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**To:** Development Permit Panel **Date:** April 16, 2008  
**From:** Brian J. Jackson, MCIP **File:** DP 07-395965  
Director of Development  
**Re:** **Application by Am-Pri Construction Ltd. for a Development Permit at  
7420, 7426 7440 & 7480 Garden City Road and  
9031, 9051 & 9071 General Currie Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 45 townhouses at 7420, 7426, 7440 & 7480 Garden City Road and 9031, 9051 & 9071 General Currie Road with vehicle access from Turnill Street on a site zoned "Comprehensive Development District (CD/128)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the minimum public road setback to General Currie Road from 6.0 m to 5.6 m for the southwest Building No. 4;
  - b) Increase the permitted porch projection into the Public Road setback to Turnill Street from 1.0 m to 1.2 m for the northeast Building No. 1; and
  - c) Reduce the minimum Public Road setback to Turnill Street from 2.0 m to 0.3 m for a pedestrian gateway structure.

Brian J. Jackson  
*Director of Development*

SB:blg  
Att.

## Staff Report

### Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop 45 townhouses at 7420, 7426, 7440 & 7480 Garden City Road and 9031, 9051 & 9071 General Currie Road with vehicle access from Turnill Street on a site zoned "Comprehensive Development District (CD/128)".

The site is being rezoned from "Two-Family Housing District (R5)" and "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)" for this project under Bylaw No. 8170 (RZ 06-331653).

A Servicing Agreement for frontage works and utility upgrades as detailed in the Servicing & Utilities section below is required prior to future Building Permit issuance.

### Development Information

Please refer to the 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 McLennan South site is described as follows:

- To the north, are two (2) existing single-family residences, zoned "Single-Family Housing District, Subdivision Area F (R1/F)". There is a 35-unit townhouse development further to the north by the same developer (DP 04-280302), zoned "Comprehensive Development District (CD/128)";
- To the east, across Turnill Street, is a 54-unit townhouse development (DP 04-267797), zoned "Comprehensive Development District (CD/143)";
- To the south, across General Currie Road, is a newer single-family house, a small 9-unit townhouse development (DP 02-221626) and a vacant corner lot, zoned "Single-Family Housing District, Subdivision Area F (R1/F)" and "Comprehensive Development District (CD/120)"; and
- To the west, across Garden City Road, is a three-storey 84-unit apartment building over parking, zoned "Townhouse & Apartment District (R3)".

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 21, 2008. At the Public Hearing, no concerns about the architectural form and character of the proposal were expressed.

*In response to discussion amongst City Council members at the Public Hearing, the applicant reviewed the accessibility of the adaptable unit design with staff. The applicant responded by revising the proposal to ensure both levels of the two-storey adaptable unit would be fully accessible with the future installation of a chair lift in the stacked closets and minor renovations in the kitchen and bathroom to suit future resident's individual needs. Required additional framing will be installed as part of original construction.*

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Staff worked with the applicant and the design response is noted in '*bold italics*'.

- The project was presented on a preliminary basis to the Advisory Design Panel on October 18, 2006. The rezoning was supported by the Panel and comments were provided for the applicant to address prior to the forthcoming formal presentation through the Development Permit process – *Design improved and formally presented to the Panel as a part of this application. See Advisory Design Panel Comments section below.*
- Variance for a reduced Turnill Street setback can be considered if integrated into a high quality streetscape design with appropriate screening and buffering – *Amenity building moved and variance no longer requested.*
- Detailed review of building form and architectural character. Create variety between building blocks, through details and colour, to provide visual interest – *The architectural massing, material and colour relationships were improved. Revisions were made to increase projections and gable roofs and also to simplify second floor projections and their relationship with adjacent floors. Bricks were added to the porch column bases to relate to the fencing and two colour schemes are proposed.*
- Minimize the impact of blank garage doors in internal driveway design. Providing transom windows and minimizing the width of garage doors along with the provision of planting where possible are encouraged – *Incorporated.*
- Review of units providing opportunities for conversion to accommodate wheelchair accessibility and aging in place – *Incorporated.*
- Detailed landscaping design, including a children's play area and the retention and replacement of existing trees – *Incorporated.*

### **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 "Comprehensive Development District (CD/128)" except for the zoning variances noted below.

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the minimum public road setback to General Currie Road from 6.0 m to 5.6 m for the southwest Building No. 4.

*(Staff supports the proposed variance as the projection is limited to the second and third floor, adds visual interest to the General Currie Road streetscape with a shift in setback and does not present overlook privacy concerns).*

- 2) Increase the permitted porch projection into the Public Road setback to Turnill Street from 1.0 m to 1.2 m for the northeast Building No. 1.

*(Staff supports the proposed variance, as it is limited to the northwest building, one (1) of the four (4) buildings along Turnill Street. The deeper porch adds visual interest to the Turnill streetscape with a variation in the depth of the covered areas).*

- 3) Reduce the minimum Public Road setback to Turnill Street from 2.0 m to 0.3 m for a pedestrian gateway structure.

*(Staff supports the proposed variance, as it is limited to one (1) landscape structure that adds visual interest to the Turnill streetscape and enhances the pedestrian circulation through this multi-family development).*

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive with the condition that the applicant takes their comments into consideration and provide some design development to the garbage and mailbox area. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 20, 2008 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 form and massing of the three-storey development generally complies with Official Community Plan (OCP) guidelines for the McLennan South Sub-Area of City Centre Area;
- The streetscape units present a front yard interface with landscape buffer planting, walkways and low metal fencing with brick posts opening onto Garden City Road and General Currie Road. Attractive end facades are presented to Turnill Street;
- The project presents a side and back yard interface with the adjacent single-family lot to the north;
- The proposed height, siting and orientation of the buildings respect the massing of the existing large single-family home by stepping down from three-storeys to two-storeys at this interface where a side yard situation is presented. The townhouse unit back yard interface further to the east has an increased setback of 4.5 m;
- The applicant has addressed privacy for the adjacent single-family home to the north through providing a 1.8 m height solid wood privacy fencing; and
- The applicant is proposing to meet the grade of the adjacent lot.

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

- Animated streetscapes along Garden City Road, General Currie Road and Turnill Street are provided with pedestrian scale architectural elements, pedestrian-oriented front entries, communal pedestrian gateway entries;
- The vehicle access is provided from Turnill Street. Pedestrian connections are provided to all three (3) surrounding roads;
- Sufficient resident and visitor parking are provided. Resident parking exceeds the bylaw requirement with 69 spaces provided. The provision of visitor parking meets the bylaw requirement with nine (9) spaces provided;

- A restrictive covenant was secured through the rezoning to prohibit the conversion of tandem parking area into habitable area;
- Headlight glare into the adjacent single-family lot is mitigated by 1.8 m height privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. Emergency vehicle access is provided from General Currie Road. Emergency vehicle access for future development to the north was secured through the rezoning;
- A recycling enclosure has been provided adjacent to the outdoor amenity area that is large enough to also accommodate a future potential garbage dumpster. Private door to door garbage collection will be provided;
- Mailboxes are located inside the secured amenity building;
- Aging in place measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails; and
- The subject site is outside the boundary of the Aircraft Noise Sensitive Development Policy Area. A noise covenant, therefore, is not required.

***Architectural Form and Character***

- The building forms are articulated; with a combination of building materials, projecting bays, shed and gable pitched roofs;
- The proposed building materials (horizontal Hardi-plank siding, Hardi board and batten, horizontal vinyl siding, wood trim, brick accents, garage doors with transom windows and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- A mix of building types offers visual interest;
- The three-storey development is consistent with development in the surrounding neighbourhood; and
- The impact of blank garage doors has been mitigated with transom windows, overhanging bays, skirt roofs, landscape separations and a mix of single and double garage door sizes.

***Tree Retention and Replacement Strategy***

Tree Summary Table

Trees	Existing	Retain	Remove	Replacement
On-site Bylaw-sized	18	3	15	61 new trees.
Off-site City Roadway and Boulevard	11	to be assessed	to be assessed	Retention/replacement/compensation will be reviewed by Parks through separate Servicing Agreement, including new street trees.

- An arborist report and tree removal strategy were included in the rezoning staff report presented to the public and Council. No concerns were expressed about tree retention at Public Hearing.
- Existing trees located within the Turnill Street widening will be removed. Those located within the Garden City Greenway will be assessed for retention viability or conflict with infrastructure as part of the Servicing Agreement process (SA 07- 391164) as identified in the rezoning staff report. Compensation for trees within these road rights-of-way (ROW) would not be sought as Turnill Street and the Garden City Greenway are identified in the

Sub-Area Plan. Servicing Agreement works are described in the Servicing and Utilities section below.

- As noted in the rezoning staff report, 15 on-site bylaw size trees are proposed for removal, all of which conflict with the proposed building locations. The removal of 15 bylaw-sized trees on-site will be replaced with the planting of 61 new trees, a replacement ratio of 4:1. The new trees will be a mix of evergreen and deciduous along all three (3) surrounding streetscapes.
- As noted in the rezoning staff report, 3 on-site bylaw size trees are being retained: the outdoor amenity space has been designed for the retention of an existing significant Oak tree; an existing Alaskan Cedar tree is being relocated from the middle of the site to the Turnill Streetscape adjacent to the amenity building; and the existing perimeter tree in the General Currie streetscape is also being retained.
- Tree protection fencing has been installed on-site for the protection of the retention trees. A contract with a registered arborist for the protection of the retention trees and supervision of the protective fencing is required prior to Development Permit issuance.

#### *Amenity Space*

- On-site indoor amenity space is provided in a two-storey amenity building fronting onto Turnill Street and the outdoor amenity area, which is almost three times larger than the minimum area requirements of the Official Community Plan (OCP); and
- On-site outdoor amenity space that exceeds the minimum area requirements of the Official Community Plan (OCP) is provided in a central location. The outdoor amenity space includes children's play equipment and has been designed around the retention of an existing significant Oak tree.

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

- The outdoor amenity space (300 m<sup>2</sup>) has been designed around the retention of the significant Oak tree. The design also includes planting areas, low fencing, children's play equipment, seating for supervision and socialising, pedestrian connections to the south and out to Turnill Street, access to the indoor amenity building and recycling/garbage enclosure, permeable pavers;
- As noted above, the landscape design includes 61 new trees. The new trees will be a mix of evergreen and deciduous along all three surrounding streetscapes. In addition to the new trees, the landscape design includes a variety of shrubs, ground covers, vines and lawn planting;
- Fencing will include low and open metal fencing with brick posts along Garden City Road, General Currie Road and Turnill Street. There will be low and open wood fencing in the amenity area, and 1.8 m height wood privacy fencing in the back yards and along the north property line outside of the road setbacks; and
- Paving treatment includes a variety of materials to improve the internal streetscape, improve site permeability, and differentiate between pedestrian entries and vehicle areas. A variety of paving materials have been used including asphalt, permeable pavers, concrete, and patio pavers.

***Crime Prevention Through Environmental Design***

- Site lighting will be provided for the central drive aisles and should not impact the neighbouring single-family lot;
- Natural surveillance opportunities are provided for the central outdoor amenity space and visitor parking spaces;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle, outdoor amenity space, Garden City Road, General Currie Road or Turnill Street; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

***Affordable Housing***

- A contribution of \$0.60 per buildable ft<sup>2</sup> (e.g. \$33,623) towards the City's Affordable Housing Strategy was secured through the rezoning.

***Public Art***

- A contribution of \$0.60 per buildable ft<sup>2</sup> (e.g. \$33,623) towards the City's Public Art Fund or Public Art project equivalent installed on-site was secured through the rezoning. The applicant will be participating in the Public Art Program.

***Accessible Housing***


- The applicant proposes to provide one (1) unit that is designed with conversion for universal accessibility in mind. Alternate floor plans demonstrating conversion potential to accommodate a person in a wheelchair is provided for the one (1) two-storey "D" type unit with the installation of an elevating apparatus in the stacked closets (Reference Plan A).

***Servicing and Utilities***

- Prior to Building Permit issuance, the developer is required to enter into the City's standard Servicing Agreement (SA 07- 391164) for half road expansion of Turnill Street, frontage improvements, Garden City Greenway extension, and storm sewer upgrades. Works include the design and construction across each entire frontage, but are not limited to:
  - a. Garden City Greenway: 3 m feature sidewalk (to meander as required to retain street tree #5226), 4.5 m grass boulevard with street trees, streetlights and furniture.
  - b. Turnill Street: continuation of works done via SA 04-287753. 1.75 m sidewalk at property line, 1.35 m grass boulevard with street trees, streetlights, curb & gutter and road construction to complete the 8.5 m wide road.
  - c. General Currie Road: 1.75 m sidewalk at/near property line, 3.15 m grass boulevard with street trees, street lights, curb & gutter with a traffic calming bulge at Turnill Street and road widening to match.
  - d. Storm Sewer Upgrade: Upgrades to approximately 114 m of storm sewer along Garden City Road (manhole 1093 to 1096) as identified in the submitted capacity analysis.

**Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has provided a well considered design that will enhance the character of Garden City Road, General Currie Road and Turnill Street, provides substantial indoor and outdoor amenity space, children's play equipment and has been designed to include the retention of a significant Oak tree. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$154,370.
- Receipt of evidence of a contract to retain a registered arborist to ensure proper protection of retention trees and neighbouring hedge during construction, including at least four (4) site inspections and a Letter of Compliance after construction is completed.
- Installation and maintenance of protective tree fencing, including periodic inspection, during construction to the satisfaction of the City and the project registered arborist.

