



To: Development Permit Panel

Date: March 20, 2018

From: Wayne Craig
Director, Development

File: DP 17-792088

Re: Application by Interface Architecture Inc. for a Development Permit at 9211 and 9231 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight townhouse units at 9211 and 9231 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the "C" units into the front yard setback;
 - b) Allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and allow small car parking stalls for the secondary suite units.


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

WC:el
Att. 2

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to develop eight townhouse units at 9211 and 9231 Williams Road. Two out of the eight townhouse units are proposed to each contain a ground-level secondary suite. The site is being rezoned from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone for this project under Bylaw 9750 (RZ 16-729962); which received third reading following the Public Hearing on October 16, 2017. The properties currently contain two single-family dwellings; which will be demolished.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 17-788783). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to: frontage beautification, storm upgrades, and new service connections.

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 site is as follows:

- To the north: Existing single family dwellings on lots zoned “Single-Detached (RS1/E)”.
- To the east: Existing single family homes with coach houses on compact lots zoned “Coach Houses (RCH)”, which are identified for future townhouse development under the Arterial Road Land Use Policy; and a 20-unit townhouse complex zoned “Medium Density Townhouses (RTM2)”.
- To the south: Across Williams Road, South Arm Park on lands zoned “School & Institutional Use (SI)”.
- To the west, existing single family dwellings on lots zoned “Single-Detached (RS1/E)”, which are identified for townhouse development under the Arterial Road Land Use Policy.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 16, 2017. No concern regarding the rezoning application was expressed at the Public Hearing.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone 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:

- 1) Reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the “C” units into the front yard setback.
(Staff supports the proposed variance, as it is mainly a result of the road dedication required along the entire Williams Road frontage. This variance also permits a ground floor projection into the front yard setback to allow larger habitable spaces on the ground floor for the units with a secondary suite. Varied front yard setbacks contribute to the pedestrian scale along Williams Road. Appropriate interfaces with the adjacent properties to the east and west have also been provided through landscaping design).
- 2) Allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and small car parking stalls for the secondary suite units.
(The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed eight-unit townhouse development will provide 18 residential, plus two visitor parking spaces on-site. The small car stalls in the side-by-side garages allow for a more flexible site layout to provide a wider outdoor amenity space and a predominant two-storey massing. Transportation staff support the proposed variances to allow one small car stall in each of the side-by-side double car garages and small car parking stalls for the secondary suites).

All of these variances request were identified at rezoning stage, and no concerns were identified at that time.

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that this small project generally meets all the applicable Development Permit Guidelines, and the overall design and site plan have adequately addressed staff comments.

Analysis***Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings are similar to the townhouse developments on this block.
- While three storey units are proposed along Williams Road, the building height is stepped down to two storeys along the side property lines to provide appropriate transition to the adjacent single family homes.
- Two pairs of two-storey duplexes and the outdoor amenity area are proposed along the rear (north) property line to minimize privacy and overlook concerns.
- A six foot tall fence and hedging materials will be installed along the north property line to provide a buffer between the subject townhouse development and the adjacent single family homes.

- Properties to both east and west of the subject site are designated for townhouse development. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the entry driveway) has been secured at rezoning.
- A six foot tall fence will be installed along the east and west property lines and a Fastigiata Golden Leaf Beech tree will be planted in each of the side yards to provide screening between the proposed townhouse units and the adjacent single family homes to the east and west.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The layout of the townhouse units is oriented around a single driveway providing access to the site from Williams Road and an east-west internal manoeuvring aisle providing access to the unit garages.
- Four pairs of duplex are proposed; creating a total of eight units. Half of the units will have direct pedestrian access from the street and half of the units will have access from the internal drive aisle.
- Two of the units will each contain a one-bedroom ground-level secondary suite of approximately 23 m² (244 ft²) in size.
- All units will have two vehicle parking spaces in a side-by-side double car garage. An additional surface parking stall will be assigned to each of the secondary dwelling units.
- A total of two visitor parking spaces will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both residential and visitor bicycle parking are provided in compliance with the Zoning Bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines (30 m² per unit) of the OCP. All units will have private outdoor spaces consisting of front or rear yard; the three-storey units will also have a covered deck on the second floor facing the internal drive aisle.
- Outdoor amenity space is proposed opposite to the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units.
- A covered mailbox kiosk and short-term bicycle parking spaces will be provided within the outdoor amenity space.
- The required garbage, recycling and organic waste storage enclosures have been incorporated into the design of the street fronting buildings to minimize the visual impact of these enclosures.

Architectural Form and Character

- The architect advised that the design of this project follows a neo-Craftsman character, which is consistent with the typical housing vocabulary (i.e., gable/hipped roof forms, canopied entry doors, boxed windows, wood textured siding, etc.) used in the neighbouring townhouse developments. However, this development will be differentiated from the other developments by the use of shingled siding and decorative diamond windows.
- The front units will have individual canopies and stoops identifying the entry doors. Vertical architectural articulation (i.e., stacked box windows) will visually cue the buildings as duplexes. The rear duplexes will have large fronting gables that visually identify each dwelling unit.
- A pedestrian scale is generally achieved along the public streets and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.
- The proposed building materials (horizontal hardie plank cedarmill siding, hardies shingle siding, fiberglass asphalt roof shingles, wood trim/post & cross beams, cultured stone veneer etc.) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single family character of the neighbourhood.
- A palette of earth tone grays and cream colours is proposed, with charcoal for the metal gutters/downspouts, white for the wood trims and vinyl window frames. A darker shade of horizontal siding on the ground floor will tie all four buildings (eight units) together visually.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage; one tree on site is identified for removal. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), two replacement trees are required. The applicant is proposing to plant 18 replacement trees on-site, including four conifers and ten deciduous trees.
- The proposal provides for a pedestrian-oriented streetscape fronting Williams Road; with a landscaped edge treatment including a new tree in each front yard, lawn and patio areas, low metal fencing, and metal gate to each street fronting unit.
- Typically, above-ground utility infrastructure improvements, such as a hydro kiosk, should be located outside of the front yard of a townhouse development. The hydro kiosk was originally proposed along the internal drive aisle within the side yard setback; and the site layout was generally accepted by staff. However, as encouraged by Council during the rezoning review process, the developer decided to provide two secondary suites in this development. In order to provide two surface parking stalls for the secondary suites, as per Zoning Bylaw requirement, the applicant proposed to relocate the hydro kiosk to the front yard in order to avoid significant revision to the accepted site layout. The kiosk will be screened by Cedar hedge on three sides, as the front side of the kiosk is not permitted to be screened. Staff will continue to guide the applicants of other development projects to locate all aboveground utility infrastructures outside of the front yard.

- Along the internal drive aisle, the central outdoor amenity area will be extended into the T-intersection in order to provide a landscape feature (i.e., a Maple tree) to visually interrupt the straight drive aisle; which may also dub as a traffic calming feature.
- Each unit will have a private yard with landscaping and lawn area. Various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The location of outdoor amenity space provides the easy access and visual transparency and surveillance for the townhouse residents. An organic landscape plan is proposed to masks the 'squareness' of the space provided. The landscape design creates angled views, pockets of activity, and potential for textured landscape elements.
- A variety of stimuli are proposed within the outdoor amenity area. A number of sanded logs will define small areas within the play area and can be used for balance; vertical logs will also provide balancing and play opportunities. A bench is also provided for caregivers.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$150,449.70 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. An \$8,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- The architect advised that the following CPTED design/features are incorporated into the proposal:
 - All building exterior side walls will have windows at upper floors; which would provide for passive surveillance over the common outdoor amenity area, visitor parking spaces, the garbage and recycle enclosures, and all main entries and garage doors along the internal drive aisle;
 - All unit entry doors will be clearly visible from the street and the internal drive aisle, will be well-lit, and will not be set back into the building;
 - The outdoor amenity area/children's play area is centrally located at the rear portion of the site; where it has minimum conflict with vehicles, and is highly visible for passive surveillance.
 - Bollard lighting will be added to the outdoor amenity area and at the ends of the four visitor parking spaces.

Sustainability

- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.


- The architect advised that the following design/features are incorporated into the proposal:
 - Vented windows to allow natural ventilation.
 - South-oriented units with minimal window placement on the east and west elevation to decrease unwanted solar gain/loss.
 - Large usable private outdoor yards to encourage more outdoor activities and usage.
 - Use of fibre cement siding as the main cladding material to achieve sustainable building practices.
- Each garage will be equipped with a 240V receptacle to accommodate future electric vehicle charging equipment.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this “Ac” unit will require installation of a chair lift (where the staircase has been dimensioned to accommodate this) in the future, if desired. <to be used for townhouse developments providing townhouse units that incorporate all of the convertible housing features listed in OCP section 3.4 Accessible Housing. Provide a description of renovation requirements (i.e. the installation of a stair lift or elevator)>
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, and the applicant has agreed to the list of Development Permit Considerations (signed concurrence on file) outlined in Attachment 2, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet
Attachment 2: Development Permit Considerations



DP 17-792088

Attachment 1

Address: 9211 and 9231 Williams Road

Applicant: Interface Architecture Inc.

Owner: Chen Chia Shu & 7878 Holding Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,392.0 m²

Floor Area Net: 986.32 m²

	Existing	Proposed
Site Area:	1,692.5 m ²	1,668.9 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.591	none permitted
Lot Coverage – Building:	Max. 40%	38.9%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	63.0%	none
Lot Coverage – Landscaping:	Min. 25%	28.2%	none
Setback – Front Yard (m):	Min. 6.0 m	5.4 m , except 4.5 m to the ground floor of the “C” units	variance required
Setback – East Side Yard (m):	Min. 3.0 m	3.01 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.03 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m with 50% ground floor projection (at 4.5 m)	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> • 11.08 m (3 storeys) along Williams Road • 8.73 m (2 storeys) along north property line 	none
Lot Width:	Min. 40.0 m	40.3 m	none
Lot Depth:	Min. 35.0 m	41.45 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.25 (V) per unit + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	18 (R) and 2 (V)	18 (R) and 2 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (16 x Max. 50% = 8)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	10	variance required
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	10 (Class 1) and 2 (Class 2)	10 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	61 m ²	none



City of Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9211 and 9231 Williams Road

File No.: DP 17-792088

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw 9750 (RZ 16-729962).
2. Submission of a Landscaping Security in the amount of \$150,449.70 (based on 100% of the cost estimate, including 10% contingency, provided by the landscape architect).

Prior to Building Permit Issuance, the developer must complete the following requirements:

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

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.

2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond

Development Permit

No. DP 17-792088

To the Holder: INTERFACE ARCHITECTURE INC.
Property Address: 9211 AND 9231 WILLIAMS ROAD
Address: C/O KEN CHOW
11590 CAMBIE ROAD, SUITE 230
RICHMOND BC V6X 3Z5

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 front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the "C" units into the front yard setback; and
 - b) allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and allow small car parking stalls for the secondary suite 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 #4 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 \$150,449.70 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 17-792088

To the Holder: INTERFACE ARCHITECTURE INC.
Property Address: 9211 AND 9231 WILLIAMS ROAD
Address: C/O KEN CHOW
11590 CAMBIE ROAD, SUITE 230
RICHMOND, BC V6X 3Z5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

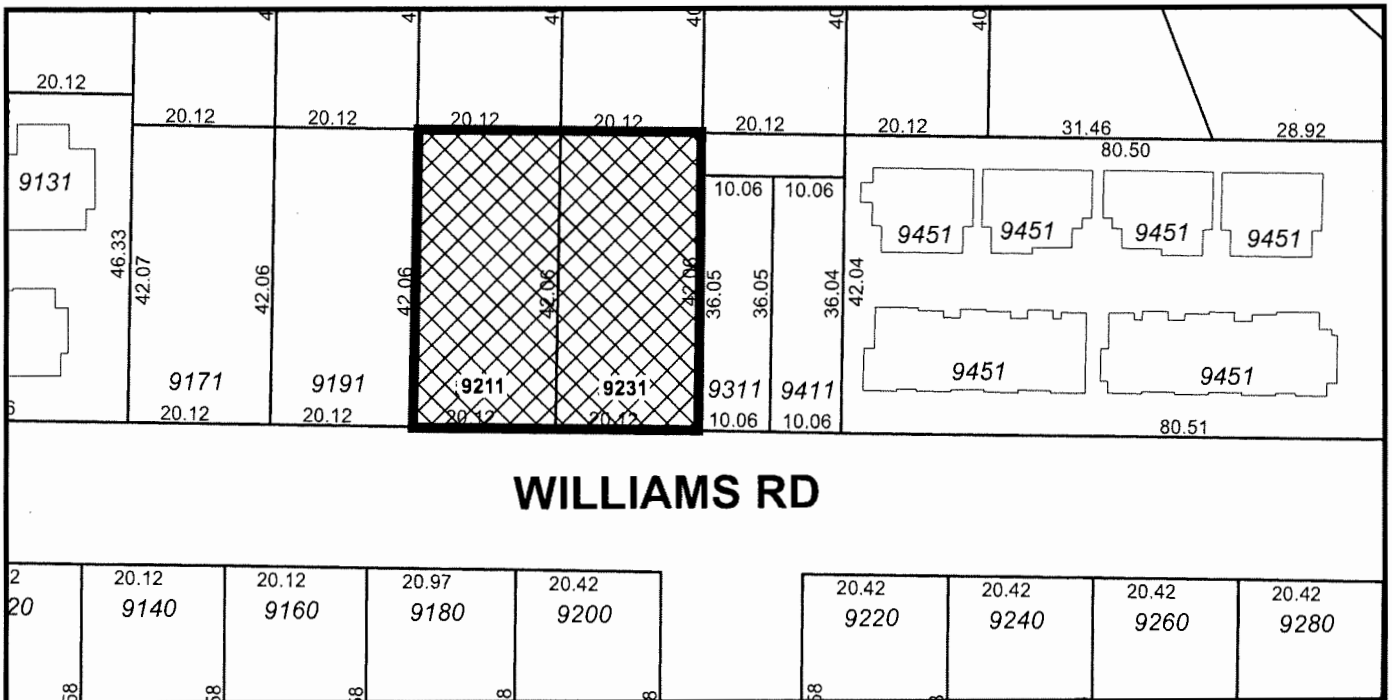
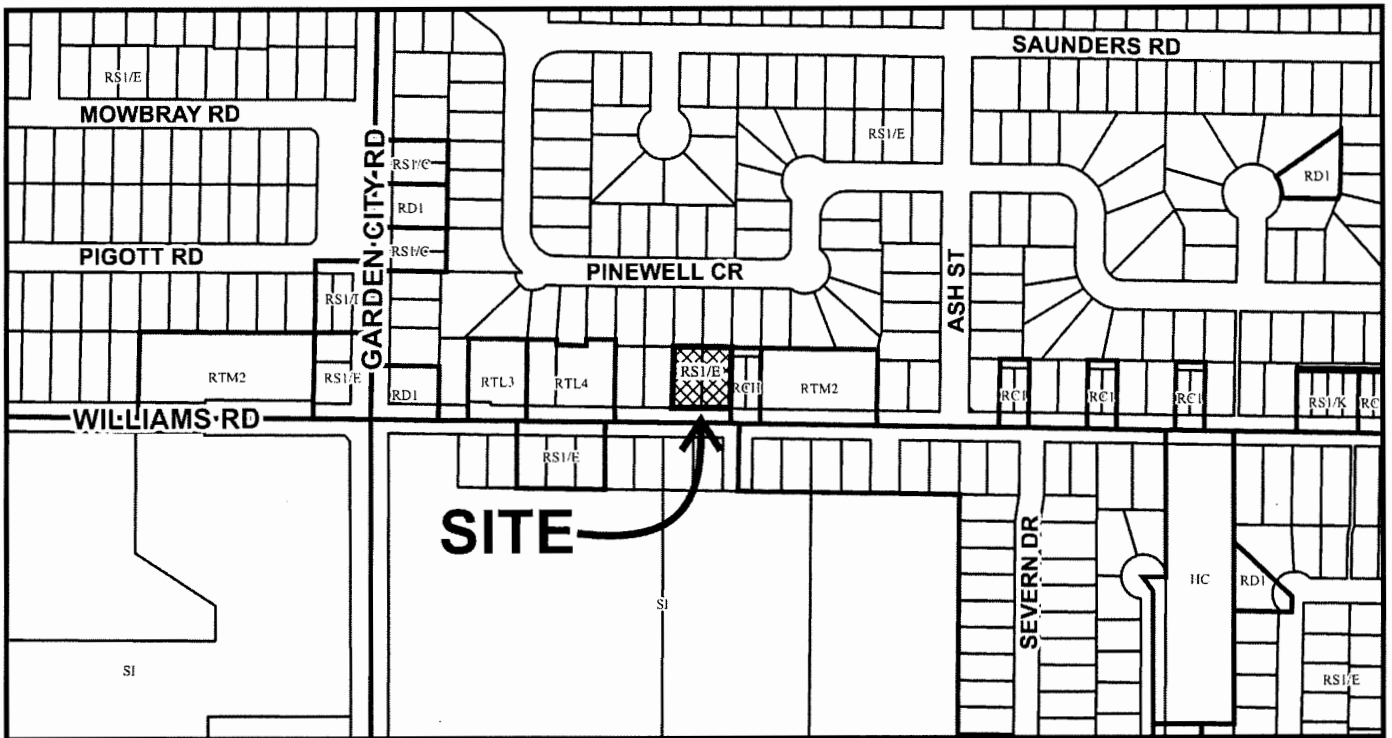
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 17-792088 SCHEDULE "A"

