



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: September 8, 2010
File: DP 09-494270
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at 8091 and 8131 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback from 6.0 m to 4.5 m;
 - b) Reduce the lot coverage for landscaping with live plant material from 30% to 22%;
 - c) Increase the lot coverage for buildings from 40% to 43%;
 - d) Permit 12 tandem parking spaces.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)". The subject site is currently vacant.

The site is being rezoned from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)" for this project under Bylaw 8498 (RZ 08- 422812).

A Servicing Agreement is required as part of the proposed development (prior to issuance of the Building Permit) for the design and construction of frontage improvements along No. 2 Road, including, but not limited to construction of a new sidewalk at the new property line and a treed/grassed boulevard behind the curb.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is located in the Blundell planning area, southwest of the major intersection of No. 2 Road and Blundell Road, and directly opposite a designated Neighbourhood Service centre (Blundell Shopping Centre). Development immediately surrounding the subject site is as follows:

- To the north, is a single detached dwelling on a lot zoned "Single Detached (RS1/E)";
- To the east, directly across No. 2 Road, is Blundell Shopping Centre on lots zoned "Community Commercial (CC)", "Community Commercial (ZC14) – Blundell Road", and Land Use Contract 087;
- To the south is a 2½-storey duplex on a lot zoned "Two-Unit Dwellings (RD2)", and beyond that is a 3-storey townhouse complex on a lot zoned "Medium Density Townhouses (RTM1)"; and,
- To the west, fronting Cantley Road, are two (2) new single detached dwellings and one (1) older character dwelling on lots 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:

- Landscaping opportunities including planting of replacement trees on-site;
- Opportunities to maximize permeable surface areas and articulate hard surface treatment;
- Enhancement of the outdoor amenity area to maximize use;
- Building scale and form;

- Opportunities to incorporate additional window openings on exposed elevations, particularly adjacent to side yard;
- Refinement of building elevations and cladding materials; and
- Options for convertible unit design to accommodate a future resident in a wheelchair.

Through the review of this Development Permit application, staff have worked with the applicant to ensure that the proposed architectural form and character is consistent with the design guidelines contained within the Official Community Plan (OCP), is compatible with and complimentary to that of existing townhouse developments in the neighbourhood while respecting adjacent single detached housing to the north and west, and is of a high quality. Specifically, the applicant has addressed the following issues through the design review:

- Improvements to hard and soft landscaping, with an increase in permeable surface areas.
- Enlargement and improved design of the outdoor amenity area to maximize use.
- Improvement of building scale and form through articulated massing, architectural treatment and cladding, and gable end roofs on street front and side elevations to relate to the existing context and to highlight the first and second storeys.
- Addition of window openings on exposed elevations.
- Refinement of building elevations through improvements to the colour-palette and variation in cladding materials.
- Demonstration of a functional convertible unit design in two (2) units, which complies with staff guidelines.

The Public Hearing for the rezoning of this site was held on September 9, 2009. At the Public Hearing, a member of the public expressed concern about traffic and safety impacts associated with the addition of a driveway crossing to No. 2 Road enabling access to the subject site.

To minimize potential traffic conflicts and to provide transportation-related improvements at this intersection, the following is required with rezoning:

- Registration of a Public Rights-of-Passage (PROP) Right-of-Way (ROW) along the entire drive aisle area to provide future public access to adjacent lands upon redevelopment.
- The City's acceptance of the applicant's voluntary contribution of \$3,000 to upgrade the pedestrian signal at the No. 2 Road/McDonald's driveway to an accessible signal.

As part of the Servicing Agreement process, the vertical delineators down the centreline of No. 2 Road will be extended to south of the drive-aisle entrance and the feasibility of additional movement restrictions will be investigated.

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 "Medium Density Townhouses (RTM3)" zoning district except for the variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

1) To reduce the front yard setback from 6.0 m to 4.5 m.

(Staff supports the proposed variance on the following basis:

- *Consistent with the OCP guidelines for redevelopment along arterial roads, an increased rear yard setback of 4.5 m (up from 3.0 m) is proposed to respect the interface with the rear yards of existing single detached housing fronting Cantley Road;*
- *The increased rear yard setback coupled with the requirement for a 2.0 m road dedication along the entire east property line further reduces the available depth for buildings and construction of a north-south drive-aisle of standard width;*
- *The reduced front yard setback conforms with the existing front yard setback of adjacent parcels to the south (both of which developed with variances to allow projections into the front yard), which will further assist in creating a consistent pedestrian-scale streetscape; and*
- *A variance to the front yard setback was identified in the rezoning report and no related concerns were raised during the Public Hearing).*

2) To reduce the lot coverage for landscaping with live plant material from 30% to 22%.