Attachment 1: Development Application Data Sheet

Attachment 2: Annotated Excerpt from Advisory Design Panel Minutes (February 20, 2008)





# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet Development Applications Division

**DP 07-395965**

**Attachment 1**

Address: 7420, 7426, 7440 & 7480 Garden City Road and 9031, 9051 & 9071 General Currie Road

Applicant: Am-Pri Construction Ltd. Owner: Same

Planning Area(s): McLennan South Sub-Area Character Area "A" (City Centre)

Floor Area Gross: 7,170.5 m<sup>2</sup> Floor Area Net: 5,141.9 m<sup>2</sup>

	Existing	Proposed
Site Area:	Development site 6,501.4 m <sup>2</sup> Road dedication 553.7 m <sup>2</sup> (Garden City Greenway & Turnill Street)	No change
Land Uses:	Formerly: Two-Family Residential Single-Family Residential Vacant site (7440 Garden City Road)	Multi-Family Residential
OCP Designation:	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	No change
Zoning:	CD/128	No change
Number of Units:	Formerly 6 single-family homes	45 townhouses, 2 & 3 storey

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8	0.79	None permitted
Lot Coverage:	Max. 40%	39.9%	None
Setback – Public Road:	Garden City Road Min. 6 m General Currie Road Min. 6 m Turnill Street Min. 4.57 m Landscape structures Min. 2 m Porch projections Max. 1.0 m	7.5 m 5.6 m to 6 m 4.57 m 0.3 m to 3.3 m 1.0 m to 1.2 m	<ul style="list-style-type: none"> <li>•0.4 m Decrease to General Currie Road</li> <li>•1.7 m Decrease for Turnill Street pedestrian entry</li> <li>•0.2 m Increase to Turnill St</li> </ul>
Setback – North Side Yard:	Min. 3 m	Min. 3 m	None
Height (m):	Max. 12 m, Three-storey Max.	11.3 m Two & Three-storey	None
Lot Size:	Min 0.405 ha (1 ac.)	0.65 ha	None
Off-street Parking Spaces – Regular/Commercial:	68 and 9	89 and 9	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	77	98	None
Tandem Parking Spaces	Permitted	68 (in 34 units)	None
Amenity Space – Indoor:	Min. 100 m <sup>2</sup>	103 m <sup>2</sup>	None
Amenity Space – Outdoor:	Min. 270 m <sup>2</sup>	302.9 m <sup>2</sup>	None

**Annotated Excerpt from the Minutes from  
The Design Panel Meeting  
Wednesday, February 20, 2008 – 4:00 p.m.**

Yamamoto Architecture Inc.  
7420/26/40/80 Garden City Road & 9031/51/71 General Currie Road

**Applicant's Comments**

With the aid of a model and various artist renderings, Taizo Yamamoto of Yamamoto Architecture Inc. commented that the retention of the Oak tree drove much of the site planning. Consultation with an arborist indicated that the Oak tree would require more clearance in order to preserve it; therefore, changes were made to the site plan from Rezoning. Mr. Yamamoto stated that 45 units have been proposed, 10 units with double parking and the remainder units with tandem parking. There is a unit that is fully adaptable. Emergency access will be created off General Currie Road and pedestrian access is provided to Garden City Road and to Turnill Street, adjacent to the amenity building. The amenity building has been designed to present a front door aspect, as well as direct access to the amenity space. Mr. Yamamoto highlighted that the units facing Garden City Road reflect strong street orientation features, such as individual entrances, porches, decks, and gates with brick posts off the street. Mr. Yamamoto advised that project materials reflect heritage style with vinyl for the base walls and painted accents on large-scale elements. Also, in light of staff comments, Mr. Yamamoto advised that secondary elements might be enlarged to address the issue of architectural hierarchy. In addition, the garbage and recycling structure has been placed adjacent to the amenity area, expanding the communal area. The applicant mentioned that preference would be given to curb side garbage and recycling. However, there is provision for a dumpster within the structure; thus, any potential issues regarding garbage odour would be contained within the roofed structure. Mailboxes would be incorporated into this area.

Masa Ito, Landscape Architect, provided information related to the proposed landscaping. Dense planting along Garden City Road is being proposed to enhance the streetscape and to allow people to identify the entrance. The landscaping surrounding the amenity space attempts to give a sense of gathering, an area for neighbours to congregate, while remaining open to satisfy pastoral like character.

**Panel Discussion**

- appreciated the retention of the Oak tree; concerned that the gate is protruding above the top of the fence and base for the post;
- this is a good project and the gables at the front of building and colours are nice; there is concern regarding the location of the garbage and recycling as it takes away from the appeal of the complex entrance;
- concerned that: (i) there be screening of headlights to the adjacent property; (ii) the play area is located directly under the crown of the tree and how long will it take to dry out after extended rainfall; and (iii) the public walkway between buildings seven and eight may raise personal safety issues, in particular with the parking stall and a parked vehicle obstructing full view;
- the site coverage is high and appropriate for the location; concerned with less articulation of façade between buildings six and seven and between buildings five and eight; however, this is a trade off for higher density; overall, the building form and colors are nice and heightens articulation;
- ensure brick piers have appropriate foundation or choose lighter fencing;

- pleased to see that Unit D is fully adaptable, but would like to see more than one adaptable unit; the diminishing rooflines have a good effect; it was suggested that the amenity building might give better weather protection for the garbage and recycling, and mailboxes; by and large a very nice project;
- suggested having a form of public art on the site as it is traditional in that area or contributing to the public art reserve fund; consider paving or gates at the entries;
- the project is well proportioned and is very dense; concerned with the following:
  - the Turnill Street elevation is homogenous;
  - the amenity building blends in with the units;
  - consider painting it a different color to have it stand out;
  - massing hierarchy requires softening up at the ends of the buildings; one unit steps down nicely and would like it to be done elsewhere;
  - the north elevation of building number two is not as dynamic as other elevations; consider differentiating the building bases; and
  - the project as a whole is very uniform, in particular the elevation facing Turnill Street; suggested applicant consider painting front doors with different colours and varying gable sizes to provide individual unit or building identity;
- concerned about drainage of open decks above garage in Unit F; suggested building roof above deck; and
- concerned that appropriate signage is needed since vehicle access off Turnill Street.

In response to the Panel's comments, the applicant advised that:

- the pedestrian interface along the property line could be used to accommodate public art;
- they would look at the path between building seven and eight, which was a remnant from the Rezoning site plan;
- cross access is for emergency vehicles only and is there to provide secondary access due to the depth of the lot from Garden City Road to Turnill Street;
- Garden City Road is designated as a City greenway with special treatment and is quite wide; the site has accommodated that greenway with a two metre dedication and a three metre right of way to provide space for the greenway; and
- the location of the garbage and recycling is constrained due to the Oak tree's drip line; the applicant advised that more landscaping and more screening could be provided to further conceal the garbage and recycling structure and draw more attention to the amenity area.

**Panel Decision**

It was moved and seconded that Development Permit 07-395965 move forward to the Development Permit Panel, taking into consideration the following comments:

1. consider entry gate proportion to fence – Proportion improved. The entry structure was widened – *The gate remains higher than the fencing to demarcate the pedestrian entry.*
2. design development to the location of garbage – *Proposal has been revised to address concerns expressed about the garbage/recycling enclosure visually obscuring the amenity building from the drive aisle. The small building enclosure was revised to be a screened enclosure with overhead trellis. This will allow greater visibility through to the amenity area and will create a structure that appears more as a landscape element and less like a building. Due to the retention of the large oak tree, there is no option to flip the garbage/recycling area onto the west side of the amenity area.*
3. consider providing a roof over Unit F decks – *Considered. Open design maintained to maximize sunlight for these north facing decks;*
4. consider the location of the play area under the crown of the tree and structure materials – *The play equipment is an open wood structure to complement the large retained tree. The ground surface will be pea gravel to improve drainage below the canopy of the tree. The pea gravel also provides opportunities for play at the ground level.*
5. design development to the pedestrian walkway off Turnill Street and related CPTED issues – *Sight lines improved through shifting building 8 to the west and removing the electrical room from building 7.*
6. design development to the overall flatness of the façades – *Improved with larger scale projecting elements to improve hierarchy of elements.*
7. consider the longevity of the brick piers – *Appropriate foundation confirmed.*
8. consider more than one adaptable unit – *Considered. Difficult with limited site coverage.*
9. design development to the proximity of mailboxes and garbage – *See response to item 10.*
10. consider relocating mail room into amenity building – *Incorporated. Mailboxes have been located to the inside of the amenity area to address security concerns and enhance use of the amenity building.*
11. consider defining the site entry as a form of public art or something for identification purposes – *A Public Art contribution was secured through rezoning and the applicant will work with Public Art Coordinator.*
12. consider gable variation on Turnill Street – *Considered. Variation along Turnill Street is provided with the colour scheme. The design intention is to provide a pair of buildings on the corner with mirrored gables and a similar mirrored gable end at the north edge of the site framing the central amenity building and unifying the streetscape.*
13. consider creating a more playful amenity building – *Considered. The amenity building design has been kept similar to the residential buildings to maintain a consistent character throughout the project.*
14. consider hierarchy of massing in terms of flatness and use of current materials in highlighting the base from the rest of the building – *See response to item 6.*
15. consider use of colour to provide independent identification of each building – *Considered. The two colour schemes alternate throughout the development to provide some variation while maintaining a consistent character. The front door colour has been changed on three of the buildings to further differentiate the buildings.*
16. consider site gate identity – *Incorporated. A project sign has been included.*

**CARRIED**



No. DP 07-395965

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To the Holder: AM-PRI CONSTRUCTION LTD.

Property Address: 7420, 7426, 7440 & 7480 GARDEN CITY ROAD AND  
9031, 9051 & 9071 GENERAL CURRIE ROAD

Address: C/O MS. KAREN MA  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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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 and Development Bylaw No. 5300" is hereby varied to:
  - a) Reduce the minimum public road setback to General Currie Road from 6.0 m to 5.6 m for the southwest building No. 4.
  - b) Increase the permitted porch projection into the Public Road setback to Turnill Street from 1.0 m to 1.2 m for the northeast Building No. 1.
  - c) Reduce the minimum Public Road setback to Turnill Street from 2.0 m to 0.3 m for a pedestrian gateway structure.
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 #7 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 \$154,370. 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 07-395965

To the Holder: AM-PRI CONSTRUCTION LTD.  
Property Address: 7420, 7426, 7440 & 7480 GARDEN CITY ROAD AND  
9031, 9051 & 9071 GENERAL CURRIE ROAD  
Address: C/O MS. KAREN MA  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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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

