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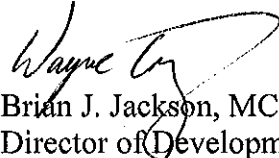
**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** November 22, 2010  
**File:** DP 10-539751  
**Re:** **CENTRO PARKSIDE DEVELOPMENT LTD has applied to the City of Richmond for permission to develop 9651 Alberta Road in order to construct a 22 unit, three storey townhouse development.**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 22, three-storey townhouse units at 9651 Alberta Road, zoned "High Density Townhouses (RTH1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the required front yard setback along Hemlock Drive from 4.5m to 2.3m to allow an encroachment of the front balcony;
  - b) Reduce the required lot width from 40.0m to 26.1m;
  - c) Reduce the required landscaped area from 25% to 21.3%; and
  - d) Permit resident parking to allow a tandem parking configuration for 22 units (44 stalls).

*for*   
Brian J. Jackson, MCIP  
Director of Development

BJ:dj  
Att.

## Staff Report

### Origin

Centro Parkside Development Ltd. has applied to the City of Richmond for permission to develop a 22-unit townhouse complex within the McLennan North Sub-Area Neighbourhood on a site currently zoned "Single-Detached (RS1/F)". The site currently contains a single-family dwelling on the lot.

The site is being rezoned to "High Density Townhouses (RTH1)" (RZ 10-518827) under Bylaw 8631, which has received third reading.

As a condition of rezoning, a separate Servicing Agreement (SA 10-537130) is required for road upgrades and frontage improvements to Alberta Road, Hemlock Drive as well as the interim Pedestrian Corridor along the eastern edge of the subject site, in addition to service connections, water and storm upgrades and sanitary sewer.

### 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 Hemlock Drive, a 72 unit Townhouse complex by Ah Ten Holdings at 6233 Birch Street, zoned "Town Housing (ZT31) – North McLennan (City Centre)".

To the South: Across Alberta Road, Single Detached Dwellings zoned "Single Detached (RS1/F)" and open field associated with Anderson Elementary and MacNeill Secondary Schools beyond.

To the East: Single Detached Dwelling at 9671 Alberta Road, zoned "Single Detached (RS1/F)".

To the West: Single Detached Dwelling at 9611 Alberta Road, zoned "Single Detached (RS1/F)".

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments are provided in *bold italics*):

1. The outdoor amenity area needs to achieve, in a single location, an area of at least 132m<sup>2</sup>.  
*The outdoor amenity area is centrally located along the west property line and exceeds the minimum required size of 132m<sup>2</sup>.*
2. Information to the treatment of the edges of the site that will remain exposed to the adjacent sites due to the grade increase to meet the requirements of the Flood Protection Bylaw.

***The applicant has supplied information that the edges will be treated with a low Alan Block retaining walls along the west property line that will have a small impact on the adjacent property.***

***These blocks will be removed when these neighbouring properties are redeveloped. The property directly to the east contains a pedestrian corridor where the applicant has provided a cross-section to use the width of the path to gradually adjust the required grade of the subject property down to match existing grade as much as possible in order to retain the existing trees on the adjacent property.***

3. Provide a plan for the temporary design of the path along the eastern edge of the site. The design is to take into account of the final design (see point 4) to include entry features at each end of the site as well as a rest area at the midpoint.

***The applicant has provided a design that is satisfactory for an interim path. It incorporates a wide entry feature and a public art structure that doubles as a gateway at each end of the path to identify its public use. An ultimate and finished design of the path utilizes the additional 3-meter wide PROP on the adjacent property to the east is also provided. The proposed final design incorporates some of the interim design features such as the entry pavement to mitigate the amount of disturbance when the final path is constructed.***

4. Provide a conceptual plan for the final design of the path along the eastern edge of the site. The design is to include acceptable information to allow any future developer enough information to proceed with a design that would be compatible with both sites.

***The applicant has provided a final plan that has sufficient and acceptable information for this purpose.***

5. Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.

***The narrowness of the site does provide challenges with manoeuvrability of larger vehicles on the site, but the applicant has designed the internal drive aisle with appropriate corner cuts to facilitate vehicle movement. The conceptual internal road design created for the future development of the adjacent site to the west will allow greater mobility of larger vehicles when connected with the subject site.***

6. A landscaping plan from a registered professional Landscape Architect to provide an appropriate plan that will need to take into account:
  - The design of the central amenity area, including a child's play area.
  - Edge treatment of the eastern and western sides of the site due to any increase in grading to the subject site.

***The design of the outdoor amenity area is satisfactory to staff as well as the Advisory Design Panel***

***The edge treatment along the subject property will be an Alan Block wall but will not exceed 1.0m in height and is acceptable to staff.***

7. A context plan to show the Form and Character of the townhouse units and how they address adjacent properties.

*The applicant has submitted an acceptable context plan showing the proposed street elevation in context with the adjacent properties along both street frontages.*

8. To provide a sense of territory for pedestrian use within the site.

*The pedestrian corridor along the eastern edge of the site will enable users easy access to most of the units on the site. The design provides identification features of pavement design, gateway features at the entry points to the north-south path, as well as fencing along the eastern property line, picket fences and individual gates to service the units fronting the path and street frontages.*

9. To identify and design for units that can be easily converted to universal access.

*The applicant has submitted information that allows for the unit B type to be convertible. This unit is located in close proximity to the accessible visitor parking stall.*

The Public Hearing for the rezoning application was held on July 19, 2010 where there was one written submission by Mr. Peter Ng of #20-6300 Birch Street, which is located within close proximity of the subject site. Mr. Ng's concern is the amount of parking and traffic that occurs around Alberta Road and Ferndale Road due to the increased number of units that are being developed in the area.

Staff has replied to this written submission through a letter from the city's Transportation Department outlining the Area Plan and the justification of the amount of parking that is required on new applications in this area. Both the written submission and the City's response is included in this report as **Attachment 3**.

### **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 Richmond Zoning Bylaw 8500 except for the zoning variances noted above.

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

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

- a) Reduce the required front yard setback along Hemlock Drive from 4.5m to 2.3m to allow an encroachment of the front balcony.  
*The variance is required to improve the front façade of the unit to reflect the required street fronting character as well as provide additional articulation.*
- b) Reduce the required lot width from 40.0m to 26.1m.  
*The applicant has made attempts to acquire the adjacent properties to expand on the proposal, but was unsuccessful. They have provided a conceptual design for the property to the west that achieves at a similar density that would eventually complement this proposal.*
- c) Reduce the required landscaped area from 25% to 21.3%.  
*The way the internal drive aisle shifts from the western edge to the east does take away land for potential landscaping, however, it drastically reduces the long view corridor*

*that would have resulted if the building clusters had been lined up along one side of the site. In addition, the 3.0 meter PROP required along the eastern edge of the property for the purpose of providing the paved pedestrian thoroughway also reduces the opportunity for landscaping.*

- d) Permit resident parking to allow a tandem parking configuration for 22 units (44 stalls). *The tandem parking configuration occurs within the attached garages of each unit and will not cause interference with other units. This variance has been used in similar developments and a covenant will be registered to prevent conversion of parking area to habitable space.*

### **Advisory Design Panel Comments**

The Advisory Design Panel reviewed this application on October 20, 2010. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included below the Panel's comments in bold italics.

### **Analysis**

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

- The subject site is located in the North McLennan Area, where there has been some significant townhouse development activity over the past several years. The adjacent lots currently have single detached dwellings on each side.
- The subject site was to be part of the road network for the neighbourhood, providing for the continuation of Birch Street along the eastern half of the site that would connect Hemlock Drive to Alberta Road, but Transportation determined that either Hemlock Drive or Alberta Road could service vehicle access to new development sites without this road. An OCP amendment to the neighbourhood Land Use Map was initiated to redesignate this section of Birch Street from a principal road to a trail under Bylaw 8630 that was adopted on July 19, 2010. To encourage the continued movement through this area, the applicant is initiating the development of the pedestrian corridor along the eastern edge of the subject site.
- The applicant is proposing landscaping and fencing along the periphery of the site to help protect privacy to this and the neighbouring property.
- The applicant has provided a conceptual layout to the property directly to the west (9611 Alberta Road) to highlight that the land can be built at the same density as this proposal. To secure potential access to the neighbouring site without having to provide a separate access from Alberta Road, a cross access easement has been secured through the rezoning stage.

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

- This is a challenging site due to its long and narrow shape. The units are configured primarily along the eastern edge of the site to take advantage of the new pedestrian corridor. These units address the corridor by having their main pedestrian access being provided from this corridor.
- The internal drive aisle is accessed off Alberta Road, and runs along the western edge of the site. To avoid having a long view corridor or "bowling alley" effect along the site, the aisle takes an "S-curve" halfway up the site to shift to the eastern side, running parallel with the north-south pedestrian corridor, before turning left to access the four (4) units fronting Hemlock Drive.

- The units are arranged in four (4) building clusters consisting of three, six (6) units that front the north-south pedestrian corridor, and one four (4) unit cluster that fronts Hemlock Drive.
- The treatment of the street frontage will provide a good transition from the public sidewalk to the individual units fronting both the street and the pedestrian corridor. The applicant is proposing the use of metal fencing with brick and concrete supports close to the property line along the street, as well as the north-south pedestrian corridor to provide separation between the public areas and the units. The unit entries are easily identified through the use of entry canopies and gates.
- The amenity area is centrally located along the western edge of the site at the end of the drive aisle just as it begins its shift to the eastern edge of the site. This location maximises the amount of sun exposure to the area and will provide an attractive view as people enter the site. The proposal includes a play structure and open lawn space and can easily link up to the amenity space shown on the conceptual design shown on the site directly to the west.
- The garages provide enough room to store bicycles for long-term storage of bicycles. Short-term bicycle parking is provided through a bike rack, located adjacent to the amenity area, and is to accommodate at least five (5) bicycles.
- Visitor parking is distributed throughout the site and conforms to the five (5) stalls that are required. This includes one (1) stall for wheelchair accessibility.
- The garbage and recycling enclosure is located in a central location just north of Building 2. Due to the narrow shape of the site, a holding pad is provided near the entry of the site off Alberta Road that will allow City vehicles to access the site for pick-up. Movement of the bins from the centrally located enclosure to the holding pad will be the responsibility of the strata council. The centrally located enclosure features large wooden doors that complement the look of the immediate area.
- As previously mentioned, the subject site was to be part of the road network for the neighbourhood with the continuation of Birch Street that would connect Hemlock Drive to Alberta Road. With the replacement of the road with a pedestrian path, within a 6.0 meter wide Public Right of Passage (PROP) that is to be shared between the subject site and the property directly to the east at 9671 Alberta Road. A three (3) meter wide PROP has been secured on the subject property through the rezoning stage and an interim path will be constructed with this development to allow public passage along the eastern edge of the subject site. The applicant has also provided a final design that includes the additional three (3) meters from the sites directly to the east to achieve the full six (6) meter width of the PROP right-of-way.

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

- The overall appearance of the proposal conforms to the design guidelines of the North McLennan area and should fit in well to the surrounding area.
- The overall scale and massing is similar to the recent developments. Through the provision of articulation and finishing material, this proposal will provide an interesting townhouse development to the neighbourhood.
- The choice of finishing materials use brick that runs up the entire three stories, nicely breaking up the massing along the frontages of the buildings. Articulation is added through the use of entry canopies and its roof form. Colour choice includes the use of colder tones for the siding that will give the development a distinctive identity within the surrounding area. The use of brick and warmer tones of siding are mixed in to soften the look and generate a nice balance.

- The roof is finished with grey asphalt shingles applied in a wood shingle pattern. This adds to balance the warmer tones of the façade.

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

- An arborist report was submitted at the rezoning application stage and was reviewed by City staff. The report identified 27 on-site trees that are affected by this development and called for the removal of 26 trees due to its location within the development footprint and the increase in the required grade to meet the requirements of the City’s Flood Protection Bylaw. The one remaining tree is a border tree with the neighbour to the east and will require permission from the neighbour for possible removal as it has structural decay at the base and is not viable for long term retention. For the purpose of this proposal, the tree is listed for retention. The neighbouring trees to the east are to be retained and the applicant has provided a plan to grade the subject site as much as possible to match the existing grade along the southern half of the site. These neighbouring trees are planned to be included with the final design of the pedestrian corridor when the neighbouring site is ready for redevelopment.
- In accordance with City Policy, the applicant must provide at least 52 trees to meet the 2:1 replacement ratio. In response, the applicant is unable to meet this requirement and will need to compensate through a cash-in-lieu payment of \$15,000.00 (\$500 per tree). The applicant is proposing to plant a total of 22 trees for this development and are of a variety of species and are to be spread throughout the site.

Number of trees to be removed	Required number of trees to be replaced	Proposed number of trees to be planted	Surplus/Deficit
26	52	22	30 (deficit)

- The applicant is to provide security for landscaping in the amount of \$55,000.00 to ensure the quantity planted meet with the proposed landscaping plan and the survival of the plantings upon completion.
- The submitted landscape plan identifies a mixture of soft and hard landscaping to help identify edge treatments throughout the site. Hard surfaced landscaping is also proposed through a mixture of asphalt and a permeable paving system to help soften the appearance of the internal drive-aisle and helps identify areas of interest such as the amenity area and visitor parking.
- The applicant has chosen to make a voluntary cash-in-lieu payment of \$25,000 instead of providing an indoor amenity space. Payment is secured through the rezoning stage.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide downward casting illumination to avoid illumination of adjacent properties.

**Servicing Agreement**

Prior to the issuance of the Building Permit, the owner is to enter into a Standard Servicing Agreement (SA 10-537130). Works include, but are not limited to:

- a. Frontage improvements to Hemlock Drive to include infrastructure improvements as required, road development to match with existing, curb/gutter, boulevard and sidewalk in accordance with City standards.

- b. Frontage improvements to Alberta Road to include infrastructure improvements as required and to match previous improvements completed through SA 99-167127.
- c. Design and construct an interim walkway (including landscaping plan) along the eastern edge of the property to serve the purpose of the development, and provide a design of the permanent walkway that will include the full six (6.0) meter width of the walkway in conjunction with 9671 Alberta Road when that site is ready to be developed.

### ***Affordable Housing***

- The applicant is making a voluntary contribution of \$58,086.00 to affordable housing in accordance to the Affordable Housing Strategy. It is secured through the rezoning application and is payable prior to the adoption of the rezoning bylaw.

### ***Universal Access***

- To provide for design flexibility and to allow for better movement to those with limited mobility, a conversion plan is provided for to Unit B within Building 3. Items that will need to be taken into consideration are:
  - Wider doors for easier access to the unit. Dimensions are to be shown on the drawings.
  - A lift to allow access for occupants to different floors of the unit. Dimensions to the future openings are to be shown on the drawings.
  - Design the layout of the kitchen and bathrooms for wheelchair mobility. Dimensions are shown to indicate this mobility.
  - Additional blocking behind the finished walls for future installation of grab bars. Notations are to be provided on the drawings.

### ***Sustainability indicators***

- The proposed plan is reusing an existing single family site to increase living density in the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The removal of the road extension of Birch Street in favour of a pedestrian orientated corridor along the eastern edge of the subject site lessens the amount of pavement in this area in favour of more landscaping potential.
- The applicant is proposing a pedestrian-scale streetscape along all street frontages to add value to neighbourhood, as well as extensive landscaping that will improve over time.
- The proposed lighting plan will focus on illuminating the subject site, specifically the full extent of the pedestrian corridor through the site, and not add unnecessary illumination to adjacent properties.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major transit corridor and close to stops for convenient use.
- A permeable paving system covering approximately 45% of the hard surfaces are proposed on areas where the concrete pavers are located.

### ***Crime Prevention Through Environmental Design***

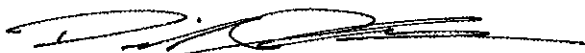
- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- The submitted lighting plan should provide good evening illumination as well as not extending unwanted light onto adjacent properties.



