



City of
Richmond

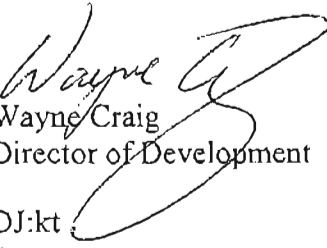
Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: August 1, 2013
File: DP 12-621941
Re: Application by Matthew Cheng Architect Inc. for a Development Permit at
9000 General Currie Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provision of the Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.


Wayne Craig
Director of Development
DJ:kt
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)". The site is currently sitting vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)" under Bylaw 8906 (RZ 11-588104).

A separate Servicing Agreement is required for road upgrades and frontage improvements to both General Currie Road and Garden City Road to the extent of the subject site. The Servicing Agreement will also include service connections for water, storm upgrades and sanitary sewer to the subject site. The Servicing Agreement is a condition of the rezoning application.

Development Information

Please refer to 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 General Currie Road, at 7393 Turnill Street, a 45 unit, 3-storey Townhouse complex zoned "Town Housing (ZT50) – South McLennan (City Centre)".

To the East: At 9060 General Currie Road, a 9 unit, 3-storey Townhouse complex, zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

To the South: At 7533 Turnill Street, a 15 unit, 3-storey Townhouse complex zoned "Town Housing (ZT55) – South McLennan (City Centre)".

To the West: Across Garden City Road, a 3-unit, 3-storey townhouse complex at 7511 Garden City Road zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)"; and Across Garden City Road, Single Family Dwellings at 7351 and 7551 Garden City Road, zoned "Single Detached (RS1/E)".

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. Design of the outdoor amenity area.

The outdoor amenity area is located directly to the east of the entrance of the site and features a play area suitable for children ages 2-6 as well as a sitting area next to the play structures. The area is separated by a 3.5 foot high metal rail fence and soft

landscaping. The landscaping provides sufficient screening from the street but still allows for passive surveillance to the area. The location within a required setback is discouraged by the OCP but supportable given the constraints of the site. Alternative locations along the site perimeter would have been undesirable.

2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three off-site trees located on the adjacent property to the east. *The overall landscaping plan (page 8 – drawing L1) proposes sufficient planting of both trees and shrubs in a manner that easily provides separation from public, semi-private and private space on the site. The types of plantings are considered low maintenance that will mature as time passes. The proposed site grading at the south east corner of the site is lowered to support the survival of three (3) trees on the neighbouring property.*
3. Form and character of the townhouse units and how they address adjacent properties. *The form and character of the buildings is in keeping with other recent townhouse developments in the area. Its height and massing meets the requirements of the neighbourhood plan and will work well within the area.*
4. Design of the Garden City greenway, contained within the 5.0m wide ROW fronting Garden City Road. *The 5.0 m ROW is intended to provide a generous landscaped greenway along Garden City Road to promote pedestrian use as well as cycling. The design of the ROW will be outlined in the Servicing Agreement, which will include street tree planting and sidewalk design.*

The Public Hearing for the rezoning of this site was held on September 12, 2012. No concerns about rezoning the property were expressed at this Public Hearing.

Staff Comments

The proposed design 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 and is generally in compliance with Zoning Bylaw 8500 except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.

(Staff supports the proposed variance given the restrictive size of the site. The 5.0 m wide servicing right-of-way required along the entire western edge of the site also compromises the site's building envelope. The right-of-way is intended for the Garden City Greenway, a landscaped pedestrian orientated walkway running parallel with Garden City Road which exceeds the standard boulevard design. The applicant has provided additional architectural features such as second floor windows for additional transparency to the building and landscaping features such as additional tree planting and the outdoor amenity area to mitigate and soften the encroachment.)

Advisory Design Panel Comments

The Advisory Design Panel reviewed the proposal on May 8, 2013 where the application was received for the second time. At the first meeting held on February 20, 2013, the Panel referred the application back to staff and the applicant to resolve the location of the outdoor amenity area and the grading along the eastern edge of the site. A copy of the relevant excerpt from the Advisory Design Panel Minutes from both the initial February 20, 2013 meeting and the May 8, 2013 meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The subject site is located within the McLennan South Sub-Area Plan (Schedule 2.10D), where there have been a number of townhouse developments completed in the past few years. Many of the adjacent and nearby parcels have seen redevelopment from single family to townhouses in accordance with the policies set out in the sub-area plan.
- The proposed development is in conformance with the sub-area plan for height and massing, and the 3-storey level is anticipated to be compatible with the surrounding existing townhouse developments.

Urban Design and Site Planning

- The townhouse units are well arranged in two (2) rows consisting of four (4) units each. The internal drive aisle accessing the site is accessed from General Currie Road, divides the rows of units, providing access to the attached garages associated with each townhouse unit.
- The previous townhouse developments to the south and east of the subject site did not register an access easement to permit access through their respective sites to the subject site, limiting access to the site from only General Currie Road.
- The outdoor amenity area is located at the north east corner of the property and contains a child's play area and seating. Access is located off of the internal drive aisle near the entrance to the site by a gate from the front yard fence that wraps around into the site. Access is also provided from a gate connecting to General Currie Road to the walkway down the eastern edge of the site.
- The applicant will be making a voluntary contribution in lieu of providing indoor amenity space for this project. The contribution is secured through rezoning.
- The entrance off of the drive aisle is identified with a permeable paving system. A speed bump has been added near the entrance to slow vehicles down when approaching this area.
- The primary pedestrian access to each unit is orientated away from the drive aisle by having the front doors of each unit face towards Garden City Road for the west units and from the proposed pedestrian walkway along the eastern edge of the site for the east units.
- The applicant will complete frontage improvements on both General Currie Road and Garden City Road through a separate Servicing Agreement in accordance with City standards. Both frontages will tie into the existing frontage works conducted with previous townhouse developments along both roads.

Architectural Form and Character

- The proposed form and massing of the buildings is consistent with the neighbourhood and meets the intent of the design guidelines set out in the neighbourhood plan. The roof design and massing of this 3-storey proposal gives the appearance of 2 ½ storey units.
- There is good articulation of the buildings along the street frontages, with a strong eave line providing a separation of floors to provide vertical articulation and interest.
- Gable roof lines and gabled projections for weather protection over unit entries accentuate individual unit identity.
- The choice of materials and colours used for the building's facade is typical of the area and meets the intent of the area plan. It includes a mixture of applications such as hardi-board and vinyl siding to enhance the articulation of the building. The use of cultured stone at the base of the building gives the impression of a heavy base to the facade that is supported by the neighbourhood Urban Design Guidelines. The proposed colours meet the urban design guidelines set out in the sub-area plan with muted colours from a heritage collection as the main choice, with white and lighter tones used to accent windows and edges.

Landscape Design and Open Space Design

- The submitted landscape plan identifies a mixture of soft and hard landscaping features throughout the site. Soft landscaping will be used effectively to help define edges for different spaces.
- The hard surfacing is supplied by a combination of asphalt and permeable pavers of contrasting colour along the entire length of the main north-south internal drive aisle with asphalt lanes on the secondary aisles. Permeable pavers are proposed in the visitor parking stalls and portions of the pedestrian path along the eastern edge of the site to help the preservation of existing trees on the neighbouring townhouse complex at 9060 General Currie Road. The amount of permeable paving within the hard surfacing is approximately 30%.
- The preservation of the trees listed above is facilitated by maintaining the existing grade at the south east corner of the subject site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide good illumination to the site, while avoiding illumination spilling onto adjacent properties.
- Perimeter fencing is 3 ½ ft. high metal frame material with masonry supports long the street frontages and the western edge of the outdoor amenity area. The remaining fence material along the east perimeter is to utilize the existing 6 ft. high wood fence with an end of road trellis to signify and accentuate the end of the internal drive aisle.
- There are no trees currently on the subject site, and the site has been vacant of notable vegetation for several years. The submitted landscaping plan proposes the planting of twenty new trees of different varieties that will compliment the other plantings on the site, and will soften the buildings when complete. Tree planting along the street frontage will also be coordinated through the separate Servicing Agreement.

Recycling and Garbage collection

- The recycling and garbage enclosure is integrated within the townhouse buildings located close to the entrance of the complex. The size and location of the enclosures meets the requirements of Environmental Programs.

Affordable Housing

- The applicant is not providing any affordable housing units, but will be making a voluntary contribution to the Affordable Housing Reserve Fund in accordance with policy. This contribution was secured during the rezoning stage of this project.

Sustainability Indicators

- The proposed plan is reusing an existing single-family site to increase living density within the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major transit corridor and close to bus stops for convenience of use.
- A permeable paving system that includes concrete pavers covering approximately 30% of the overall paved area within the complex is proposed.
- The proposed landscaping provides a variety of planting that is appropriate for the site. The proposed plantings are considered relatively low maintenance and will improve over time.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge treatment features such as low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance from adjacent units over the outdoor amenity area. There are sufficient windows looking out onto all common areas that will facilitate casual surveillance.

Accessible Housing

The proposed development includes one (1) convertible unit (Unit #3) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit is being facilitated by:

- Increased closet size to support the installation of a vertical lift (elevator). The lift location requires a depression of the concrete slab to support the installation. Floor framing is to be designed to accommodate an opening for the future lift;
- Wider hallways and doors;
- The attached garage to Unit #3 is large enough to accommodate wheelchair access; and
- The kitchen and master bathroom are large enough to accommodate wheelchair access and movement.

All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:

- Stairwell hand rails.
- Lever-type handles for plumbing fixtures and door handles.

- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

Matthew Cheng has applied to the city of Richmond for permission to develop eight (8) townhouse units at 9000 General Currie Road. The proposed development has gone through some design adjustments in coordination with staff and the result is a design proposal that addresses the design guideline objectives for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and the character of the neighbourhood.



David Johnson
Planner 2

Attachments:

- Attachment 1 – Development Data Sheet
- Attachment 2 – Advisory Design Panel Minutes from May 8 2013 and February 20, 2013
- Attachment 3 – Submitted Architectural and Landscaping Drawings

DJ:cas

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 \$46,819.85.

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 construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



DP 12-621941

Attachment 1

Address: 9000 General Currie Road

Applicant: Matthew Cheng Architect Inc.

Owner: Winner Development Ltd.