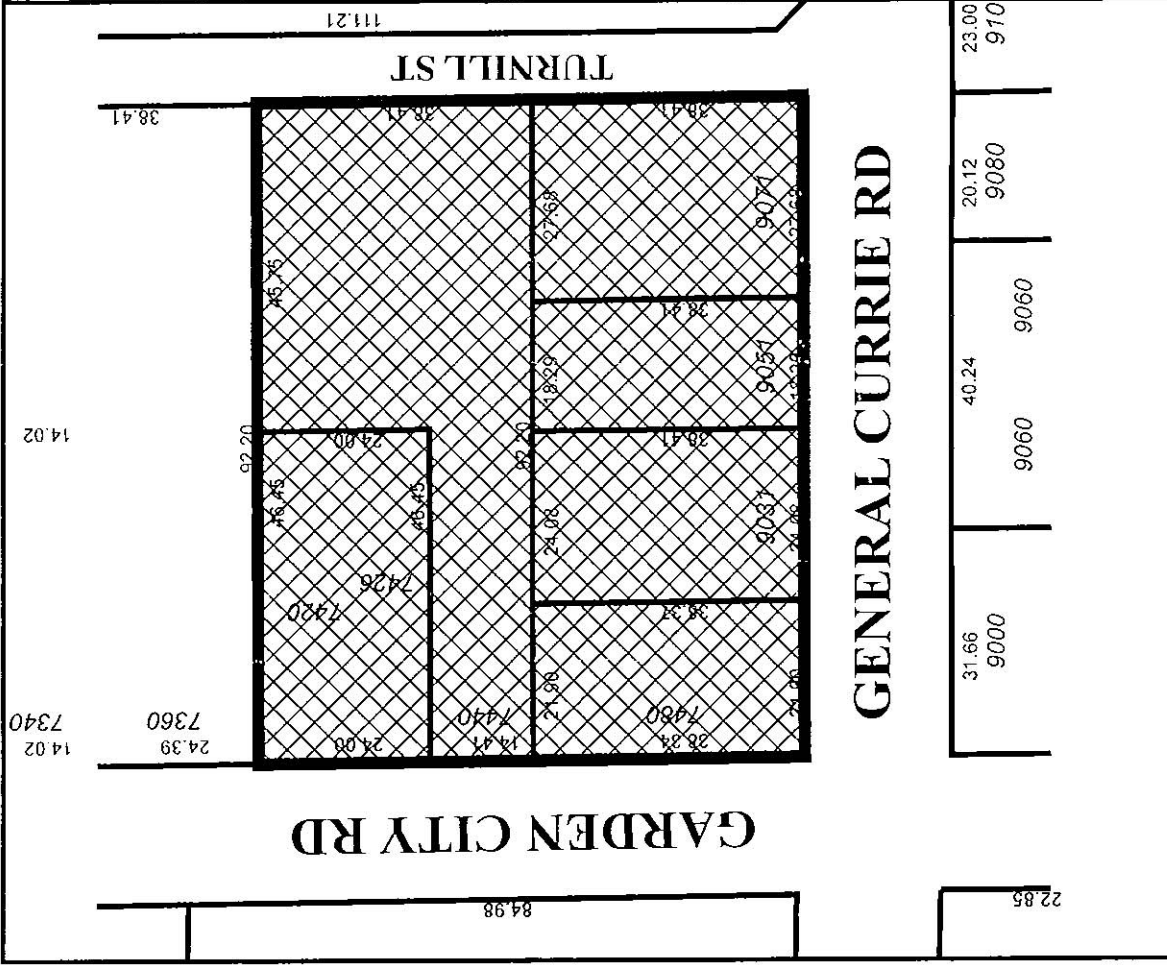
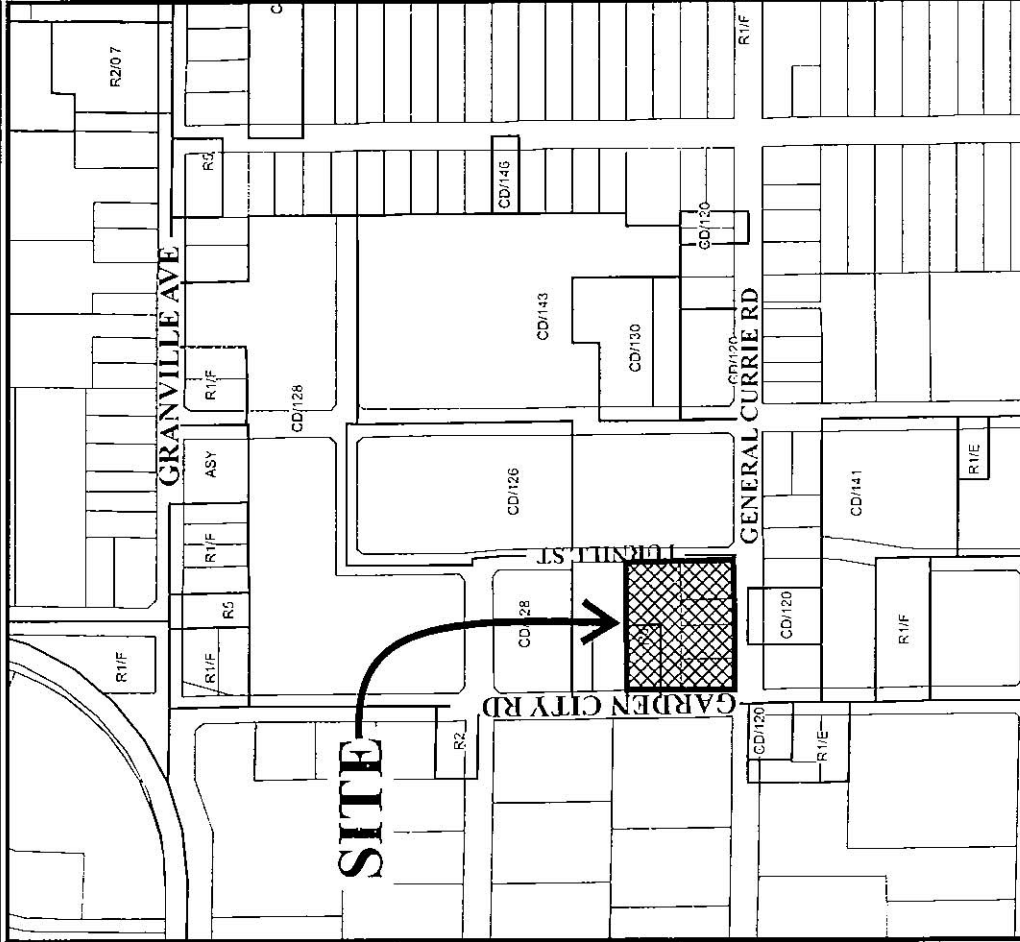
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond

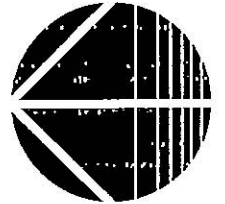


**GENERAL CURRIE RD**

**GARDEN CITY RD**

**TURNMILL ST**

31.66	40.24	20.12	23.00
9000	9060	9080	910

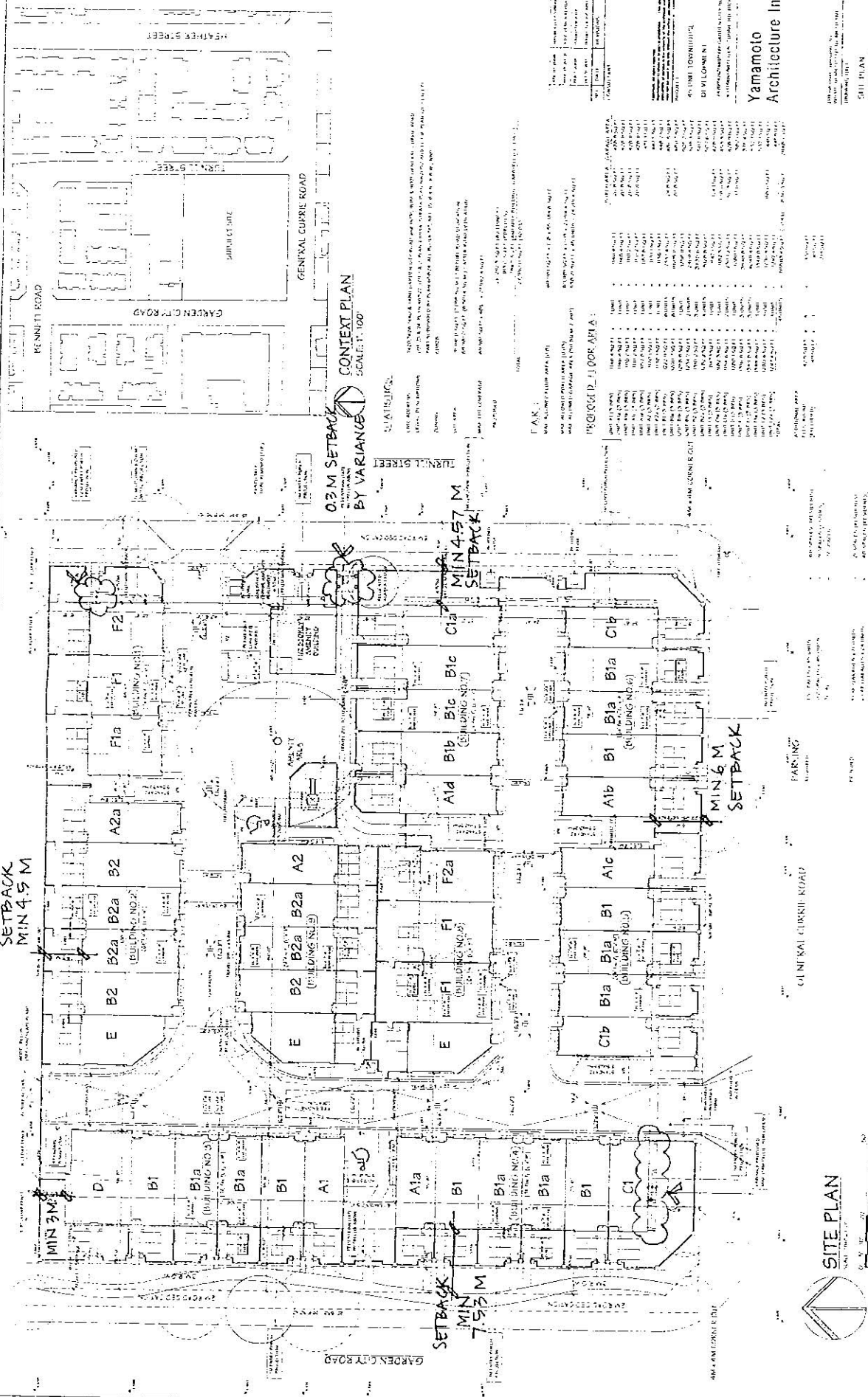


## DP 07-395965 SCHEDULE "A"

Original Date: 12/21/07

Revision Date:

Note: Dimensions are in METERS



SETBACK  
MIN 4.5 M

MIN 3M

0.3 M SETBACK  
BY VARIANCE  
SCALE: 1:100

SETBACK  
MIN  
7.5 M

MIN 4.57 M  
SETBACK

MIN 6 M  
SETBACK

SITE PLAN



VARIANCE TO:  
1. BUILDING AND LANDSCAPE DESIGN OF UNIT NO. 1, 2 & 3  
2. BUILDING AND LANDSCAPE DESIGN OF UNIT NO. 4, 5 & 6

PLAN # 1

APR 21 2008

DP 07395965

AMENITY AREA

UNIT NO. 1  
UNIT NO. 2  
UNIT NO. 3  
UNIT NO. 4  
UNIT NO. 5  
UNIT NO. 6

Yamamoto  
Architecture Inc.

PROJECT: 07395965  
DATE: APR 21 2008  
DRAWN BY: [Name]  
CHECKED BY: [Name]

PROPOSED FLOOR AREA

FLOOR	AREA (SQ. M)	PERCENTAGE OF TOTAL AREA
FLOOR 1	10,000	10.00%
FLOOR 2	10,000	10.00%
FLOOR 3	10,000	10.00%
FLOOR 4	10,000	10.00%
FLOOR 5	10,000	10.00%
FLOOR 6	10,000	10.00%
FLOOR 7	10,000	10.00%
FLOOR 8	10,000	10.00%
FLOOR 9	10,000	10.00%
FLOOR 10	10,000	10.00%
FLOOR 11	10,000	10.00%
FLOOR 12	10,000	10.00%
FLOOR 13	10,000	10.00%
FLOOR 14	10,000	10.00%
FLOOR 15	10,000	10.00%
FLOOR 16	10,000	10.00%
FLOOR 17	10,000	10.00%
FLOOR 18	10,000	10.00%
FLOOR 19	10,000	10.00%
FLOOR 20	10,000	10.00%
FLOOR 21	10,000	10.00%
FLOOR 22	10,000	10.00%
FLOOR 23	10,000	10.00%
FLOOR 24	10,000	10.00%
FLOOR 25	10,000	10.00%
FLOOR 26	10,000	10.00%
FLOOR 27	10,000	10.00%
FLOOR 28	10,000	10.00%
FLOOR 29	10,000	10.00%
FLOOR 30	10,000	10.00%
FLOOR 31	10,000	10.00%
FLOOR 32	10,000	10.00%
FLOOR 33	10,000	10.00%
FLOOR 34	10,000	10.00%
FLOOR 35	10,000	10.00%
FLOOR 36	10,000	10.00%
FLOOR 37	10,000	10.00%
FLOOR 38	10,000	10.00%
FLOOR 39	10,000	10.00%
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FLOOR 41	10,000	10.00%
FLOOR 42	10,000	10.00%
FLOOR 43	10,000	10.00%
FLOOR 44	10,000	10.00%
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FLOOR 94	10,000	10.00%
FLOOR 95	10,000	10.00%
FLOOR 96	10,000	10.00%
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FLOOR 98	10,000	10.00%
FLOOR 99	10,000	10.00%
FLOOR 100	10,000	10.00%



