



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: July 28, 2011
File: DP 09-498967
Re: **Application by OTO Development Ltd. for a Development Permit at 8080 and 8100 Blundell Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight (8) townhouse units at 8080 and 8100 Blundell Road on a site zoned Low Density Townhouses (RTL3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum front yard setback from 6.0 m to 5.0 m for Building 1; and
 - b) allow a total of eight (8) tandem parking spaces in four (4) of the eight (8) townhouse units.

Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

Staff Report

Origin

OTO Development Ltd. has applied to the City of Richmond for permission to develop eight (8) townhouse units at 8080 and 8100 Blundell Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouses (RTL3) for this project under Bylaw 8484 (RZ 06-340471). The zoning district names have changed as the rezoning applications were submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)".

The site is currently vacant. There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveways on Blundell Road and re-instating continuity of the sidewalk will be achieved via Works Order at Building Permit stage.

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: Across Blundell Road, a four-storey apartment, on top of a single level parking structure, zoned Medium Density Low Rise Apartments (RAM1);
- To the east: An existing two-storey townhouse development zoned Low Density Townhouses (RTL1);
- To the south: Single-family houses fronting Lucerne Road, zoned Single Detached (RS1/E);
and
- To the west: A three-storey apartment, on top of a single level parking structure, zoned Medium Density Low Rise Apartments (RAM1).

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. The response to the issues follows in *italics*:

- Landscaping opportunities including planting of replacement trees on site;
The developer has agreed to plant 17 replacement trees on site.
- Measures to protect bylaw-sized trees located on the adjacent property and have driplines (and root systems) encroach onto the subject development site;
Tree protection barriers will be installed on site prior to any construction activities occurring on-site. A Tree Preservation Plan is included in the landscape drawing (Plan #4).

- Opportunities to maximize permeable surface areas and articulate hard surface treatment;
The lot coverage for permeable surface is approximately 37%. Various paving materials are used to differentiate the main drive aisle, unit entries, and amenity area.
- Locations of garbage/recycling facilities and electrical room that are convenient and accessible for the future residents of the subject development and post minimum impact on adjacent parcels;
The site layout has been redesigned and the garbage and recycling enclosure is proposed at the back of Building 2, located within the permitted building envelope, and is setback 6.7 m from the rear property line.
- Enhancement of the outdoor amenity area to maximize use;
The outdoor amenity space is proposed at the southwest corner of the site for maximum sun exposure. Vehicle manoeuvring area at the back of Building 1 is designed to integrate with the outdoor amenity area to enlarge the area for outdoor recreational activities.
- Building siting, massing and opportunities to step the front building down to 2½ storey along the entrance drive aisle;
The development scheme has been redesigned and two (2) 3-storey buildings are proposed. All end units(north & south) are stepped down to a 2 storey massing, including the units fronting Blundell Road.
- Opportunities to incorporate additional window openings on exposed elevations, particularly adjacent to side yard;
The development scheme has been revised with strategic window placement that allows for light into each of the units while providing eyes on the street, internal drive aisle, visitor parking, and outdoor amenity space for security and safety.
- Refinement of building elevations and cladding materials; and
Visual interest and variety has been achieved with variation in building height, projections, recesses, variation in material combinations, and a range of colour finishes. The exterior material is of high quality with heavy timber and stone at the base to ground the buildings and to add new elements to the architectural articulation.
- Options for universal accessibility.
One (1) convertible unit is proposed. Accessibility features that allow for aging in place have been incorporated into all units in this development.

The Public Hearing for the rezoning of this site was held on May 19, 2009. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern associated with the density proposed.

The proposed zoning (RTL3 with a maximum density of 0.6 FAR) complies with the site's "Low-Density Residential" land use designation in the Official Community Plan (OCP). The subject site is within an area identified by the Arterial Road Redevelopment Policy

that includes provisions for the consideration of multiple-family development within proximity to a Neighbourhood Service Centre and/or a City Community Centre.

2. Concern associated with the additional vehicle traffic anticipated in association with the proposal.

Traffic generated from this proposed 8-unit townhouse development is considered to be minimal and therefore it will not pose any significant traffic impacts on Blundell Road, which has sufficient road capacity to accommodate the site-generated traffic. The proposed development will result in consolidation of two existing driveways at 8080 and 8100 Blundell Road into one common driveway, which will provide adequate separation from the existing driveway at 8040 Blundell Road for safe site access.

3. Concern that the proposed townhouse development would reduce privacy and destroy the quiet and peaceful environment the residents at the adjacent apartment building to the west currently enjoy.

The developer has made an effort to save as many trees on site as possible but two (2) separate arborist reports have indicated that the nature of the existing trees on site are not only in distress, but also in poor health. The proposed tree replacement and a new line of Cedar hedge will in time create a much more lush and healthier environment for the surrounding neighbours. In addition, the existing dilapidated fence will be replaced with a new cedar fence that will provide privacy and security, once completed.

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 (RTL3) zone except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

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

- 1) Reduce the minimum front yard setback from 6.0 m to 5.0 m for Building 1.

(Staff supports the proposed variance, as the variance is a result of a dedication of land for future road widening on Blundell Road. The variance permits Building 1 to move forward on the site and allows for a greater rear setback to provide a better transition between the proposed development and the adjacent single-family homes as well as a larger outdoor amenity space at the southwest corner of the site.)

- 2) Allow eight (8) tandem parking spaces in four (4) of the eight (8) townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.)

Advisory Design Panel Comments

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

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing residential developments adjacent to the site.
- The three-storey units proposed on-site are centrally located, end units fronting the street and located adjacent to the neighbouring single-family houses to the south have been stepped down to two (2) storeys.
- The proposed rear yard setback of 6.7 m exceeds the requirements of the RTL3 zone (3.0 m) and of the guidelines in the Arterial Road Redevelopment Policy (4.5 m for 2 storey townhouse interface with single-family housing).
- The proposed side yard setbacks of 3.0 m comply with the requirements of the RTL3 zone (3.0 m) and correspond to the existing side yard setback provided on the adjacent townhouse development to the east.
- New trees are to be planted along the east and west property lines to provide natural privacy screens between the proposed development and the existing adjacent residential developments.

Urban Design and Site Planning

- The layout of the townhouse units is organized along one (1) short north-south drive aisle providing access to the site and access to all unit garages from Blundell Road.
- On-site truck turning is accommodated by the proposed drive aisle arrangement at the southern edge of the site.
- All units have two (2) vehicle parking spaces. A total of 18 parking spaces are provided, including two (2) visitor stalls at the southeast corner of the site. Tandem parking spaces are proposed in four (4) of the eight (8) units. A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area is required.
- Outdoor amenity space is provided in accordance with the OCP and is designed to promote both active and passive use. The outdoor amenity is proposed at the southwest corner of the site. Children's play equipment is proposed adjacent to an outdoor bench; this arrangement, in addition to windows on the south elevation of Building 1, provide the opportunity for passive surveillance of the outdoor amenity area.
- The amenity has been designed for convenience, safety and accessibility for building occupants and the use of grasspave pavers over a portion of the on-site truck turning area provides both physical and visual extensions of the amenity area.