- Building orientation and landscaping features provide good sight lines and view angles throughout the site.
- The units adjacent to the amenity area and the north-south pedestrian corridor have windows at the ground and upper levels to provide good casual surveillance to the areas.

### Conclusions

Centro Parkside Development Ltd. has applied to the City of Richmond for permission to develop a 22-unit townhouse project at 9651 Alberta Road. The design has gone through some modifications with staff and has now come up with a design that addresses to the design guidelines for the area. Staff recommend that this Development Permit application be approved as the proposed design will fit well within the streetscape and the rest of the neighbourhood.



David Johnson  
Planner

DJ:cas

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

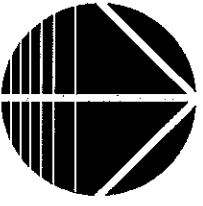
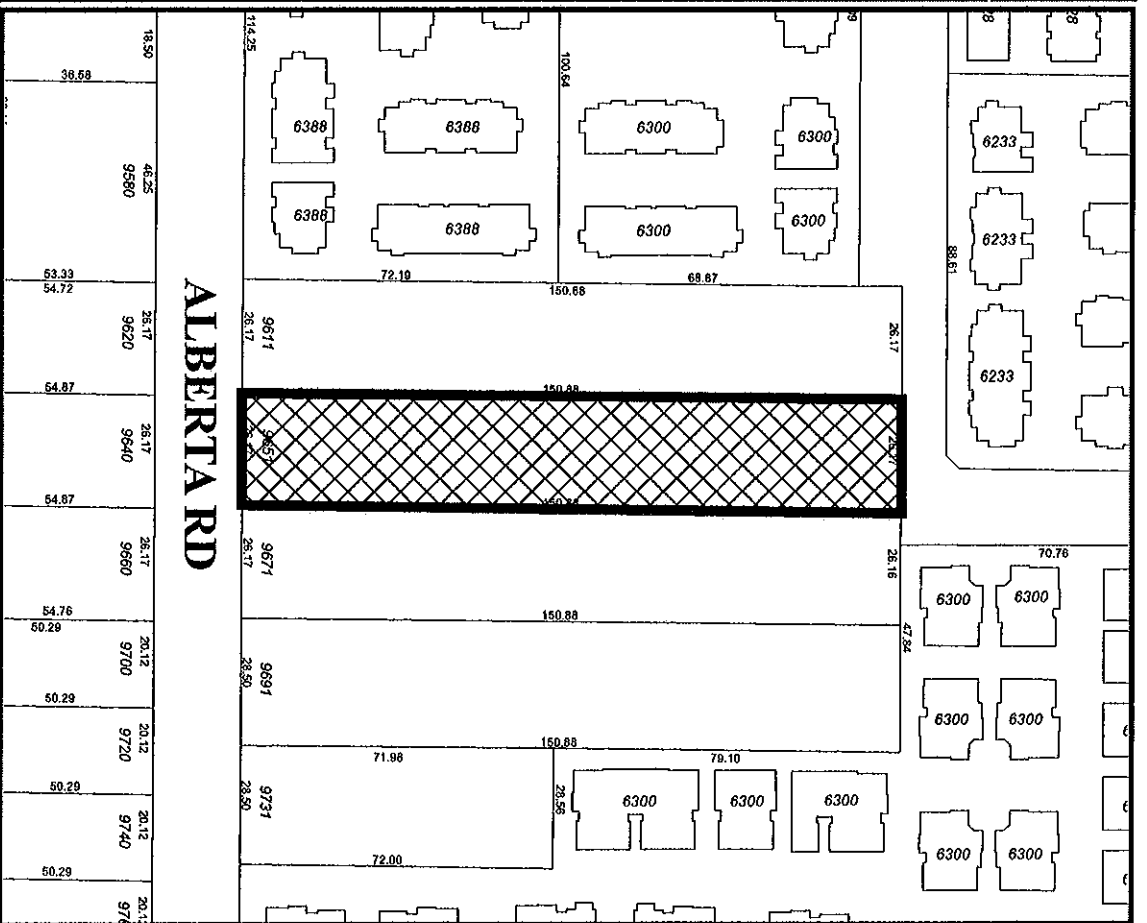
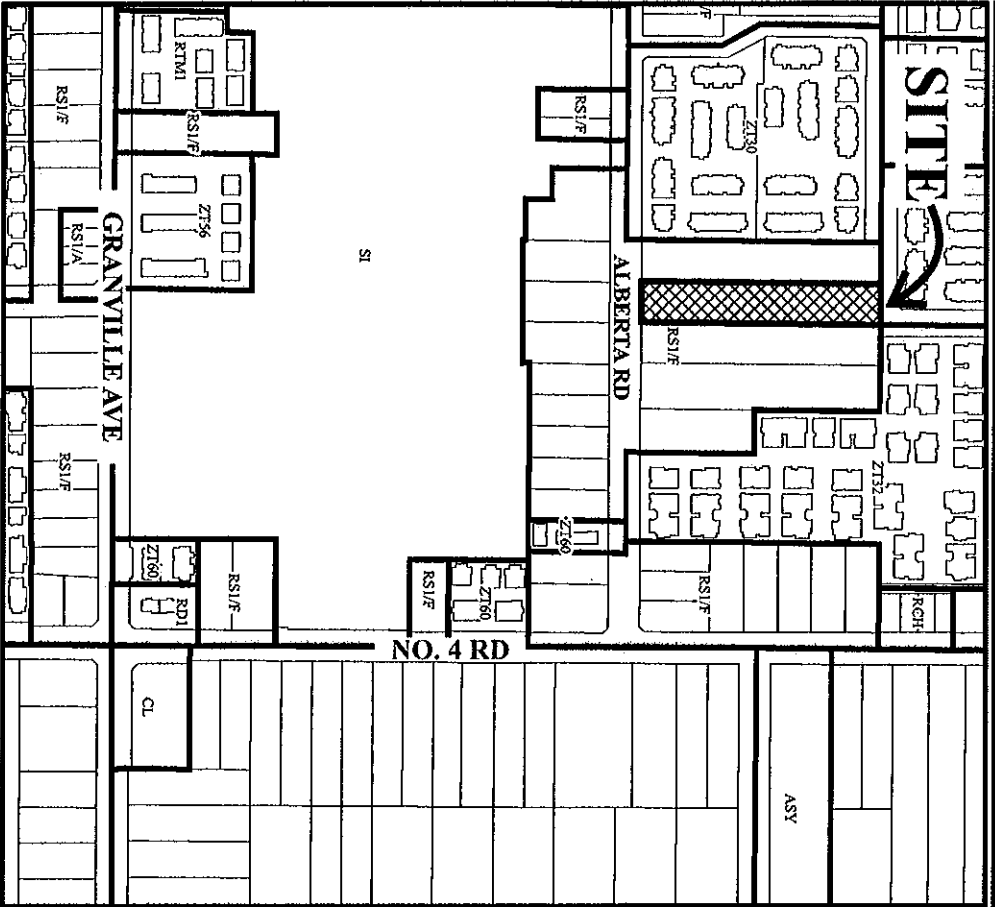
- Payment of \$15,000 for compensation of the 2:1 replacement tree planting shortage;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$55,000.00; and
- Registration of a covenant to prevent tandem parking areas to be converted to habitable space.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



# City of Richmond



## DP 10-539751 SCHEDULE "A"

Original Date: 08/03/10

Revision Date:

Note: Dimensions are in METRES



## 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 10-539751**

Address: 9651 Alberta Road

Applicant: Centro Parkside Development Ltd. Owner: Same

Planning Area(s): McLennan North Sub-Area Plan (Schedule 2.10C)

	Existing	Proposed
<b>Site Area:</b>	3,947.5m <sup>2</sup>	3,686.1m <sup>2</sup>
<b>Land Uses:</b>	Single Detached Residential	Townhouses
<b>OCP Designation:</b>	Residential Area 3 – 2, 3 Storey Townhouses	No change
<b>Zoning:</b>	Single Detached (RS1/F)	High Density Townhousing (RTH1) (pending final)
<b>Number of Units:</b>	1 unit per lot	22 unit townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.75 FAR (2,764.6m <sup>2</sup> )	0.72 FAR (2,654.0m <sup>2</sup> )	none permitted
Lot Coverage:	40% max. (all buildings)	37.3%	none
Setback – Front Yard (minimum) (Alberta Road):	4.5m	3.62m	none
Setback – Side Yard (minimum) (west setback):	2.0m	2.2m	none
Setback – Side Yard (minimum) (east setback):	2.0m	4.2m	none
Setback – Front Yard: (minimum) (Hemlock Drive)	4.5m	2.3m	2.2m
Height: (maximum)	12.0m	10.9m	none
Lot Size: (lot width)	40.0m	26.17m	13.83m
Lot Size: (lot size)	2,000.0m <sup>2</sup>	3,686.1m <sup>2</sup>	none
Lot area for landscaping (minimum)	921.5m <sup>2</sup> (25%)	873.6m <sup>2</sup> (23.7%)	47.9 (1.3%)
Off-street Parking Spaces -- Resident/Visitor (minimum):	33 resident 5 visitor	44 resident 5 visitor	none
Off-street Parking Spaces -- Accessible (minimum):	1	1 (included in visitor parking)	none
Total off-street Parking Spaces (minimum):	22 stalls	29 stalls	none
Tandem Parking (maximum)	None	22 tandem stalls	22 tandem stalls
Amenity Space – Indoor: (minimum)	0	cash-in-lieu provision	none
Amenity Space – Outdoor: (minimum)	132.0m <sup>2</sup>	147.0m <sup>2</sup>	none

November 4, 2010

Attention: David Johnson

City of Richmond  
Policy Planning Department  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

**RESPONSE TO ITEMS: 9651 Alberta Road [DP 10-539751]**

**comments received by e-mail dated October 26, 2010**

A. The applicant making the following improvements to the project design:

1. additional detailing to the three-storey brick areas;  
**Three storey brick elevations along the driveway improved with the addition of entry doorway feature.**

2. additional architectural detail to enhance the appearance of the Alberta Road streetscape;  
**South elevation of Building 1 enhanced with the addition of windows.**

B. The applicant taking into consideration the following comments:

3. consider reversing the site plan to locate the central amenity area on the south side for increased sunlight penetration and consider location to mirror future adjacent open space location;  
**Amenity area relocated to the south side of Building 3. DMG: The outdoor amenity space has been relocated to the south side of Building 3 to allow for more sun exposure and so that the amenity space is next to the proposed amenity space of the adjoining property.**

4. consider the visibility of the visitor parking space and improvement through flipping the area;  
**Visitor parking space now located on north side of Building 2, which is hidden away from view from Alberta Road.**

5. consider the location and treatment of the garbage and recycling area;  
**Location of garbage and recycling area now located away from amenity area on north side of Building 2. The area will have a solid roof and wood gates to access the area. Location is central to the development for easy access by all residents.**

6. consider the proximity of the accessible parking space to the convertible units and consider providing additional convertible units;  
**Convertible unit now located on south side of building 3, which is near V2 parking stall which is accessible size.**

7. consider pursuing the public art process;  
**DMG: Decorative community flag poles have been added next to the pathways on the south and north side. Refer to detail on sheet L5. The detail should be reviewed by the Public Art coordinator for the City.**

8. reconsider small grass areas or provide path to avoid maintenance and wet grass issues;  
**DMG: The planting between the buildings has been removed. These small areas have been replaced with drain rock.**

9. consider landscaping treatment under overhangs between buildings;  
**DMG: Between the units in the rear yards where planting exists under the overhang drought tolerant plant species have been selected.**

10. consider integrating architectural character into lighting and bench design; and  
**DMG: The amenity area has been revised so that an open space of pavers exists on the east side of the play structure. The open space will provide space for informal games such as ball games, ride tricycles, or skip a rope.**

11. consider moving Building 3 eastward to increase backyard depth for the purpose of adding an access path to the west side of Building 3.  
**In order to retain privacy and keep backyard spaces larger, a walkway path will not be included.**

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 9, 2010 10:02 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #505)  
**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8628

<b>To Public Hearing</b>	
Date:	July 19, 2010
Item#	9 + 10
Re:	Bylaw 8628 + Bylaw 8631

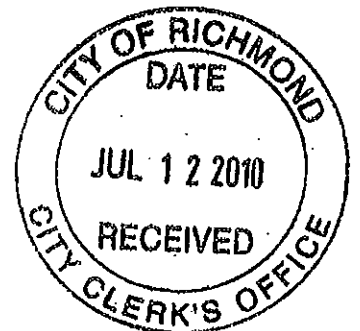
**Send a Submission Online (response #505)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-09 10:01:17 PM

**Survey Response**

Your Name:	Peter Ng
Your Address:	20-6300 Birch Street
Subject Property Address OR Bylaw Number:	Bylaw 8628 and Bylaw 8631
Comments:	Council Members, City Mayor and Planning Dept. Staff: Have you ever considered the traffic jam and car parking issues around Alberta Rd and Ferndale by permitting so many developments at such an alarming rapid rate. It is bad enough as it is now. It is hard to imagine what the traffic jam and parking issue will be by allowing so many high density dwelling developments from single detached houses. Based on these issues we strongly opposed these two Zoning Amendments Bylaw 8628 and 8631





## City of Richmond

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6911 No.3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

[www.city.richmond.bc.ca](http://www.city.richmond.bc.ca)

July 28, 2010  
File: 6450-02

Planning and Development  
Department  
Transportation

Peter Ng  
#20 – 6300 Birch Street  
Richmond BC V6Y 4K3

Dear Mr. Ng:

**Re: North McLennan Area Development Growth and Parking Concerns**

Thank you for your online comment submission of July 20, 2010 regarding development growth in the North McLennan area and parking issues on Alberta Road and Ferndale Road in Richmond.

As you may be aware, as part of Richmond's City Centre Official Community Plan, the McLennan North Area has been identified as a medium density residential neighborhood. As such, development over the years has aimed to transform this area from a large lot, semi-rural single-family area to a distinct downtown residential neighborhood with a focus on densification and promoting the use of alternate modes of transportation, such as public transit, walking and cycling. For example, walking distances to bus stops on Westminster Highway and Garden City Road are within 400 to 500 metres for residents in the North McLennan area. Furthermore, the City also has plans in the short-term future to make public transit more convenient and accessible by introducing a shuttle bus service for local residents, thereby reducing the vehicle dependency in the area.

City staff have carried out a traffic review of the parking conditions on Alberta Road and Ferndale Road and the results indicated that no parking-related changes are needed at this time. Currently, there is restricted vehicle parking near the intersections of Katsura Street and Birch Street along Ferndale Road to improve traffic circulation at these points. The City's Transportation Division will continue to monitor this area to determine if additional parking restrictions are needed in the future. The roadways in the subject area are typical of local roads in Richmond, which were designed to allow for on-street vehicle parking on either side of the roadway and are narrow enough to calm traffic without hindering vehicle movement.

In response to your concerns regarding the future development proposed for 9651 Alberta Road, I would like to offer that this site will have two vehicle parking spaces per unit, which exceeds the zoning parking requirements of 1.4 parking spaces per unit. As well, the development proposal will have public pedestrian and bicycle access between Hemlock Drive and Alberta Road, provided through a three metre wide Greenway along the east side of the property to further encourage bicycle and pedestrian use in the area. This should help minimize any further traffic and on-street parking impact on the surrounding roadway network.

  
RICHMOND  
*Island City, by Nature*

Thank you again for making us aware of your concerns. If you wish to discuss this issue further, please contact me at 604-276-4049.