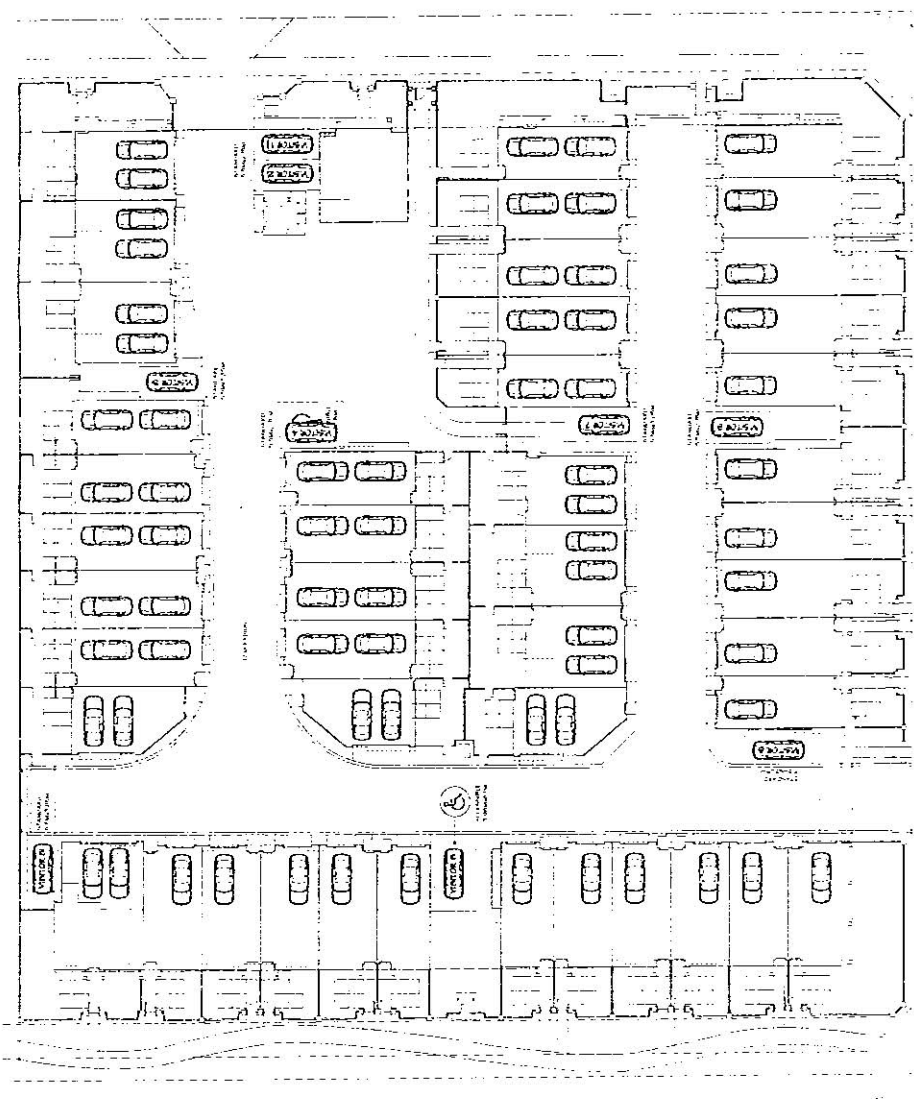


**PARKING**

- 1. VISITOR PARKING
- 2. SERVICE PARKING
- 3. DELIVERY PARKING
- 4. TRUCK PARKING
- 5. BIKE PARKING
- 6. MOTORCYCLE PARKING
- 7. CARPOOLING PARKING
- 8. EV CHARGING STATIONS
- 9. ACCESSIBLE PARKING
- 10. SECURITY LIGHTS
- 11. SECURITY FENCE
- 12. SECURITY PATROL
- 13. SECURITY CAMERA
- 14. SECURITY SIGNAGE
- 15. SECURITY BARRICADE
- 16. SECURITY CHECKPOINT
- 17. SECURITY KIOSK
- 18. SECURITY STATION
- 19. SECURITY OFFICE
- 20. SECURITY CONTROL ROOM
- 21. SECURITY MONITORING CENTER
- 22. SECURITY TRAINING CENTER
- 23. SECURITY EMPLOYEES
- 24. SECURITY CONTRACTORS
- 25. SECURITY VEHICLES
- 26. SECURITY EQUIPMENT
- 27. SECURITY SUPPLIES
- 28. SECURITY TOOLS
- 29. SECURITY WEAPONS
- 30. SECURITY UNIFORMS
- 31. SECURITY IDENTIFICATION
- 32. SECURITY RECORDS
- 33. SECURITY INCIDENTS
- 34. SECURITY VIOLATIONS
- 35. SECURITY COMPLAINTS
- 36. SECURITY SUICIDES
- 37. SECURITY MURDERS
- 38. SECURITY ROBBERIES
- 39. SECURITY BURGLARIES
- 40. SECURITY THEFTS
- 41. SECURITY VANDALISM
- 42. SECURITY TERRORISM
- 43. SECURITY HATE CRIMES
- 44. SECURITY DOMESTIC VIOLENCE
- 45. SECURITY CHILD ABUSE
- 46. SECURITY ELDER ABUSE
- 47. SECURITY ADULT ABUSE
- 48. SECURITY SEXUAL ABUSE
- 49. SECURITY STALKING
- 50. SECURITY HARASSMENT
- 51. SECURITY INTIMIDATION
- 52. SECURITY STALKING
- 53. SECURITY HARASSMENT
- 54. SECURITY INTIMIDATION
- 55. SECURITY STALKING
- 56. SECURITY HARASSMENT
- 57. SECURITY INTIMIDATION
- 58. SECURITY STALKING
- 59. SECURITY HARASSMENT
- 60. SECURITY INTIMIDATION

**AMENITY AREA**

- 1. BIKE RACKS
- 2. BIKE REPAIR STATION
- 3. BIKE STORAGE
- 4. BIKE WASH
- 5. BIKE PUMP
- 6. BIKE LOCKER
- 7. BIKE REPAIR KIT
- 8. BIKE REPAIR TOOLS
- 9. BIKE REPAIR SUPPLIES
- 10. BIKE REPAIR PARTS
- 11. BIKE REPAIR MANUALS
- 12. BIKE REPAIR VIDEOS
- 13. BIKE REPAIR COURSES
- 14. BIKE REPAIR CLASSES
- 15. BIKE REPAIR WORKSHOPS
- 16. BIKE REPAIR SEMINARS
- 17. BIKE REPAIR CONFERENCES
- 18. BIKE REPAIR SYMPOSIUMS
- 19. BIKE REPAIR CONVENTIONS
- 20. BIKE REPAIR EXHIBITS
- 21. BIKE REPAIR DEMONSTRATIONS
- 22. BIKE REPAIR PERFORMANCES
- 23. BIKE REPAIR ARTS
- 24. BIKE REPAIR MUSIC
- 25. BIKE REPAIR DANCE
- 26. BIKE REPAIR THEATRE
- 27. BIKE REPAIR FILM
- 28. BIKE REPAIR PHOTOGRAPHY
- 29. BIKE REPAIR VIDEOGRAPHY
- 30. BIKE REPAIR AUDIOGRAPHY
- 31. BIKE REPAIR VISUAL ARTS
- 32. BIKE REPAIR CRAFTS
- 33. BIKE REPAIR JEWELRY
- 34. BIKE REPAIR CLOTHING
- 35. BIKE REPAIR ACCESSORIES
- 36. BIKE REPAIR GEAR
- 37. BIKE REPAIR EQUIPMENT
- 38. BIKE REPAIR TOOLS
- 39. BIKE REPAIR SUPPLIES
- 40. BIKE REPAIR PARTS
- 41. BIKE REPAIR MANUALS
- 42. BIKE REPAIR VIDEOS
- 43. BIKE REPAIR COURSES
- 44. BIKE REPAIR CLASSES
- 45. BIKE REPAIR WORKSHOPS
- 46. BIKE REPAIR SEMINARS
- 47. BIKE REPAIR CONFERENCES
- 48. BIKE REPAIR SYMPOSIUMS
- 49. BIKE REPAIR CONVENTIONS
- 50. BIKE REPAIR EXHIBITS
- 51. BIKE REPAIR DEMONSTRATIONS
- 52. BIKE REPAIR PERFORMANCES
- 53. BIKE REPAIR ARTS
- 54. BIKE REPAIR MUSIC
- 55. BIKE REPAIR DANCE
- 56. BIKE REPAIR THEATRE
- 57. BIKE REPAIR FILM
- 58. BIKE REPAIR PHOTOGRAPHY
- 59. BIKE REPAIR VIDEOGRAPHY
- 60. BIKE REPAIR AUDIOGRAPHY



**PARKING PLAN**

PLAN # 2  
 APR 16 7008  
 DP 07395005

Yamamoto  
 Architecture Inc.

DATE	DESCRIPTION
2	DP 07395005

WORKS IN CITY BLDGS  
VIA SEPARATE  
SERVICING AGREEMENT

PLANT LIST

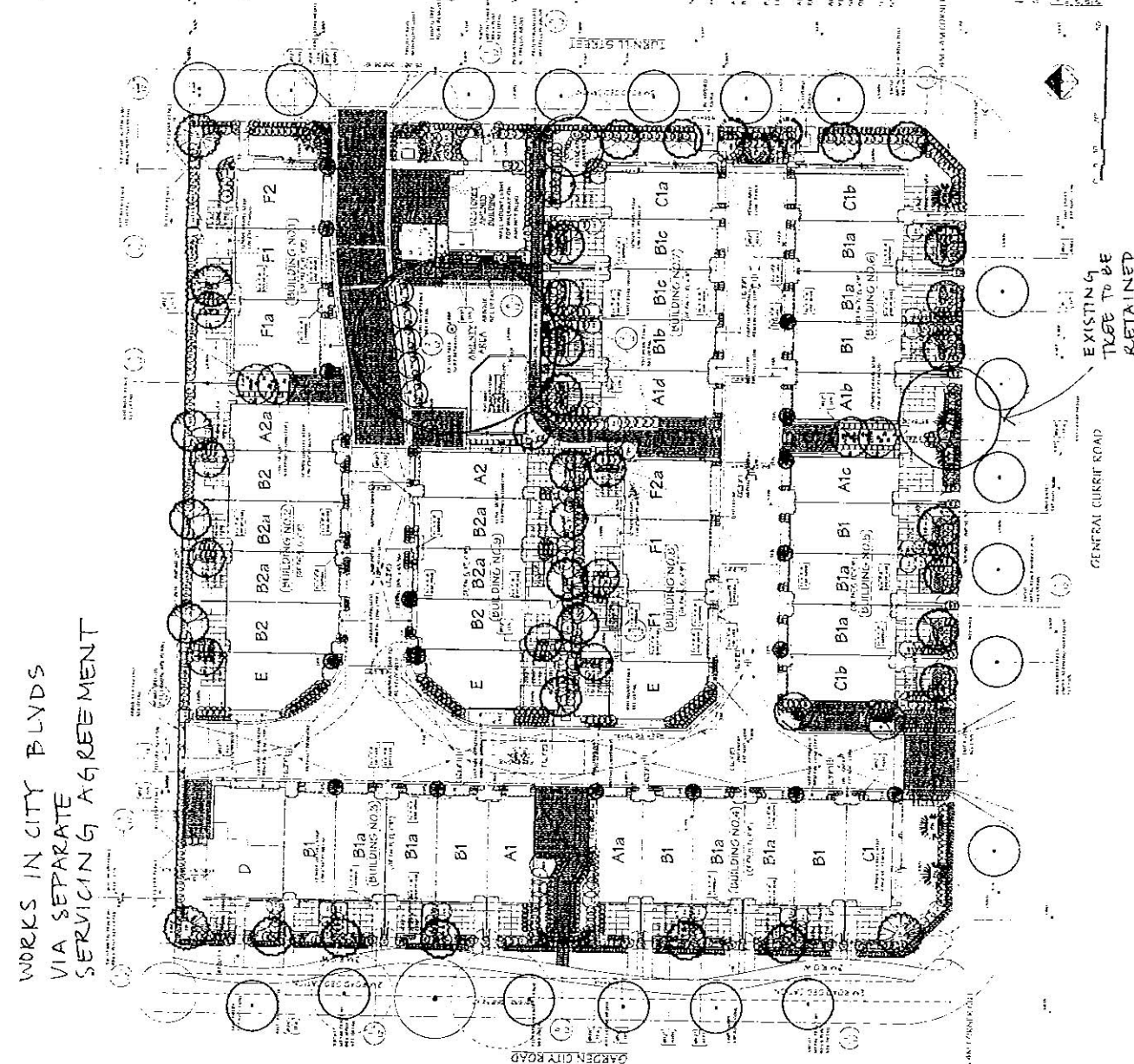
PROJECT: 30015 GENERAL CURRIE GENERAL CORP.

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3	03	ALBANY	A3
4	04	ALBANY	A4
5	05	ALBANY	A5
6	06	ALBANY	A6
7	07	ALBANY	A7
8	08	ALBANY	A8
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NO.	CITY IDENTIFICATION	COMMON NAME	SYMBOL
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67	67	ALBANY	A67
68	68	ALBANY	A68
69	69	ALBANY	A69
70	70	ALBANY	A70

NO.	CITY IDENTIFICATION	COMMON NAME	SYMBOL
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72	72	ALBANY	A72
73	73	ALBANY	A73
74	74	ALBANY	A74
75	75	ALBANY	A75
76	76	ALBANY	A76
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86	86	ALBANY	A86
87	87	ALBANY	A87
88	88	ALBANY	A88
89	89	ALBANY	A89
90	90	ALBANY	A90

NO.	CITY IDENTIFICATION	COMMON NAME	SYMBOL
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94	94	ALBANY	A94
95	95	ALBANY	A95
96	96	ALBANY	A96
97	97	ALBANY	A97
98	98	ALBANY	A98
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100	100	ALBANY	A100



EXISTING  
TREE TO BE  
RETAINED

GENERAL CURRIE ROAD

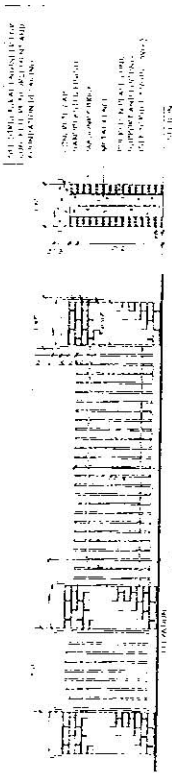
GARDEN CITY ROAD

PLAN # 3A  
APR 21 2008  
DP 07305965

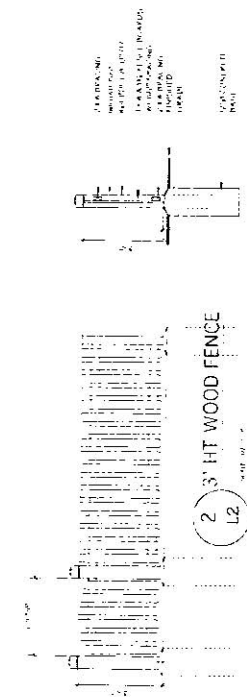
REPLACEMENT TREE PLAN  
GARDEN CITY ROAD, 4-21-2008

NO.	CITY IDENTIFICATION	COMMON NAME	SYMBOL
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105	105	ALBANY	A105
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110	110	ALBANY	A110