Planning Area(s): South McLennan Sub Area Plan (2.10D)

	Existing	Proposed
Site Area:	1,310.95 m ²	1,302.95 m ²
Land Uses:	Single Detached Residential	Residential Townhouses
OCP Designation:	Residential, Townhouse up to 3 stories over 1 parking level, Triplex, Duplex, Single Family 0.75 base FAR.	No change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM3)
Number of Units:	Vacant	8 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.70 FAR (9,817.82 ft ²)	0.70 FAR (9,817.50 ft ²)	none permitted
Lot Coverage:	Max. 40%	34.3%	none
Setback – General Currie Road:	Min. 6.0 m	5.0 m	1.0 m
Setback – Garden City Road:	Min. 6.0 m	8.10 m	none
Setback – East Side Yard:	Min. 3.0 m	3.54 m	none
Setback – Rear Yard:	Min. 3.0 m	3.46 m	none
Height (m):	Max. 12.0 m	11.22 m	none
Lot Size:	Minimum Lot depth for Garden City Road – 50 m Minimum Lot width for General Currie Road – 40 m	Garden City Road – 41.4 m General Currie Road – 31.67 m	Garden City Road – 8.6 m General Currie Road – 8.33 m
Off-street Parking Spaces – Residential	1.4 x 8 = 11.2 12 stalls	12 resident stalls	none
Off-street Parking Spaces – Visitor:	0.2 x 8 = 1.6 2 stalls	2 visitor stalls	none
Total off-street Spaces:	14 off-street stalls	14 off-street stalls	none

Tandem Parking Spaces	Maximum 50% of parking stalls	0%	none
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu payment	none
Amenity Space – Outdoor:	Min. 48.0 m ²	52.8 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, May 8, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. DP 12-621941 - 8 TOWNHOUSE UNITS

APPLICANT: Matthew Cheng Architect

PROPERTY LOCATION: 9000 General Currie Road

Applicant's Presentation

Landscape Architect Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries of the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- applicant has done a good job in addressing the previous comments of the Panel;

Noted.

- relocation of the children's play area from the southeast corner to the northeast corner of the site is a good move; however, access to the play area would be circuitous for residents of the West Building; consider adding a gate off the internal drive aisle driveway to facilitate their access to the children's play area;

Gate added on the internal drive aisle.

- concerns raised by the Panel in the previous presentation have been addressed by the applicant;

Noted.

- reiterate previous comment of the Panel to consider outward-opening door for the powder room to enable handicapped and/or older residents unimpeded access to other areas in the townhouse;

The powder room door has been changed to an outward opening door.

- concern on the location of the visitor parking spaces at the end of the internal drive aisle; would be inconvenient for visitors going to residential units on the opposite end of the site;

The distance is comparable to 11 car stalls from the entrance of a mall or big box store in its parking lot. The limitations of setbacks and a tight site lead to the logical placement of the stalls at the end of the drive aisle since landscaping near the street front is a priority. Placing the parking stalls between the buildings would decrease building efficiency.

- previous concerns raised by the Panel have been adequately resolved by the applicant;

Noted.

- CPTED concern on bollard lighting along the proposed pedestrian walkway; however, this type of lighting will address a potential light pollution concern by neighbours to the east; bollard lighting should be complemented by outside lighting of the individual residential units;

The bollard ramp has been changed to a different style to cast light only downwards. Model: HADCO DB30. Additional soffit lights are added to the entry door roof cover.

- consider installing speed bumps on the internal drive aisle near the children's play area for the protection and safety of children using the play area; and

Speed Bump added near outdoor play area. See landscape drawing.

- appreciate that the site entry is located off General Currie and not Garden City Road; however, the internal drive aisle seems severe; consider adding more landscaping, e.g. decorative pavers and/or hedge planting within the drive aisle to soften overall space as the drive aisle is visible from General Currie Road.

More landscaping and pavers have been added to the internal drive aisle.

Panel Decision

It was moved and seconded

That DP 12-621941 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, February 20, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

2. DP 12-621941 – 8 UNIT TOWNHOUSE

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9000 General Currie Road

Applicant's Presentation

Architect Matthew Cheng, Matthew Cheng Architect Inc., and Denitsa Dimitrova, Landscape Architect, PMG Landscape Architects, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- overall, the site lay-out is efficient; however, a major concern is the adjacency of the internal drive aisle to the pedestrian access into the townhouse units in the East Building; pedestrian entries to units in the East Building need to be separated from the internal drive aisle; if there is enough space on the back side of the East Building, consider adding an internal pedestrian walkway and making it the formal entry;

A separate entrance has been provided along the east property line to grant pedestrian access to the east row of units. This access is intended to provide a separate and safe pedestrian access to the east units.

- massing is well articulated and materials are appropriate for the neighbourhood;

Noted.

- like the architectural treatment, materials and colours;

Noted.

- the proposed development seems to be built to the maximum, leaving no room for meaningful/useful amenity space; close proximity of the children's play area to the visitor parking area is a problem;

The outdoor amenity area has been relocated to the north east corner of the site. Access to the area is off of the pedestrian pathway added along the eastern property line to avoid interaction with vehicle access.

- sense of arrival is strong; like the treatment at the corner; frontage along Garden City Road has a lush green garden feel;

Noted.

- overall character of the development is good; materials and colour palette work well; applicant is requested to provide context photographs in future presentations to help the Panel see how the proposed development relates to the neighbourhood;

A context plan has been provided on Sheet #6 on the latest submission. Photographs will be provided at the time of the meeting.

- location of front door entries on the ground floor are confusing; applicant pointed out that the front door entry of Unit 1 is facing General Currie Road; however, it does not feel like a front door and needs further development; front door entries of other units in the two buildings need to be looked at and clearly defined as well;

The front door entry of Unit 1 faces Garden City Road. Additional treatment has been provided at the north west corner of the unit facing General Currie Road to allow for better corner treatment. Entrance features to the remaining units have been modified.

- concern on the overall site planning; the subject lot has been densified and left-over space for children's play area and visitor parking area is too tight; cannot support the scheme as proposed by the applicant;

The children's play area has been relocated to the north east corner of the site. The visitor parking arrangement has been simplified at the south end of the property and conforms to the Zoning Bylaw.

- applicant has done what he could considering the constraints of the site; problems encountered by the applicant are due to the flawed zoning of the subject property; garage doors adjacent to internal drive aisle in the middle of the project cannot be the primary entrance to the townhouse units; City needs to review the rezoning of properties similar to the subject development;

Noted.

- deck over level 2 between the front and back of townhouse units in the East Building will create usable outdoor space;

Noted.

- separation between the east and west units is very tight and will have privacy issues;

The separation of the east and west blocks are the result of an acceptable drive aisle width and are not uncommon with other recent townhouse developments.

- appreciate the applicant for providing a clear and detailed drawing for the adaptable unit;

Noted.

- consider outward-opening doors for the powder room and ensuite washrooms to maximize usable use and enable handicapped and/or older residents unimpeded access to other areas in the townhouse;

The door swing to these rooms will be revised by the meeting.

- adjacency of the visitor parking and children's play area to a townhouse unit will create potential for conflicts; not a welcoming experience for the resident of the townhouse unit and families with children using the play area;

The relocation of the children's play area to the north east corner of the site should remove the conflict with on-site vehicle movement. The location of the entrance will provide a more welcoming experience.

- neighbouring tree is close to the property line and needs to be looked at; proposed planting near the tree may not be possible if there is a root system that needs to be protected;

The grades along eastern part of the property are lower than the rest of the site to accommodate the neighbouring trees. The landscaping plan shows a permeable paving system towards the south end to accommodate the root system of these trees. The landscape architect has adjusted the tree planting to utilize the neighbouring trees into the site design.

- permeable paving is an interesting feature but may require geotechnical study in view of Richmond's high water table which may not be able to take in a high volume of water;

The amount permeable pavers have been reduced from the previous submission and have been concentrated at the main vehicular entrance of the property and the visitor parking stalls.

- agree with most of the architectural comments made by Panel members;

Noted.

- the two visitor parking stalls should not be located at the end of the drive aisle; will create a traffic situation in the area if they are occupied;

Noted. Difficult to locate them elsewhere while balancing the need for an attractive appearance to the site. The location of the visitor stalls is common with other recent townhouse developments and to our knowledge has not created a traffic issue.

- like the articulation of the units;

Noted.

- architecture is fine; high gable roofs are attractive; colour palette is tasteful;

Noted.

- effort to turn the entries on to General Currie Road is good; however the second floor of the corner unit is very bland; consider adding a trim or window to the second floor to add more interest in this very visible elevation;

A window has been added.

- adjacency of the main pedestrian entry next to the garage in the East Building along the internal drive aisle is unacceptable; and

A new entry along the east property line will provide a separate access for pedestrians to the east units.

- does not agree with the location of visitor parking stall underneath a townhouse unit which is close to the outdoor amenity space at the southeast corner of the site; consider moving the whole East Building further to the south and locating the outdoor amenity space near the entrance to the site.

The relocation of the outdoor amenity area to the north east corner of the site removed the need for the visitor stall to be underneath the unit. The east visitor stall is now open and identified as a separate stall.

Panel Decision

It was moved and seconded

That DP 12-621941 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel and giving particular attention to (a) the visitor parking stall and amenity space in the southeast corner of the site; and (b) the pedestrian access to the townhouse units particularly on the eastern side of the laneway.

DEFEATED

Opposed: Steve Jedreicich, Hal Owens, Matthew Thomson, Grant Brampton, Jim Hancock, and Norm Chin



No. DP 12-621941

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 9000 GENERAL CURRIE ROAD
Address: 202 – 670 EVANS AVENUE
VANCOUVER BC V6A 2K9

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 reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.
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 #9 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 \$46,819.85 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.
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.

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9000 GENERAL CURRIE ROAD

Address: 202 – 670 EVANS AVENUE
VANCOUVER BC V6A 2K9

AUTHORIZING RESOLUTION NO.
DAY OF , .

