



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: February 28, 2012
File: DP 11-586344
Re: Application by Matthew Cheng Architect Inc. for a Development Permit at
9731 and 9751 Cambie Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 townhouse units at 9731 and 9751 Cambie Road on a site zoned Low Density Townhouse (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow a total 16 tandem parking spaces in eight (8) townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 12 three-storey townhouse units at 9731 and 9751 Cambie Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouse (RTL4) under Bylaw 8768 (RZ 08-422838).

The site is currently vacant. A Servicing Agreement for frontage beautification along Cambie Road is required prior to issuance of a Building Permit for the site.

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

The subject property is located within the West Cambie Area, Schedule 2.11A of the Official Community Plan (OCP). The Land Use Map in the West Cambie Area Plan (**Attachment 4**) designates the subject property for "Residential" use.

To the North and East: A townhouse complex with 34 two-storey townhouse units at 9800 Kilby Drive, zoned Low Density Townhouses (RTL1);

To the West: A 3 m wide public walkway connecting McKay Drive with Cambie Road. Further west, are single-family dwellings on lots zoned Single Detached (RS1/B) fronting McKay Drive; and

To the South: Across Cambie Road, large single-family lots in an area designated Community Institutional, and a neighbourhood commercial building at the corner of No. 4 Road and Cambie Road, in an area designated Convenience Commercial.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 10, 2011. At the Public Hearing, concerns related to traffic flow, parking, and building height were expressed. The response to the concern is provided in *italics*.

1. Potential conflicts between walkway along the west side of development and proposed driveway location.

Through the Servicing Agreement process, the design of road improvements along the development frontage would ensure that adequate sight distance for vehicles and pedestrians is provided.

2. Potential conflicts between existing bus stop and proposed driveway location.

The existing bus stop is located in front of the adjacent property at 9800 Kilby Drive, which is approximately 60 m east of the proposed driveway location. As there is adequate distance separating the driveway from the bus stop, the proposed driveway location should not pose any conflicts with the bus stop.

3. Potential for vehicles entering the walkway along the west side of the site.

Currently, there is no vehicular access from the McKay Drive cul-de-sac through the walkway to Cambie Road. The existing walkway on the west side of the new development would be strictly for pedestrian use with barricades prohibiting passage of vehicles. There will be no direct vehicular access from the new development to McKay Drive cul-de-sac through the lane right-of-way and the existing prohibition of vehicles on the walkway will be not be altered because of this new development.

4. Potential traffic impacts due to the proposed development.

Staff have reviewed the traffic impacts of the proposed development in conjunction with the current capacities of adjacent streets. Staff's findings indicate that the number of trips generated by the development is minimal and can be accommodated within existing adjacent streets.

5. Potential parking impacts due to the proposed development.

The project provides a total of 27 off-street parking stalls (including visitor parking stalls), which meets City Bylaw requirements. Parking needs for this development can be met based on the number of off-street parking stalls provided. Section 12.4 of the Traffic Control and Regulation Bylaw No. 5870 prohibits parking on lanes at all times. This bylaw applies to the existing lane (walkway) at McKay Drive cul-de-sac. Community Bylaw enforcement can be called upon if at any times a vehicle is parked on the lane.

6. Concern that the height of the new townhouses would be significantly taller than the existing single-family homes and townhouses in the area (predominantly two-storey) and would be out of place in this neighbourhood.

The proposed development will be built on existing grade, which is approximately 0.8 m below the existing road elevation and the finished site grade of the adjacent townhouse development to the east. The building will appear to be 2½-storey along Cambie Road.

The third storey components of the townhouse buildings are setback 4.9 m, 7.1 m and 7.5 m from the property line of the adjacent residential developments to the east, north, and west respectively. The developer is also proposing to preserve two (2) large trees onsite along the east property line to protect the privacy of the neighbouring dwellings.

*A shadow analysis has been provided and indicates minimal shadow will cast onto the neighbour's property (see **Attachment 2**).*

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 Townhouse (RTL4) except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow a total of 16 tandem parking spaces in eight (8) townhouse units.

(Staff supports the proposed variance as it is considered minor, and is consistent with other townhouse development in Richmond. The City's Transportation Department has reviewed and accepted the provision of tandem parking. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space has been secured at rezoning.)

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, scale and setbacks respect the massing of the existing two-storey, single-family and townhouse developments to the north, east and west.
- The increased north side yard setback (4.5 m at the ground floor and 7.1 m at the second and third floor, vs. 3.0 m as required under zoning) provides adequate separation between the proposed three-storey townhouse units and the existing two-storey townhouse units to the north.
- Protection of the existing trees on site along the east property line, and planting of new trees on-site along the north property line minimize potential overlooking issue.
- A 1.8 m (6 ft.) m high fence and a trellis structure have been incorporated to mitigate headlight glare to adjacent single-family home to the west.

Urban Design and Site Planning

- The site layout is organized around one (1) short driveway providing access to the site from Cambie Road and an east-west drive aisle providing access to the unit garages.
- 12 three-storey townhouse units are proposed in four (4) clusters – two (2) duplexes fronting Cambie Road and two (2) fourplexes fronting the internal drive aisle.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in eight (8) of the 12 units. A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area has been secured.
- A total of three (3) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- A total of 19 Class-1 bicycle parking spaces are provided within the garages/units and three (3) Class-2 bicycle parking spaces are provided in the outdoor amenity area.
- 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 east end of the site. Children's play equipment is proposed adjacent to an outdoor bench; this arrangement, in addition to windows on Buildings B & D, provides the opportunity for passive surveillance of the outdoor amenity area.

- Each unit has private outdoor spaces of approximately 37 m² consisting of front or rear yards and balconies on the second floor. All of the private outdoor spaces can be accessed directly from the main living space.
- The garbage and recycling enclosure is located on the east side of the entry driveway and has been incorporated into the design of the building to minimize its visual impact.

Architectural Form and Character

- The building forms are well articulated. Visual interest has been incorporated with at gable roofs, porches, and vertical columns.
- Pedestrian character has been maintained and enhanced along Cambie Road with the provision of street front entries and additional landscaping.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and pedestrian entries.
- The proposed building materials (asphalt roof shingles, hardie panel with stucco finish, hardie lap siding, vertical hardie siding, wood trims, double glazed vinyl framed window, face brick and brick lintel, and concrete still) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims.
- 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).
- One (1) convertible unit has been incorporated into the design. Alternate floor plans demonstrating simple conversion potential to accommodate a person in a wheelchair are provided (see alternative floor plans for Unit #3 where a vertical lift may be installed).
- An Aircraft Noise Study was submitted in support of the application. The report confirms that the proposed building components (e.g., walls, windows) have been designed to achieve the interior noise levels specified in the OCP.

Landscape Design and Open Space Design

- The landscape design was developed considering tree retention. A Douglas Fir tree and a Western Red Cedar tree located within the proposed amenity area are to be preserved on-site. Two (2) Oak trees on the adjacent property at 9800 Kilby Drive and a Cypress tree located within the future boulevard are to be protected. Tree protection fencing on-site around the driplines of the retained trees on-site and off-site will be required prior to any construction activities occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone has been secured at rezoning.
- Tree preservation was reviewed at rezoning stage and 11 bylaw-sized trees on-site are to be removed due to general poor condition. A total of 22 replacement trees are required.
- The landscape design includes the planting of 22 replacement trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- Permeable concrete pavers are proposed on the entire length of the drive isle to improve site permeability. The proposed total lot coverage for permeable surface, including landscape area, is 52.18%.

- A separate pedestrian access to the site is proposed at the east end within the tree preservation area.
- Children's play equipment catered for 2 to 6 years old age group is proposed at a prominent location of the outdoor amenity area.
- Cash-in-lieu for indoor amenity has been provided as a condition of rezoning approvals.
- Low metal fencing with brick column and landscaping vegetation is used along the Cambie Road frontage to enhance the appearance from the street.

Crime Prevention Through Environmental Design

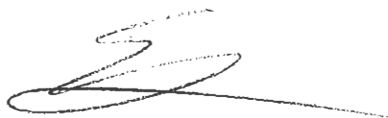
- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Pot lights will be installed at each main unit entry as well as the secondary entry of Building A at the internal driveway.

Sustainability

- The applicant advises that the project includes the following sustainability features:
 - The project uses hardie materials as primary cladding material, which contains 10% post-industrial or pre-consumer recycled content and lasts longer to reduce the maintenance and repair cost.
 - All exterior walls will be constructed with rainscreen detail and protected with 21 in. of roof overhang.
 - 22% of permeable pavers are used in the project to allow for maximum storm water infiltration potential.
 - Lighting level will be appropriate to create no light pollution to surrounding areas.
 - Planting generally has been designed with low water usage in mind and plant selection reflects appropriate choices in terms of the scale of the development and year-round interest.
 - The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
 - Construction techniques during the development phase will be employed to keep the air quality as high as possible.
 - A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc. and will be delivered to an appropriate transfer station for recycle.

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
Planner 1
(604-276- 4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$38,626 (based on total floor area of 19,313 ft²).
- 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 the trees to be retained. 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.

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

- Enter into a Servicing Agreement* for the design and construction of beautification treatment to the road frontage. Beautification works including but not limited to removing the existing sidewalk, replacing it with a new 1.5 m wide sidewalk at the north boundary of the PROP, retaining existing curb/gutter, and providing a new treed and grassed boulevard in between. It is noted that the new sidewalk must be designed to meander around the protected tree along Cambie Road. All works at developer's sole cost.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- Incorporation of indoor noise mitigation measures in Building Permit (BP) plans as determined by the Aircraft Noise Study.
- 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.
- 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 11-586344

Attachment 1

Address: 9731 and 9751 Cambie Road

Applicant: Matthew Cheng Architect Inc.

Owner: 0828329 BC Ltd.

Planning Area(s): West Cambie

Floor Area Gross: 1794 m² (19,313 ft²)

Floor Area Net: 1,148 m² (12,356 ft²)

	Existing	Proposed
Site Area:	2043.9 m ²	1938.5 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouse (RTL4)
Number of Units:	2	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.59	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces	Max. 65%	52.2%	none
Lot Coverage – Landscaping:	Min. 25%	30.5%	none
Setback – Front Yard (m):	Min. 6 m	6.6 m	none
Setback – Side Yard (East) (m):	Min. 3 m	4.9 m	none
Setback – Side Yard (West) (m):	Min. 3 m	4.3 m	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12.0 m (3 storeys)	11.22 m	none
Lot Size (min. dimensions):	min. 30 m wide x 35 m deep	Approx. 53.65 m wide x 38.10 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:	27	27	none
Tandem Parking Spaces:	not permitted	16	variance requested
Off-street Parking Spaces - Accessible	1	1	none

Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.58 (Class 1) and 0.25 (Class 2) per unit	none
Bicycle Parking Spaces – Total:	15 (Class 1) and 3 (Class 2)	19 (Class 1) and 3 (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 12 units = 72 m ²	143 m ²	none



MATTHEW CHENG ARCHITECT INC.