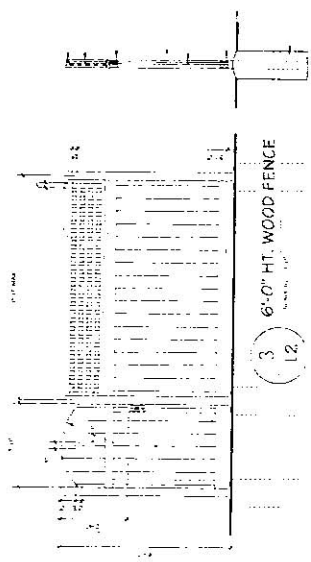
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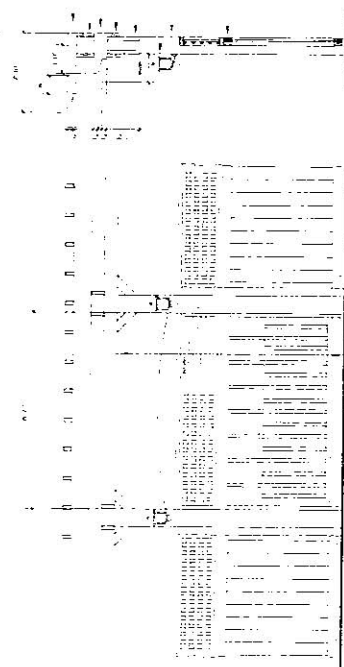
1 METAL FENCE/POST DETAIL  
L2



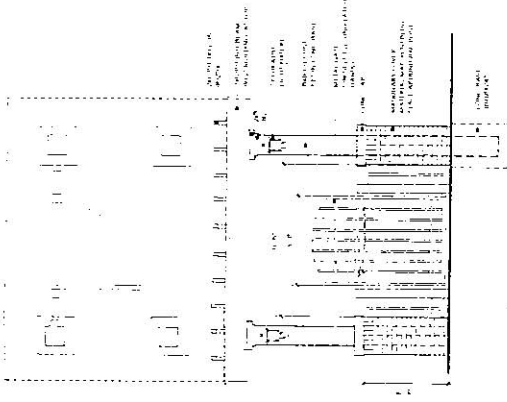
2 3' HT WOOD FENCE  
L2



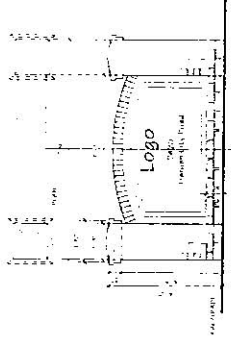
3 6'-0" HT. WOOD FENCE  
L2



4 AT BOUQUET AT ROAD END  
L2



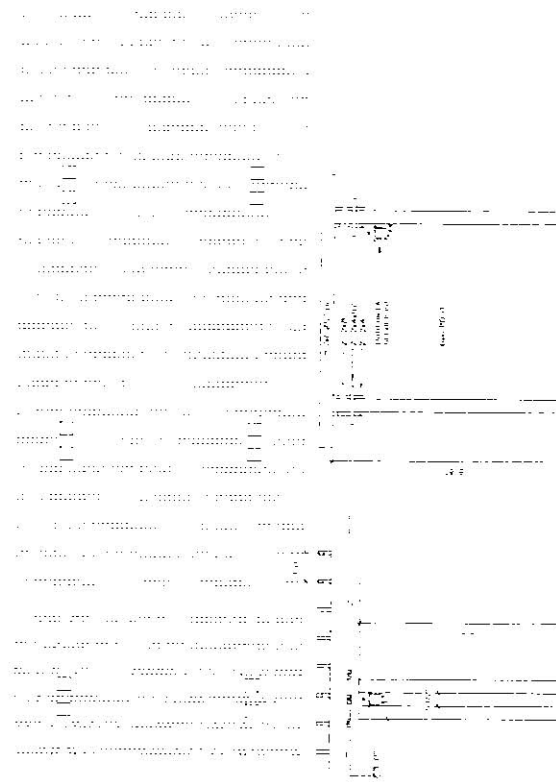
5 PEDESTRIAN ENTRY  
L2



7 PROJECT SIGN  
L2

NOTE:  
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

PLAN



ELEVATION

6 ARBOUR DETAIL  
L2

PLAN # 32  
APR 21 2006  
DP 07395965

L2

PROJECT: [illegible]  
DATE: [illegible]  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
APPROVED BY: [illegible]



CARSON CITY  
CALIFORNIA ARBORICULTURE  
INCORPORATED

DATE: [illegible]  
BY: [illegible]

SCALE: [illegible]  
SHEET NO.: [illegible]  
TOTAL SHEETS: [illegible]

SHRUBS:

- AJ
- BX
- CJ
- EC
- HMP
- LA
- LJ
- MA
- PJF
- RH
- RF
- SH
- SK
- SJA
- VD
- VBD

GROUND

- AUU
- GS

VINES

- CR

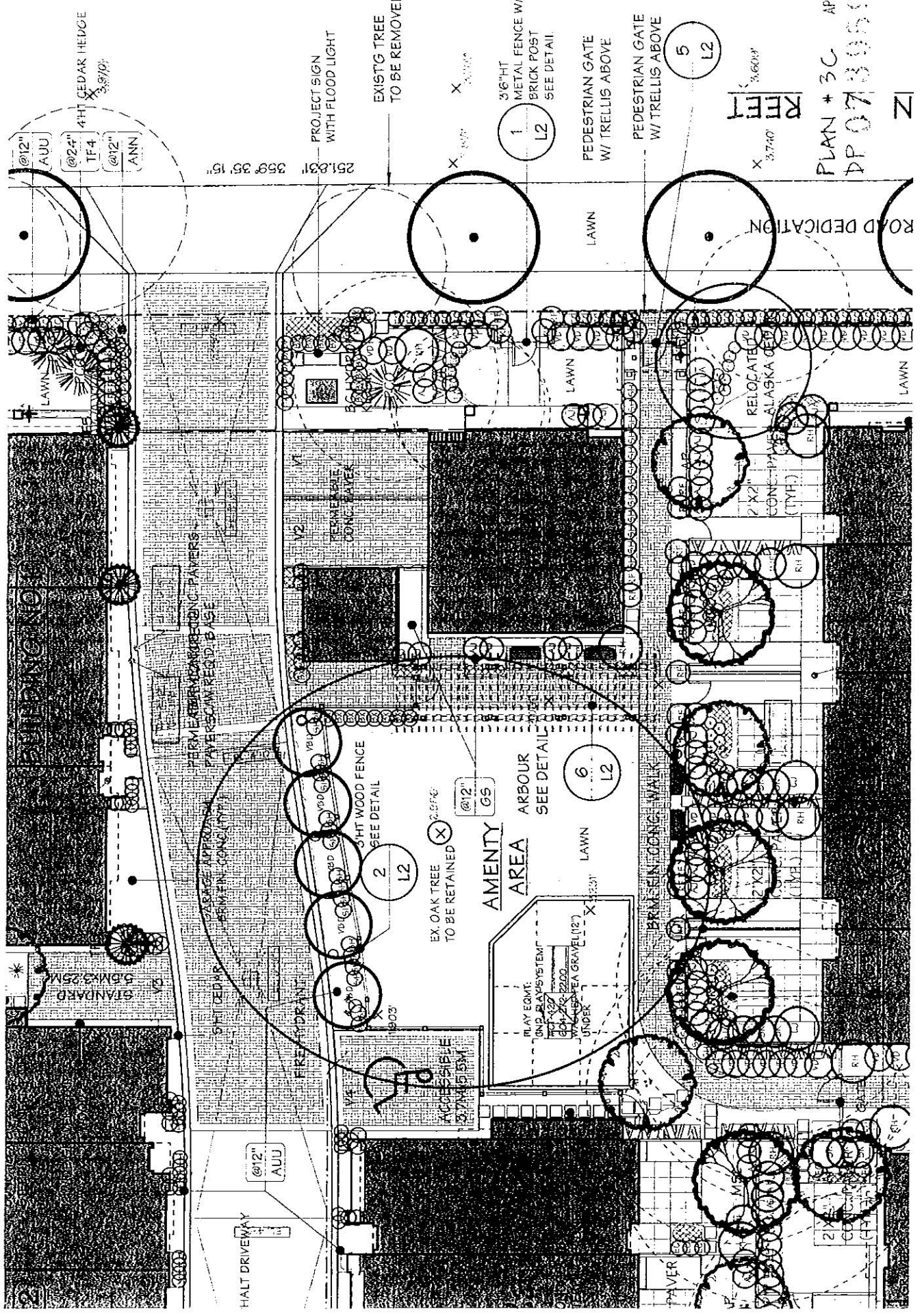
PLAN # 3C

APR 16 2008 CA

DP 07395965

PERENI

N



REF 1

X 3/740

X 3/603

X 3/740

X 3/740

X 3/740

X 3/740

X 3/740

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X 3/740

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X 3/740

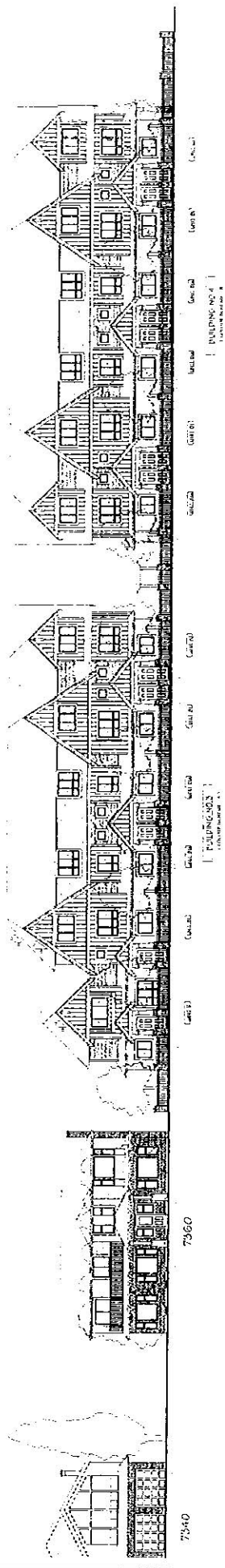
X 3/740

X 3/740

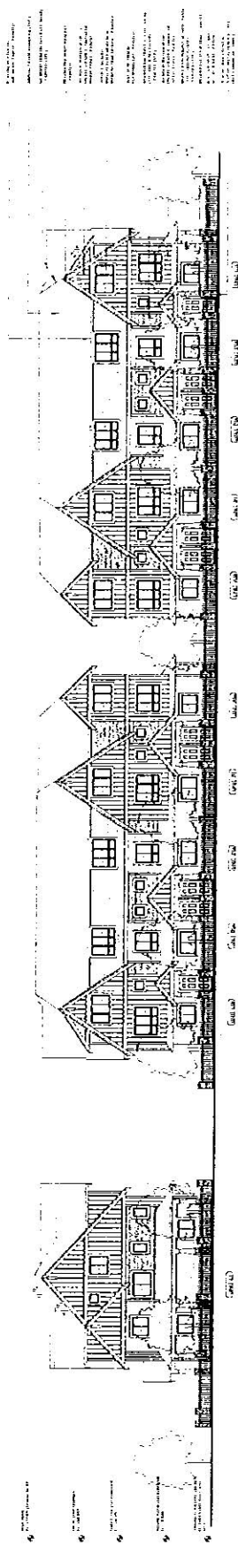
X 3/740

X 3/740

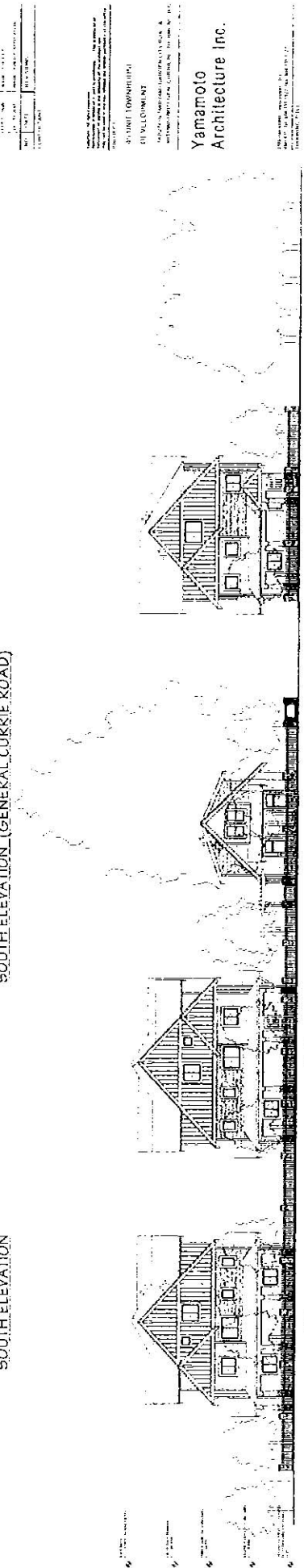
X 3/740



WEST ELEVATION (GARDEN CITY ROAD)



SOUTH ELEVATION (GENERAL CURRIE ROAD)