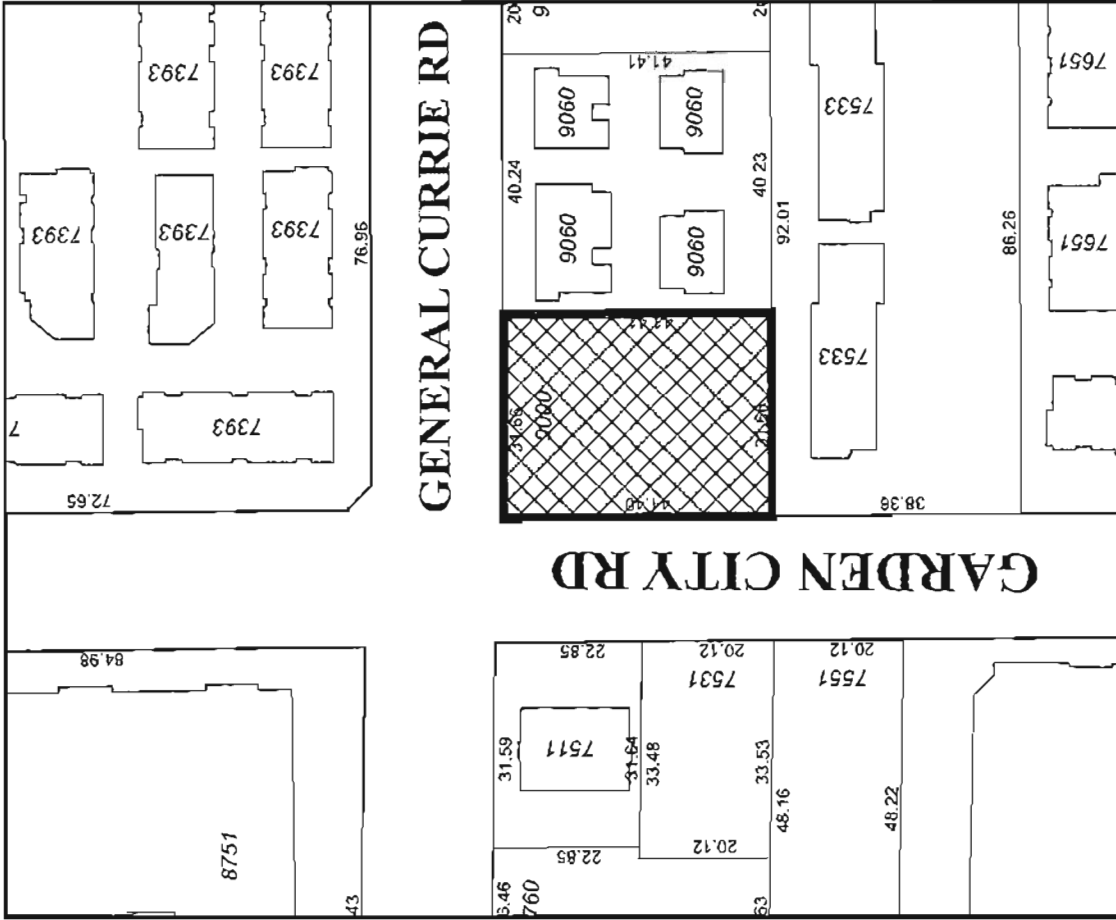
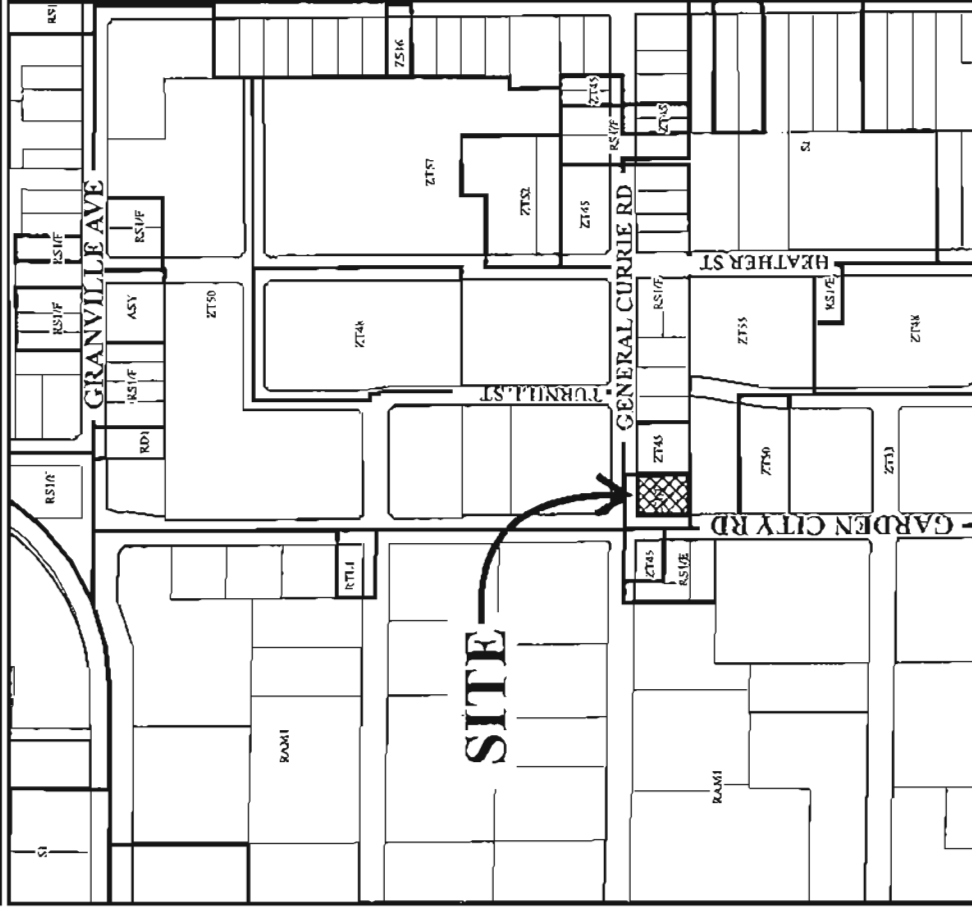
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

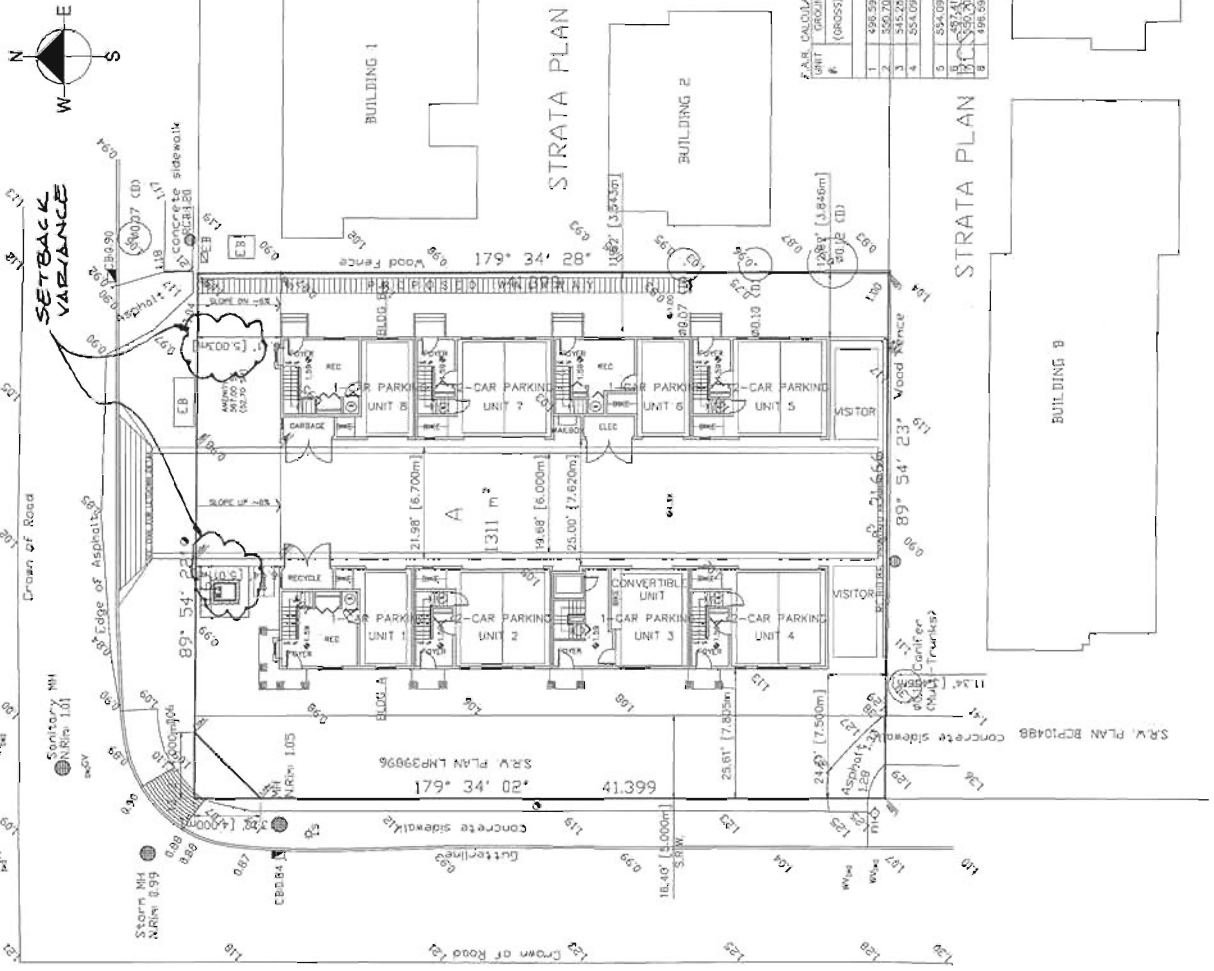


DP 12-621941 SCHEDULE "A"

Original Date: 07/18/13

Revision Date:

Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.
 1200 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2T6
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW.MCHENGARCHITECT.COM

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Scale: 1/8" = 1'-0"
 Date: 2015-10-04
 Project No: 15782
 Drawing No: 15782-01
 Revision: 15782-01-01

EXISTING	PROPOSED
SITE AREA: 14111.42SF (1310.95SM)	TOWNHOUSE 14025.45SF (1303.01SM)
LARD USES: SINGLE-FAMILY DWELLING	NO CHANGE
GCP DESIGNATION: RESIDENTIAL	RTM3
ZONING: RTH1	B
NUMBER OF UNITS: 1	8
ALLOWED/REQUIREMENTS:	
FLOOR AREA RATIO: 0.700 (9817.82 SF)	0.658 (9225.14 SF)
LOT COVERAGE: 0.4 (5610.18 SF)	0.343 (4817.51 SF)
SETBACK-FRONT (NORTH): 6.0m (19.68')	5.003m (16.41')
SETBACK-FRONT (WEST): 6.0m (19.68')	7.500m (24.61')
SETBACK-SIDE (EAST): 3.0m (9.84')	3.543m (11.62')
SETBACK-REAR (SOUTH): 3.0m (9.84')	3.456m (11.34')
HEIGHT: (m) 12.00m (39.40')	11.27m (36.81')
LOT SIZE: 14025.45SF (1303.01SM)	14025.45SF (1303.01SM)
OFF-STREET PARKING: RESIDENTIAL / COMMERCIAL	12 AND 2
OFF-STREET PARKING ACCESSIBLE: 0	0
TANDEN PARKING SPACES: 14	14
INDOOR AMENITY SPACE: CASH-IN-LIEU	NONE
OUTDOOR AMENITY SPACE: 516.65SF (48SM)	567.07SF (52.69SM)