Architectural Form and Character

- The building forms are well articulated. The pedestrian residential streetscape along Blundell Road is enhanced by a mix of gable roofs as well as the direct accesses to the street facing units from the street/public sidewalk.

- A pedestrian scale is achieved along the internal drive aisle with the inclusion of varying building height, projections, recesses, varying material combinations, a range of colour finishes, and well defined individual unit entries.
- The proposed building materials (asphalt roof shingles, wood fascia, Hardie-Plank siding, Hardie-Panel, and culture stone) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character along Blundell Road. Visual interest is achieved by the use of contrasting colours on sidings and trims.
- One (1) convertible unit has been incorporated into the design. Alternate floor plan demonstrating simple conversion potential to accommodate a person in a wheelchair is provided.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Tree Preservation

- All 26 bylaw-sized trees noted on-site were identified for removal at Rezoning stage due to general poor condition and proposed change in site grade.
- Tree retention was revisited as part of the Development Permit review process. Three (3) bylaw-sized trees along the south property are proposed for retention.
- The developer has also agreed to protect seven (7) trees located on the adjacent property to the south (8091 Lucerne Road) and two (2) trees on the adjacent property to the west (8040 Blundell Road).
- Although a retaining wall is proposed along the south property line, the project arborist has stated that the potential damage to the protect trees will not typically result in long term harm, assuming the work is completed with care. As a condition to Development Permit issuance, a contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted.
- After the rezoning application for the development proposal achieved Third Reading, a Tree Permit was issued to allow for the removal of 23 bylaw-sized trees on-site due to impeding of building demolition. 46 replacement trees are required.
- The applicant is proposing to plant 17 replacement trees on-site and provide cash-in-lieu in the amount of \$14,500 for off-site planting of the balance of the replacement trees (29 trees) prior to issuance of the Development Permit.

Landscape Design and Open Space Design

- Two (2) conifer and 15 deciduous trees are proposed on-site; hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- Fence along the street frontage is setback from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.

- Three (3) sets of children's play equipments designed for solo play as well as cooperative activities are proposed in the outdoor amenity area.
- A bench is proposed adjacent to the children's play area to create an opportunity for passive surveillance of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$8,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- The internal drive aisle as well as the outdoor amenity space will be well lit.

Sustainability

- Low Emissivity (Low E) windows as well as siding, board and batten, wood fascia, and metal flashing materials with low Volatile Organic Compound (VOC) contents are specified.
- Native planting materials are incorporated into the landscaping design to reduce water consumption, and maintenance as well as to provide food sources for birds and wildlife.
- Vaulted living area in the end units and larger window designs allow more natural light and better ventilation to enter into the interior space and add value to the inhabitant's quality of life.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:rg

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

- Registration of a covenant prohibiting the conversion of parking area into habitable space;
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

- City acceptance of the developer's offer to voluntarily contribute \$14,500 to the City's Tree Compensation Fund for the planting of 29 replacement trees within the City; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$32,294.52 (based on total floor area of 16,147.26 ft²).

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

- Removal of the existing sidewalk crossings and reinstatement of the side walk through a City Work Order at developer 's cost.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- 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 Division at 604-276-4285.



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 09-498967

Attachment 1

Address: 8080 and 8100 Blundell Road

Applicant: OTO Development Ltd.

Owner: OTO Development Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 926.64 m² (9,974.60 ft²)

Floor Area Net: 1,500.08 m² (16,147.26ft²)

	Existing	Proposed
Site Area:	1,578.5 m ² (16,991.39 ft ²)	1,552.6 m ² (16,712 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL3)
Number of Units:	2	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.596	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces	Max. 65%	63.17%	none
Lot Coverage – Landscaping:	Min. 25%	30.46%	none
Setback – Front Yard (m):	Min. 6 m	Building 1 - 5.0 m Building 2 – 6.0 m	variance requested
Setback – Side Yard (East) (m):	Min. 3 m	3.0 m	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback –Rear Yard (m):	Min. 3 m	6.7 m	none
Height (m):	12.0 m (3 storeys)	10.97 m	none
Lot Size (min. dimensions):	min. 30 m wide x 35 m deep	min. 38.06 wide x 41.5 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Tandem Parking Spaces:	not permitted	8	variance requested
Off-street Parking Spaces - Accessible	0	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none

Bicycle 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	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	89.43 m ²	none



No. DP 09-498967

To the Holder: OTO DEVELOPMENT LTD.
Property Address: 8080 AND 8100 BLUNDELL ROAD
Address: C/O CHRIS CHUNG
C/MTC ARCHITECT INC.
3440 EAST GEORGIA STREET
VANCOUVER, BC V6X 4K1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the minimum front yard setback from 6.0 m to 5.0 m for Building 1; and
 - b) allow a total of eight (8) tandem parking spaces in four (4) of the eight (8) townhouse 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 \$32,294.52. 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 09-498967

To the Holder: OTO DEVELOPMENT LTD.
Property Address: 8080 AND 8100 BLUNDELL ROAD
Address: C/O CHRIS CHUNG
C/MTC ARCHITECT INC.
3440 EAST GEORGIA STREET
VANCOUVER, BC V6X 4K1

- 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.