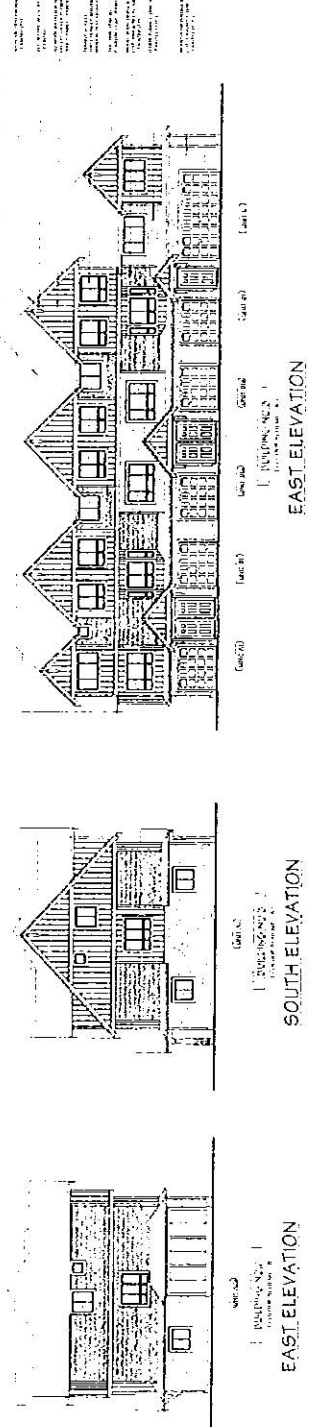
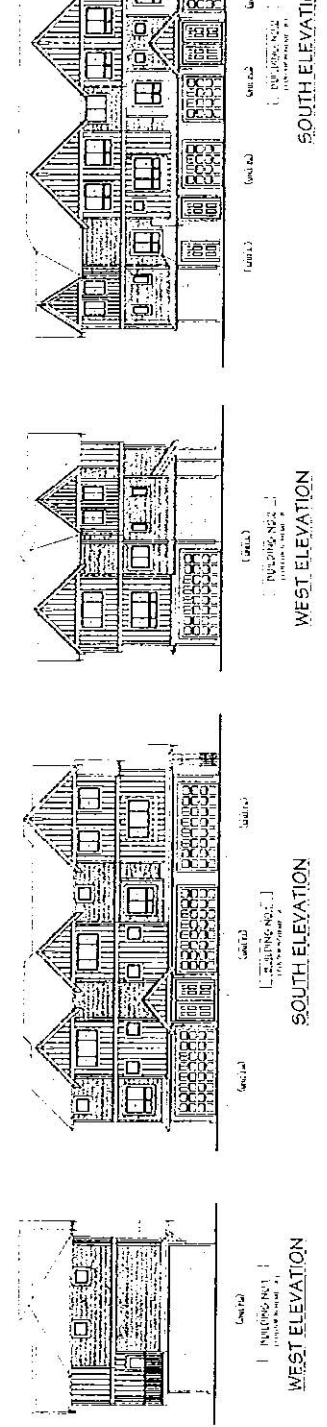
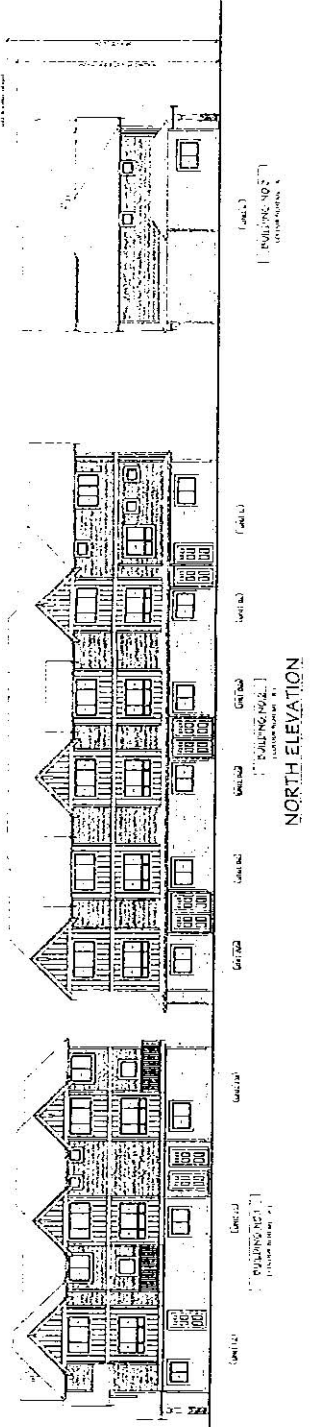
EAST ELEVATION (TURNMILL STREET)

DATE:	04/16/2008
DRAWN BY:	J. H. ...
CHECKED BY:	J. H. ...
PROJECT:	...
CLIENT:	...
LOCATION:	...

YAMAMOTO ARCHITECTURE INC.  
 1100 WEST 10TH AVENUE, SUITE 200  
 DENVER, COLORADO 80202  
 TEL: 303.733.8888  
 WWW.YAMAMOTOARCHITECTURE.COM

PLAN # 4  
 APR 16 2008  
 DP 0733055365

SHEET NO.:	5
TOTAL SHEETS:	5
DATE:	04/16/2008
PROJECT:	...
LOCATION:	...



1. [REDACTED]  
 2. [REDACTED]  
 3. [REDACTED]  
 4. [REDACTED]  
 5. [REDACTED]

1. [REDACTED]  
 2. [REDACTED]  
 3. [REDACTED]  
 4. [REDACTED]  
 5. [REDACTED]

1. [REDACTED]  
 2. [REDACTED]  
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 5. [REDACTED]

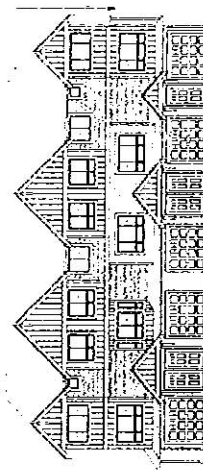
NO.	DATE	REVISIONS

YAMAMOTO ARCHITECTURE INC.  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: (303) 733-0005  
 FAX: (303) 733-0006  
 WWW.YAMAMOTOARCHITECTURE.COM

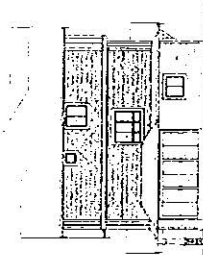
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 DATE: [REDACTED]

PLAN # 5  
 APR 16 2008  
 DP 07390005

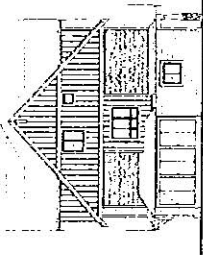
NO.	DATE	REVISIONS



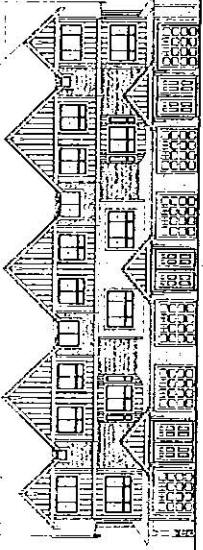
[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
NORTH ELEVATION



[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
EAST ELEVATION

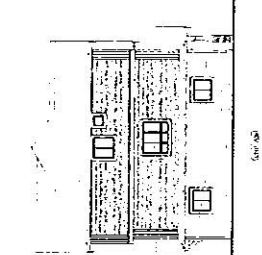


[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
NORTH ELEVATION

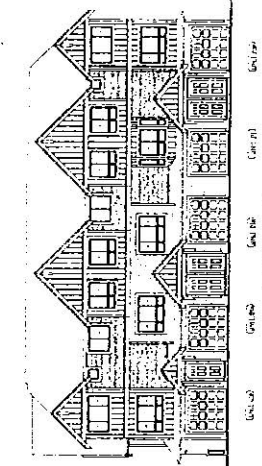


[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
EAST ELEVATION

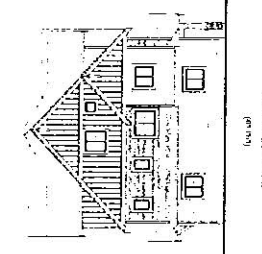
ALL DIMENSIONS IN FEET AND INCHES  
UNLESS OTHERWISE NOTED  
FINISHES AS SHOWN  
DO NOT SCALE  
CONSTRUCTION NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.  
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.  
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
15. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.  
17. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.  
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.  
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
21. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.  
23. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.  
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.  
25. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
26. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
27. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.  
29. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.  
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.



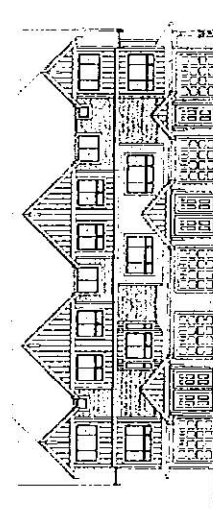
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[ 10000000000000000000 ]  
WEST ELEVATION



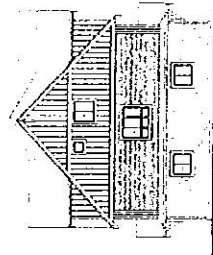
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NORTH ELEVATION



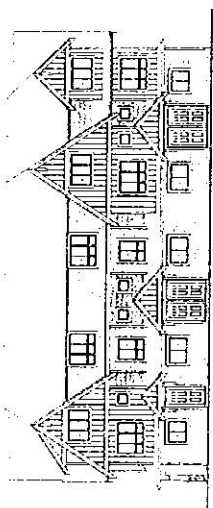
[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
WEST ELEVATION



[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
SOUTH ELEVATION



[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
WEST ELEVATION



[ BUILDING NO. 1 ]  
[ 10000000000000000000 ]  
NORTH ELEVATION

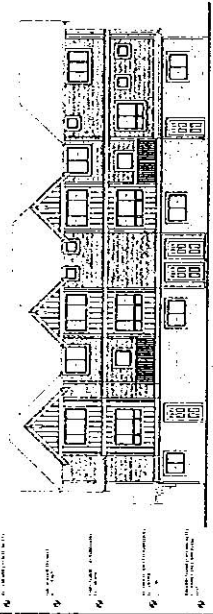
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TIME: 10:00 AM  
PROJECT: 10000000000000000000  
DRAWN BY: J. YAMAMOTO  
CHECKED BY: J. YAMAMOTO  
SCALE: AS SHOWN

Yamamoto Architecture Inc.  
10000000000000000000  
10000000000000000000  
10000000000000000000  
10000000000000000000

Yamamoto Architecture Inc.  
10000000000000000000  
10000000000000000000  
10000000000000000000  
10000000000000000000

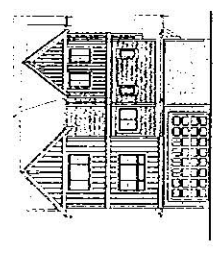
PLAN # 6  
APR 16 2008  
DP 07395905

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TIME	10:00 AM
PROJECT	10000000000000000000
DRAWN BY	J. YAMAMOTO
CHECKED BY	J. YAMAMOTO
SCALE	AS SHOWN



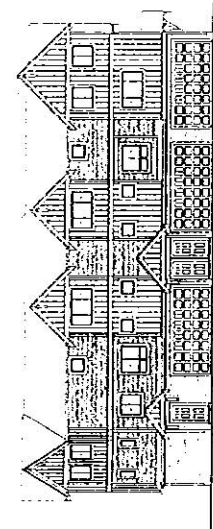
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[BUILDING NO. 2]  
[PROJECT NO. 02]  
[DATE: 06/11/08]

### NORTH ELEVATION



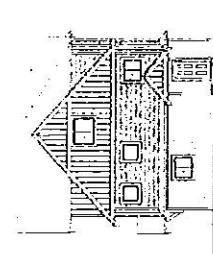
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[DATE: 06/11/08]

### WEST ELEVATION



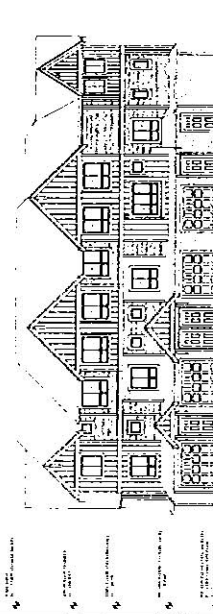
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[PROJECT NO. 02]  
[DATE: 06/11/08]

### SOUTH ELEVATION



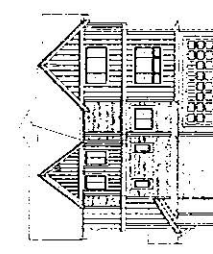
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[DATE: 06/11/08]

### EAST ELEVATION



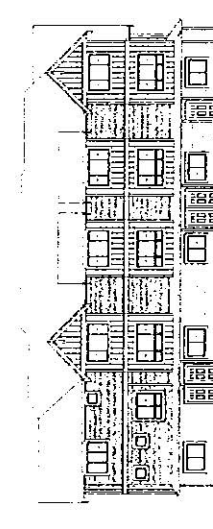
Sheet 21  
[BUILDING NO. 2]  
[PROJECT NO. 02]  
[DATE: 06/11/08]

### NORTH ELEVATION



Sheet 22  
[BUILDING NO. 2]  
[PROJECT NO. 02]  
[DATE: 06/11/08]

### WEST ELEVATION



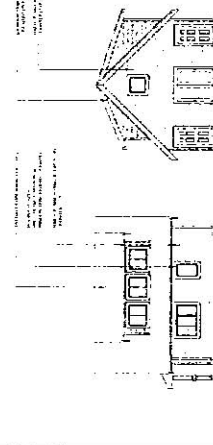
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[PROJECT NO. 02]  
[DATE: 06/11/08]