F.A.R. CALCULATION (ALL AREAS IN SQUARE FOOT UNLESS NOTED)

UNIT #	GROUND FLOOR		SECOND FLOOR		THIRD FLOOR		GARAGE (EXCEPT (P) UP TO 50SQ) (EXCEPT (P) UP TO 10SM)		ENTRY/STAIRS/LIF STAIRS (EXCEPT (P))		TOTAL	
	(GROSS)	(NET)	(GROSS)	(NET)	(GROSS)	(NET)	(GROSS)	(NET)	(GROSS)	(NET)	(GROSS)	(NET)
1	496.59	128.63	556.00	556.00	484.58	484.58	242.35	242.35	107.64	107.64	1686.50	1178.21
2	500.70	21.82	467.28	567.28	567.28	567.28	507.18	431.24	107.64	107.64	1686.26	1097.50
3	545.05	130.46	507.28	507.28	507.28	507.28	511.31	424.46	107.64	107.64	1679.84	1348.50
4	554.09	21.99	570.52	570.52	570.52	570.52	511.31	424.46	107.64	107.64	1695.09	1403.81
5	594.09	21.99	570.52	570.52	590.00	590.00	511.31	424.46	107.64	107.64	1695.09	1403.81
6	594.09	21.99	570.52	570.52	590.00	590.00	511.31	424.46	107.64	107.64	1695.09	1403.81
7	496.59	128.63	556.00	556.00	484.58	484.58	242.35	242.35	107.64	107.64	1686.50	1178.21
8	496.59	128.63	556.00	556.00	484.58	484.58	242.35	242.35	107.64	107.64	1686.50	1178.21

Project No: 9000
 8-UNIT TOWNHOUSE DEVELOPMENT
 GENERAL CURRIE RD.
 RICHMOND, BC

Scale: 1/8" = 1'-0"
 Date: 2015-10-04
 Project No: 9000
 Drawing No: 9000-01
 Revision: 9000-01-01

Drawn By: [Blank]
 Checked By: [Blank]
 Date: [Blank]
 Title: [Blank]
 Project Name: [Blank]
 Drawing No: [Blank]
 Sheet No: [Blank]

DP 12-621941

Pg. #1

#1



MATTHEW CHENG ARCHITECT INC.

100-1100 EAST 10TH AVENUE
VANCOUVER, BC V6L 2E9
TEL: 604-275-1100 FAX: 604-275-1101
WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 2011-08-07
BY: MCH/ML
CHECKED BY: MCH/ML
DATE: 2011-08-07
BY: MCH/ML

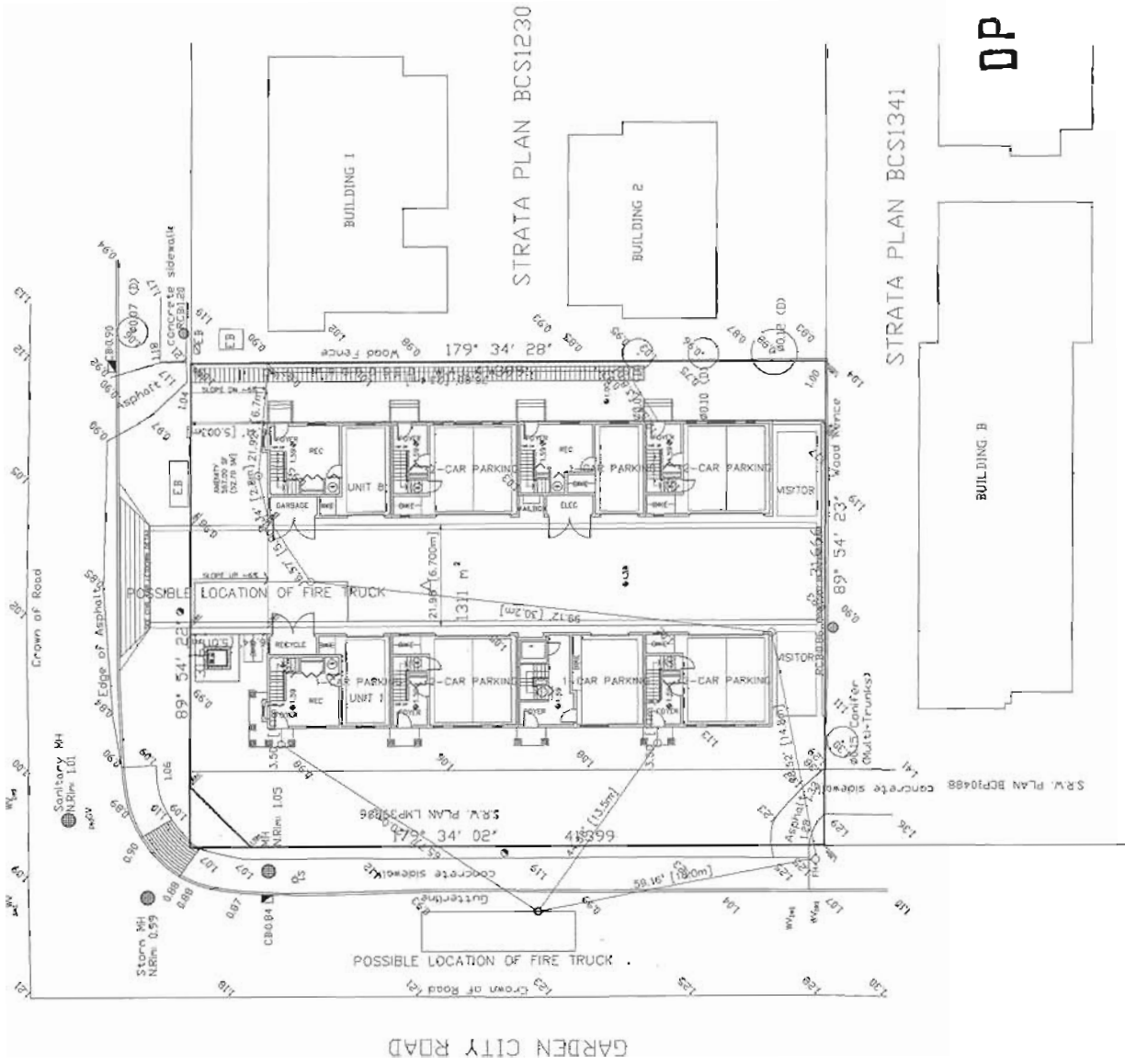
Consultant

Project Name
8-UNIT TOWNHOUSE DEVELOPMENT

9000 GENERAL CURRIE RD,
RICHMOND, BC

Sheet Title
FIRE ACCESS PLAN

Drawn	MCH
Checked	MCH
Date	2011-08-07
Project Number	201108070
Sheet No.	#1a



DP 12-621941
Pg. #2



MATTHEW CHENG
ARCHITECT INC.

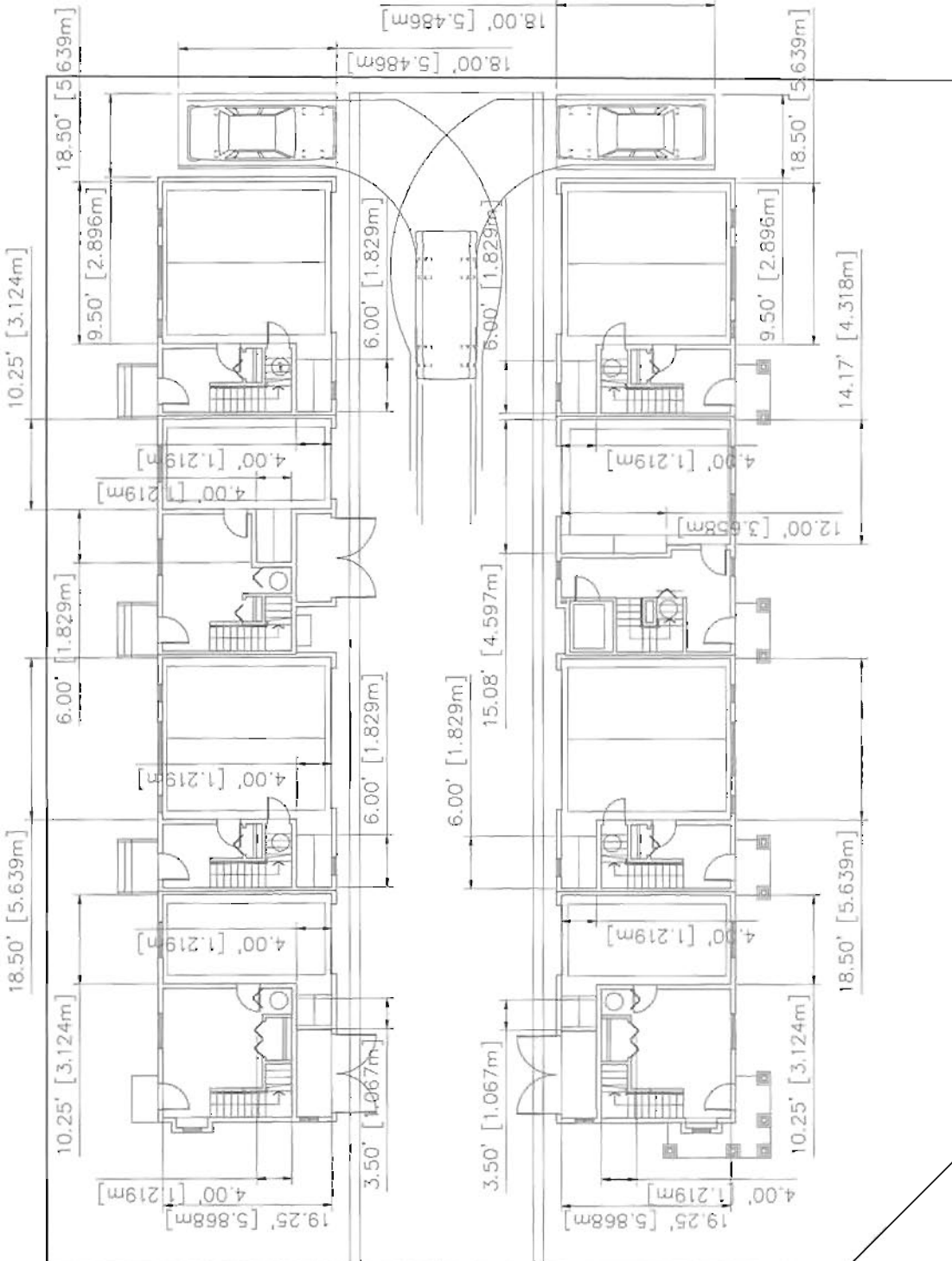
1000 WEST 10TH AVENUE
SUITE 100
VANCOUVER, BC V6H 3G7

PROFESSIONAL DESIGNER: THE ARCHITECT
REGISTERED UNDER THE ARCHITECTS ACT
AND REGULATED BY THE ARCHITECTS
BOARD OF BRITISH COLUMBIA. THE
REGISTERED ARCHITECT'S NUMBER IS
10000. THE ARCHITECT'S ADDRESS IS
1000 WEST 10TH AVENUE, SUITE 100,
VANCOUVER, BC V6H 3G7. THE
ARCHITECT'S PHONE NUMBER IS
604-275-8888. THE ARCHITECT'S
FAX NUMBER IS 604-275-8889.