1200 WEST BROADWAY AVENUE
 SUITE 200
 RICHMOND, VIRGINIA 23220

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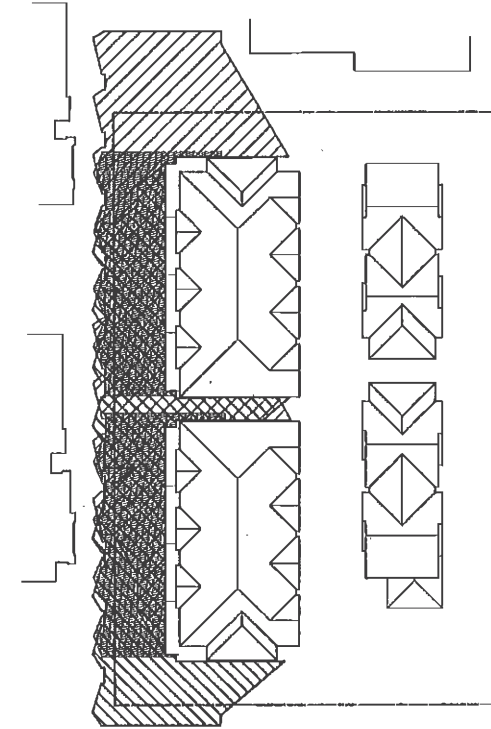
DATE: 09/21/11
 DRAWN BY: J. CHENG
 CHECKED BY: M. CHENG
 PROJECT NO: 11-001

Comments

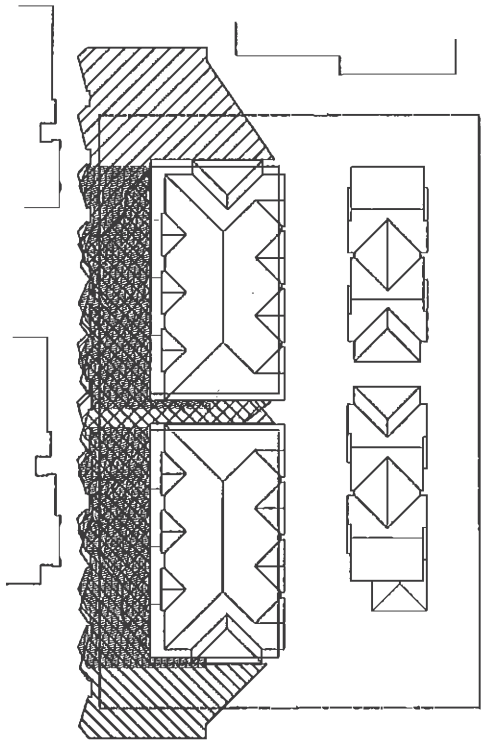
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 12-UNIT TOWNHOUSE DEVELOPMENT
 9731 & 9751 CAMBIE ROAD
 RICHMOND, E.C.

SHEET TITLE:
 SHADOW ANALYSIS

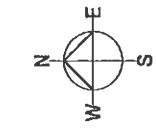
Drawn By:	J. CHENG
Checked By:	M. CHENG
Scale:	AS SHOWN
Project Number:	11-001
Revision:	
Date:	09/21/11
Sheet Number:	#8






SHADOW ANALYSIS
 SEPTEMBER 21



SHADOW ANALYSIS
 MARCH 21



- 
 SUN SHADOW AT 10:00 AM
- 
 SUN SHADOW AT NOON
- 
 SUN SHADOW AT 2:00 PM



No. DP 11-586344

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9731 AND 9751 CAMBIE ROAD
Address: C/O MATTHEW CHENG
 #201 – 445 WEST 6TH AVENUE
 VANCOUVER, BC V5Y 1L3

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 allow a total of 16 tandem parking spaces in 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 \$38,626.00 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 11-586344

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9731 AND 9751 CAMBIE ROAD
Address: C/O MATTHEW CHENG
#201 - 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

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

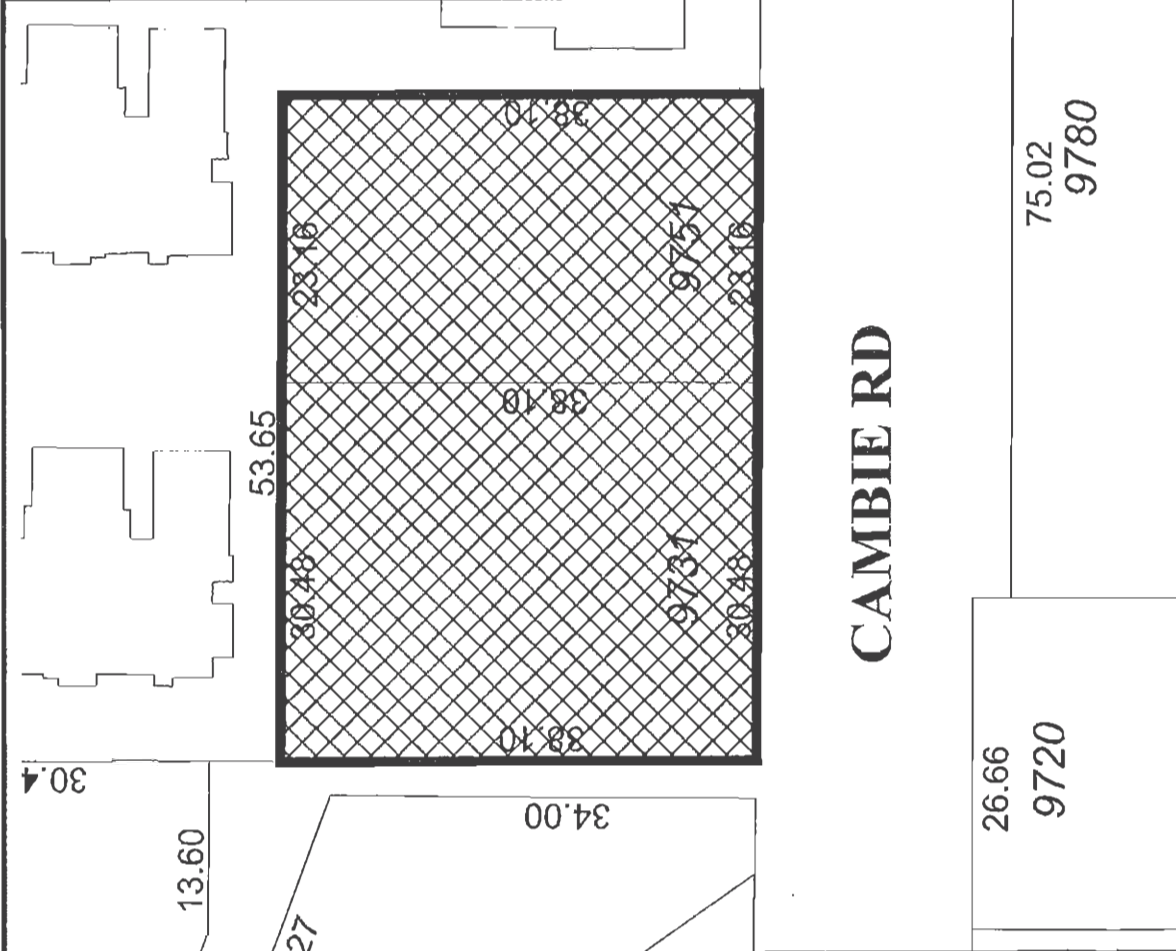
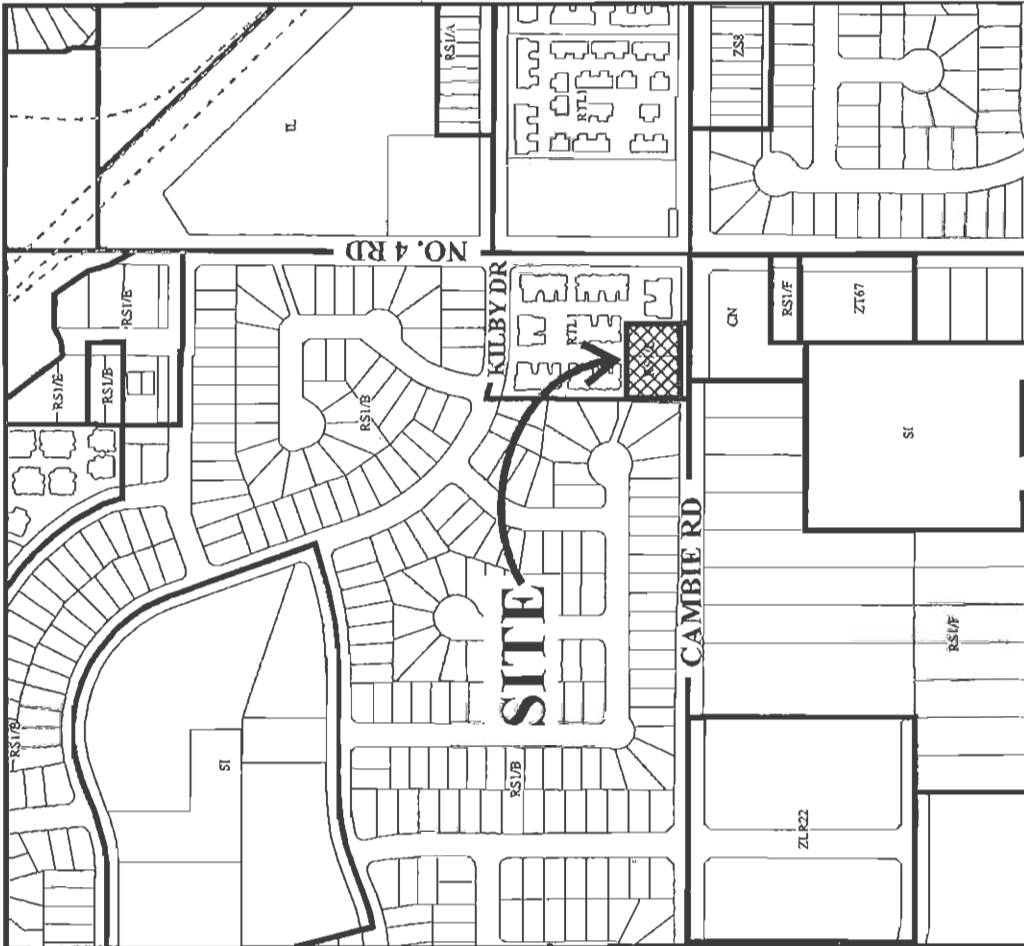
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 11-586344

SCHEDULE "A"

Original Date: 08/04/11

Revision Date:

Note: Dimensions are in METRES



**MATTHEW CHENG
ARCHITECT INC.**

1000 WEST 10TH AVENUE
SUITE 200
VANCOUVER, BC V6H 2E6
TEL: 604-681-1111
WWW.MATTHEWCHENGARCHITECT.COM

THE ARCHITECTURE ACT, 1991 (S.B.C. 24)
THE ARCHITECTURE REGULATION, 1992 (S.B.C. 24)
THE ARCHITECTURE ACT, 1991 (S.B.C. 24)
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THE ARCHITECTURE REGULATION, 1992 (S.B.C. 24)