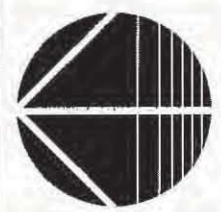
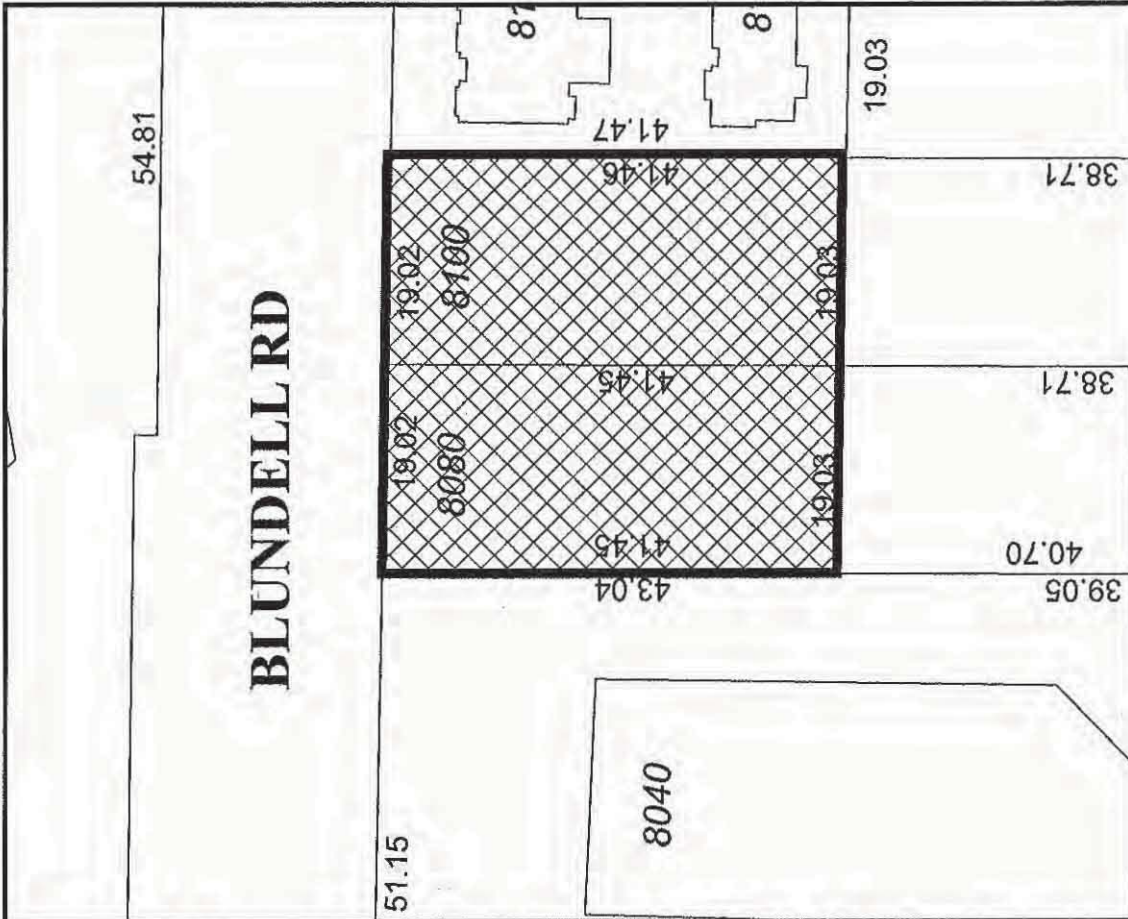
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 09-498967

SCHEDULE "A"

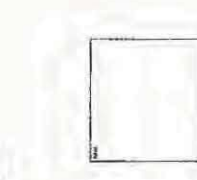
Original Date: 11/12/09

Revision Date: 07/28/11

Note: Dimensions are in METRES

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

NO. 1.1
DATE: 10/11/2010
BY: [Signature]
PROJECT: YEW TOWNHOMES



C.M.T.C. ARCHITECT INC.
3440 E. GEORGIA STREET
VANCOUVER, B.C.
TEL: 604-683-1525
CHIS@CMTCAARCHITECT.CA

YEW TOWNHOMES
DP 09-498967
8000 BLUNDELL RD
RICHMOND, BC V6X 1J8
CANADA

E.C. No. 1000000000
C.C. No. 1000000000
AS NOTED
DATE: AUG 2ND 2011

SITE PLAN & CONTEXT PLAN

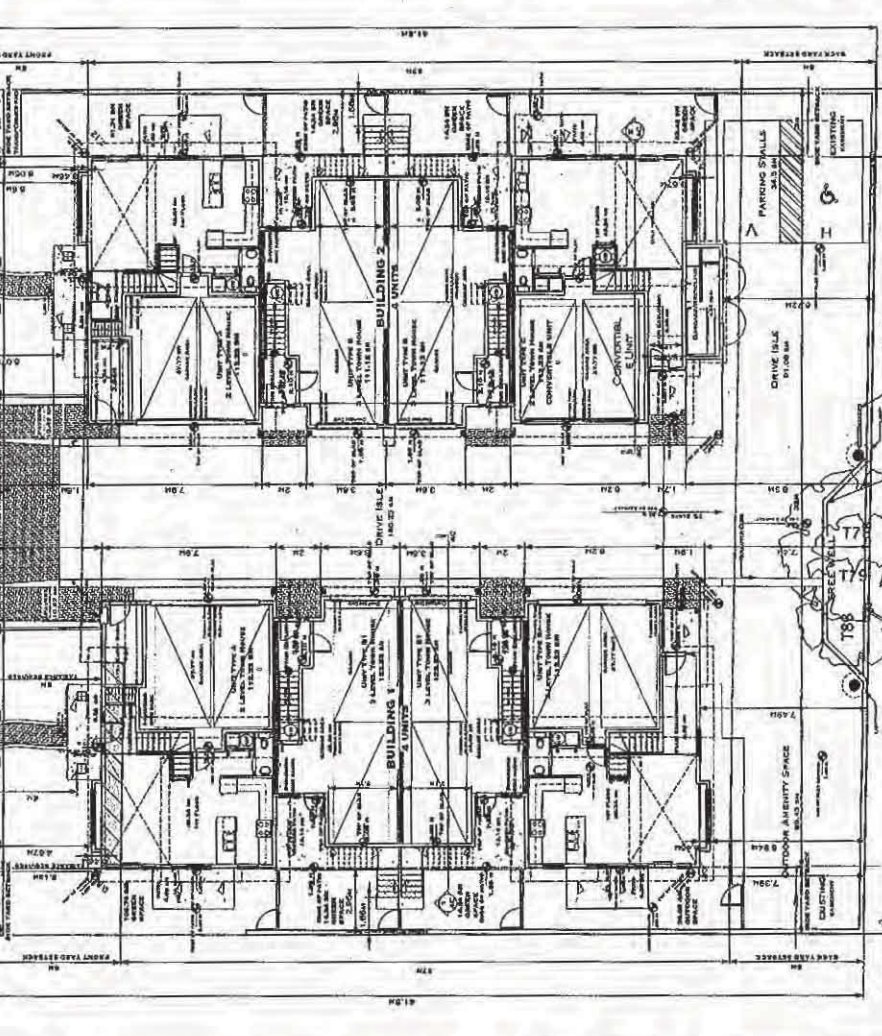
PLAN #1

ACCESSIBLE ROUTE:

- CONVERTIBLE DRIVE IS PROPOSED FOR THIS PROJECT.
- ALL BUILDINGS IN WALKWAY WALLS TO ACCOMMODATE WALKWAY DRIVE AND INSTALLATION ARE CONSTRUCTIVE ELEMENTS FOR SUPPORTIVE STRUCTURE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING ACT AND REGULATIONS.
- CONVERTIBLE DRIVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING ACT AND REGULATIONS.
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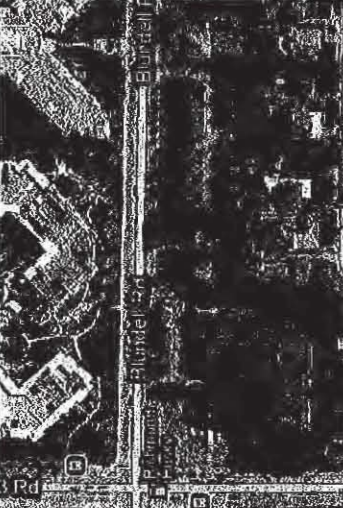
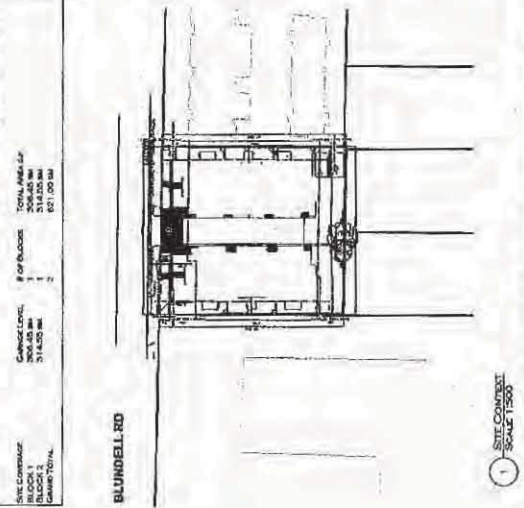
AREA OF ENCROACHMENT