Project Name
B-UNIT TOWNHOUSE
DEVELOPMENT
9000
GENERAL CURRIE RD.
RICHMOND, BC

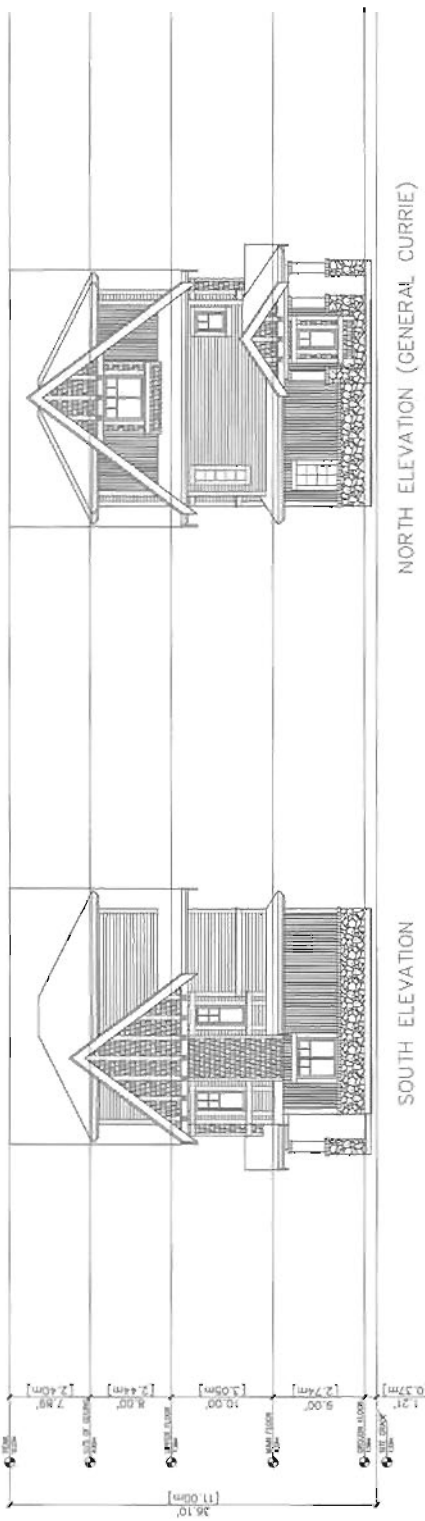
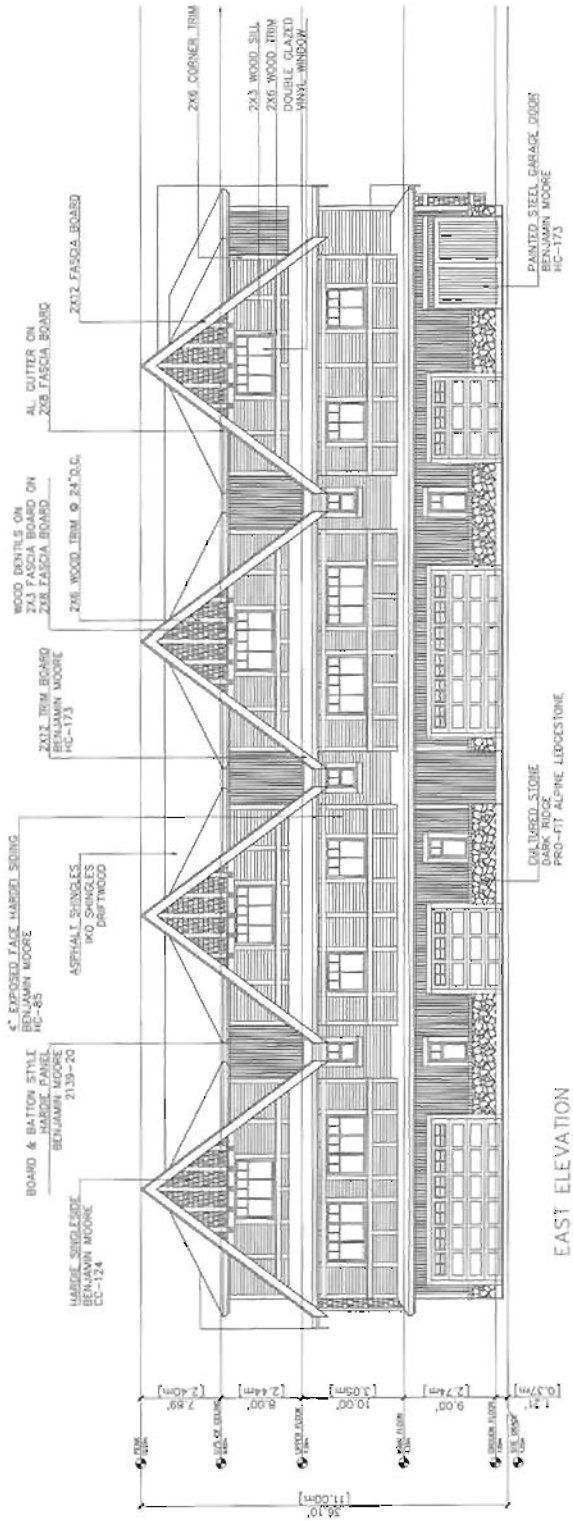
Sheet Title
PARKING PLAN

Project Name	B-UNIT TOWNHOUSE DEVELOPMENT
Project Address	9000 GENERAL CURRIE RD. RICHMOND, BC
Project Number	
Scale	1/8" = 1'-0"
Date	2015/07/21
Drawn By	
Checked By	
Project Status	
Page No.	#2



DP 12-621941
P2. 2/3

WEST BUILDING



MATTHEW CHENG ARCHITECT INC.

1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, BC V6H 2T6
 TEL: 604-273-1111
 WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 2024-09-24
 REVISION: 01
 DRAWN BY: J.C.
 CHECKED BY: M.C.
 PROJECT NO.: 24-0248
 SHEET NO.: 10 OF 10

Comments:

Project Title
 8-UNIT TOWNHOUSE DEVELOPMENT

Address
 9000 GENERAL CURRIE RD.
 RICHMOND, BC

Sheet Title
 ELEVATIONS
 WEST BUILDING

Client:	MC
Architect:	MC
Scale:	1/8" = 1'-0"
Project Number:	

Revision Date:	2024/09/24
Sheet No.:	#4a

DP 1c-021941
pg. #4



MATTHEW CHENG ARCHITECT INC.

1000 WEST 10TH AVENUE SUITE 200
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WWW.MCHENGARCHITECT.COM

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Architect
01 2012-12-14
02 2013-03-28
03 2013-05-24
04 2013-08-29
05 2013-10-25
06 2013-11-25
07 2014-01-24
08 2014-03-14
09 2014-04-24
10 2014-05-29
11 2014-06-10
12 2014-06-10