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES

CONTACTS	
Architect	Interface Architecture Inc. #230 - 11590 Cambie Road Richmond, B.C. V6X 3Z5 Tel: 604-821-1148 Fax: 604-821-1148 Attn: KEN CHOW Email: ken@interfacearchitecture.com
Landscape Architect	Jonathan Losee Ltd Landscape Architecture #102 - West 2nd Avenue Vancouver, BC V6J 1H3 Tel: 604-688-1003 Fax: 604-688-0402 Attn: JONATHAN LOSEE Email: jon@jonathandise.com
Arboretist	ARBORTECH CONSULTING LTD. #200 - 3740 CHATHAM STREET RICHMOND, BC V7E 2Z3 Tel: 604-275-5484 Fax: 604-275-9554 Attn: NORM HOL Email: norm@adgroup.ca
Civil (Offsite/Onsite)	CORE CONCEPT CONSULTING LTD. #220 - 2838 WONG WAY RICHMOND, B.C. V6V 3B7 Tel: 604-248-5040 Fax: 604-248-5041 Attn: BRUCE DUFFY Email: bruce@coreconceptconsulting.com
Mechanical	SRC ENGINEERING CONSULTANTS #205 - 4180 LOUGHREED HWY BURNABY, BC V5C 6A7 Tel: 604-288-8091 Fax: 604-288-8092 Attn: GEORGE GHATTAS Email: george@src-eng.com
Electrical	SRC ENGINEERING CONSULTANTS #205 - 4180 LOUGHREED HWY BURNABY, BC V5C 6A7 Tel: 604-288-8091 Fax: 604-288-8092 Attn: BILL KHANGURA Email: bill@src-eng.com
Geotechnical	GEOPACIFIC CONSULTANT LTD. #410 - 1200 W. 79th AVENUE VANCOUVER, B.C. Tel: 604-438-9189 Attn: MATT KOWAN Email: matt@geopacific.ca
Surveyor	EXPLORER SURVEY #230 - 12850 CLARKE PLACE RICHMOND, BC V6V 2H1 Tel: 604-303-8879 Fax: Attn: KENNETH NG Email: kenneth@explorersurvey.com

DRAWING LIST	Architectural	A1.1 PROJECT DATA AND SITE PLAN A1.2 PERMEABILITY & OUTDOOR SPACE OVERLAYS A1.3 F.A.R. OVERLAYS A2.1 FLOOR PLANS: BUILDING 1 (BLDG 4 REVERSED) - LEVEL 1, 2 & 3 A2.2 FLOOR PLANS: BUILDING 2 & 3 - LEVEL 1 & 2 A2.3 FLOOR PLANS: CONVERTIBLE UNIT A3.1 ELEVATIONS: BUILDING 1 (BLDG 4 REVERSED) A3.2 ELEVATIONS: BUILDING 2 & 3 A4.1 SITE SECTIONS - AA, BB & CC A5.1 STREETSCAPES & MATERIALS A5.2 STREETSCAPES
Landscape	L-1 LANDSCAPE PLAN	
Arboretist	TREE RETENTION ASSESSMENT REPORT, DATED APRIL 5, 2016	
Survey	TOPOGRAPHICAL SURVEY, DATED NOVEMBER 15, 2016	

CITY PERMITS			
REZONING	RZ16-72982	BP BLDG #1	
DEVELOPMENT	DP17-792088	BP BLDG #2	
SITE SERVICING		BP BLDG #3	
		BP BLDG #4	



PROJECT DESCRIPTION

A REZONING TO RT1.4 (LOW DENSITY TOWNHOUSES) IS PROPOSED TO PERMIT THE DEVELOPMENT OF AN 8-UNIT TOWNHOUSE PROJECT FOR THIS 1692.5 M² (18,276 SF, 0.42 ACRES) SITE. THE SITE FRONTS A MINOR ARTERIAL ROAD (WILLIAMS ROAD), HAS NO REAR YARD, IS SURROUNDED ON 3 SIDES WITH SINGLE-FAMILY HOMES, AND HAS A 7.6 M (25 FT) STATUTORY RIGHT-OF-WAY (SANITARY) STRADDLING THE REAR PROPERTY LINE.

THE COMBINED 2 PARCELS (6132.0' WIDE X 4136.0' DEPTH) ARE IN THE BROADMOOR OCP PLANNING AREA 2.6, BUT NOT YET SUBJECT TO A SPECIFIC SUBAREA PLAN. MULTI-FAMILY DENSIFICATION IS PERMITTED PER 3.6.1 ARTERIAL ROAD POLICY (MIN FRONTAGE 139 FT).

A 0.6 M (2.0 FT) ROAD DEDICATION IS REQUIRED ACROSS THE WIDTH OF THE SITE ALONG WILLIAMS ROAD, IN ORDER TO ACCOMMODATE THE REQUIRED 1.5 M BOULEVARD AND 1.5 M SIDEWALK BEHIND THE EXISTING CURB.

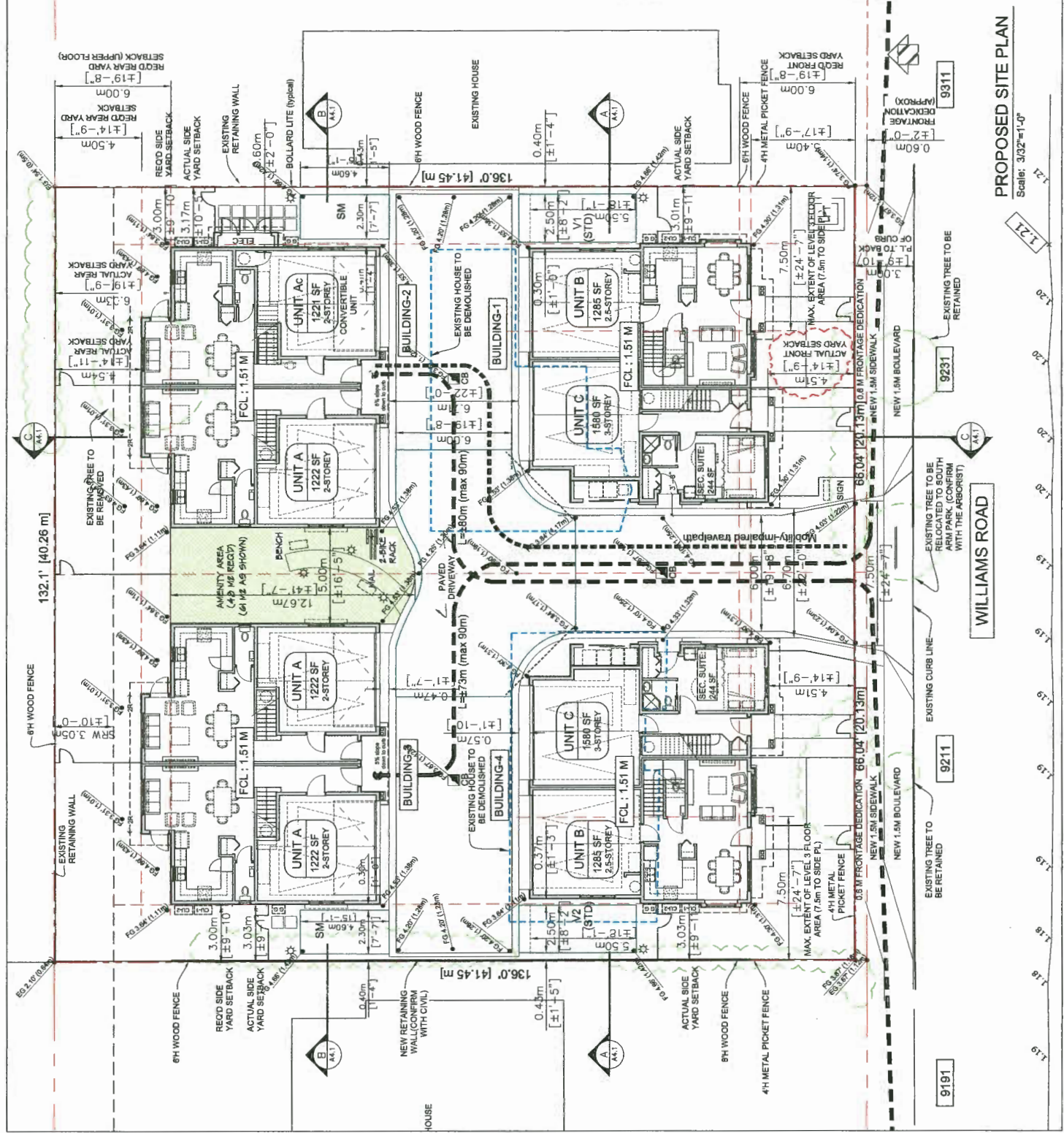
THE PROJECT COMPRISES OF 8 UNITS IN 4 DUPLEXES. THERE ARE NO TANDEN UNITS. TWO LOCKOFF UNITS HAVE BEEN ADDED (1 IN EACH UNIT TYPE C), REDUCED FROM 8 TO 4.5M AT THE GROUND LEVEL TO THE LOCKOFF UNITS, OVERALL FROM 8.0M TO 6.4M TO ALL OTHER UNITS. (2) PERMIT 10 SMALL CAR PARKING SPACES (1 IN EACH OF 8 UNITS, 2 OUTDOOR SPACES FOR EACH TOWNHOUSE UNIT TO MEET ENERGEIDE 82 REQUIREMENTS).

ONE CONVERTIBLE UNIT IS PROVIDED IN BUILDING 2.

ENERGY

Upgrades to meet Energuide 82

- SOLAR HOT WATER READY
- PER THE REQUIREMENTS OF THE BC HOT WATER READY REGULATION
- CONCRETE FLOORS (0.3 M) AREA
- RZ2 NOMINAL ABOVE GRADE WALLS
- RZ3 NOMINAL CEILING BELOW ATTIC
- CONDENSING HOT WATER TANK WITH A MINIMUM 0.2Z PROVIDING PADMANT FLOOR HEATING AND DOMESTIC HOT WATER (GEOSPIRED)
- ENERGY STAR APPLIANCES (CLOTHES WASHER/DRYER, FRIDGE, DISHWASHER)
- SEE CEA ENERGY REPORTS FOR DETAILS
- CEA WILL CONDUCT INSPECTION OF UNIT C TO VERIFY COMPLIANCE



DEVELOPMENT PERMIT APPLICATION

PROPOSED 8-UNIT TOWNHOUSE DEVELOPMENT

9211, 9231 WILLIAMS ROAD, RICHMOND BC

PARCEL ID: 003470001
LOT 7 SECTION 27 BLOCK 4 NORTH-RANGE 6 WEST PLAN 16318

PARCEL ID: 004-18354
LOT 1 SECTION 27 BLOCK 4 NORTH-RANGE 6 WEST PLAN 16318

UNIT TYPE	GROSS AREA (EXEMPT)	COVERED AREA (EXEMPT)	GARAGE (EXEMPT)	STAIRWELL (EXEMPT)	STAIR LEVEL 3 OPENING AREA (EXEMPT)	FAR NO. UNITS	TOTAL
UNIT A	1,726	20	356	108	30	1,222	3
UNIT B	1,726	20	356	108	30	1,222	3
UNIT C	1,810	16	348	108	53	1,285	2
UNIT C	2,296	83	380	108	45	1,560	2
							10,874

ZONING SUMMARY

Richmond Zoning and Development Bylaw No. 8500

* PROPOSED ZONING VARIANCE

LOT SIZE: GROSS AREA 16,223 SF = 0.418 ACRES (1,693 M²)
DEDICATION 528 SF = 0.006 ACRES (24.1 M²)
NET AREA 17,864 SF = 0.41 ACRES (1,669 M²)
RT1.4 PROPOSED (CURRENTLY: RS1/E)
LOW DENSITY TOWNHOUSES

PERMITTED	PROJECT SPECIFICS (PROPOSED)
MINIMUM LOT SIZE: 40 M WIDTH X 35 M DEPTH (WITH CONDITIONS)	40.3 M WIDE X 42.0 DEPTH
DENSITY: 40% MAX FOR BLDGS	FAR 0.56 (10,917 / 17,864 SF)
LOT IMPERMEABLE: 65% MAX NONPOROUS	35.9% (6,991 / 17,864 SF)
YARD SETBACKS: FRONT YARD (S) 3.0 M (9.84 FT) MIN	65.0% (11,316 / 17,864 SF)
SIDE YARD 2 (W) 3.0 M (9.84 FT) MIN	28.2% (5,061 / 17,864 SF)
REAR YARD - LEV 1 4.5 M (14.78 FT) (OCP S-3)	
REAR YARD - LEV 2 6.0 M (19.89 FT) (OCP S-3)	
YARD PROJECTIONS: MAX 1.0M FRONT YD	4.51 M (14.80 FT) *
PRINCIPAL BLDG 1.0M FRONT, 0.6M REAR	3.03 M (9.94 FT)
BALCONIES 1.5M, BUT NOT AT SIDE	3.01 M (9.87 FT)
PERGOLAS ETC BY CASE	4.54 M (14.90 FT)
BUILDING HEIGHT: 12.0 M (39.37) MAX	6.03 M (19.78 FT)
FLOORPLAN CL. 3 STOREYS	
PARKING REQUIRED: TOP OF HAB FLR AT 0.3M	1.2M
MIN ABOVE RD CROWN 16 (20.0 UNIT RESIDENTS)	0.2 M (0.67 FT) FRONT
2 (1 PER LOCKOFF UNIT)	N/A
2 (0.2 UNIT VISITORS)	N/A
NONE PERMITTED	
NO TANDEN PROPOSED	
NO REQUIRED	
SMALL CARS 10 (1.25 PER UNIT)	10 PROVIDED IN 8 UNITS
TANDEN SPACES 2 (0.2 PER UNIT)	2 PROVIDED
HIC SPACES 48 M2 (8.00 UNIT X 8)	81 M ² SHOWN (859 SF)
BICYCLE PARKING: CLASS 1 30 M ² RECOMMENDED	51 M ² MINIMUM PER UNIT
CLASS 2 70 M ² OR PAY-IN-LIEU	PAY-IN-LIEU
AMENITY SPACE: 1 DEPOT (FOR 8 UNITS)	2 CARTS (95 GAL)
PRIVATE OUTDOOR INDOOR: 2 CARTS (95 GAL)	2 CARTS (95 GAL)
GARBAGE DEPOT: 1 CARTS (95 GAL)	1 CARTS (95 GAL)
PAPER: 1 CARTS (95 GAL)	1 CARTS (95 GAL)
CONTAINERS: 1 CARTS (95 GAL)	1 CARTS (95 GAL)
FOOD SCRAP: 1 CARTS (95 GAL)	1 CARTS (95 GAL)
GLASS: 1 CARTS (95 GAL)	1 CARTS (95 GAL)
ON-SITE PARKING: MEDIUM SIZE SPACE (UNASSIGNED IF CAN MANOEUVRE ON SITE)	N/A - CAN MANOEUVRE ON SITE

INTERFACE:

Suite 230
11590 Cambie Road
Richmond, BC V6X 3Z5
Tel: 604 821 1162
F: 604 821 1146
www.interfacearchitecture.com

PROJECT

Proposed 8-Unit
Townhouse Development
9211, 9231 Williams Road,
Richmond, B.C.