DATE: 02/07/17
BY: MCH
CHECKED: MCH
DATE: 02/07/17
BY: MCH
CHECKED: MCH

PROJECT: 12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

SITE PLAN

UNIT 3 IS CONVERTIBLE UNIT
BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS
LEVER HANDLE TO BE USED FOR ALL DOORS
LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWER ROOMS OF ALL UNITS

PROJECT NO.:
DATE:
BY:
CHECKED:

12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

SITE PLAN

DATE: 02/07/17
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9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

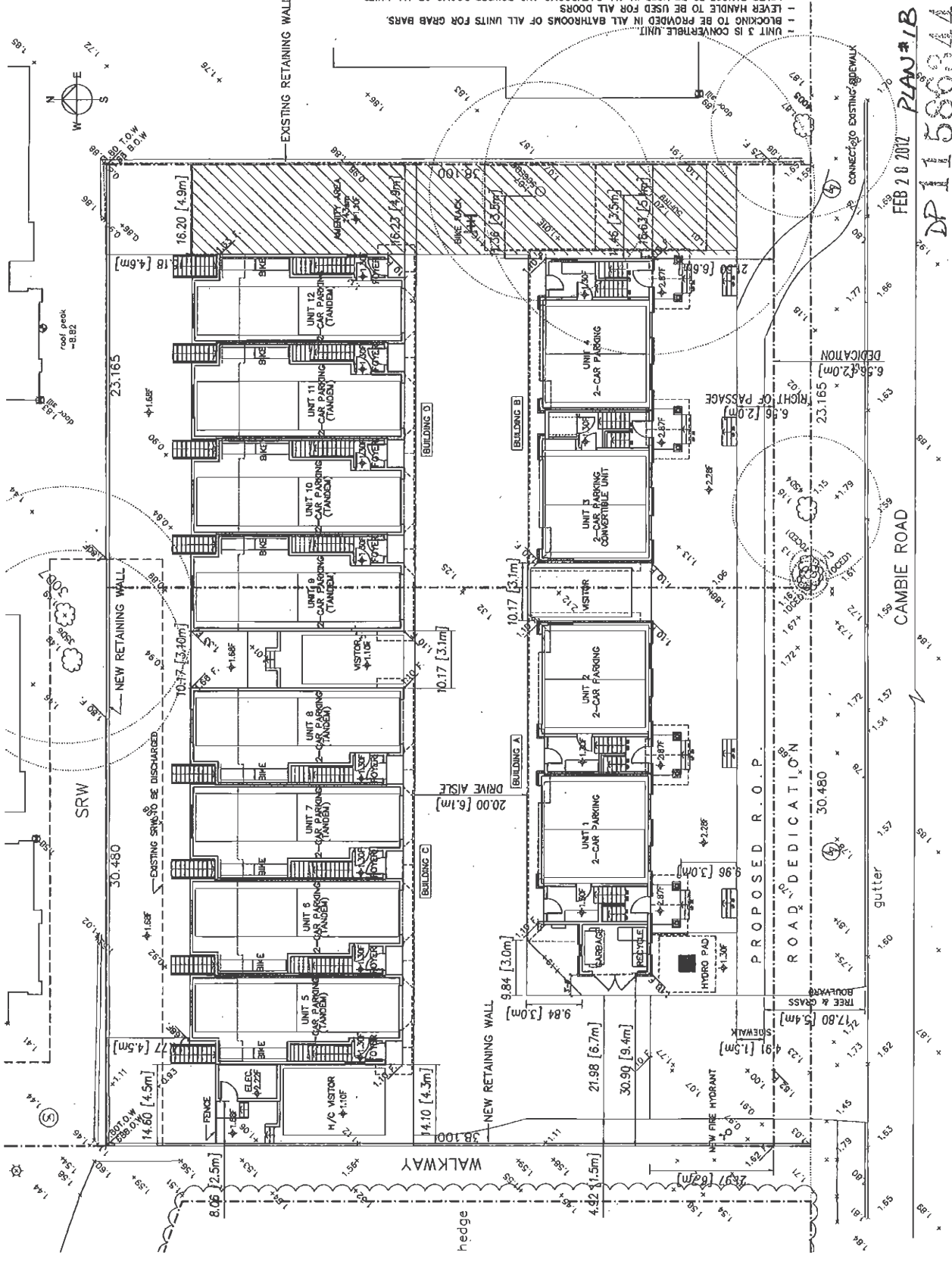
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PROJECT: 12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

SITE PLAN

DATE: 02/07/17
BY: MCH
CHECKED: MCH



FEB 28 2017
PLAN #1B
DP 158694A

PROJECT: 12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

SITE PLAN

DATE: 02/07/17
BY: MCH
CHECKED: MCH

PROJECT: 12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

SITE PLAN



MATTHEW CHENG ARCHITECT INC.

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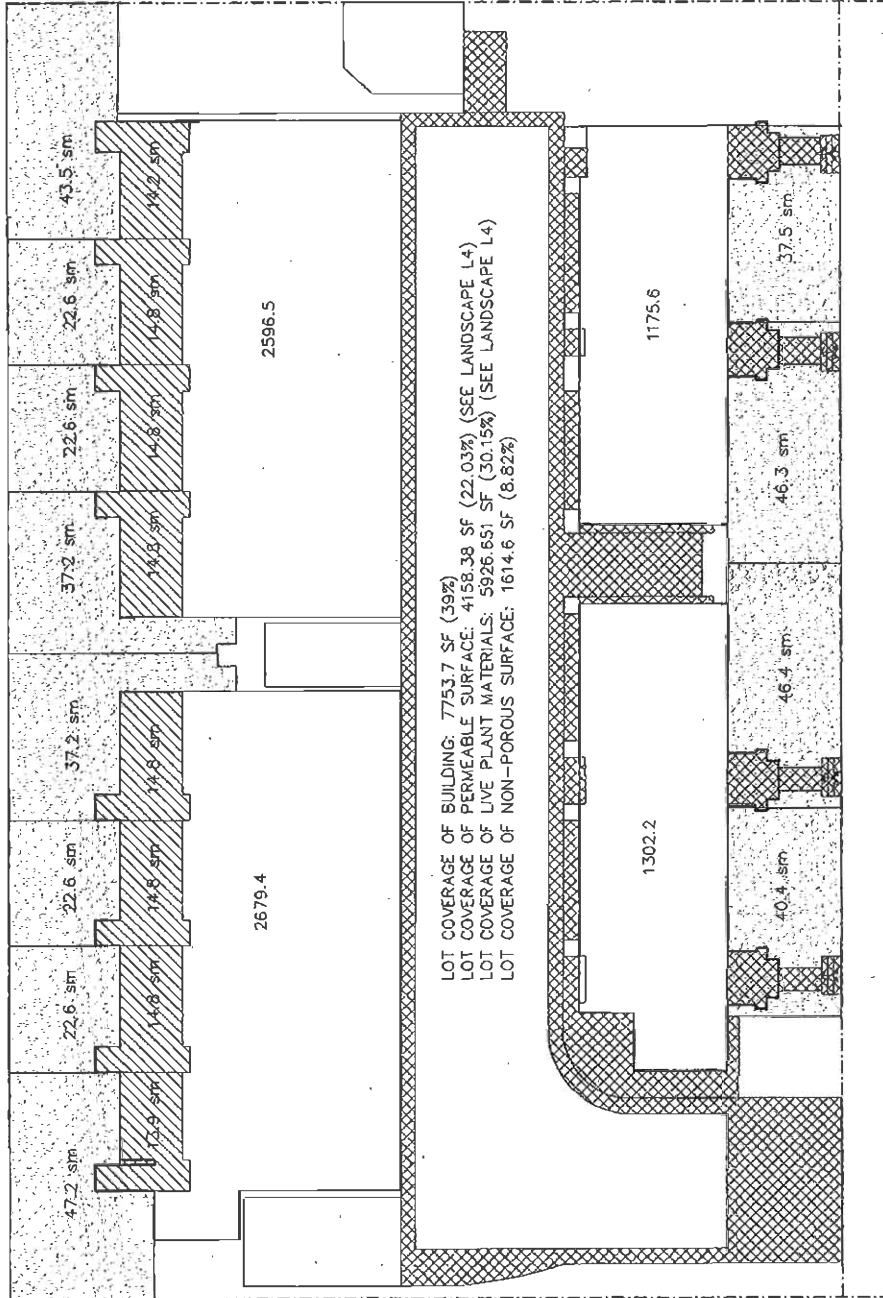
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 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO: 110011001
 SHEET NO: 110011001-01

Project Title:
12-UNIT TOWNHOUSE DEVELOPMENT
 9731 & 9751 CAMBIE ROAD
 RICHMOND, B.C.

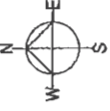
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SITE PLAN

Client:	
Architect:	
Contract No.:	
Scale:	1/8" = 1'-0"
Project Number:	
Sheet No.:	#6d
Scale:	
Project Name:	
Project Address:	
Project City:	
Project State:	
Project Country:	

-  BUILDING OUTLINE
-  EXTERIOR BALCONY
-  PRIVATE OUTDOOR AT GRADE
-  NON-POROUS SURFACE



FEB 20 2012 PLAN #11
 DP 1158634A



MATTHEW CHENG ARCHITECT INC.