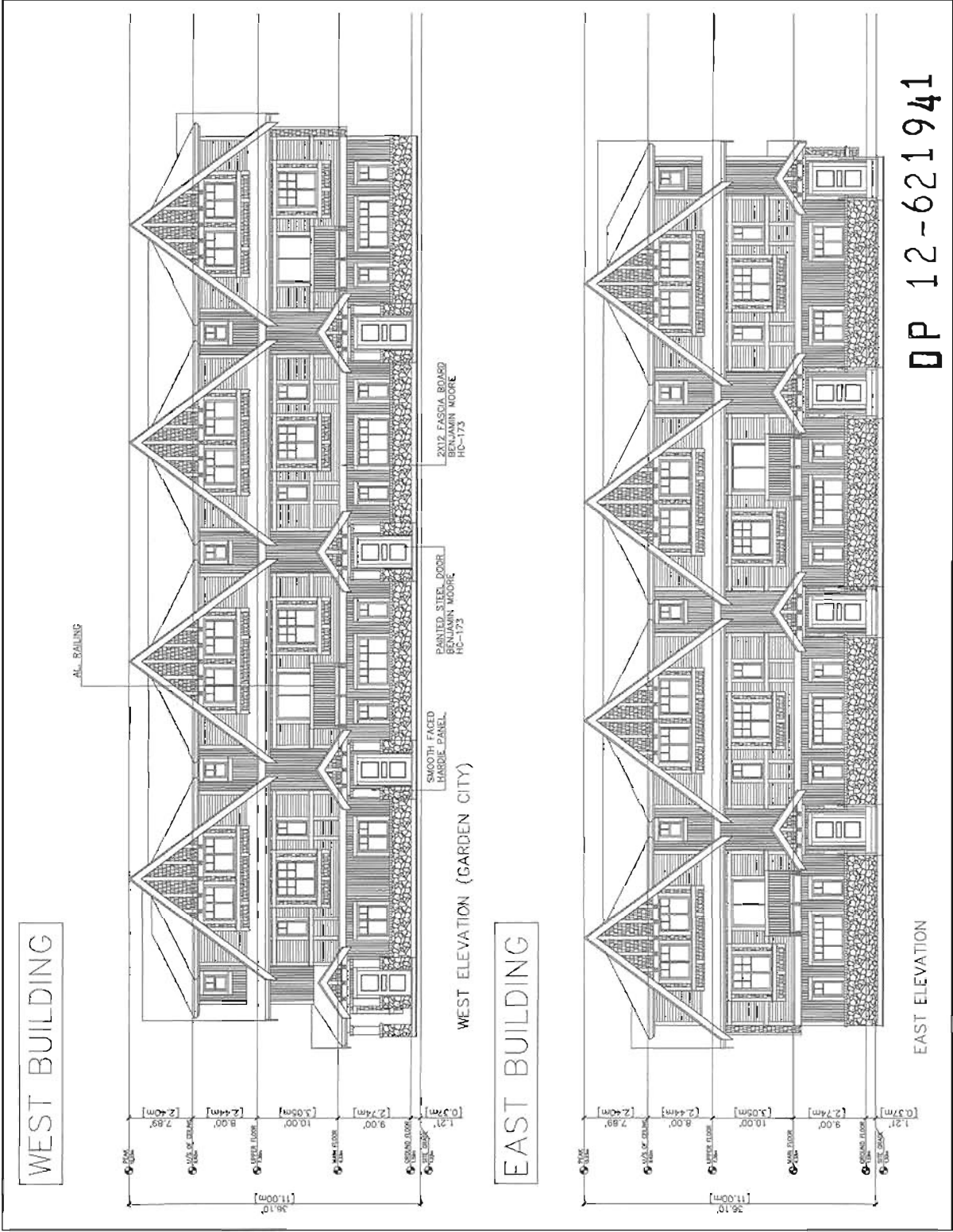
Architect

Project Site
8-UNIT TOWNHOUSE DEVELOPMENT

9000 GENERAL CURRIE RD,
RICHMOND, BC

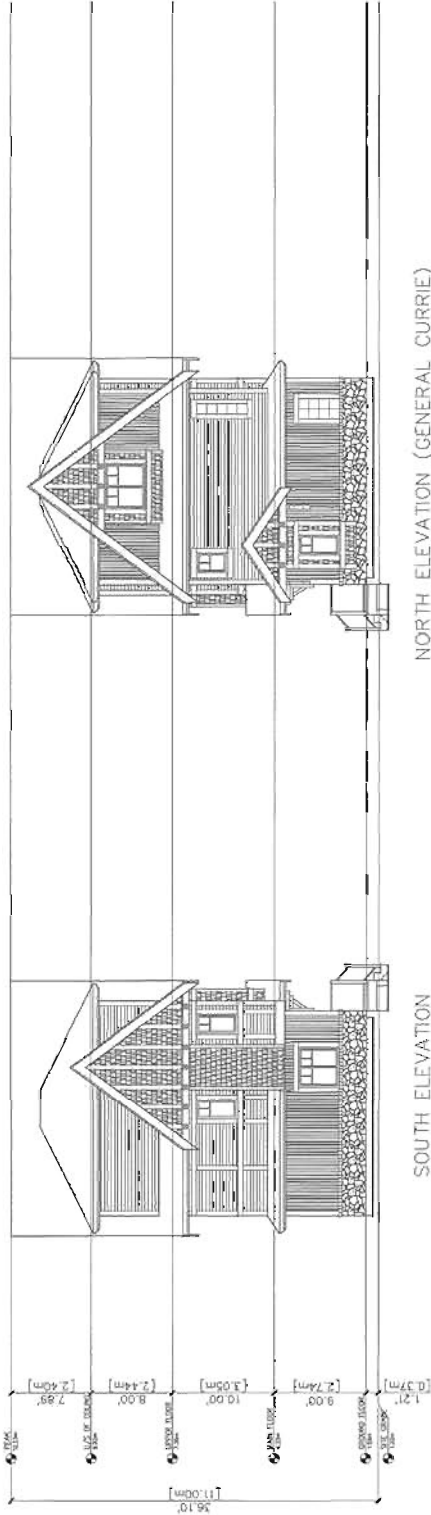
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ELEVATIONS
- WEST BUILDING
- EAST BUILDING

Page No.	
Sheet No.	
Client	
City	
State	
Project Number	
Issue Date	2014/06/29
Issue No.	#4b



LAND ELEVATION

EAST BUILDING



MATTHEW CHENG ARCHITECT INC.

PROFESSIONAL ARCHITECT
1200 WESTERN AVENUE, SUITE 200
VICTORIA, BC V8M 3Z8

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Architect: Matthew Cheng
01 251-21-25 845000 (904) 421-1111
02 251-21-25 845000 (904) 421-1111
03 251-21-25 845000 (904) 421-1111
04 251-21-25 845000 (904) 421-1111

Consultant:

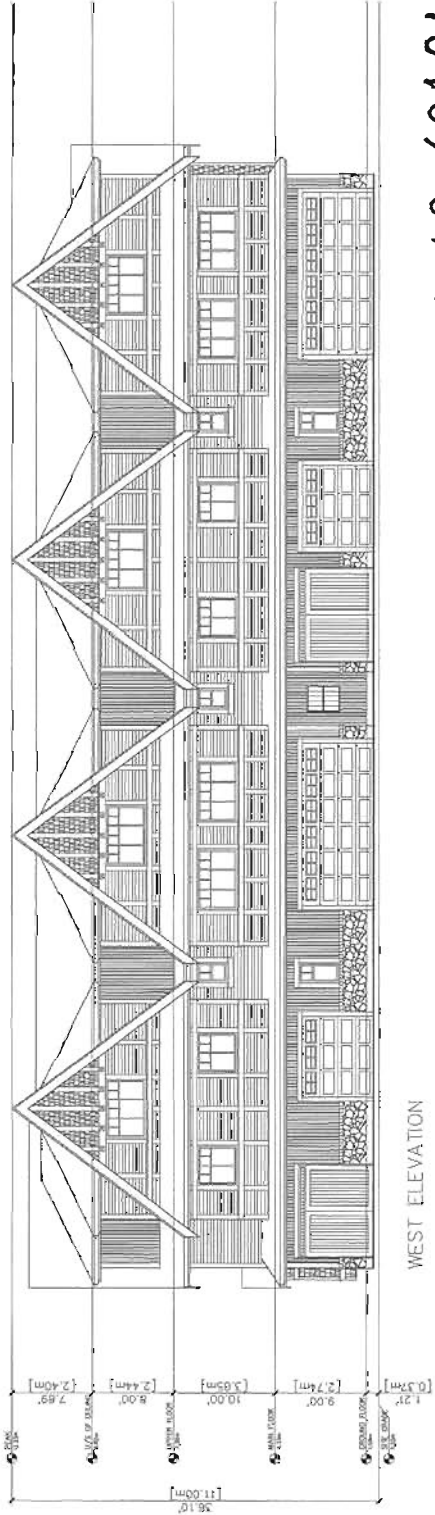
Project Site:
8-UNIT TOWNHOUSE DEVELOPMENT

9000 GENERAL CURRIE RD,
RICHMOND, BC

Client Name:
ELEVATIONS - EAST BUILDING

Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
2012/06/20
Drawn By:
#4c



DP 12-621941
Pa. #6



MATTHEW CHENG ARCHITECT INC.

1100 WEST BROAD STREET
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Consultants:

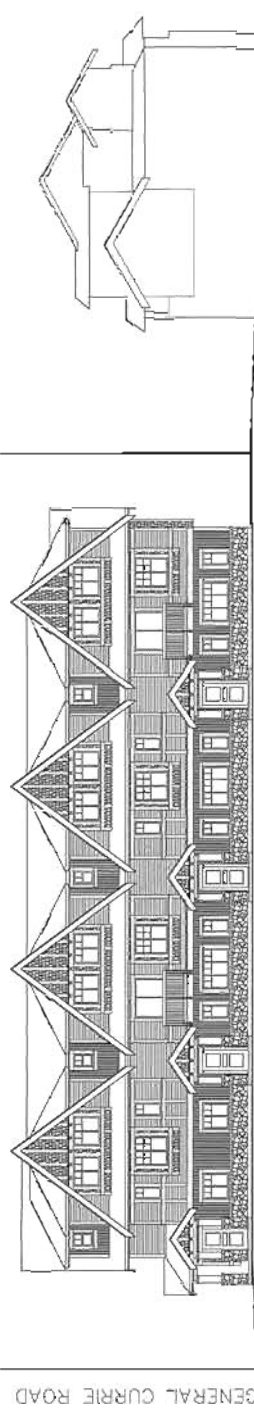
PROJECT INFO:
 8-UNIT TOWNHOUSE DEVELOPMENT

9000 GENERAL CURRIE RD,
 RICHMOND, BC

DATE: 2012

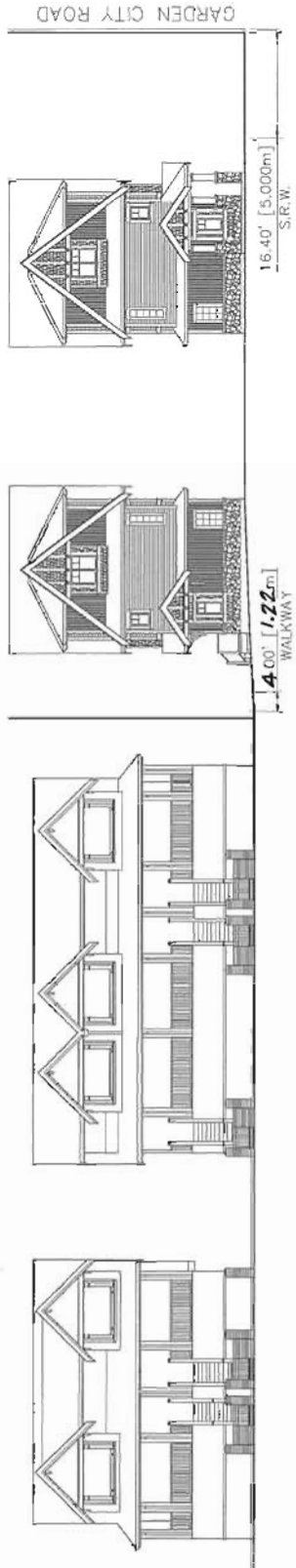
CLIENT:
 STREETSCAPES
 GARDEN CITY RD
 GENERAL CURRIE RD

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6	GARDEN CITY RD
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97	GENERAL CURRIE RD
98	GARDEN CITY RD
99	WALKWAY
100	STREETSCAPES



GENERAL CURRIE ROAD

STREETSCAPE FRONTING GARDEN CITY ROAD



GARDEN CITY ROAD

4.00' [1.22m]
WALKWAY

16.40' [5.000m]
S.R.W.