PROJECT NO. 1802WILG

SCALE As Noted

DATE APR. 1, 2018

DRAWN BY KYC, SRS, AL

CHECKED BY KYC

SHEET TITLE PROJECT DATA AND SITE PLAN

DRAWING A1.1

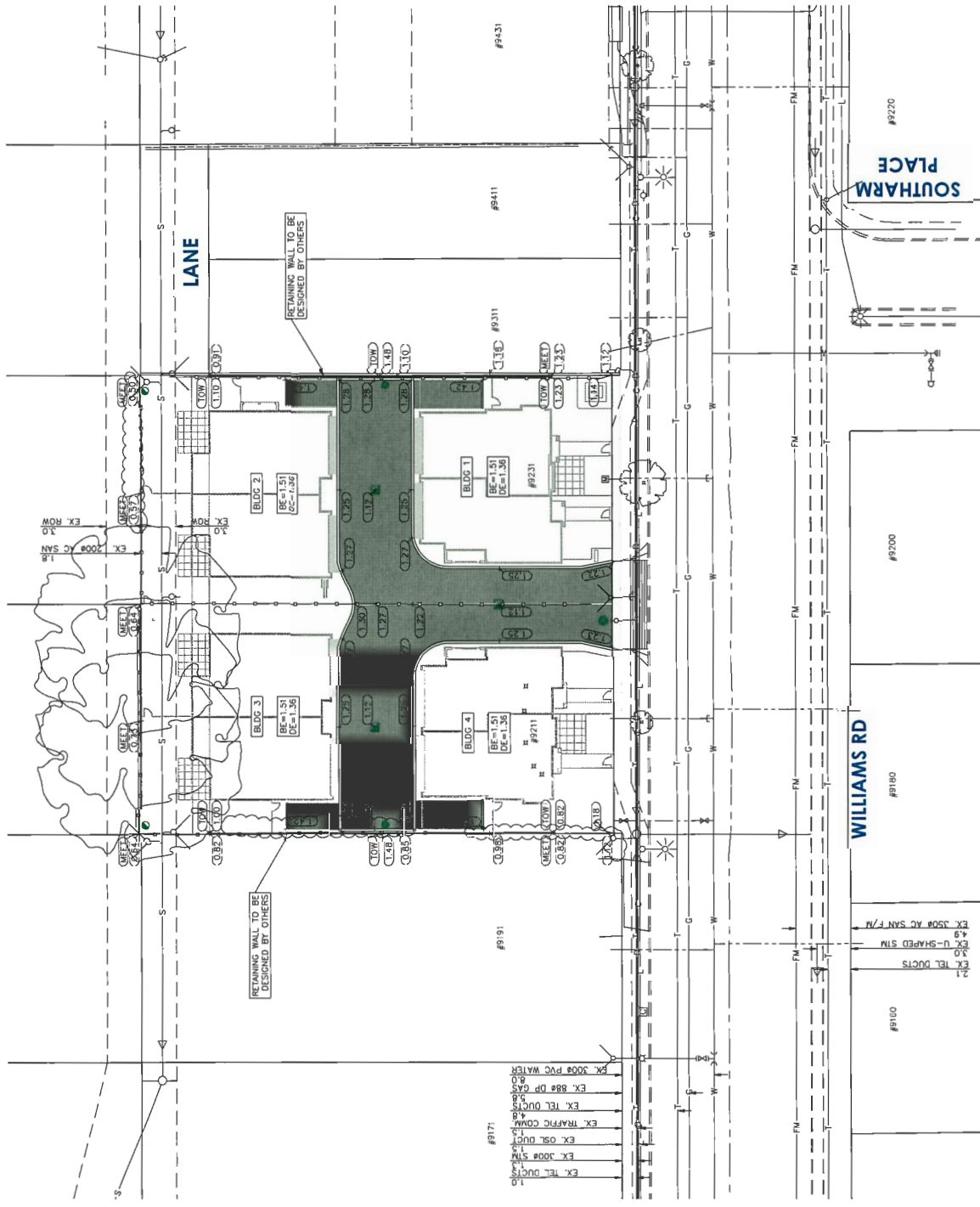
SUMMARY - ON-SITE PARKING PROVIDED

Unit Type	# Units	VEHICLE PARKING			BIKE PARKING (CLASS 1)		
		STD (No)	STD	SMALL	Class 1	Class 1	Class 1
A	4	1	1	1	1	1	1
B	2	1	1	1	1	1	1
C	2	1	1	1	1	1	1
Lock-off Unit 2	2	2	2	2	2	2	2
Visitor	8	10	10	20	8	2	2

DP 17-792088

DP PLAN #1

MAR 20 2018



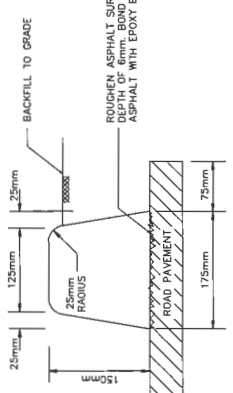
PLAN
SCALE: 1:250

LEGEND
X TREE TO BE REMOVED

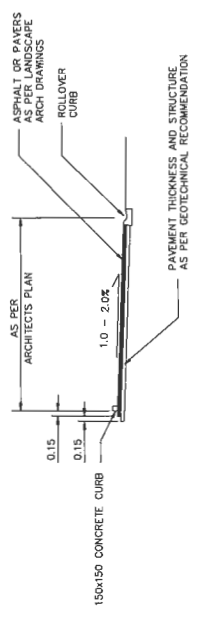
* existing retaining walls on adjacent properties to be retained.
* proposed retaining walls will be built on site adjacent to the existing walls on neighbouring lots.

ROADWORKS NOTES:

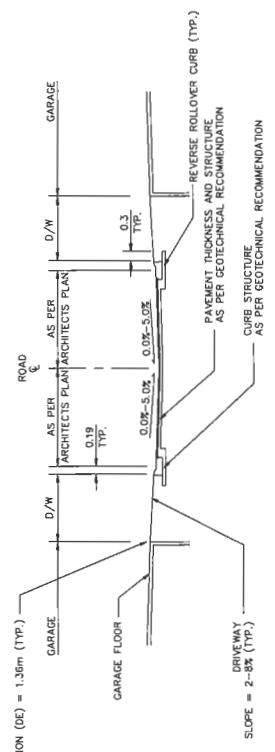
- ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RICHMOND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT AND ROAD STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
- SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBBASE MATERIAL.
- ALL SUBBASE AND BASE COURSE MATERIALS TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (MIN) OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL ROAD ELEVATIONS ARE PAVEMENT AND GUTTER ELEVATIONS.
- ALL ROADWAY CURBS ARE ROLL-OVER CURBS.
- ALL PARKING CURBS ARE AS PER DETAIL. THIS SHEET WHERE PARKING CURBS CONNECT TO ROADWAY CURBS THE PARKING CURB SHALL BE ADJUSTED TO PROVIDE A SMOOTH TRANSITION.
- CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
- GEOMETRIC CURB DATA REFERS TO THE BACK OF CURB.
- FOR CONCRETE PAVING AND ROAD PAVERS LOCATIONS AND DETAILS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
- ELEVATIONS SHOWN AS THUS (3.35) ARE EXISTING ELEVATIONS.
- ELEVATIONS SHOWN AS THUS (3.32) ARE PROPOSED FINISHED SURFACE ELEVATIONS.
- COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS PREPARED BY OTHERS.



CONCRETE PARKING CURB DETAIL
SCALE=N.T.S.



PARKING STALL DETAIL
SCALE=1:100 HOR., N.T.S. VERT.



CENTER SWALE ROADWAY / UNIT CROSS-SECTION
SCALE=1:100 HOR., N.T.S. VERT.

MAR 20 2018

DP 17-792088

PLAN #2

City of Richmond
9911 No. 3 Road Richmond B.C. V6Y 2C1

LOT GRADING PLAN

9211 & 9231 WILLIAMS ROAD
CITY FILE: -----

DESIGN: -----
DRAWN: OG
CHECKED: BGD
ENGINEER: RF

DATE: SEPT 2017
SCALE: 1:250
SHEET NO.: 1 OF 1

REV#	DATE	BY	CHK.	DESCRIPTION	REVISIONS
1.	24 JAN 2018	AR	RF	ISSUED FOR COORDINATION	
2.	15 NOV 2017	AR	RF	ISSUED FOR DISCUSSION	

TEL: 604-249-5040
FAX: 604-249-5041
www.coreconceptconsulting.com

CoreConcept CONSULTING LTD.
#220-2639 Viking Way, Richmond, BC, V6V 3B7

KEN PHUAH
Core Concept Consulting Project No. 17079
DWG. 3 OF 4

NOTES:

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:
ELEVATIONS ARE GEOMETRIC BASED ON INTEGRATED SURVEY MONUMENT 774680 IN THE CITY OF RICHMOND
ELEVATION = 0.818m

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS, UNLESS OTHERWISE NOTED.

THE CLIENTS OF CORECONCEPT CONSULTING LTD. ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ARRANGING FOR THE RELOCATION OF GAS SERVICE LINES, AND WHERE NECESSARY, INSTALLATION LOCATIONS MAY BE OBTAINED FROM

BC ONE CALL SERVICE RECORDS DEPARTMENT
TELEPHONE: (604) 257-1900

FORTS REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

Notes:

Tag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.
 Class denotes the structural class of a tree growing in a forest stand environment: SUPP = suppressed, SUB = subdominant, COD = codominant and DOM
 Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees).
 Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unsuitable, M denotes marginal, S denotes suit
 Loc denotes the ownership of Off-Site trees; City, Off-Site (private), or Park (Includes ESA), based on the survey provided.
 Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Class	Dbh (cm)	Tree Type	Cond	Loc	Action	Additional Observations (based on VTA only)
754		39	Flowering cherry	U		Remove	This tree has weak structural form related to the scaffold unions being headed in their past and large weakly attached replacement leaders growing from near the old heading cuts that exhibit presence of decay.

- History of improper pruning with pruning wounds up to 20cm in diameter and it is infected with cankers from disease infection.
- This tree species does not compartmentalise wood decay fungus and its life expectancy is significantly reduced due to historical improper pruning practices.

A	15	Flowering cherry	G	CITY	PROTECT
B	14	Flowering cherry	G	CITY	TRANSPLANT
C	8	Red maple	G	CITY	PROTECT

No defects.
 Parks Department to be contacted 4 days in advance. Tree moving to be performed and/or supervised by Arbortech.
 No defects.

DP 17-792088

PLAN #3

MAR 20 2018

LEGEND:

- denotes TAG NUMBER or ID REFERENCE.
- denotes ALDER or COTTONWOOD TREE (untagged bylaw sized).
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BY-LAW undersize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.

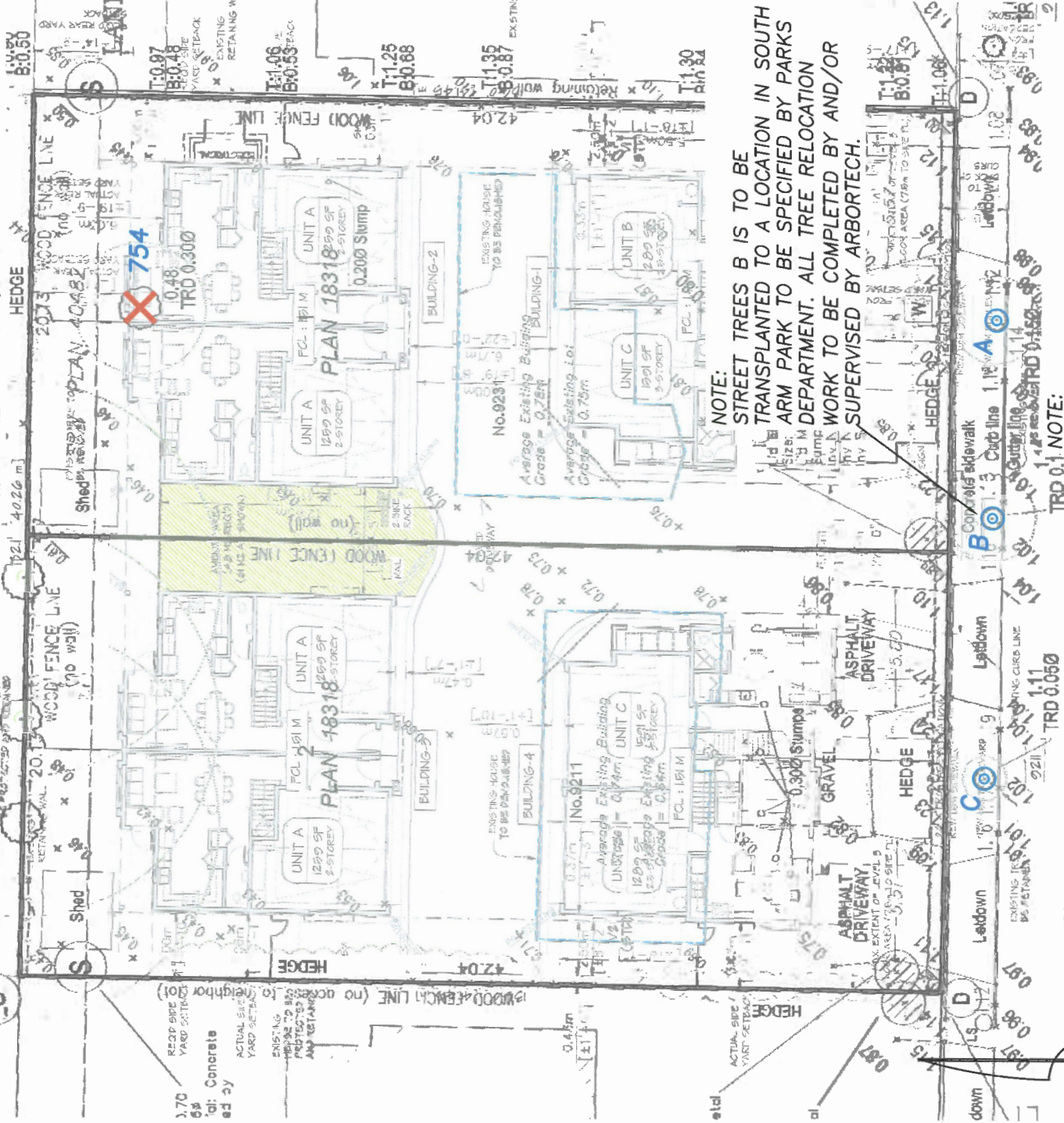
PLAN NOTES:
 This plan is based on drawings supplied by the project Surveyor (BCL). Engineers (P ENG) and/or Design Professionals are provided for contact only on matters relating to the planning and implementing the proposed development. It is not intended to be used for any other purpose or as a basis for any other dimensions thereof. Refer to the original drawings from those professionals for these purposes.

acigroup.ca

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

TREE MANAGEMENT DRAWING
 PROJECT: TOWNHOUSE DEVELOPMENT PROJECT
 ADDRESS: 9211, 9231 WILLIAMS RD RICHMOND
 CLIENT: TOMS INVESTMENT GROUP
 ACL FILE: 16140

NOTE:
 THREE TREES ON NORTH ADJACENT PROPERTY HAVE BEEN REMOVED SINCE THE SURVEY WAS COMPLETED THEREFORE NO PROTECTION MEASURES ARE REQUIRED.



