER: YAMAMOTO ARCHITECTURE INC.  
 PROJECT CONTRACTOR: YAMAMOTO ARCHITECTURE INC.  
 PROJECT DESIGNER: YAMAMOTO ARCHITECTURE INC.  
 PROJECT DRAWING NO.: 12610759-RA-4  
 PROJECT DATE: 2014-01-01  
 PROJECT SCALE: 1/8" = 1'-0"  
 PROJECT SHEET NO.: 5.3  
 PROJECT TOTAL SHEETS: 5.3  
 PROJECT TOTAL SHEETS: 5.3  
 PROJECT SHEET NO.: 5.3  
 PROJECT TOTAL SHEETS: 5.3

BUILDING NO. 4

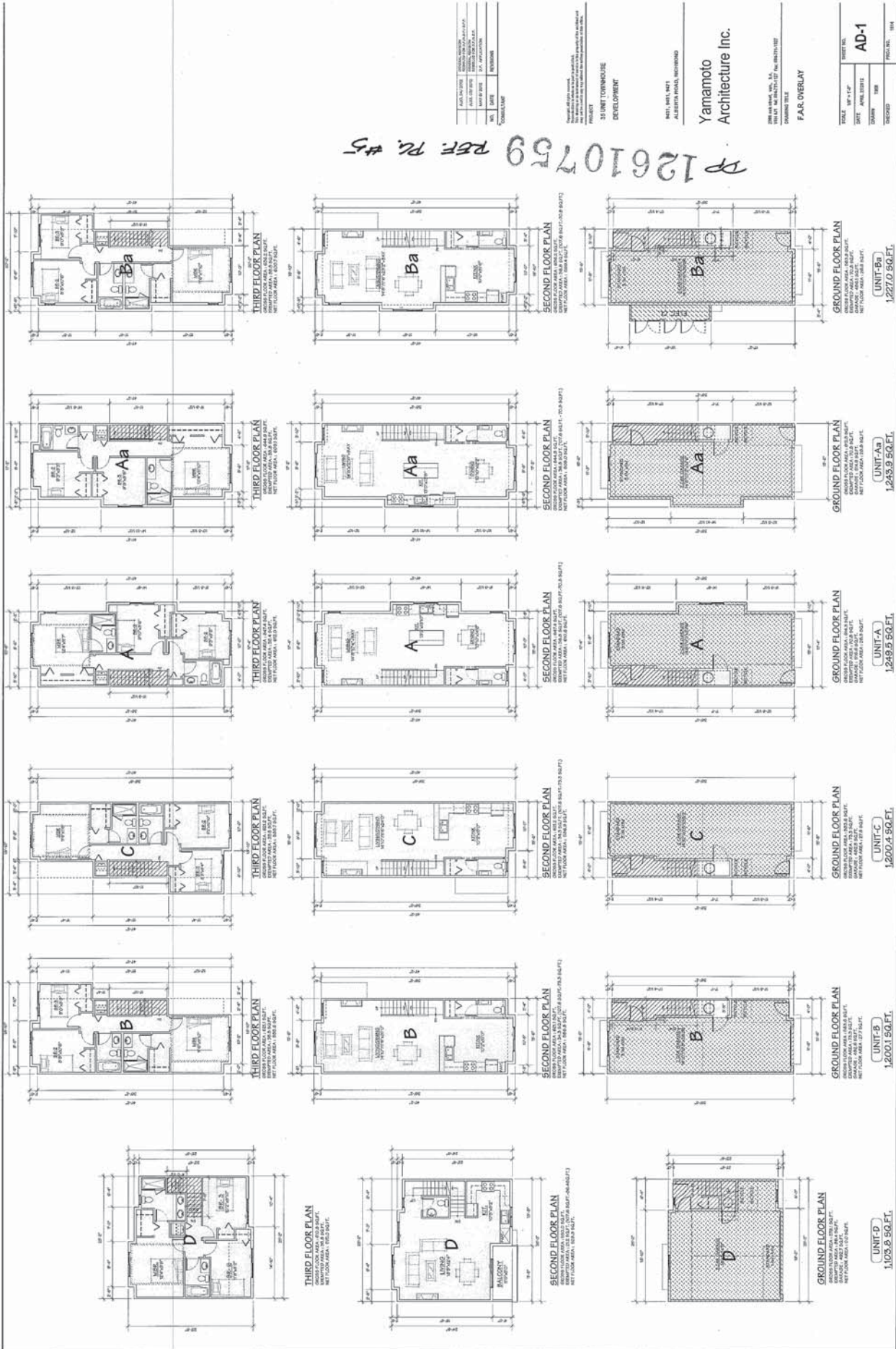
CONVERTIBLE UNIT PLAN (UNIT-D2)



SCALE	1/8" = 1'-0"
DATE	2014-01-01
DRAWN	YAM
CHECKED	YAM
PROJECT NO.	12610759
SHEET NO.	5.3
TOTAL SHEETS	5.3
PROJECT NAME	BUILDING NO. 4 FLOOR PLANS
PROJECT ADDRESS	12610759
PROJECT CITY	ALBERTA, CANADA
PROJECT STATE	ALBERTA, CANADA
PROJECT ZIP	T4A 1A4
PROJECT PHONE	(403) 243-1234
PROJECT FAX	(403) 243-1234
PROJECT EMAIL	info@yamamoto.ca
PROJECT WEBSITE	www.yamamoto.ca



SP 12610759 R5F PL. #5



CONSULTANT	
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
DATE	2018.08.15
PROJECT	35 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	ALBERTA REAL INVESTMENT

35 UNIT TOWNHOUSE DEVELOPMENT  
 12610759 R5F PL. #5

Yamamoto Architecture Inc.  
 1000 10th Ave. S.E.  
 Calgary, Alberta T2G 2V2  
 PHONE: (403) 243-1111  
 FAX: (403) 243-1112  
 EMAIL: info@yamamotoarch.com

SHEET NO.	
NO.	AD-1
DATE	2018
DESIGNER	TSB
CHECKED	
PROJECT NO.	104