Yours truly,

*ORIGINAL SIGNED*

Sonali Hingorani, P.Eng  
*Transportation Engineer*

SH:lce

pc: Mayor & Councillors  
Brian J. Jackson, MCIP, Director of Development  
David Johnson, Planner 2



**No. DP 10-539751**

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To the Holder:                   CENTRO PARSIDE DEVELOPMENT LTD.  
Property Address:               9651 ALBERTA ROAD  
Address:                         6791 ELMBRIDGE WAY  
                                      RICHMOND, BC V7C 4N1

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the required front yard setback along Hemlock Drive from 4.5m to 2.3m to allow an encroachment of the front balcony;
  - b) Reduce the required lot width from 40.0m to 26.1m;
  - c) Reduce the required landscaped area from 25% to 21.3%; and
  - d) Permit resident parking to allow a tandem parking configuration for 22 units (44 stalls).
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 - #10 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 \$55,000.00 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. Payment of \$15,000 for compensation of the 2:1 replacement tree planting shortage.



# Development Permit

No. DP 10-539751

To the Holder:                   CENTRO PARSIDE DEVELOPMENT LTD.  
Property Address:               9651 ALBERTA ROAD  
Address:                         6791 ELMBRIDGE WAY  
                                      RICHMOND, BC V7C 4N1

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8. 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.
9. 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.

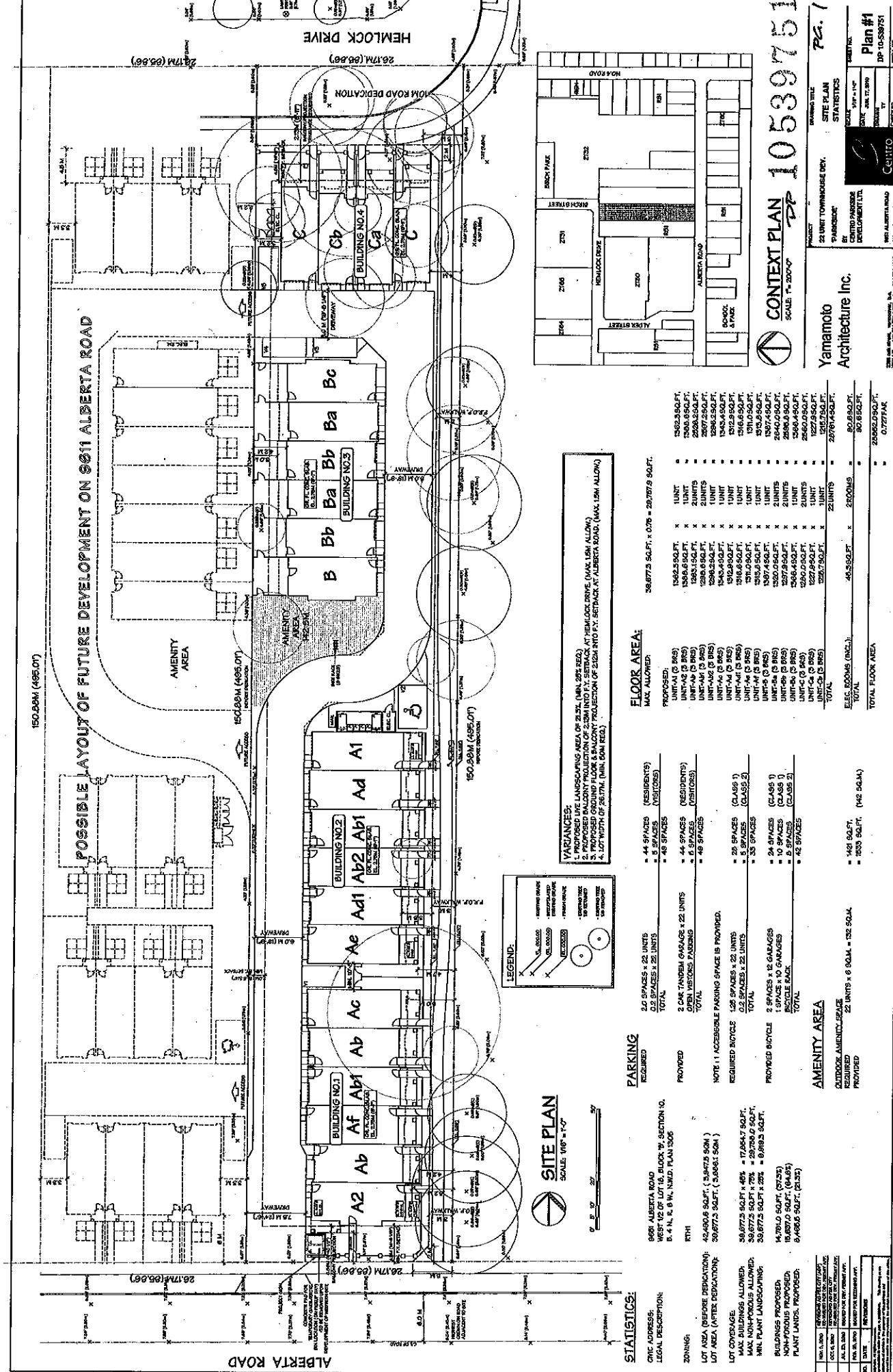
AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS       DAY OF

---

MAYOR



**POSSIBLE LAYOUT OF FUTURE DEVELOPMENT ON 9011 ALBERTA ROAD**

**HEMLOCK DRIVE**

**ALBERTA ROAD**

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**STATISTICS:**  
 ZONING: RTH  
 LOT AREA (BEFORE DEDICATION): 42,690.6 SQ.FT. (3,947.5 SQ.M)  
 LOT AREA (AFTER DEDICATION): 39,877.3 SQ.FT. (3,668.1 SQ.M)  
 MAX. BUILDINGS ALLOWED: 14,761.0 SQ.FT. (1,365)  
 MAX. NON-POROUS ALLOWED: 18,697.2 SQ.FT. (1,728)  
 MIN. PLANT LANDSCAPING: 9,466.6 SQ.FT. (873)  
 BUILDINGS PROPOSED: 18,697.2 SQ.FT. (1,728)  
 MAX. POROUS PROPOSED: 6,466.6 SQ.FT. (602)  
 PLANT LAYERS PROPOSED:

**PARKING**  
 REQUIRED: 24 SPACES x 22 UNITS = 528 SPACES  
 PROVIDED: 2 CAR TANDER GARAGE x 22 UNITS = 44 SPACES  
 OPEN VISORS PARKING = 5 SPACES  
 TOTAL = 49 SPACES  
 NOTE 11 ACCESSIBLE PARKING SPACE IS PROVIDED.  
 REQUIRED BICYCLE: 150 SPACES x 22 UNITS = 3,300 SPACES  
 PROVIDED BICYCLE: 2 SPACES x 12 GARAGES = 24 SPACES  
 BICYCLE BACK: 10 SPACES  
 TOTAL = 34 SPACES

**AMENITY AREA**  
 REQUIRED: 1431 SQ.FT.  
 PROVIDED: 1533 SQ.FT. (142 SQ.M)

**FLOOR AREA:**  
 MAX. ALLOWED: 58,877.3 SQ.FT. x 0.78 = 28,797.9 SQ.FT.

PROPOSED:	RESIDENTS (T01/T02S)	RESIDENTS (T01/T02S)	RESIDENTS (T01/T02S)
UNIT A1 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A2 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A3 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A4 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A5 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A6 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A7 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A8 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A9 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A10 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A11 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A12 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A13 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A14 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A15 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A16 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A17 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A18 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A19 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A20 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A21 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A22 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A23 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A24 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A25 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A26 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A27 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A28 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A29 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A30 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A31 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A32 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A33 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A34 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A35 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A36 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A37 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A38 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A39 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A40 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A41 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A42 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A43 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A44 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A45 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A46 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A47 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A48 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A49 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A50 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A51 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A52 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A53 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A54 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A55 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A56 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A57 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A58 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A59 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A60 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A61 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A62 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A63 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A64 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A65 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A66 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A67 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A68 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A69 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A70 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A71 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A72 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A73 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A74 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A75 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A76 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A77 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A78 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A79 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A80 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A81 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A82 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A83 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A84 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A85 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A86 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A87 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A88 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A89 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A90 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A91 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A92 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A93 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A94 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A95 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A96 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A97 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.
UNIT A98 (3 BRS)	1582.9 SQ.FT.	1 UNIT	1582.9 SQ.FT.
UNIT A99 (3 BRS)	1581.1 SQ.FT.	1 UNIT	1581.1 SQ.FT.
UNIT A100 (3 BRS)	1586.8 SQ.FT.	1 UNIT	1586.8 SQ.FT.

**CONTEXT PLAN**  
SCALE: 1" = 200'-0"

**10539751**

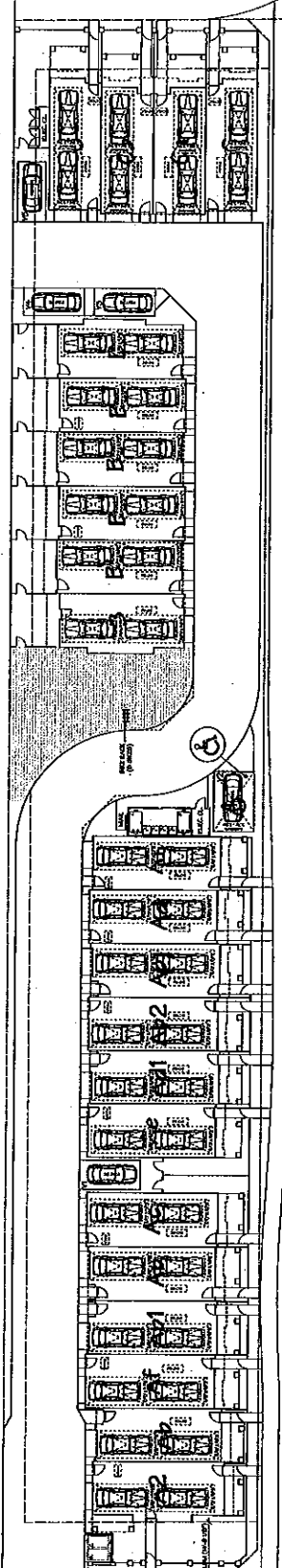
**Yamamoto Architecture Inc.**

22 UNIT TOWNHOUSE DEV. PARADEUR

PLAN #1  
DP-10-539751

ALBERTA ROAD

HEMLOCK DRIVE



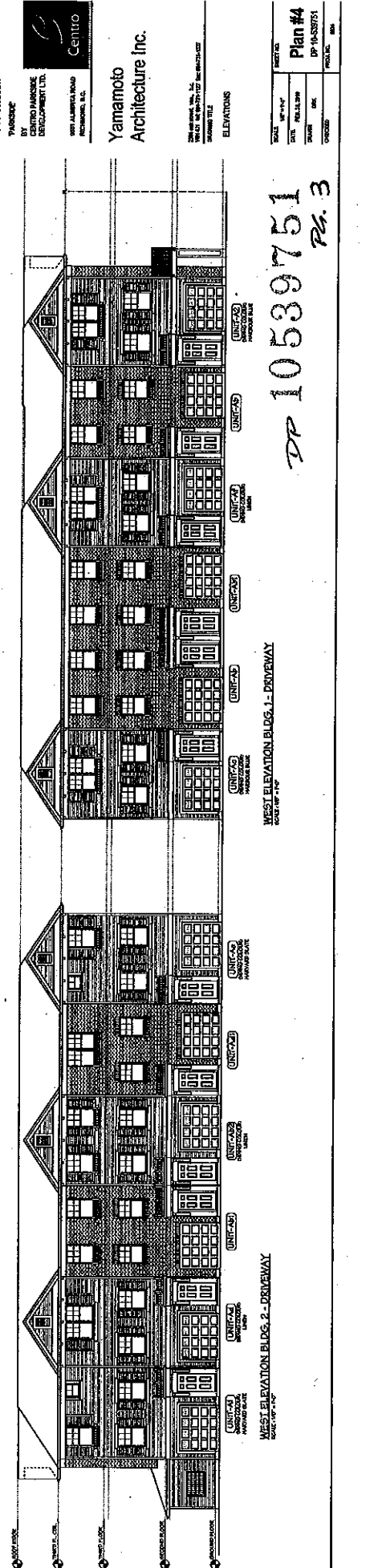
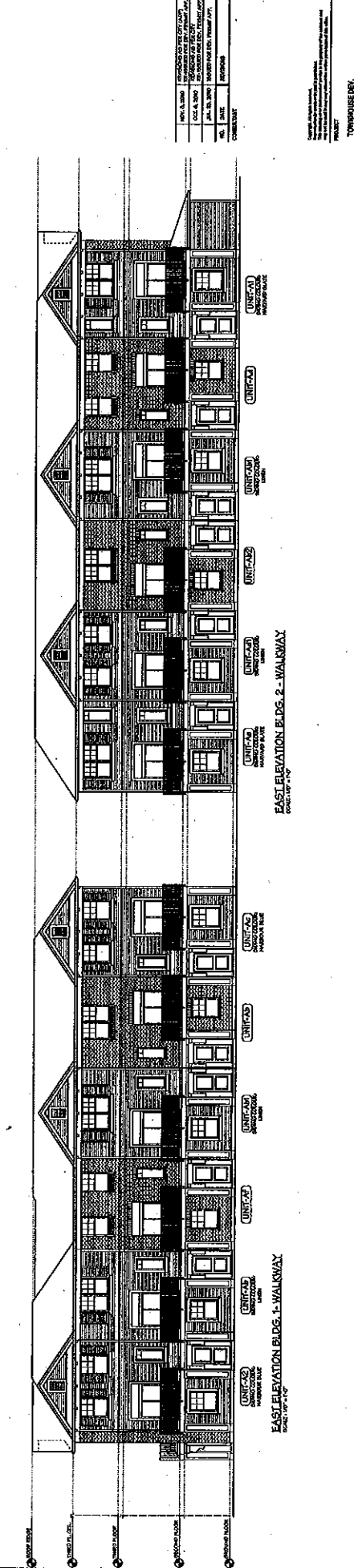
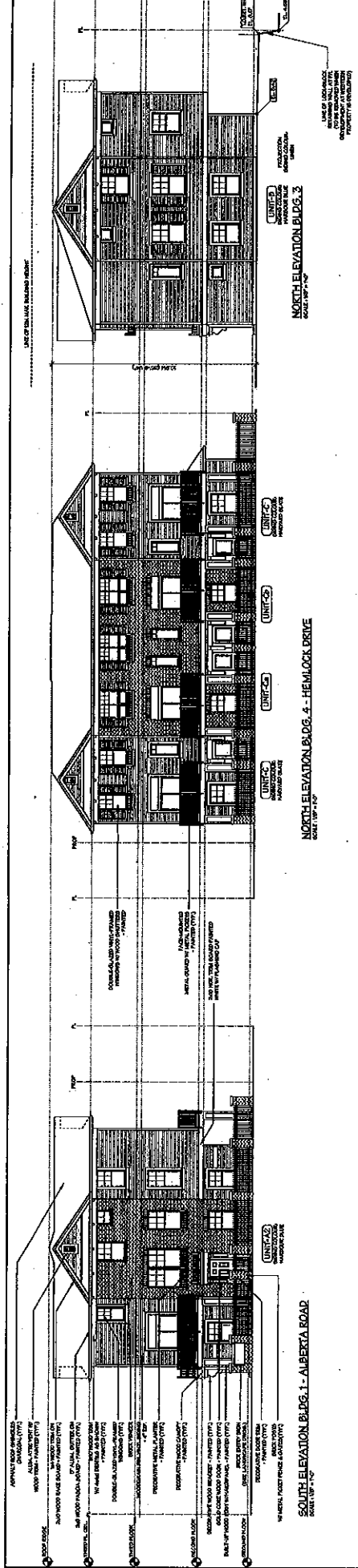
**PARKING PLAN**  
SCALE: 1/8" = 1'-0"