NOTE:
 STREET TREES B IS TO BE TRANSPLANTED TO A LOCATION IN SOUTH ARM PARK TO BE SPECIFIED BY PARKS DEPARTMENT. ALL TREE RELOCATION WORK TO BE COMPLETED BY AND/OR SUPERVISED BY ARBORTECH.

TRD 0.1 NOTE:

STREET TREES A AND C GROWING IN SIDEWALK PLANTERS TO BE PROTECTED TO CITY STANDARDS (BARRIERS REQUIRED AT EDGE OF PLANTER CUT-OUT).

WILLIAMS

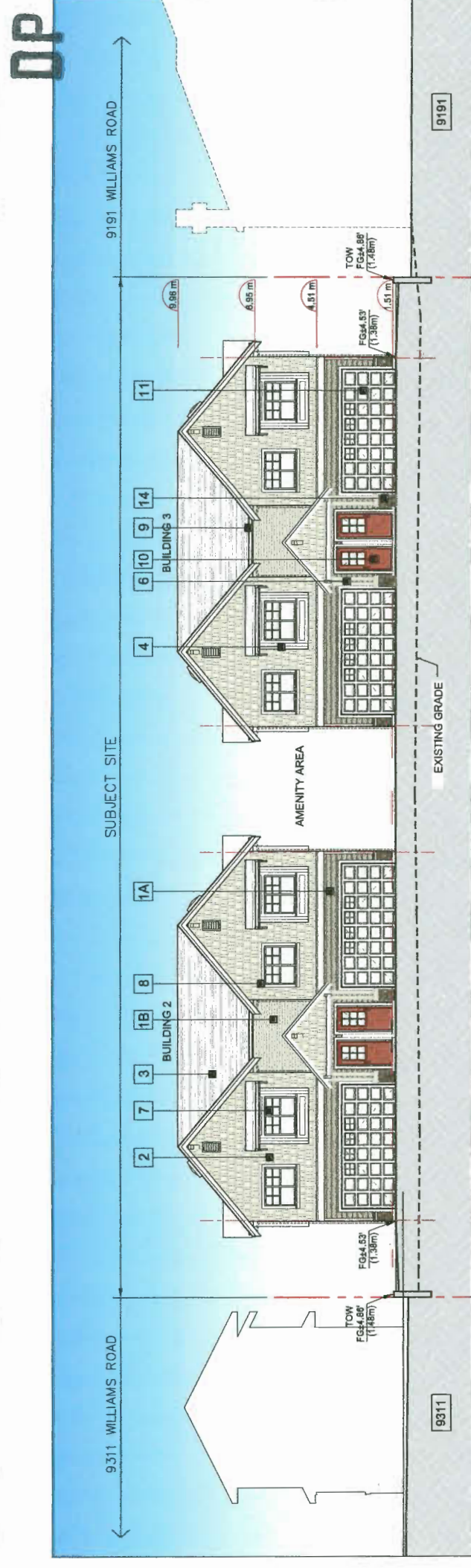
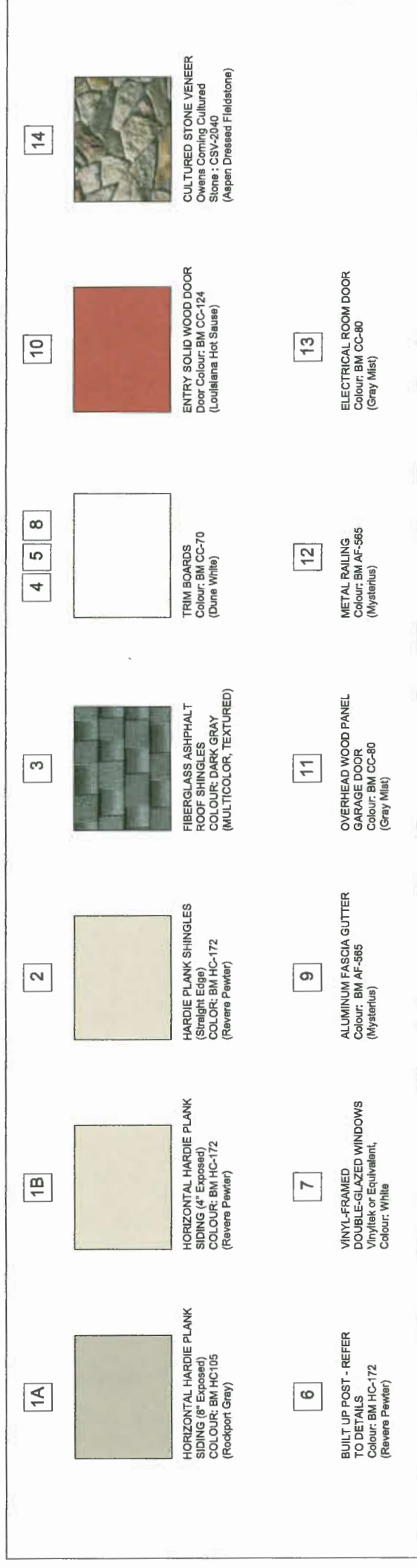
NORTH

SCALE 1:250
 ALL DISTANCES ARE IN METRES

Center line of CUT-OUT



STREETSCAPE ON WILLIAMS ROAD (LOOKING NORTH)
Scale: 1/8"=1'-0"



STREETSCAPE ON DRIVE AISLE (LOOKING NORTH)
Scale: 1/8"=1'-0"

REVISIONS	DATE	DESCRIPTION
1	MAR 12, 2018	DP REAPPLICATION
2	FEB 27, 2018	DP REAPPLICATION
3	NOV 21, 2017	DP APPLICATION
4	JUL 25, 2017	RZ REUBMISSION
5	OCT 11, 2016	RZ REUBMISSION
6	APR 22, 2016	RZ APPLICATION
7		CONSULTANTS

EXTERIOR FINISHES	
1	HORIZONTAL HARDIE PLANK CEDARHILL SIDING A: Main Floor (8") Colour: BM HC105 (Rockport Gray) B: 2nd Floor (4") Colour: BM HC172 (Revere Pewter)
2	CEDAR OR HARDIE SHINGLE SIDING Straight Edge Panels Colour: BM HC172 (Revere Pewter)
3	FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolour, Textured)
4	2x6 WOOD TRIM BOARD - PAINTED Colour: BM CC70 (Dune White)
5	1x4 TRIM BOARD ON 2x6 BARGE BOARD Colour: BM CC70 (Dune White)
6	8x8 WOOD POST AND CROSS BEAMS Colour: BM HC172 (Revere Pewter)
7	VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: Strand Ivory
8	2x6 WINDOW TRIM BOARD - PAINTED Colour: BM CC70 (Dune White)
9	ALUMINUM FASCIA GUTTER Colour: BM HC188 (Kendall Charcoal)
10	ENTRY SOLID WOOD DOOR WITH SIDELIGHT Door Colour: BM CC124 (Louisiana Hot Sauce Orange)
11	OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM HC188 (Kendall Charcoal)
12	METAL RAILING Colour: BM HC188 (Kendall Charcoal)
13	ELECTRICAL ROOM DOOR Colour: BM 2122-80 (Pallet Flatwhite)
14	CULTURED STONE VENEER Owens Corning Cultured Stone or Equivalent Aspen Dressed Fieldstone (CSV-2040)

INTERFACE:
Suite 230
11890 Cambie Road
Richmond BC
Canada V6X 3Z5
Tel: 604 821 1162
www.interfacearchitecture.com

PROJECT NO.	1402WILG
SCALE	As Noted
DATE	APR 1, 2018
DRAWN BY	KYC, SRS, AL
CHECKED BY	KYC
SHEET TITLE	STREETSCAPE - WILLIAMS ROAD(NORTH) & DRIVE AISLE (NORTH) MATERIALS BOARD
DRAWING	A5.1

17-792088
PLAN #4
MAR 20 2018

DP

REVISIONS
MAY 12, 2018 DP REAPPLICATION
FEB 27, 2018 DP REAPPLICATION
NOV 21, 2017 DP APPLICATION
JUL 26, 2017 RZ RESUBMISSION
OCT 11, 2018 RZ RESUBMISSION
APR 22, 2018 RZ APPLICATION
CONSULTANTS

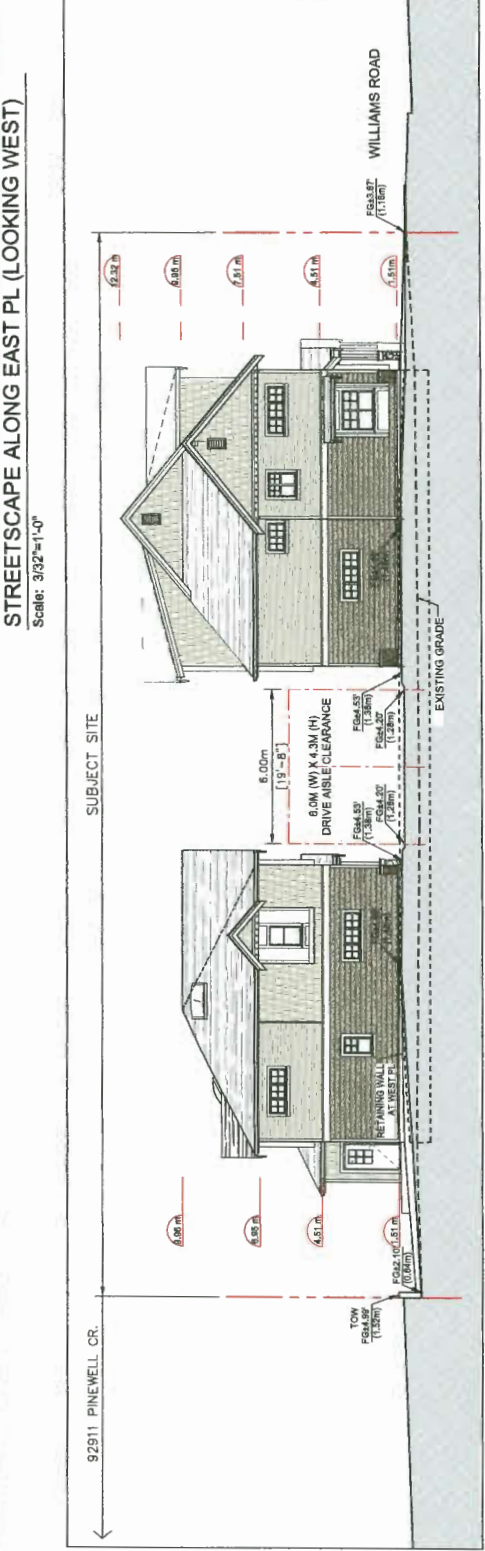
All details and specifications shown herein are for the proposed project and shall not be used for any other project. The drawings and specifications are the property of the architect and shall not be reproduced without written permission. The architect and engineer shall not be responsible for any errors or omissions in the drawings and specifications. The contractor shall be responsible for any errors or omissions in the construction. The architect and engineer shall not be responsible for any errors or omissions in the construction. The contractor shall be responsible for any errors or omissions in the construction.

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PROJECT
 Proposed 8-Unit
 Townhouse Development
 9211, 9231 Williams Road,
 Richmond, B.C.

PROJECT NO.	1502WILG
SCALE	As Noted
DATE	APR. 1, 2018
DRAWN BY	KYC, SSS, AL
CHECKED BY	KYC
SHEET TITLE	STREETSCAPES
DRAWING	A5.2