AREA OF DOUBLE HEIGHT INCLUDED IN FAR



DP 09 498967
Dr. Ar. # 1 JUL 28 2011

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE DRIVE	1	15.00m	15.00m
2	CONCRETE DRIVE	1	15.00m	15.00m
3	CONCRETE DRIVE	1	15.00m	15.00m
4	CONCRETE DRIVE	1	15.00m	15.00m
5	CONCRETE DRIVE	1	15.00m	15.00m
6	CONCRETE DRIVE	1	15.00m	15.00m
7	CONCRETE DRIVE	1	15.00m	15.00m
8	CONCRETE DRIVE	1	15.00m	15.00m
9	CONCRETE DRIVE	1	15.00m	15.00m
10	CONCRETE DRIVE	1	15.00m	15.00m



1 SITE CONTEXT - SCALE 1:500

2 SITE CONTEXT - AERIAL PHOTO

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		



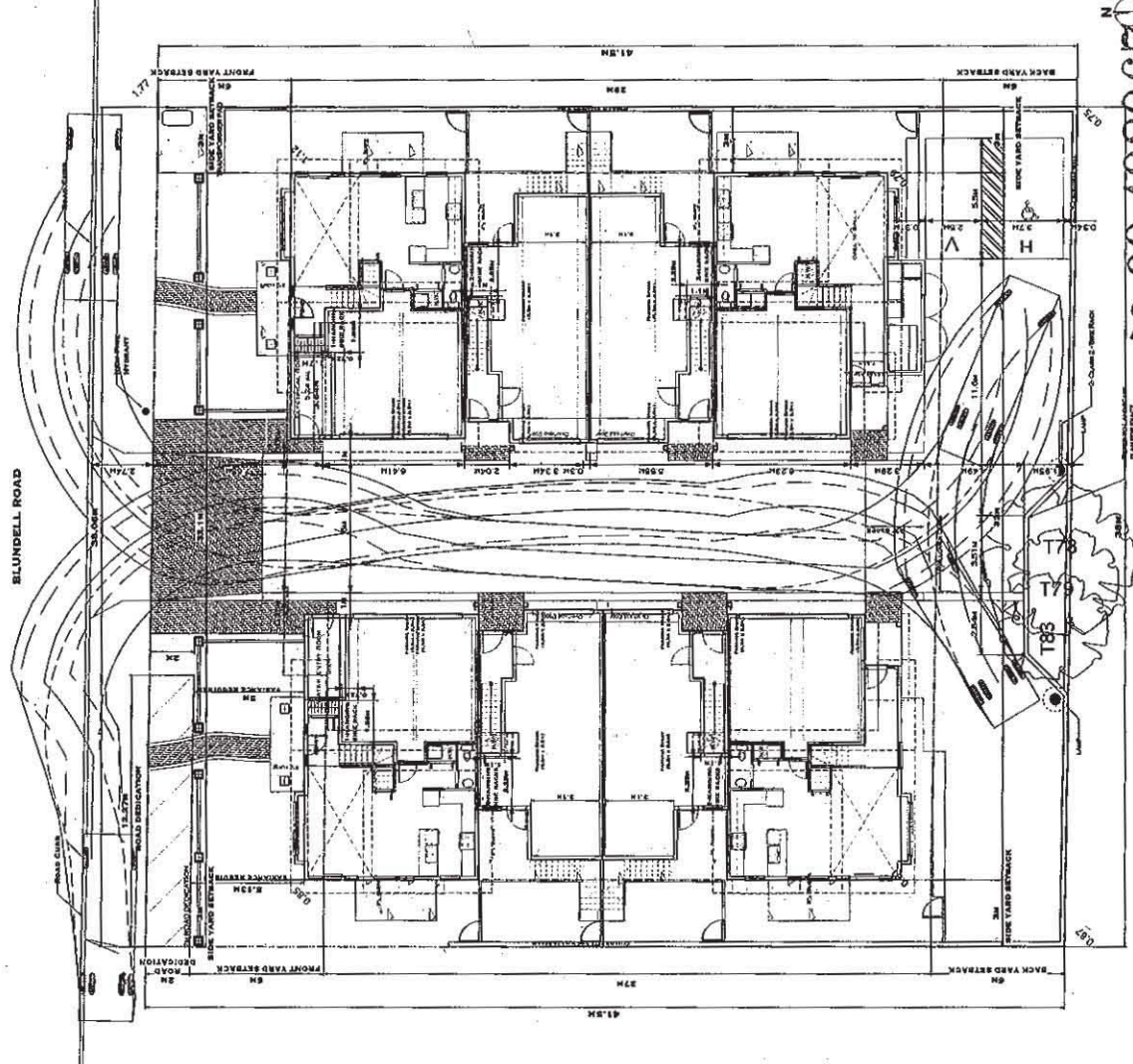
S.M.T.C. ARCHITECTS INC.
 3440 E. GEORGIA STREET
 VANCOUVER, BC V6L 2L7
 CANADA V5K 2L7
 TEL: (778) 868-1525
 CHRIS@SMTCA.COM