(Staff supports the proposed variance as permeable pavers are proposed to cover 16.6% of the lot area so that the total porous surface including live plant material is 39.2%. The landscape plan also maximizes on-site tree replacement and conforms to the design guidelines in the OCP for multi-family development).

3) To increase the lot coverage for buildings from 40% to 43%.

(Staff supports the proposed variance as the reduction in lot area due to road dedication increases the lot coverage minimally by 3%, while the floor area ratio (FAR) still remains under the maximum 0.7).

- 4) To permit 12 tandem parking spaces.

(Staff supports the proposed variance for six (6) units in the three-storey building along No. 2 Road as this form (with garages at grade and living space above) is consistent with that of other developments in the neighbourhood and elsewhere in the City, and because it enables the development to achieve a density of 0.7 FAR in close proximity to a Neighbourhood Service Centre. The tandem parking arrangement was identified in the rezoning report and no related concerns were expressed during the Public Hearing).

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, July 21, 2010 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 proposed height, siting, orientation, and design of the buildings respect the existing character of newer multi-family developments to the south and existing single-family residences to the west and north.
- The proposal is sensitive to and compatible in scale and form with adjacent single detached dwellings to the west through the provision of two-storey duplex units at the rear of the site, which are set back 4.5 m from the west property line. The 4.5 m rear yard setback, adjacent to the existing single-family rear yards, exceeds the requirements of the RTM3 zone (3.0 m), and is consistent with the design guidelines for multi-family developments along arterial roads.
- The proposal recognizes the adjacent existing single detached dwelling to the north through a 6.1 m wide side yard setback from the north property line, which includes a landscaped outdoor amenity space in the northwest corner and a drive aisle out to No. 2 Road (situated to enable a shared driveway crossing upon future redevelopment of the property to the north);
- The apparent scale of the three-storey cluster end units along No. 2 Road is reduced with architectural treatment and gable end roofs on side elevations that highlight the first and second storeys to restore the interface with the adjacent existing context. This is further reinforced through the lower mass of the service enclosure attached to the north end.

Urban Design and Site Planning

- The proposal consists of three (3) buildings positioned on either side of a north-south drive aisle. Two (2) duplexes are located at the rear of the site toward existing single-family residences, and a six-unit building is located along No. 2 Road, a busy arterial road.

- Vehicle access to the site is proposed from No. 2 Road via a 6.1 m wide Right-of-Way (ROW) for Public Right-of-Passage (PROP) along the north property line and along the north-south drive aisle to enable access to potential future development to the north. At such time, the access driveway to No. 2 Road will be widened to achieve a total width of 7.5 m.
- Two (2) surface parking spaces for vehicles and a bicycle rack for three (3) bikes is provided for visitors at both ends of the site. A total of 20 resident vehicle parking spaces and 19 resident bicycle parking spaces are provided within garages. Consistent with other three-storey townhouse developments nearby and throughout the city, 12 of the resident vehicle parking spaces are provided in a tandem arrangement in the six-unit building along No. 2 Road (i.e. Building A). A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title as a condition of Development Permit issuance.
- On-site pedestrian circulation has been integrated into site design through primary walkways to unit entrances, and a patterned permeable paving treatment defines a secondary pathway within the drive aisle to improve circulation throughout the site.
- An outdoor amenity space that includes a children's play structure is located in the northwest corner of the site to maximize the potential for overall open space to increase in size upon redevelopment of the properties to the north. The outdoor amenity space is approximately 80 m² in area, which exceeds the required size in the OCP guidelines.
- The garbage and recycling enclosure is setback from the driveway crossing to enable on-site collection and to minimize vehicle conflicts on No. 2 Road.

Architectural Form and Character

- The mass of the building along the street front is articulated to reinforce the presence of two (2) narrow components at either end. This articulation attempts to relate to the scale and rhythm set by newer 2 ½ and 3-storey developments to the south.
- The building along the street front reflects the character of the existing context to the south by including a large gable roof at the south end.
- The use of varied cladding materials and colours between levels and on bay projections provides visual interest, reinforces the building massing concept, and works to reduce the apparent building height (i.e. red brick cladding on the ground floor façade of street-fronting units; 6 in. blue-grey horizontal hardie siding; and, dark hardie trims against light hardie board).
- Architectural design improvements have been made to exposed elevations through the addition of window projections and openings.
- Street-fronting pedestrian unit entrances are further defined with gable-roof covered porches, supported by brick columns to enhance the residential character of the units.