PLAN # 4A



MAR 20 2018 DP 17-792088

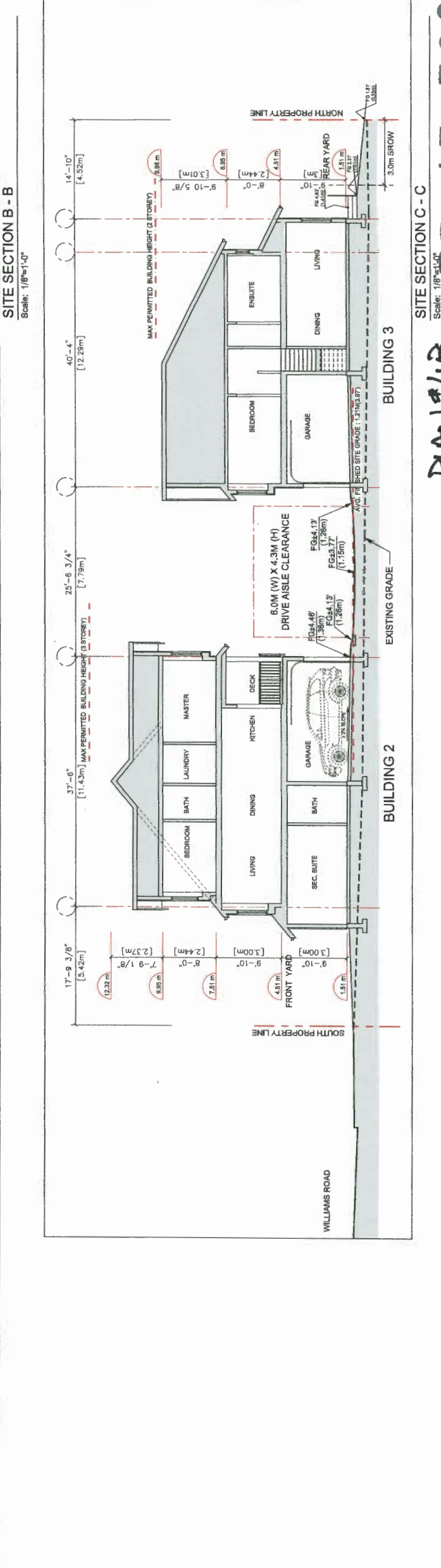
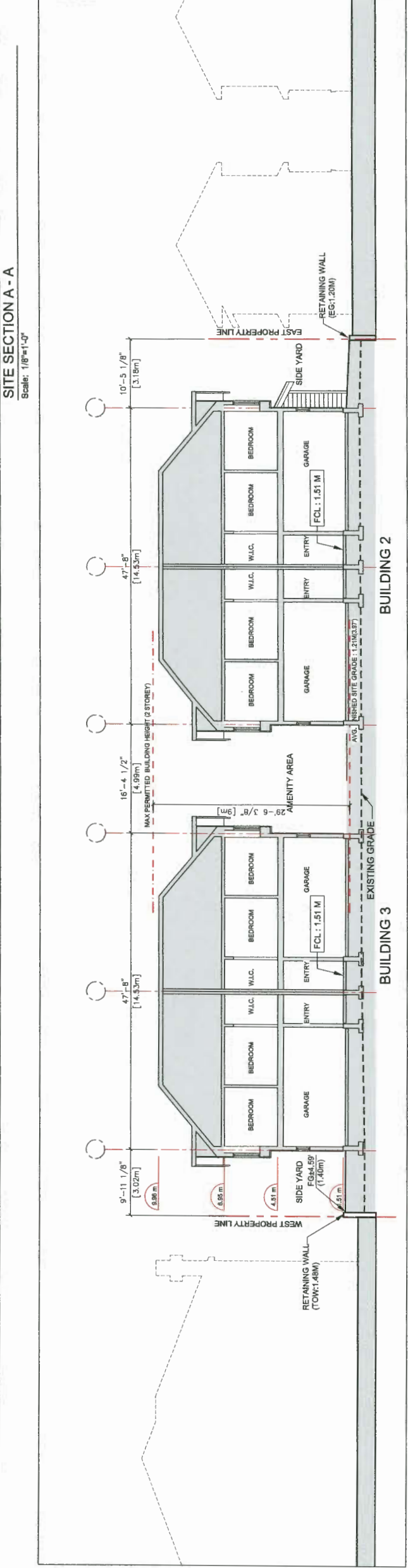
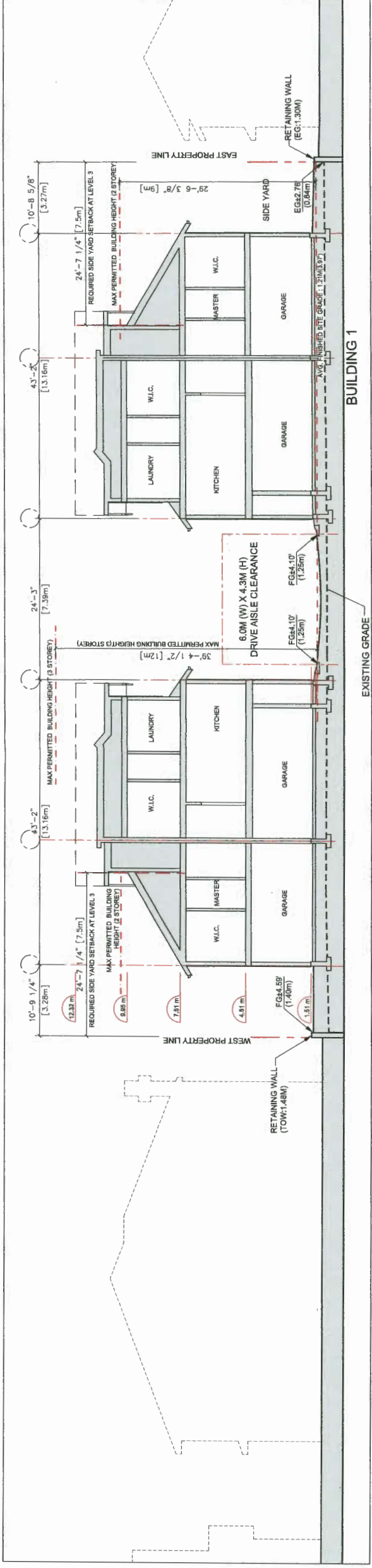
REVISIONS	DATE	DESCRIPTION
	MAR 12, 2018	DP REAPPLICATION
	FEB 27, 2018	DP REAPPLICATION
	NOV 21, 2017	DP APPLICATION
	JUL 26, 2017	RZ RESUBMISSION
	OCT 11, 2016	RZ RESUBMISSION
	APR 22, 2016	RZ APPLICATION
CONSULTANTS		

All drawings and specifications shall be in accordance with the current editions of the British Columbia Building Code and the current editions of the National Building Code of Canada. The drawings shall be used only for the project and site shown. No other use or reproduction is permitted without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, whether or not the same are caused in whole or in part by the negligence of the architect.

SEAL
 ARCHITECT

INTERFACE:
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 Richmond BC
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 www.interfacearchitecture.com

PROJECT	Proposed 8-Unit Townhouse Development 9211, 9231 Williams Road, Richmond, B.C.
PROJECT NO.	1822WELG
SCALE	As Noted
DATE	APR. 1, 2018
DRAWN BY	KYC, SRS, AL
CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS AND STREET SCAPE
DRAWING	A4.1



PLAN # 413
 MAR 20 2018
 DP 17-792088

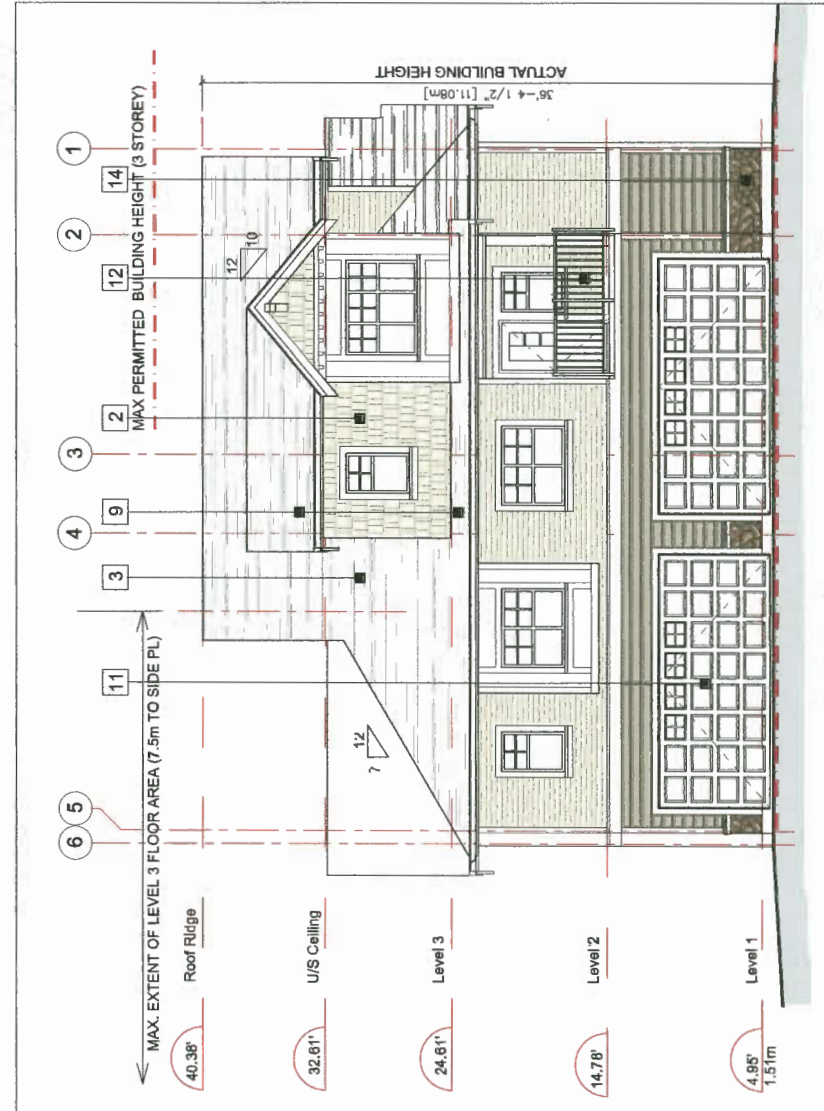
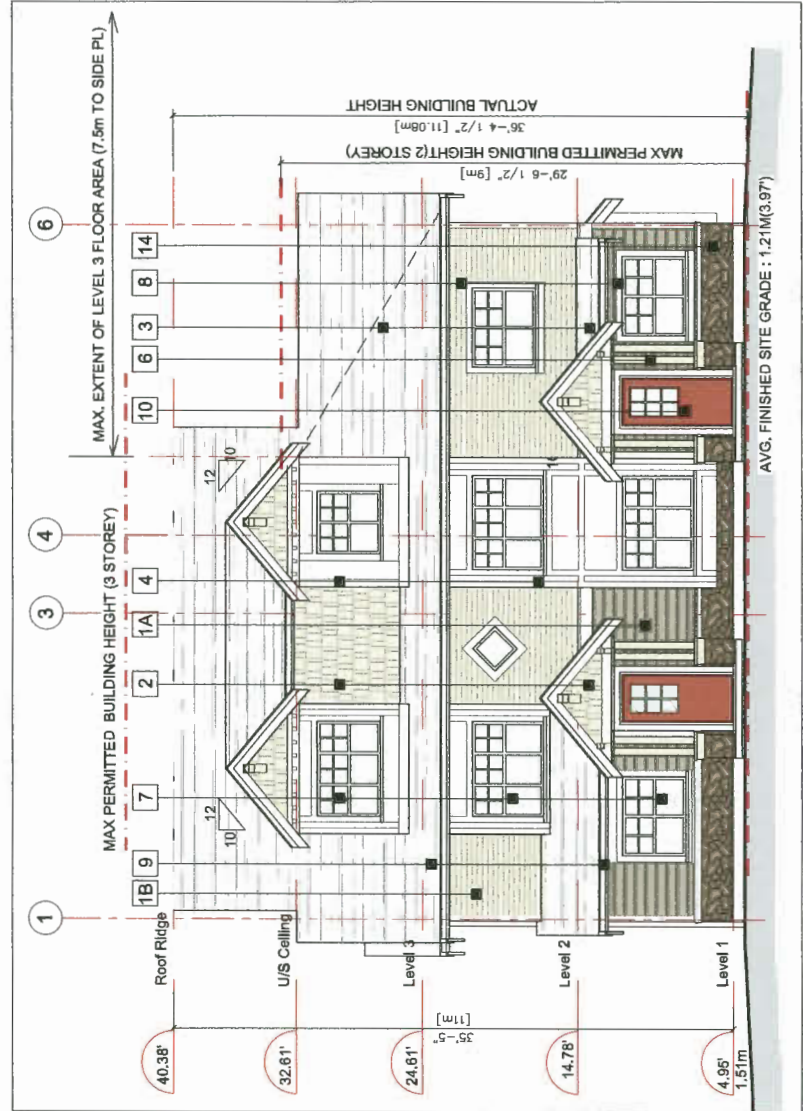
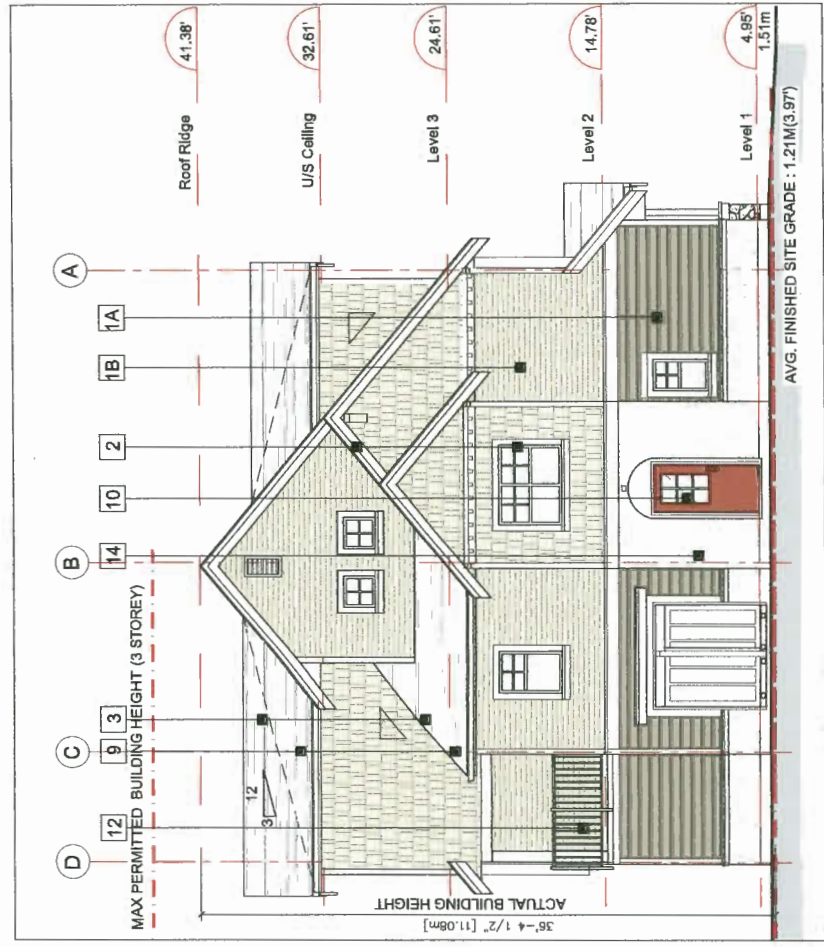
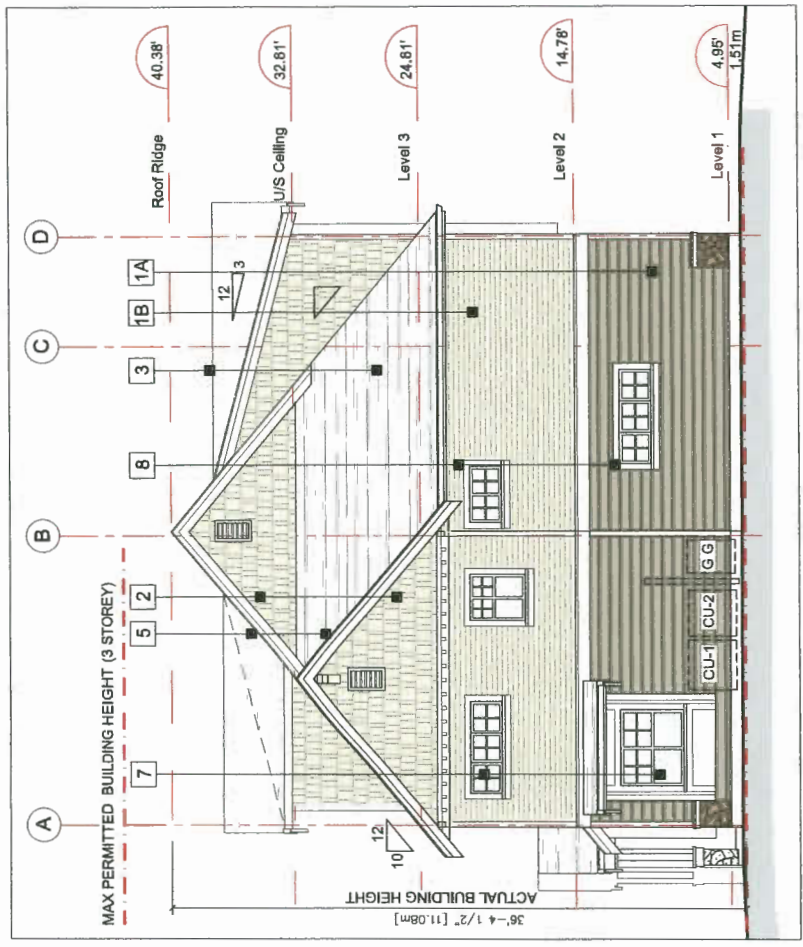
REVISIONS	DATE	DESCRIPTION
	MAR 12, 2018	DP REAPPLICATION
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	NOV 21, 2017	DP APPLICATION
	JUL 25, 2017	RZ RESUBMISSION
	OCT 11, 2016	RZ RESUBMISSION
	APR 22, 2016	RZ APPLICATION
	CONSULTANTS	