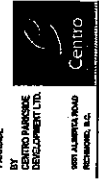
PARKING	REQUIREMENT	PROVIDED	REMARKS
RESIDENT	22 SPACES x 22 UNITS	44 SPACES (RESIDENTS)	
	22 SPACES x 22 UNITS	5 SPACES (VISITORS)	
	<b>TOTAL</b>	<b>49 SPACES</b>	
OPEN VISITORS	2 CAR/TANDEM GARAGE x 22 UNITS	44 SPACES (RESIDENTS)	
	2 CAR/TANDEM GARAGE x 22 UNITS	5 SPACES (VISITORS)	
	<b>TOTAL</b>	<b>49 SPACES</b>	
<b>NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.</b>			
BICYCLE	125 SPACES x 22 UNITS	25 SPACES (CLASS 1)	
	125 SPACES x 22 UNITS	5 SPACES (CLASS 2)	
	<b>TOTAL</b>	<b>30 SPACES</b>	
BICYCLE	2 SPACES x 12 GARAGES	24 SPACES (CLASS 1)	
	1 SPACE x 10 GARAGES	10 SPACES (CLASS 1)	
	BICYCLE RACK	5 SPACES (CLASS 2)	
	<b>TOTAL</b>	<b>42 SPACES</b>	

PP 10539751 Pg.2

<b>PROJECT</b>		<b>DRAWING TITLE</b>	
TOWNHOUSE DEVELOPMENT		SITE PARKING PLAN	
BY: YAMAMOTO ARCHITECTURE INC.		SCALE: 1/8" = 1'-0"	
DATE: JUL 12, 2018		DATE: JUL 12, 2018	
PROJECT NO: 10539751		PROJECT NO: 10539751	
DRAWN BY: [UNRECOGNIZED]		CHECKED BY: [UNRECOGNIZED]	
<b>Yamamoto Architecture Inc.</b>			
105 ALBERTA ROAD, SUITE 200, CALGARY, ALBERTA, CANADA T2C 1S8			
TEL: (403) 243-1111 FAX: (403) 243-1112			
WWW.YAMAMOTOARCHITECTURE.COM			
DATE: 07/12/2018		DATE: 07/12/2018	
BY: [UNRECOGNIZED]		BY: [UNRECOGNIZED]	
CHECKED BY: [UNRECOGNIZED]		CHECKED BY: [UNRECOGNIZED]	
PROJECT NO: 10539751		PROJECT NO: 10539751	
DRAWING NO: 10539751-01		DRAWING NO: 10539751-01	
SCALE: 1/8" = 1'-0"		SCALE: 1/8" = 1'-0"	
<b>Plan #2</b>			
PC: 10539751			
PLOT NO: 001			



NO.	DATE	DESCRIPTION
1	10/15/2010	ISSUED FOR PERMIT
2	01/14/2011	REVISIONS
3	02/10/2011	REVISIONS
4	03/10/2011	REVISIONS
5	04/10/2011	REVISIONS
6	05/10/2011	REVISIONS
7	06/10/2011	REVISIONS
8	07/10/2011	REVISIONS
9	08/10/2011	REVISIONS
10	09/10/2011	REVISIONS
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13	12/10/2011	REVISIONS
14	01/10/2012	REVISIONS
15	02/10/2012	REVISIONS
16	03/10/2012	REVISIONS
17	04/10/2012	REVISIONS
18	05/10/2012	REVISIONS
19	06/10/2012	REVISIONS
20	07/10/2012	REVISIONS
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22	09/10/2012	REVISIONS
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63	02/10/2016	REVISIONS
64	03/10/2016	REVISIONS
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70	09/10/2016	REVISIONS
71	10/10/2016	REVISIONS
72	11/10/2016	REVISIONS
73	12/10/2016	REVISIONS
74	01/10/2017	REVISIONS
75	02/10/2017	REVISIONS
76	03/10/2017	REVISIONS
77	04/10/2017	REVISIONS
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87	02/10/2018	REVISIONS
88	03/10/2018	REVISIONS
89	04/10/2018	REVISIONS
90	05/10/2018	REVISIONS
91	06/10/2018	REVISIONS
92	07/10/2018	REVISIONS
93	08/10/2018	REVISIONS
94	09/10/2018	REVISIONS
95	10/10/2018	REVISIONS
96	11/10/2018	REVISIONS
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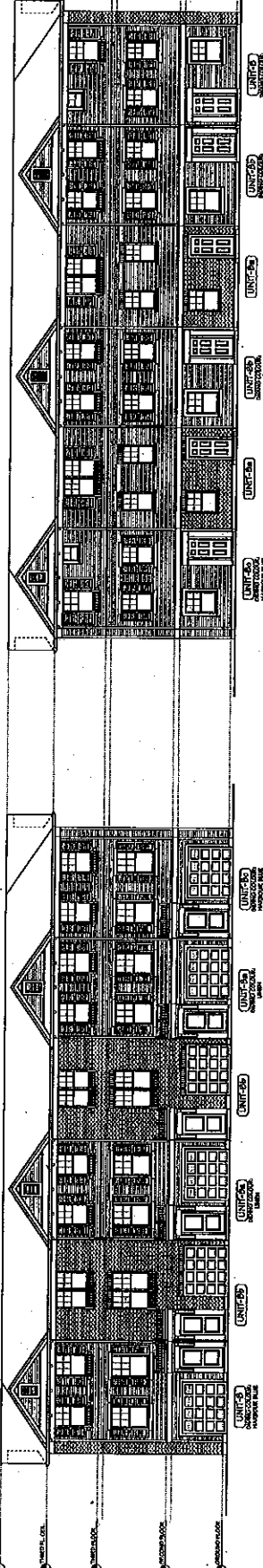


Yamamoto Architecture Inc.

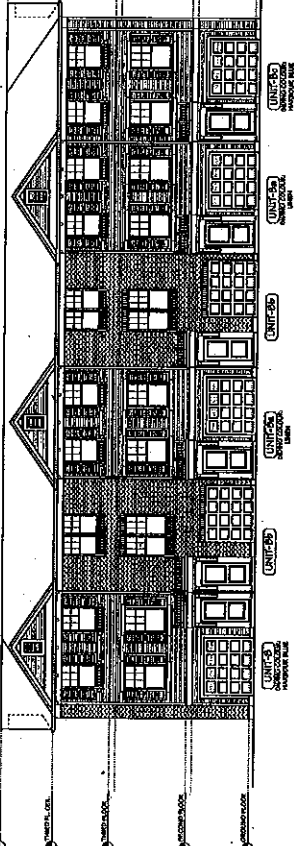
10539751  
Ph. 3

SCALE	AS SHOWN
DATE	08/11/2010
DRAWN	AK
CHECKED	AK
PROJECT NO.	10539751
PROJECT NAME	ELEVATIONS

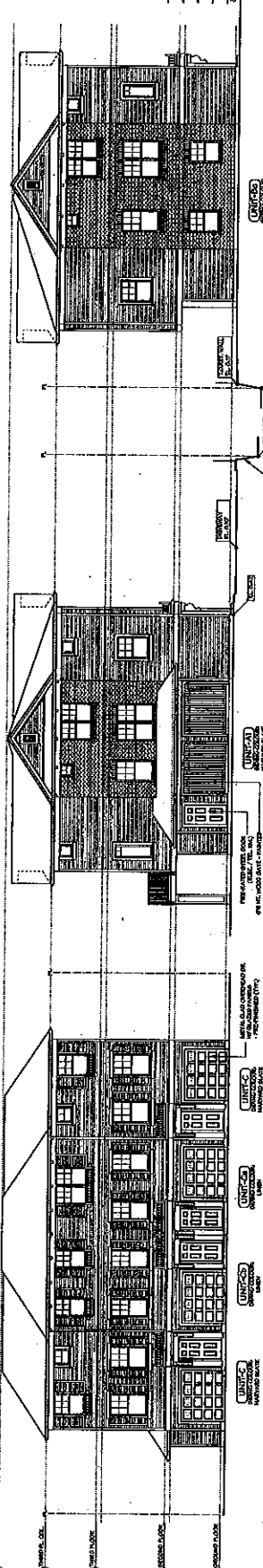
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DP-10-235751



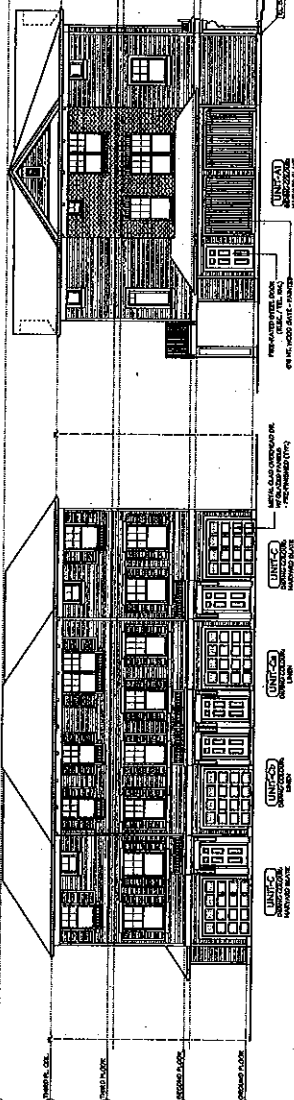
WEST ELEVATION BLDG. 3  
SCALE 1/8" = 1'-0"



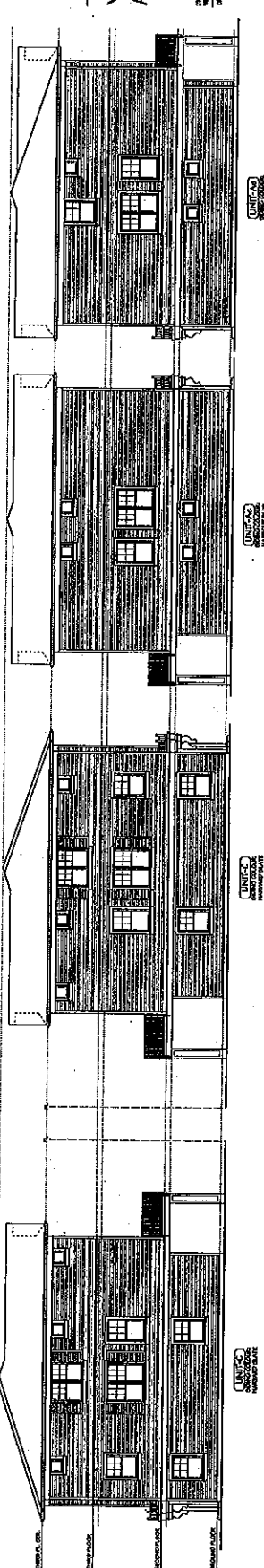
EAST ELEVATION BLDG. 3 - DRIVEWAY  
SCALE 1/8" = 1'-0"



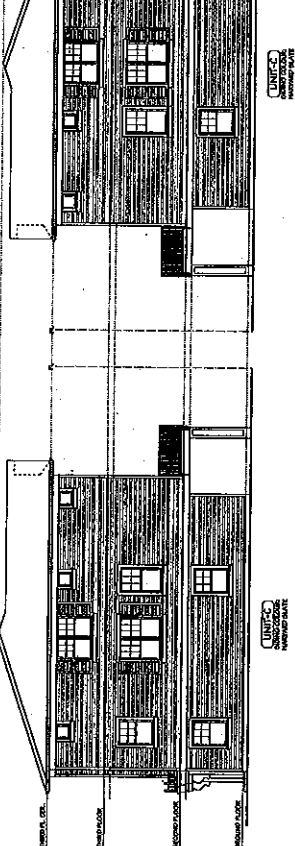
SOUTH ELEVATION BLDG. 3  
SCALE 1/8" = 1'-0"



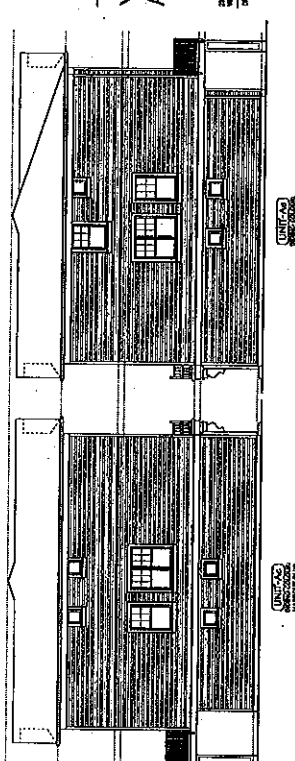
NORTH ELEVATION BLDG. 3 - AMENITY  
SCALE 1/8" = 1'-0"



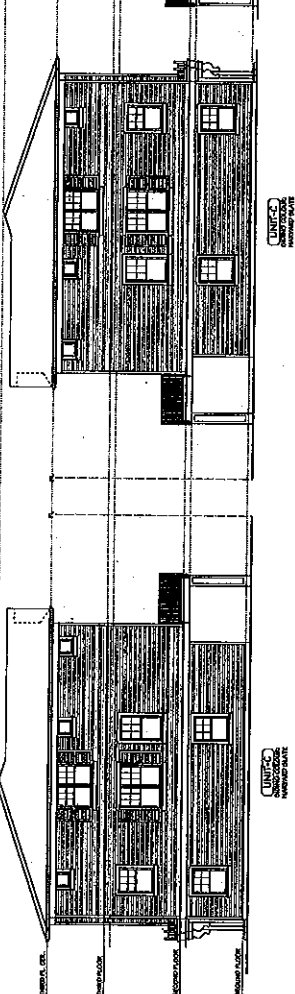
WEST ELEVATION BLDG. 4  
SCALE 1/8" = 1'-0"



EAST ELEVATION BLDG. 4 - GREENWAY  
SCALE 1/8" = 1'-0"



NORTH ELEVATION BLDG. 4  
SCALE 1/8" = 1'-0"



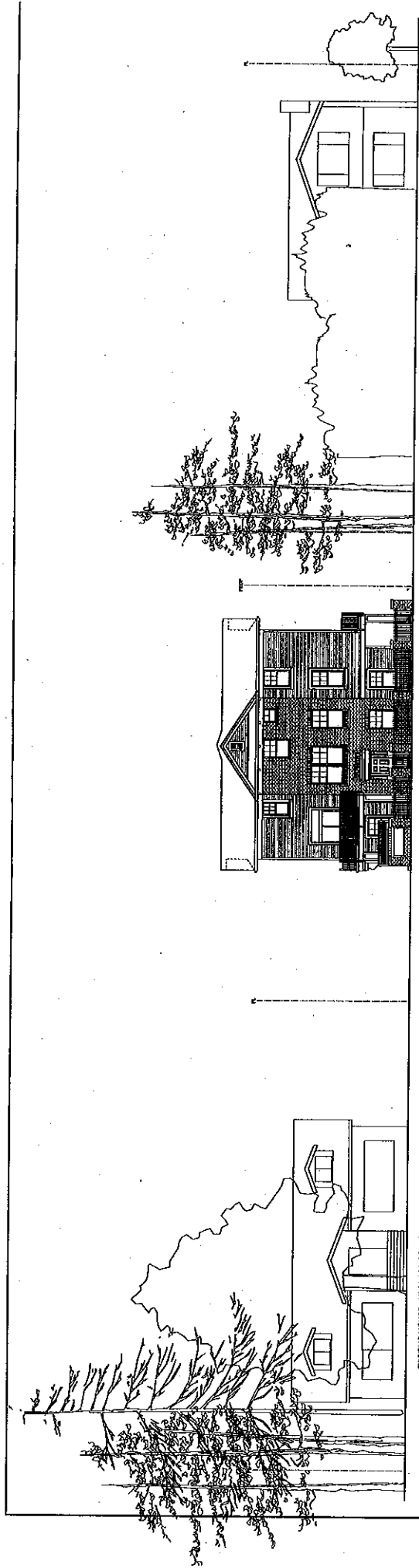
SOUTH ELEVATION BLDG. 4  
SCALE 1/8" = 1'-0"