Landscape Design and Open Space Design

- On-site tree retention and removal was assessed during the rezoning application review process. The Landscape Plan illustrates that a mix of 35 deciduous and coniferous replacement trees are proposed to be planted on-site, which exceeds the 2:1 tree replacement ratio goal stated in the OCP (i.e. Maple, Dogwood, Cypress, Magnolia, and Pine).
- In addition to the required replacement trees, soft landscaping with a variety of small and medium-sized shrubs, ornamental grasses, perennials, ground cover, and lawn is proposed along front, side, and rear yards, and in between garage aprons (i.e. Blue Fescue, Flame Grass, Heather, Salal, Boxwood, Holly, Laurel, Bamboo, Rose, Skimmia, and Hedging Cedar).
- Decorative treatment of hard surfaces is provided over the internal drive-aisle, visitor parking spaces, and rear yard patios through the use of standard and permeable pavers.
- Low aluminum rail fencing is proposed along the street front, which has been set back slightly from the east property line to incorporate low-lying ground cover. 6 ft. high Cedar panel fencing is proposed along the rear and side lot lines, stepping down to 4 ft. on side lot lines within front yards.
- The proposed lot coverage for landscaping with live plant material (22%) is lower than the minimum required under the RTM3 zoning (30%), for which the applicant is requesting a variance. Permeable pavers are proposed, however, to cover 16.6% of the lot area so that the total porous surface is 39.2%.

Indoor/Outdoor Amenity Space

- Consistent with the design guidelines in the OCP and Council Policy 5041, the applicant is proposing a contribution in the amount of \$10,000 in-lieu of providing indoor amenity space on-site (\$1,000/unit).
- As stated previously, an outdoor amenity space, which includes a children's play area, will be provided on-site and is adequately sized, located, and designed to satisfy OCP guidelines.

Affordable Housing

- Consistent with the Affordable Housing Strategy, the applicant is providing a voluntary contribution of \$26,437 (\$2.00/ft² of total building area) to the City's Affordable Housing Reserve Fund prior to rezoning adoption.

Aging-in-place/Accessibility

- Consistent with the design guidelines in the OCP, aging-in-place features will be provided in all units (i.e. inclusion of blocking to bathroom walls for future grab-bar installation, provision of lever handles for plumbing fixtures and doors, and stairwell handrails).
- Two (2) units in Building C are "convertible units", designed with the potential to accommodate by a future resident in a wheelchair. Critical dimensions that comply with design guidelines are included on floor plans for doors, hallways, bathroom, stair width, parking, bedroom, and kitchen. Stair width and blocking in stair wall are designed to accommodate a chair lift.

Crime Prevention Through Environmental Design

The principles of CPTED have been addressed by the development proposal, specifically:

- Natural access control and territoriality are achieved by the single vehicle access point into the site, clearly defined pedestrian pathways to unit entries, and through low fencing and shrubs along the street frontage.
- Opportunities for natural surveillance exist through windows that overlook yards, walkways, the vehicle drive aisle, and the outdoor amenity space.
- Pot lighting is proposed at each main unit entry as well as at the secondary entries of Building A along the internal drive aisle, and the inclusion of bollard lighting in the outdoor amenity space.

Sustainability

The applicant proposes the following approaches to address sustainability:

- Permeable pavers cover 16.6% of the lot area to allow for maximum storm water infiltration potential.
- The project uses hardie materials as primary cladding material, which contains 10% post-industrial or pre-consumer recycled content and lasts longer to reduce maintenance and repair.
- The Landscape Plan has been designed with low water usage in mind and plant selection reflects appropriate choices in terms of the scale of the development and providing year-round interest.
- The number of trees proposed to be planted on-site exceeds the number of required replacement trees.
- The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc, wherever feasible.
- Construction techniques during the development phase will be employed to keep air quality as high as possible.
- A central recycle bin will be provided during the construction phase to enable construction waste to be sorted on-site (wood, plastic, metal, drywall, etc.), and diverted from landfill by being delivered to an appropriate transfer station for recycling.

Flood Management

- The proposed development complies with the Floodplain Designation and Protection Bylaw by having a minimum habitable floor elevation that is 0.3 m above the highest crown of the fronting road (i.e. 2.47m GSC).

Site Servicing & Frontage Improvements

- Servicing issues were dealt with as part of the Rezoning application, at which time a capacity analysis identified required upgrades to the existing sanitary sewer system to support the proposed development. The City's Engineering Department has accepted the applicant's proposal to provide cash-in-lieu of construction in the amount of \$16,035.75 for sanitary sewer deficiencies. No storm or water analysis was required.
- The applicant is required to enter into a Servicing Agreement for the design and construction of frontage improvements along No. 2 Road, including but not limited to, construction of a sidewalk at the new property line and a treed/grassed boulevard behind the curb. The Servicing Agreement must be entered into prior to Building Permit issuance.