INTERFACE:
 Suite 230
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 Canada V6X 3Z5
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 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	Proposed 6-Unit Townhouse Development 8911, 8931 Williams Road, Richmond, B.C.
PROJECT NO.	1602WLG
SCALE	As Noted
DATE	APR. 1, 2019
DRAWN BY	KYC, SRS, AL
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS: BUILDING 1 (BUILDING 4 SIM)
DRAWING	A3.1

- EXTERIOR FINISHES**
- HORIZONTAL HARDIE PLANK CEDARMILL SIDING
A: Main Floor (8") Colour: BM HC105 (Rockport Grey)
B: 2nd Floor (4") Colour: BM HC172 (Revere Pewter)
 - CEDAR OR HARDIE SHINGLE SIDING
Straight Edge Panels
Colour: BM HC172 (Revere Pewter)
 - FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Grey (Multicolour, Textured)
 - 2x6 WOOD TRIM BOARD - PAINTED
Colour: BM CC70 (Dune White)
 - 1x4 TRIM BOARD ON 2x8 BARGE BOARD
Colour: BM CC70 (Dune White)
 - 6x6 WOOD POST AND CROSS BEAMS
Colour: BM HC172 (Revere Pewter)
 - VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Strand Ivory
 - 2x6 WINDDOW TRIM BOARD - PAINTED
Colour: BM CC70 (Dune White)
 - ALUMINUM PASCIA GUTTER
Colour: BM HC186 (Kendall Charcoal)
 - ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: BM CC124 (Louisiana Hot Sauce Orange)
 - OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM HC186 (Kendall Charcoal)
 - METAL RAILING
Colour: BM HC186 (Kendall Charcoal)
 - ELECTRICAL ROOM DOOR
Colour: BM 2122-60 (Pallet Plaisiolo)
 - CULTURED STONE VENEER
Owens Corning Cultured Stone or Equivalent
Aspen Dressed Finitions (CSV-2040)

MAR 20 2018
 PLAN #4C
 DP 17-792088



REVISIONS	DATE	DESCRIPTION
	MAR 12, 2018	DP REAPPLICATION
	FEB 27, 2018	DP REAPPLICATION
	NOV 21, 2017	DP APPLICATION
	JUL 26, 2017	RZ RESUBMISSION
	OCT 11, 2016	RZ RESUBMISSION
	APR 22, 2016	RZ APPLICATION
	CONSULTANTS	

At Interface and other locations about the project, the owner and the architect have agreed to the terms of the contract. The architect is not responsible for the design of the building. The architect is not responsible for the design of the building. The architect is not responsible for the design of the building.

INTERFACE:
 Suite 230
 11650 Cambie Road
 Richmond BC
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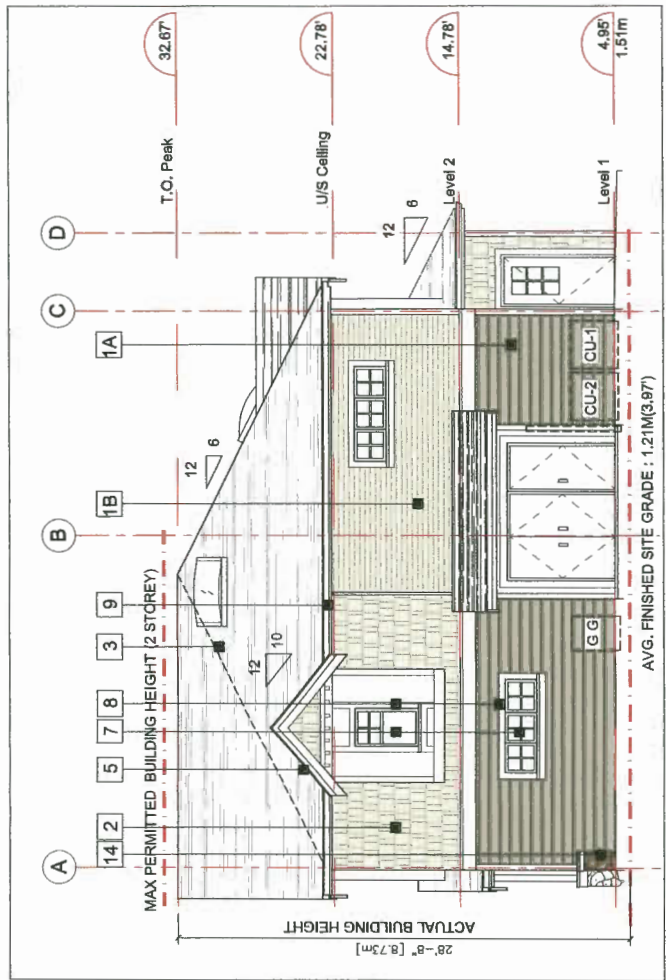
PROJECT
 Proposed 8-Unit
 Townhouse Development
 8211, 8231 Williams Road,
 Richmond, B.C.

PROJECT NO.	1802WLG
SCALE	As Noted
DATE	APR. 1, 2018
DRAWN BY	KYC, SRB, AL
CHECKED BY	KYC
SHEET TITLE	
ELEVATIONS:	BUILDING 2,3

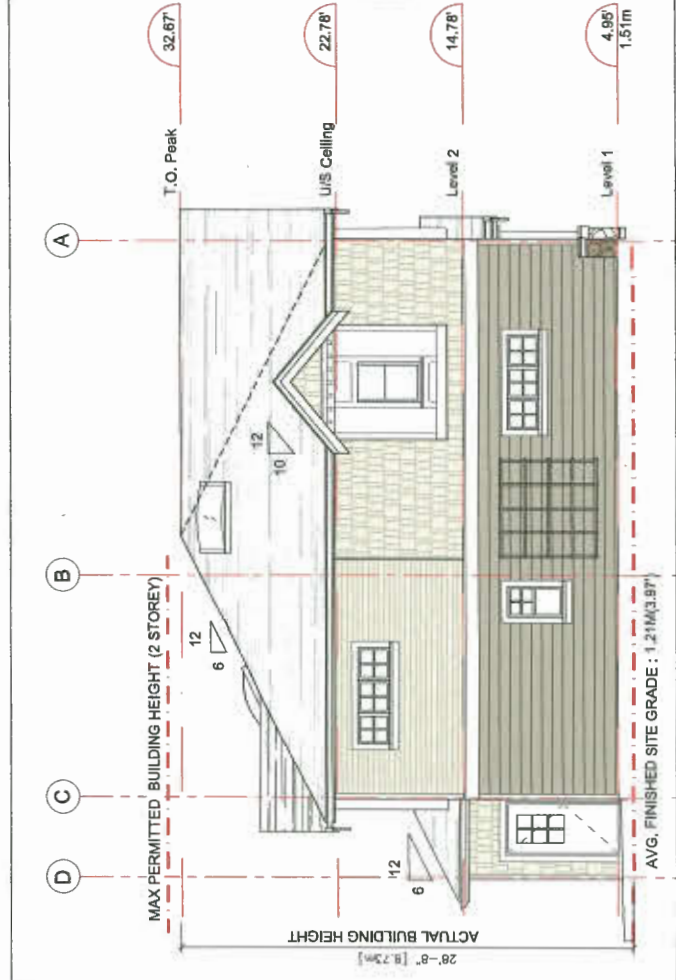
DRAWING
A3.2

- EXTERIOR FINISHES**
- HORIZONTAL HARDIE PLANK CEDAR/MILL SIDING
 A: Main Floor (8") Colour: BM HC105 (Rockport Grey)
 B: 2nd Floor (4") Colour: BM HC172 (Revere Pewter)
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 Colour: BM CC70 (Dune White)
 - 8x8 WOOD POST AND CROSS BEAMS
 Colour: BM HC172 (Revere Pewter)
 - VINYL-FRAMED DOUBLE-GLAZED WINDOWS
 Vinyltek or Equivalent, Colour: Strand Ivory
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 Colour: BM CC70 (Dune White)
 - ALUMINUM FASCIA GUTTER
 Colour: BM HC168 (Kendall Charcoal)
 - ENTRY SOLID WOOD DOOR WITH SIDELIGHT
 Door Colour: BM CC124 (Louisiane Hot Sauce Orange)
 - OVERHEAD WOOD PANEL GARAGE DOOR
 Colour: BM HC186 (Kendall Charcoal)
 - METAL RAILING
 Colour: BM HC186 (Kendall Charcoal)
 - ELECTRICAL ROOM DOOR
 Colour: BM 2122-66 (Pelet Platiach)
 - CULTURED STONE VENEER
 Owens Corning Cultured Stone or Equivalent
 Aspen Dressed Fieldstone (CSV-2040)

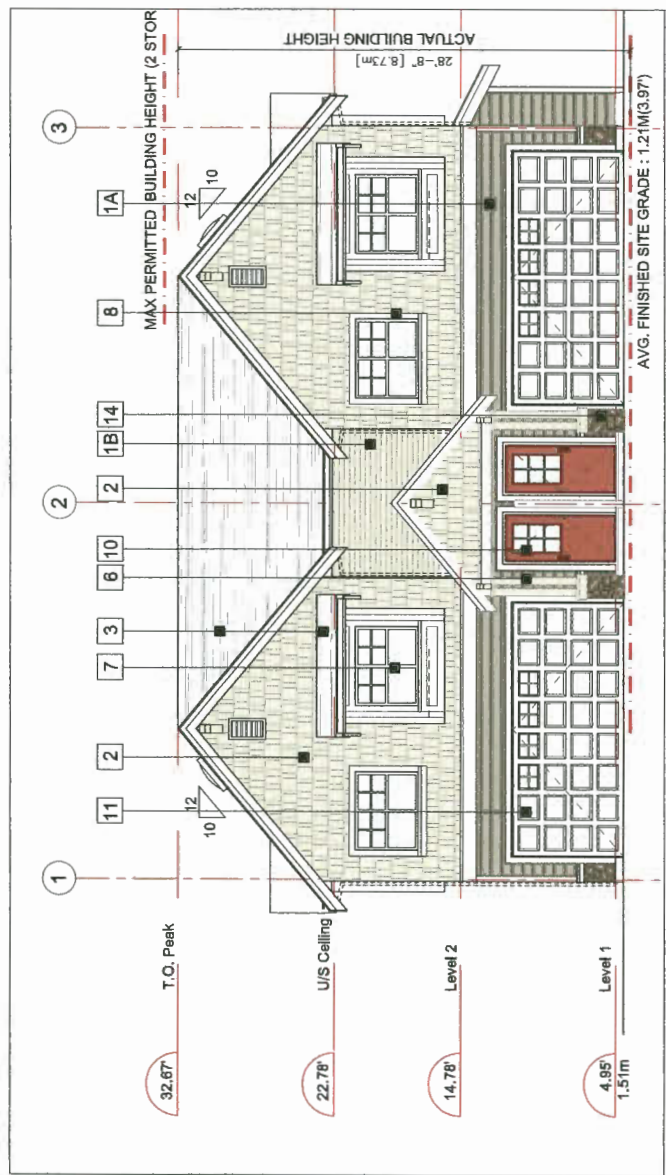
Lot	1.16	1.14	0.50	0.64	3.46 m
BLDG 1	1.31	1.38	1.38	1.38	5.38 m
BLDG 2	1.38	1.36	1.11	1.11	4.98 m
BLDG 3	1.38	1.38	1.11	1.11	4.98 m
BLDG 4	1.31	1.31	1.38	1.38	5.38 m
AVERAGE FINISHED SITE GRADE					1.21 m
CALCULATION					[3.97]



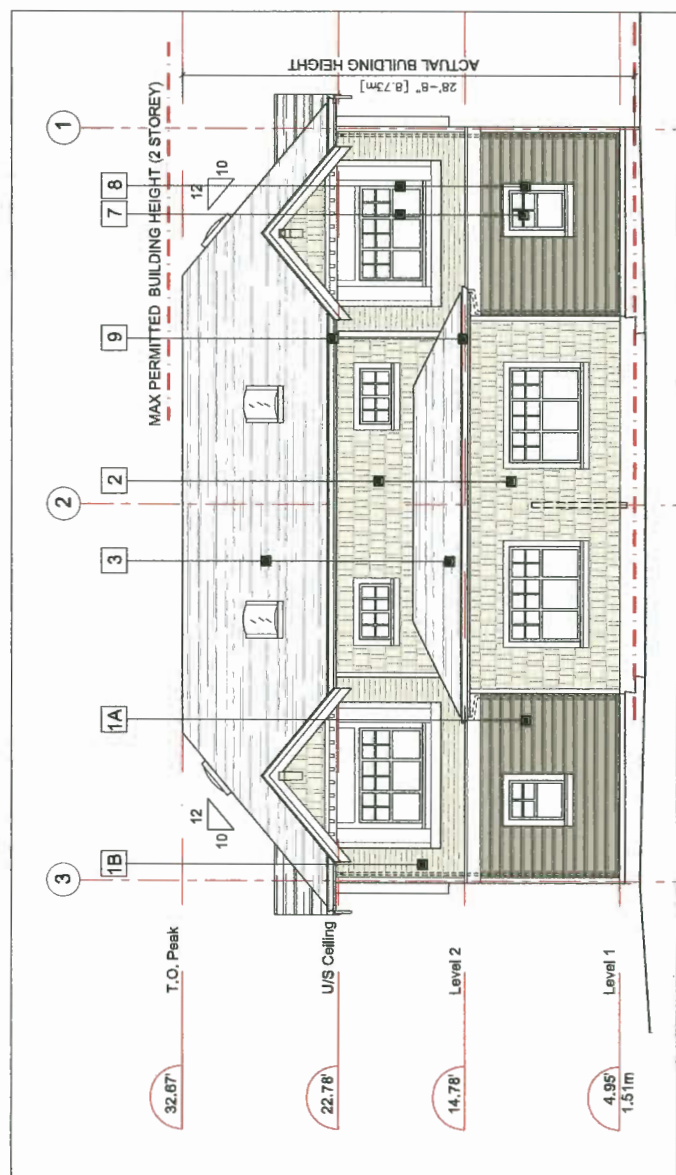
ELEVATION: BUILDING 2 - EAST
 Scale: 3/16"=1'-0"



ELEVATION: BUILDING 2 - WEST
 Scale: 3/16"=1'-0"



ELEVATION: BUILDING 2 - DRIVE AISLE (SOUTH)
 Scale: 3/16"=1'-0"



ELEVATION: BUILDING 2 - NORTH
 Scale: 3/16"=1'-0"