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3	12/01/2010	REVISED TO ADD UNIT 308
4	01/15/2011	REVISED TO ADD UNIT 309
5	02/15/2011	REVISED TO ADD UNIT 310
6	03/15/2011	REVISED TO ADD UNIT 311
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9	06/15/2011	REVISED TO ADD UNIT 314
10	07/15/2011	REVISED TO ADD UNIT 315
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13	10/15/2011	REVISED TO ADD UNIT 318
14	11/15/2011	REVISED TO ADD UNIT 319
15	12/15/2011	REVISED TO ADD UNIT 320

CENTRO  
 YAMAMOTO ARCHITECTURE INC.  
 100 ALABAMA ROAD  
 RICHMOND, VA 23220  
 TEL: (804) 771-4127  
 FAX: (804) 771-4128  
 WWW.YAMAMOTOARCH.COM

SCALE	1/8" = 1'-0"	DATE	10/21/2010
DRAWN BY	J. YAMAMOTO	CHECKED BY	J. YAMAMOTO
TITLE	ELEVATIONS	PROJECT NO.	10539751
DATE	10/21/2010	CLIENT	CENTRO DEVELOPMENT LTD.
PROJECT	CENTRO PARKSIDE DEVELOPMENT LTD.	LOCATION	100 ALABAMA ROAD, RICHMOND, VA

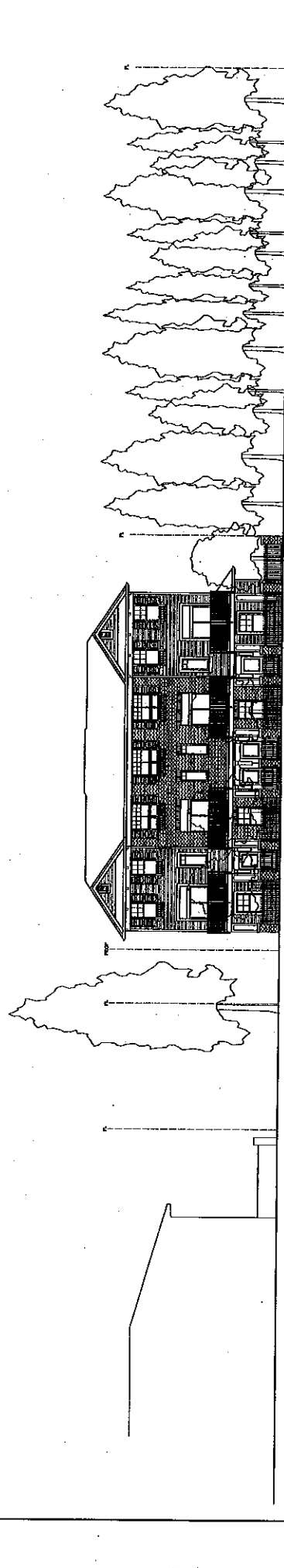
DR 10539751  
 PG. 4



EXISTING HOUSE

**SOUTH ELEVATION STREETScape - ALBERTA ROAD**  
SCALE: 1/8" = 1'-0"

EXISTING HOUSE - VACANT & BOUNDED UP



THICK OVERGROWN BUSH WITH BIRCH TREES

**NORTH ELEVATION BLDG. 4 - HEMLOCK DRIVE**  
SCALE: 1/8" = 1'-0"

PROFILE OF TOWNHOUSE BUILDING FACING HEMLOCK DRIVE

DP 10539751 Pa. 5

**Yamamoto Architecture Inc.**  
1000 W. 10th Street, Suite 100, Vancouver, BC V6H 1T1  
TEL: 604.681.1111 FAX: 604.681.1112

PROJECT: 22 UNIT TOWNHOUSE DEV. "PARKSIDE" BY PARKSIDE HOMES DEVELOPMENT LTD.  
DRAWN: [Signature] DATE: 08/14/2018  
CHECKED: [Signature] DATE: 08/14/2018  
SCALE: 1/8" = 1'-0"

STREETScape ELEVATIONS  
PLAN #8  
DP 10539751  
REVISED: 08/14/2018

1000 W. 10th Street, Suite 100, Vancouver, BC V6H 1T1  
TEL: 604.681.1111 FAX: 604.681.1112

NO.	DATE	DESCRIPTION
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100	08/14/2018	FOR APPROVAL BY THE CLIENT

Checklist: This drawing and schedule is to be used in conjunction with the site plan and landscape plan to ensure that all plants and materials are specified and installed as shown.

PLANTING PLAN  
 & ADJUSTED  
 TRAILS SHAPED DOWNWARD  
 BRACK MARKS ENTERED

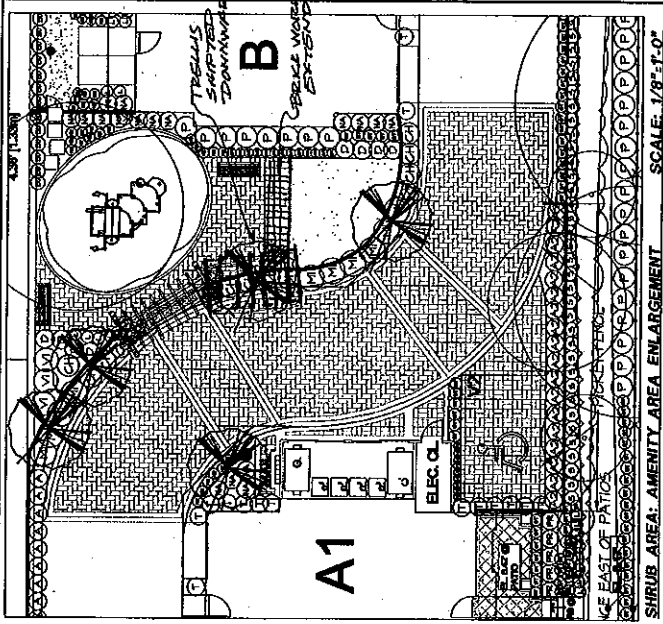


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DMG  
 Landscape Architects  
 1111 14th Street SW  
 Calgary, Alberta T2R 1K1  
 Tel: (403) 243-1111  
 Fax: (403) 243-1112  
 www.dmg.ca

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT  
 8661 ALBERTA ROAD  
 RICHMOND, BC

DATE: 04/11/11  
 SCALE: 1/8"=1'-0"  
 DRAWING NUMBER: L1  
 SHEET NO. 9 OF 9  
 PROJECT NUMBER: 80-028

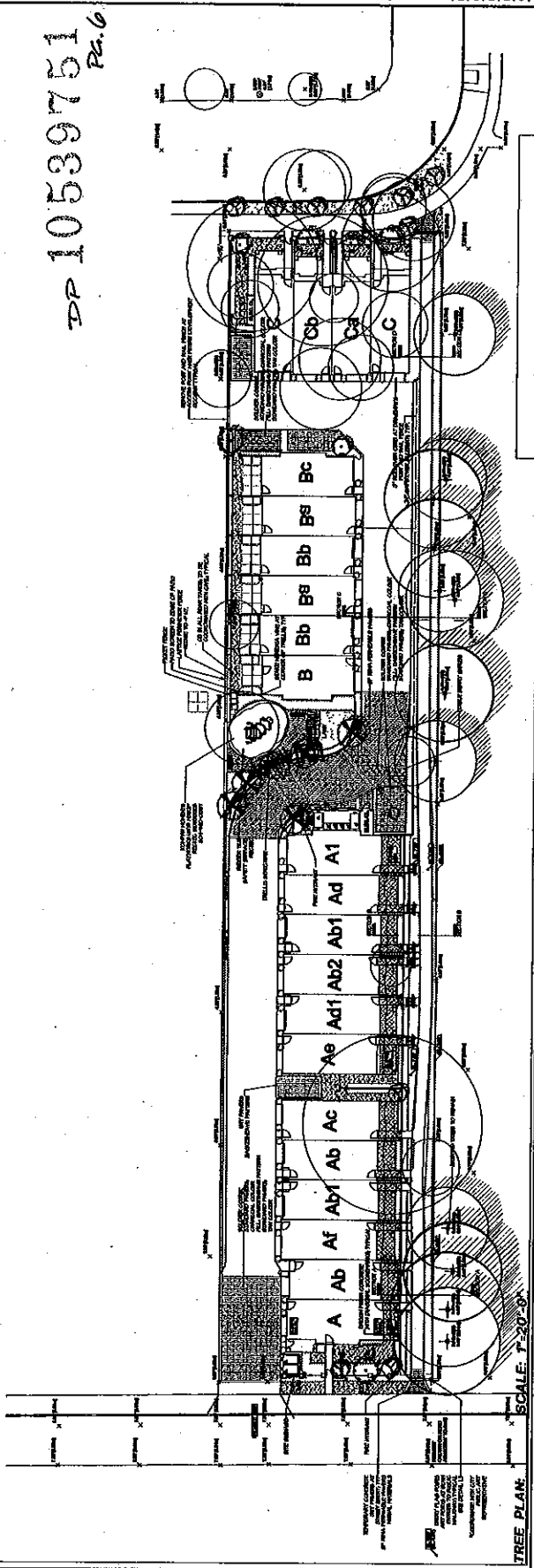


SHRUB AREA: AMENITY AREA ENLARGEMENT SCALE: 1/8"=1'-0"

DP 10539751  
 Pg. 6

PLANT	COMMON NAME	PLANTING	PLANTING
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PLANT SCHEDULE  
 1. ALL PLANTS ARE TO BE SPECIFIED BY COMMON NAME AND SCIENTIFIC NAME.  
 2. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING METHOD AND PLANTING DATE.  
 3. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING LOCATION AND PLANTING NUMBER.  
 4. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING SIZE AND PLANTING AGE.  
 5. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING COLOR AND PLANTING TYPE.  
 6. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING HEIGHT AND PLANTING WIDTH.  
 7. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING DENSITY AND PLANTING SPACING.  
 8. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING TOLERANCE AND PLANTING EXPOSURE.  
 9. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING SOIL AND PLANTING FERTILITY.  
 10. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING WATER AND PLANTING IRRIGATION.  
 11. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING PEST AND PLANTING DISEASE.  
 12. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING PRUNING AND PLANTING MAINTENANCE.  
 13. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING REPLACEMENT AND PLANTING RESERVE.  
 14. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING SURVIVAL AND PLANTING GROWTH.  
 15. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING ADAPTATION AND PLANTING RESILIENCE.  
 16. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING AESTHETIC AND PLANTING FUNCTIONALITY.  
 17. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING ENVIRONMENTAL AND PLANTING CLIMATIC.  
 18. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING CULTURAL AND PLANTING HISTORICAL.  
 19. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING ECONOMIC AND PLANTING SOCIAL.  
 20. ALL PLANTS ARE TO BE SPECIFIED BY PLANTING POLITICAL AND PLANTING LEGAL.



TREE PLAN SCALE: 1/20"=1'-0"

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KOMPAN MOMENTS  
PLAYWORKS UNIT# M5B2P  
RECITEC INDUSTRIES  
604-440-0087

NO.	REVISIONS	DATE	BY	CHK.

Centro Paisajero Development LTD.

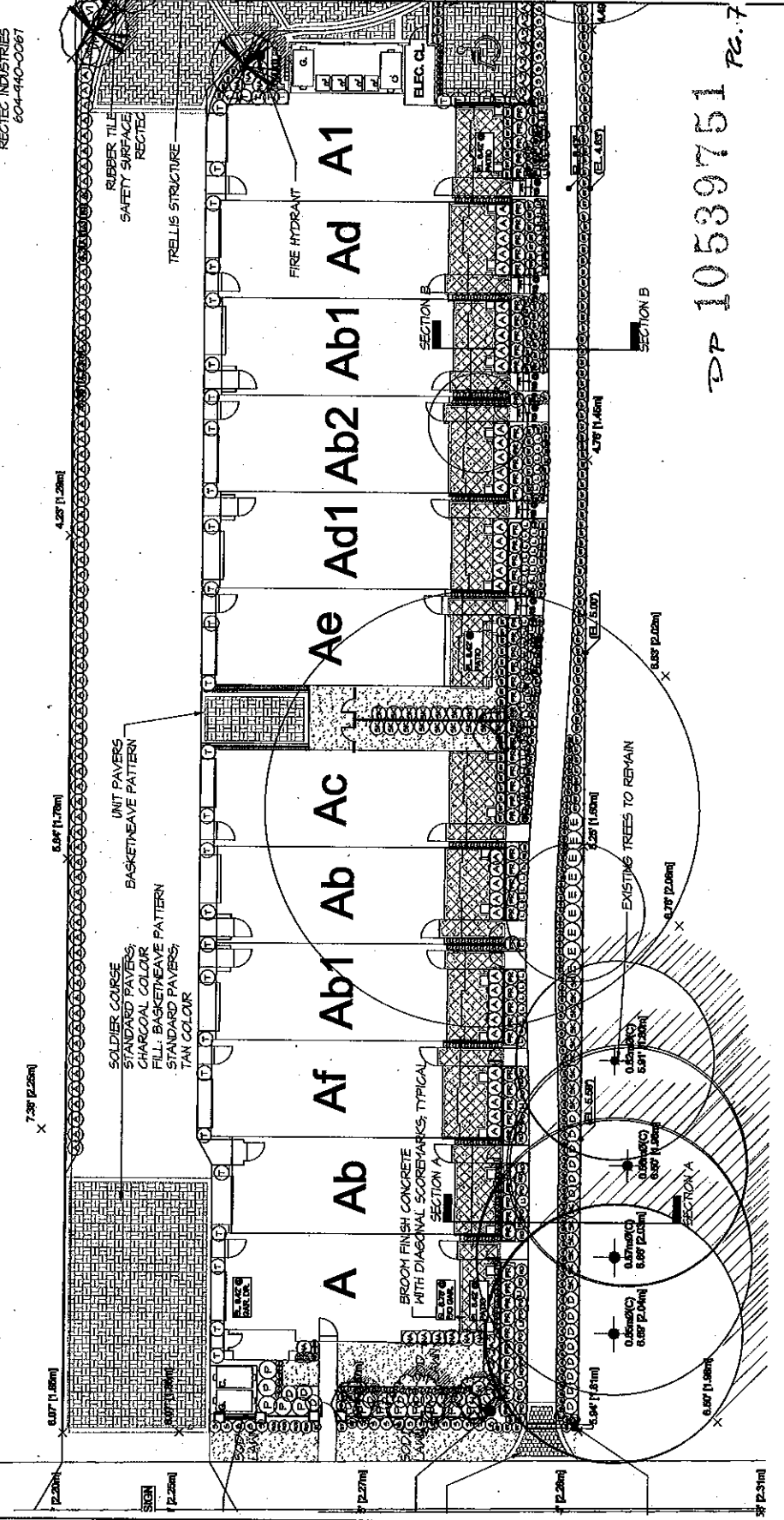
**DMG**  
Landscape Architecture  
A Division of  
Landscape Architects Inc.  
2500 North Bay Street, Suite 100  
Richmond, BC V6X 4A6  
Tel: 604-273-1234  
Fax: 604-273-1235  
www.dmg-landscape.com

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT 9057 ALBERTA ROAD RICHMOND, BC

OWNER TITLE: SHRIB PLAN

DATE: 10.11.14	DESIGNED BY: [blank]
SCALE: 1/8"=1'-0"	DRAWN BY: [blank]
PROJECT NO: [blank]	CHECKED BY: [blank]
SHEET NO: [blank]	NO. OF SHEETS: 9

PROJECT NUMBER: L2



DP 10539751 Pg. 7



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NO.	DATE	DESCRIPTION	BY	CHK.
1	08/11/08	PRELIMINARY	DMG	
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Centro Parkside Development LTD.