### SOUTH ELEVATION



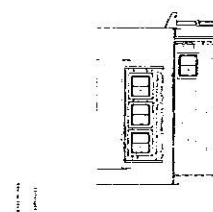
Sheet 24  
[BUILDING NO. 2]  
[PROJECT NO. 02]  
[DATE: 06/11/08]

### EAST ELEVATION



Sheet 25  
[BUILDING NO. 2]  
[PROJECT NO. 02]  
[DATE: 06/11/08]

### NORTH ELEVATION



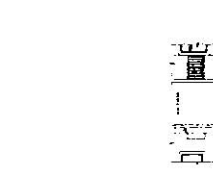
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[PROJECT NO. 02]  
[DATE: 06/11/08]

### SOUTH ELEVATION



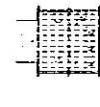
Sheet 27  
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[PROJECT NO. 02]  
[DATE: 06/11/08]

### EAST ELEVATION



Sheet 28  
[BUILDING NO. 2]  
[PROJECT NO. 02]  
[DATE: 06/11/08]

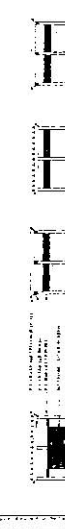
### NORTH, WEST, SOUTH, EAST ELEVATION



CONTRACT NO. 02/08/02

PLAN # 7  
APR 16 2008

DP 07395065



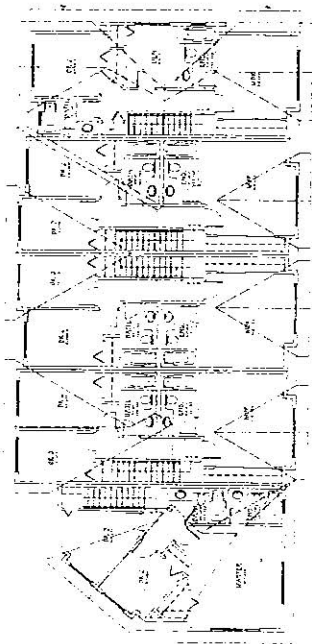
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[DATE: 06/11/08]

### NORTH, WEST, SOUTH, EAST ELEVATION

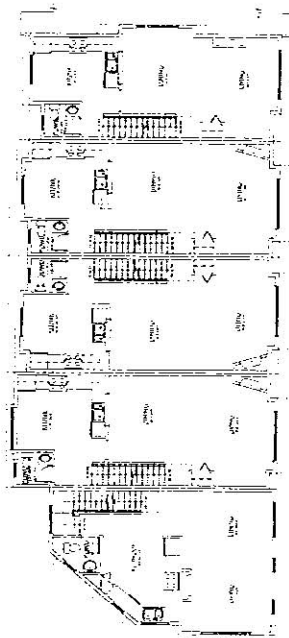
Yamamoto Architecture Inc.  
Architects

8  
DP 07395065

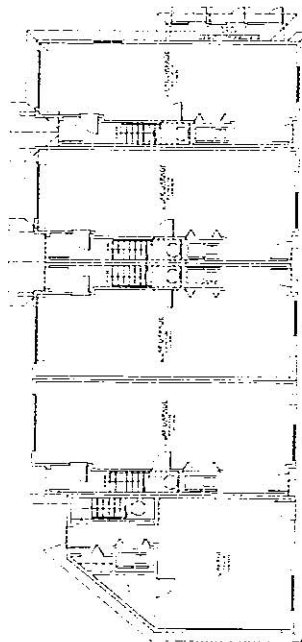




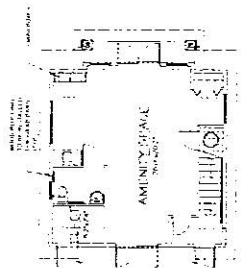
UNIT 45  
BUILDING NO. 9  
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT 46  
BUILDING NO. 9  
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



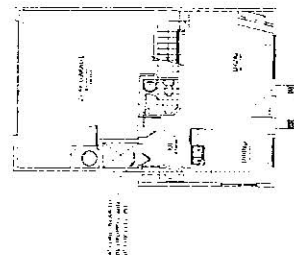
UNIT 47  
BUILDING NO. 9  
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



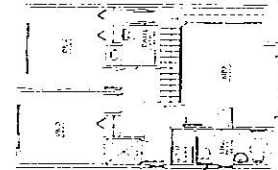
AMENITY BUILDING  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT 48 (BLDG. NO. 9)  
POSSIBLE ACCESSIBLE UNIT CONVERSION  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT 49 (BLDG. NO. 9)  
POSSIBLE ACCESSIBLE UNIT CONVERSION  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

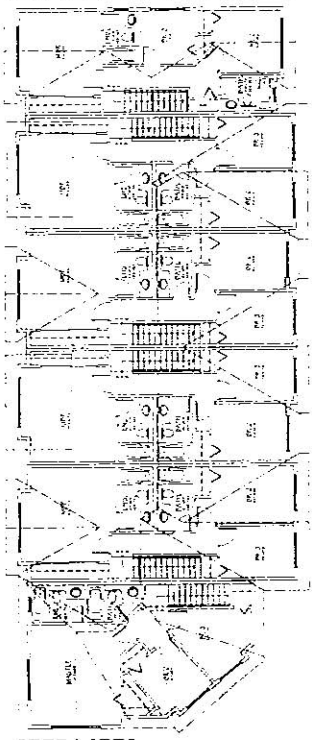
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10/15/08	REVISIONS FOR PERMITS	[Signature]	[Signature]
08/20/08	ISSUED FOR PERMITS	[Signature]	[Signature]
08/15/08	ISSUED FOR PERMITS	[Signature]	[Signature]

PROJECT:  
TOWNHOUSING DEVELOPMENT  
1000 W. WASHINGTON ST., SUITE 200  
CHICAGO, IL 60604  
**Yamamoto  
Architecture Inc.**

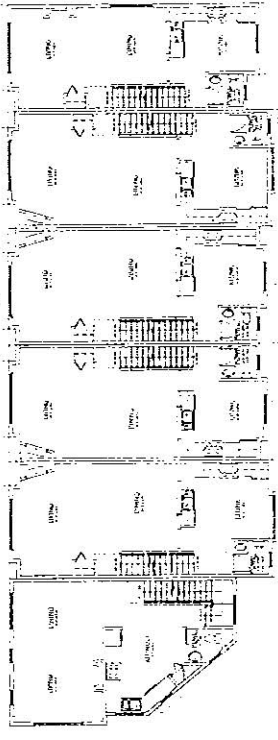
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DATE:  
10/24/08  
DRAWN BY:  
[Signature]

NO.	DATE	REVISION
13	10/24/08	ISSUED FOR PERMITS

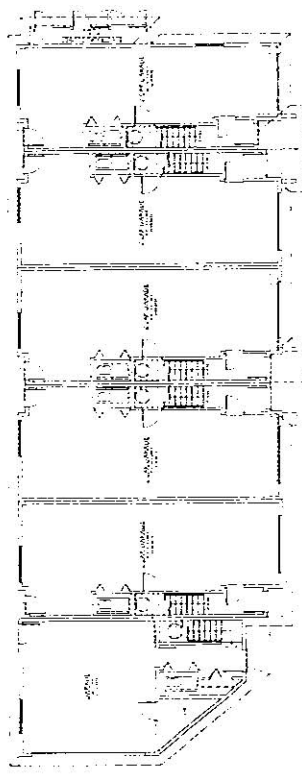
REFERENCE PLAN A APR 21 2008 DP 07395965



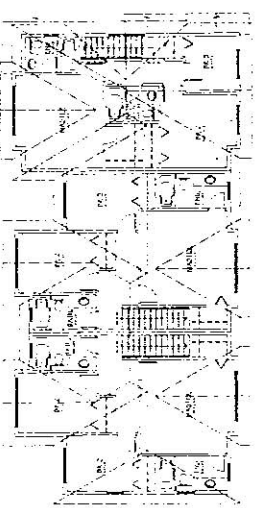
(UNIT 1)  
 BUILDING NO. 2 | THIRD FLOOR PLAN  
 (UNLESS OTHERWISE NOTED)  
 SCALE: 1/8" = 1'-0"



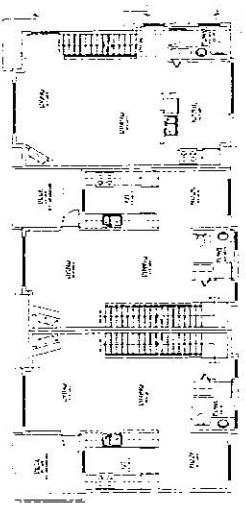
(UNIT 2)  
 BUILDING NO. 2 | SECOND FLOOR PLAN  
 (UNLESS OTHERWISE NOTED)  
 SCALE: 1/8" = 1'-0"



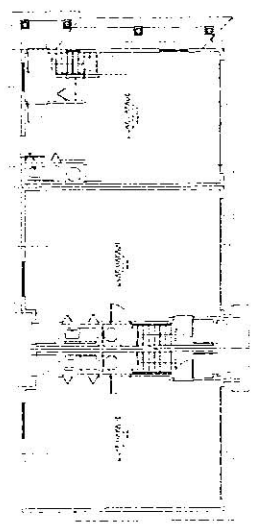
(UNIT 3)  
 BUILDING NO. 2 | GROUND FLOOR PLAN  
 (UNLESS OTHERWISE NOTED)  
 SCALE: 1/8" = 1'-0"



(UNIT 11)  
 BUILDING NO. 1 | THIRD FLOOR PLAN  
 (UNLESS OTHERWISE NOTED)  
 SCALE: 1/8" = 1'-0"



(UNIT 12)  
 BUILDING NO. 1 | SECOND FLOOR PLAN  
 (UNLESS OTHERWISE NOTED)  
 SCALE: 1/8" = 1'-0"



(UNIT 13)  
 BUILDING NO. 1 | GROUND FLOOR PLAN  
 (UNLESS OTHERWISE NOTED)  
 SCALE: 1/8" = 1'-0"

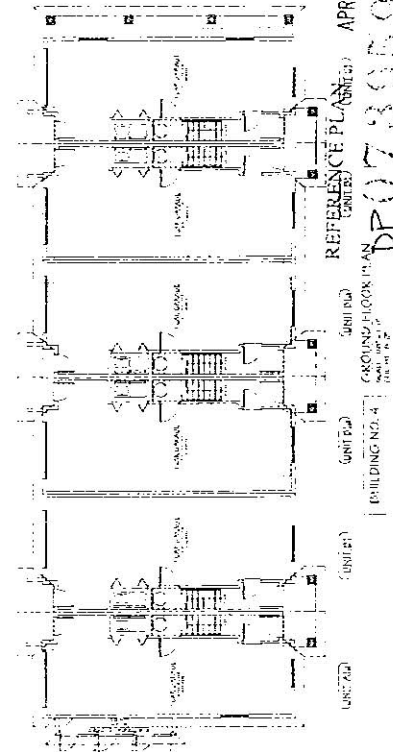
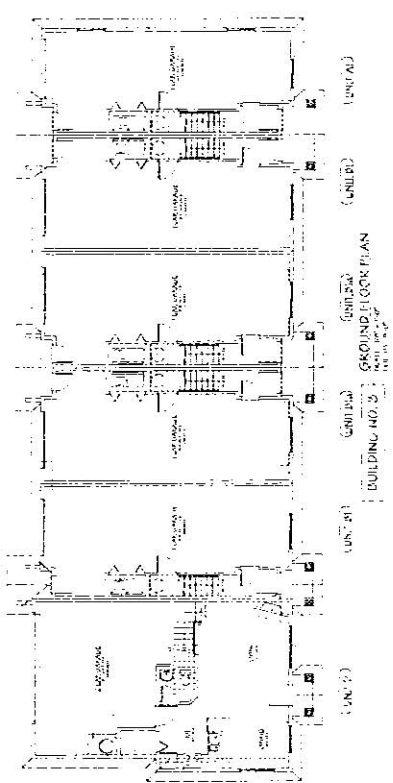
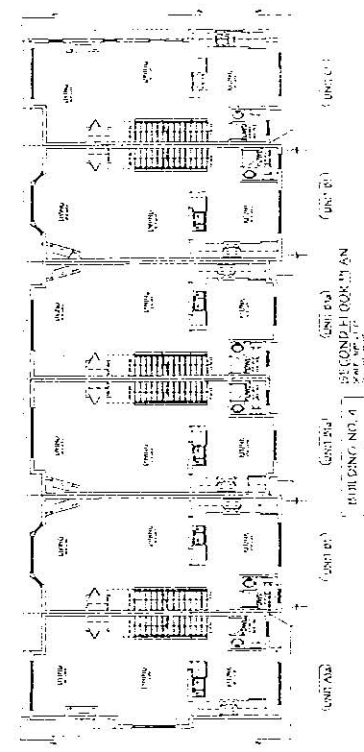
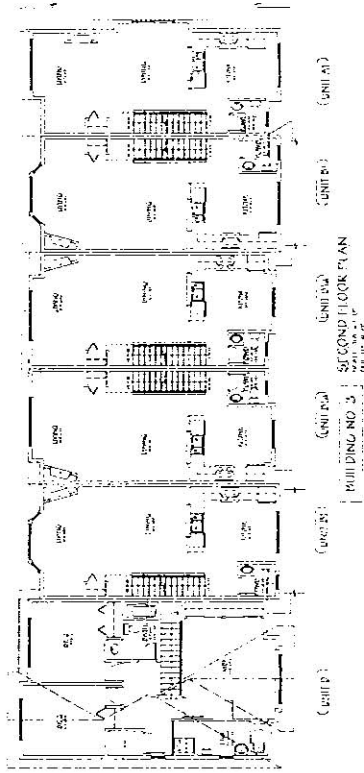
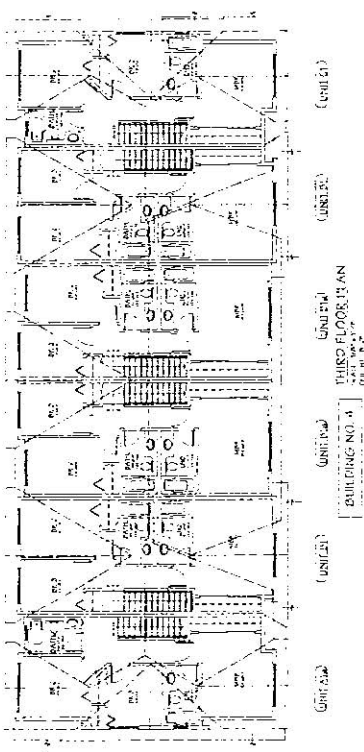
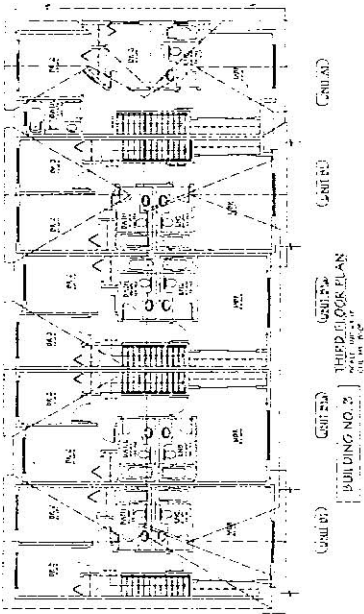
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01/11/2012	ISSUED FOR PERMIT
03/11/2012	ISSUED FOR PERMIT
04/11/2012	ISSUED FOR PERMIT
05/11/2012	ISSUED FOR PERMIT