STREETSCAPE FRONTING GENERAL CURRIE ROAD

DP 12-621941
 Pg. #7
#6

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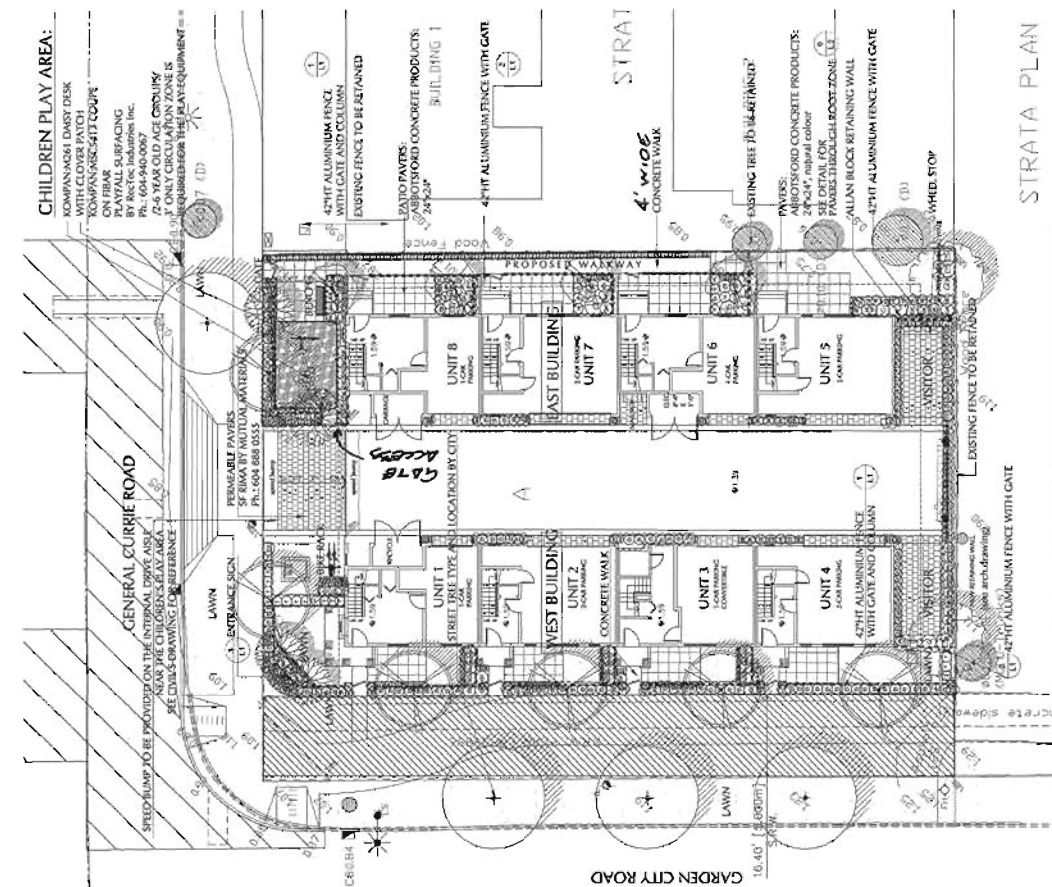
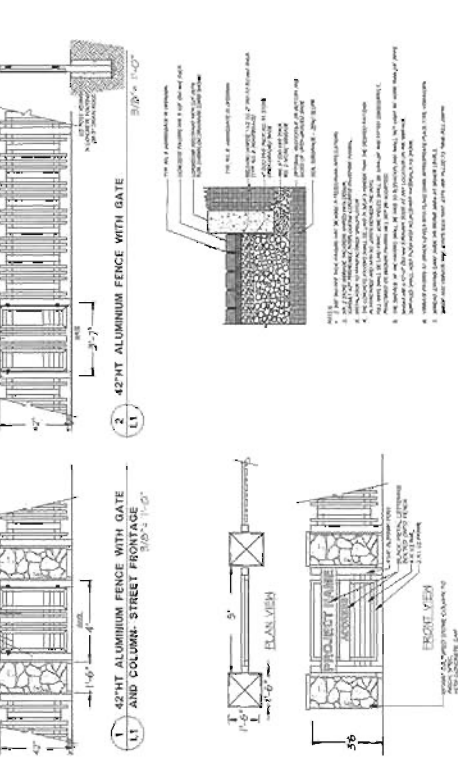


MCA



PLANT SCHEDULE	PLANT SPECIES	PLANT SIZE / FINISH	PLANT QUANTITY
1	RED SPARKY WAXFL	60# CAL 2 1/2" DB	1
2	THE AND LOCATOR BFT 5777	60# CAL 2 1/2" DB	1
3	ANNEKE'S SHIRAZELLA	60# CAL 2 1/2" DB	1
4	ROCKY SUE TREE	60# CAL 2 1/2" DB	1
5	WHITE LEAF DOG	48" POT, 200#	1
6	TELLUSIA DOGWOOD	48" POT, 200#	1
7	HYDRANGEA	48" POT, 200#	1
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CLIENT: MARCH DEVELOPMENT LTD.
 PROJECT: 8 UNIT TOWNHOUSE DEVELOPMENT
 9008 GENERAL CURRIE ROAD
 RICHMOND, BC
 ARCHITECT: MATTHEW CHENG ARCHITECTS INC.
 LANDSCAPE PLAN
 DATE: September 27, 2012
 SCALE: DRAWING NO: DESIGN NO: SHEET NO: PROJECT NUMBER: 12-119
 DRAWING NUMBER: 013
 PROJECT NUMBER: 12-119

DP 12-021941
 Pg. 08

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pmg
LANDSCAPE ARCHITECTS
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111

SCALE



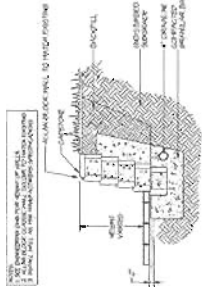
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PROJECT
8 UNIT TOWNHOUSE DEVELOPMENT
8000 GENERAL CURRIE ROAD
RICHMOND, BC

CLIENT
MATTHEW CHENG ARCHITECTS INC.
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111

DATE November 27, 2019
SCALE 1/2" = 1'-0"

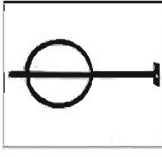
PROJECT NUMBER 12-621941
DATE 11-27-19
PROJECT NUMBER 12-621941



5 ALLAIN BLOCK WALL
1/2" = 1'-0"



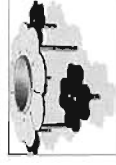
FRANCES ANDREW BENCH
CENTENNIA - MODEL CZ3-3A
BLACK COLOUR



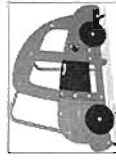
FRANCES ANDREW BIKE RACK
EXPRESS SERIES Z1 - MODEL-E12-BR02
BLACK COLOUR



INCCO ALUMINUM BOLARD
D100, BLACK COLOUR



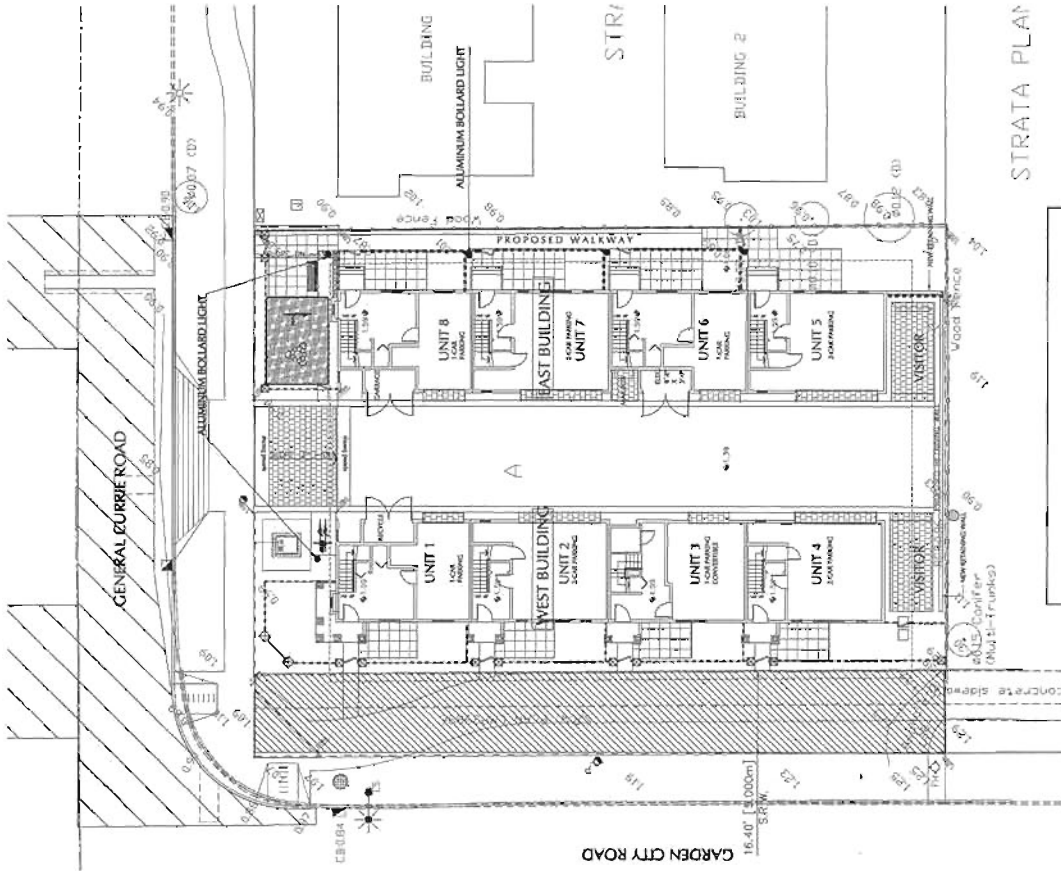
KOMPAN N261 DAISY DESK
WITH CLOVER PATCH



KOMPAN MSC5413 COUPE



6 PAVERS THROUGH ROOT ZONE
3/4" x 1'-0"

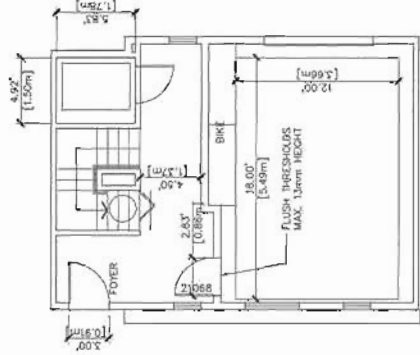


STRATA PLAN

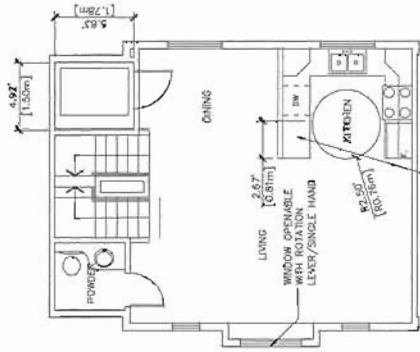
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PC. #9