1000 WEST 10TH AVENUE
SUITE 200
VANCOUVER, BC V6H 2E6
TEL: 604-278-8888
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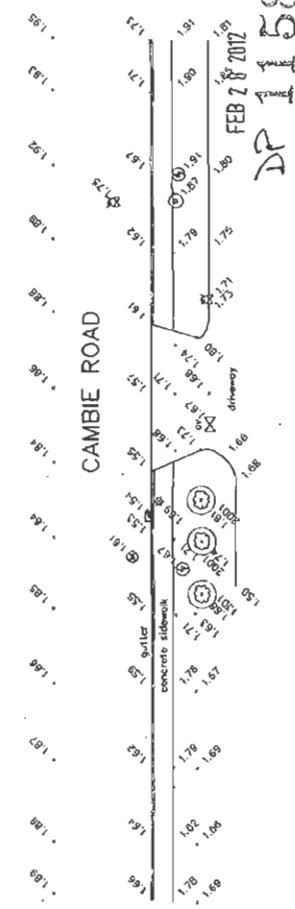
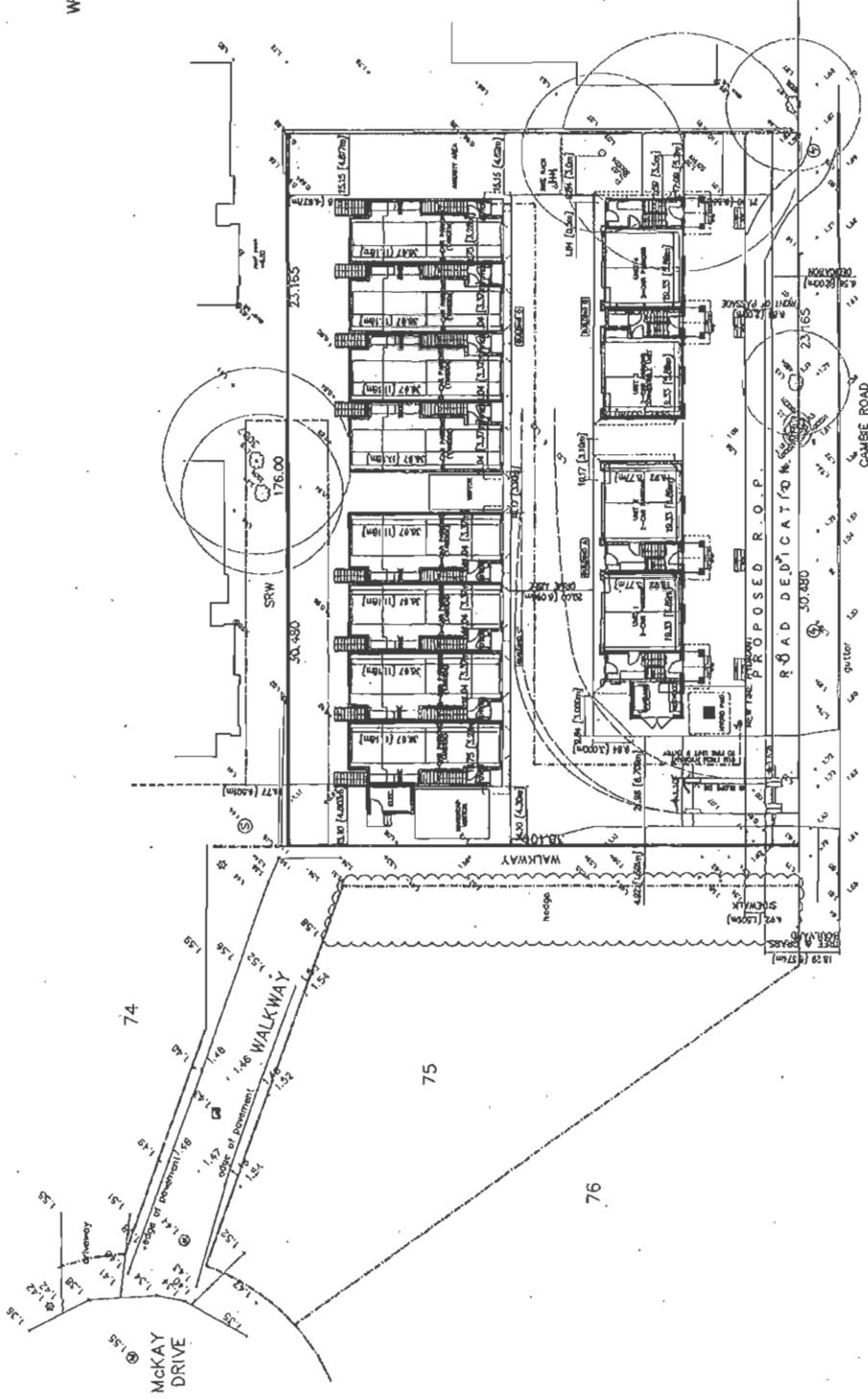
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DATE: 10/20/17
DRAWN BY: MCH
CHECKED BY: MCH
SCALE: AS SHOWN
PROJECT NO: 17-01-01
SHEET NO: 02 OF 02

12-UNIT TOWNHOUSE DEVELOPMENT
9733 & 9735 CAMBIE ROAD
RICHMOND, B.C.

PARKING PLAN

Owner:	
Designer:	
Scale:	1/4" = 1'-0"
Project Name:	
Revision Date:	
Drawn By:	
Checked By:	
Scale:	
Project No.:	#2



FEB 28 2017
PLAN #2
DP 11586344

Client's approval. The client is not liable for any errors or omissions in this plan. The client is not liable for any damage or injury to any person or property caused by the use of this plan. The client is not liable for any loss of profit or business caused by the use of this plan.



DATE:



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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
 3721 9721 CAMBIE ROAD
 RICHMOND, BC
 WITH HANTRY CHUNG ARCHITECT INC

DRAWING TITLE:
LANDSCAPE PLAN

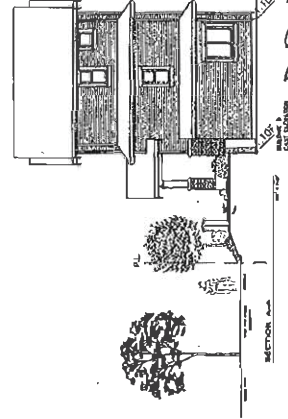
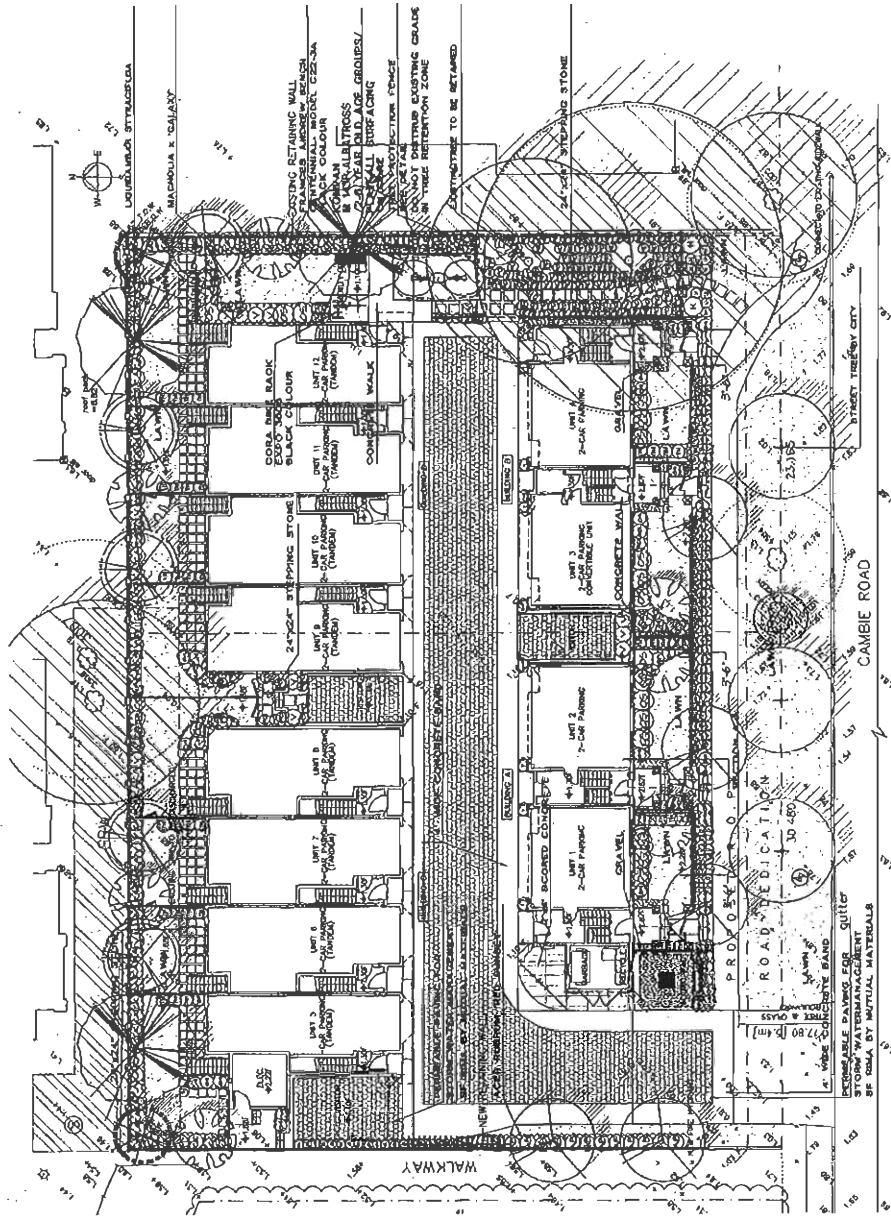
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PROJECT NUMBER:
DR 11586344

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 CHECKED BY: [Name]
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SYMBOL	DESCRIPTION
1	ASPH/FLY
2	CONCRETE
3	GRAVEL
4	WOOD DECK
5	WOOD FLOORING
6	WOOD SILLING
7	WOOD TRIM
8	WOOD ROOFING
9	WOOD SHINGLES
10	WOOD SIDING
11	WOOD CLADDING
12	WOOD BRICK
13	WOOD TILE
14	WOOD SLATE
15	WOOD MARBLE
16	WOOD GRANITE
17	WOOD QUARTZ
18	WOOD GEMSTONE
19	WOOD METAL
20	WOOD GLASS
21	WOOD CERAMIC
22	WOOD FABRIC
23	WOOD LEATHER
24	WOOD PAPER
25	WOOD CARBON
26	WOOD BATTERY
27	WOOD LIGHTING
28	WOOD SECURITY
29	WOOD FENCE
30	WOOD GATE
31	WOOD RAMP
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33	WOOD BALCONY
34	WOOD TERRACE
35	WOOD PATIO
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FRANCES ANDREW BENCH
 CENTENNIAL, MODEL C22-3A
 BLACK COLOUR