Conclusions

This proposal is for a 10-unit townhouse development fronting No. 2 Road, just south of the intersection at Blundell Road and immediately across from a Neighbourhood Service Centre (Blundell Shopping Centre).

The applicant has addressed design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design. The development proposal aims to fit into the existing context while also establishing its own identity, and conforms to the design guidelines of applicable sections of the OCP.

The development proposal generally complies with the requirements of the "Medium Density Townhouses (RTM3)" district, except for the zoning variances discussed.

The Advisory Design Panel supported the project moving forward to the Development Permit Panel, with the requested design issues generally addressed in the revised final plans.

On this basis, staff recommends support for this Development Permit application.



Cynthia Lussier
Planning Technician
(Local 4108)

CL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$36,988 (based on \$2.00/ft² of gross floor area, i.e. 18,494 ft²); and
- Registration of a restrictive covenant prohibiting the conversion of any ground floor tandem parking areas to storage or habitable space.

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

- Incorporate accessibility measures for aging-in-place in Building Permit drawings for all units, including lever handles for doors and plumbing fixtures, blocking in all washroom walls to facilitate future potential installation of grab bars, and stairwell handrails;
- Incorporate critical features including dimensions in Building Permit drawings for the two (2) convertible units in Building C.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 2 Road, including but not limited to, construction of a sidewalk at the new property line and a treed/grassed boulevard behind the curb;
- Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow;
- 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/tp/special.htm>).



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DP 09-494270

Attachment 1

Address: 8091 and 8131 No. 2 Road

Applicant: Matthew Cheng Architect Inc.

Owner: Xiao C. Cheng

Planning Area(s): Blundell

Floor Area Gross: 1,718 m²

Floor Area Net: 1163.48 m²

	Existing	Proposed
Site Area:	8091 No. 2 Road – 978.5 m ² 8131 No. 2 Road – 896.9 m ² Total - 1,876 m ²	Consolidated Lot - 1,789 m ² (87 m ² of road dedication)
Land Uses:	Vacant	10 – Unit Townhouse Development
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – “Neighbourhood Residential” Specific Land Use Map designation – “Low-Density Residential” 	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM3)
Number of Units:	Two (2)	Ten (10)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.66	none permitted
Lot Coverage:	Buildings: Max. 40% Buildings/Structures/Non-Porous Surfaces: Max. 70% Live Plant Material: Min. 30%	Buildings: 43% Buildings/Structures/Non-Porous Surfaces: 60% Live Plant Material: 22%	<ul style="list-style-type: none"> Buildings: 3% Increase Live Plant Material: 8% Decrease
Setback – Front Yard:	Min. 6 m	4.5 m	1.5 reduction
Setback – Side Yard (north):	Min. 3 m	6.1 m	none
Setback – Side Yard (south):	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	4.5 m	none
Height (m):	Max. 12 m and 3 storeys	11.94 m	
Lot Size:	Min. Width – 30 m Min. Depth – 35 m	1,789 m ²	none
Vehicle Parking Spaces – Resident/Visitor:	20 and 2	20 and 2	
Vehicle Parking Spaces – Accessible:	0	1	

Total Spaces:	22	22	
Tandem Parking Spaces	not permitted	12	Variance requested
Bicycle Parking Spaces – Resident/Visitor:	13 and 2	19 and 3	
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	
Amenity Space – Outdoor:	Min. 60 m ²	80.40 m ²	

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 21, 2010 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

The comments of the Panel were as follows:

1. Design development to site identity expression on the street;
Along No. 2 Road, the ground floor façade is now clad with brick and the porches and entry railings are addressed with brick columns.
The original proposed façade materials consisted of 3 different types of materials (i.e. vertical hardie board and batten, horizontal hardie siding, and hardie shingles). The addition of brick makes one façade with 4 different materials.
We have reduced the number of materials by replacing the vertical board and batten with brick cladding on Building A ground floor of east façade and with 6" horizontal hardie siding to the ground floor of all other facades of Buildings A, B, and C for a more coherent and simplified material composition. The style further reinforces the building massing concept and yet breaks down the building scale. It also fits well with the townhouse complex two lots to the south.
2. Design development to colour palette to increase richness and accent;
Along No. 2 Road, the colour palette has been revised to consist of red bricks with darker trims against the light hardie board and heritage bluish-grey hardie siding. Buildings B and C are with the same colour palette without the brick.
3. Design development to improve the relationship between the colours and materials and increasing visual differentiation among the different materials;
Please see the revised colour rendering.
4. Reconsider the approach to paving throughout the site and consider (i) the number of materials, (ii) their positioning through the site, and (iii) increasing the extent of permeable paving and in more consolidated areas;
There are only two types of pavers now on-site; SF Rima Permeable Pavers for the internal drive aisle and 18 x 18 Abbotsford Concrete Pavers for the patios.
5. Design development to improve the entry to the project particularly the servicing closets (currently 7 swing doors are of different types and heights);
All 7 doors now line up in height and with the same type.