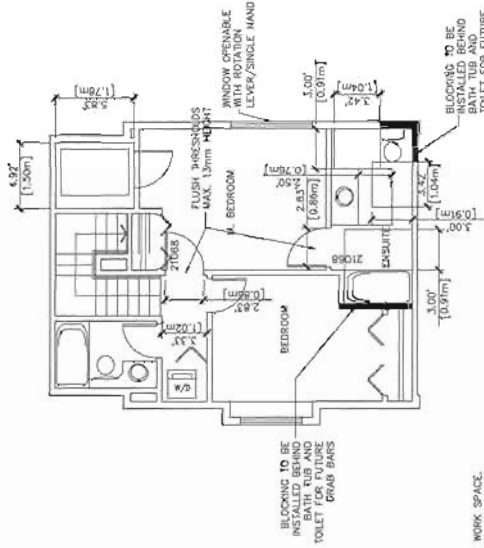
CONVERTIBLE UNIT: UNIT 3



GROUND FLOOR



MAIN FLOOR



UPPER FLOOR

CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS/PORWAYS	ENTRY DOOR MIN. 850mm CLEAR OPENING (3" SWINGING DOOR SPEC.)	<input checked="" type="checkbox"/>
	INTERIOR DOOR TO ENTRY & MAIN LIVING AREAS, MIN. 1200mm DEPTH BY DOOR WIDTH PLUS 600mm OR LATCH SIDE (NOT NEEDED IF ROUGH IN. MARKING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)	<input checked="" type="checkbox"/>
	INTERIOR DOOR TO ENTRY & MAIN LIVING AREAS, MIN. 800mm CLEAR OPENING (28" SLIDING OR 210" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT	<input checked="" type="checkbox"/>
VERTICAL CIRCULATION	STAIR LIFT (AS PER MANUFACTURER SPEC): STAIRCASE WIDTH AND LANDINGS	<input checked="" type="checkbox"/>
HALLWAYS	VERTICAL LIFT (AS PER MANUFACTURER SPEC): DEPRESSIONED SLAB AREA, LANDINGS, AND FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION.	<input checked="" type="checkbox"/>
CARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4m GARAGE WIDTH	<input checked="" type="checkbox"/>
PATIOS AND BALCONIES	ACCESS FROM GARAGE TO LIVING AREA WITH MIN. 800mm CLEAR DOOR OPENING (28" SLIDING OR 210" SWINGING DOOR SPEC.) AND FLUSH THRESHOLDS MAX. 13mm HEIGHT	<input checked="" type="checkbox"/>
	TOILET CLEAR OPENING MIN. 900mm (210" SLIDING 3" SWINGING SPEC.) WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT	<input checked="" type="checkbox"/>
	TOLLET CLEAR FLOOR SPACE, MIN. 1000mm AT SIDE AND IN FRONT	<input checked="" type="checkbox"/>
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB AND SHOWER	<input checked="" type="checkbox"/>
PATHWAYS (MIN. 1)	MIN. 800mm CLEAR DOOR OPENING (28" SLIDING OR 210" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT	<input checked="" type="checkbox"/>
	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (SEE, SINK & MIN. 810mm WIDE COUNTER)	<input checked="" type="checkbox"/>
KITCHEN	1500mm TURNING QUARTER OR TURNING PATH DIAGRAM	<input checked="" type="checkbox"/>
	MIN. 800mm CLEAR DOOR OPENING (28" SLIDING OR 210" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT	<input checked="" type="checkbox"/>
LIVING ROOM	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND	<input checked="" type="checkbox"/>
BEDROOM (MIN. 1)	MIN. 800mm CLEAR DOOR OPENING (28" SLIDING OR 210" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT	<input checked="" type="checkbox"/>

- 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.



MATTHEW CHENG ARCHITECT INC.

2025-08-24
 2025-08-24
 2025-08-24
 2025-08-24
 2025-08-24

Project No. 2025-08-24
 Date 2025-08-24
 Revision 1
 Revision Prior To 5/1

Drawings

Project Title
9-UNIT TOWNHOUSE DEVELOPMENT

9600 GENERAL CURRIE RD.
 RICHMOND, BC

Sheet Title

FLOOR PLAN
 WEST BUILDING
 UNIT 3
 CONVERTIBLE UNIT

Project No. 2025-08-24
 Date 2025-08-24
 Revision 1
 Revision Prior To 5/1

Project No. #5C

DP 12-621941

RBF PC. #1

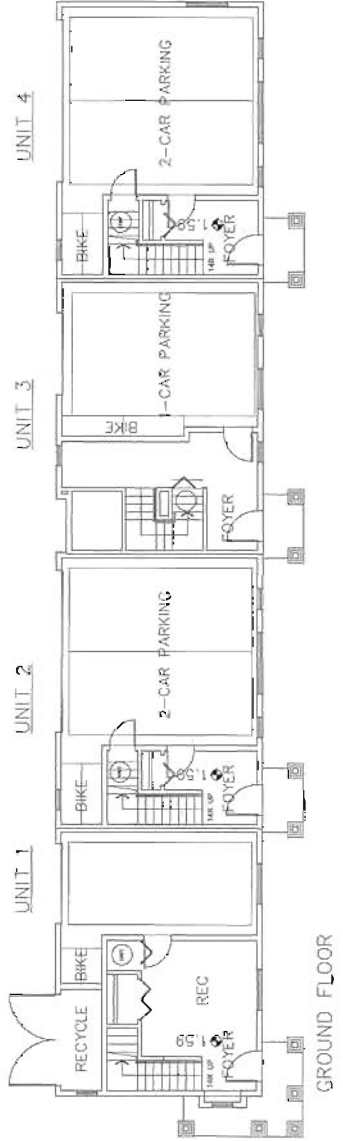
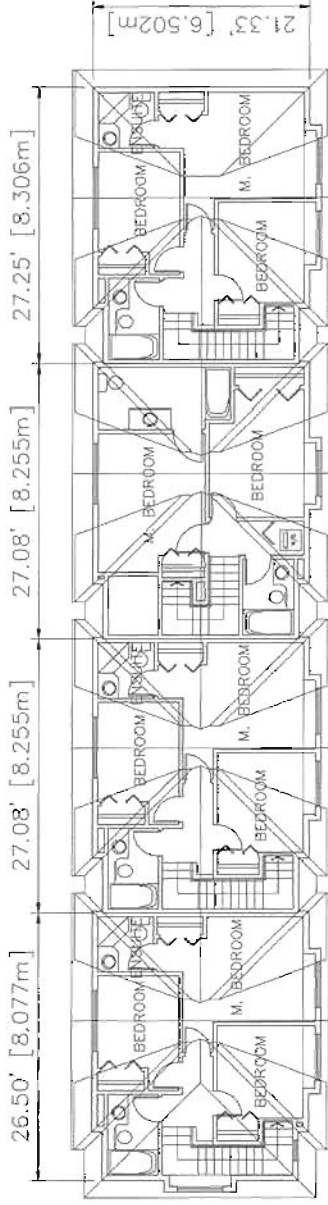


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Rev. Date Description
01 2012-10-24 1st Issue
02 2012-11-15 2nd Issue
03 2013-04-12 3rd Issue
04 2013-05-15 4th Issue
05 2013-06-15 5th Issue



Project Title
8-UNIT TOWNHOUSE DEVELOPMENT

9000 GENERAL CURRIE RD.
RICHMOND, BC

Scale Title
FLOOR PLAN WEST BUILDING

Client
City
Country
Scale
Date
Project Number

Sheet Title
Sheet No.
#5a

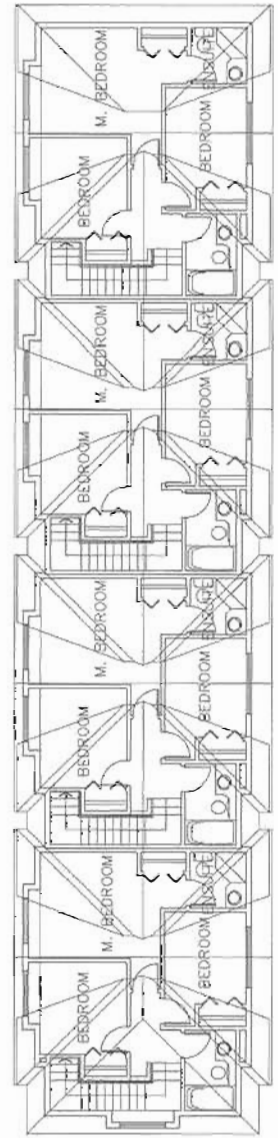
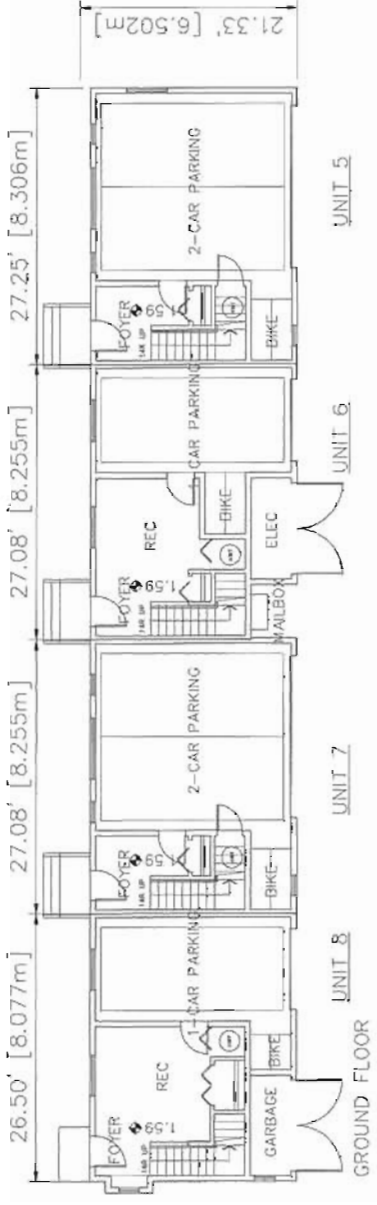
DP 12-621941
REF PG. #2



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PROJECT TYPE
8-UNIT TOWNHOUSE DEVELOPMENT

9000 GENERAL CURRIE RD,
 RICHMOND, BC

Sheet Title
FLOOR PLAN EAST BUILDING

Scale
 1/8" = 1'-0"

Project Number
#5b

DP 12-621941
 REF. PG. #3