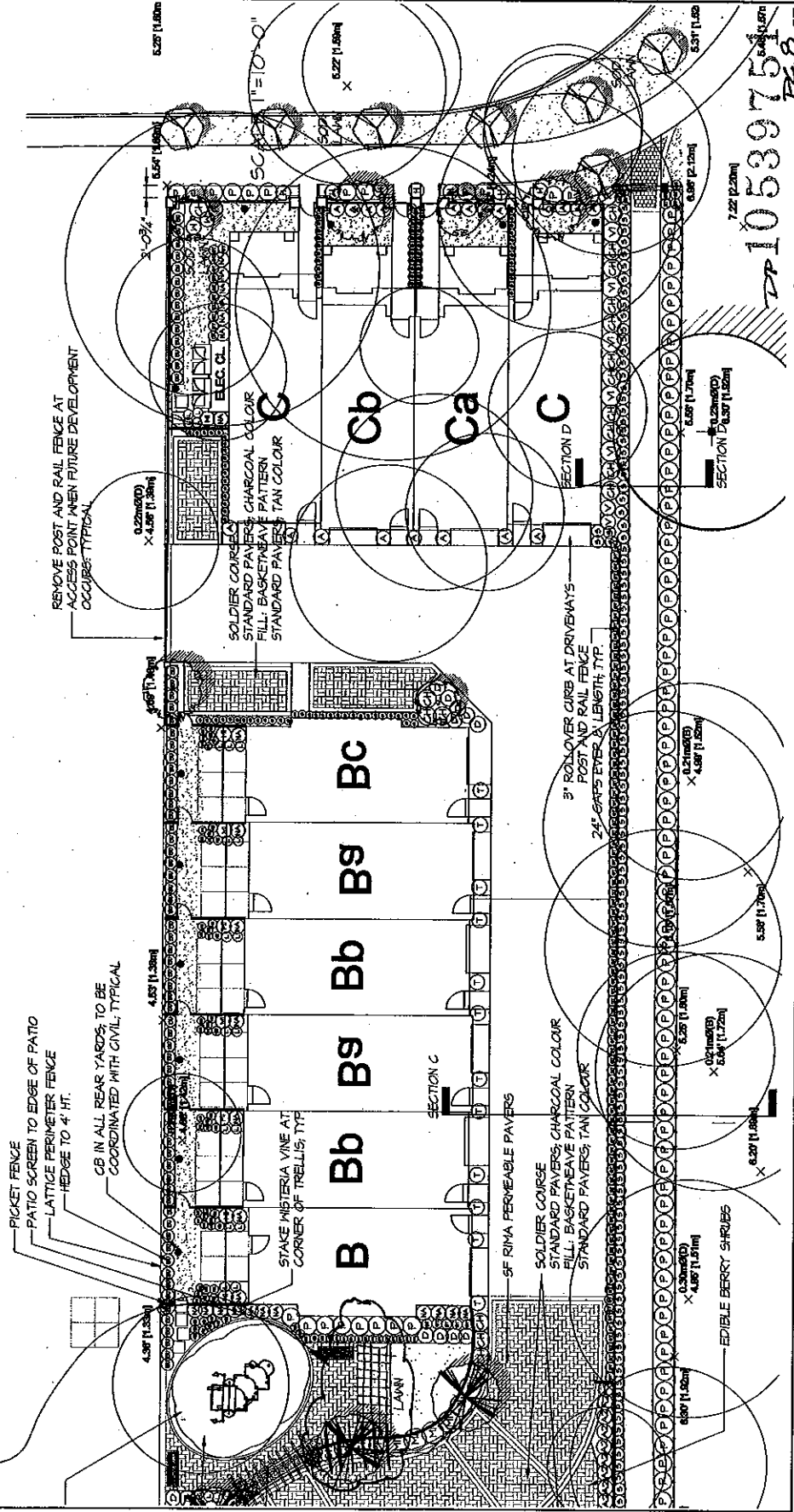


PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT 9051 ALBERTA ROAD RICHMOND, BC

DRAWING TITLE: SHRUB PLAN

DATE:	SCALE:	DRAWING NUMBER:
08/11/08	1/8" = 1'-0"	L3
SCALE:	DRAWING NO:	DATE:
1/8" = 1'-0"	10539754	08/11/08
DATE:	SCALE:	DRAWING NO:
08/11/08	1/8" = 1'-0"	10539754
DATE:	SCALE:	DRAWING NO:
08/11/08	1/8" = 1'-0"	10539754

ADJUSTMENTS AS PER LANDSCAPE DRAWING L1



10539754  
P2.8

OF 8  
10-028

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NO.	REVISION	DATE	BY	CHK.
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Centro Peritable Development LTD.



DMG  
landscape architects  
11111 111th Street S.E.  
Richmond, BC V6V 2G9  
Tel: 604-273-1111  
www.dmg.ca

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT  
8801 ALBERTA ROAD  
RICHMOND, BC

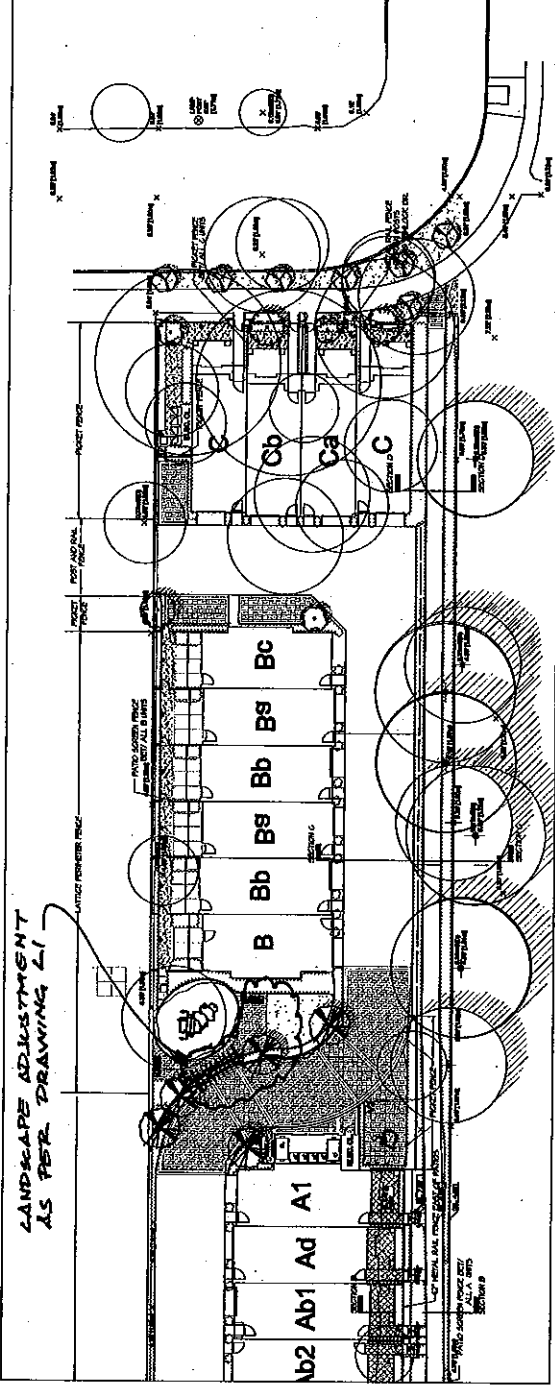
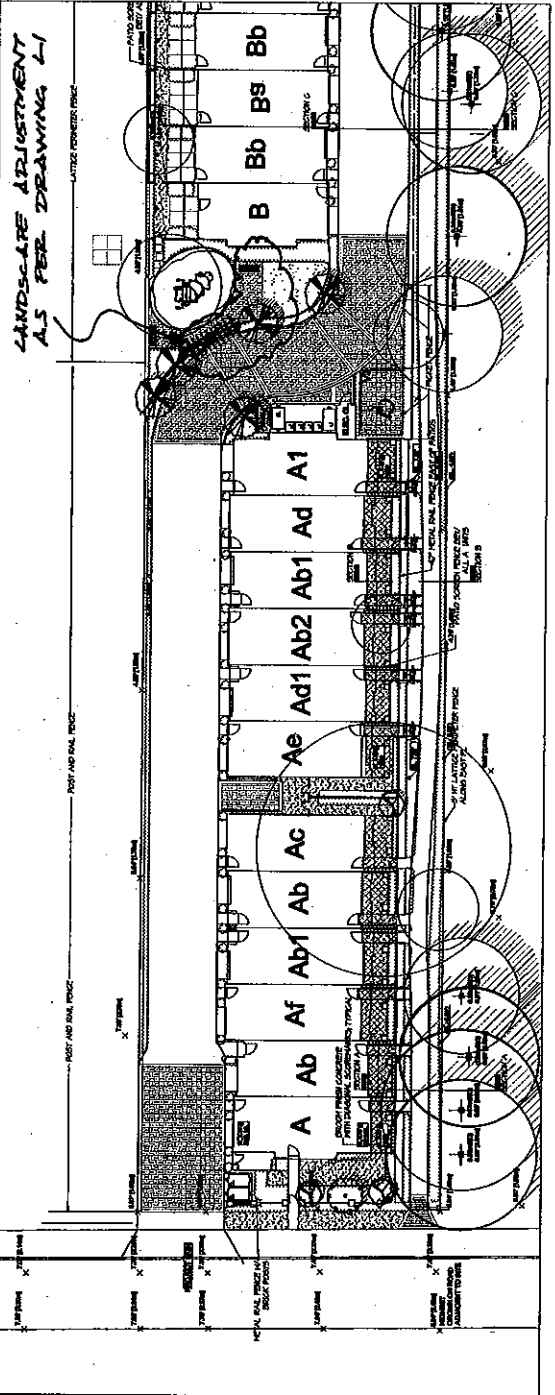
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8801 ALBERTA ROAD  
RICHMOND, BC

PROJECT NUMBER: 10539751

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SCALE: 1/8"=1'-0"  
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CHECKED BY: [Name]  
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PROJECT NUMBER: 10539751



10539751 Pg. 9

OF 9

DATE: 04.11.11

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

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 04.11.11

PROJECT NUMBER: 10539751

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Castro Parade Development LTD.



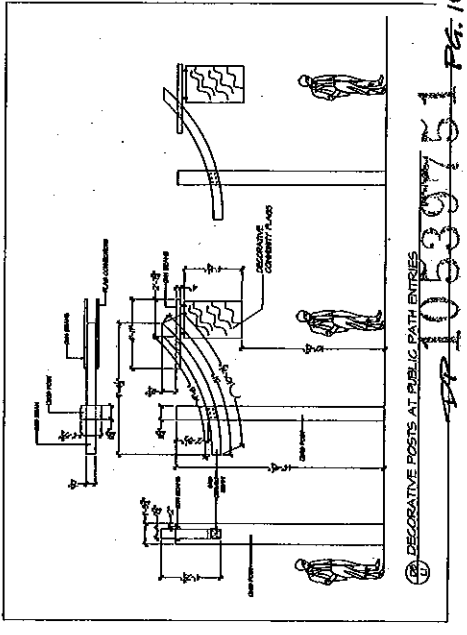
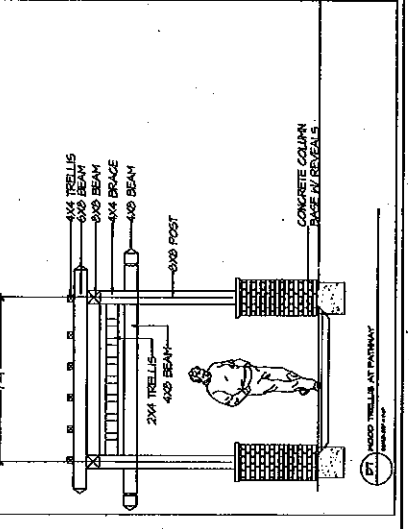
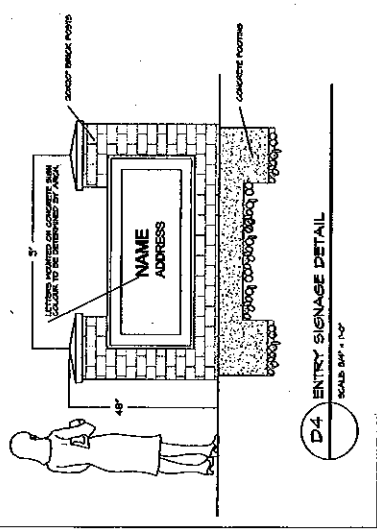
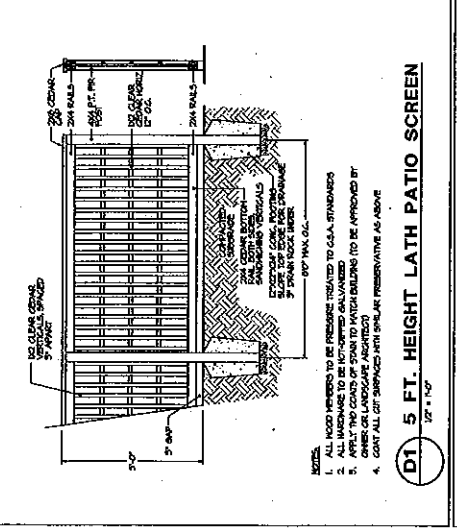
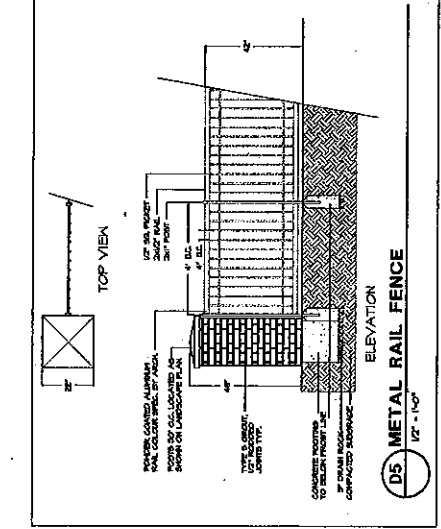
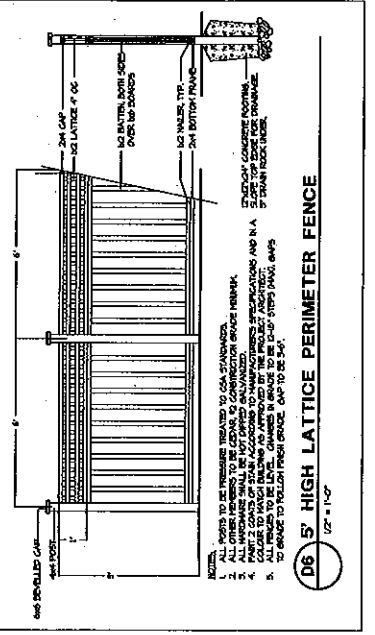
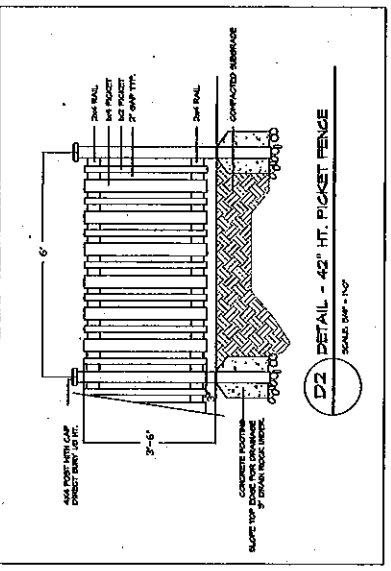
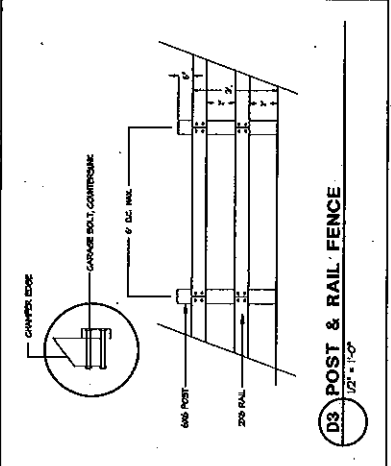
A Division of  
**DMG**  
 11500-115th Street  
 Richmond, BC V6V 1K1  
 Tel: (604) 273-8822  
 Fax: (604) 273-8823