YEW TOWNHOMES
 DP 09-498967
 8000 BLUNDELL RD
 RICHMOND BC V6V 1J8
 CANADA

C.C.	DATE	AUG 2ND 2011
D.C.	DATE	
APPROVED	DATE	10/06/09
DATE		

PARKING PLAN

PLAN #2



DP 09 498967
 PLAN #2 JUL 28 2011

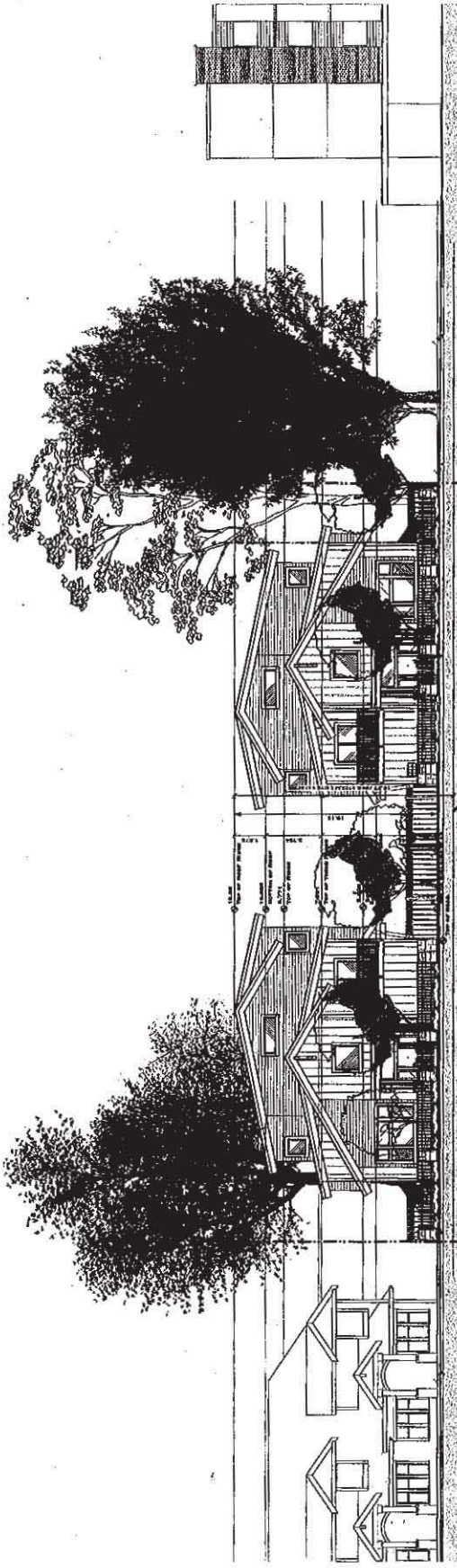
1 SITE PLAN
 SCALE 1/100

CONTRACTOR: YEW TOWNHOMES
 PROJECT: YEW TOWNHOMES
 DRAWING NO: DP 09 498967
 SHEET NO: PLAN #4
 DATE: AUG 2ND 2011

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11	Issue for Development Permit
2	12/11	Issue for Development Permit
3	01/12	Issue for Development Permit
4	02/12	Issue for Development Permit

DATE: AUG 2ND 2011
 DRAWING NO: DP 09 498967
 SHEET NO: PLAN #4



YEW TOWNHOMES
 DP 09-498967
 8080 BURNHAM RD
 RICHMOND, BC V6X 1J8
 CANADA

YEW TOWNHOMES
 DP 09-498967
 8080 BURNHAM RD
 RICHMOND, BC V6X 1J8
 CANADA

DATE: AUG 2ND 2011
 DRAWING NO: DP 09 498967
 SHEET NO: PLAN #4

PLAN #4

DP 09 498967
 PLAN #4
 JUL 28 2011

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE CORRECTED BEFORE PROCEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REVISIONS:

NO.	DATE	DESCRIPTION
1	MARCH 11, 2011	ISSUED FOR PERMITTING
2	MARCH 11, 2011	ISSUED FOR CONSTRUCTION
3	MARCH 11, 2011	ISSUED FOR CONSTRUCTION
4	MARCH 11, 2011	ISSUED FOR CONSTRUCTION

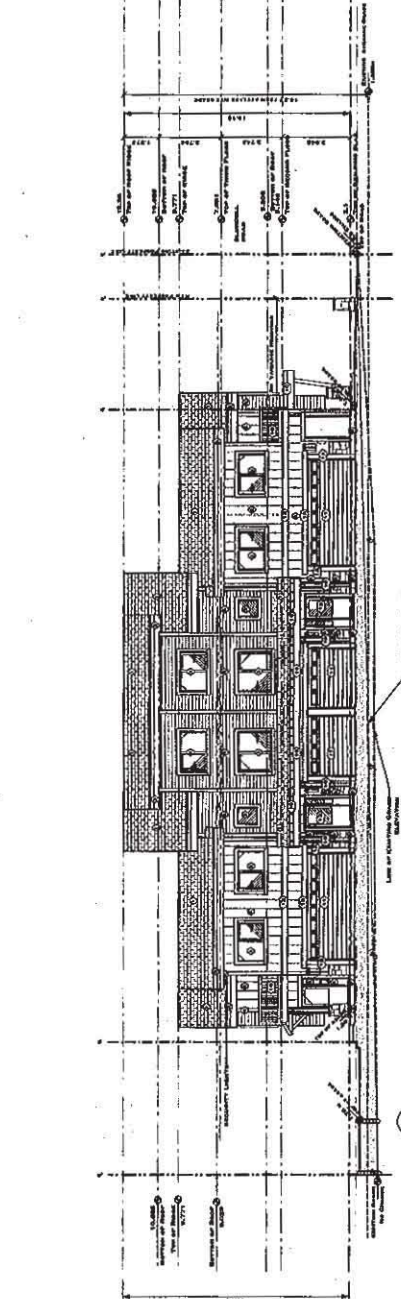
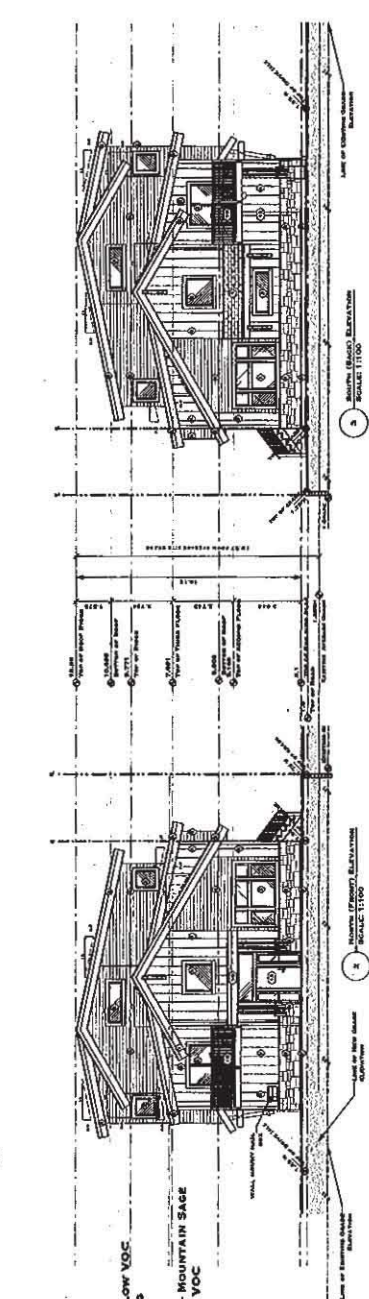
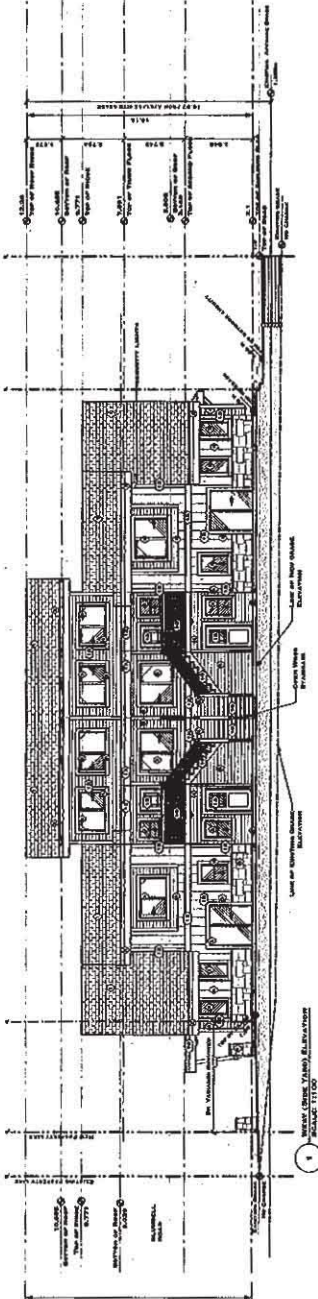