CORA BIKE RACK
 EXPO 3805
 BLACK COLOUR



KUMAR
 7/4 YEAR OLD AGE GROUPS/

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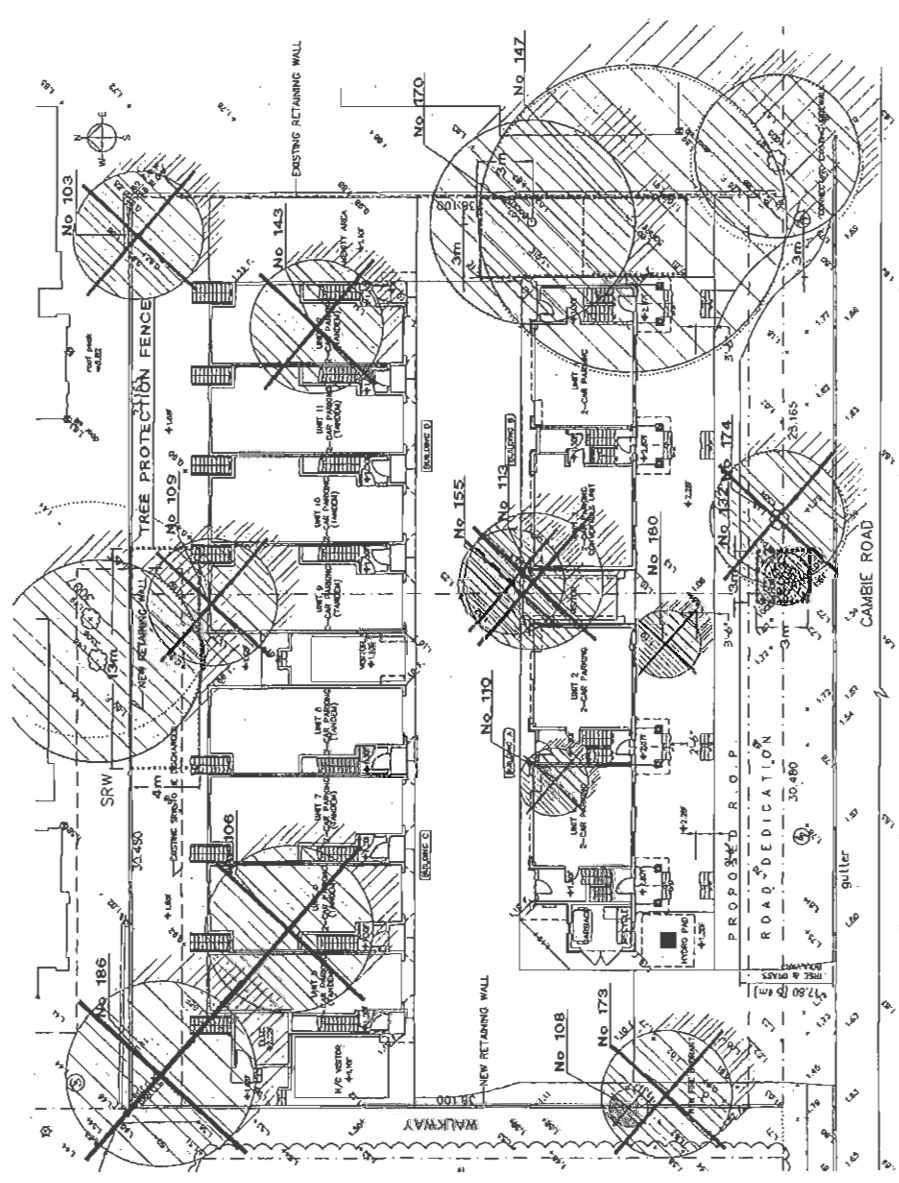
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 LANDSCAPE ARCHITECTS
 10000 W. 10th Street, Suite 100
 Denver, Colorado 80202, USA
 Tel: 303.733.1100 Fax: 303.733.1101
 www.pmg-arch.com

SCALE



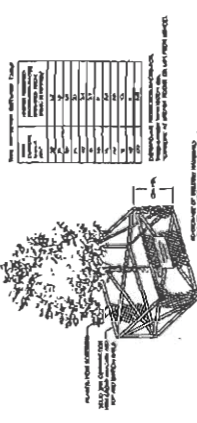
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PROJECT: 12 UNIT TOWNHOUSE DEVELOPMENT
 5734, 5735 CAMBIE ROAD
 RICHMOND, BC
 WITH MATTHEW CREW/ARCHITECT INC.
 DRAWING TITLE: TREE MANAGEMENT PLAN
 DATE: 2012.02.20
 SCALE: 1/8" = 1'-0"
 SHEET NO: 05
 OF 5
 PROJECT NUMBER: 10-227



LEGEND

- TREE TO RETAIN
- TREE TO REMOVE
- TREE PROTECTION FENCE



FEB 20 2012
 PLAN #38
 DP 11586344

1 TREE PROTECTION BLOWER

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pmg
ARCHITECTURE
11111 FIVE STAR DRIVE
RICHMOND, BC V6X 4K9
TEL: (604) 273-1111
WWW.PMGARCHITECTURE.COM

DATE: 02/14/2012

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

DATE: 02/14/2012

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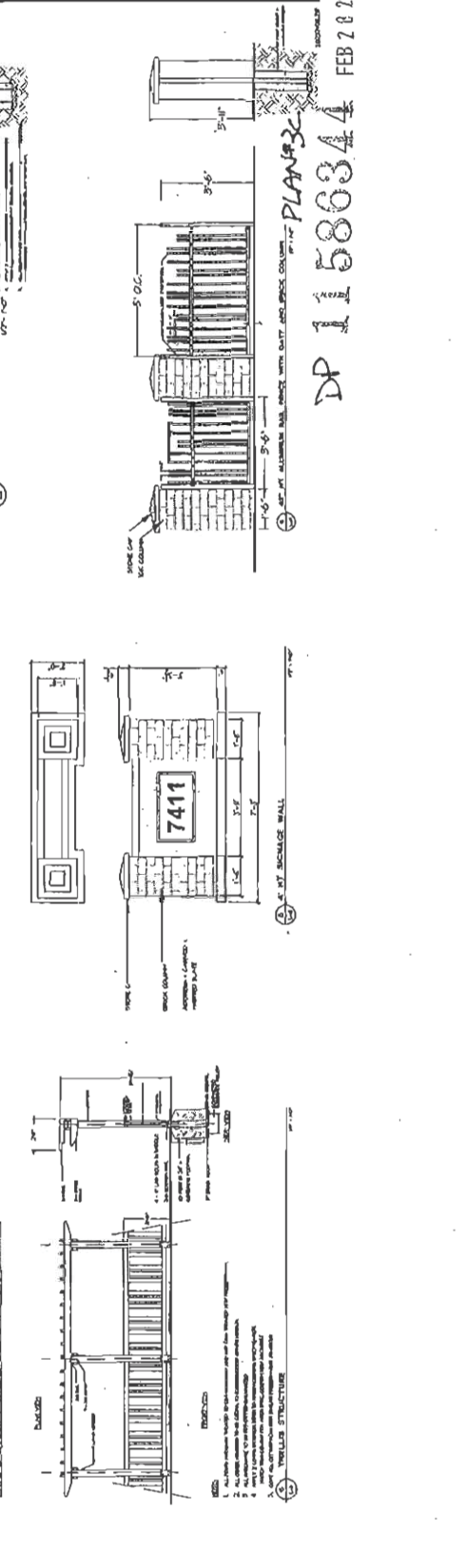
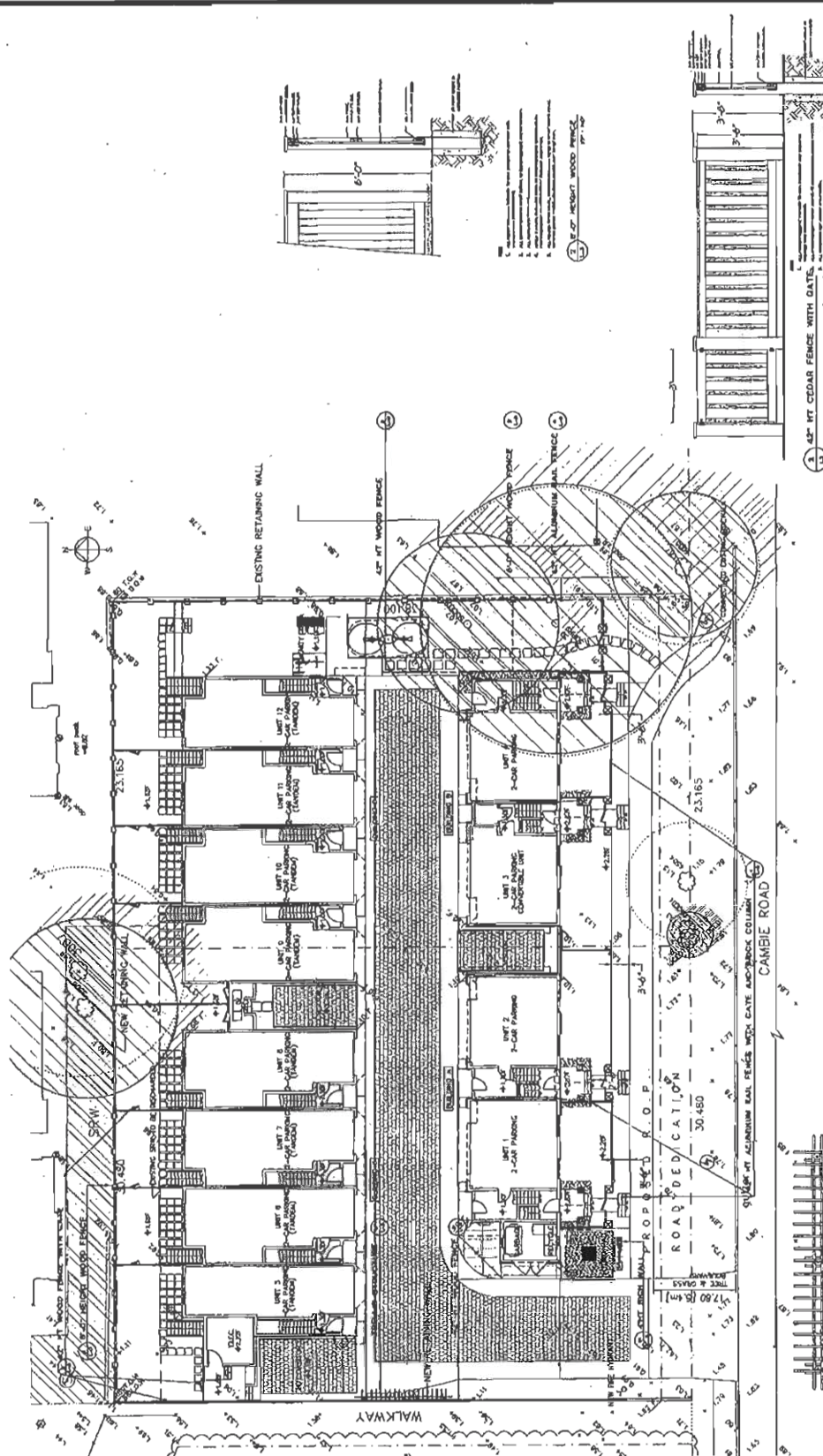
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DATE: 02/14/2012



12 UNIT TOWNHOUSE DEVELOPMENT
9751, 9753 CAMBIE ROAD
RICHMOND, BC
WITH NATHAN CHOI ARCHITECT INC.

FENCE PLAN

DATE: 02/14/2012
SCALE: 1/8" = 1'-0"
DRAWING NUMBER: L3
PROJECT NO: 12227
SHEET NO: 015

PLAN 193
DP 11586344
FEB 7 8 2012

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 LANDSCAPING ARCHITECTS, INC.
 Suite 200 - 4116 Old Grand Oaks
 Dunwoody, Metro Atlanta, GA 30328
 P: 404.251.5111 F: 404.251.5112

DATE:



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PROJECT:
 12 UNIT TOWNHOUSE
 DEVELOPMENT
 4775 CAMBIE ROAD
 RICHMOND, GA