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT 9651 ALBERTA ROAD RICHMOND, BC

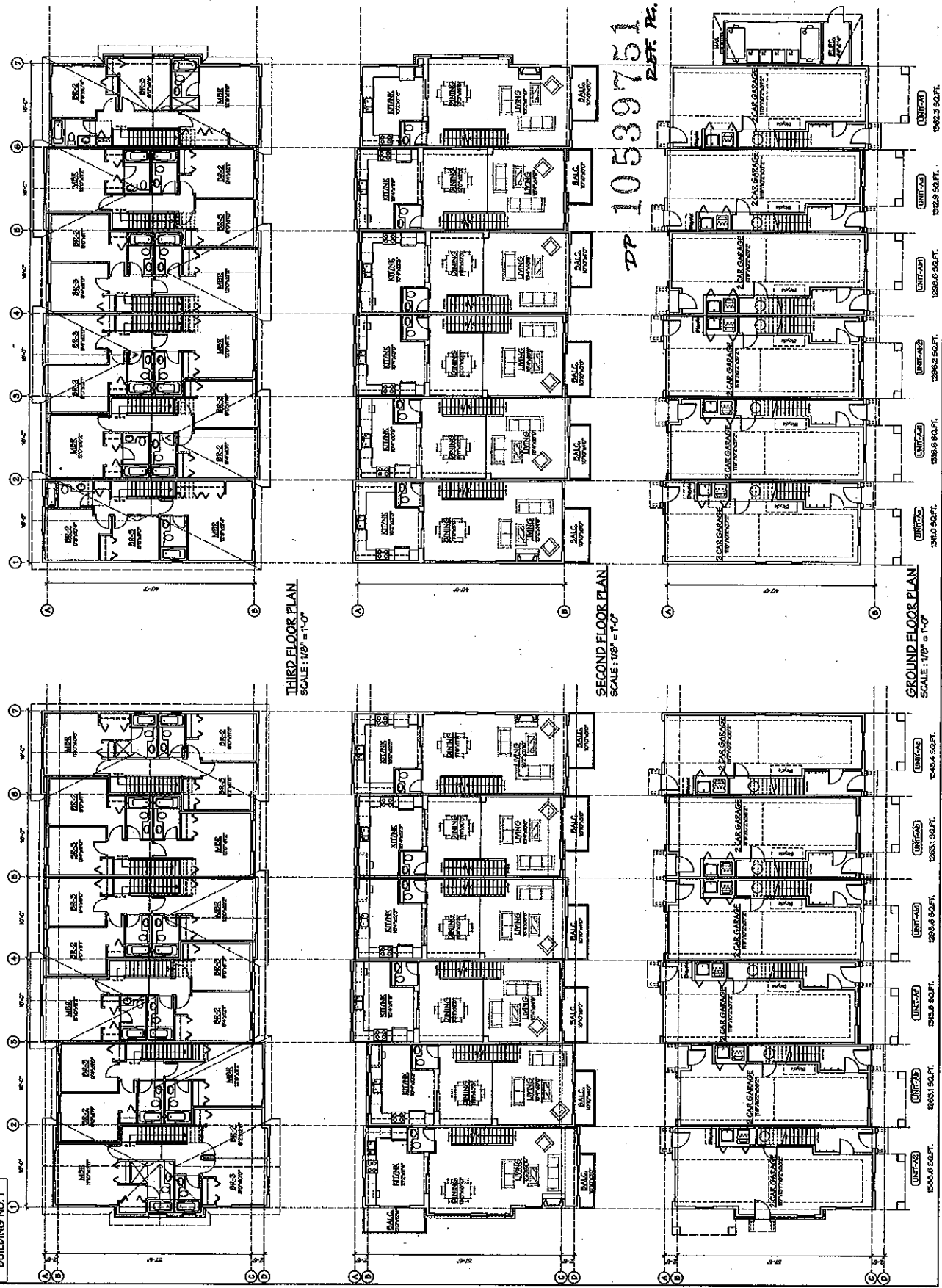
REVISION TITLE: DETAILS

DATE	SCALE	BY	CHKD.	APPV.

PROJECT NUMBER: L5  
 SHEET NUMBER: OF 9  
 DRAWING NUMBER: 10539751



D8 DECORATIVE POSTS AT PUBLIC PATH ENTRIES  
 10539751 Pg. 10



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

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

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

DATE	DESCRIPTION
10.15.07	ISSUED FOR PERMIT
08.15.07	ISSUED FOR PERMIT
05.15.07	ISSUED FOR PERMIT
02.15.07	ISSUED FOR PERMIT
10.15.06	ISSUED FOR PERMIT
07.15.06	ISSUED FOR PERMIT
04.15.06	ISSUED FOR PERMIT
01.15.06	ISSUED FOR PERMIT
10.15.05	ISSUED FOR PERMIT
07.15.05	ISSUED FOR PERMIT
04.15.05	ISSUED FOR PERMIT
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07.15.04	ISSUED FOR PERMIT
04.15.04	ISSUED FOR PERMIT
01.15.04	ISSUED FOR PERMIT
10.15.03	ISSUED FOR PERMIT
07.15.03	ISSUED FOR PERMIT
04.15.03	ISSUED FOR PERMIT
01.15.03	ISSUED FOR PERMIT
10.15.02	ISSUED FOR PERMIT
07.15.02	ISSUED FOR PERMIT
04.15.02	ISSUED FOR PERMIT
01.15.02	ISSUED FOR PERMIT
10.15.01	ISSUED FOR PERMIT
07.15.01	ISSUED FOR PERMIT
04.15.01	ISSUED FOR PERMIT
01.15.01	ISSUED FOR PERMIT

21 WEST TOWNHOUSE BDR.  
TOWNHOUSE  
BY THE TWO PARTNERS DEVELOPMENT, LTD.  
100 ALBERTA ROAD  
MONTREAL, N.C.



Yamamoto  
Architecture Inc.

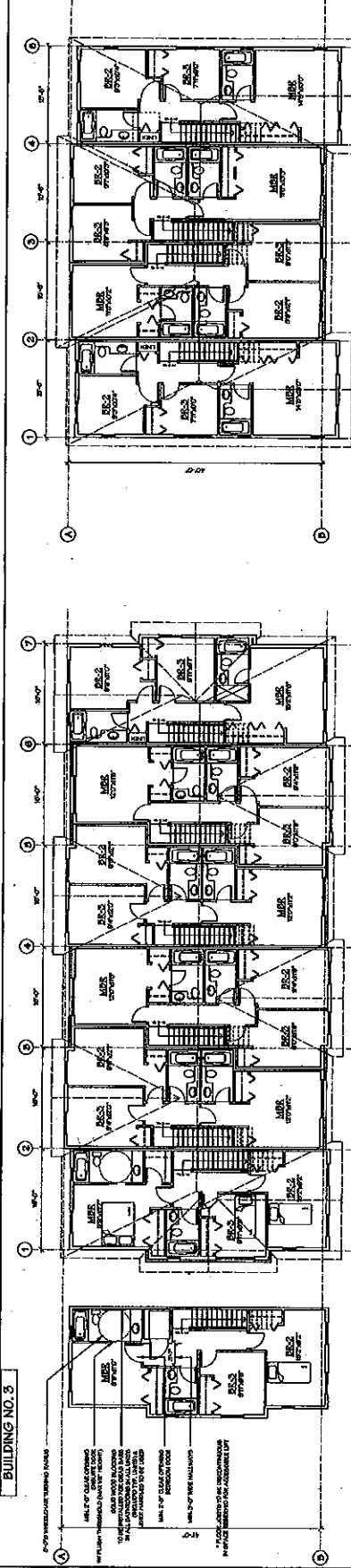
100 ALBERTA ROAD, N.C.  
MONTREAL, N.C.  
TEL: (514) 393-7373  
FAX: (514) 393-7374  
WWW.YAMAMOTO-ARCH.COM

SCALE	1/8" = 1'-0"
DATE	10/15/07
PROJECT	21 WEST TOWNHOUSE BDR.
OWNER	THE TWO PARTNERS DEVELOPMENT, LTD.
DESIGNER	YAMAMOTO ARCHITECTURE INC.
PROJECT NO.	10539751
DATE	10/15/07
SCALE	1/8" = 1'-0"
PROJECT	21 WEST TOWNHOUSE BDR.
OWNER	THE TWO PARTNERS DEVELOPMENT, LTD.
DESIGNER	YAMAMOTO ARCHITECTURE INC.
PROJECT NO.	10539751
DATE	10/15/07

DR 10539751  
P. 1

- UNIT 201 1500.6 SQ. FT.
- UNIT 202 1500.6 SQ. FT.
- UNIT 203 1500.6 SQ. FT.
- UNIT 204 1500.6 SQ. FT.
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DP 10539751 REF. Pk. 2



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

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

1. ALL FLOOR FINISHES TO BE 1/2" THICK POLISHED CONCRETE.

2. ALL WALLS TO BE 8" THICK CONCRETE BLOCK WITH INTERIOR FINISHES TO BE 1/2" THICK GYPSUM BOARD.

3. ALL CEILING FINISHES TO BE 1/2" THICK GYPSUM BOARD.

4. ALL DOORS TO BE 1 3/4" THICK SOLID CORE.

5. ALL WINDOWS TO BE 1/2" THICK ALUMINUM FRAME GLASS.

6. ALL STAIRS TO BE 1/2" THICK POLISHED CONCRETE.

7. ALL ELEVATORS TO BE 1/2" THICK POLISHED CONCRETE.

8. ALL MECHANICAL ROOMS TO BE 1/2" THICK POLISHED CONCRETE.

9. ALL ELECTRICAL PANELS TO BE 1/2" THICK POLISHED CONCRETE.

10. ALL PLUMBING TO BE 1/2" THICK POLISHED CONCRETE.

1. ALL FLOOR FINISHES TO BE 1/2" THICK POLISHED CONCRETE.

2. ALL WALLS TO BE 8" THICK CONCRETE BLOCK WITH INTERIOR FINISHES TO BE 1/2" THICK GYPSUM BOARD.

3. ALL CEILING FINISHES TO BE 1/2" THICK GYPSUM BOARD.

4. ALL DOORS TO BE 1 3/4" THICK SOLID CORE.

5. ALL WINDOWS TO BE 1/2" THICK ALUMINUM FRAME GLASS.

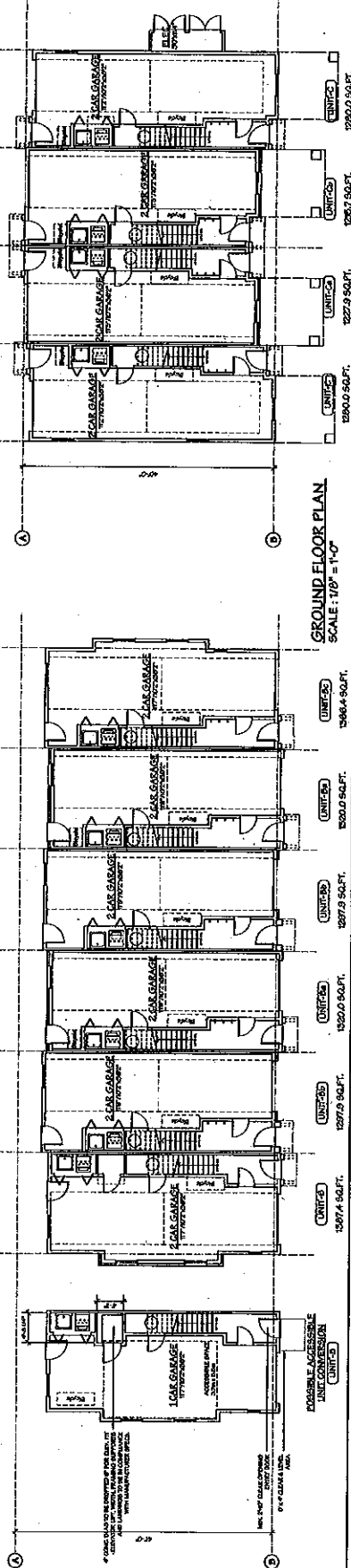
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7. ALL ELEVATORS TO BE 1/2" THICK POLISHED CONCRETE.

8. ALL MECHANICAL ROOMS TO BE 1/2" THICK POLISHED CONCRETE.

9. ALL ELECTRICAL PANELS TO BE 1/2" THICK POLISHED CONCRETE.

10. ALL PLUMBING TO BE 1/2" THICK POLISHED CONCRETE.



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

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

1. ALL FLOOR FINISHES TO BE 1/2" THICK POLISHED CONCRETE.

2. ALL WALLS TO BE 8" THICK CONCRETE BLOCK WITH INTERIOR FINISHES TO BE 1/2" THICK GYPSUM BOARD.

3. ALL CEILING FINISHES TO BE 1/2" THICK GYPSUM BOARD.

4. ALL DOORS TO BE 1 3/4" THICK SOLID CORE.

5. ALL WINDOWS TO BE 1/2" THICK ALUMINUM FRAME GLASS.

6. ALL STAIRS TO BE 1/2" THICK POLISHED CONCRETE.

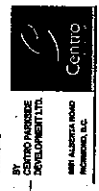
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8. ALL MECHANICAL ROOMS TO BE 1/2" THICK POLISHED CONCRETE.

9. ALL ELECTRICAL PANELS TO BE 1/2" THICK POLISHED CONCRETE.

10. ALL PLUMBING TO BE 1/2" THICK POLISHED CONCRETE.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	10/15/10	J. YAMAMOTO	J. YAMAMOTO
2	ISSUED FOR CONSTRUCTION	10/15/10	J. YAMAMOTO	J. YAMAMOTO
3	ISSUED FOR OCCUPANCY	10/15/10	J. YAMAMOTO	J. YAMAMOTO
4	ISSUED FOR RECORDS	10/15/10	J. YAMAMOTO	J. YAMAMOTO



**Yamamoto Architecture Inc.**  
 100 ALBERTA ROAD  
 RICHMOND, B.C.

22 UNIT TOWNHOUSE DEV.  
 TRACEREE  
 BY  
 YAMAMOTO ARCHITECTURE INC.  
 100 ALBERTA ROAD  
 RICHMOND, B.C.  
 PROJECT NO. 10539751  
 SHEET NO. 10539751-01  
 BUILDING NO. 3 & 4  
 FLOOR PLANS

DATE	BY	CHECKED
10/15/10	J. YAMAMOTO	J. YAMAMOTO
10/15/10	J. YAMAMOTO	J. YAMAMOTO
10/15/10	J. YAMAMOTO	J. YAMAMOTO

Plan #7  
 DP 10539751  
 PROJECT NO.

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NO.	DATE	REVISION/DESCRIPTION	BY
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Centro Perisole Development LTD.