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 VANCOUVER, B.C.
 CANADA
 TEL: (778) 868-1225
 CHRISTOPHARCHITECT.CA

PROJECT: YEW TOWNHOMES
 DP 09-498967
 8080 BURDOLL RD
 RICHMOND, B.C. V6X 1Y8
 CANADA

C.C.	AUG 240 2011
C.C.	10-0000
AS NOTED	10-0000
DATE	

BLDG-1
 ELEVATIONS
 PLAN #4A



- MATERIAL LEGEND**
1. ASPHALT SHINGLES - IRG CAMBRIDGE 40
 2. WOOD FASCIA - BIN-SHOW WHITE (2122-70) LOW VOC
 3. VINYL WINDOWS - WHITE WITH LOW E GLAZING
 4. CEDAR MILL MARBLE SIDING - HARRIS CREAM
 5. CEDAR RAILING AND FASCIA - DECK STAIN
 6. METAL FLASHING - JET BLACK (2120-10) LOW VOC
 7. CULTURE STONE - MOUNTAIN SAGE
 8. CONG. - GREY
 9. TINKER - DECK STAIN
 10. GARAGE DOOR
 11. HARRIS TRIR - MOUNTAIN SAGE
 12. FIREGLASS FRONT DOOR
 13. FIREGLASS FRONT DOOR

DP 09 498967
 D. A. I. S. T. A. INC. 9 0 7111

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.

NO. DATE DESCRIPTION
 1 1/14/11 Initial Construction Plans
 2 1/15/11 Revised Construction Plans
 3 1/16/11 Revised Construction Plans



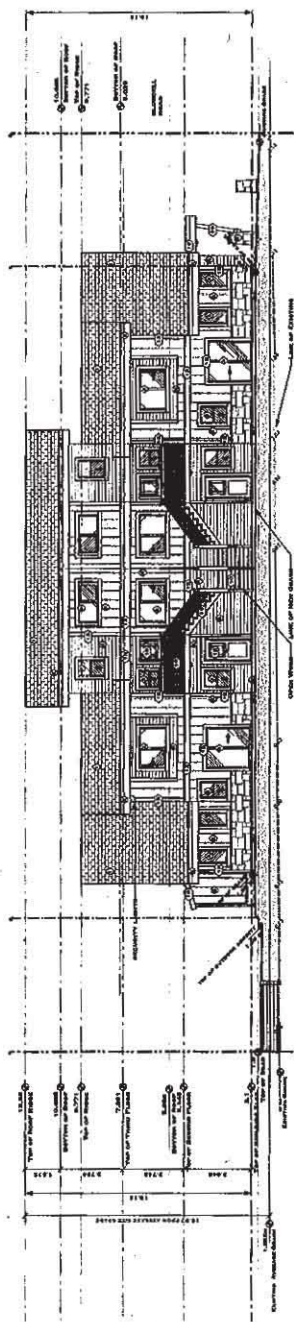
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 CHRIS@CMLCA.COM

YEW
 TOWNHOMES
 DP 09-498967
 8080 BRIMBLE RD
 RICHMOND, BC V6X 1L8
 CANADA

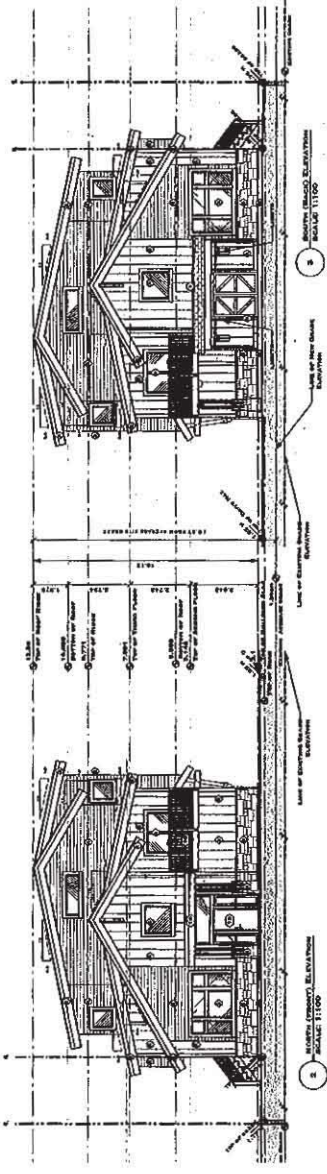
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C.C.	10-08-00	AS NOTED

BLDG-2
 ELEVATIONS

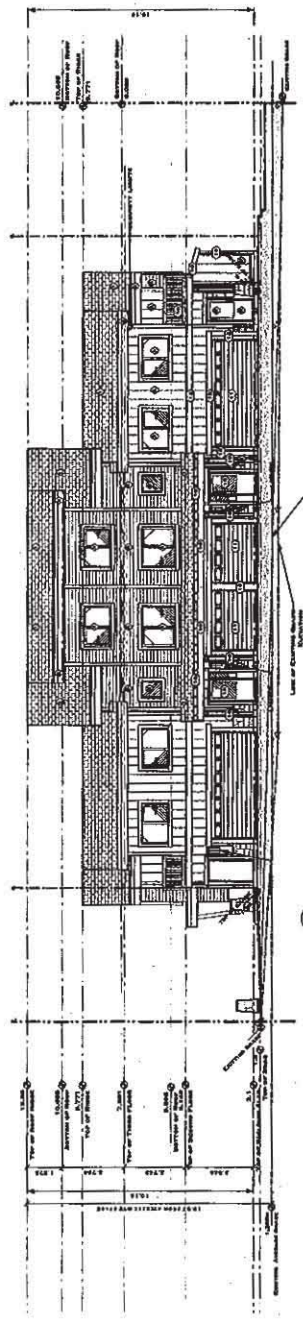
PLAN
 #4B



1 EAST ELEVATION
 SCALE: 1/16"



2 NORTH ELEVATION
 SCALE: 1/16"



3 WEST ELEVATION
 SCALE: 1/16"

- MATERIAL LEGEND**
1. ASPHALT SHINGLES - IMO CAMBRIDGE 40
 2. WOOD FASCIA - BIRK-SNOW WHITE (2122-70)
 3. VINYL WINDOWS - WHITE
 4. CEDAR BELL HARDIE SIDING - HARRIS CREAM
 5. CEDAR RAILING AND FENCE - DECK STAIN
 6. CULTURE STONE - MOUNTAIN SAGE
 7. METAL FLASHING - SET BLACK (2120-10)
 8. CULTURE STONE - MOUNTAIN SAGE
 9. CONC. - GREY
 10. TRIMER - DECK STAIN
 11. GARAGE DOOR
 12. HARDIE TRIM - MOUNTAIN SAGE
 13. FIBREGLASS FRONT DOOR

DP 09 498967
 Dr Anj #4B JUL 28 2011

THE ARCHITECTS ASSOCIATION OF BRITISH COLUMBIA INC. (A.A.B.C.) is a professional association of architects and interior designers. It is not a government agency and does not regulate the profession. For more information, visit the A.A.B.C. website at www.aabc.ca.