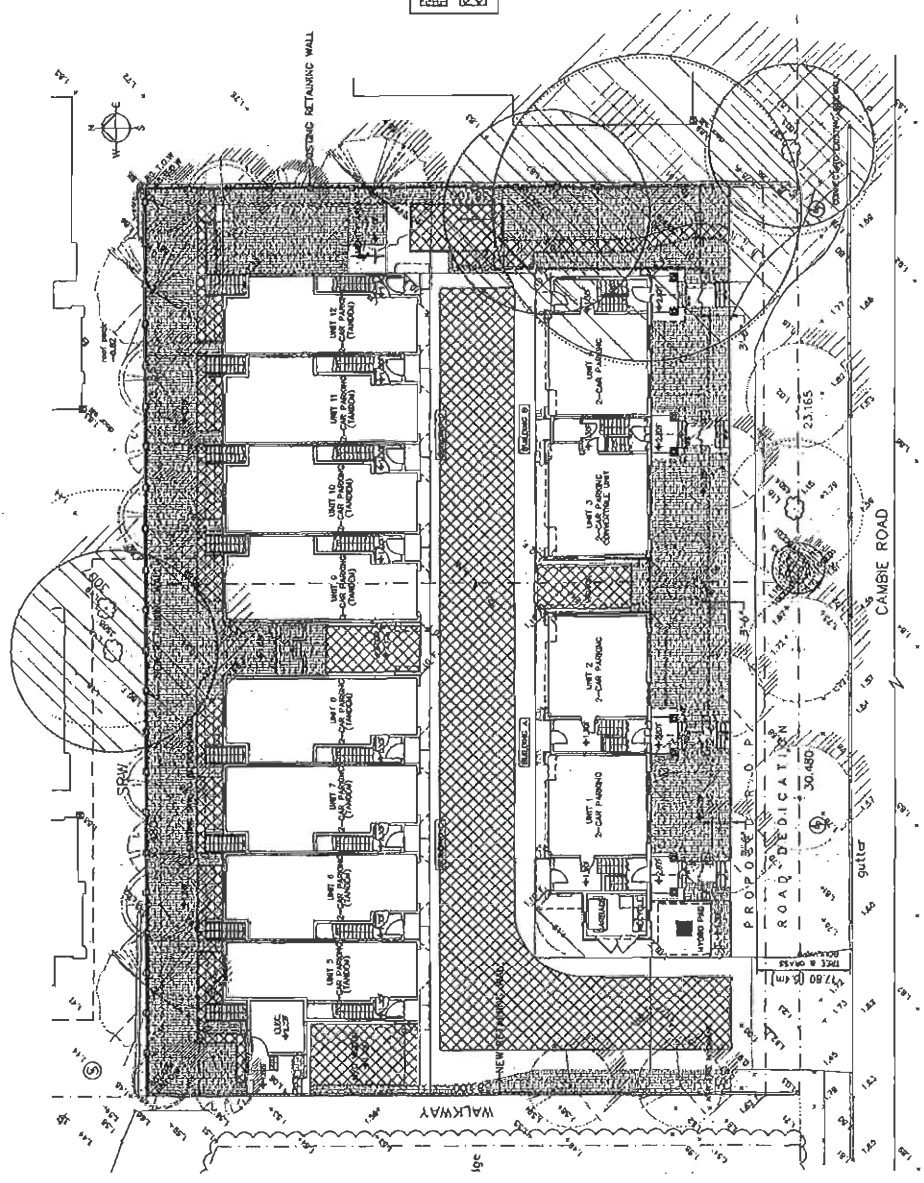
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LOT COVERAGE
 PLAN

DATE: 02/28/12
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 OF 5

PROJECT NUMBER: 31-037

FEB 28 2012 PLAN # 3D
 DP 11586344



OVERLAP: VERY LIGHT PLANT MATERIALS
 (Hatched pattern)
 OVERLAP: LIGHT PLANT MATERIALS
 (Dotted pattern)
 OVERLAP: MEDIUM PLANT MATERIALS
 (Cross-hatched pattern)
 OVERLAP: HEAVY PLANT MATERIALS
 (Diagonal lines)



**MATTHEW CHENG
ARCHITECT INC.**

10000 W. 10th Avenue, Suite 100
Denver, CO 80202
Tel: 303.755.8888
Fax: 303.755.8889
www.matthewcheng.com

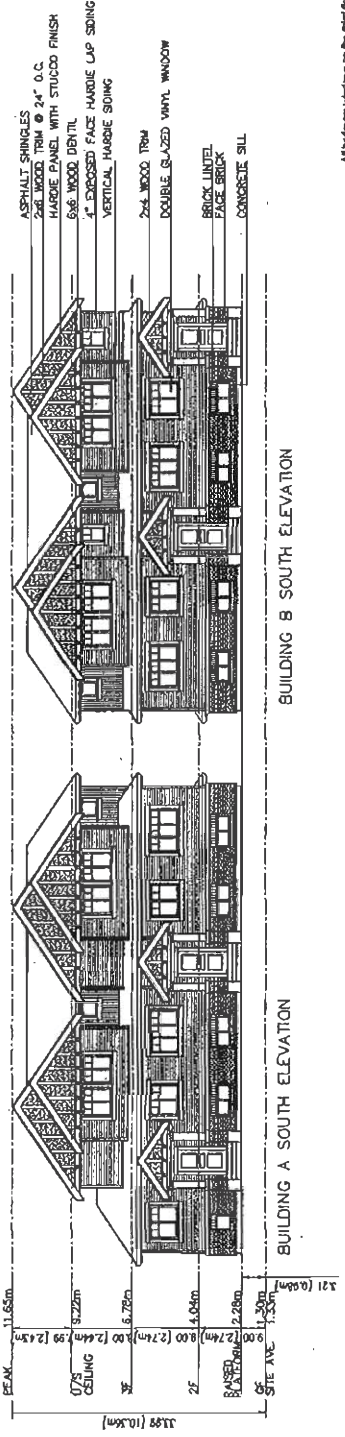
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BY: MCH/ML
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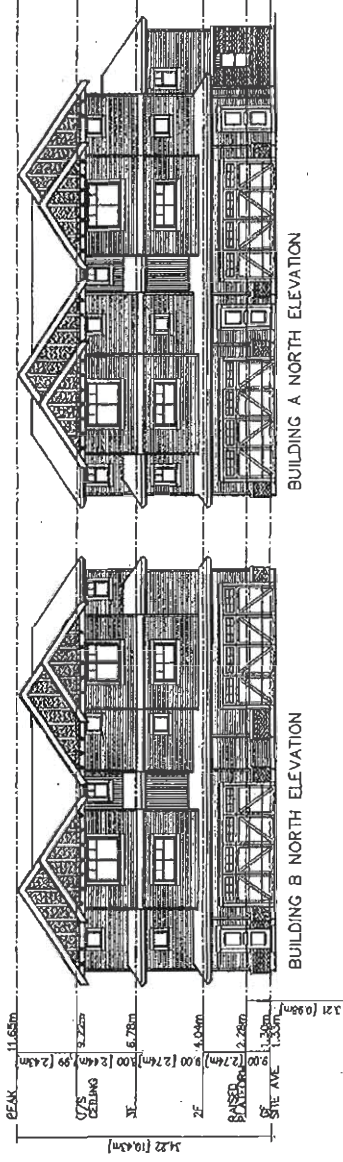
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9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

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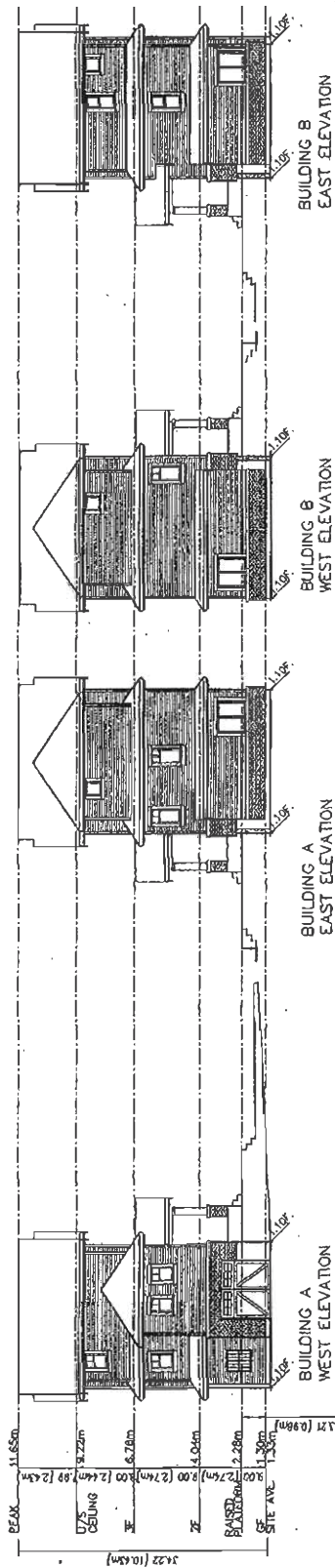
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Drawing No: #4a
Date: 02/20/12



BUILDING B SOUTH ELEVATION



BUILDING A NORTH ELEVATION



BUILDING A WEST ELEVATION

BUILDING A EAST ELEVATION

BUILDING B WEST ELEVATION

BUILDING B EAST ELEVATION

- All bedroom windows on the first floor of all four buildings to meet minimum 20% of OTC Rating with possible window area of 1.1m². On the second floor of all four buildings 3mm glass (supported by a 11mm air space).
- All windows in the bathroom on the second floor of Building A to meet minimum 20% of OTC Rating with possible window area of 1.1m².
- All windows in the bedroom of Building A to meet minimum 20% of OTC Rating with possible window area of 1.1m².
- All windows should meet at least the A3 performance rating for A+ Tightness found in the CSA standard CAN/CSA-A44-100, at least window. Sound transmitting transmission should be treated on all floor or doors.

HARDIE BOARD	BM 2141-40
4" HARDIE SIDING	BM 2110-10
TRIMS/PASOS	BM 00-07
ENTRY DOOR	BM 2116-10
WINDOW FRAME	BEISE
ASPHALT SHINGLES	MALBREY'S HORSLANDER
GARAGE DOOR	BM 00-07

DP 11580344
FEB 20 2012
PLAN #4A



MATTHEW CHENG ARCHITECT INC.

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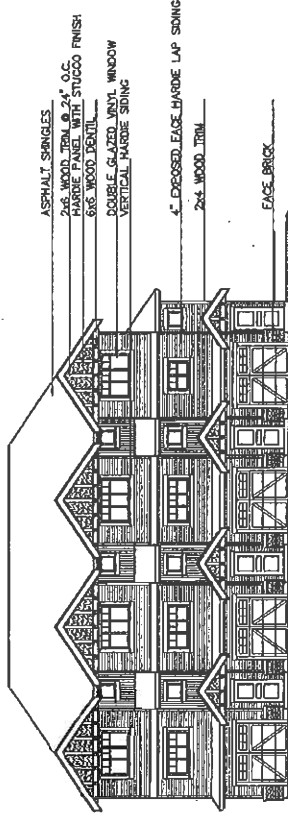
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Project: The
12-UNIT TOWNHOUSE DEVELOPMENT
 9731 & 9751
 CAMBIE ROAD
 RICHMOND, B.C.