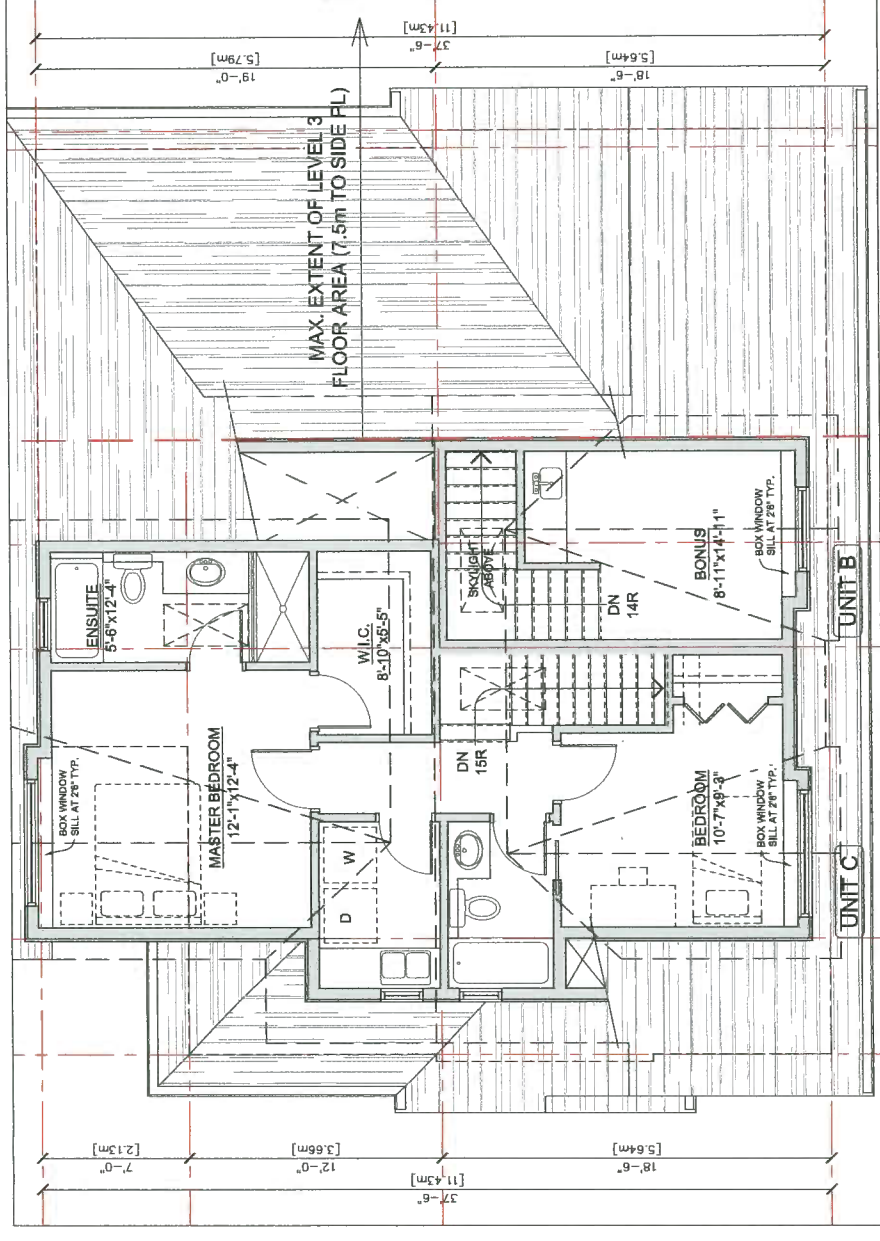
DP 17-792088
 PLAN #4D
 MAR 20 2018

REVISIONS	DATE	DESCRIPTION
	MAR 12, 2018	DP REAPPLICATION
	FEB 27, 2018	DP REAPPLICATION
	NOV 21, 2017	DP APPLICATION
	JUL 28, 2017	RZ RESUBMISSION
	OCT 11, 2016	RZ RESUBMISSION
	APR 22, 2016	RZ APPLICATION
CONSULTANTS		

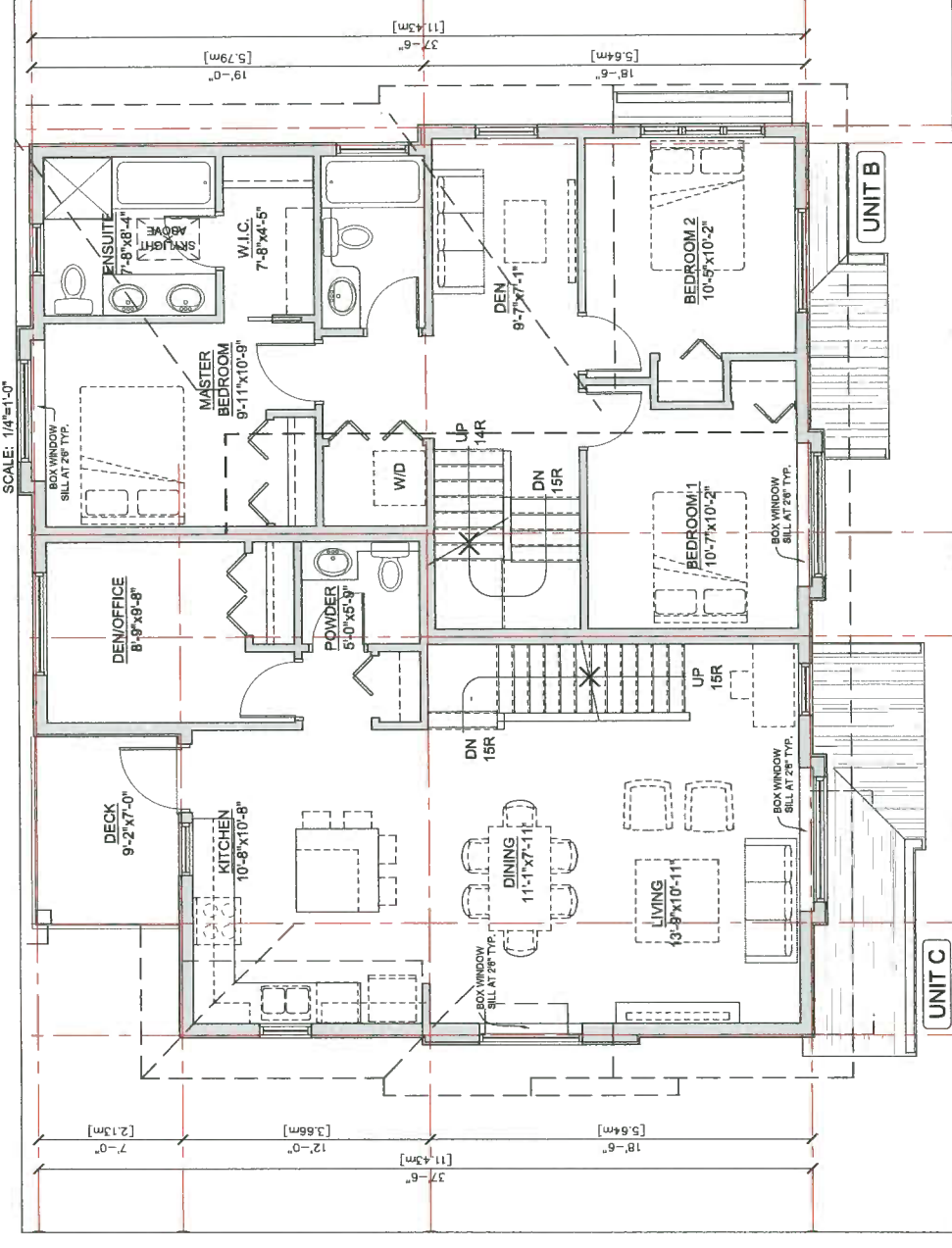
All drawings and other information shown herein are to be used in accordance with the conditions of the contract and the terms of the contract documents. The drawings are not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or for any consequences that may result from the use of the drawings for any purpose other than that for which they were prepared.

INTERFACE:
 Suite 230
 11580 Cambile Road
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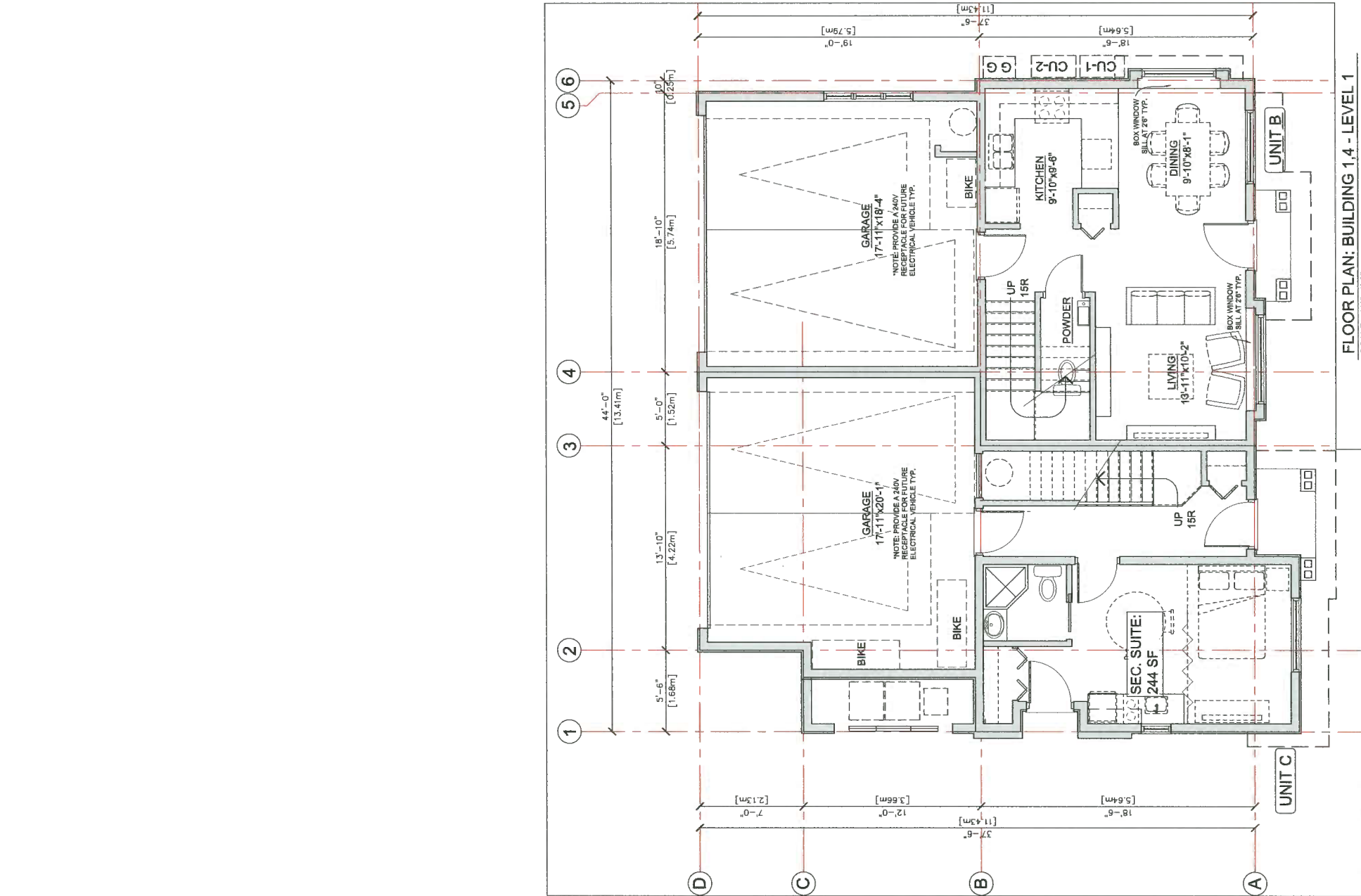
PROJECT	Proposed B-Unit Townhouse Development 9211, 9231 Williams Road, Richmond, B.C.
PROJECT NO.	1802WLG
SCALE	As Noted
DATE	APR. 1, 2018
DRAWN BY	KYC, SRS, AL
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 1 - LEVEL 1,2,3 (BUILDING 4 SIM)
DRAWING	A2.1



FLOOR PLAN: BUILDING 1.4 - LEVEL 3
 SCALE: 1/4"=1'-0"



FLOOR PLAN: BUILDING 1.4 - LEVEL 2
 SCALE: 1/4"=1'-0"



FLOOR PLAN: BUILDING 1.4 - LEVEL 1
 SCALE: 1/4"=1'-0"

REVISIONS	
MAR 12, 2018	DP REAPPLICATION
FEB 27, 2018	DP REAPPLICATION
NOV 21, 2017	DP APPLICATION
JUL 26, 2017	RZ RESUBMISSION
OCT 11, 2016	RZ RESUBMISSION
APR 22, 2016	RZ APPLICATION
CONSULTANTS	

All heights and other information shown herein are for the use of the client and are not to be used for any other purpose without the written consent of the architect.

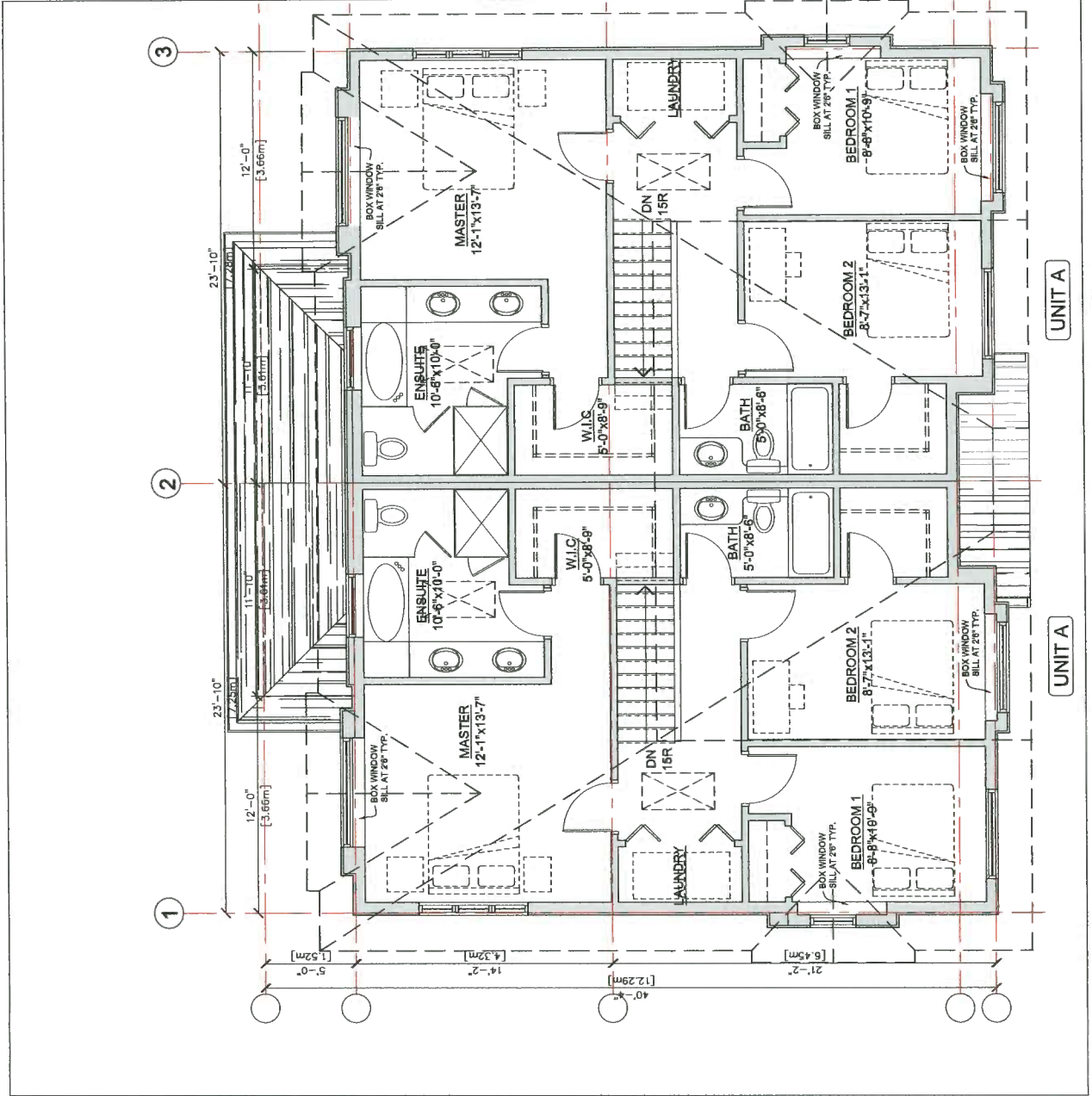
This drawing is not to be construed as a contract. It is the responsibility of the client to verify the accuracy of the information shown herein and to ensure that it is consistent with the applicable laws and regulations.