NO.	DATE	DESCRIPTION
1	2011.07.08	Issue for Review
2	2011.07.08	Issue for Review
3	2011.07.08	Issue for Review
4	2011.07.08	Issue for Review
5	2011.07.08	Issue for Review

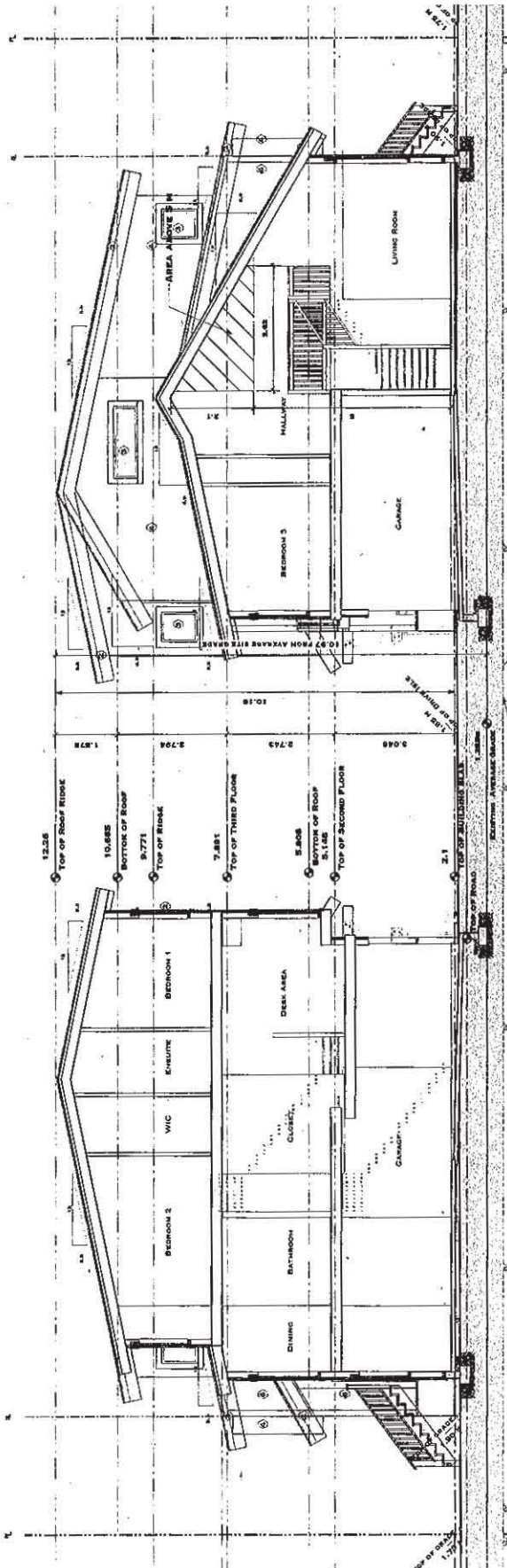


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YEW, TOWNHOMES
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 6885 ELMHURST RD.
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NO.	DATE	DESCRIPTION
1	2011.07.08	Issue for Review
2	2011.07.08	Issue for Review
3	2011.07.08	Issue for Review
4	2011.07.08	Issue for Review
5	2011.07.08	Issue for Review

CROSS SECTIONS
 PLAN #4C



1 MILLIMETER SECTIONS
 SCALE 1/8"

DP 09 498967
 REFERENCE PLAN JUL 28 2011

CONTRACTOR'S NOTE: THIS PROJECT IS A CONVERSION OF EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND PROVIDING ALL NECESSARY PERMITS AND APPROVALS.

NO.	DATE	DESCRIPTION
1	10/11/11	ISSUE FOR PERMIT
2	11/15/11	ISSUE FOR CONSTRUCTION
3	01/10/12	ISSUE FOR OCCUPANCY



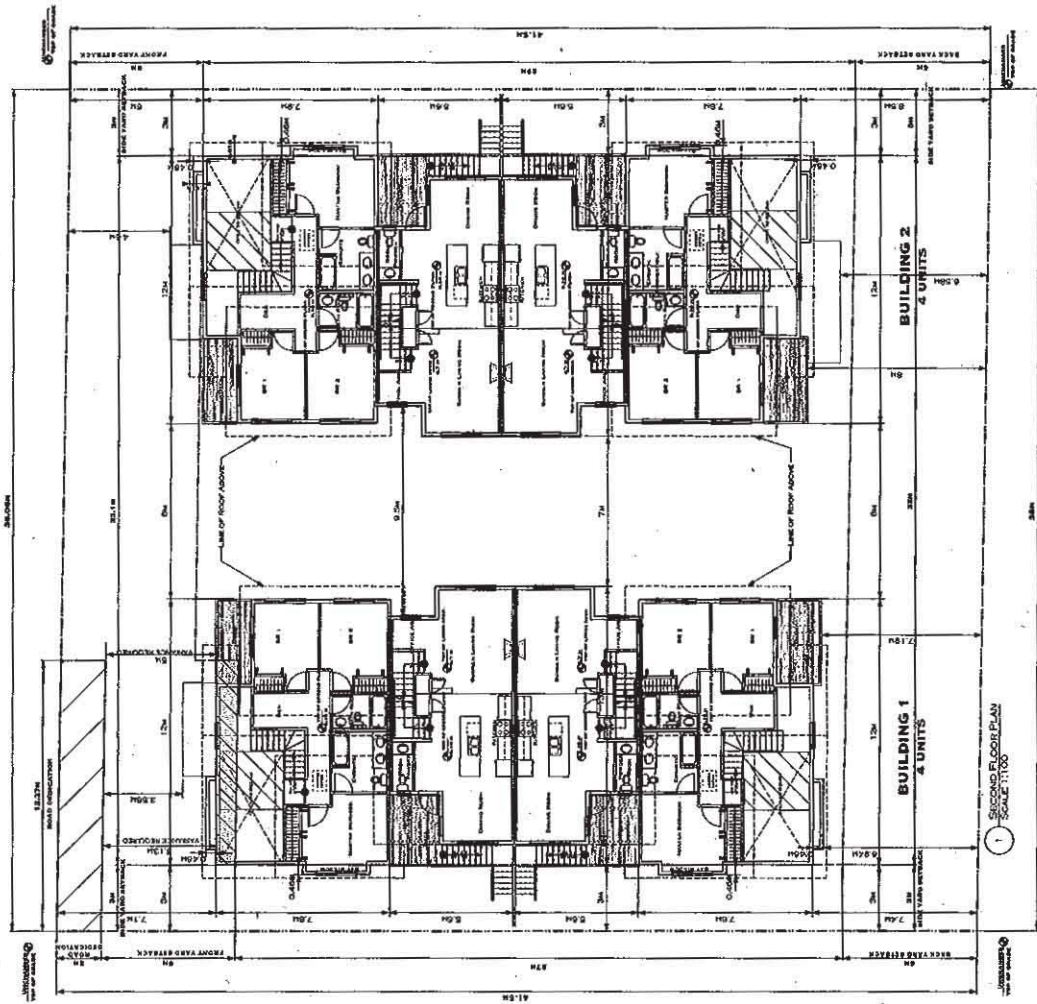
C.M.T.C. ARCHITECTS, INC.
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 CALIFORNIA OFFICE
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 CHRISTOPHER@CMTCA.COM