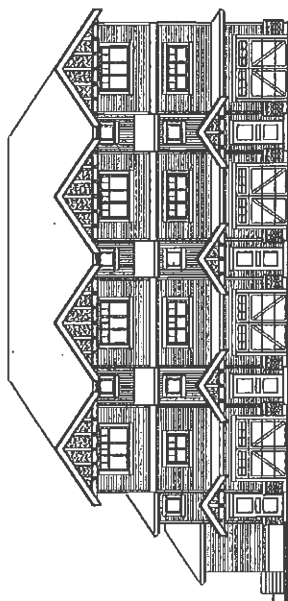
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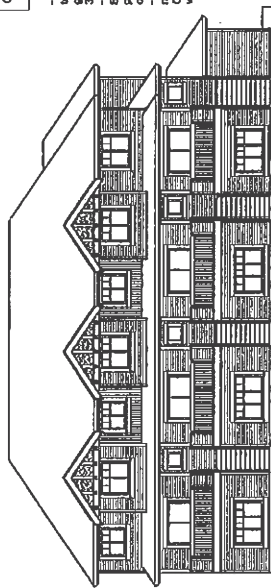
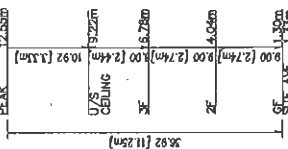
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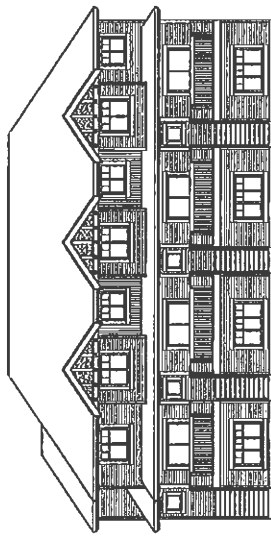
BUILDING D SOUTH ELEVATION



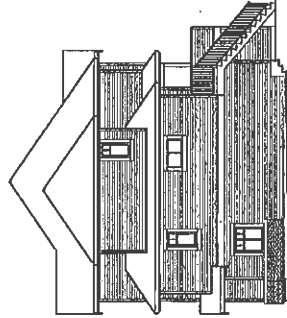
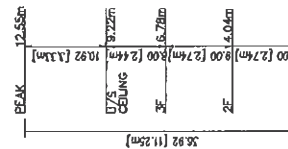
BUILDING C SOUTH ELEVATION



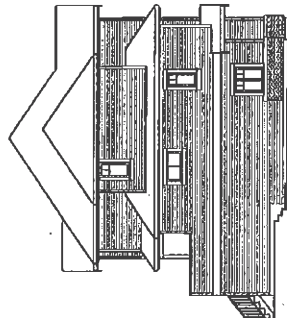
BUILDING C NORTH ELEVATION



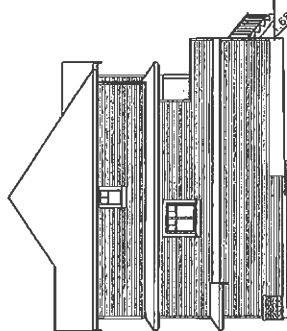
BUILDING D NORTH ELEVATION



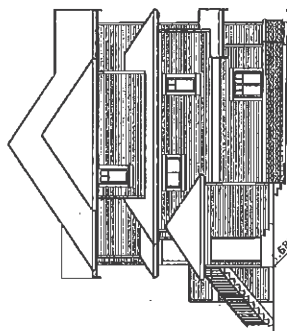
BUILDING D EAST ELEVATION



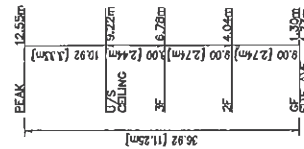
BUILDING D WEST ELEVATION



BUILDING C EAST ELEVATION



BUILDING C WEST ELEVATION



- HARDBOARD BM 2141-40
- 4 HARDBOARD BM 2141-40
- TRANS/FASCIAS BM 00-107
- ENTRY DOOR BM 2116-10
- WINDOW FRAME BEIGE
- ASPHALT SHINGLES MALABRY'S HIGHLANDER
- GARAGE DOOR STORJI GRAY
- BM 00-107

- All bedroom windows on the third floor of all four buildings to meet minimum 20% of OTCR rating, with possible window glazing of 5'-11" (one pane of 6mm glass and one pane of 3mm glass separated by a 15mm air space).
 - All windows in the basement on the second floor of all four buildings to meet minimum 20% of OTCR rating, with possible window glazing of 6'-0" (one pane of 6mm glass and one pane of 3mm glass separated by a 15mm air space).
 - All windows should meet at least the AS performance level for wind resistance and water penetration. Special detailing and weatherstripping should be installed on all exterior doors.

DP 11586344
 PLAN #4B
 FEB 28 2012



**MATTHEW CHENG
ARCHITECT INC.**

1000 WESTERN AVENUE
SUITE 200
VICTORIA, B.C. V8M 3K7
TEL: 250-383-1111
WWW.MATTHEWCHENGARCHITECT.COM

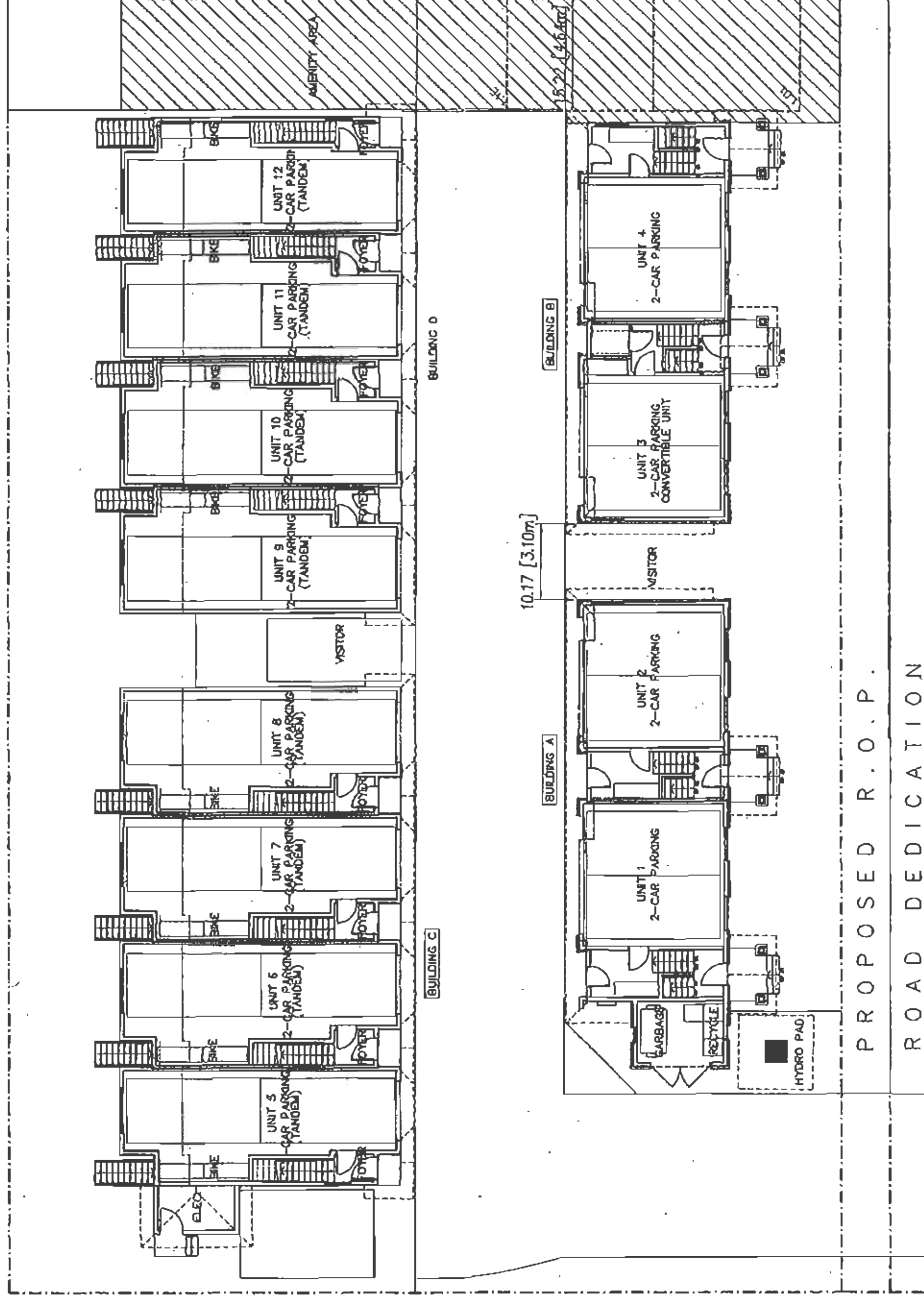
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DATE: 02/27/11
BY: MCH
CHECKED: MCH
DATE: 02/27/11
BY: MCH
CHECKED: MCH

Project Title:
**12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.**

Sheet Title:
GROUND FLOOR PLAN

Client:	
Architect:	
Scale:	1/8" = 1'-0"
Project Number:	
Drawn By:	MCH
Checked By:	MCH
Date:	02/27/11
Sheet No.:	#5a



- BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.