Consultants and their work are not responsible for all information shown herein. The architect shall be responsible for the coordination of all information shown herein and for the accuracy of the information shown herein.

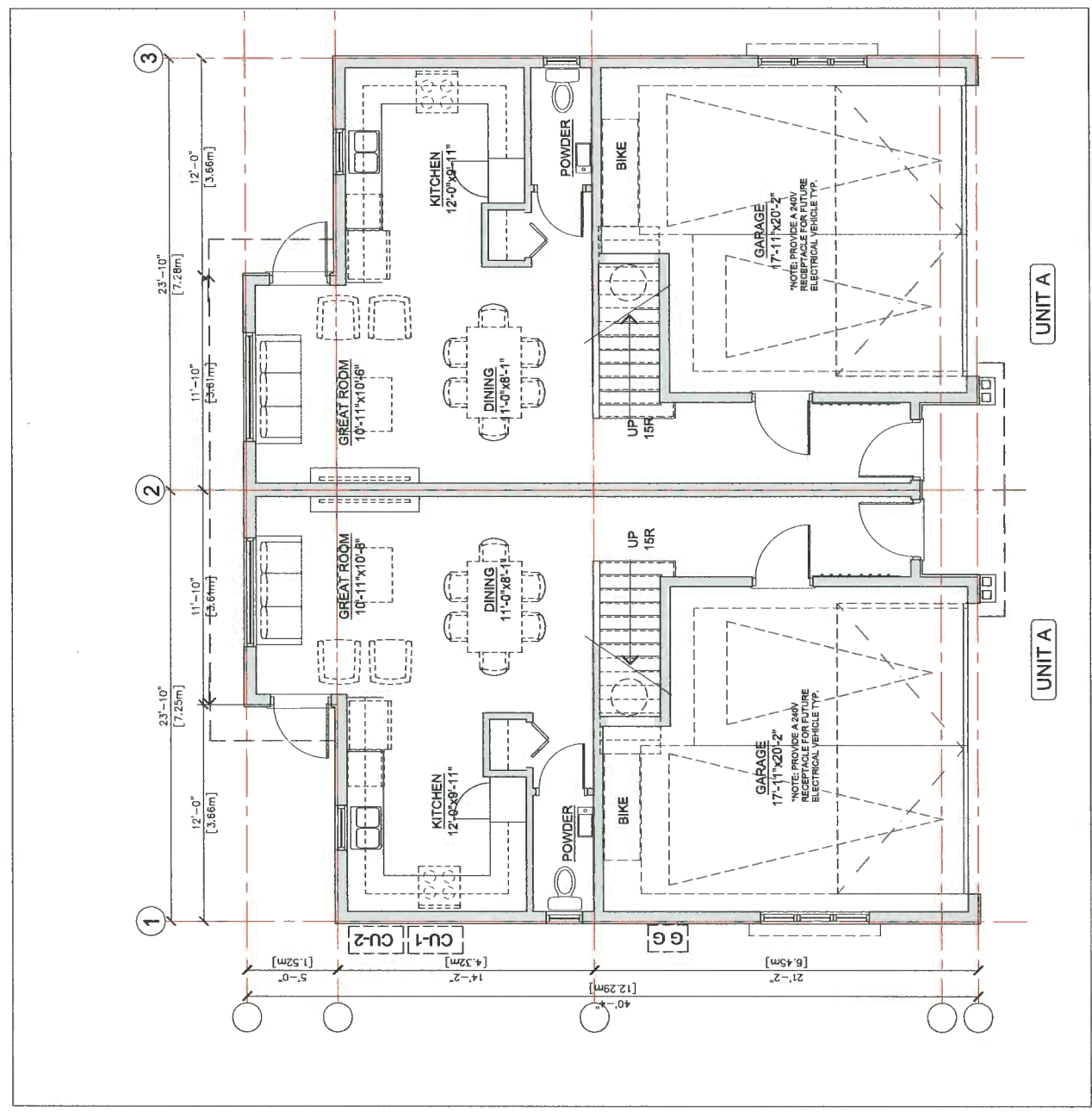
SCALE

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PROJECT	Proposed 8-Unit Townhouse Development 9211, 9231 Williams Road, Richmond, B.C.
PROJECT NO.	1802W/LG
SCALE	As Noted
DATE	APR. 1, 2018
DRAWN BY	KYC, SRS, AL
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 2,3 - LEVEL 1,2
DRAWING	A2.2



FLOOR PLAN: BUILDING 2,3 - LEVEL 2
 SCALE: 1/4"=1'-0"



FLOOR PLAN: BUILDING 2,3 - LEVEL 1
 SCALE: 1/4"=1'-0"

DP 17-792088

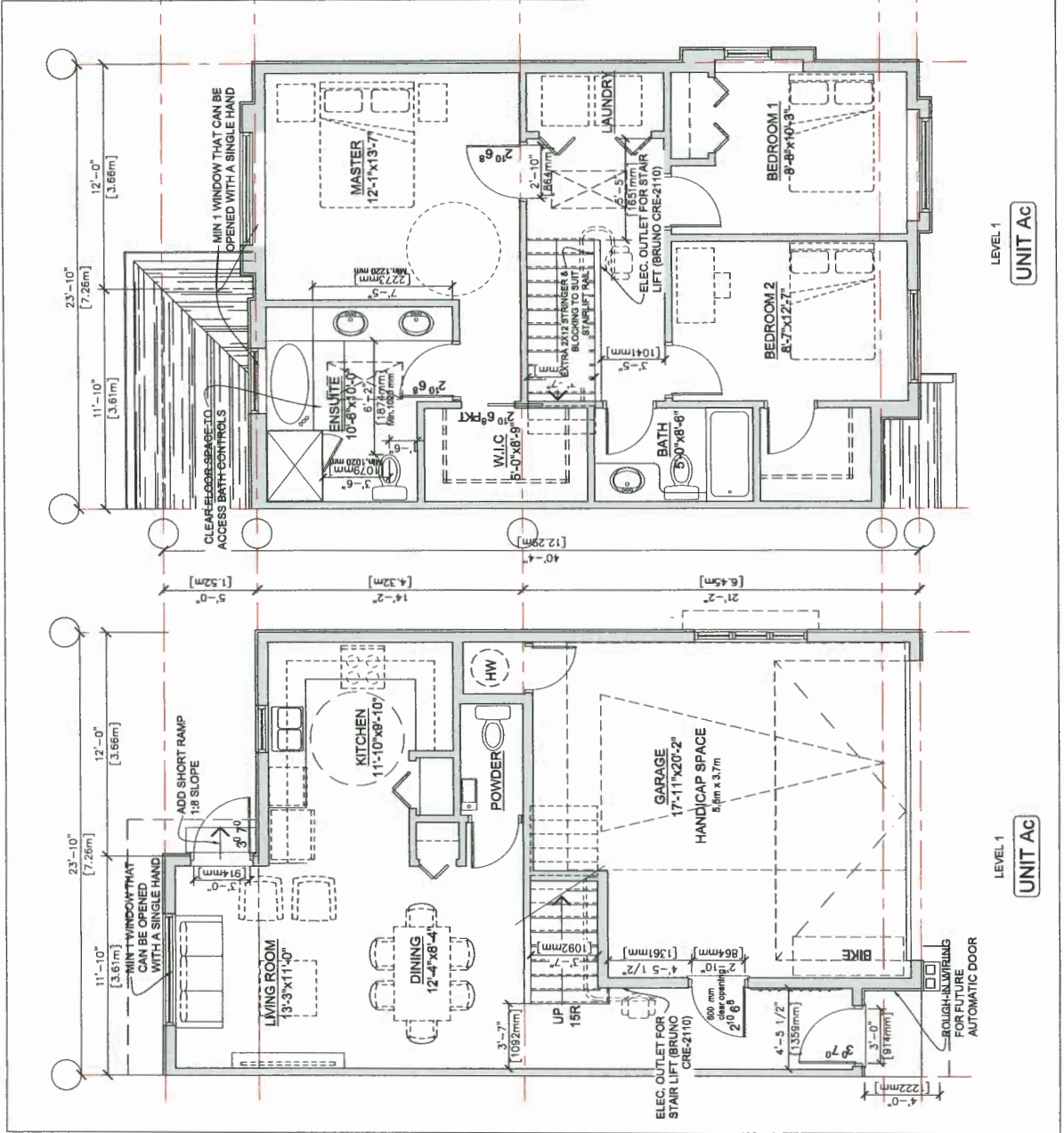
REFERENCE PLAN

MAR 20 2018

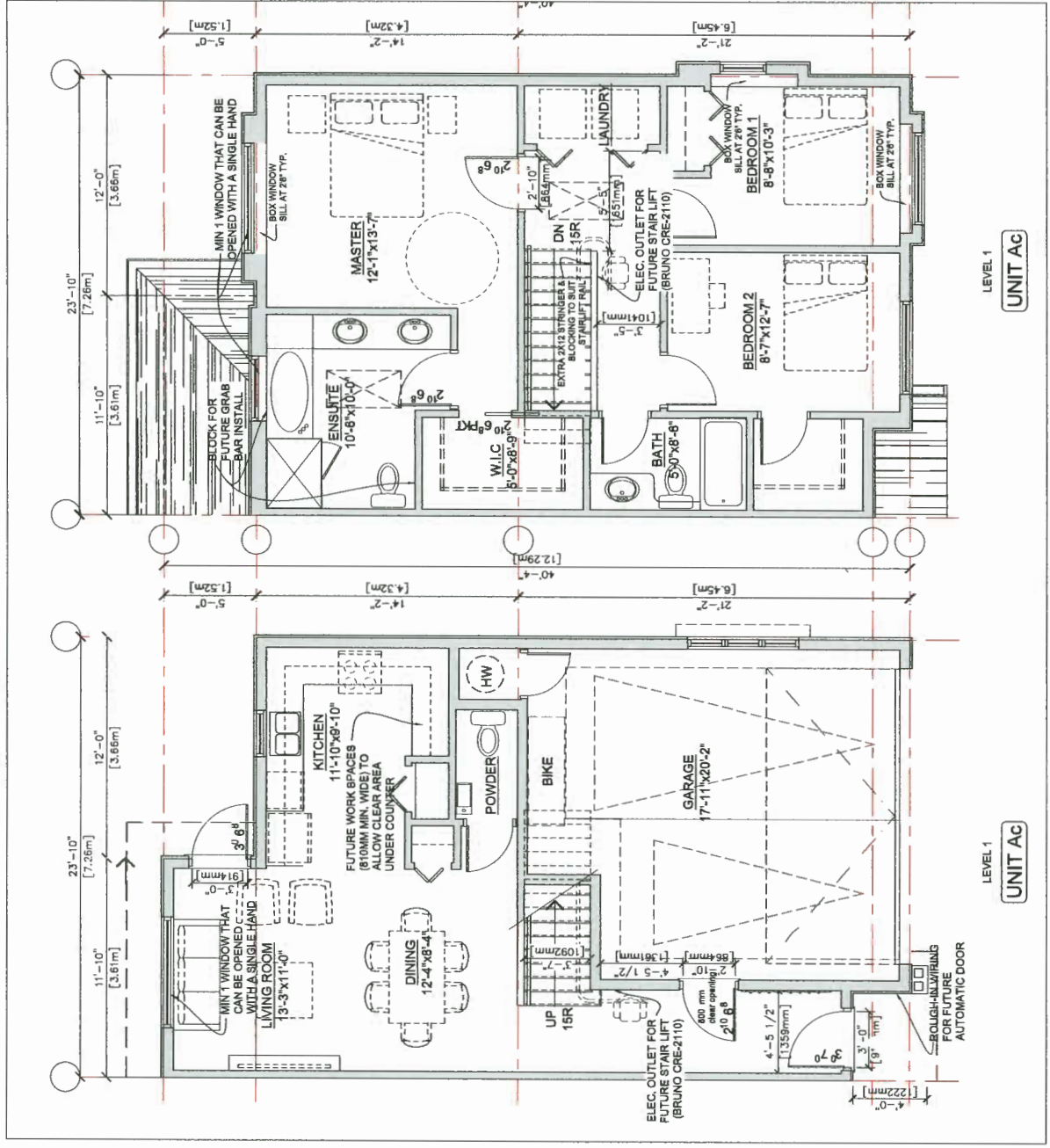
REVISIONS	DATE	DESCRIPTION
	MAR 13, 2018	DP REAPPLICATION
	FEB 27, 2018	DP REAPPLICATION
	NOV 21, 2017	DP APPLICATION
	JUL 28, 2017	RZ RESUBMISSION
	OCT 11, 2016	RZ RESUBMISSION
	APR 21, 2016	RZ APPLICATION
CONSULTANTS		

INTERFACE:
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PROJECT	Proposed 8-Unit Townhouse Development 8211, 8231 Williams Road, Richmond, B.C.
PROJECT NO.	1602WLG
SCALE	A4 Noted
DATE	APR. 1, 2018
DRAWN BY	KYC, SRS
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: CONVERTIBLE UNIT
DRAWING	A2.3



FLOOR PLAN: CONVERTIBLE UNIT Ac (AFTER CONVERSION)
 SCALE: 1/4"=1'-0"



FLOOR PLAN: CONVERTIBLE UNIT Ac (BEFORE CONVERSION)
 SCALE: 1/4"=1'-0"

ADDITIONAL NOTES FOR CONVERTIBLE UNITS:

- 210" LEAF DOORS PROVIDE MINIMUM 800mm CLEAR OPENING
- 30" LEAF DOORS PROVIDE MINIMUM 800mm CLEAR OPENING
- EXTERIOR DOOR THRESHOLDS ARE APPROX 2" HIGHER THAN EXTERIOR FLOOR SURFACE (FOR WATER INGRESS CONCERN)

TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILETS, TUBS, AND SHOWERS	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR PICTURE PLACEMENT).	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART-HOME OPTIONS, OFFICE, GARAGE, AND RECREATION ROOM.	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 395 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	1600 MM TURNING DIAMETER OR TURNING PATH DIAGRAM	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

CONVERTIBLE UNIT FEATURES CHECKLIST	BATHROOMS (MIN 7/UNIT)	OUTLETS & SWITCHES	KITCHEN	WINDOWS
ENTRY DOORS MIN. 963 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS	✓	✓	✓	✓
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)	✓	✓	✓	✓
INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM - MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT.	✓	✓	✓	✓
DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS. WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO PROVIDE ACCESS.	✓	✓	✓	✓
PATIO/BALCONY MIN. 800 MM CLEAR OPENING. NOTE HOW ACCESSED.	✓	✓	✓	✓
ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BOSC.	✓	✓	✓	✓
LEVER-TYPE HANDLES FOR ALL DOORS	✓	✓	✓	✓
HALLWAYS	MIN. 900 MM WIDTH	✓	✓	✓
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING	✓	✓	✓
VERTICAL CIRCULATION	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. (SPEC NOTE: BRUNO CURVED RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS. POWER: 24VDC COMPRISED OF (2) 7AH 12V BATTERIES)	✓	✓	✓
	VERTICAL LIFT: DECREASED SLAB AREA, AND LANDINGS AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION W/O IMPACT TO SURR. STRUCTURE	✓	✓	✓
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X12" SOLID LUMBER AT 914 MM TO CENTRE.	✓	✓	✓

AGING-IN-PLACE MEASURES (ALL UNITS)
ALL ROOMS
LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
LEVER TYPE DOOR HANDLES
MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
SOLID WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATH/TUB, TOILET)
LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
2-4" SLIDING DOORS WHERE POSSIBLE
LEVER HANDLE TAPS AND FAUCETS
HALLWAYS
MIN. 900 MM WIDTH