YAMAMOTO ARCHITECTURE INC.  
 401 UNIT 1  
 1000 UNIVERSITY DRIVE WILLOWDALE  
 WILLOWDALE, ONTARIO M2H 1C7  
 TEL: (416) 491-1111  
 FAX: (416) 491-1112  
 WWW.YAMAMOTOARCHITECTURE.COM

**Yamamoto**  
 Architecture Inc.

PROJECT NO.	DATE	SCALE	DRG. NO.
2011-001	APR 16 2012	1/8" = 1'-0"	9
FLOOR PLANS			DRG. NO.

REFERENCE PLAN  
 (UNIT 3)  
 BUILDING NO. 2 | APR 16 2012  
 DP07395965

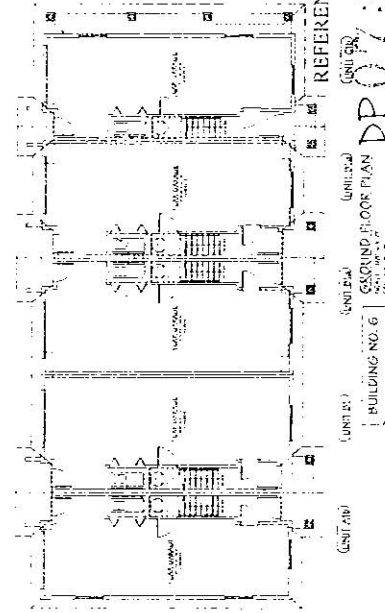
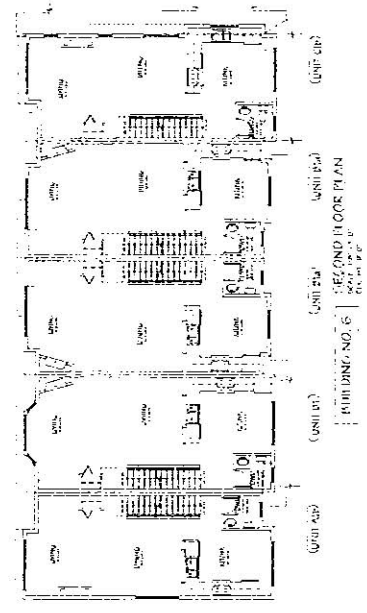
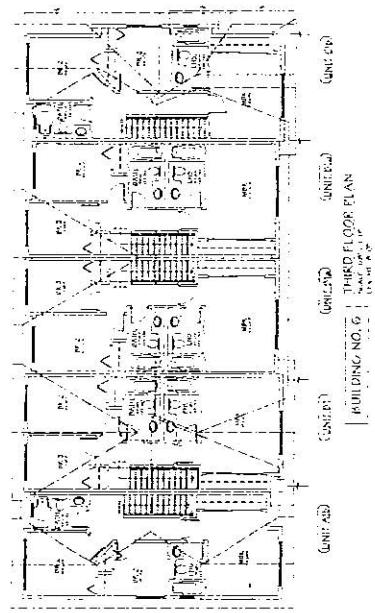
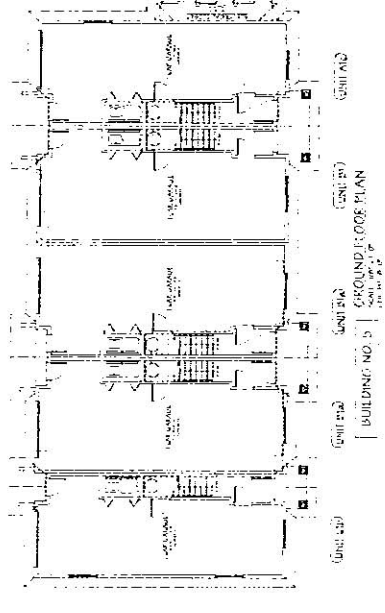
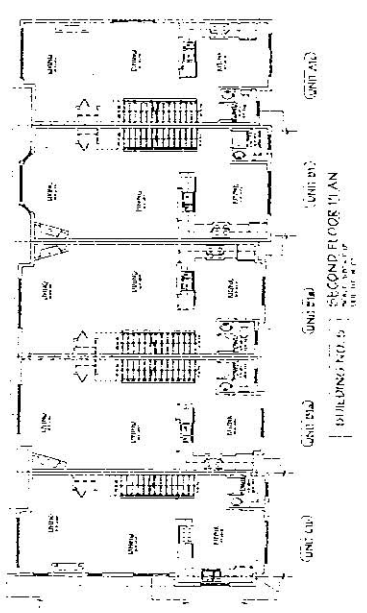
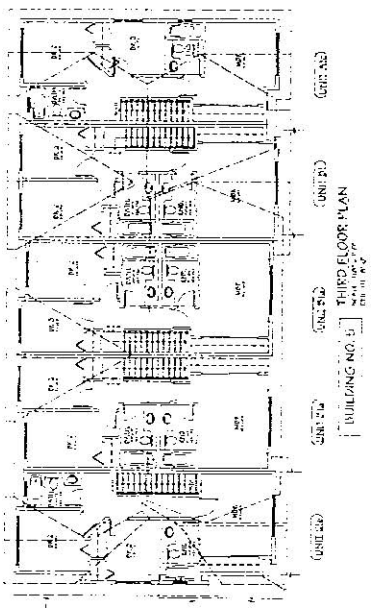


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APR 10 2008  
DPO73059035

DATE	DESCRIPTION
10/20/07	FINAL DESIGN
08/20/07	REVISION
07/20/07	REVISION
06/20/07	REVISION
05/20/07	REVISION
04/20/07	REVISION
03/20/07	REVISION
02/20/07	REVISION
01/20/07	REVISION

Yamamoto  
Architecture Inc.

10  
DPO73059035



REFERENCE PLAN APR 16 2008  
 DP 07395965

NO.	DATE	DESCRIPTION
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2	2008.04.16	ISSUED FOR PERMITTING
3	2008.04.16	ISSUED FOR PERMITTING
4	2008.04.16	ISSUED FOR PERMITTING
5	2008.04.16	ISSUED FOR PERMITTING
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8	2008.04.16	ISSUED FOR PERMITTING
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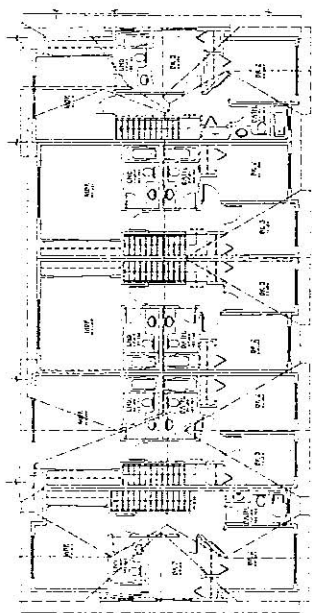
PROJECT  
 TOWNHOMES DEVELOPMENT  
 10000 WILLOW CREEK DRIVE  
 WILLOW CREEK, CALIFORNIA 94595

Yamamoto  
 Architecture Inc.

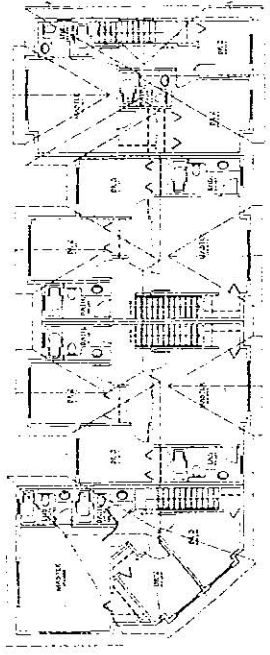
1000 WILLOW CREEK DRIVE  
 WILLOW CREEK, CALIFORNIA 94595  
 TEL: (925) 938-8888  
 FAX: (925) 938-8889  
 WWW.YAMAMOTOARCHITECTURE.COM

FLOOR PLAN

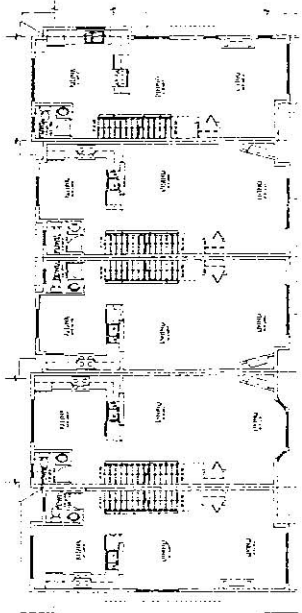
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2008.04.16	11	ISSUED FOR PERMITTING



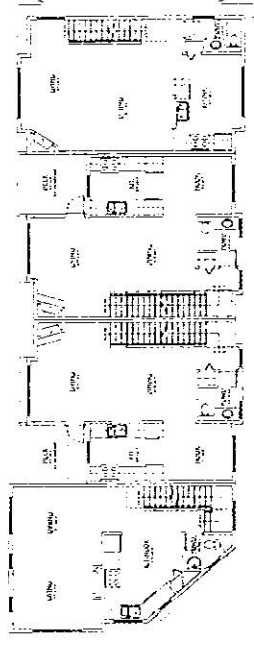
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 BUILDING NO. 7 | THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



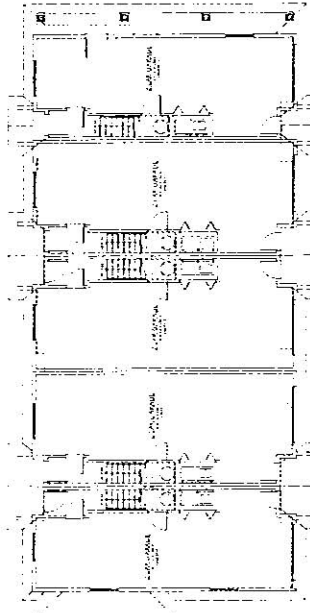
(UNIT 110) (UNIT 111) (UNIT 112) (UNIT 113)  
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 SCALE: 1/8" = 1'-0"



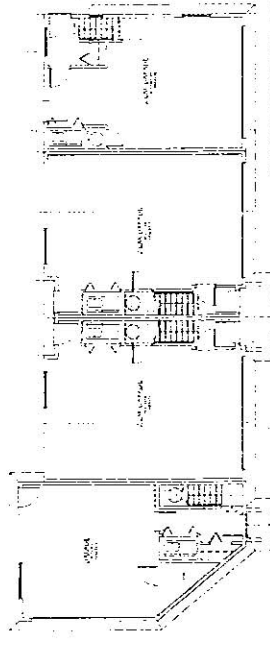
(UNIT 210) (UNIT 211) (UNIT 212) (UNIT 213)  
 BUILDING NO. 7 | SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



(UNIT 110) (UNIT 111) (UNIT 112) (UNIT 113)  
 BUILDING NO. 8 | SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



(UNIT 210) (UNIT 211) (UNIT 212) (UNIT 213)  
 BUILDING NO. 7 | GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



(UNIT 110) (UNIT 111) (UNIT 112) (UNIT 113)  
 BUILDING NO. 8 | GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

REFERENCE PLAN

(UNIT 110) (UNIT 111) (UNIT 112) (UNIT 113)  
 BUILDING NO. 8 | GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 073000065

APR 16 2008

DATE	12
BY	DOCS/RENS
CHECKED BY	
SCALE	

PROJECT NO.	107-100000000
DATE	10/10/07
BY	DOCS/RENS
CHECKED BY	
SCALE	

Yamamoto  
 Architecture Inc.  
 1100 PLANI