DR 11586344
FEB 28 2012
REFERENCE PLAN



**MATTHEW CHENG
ARCHITECT INC.**

1100 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 2T6
TEL: 604-275-8888
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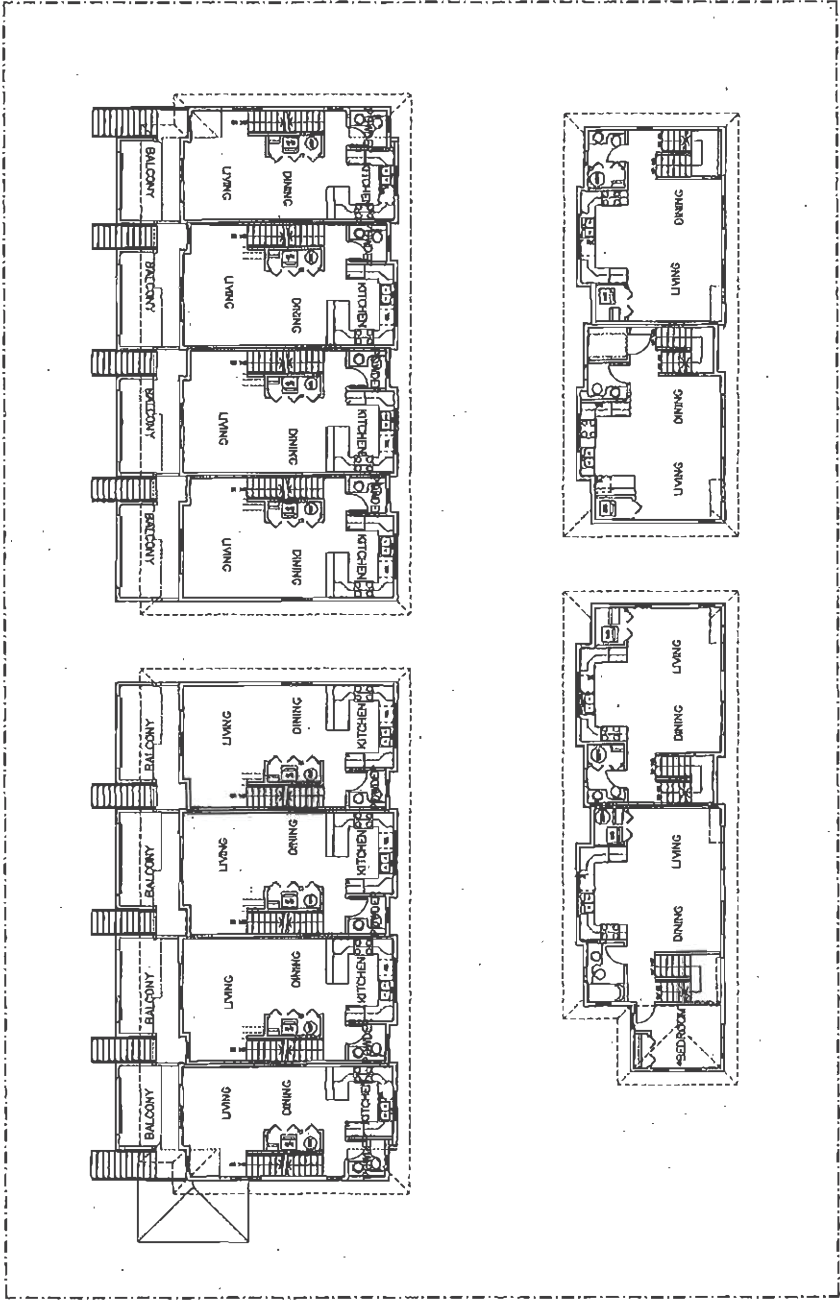
NO. 001
DATE: 02/27/12
BY: MCH
CHECKED: MCH
DATE: 02/27/12
BY: MCH
DATE: 02/27/12
BY: MCH

CONTINUOUS

Project No:
**12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.**

Sheet No:
**SECOND FLOOR PLAN
SITE PLAN
PROJECT DATA**

Scale:	1/4" = 1'-0"
Project Name:	12-UNIT TOWNHOUSE DEVELOPMENT
Project No.:	11586344
Sheet No.:	#5b



- BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.
- * ALL BEDROOMS CEILINGS ARE TO BE CONSTRUCTED WITH TWO LAYERS OF 13mm GYPSUM BOARD ATTACHED BY RESILIENT CHANNELS.

DP 11586344
FEB 28 2012 REFERENCE PLAN



**MATTHEW CHENG
ARCHITECT INC.**

100-1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 1G5
Tel: 604-681-1111 Fax: 604-681-1112
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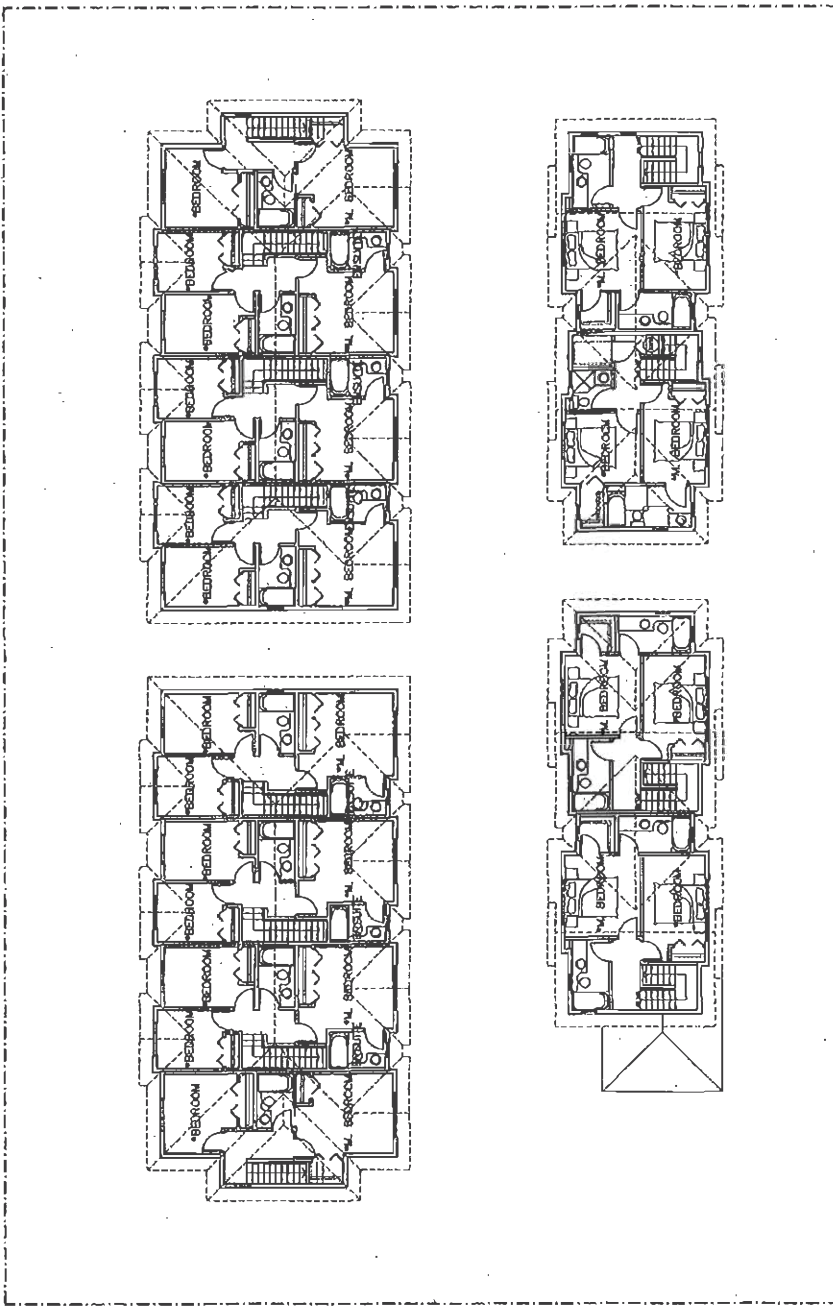
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DATE: 01/11/11
BY: MCH
CHECKED BY: MCH
SCALE: AS SHOWN
PROJECT: 12-UNIT TOWNHOUSE DEVELOPMENT

Project Name
**12-UNIT TOWNHOUSE
DEVELOPMENT**
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

Sheet Title
**THIRD FLOOR PLAN
SITE PLAN**
PROJECT DATA

Scale	1:50
Drawn	MCH
Check	MCH
Date	01/11/11
Project Number	#5C



- BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.
- * ALL BEDROOMS CEILINGS ARE TO BE CONSTRUCTED WITH TWO LAYERS OF 13mm GYPSUM BOARD ATTACHED BY RESILIENT CHANNELS.

DP 11 580344
FEB 29 2012
REFERENCE PLAN



MATTHEW CHENG ARCHITECT INC.

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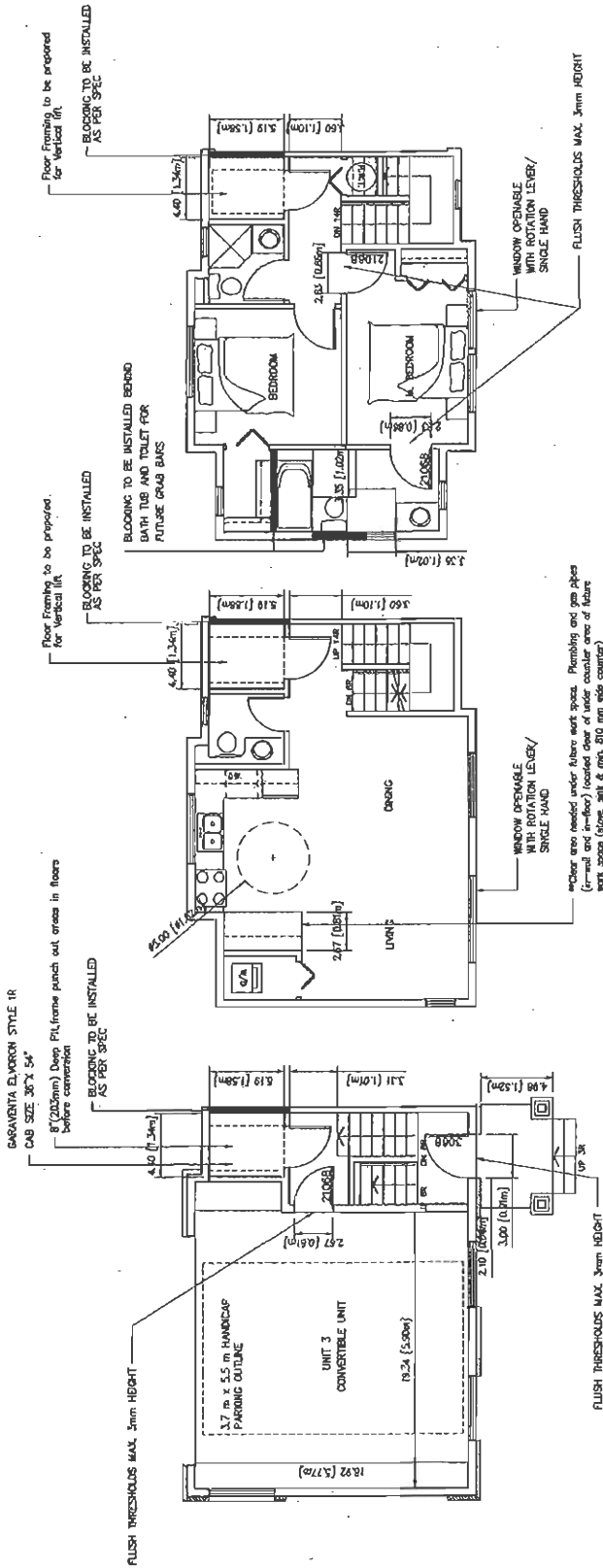
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DATE: 02/08/2012
DRAWN BY: MCH
CHECKED BY: MCH
PROJECT NO.: 12-UNIT TOWNHOUSE DEVELOPMENT
SHEET NO.: 5D

Project: 12-UNIT TOWNHOUSE DEVELOPMENT
9731 & 9751 CAMBIE ROAD
RICHMOND, B.C.

Sheet: 5D
UNIT 3
CONVERTIBLE UNIT
DETAIL

Client:	
Architect:	
Contract No.:	
Project Name:	
Revision Code:	
Revision Date:	
Revision Description:	
Scale:	1/4" = 1'-0"
Project Number:	
Sheet No.:	#5D



DP 1158034A
FEB 28 2012 REFERENCE PLAN