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 RICHMOND, BC V6V 1J8
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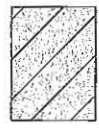
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	APR 24 2011	
C.C.	ISSUED	100060
AS NOTED	DATE	

2ND FLOOR PLAN
 PLAN # 2A

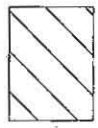
BLUNDELL ROAD



- ACCESSIBLE NOTES:**
- A CONVERTIBLE UNIT IS PROVIDED FOR THIS PROJECT.
 - AGING IN PLACE FEATURES ARE PROVIDED IN ALL UNITS OF THIS PROJECT.
 - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR DOOR HANDLES AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND ATTACHED CONVERTIBLE UNIT COMPLY WITH THE FEATURES LISTED IN THE ATTACHED CONVERTIBLE UNIT FEATURES CHECKLIST 5 IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES"



AREA OF ENCROACHMENT



AREA OF DOUBLE HEIGHT INCLUDED IN FAR

DP 09 498967
 REFERENCE PLAN JUL 28 2011

CONTRACTOR'S RESPONSIBILITY
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND LABOR REQUIRED FOR THE PROVISION OF ALL SERVICES AND MATERIALS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES AND MATERIALS.

REVISIONS

NO.	DATE	DESCRIPTION
1	2011.07.28	ISSUED FOR PERMIT



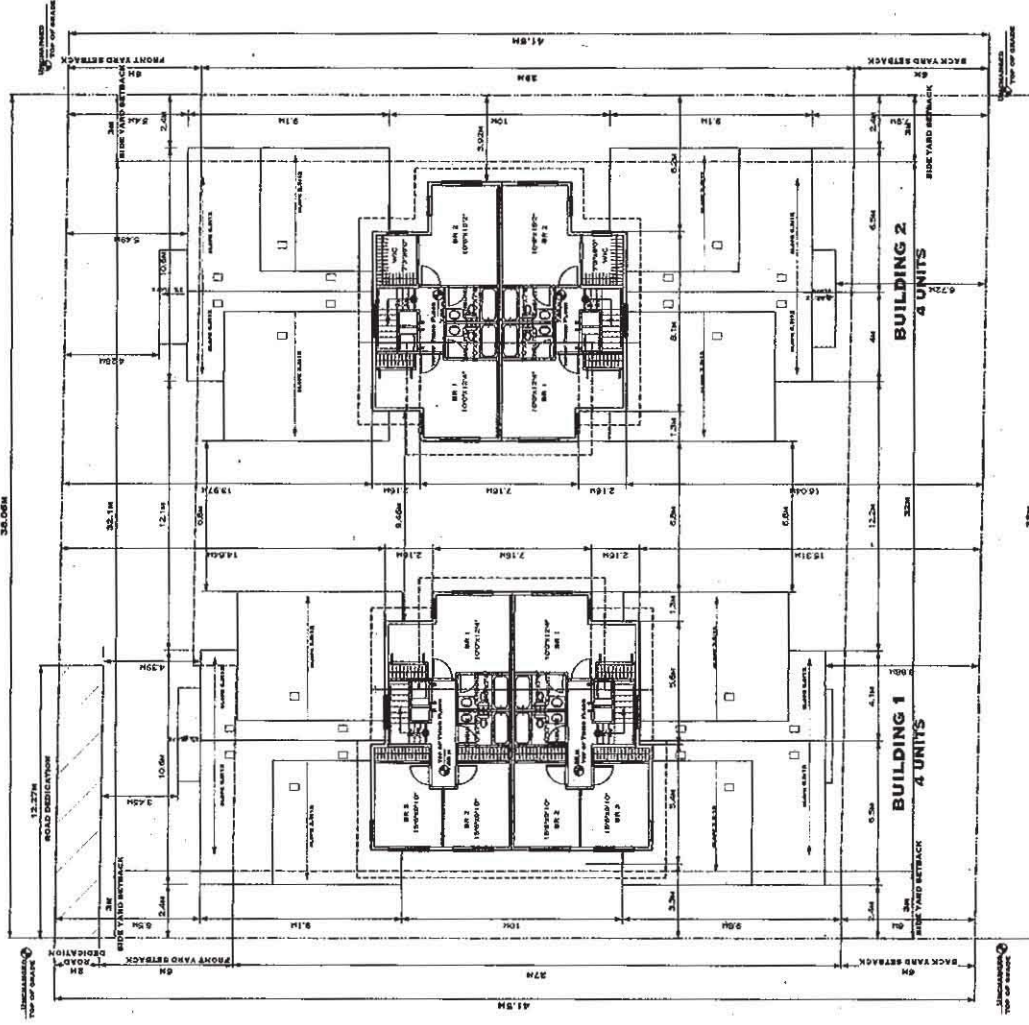
C.M.T.C. ARCHITECT, INC.
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 CANADA V6K 2L7
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PROJECT
YEW TOWNHOMES
 DP 09-498967
 8080 BLUNDELL RD
 RICHMOND BC V6V 1J9
 CANADA

C.C.	Aug 2nd 2011
C.C.	
DATE	AS NOTED
PROJECT	1-08680
DATE	

3RD FLOOR PLAN
 PLAN #2B

BLUNDELL ROAD



ACCESSIBLE NOTES:
 - A CONVERTIBLE UNIT IS PROPOSED FOR THIS PROJECT.
 - AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
 - SEATING HEIGHTS SHALL BE 480MM TO 500MM.
 - INSTALLATION AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
 - THE PROPOSED CONVERTIBLE UNIT COMPLY WITH THE FEATURES LISTED IN THE ATTACHED CONVERTIBLE UNIT FEATURES CHECKLIST 6 IN WASHROOM WALLS FOR PLUMBING FIXTURES AND DOOR HANDLES

DP 09 498967
 JUL 28 2011
 REFERENCE PLAN

3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