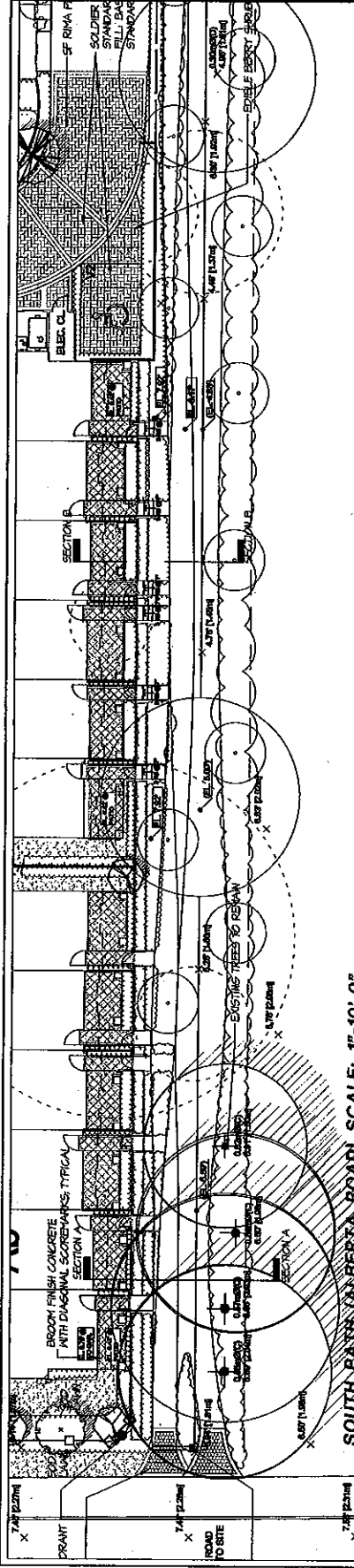
DMG landscape architects  
1100 17th Avenue S.E.  
Calgary, Alberta T2G 1S4  
Phone: (403) 243-1100  
Fax: (403) 243-1101  
www.dmg.ca

PROJECT: 22 UNIT TOWNHOUSE DEVELOPMENT  
5857 ALBERTA ROAD  
RICHMOND, BC

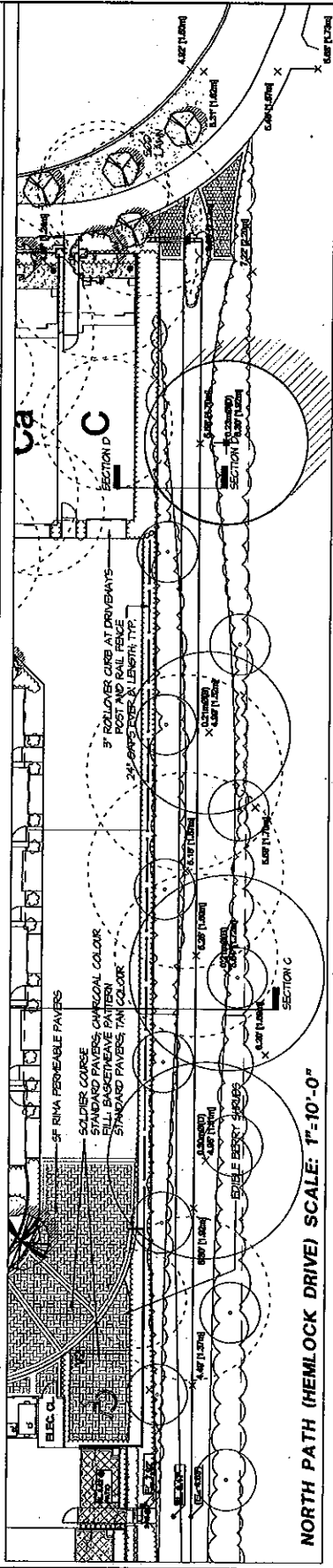
CONCEPTUAL PATH LANDSCAPE

DATE: 10/23/2013  
SCALE: 1"=20'-0"  
DRAWN BY: JMB  
CHECKED BY: JMB  
PROJECT NUMBER: 10-028

L8

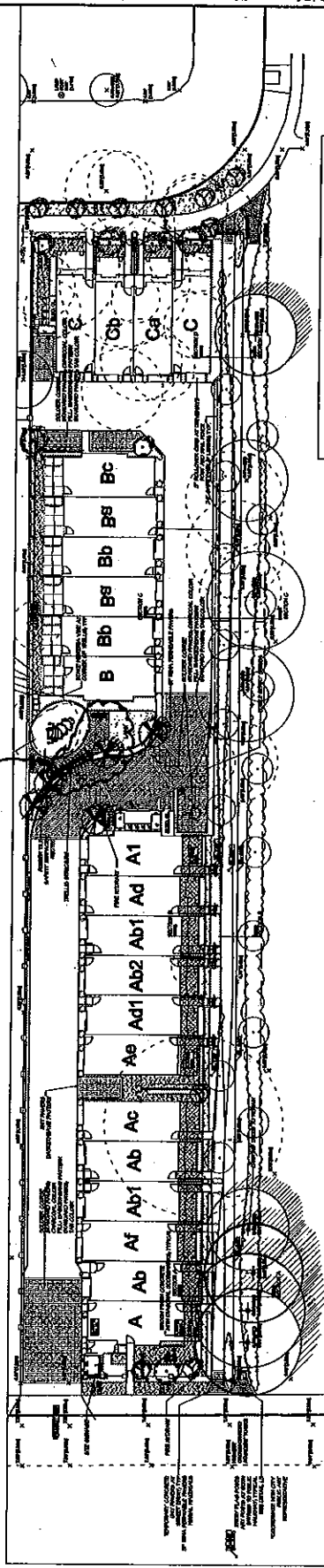


SOUTH PATH (ALBERTA ROAD) SCALE: 1"=10'-0"



NORTH PATH (HEMLOCK DRIVE) SCALE: 1"=10'-0"

LANDSCAPE ADJUSTMENT AS PER DRAWING L-1



OVERALL PATHWAY SCALE: 1"=20'-0"

PP 10539751

REF. PG. 3

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NO.	DATE	REVISION/DESCRIPTION	BY
1	2023.05.15	ISSUED FOR PERMIT	DMG
2	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
3	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
4	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
5	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
6	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
7	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
8	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
9	2023.05.15	REVISED PER CLIENT COMMENTS	DMG
10	2023.05.15	REVISED PER CLIENT COMMENTS	DMG

Centro Parkside Development LTD.



PATIENT:

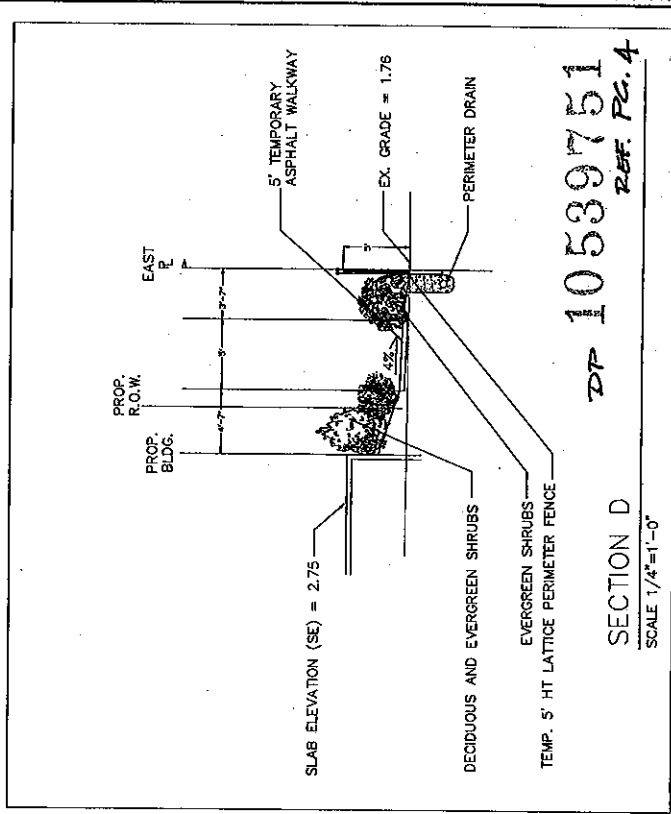
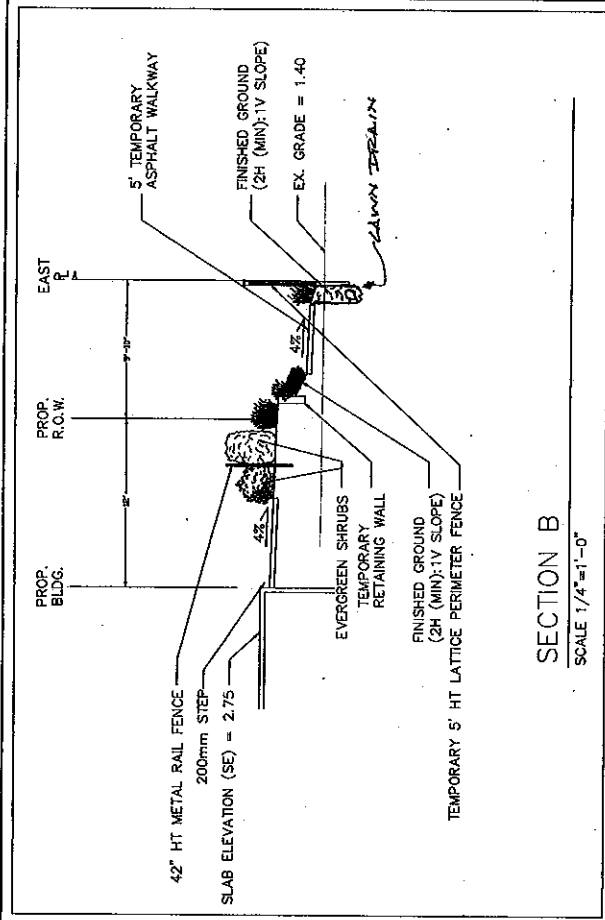
**22 UNIT TOWNHOUSE DEVELOPMENT**  
8851 ALBERTA ROAD  
RICHMOND, BC

SECTION TITLE:

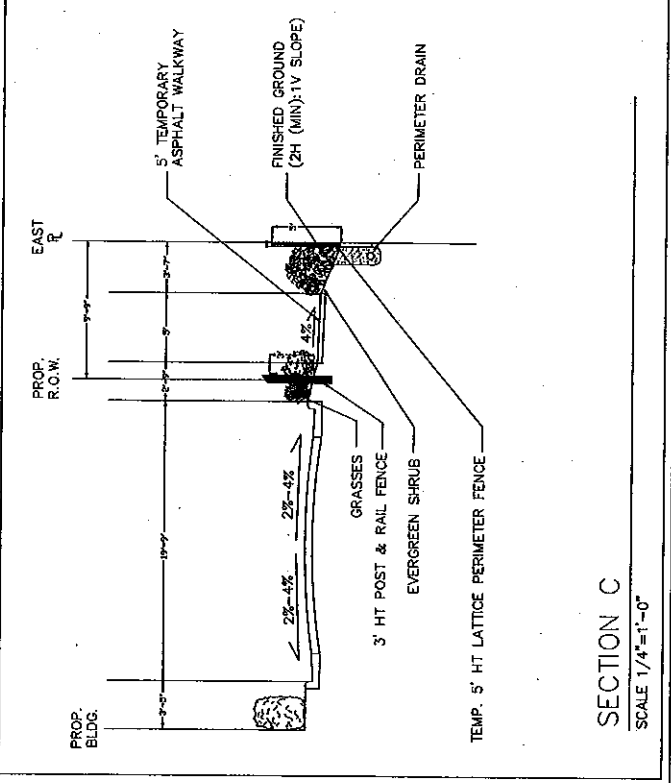
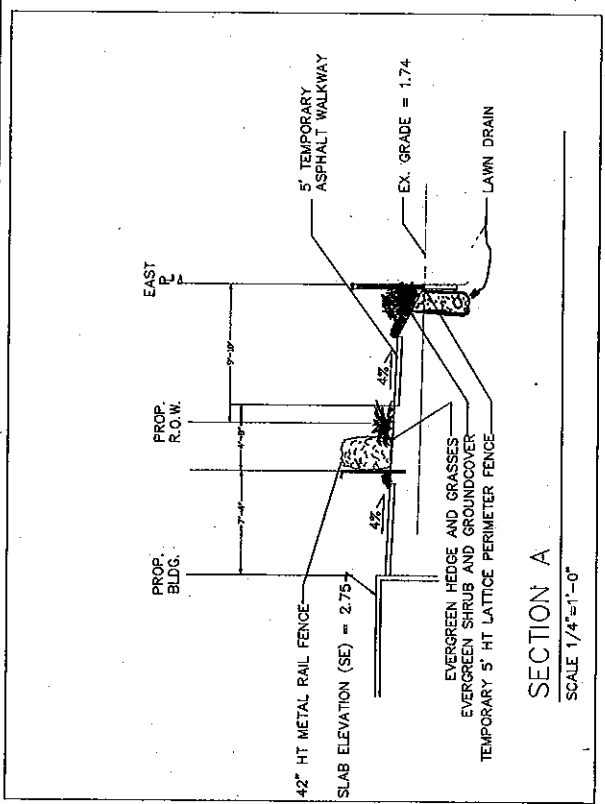
SECTIONS

DATE	SCALE	DRAWN BY	CHECKED BY	DATE
2023.05.15	1/4" = 1'-0"	DMG	DMG	2023.05.15

PROJECT NUMBER: **L6**  
SHEET NUMBER: **OF 9**  
SHEET TITLE: **SECTION D**



DP 10539751  
REF. PG. 4



Checklist: The drawing and design to be submitted shall be reviewed for compliance with all applicable codes and standards for design and construction. The contractor shall be responsible for obtaining all necessary permits and approvals.



NO.	REVISION	DATE	BY	CHK.
1	ISSUED FOR PERMITS			
2	FOR CONSTRUCTION			
3	FOR RECORD			
4				
5				
6				
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9				
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Centro Parkside Development LTD.

**DMG**  
**landscape architects**  
 A Partnership  
 11 Andrew Avenue East  
 Park Royal Building  
 1111 North Street  
 Richmond, British Columbia, V6Y 4E6  
 Tel: (604) 273-8888  
 Fax: (604) 273-8888

PROJECT TITLE

**22 UNIT TOWNHOUSE DEVELOPMENT**  
 8881 ALBERTA ROAD  
 RICHMOND, BC

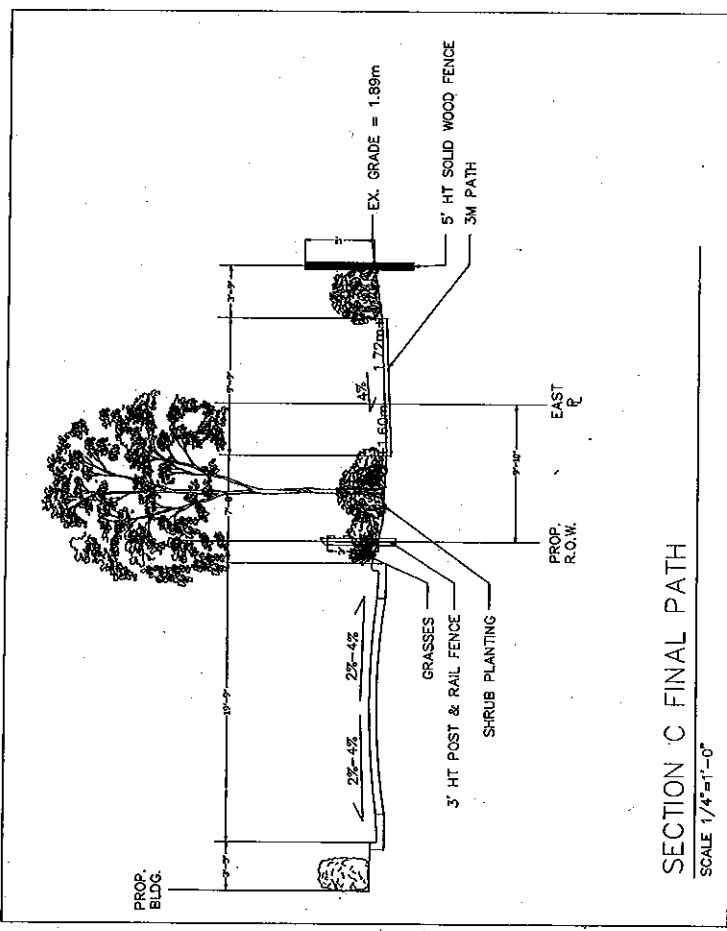
DRAWING TITLE

**CONCEPTUAL PATH SECTION**

DATE

DATE	ISSUED FOR	PROJECT NUMBER
		<b>L9</b>

OF 9  
 10-028



**SECTION C FINAL PATH**

SCALE 1/4"=1'-0"

PP 10539751  
 REF. PG. 5