6. Design development to the Building A projecting gable end and consider breaking down the volume or adding brackets;

Building A projecting gable ends have been broken down by adding wood brackets and a roof skirt on north and south elevations. The gable end is now clad with hardie board and 2" x 6" vertical hardie trims.

7. Design development to the 3-storey bay elements on the streetscape – (i) consider hierarchy, size, and composition of windows, and (ii) reconsider vertical expression;

Larger windows have been added to the bay elements. With the combination of hardie trim and hardie board, the projecting bays now appear more coherent and fit well with the brick, which breaks down the verticality of the 3 storey bay elements. The emphasizing of the box windows on the ground and second level also reduces the building centre massing.

8. Design development to clarify appropriate interface between the proposed development and single family to the north particularly regarding grade changes, views from existing windows, and edge treatment;

The grading of the adjacent property to the north varies between 1.47 m to 1.65 m (highest point of the top of existing retaining wall), which is 0.8 m lower than the highest point of the proposed new retaining wall of the subject site. See revised elevations for grading changes at all sides.

6' high cedar panel fencing is proposed along the rear and side lot lines, stepping down to 4' on side lot lines within front yards. Hedging cedars and replacement trees are also provided where possible along site borders.

An additional elevation showing Buildings A, B and the outline for the neighbouring building with windows are shown on #04b.

9. Consider improving quality of materials at grade along the streetscape to improve pedestrian realm;

Brick cladding with concrete window sills has replaced vertical board and batten. The porches and entry railings are addressed with brick columns.

10. Consider improving convertible unit design and consider (i) vertical lift, (ii) sliding door at ensuite washroom, and (iii) angling of minor bedroom doors to increase manoeuvring room in hall;

There is no functional space for a vertical lift for this project so a chairlift is proposed. Further investigation on a functional unit design that includes a vertical lift will be undertaken for future projects.

Sliding doors are not long lasting and are easily broken. In this project, the space is large enough to avoid a sliding door.

The doors to minor bedrooms have been pushed in towards the room to create a wider hall (4' wide instead of 3' wide).

11. Reconsider door swing between garage and entry hall in 2-storey buildings;

Door swing between garage and entry hall has been revised.

12. Provide colour elevations along drive aisle;
Colour elevation along drive aisle is provided.
13. Consider strengthening environmental sustainability approach;
More permeable pavers are provided.
14. Consider relocating vehicular parking to strengthen the impact of the amenity space;
By locating the vehicle parking in front of the amenity space it enables the space to be wider and more useful.
15. Reconsider small play area with play equipment and impact of shading by trees;
Play equipment has been changed to a larger size one and type. Smaller types of trees are placed along the north property line within the amenity space.
16. Ensure appropriate planting under roof overhangs;
Appropriate planting under roof overhangs is provided.
17. Consider more contemporary plant palette;
Grasses and ornamental evergreen shrubs are added.
18. Consider public art.
Public art would be more suitable at a bigger amenity space visible from the street.



No. DP 09-494270

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8091 AND 8131 NO. 2 ROAD
Address: MATTHEW CHENG
C/O MATTHEW CHENG ARCHITECT INC.
UNIT 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:
 - a) reduce the front yard setback from 6.0 m to 4.5 m;
 - b) reduce the lot coverage for landscaping with live plant material from 30% to 22%;
 - c) increase the lot coverage for buildings from 40% to 43%; and
 - d) permit 12 tandem parking spaces..
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 #3 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 \$36,988 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 09-494270

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 8091 AND 8131 NO. 2 ROAD

Address: MATTHEW CHENG
 C/O MATTHEW CHENG ARCHITECT INC.
 UNIT 202 – 670 EVANS AVENUE
 VANCOUVER, BC V6A 2K9

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

This Permit is not a Building Permit.

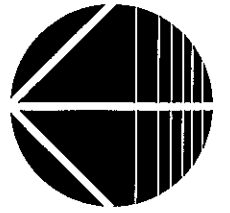
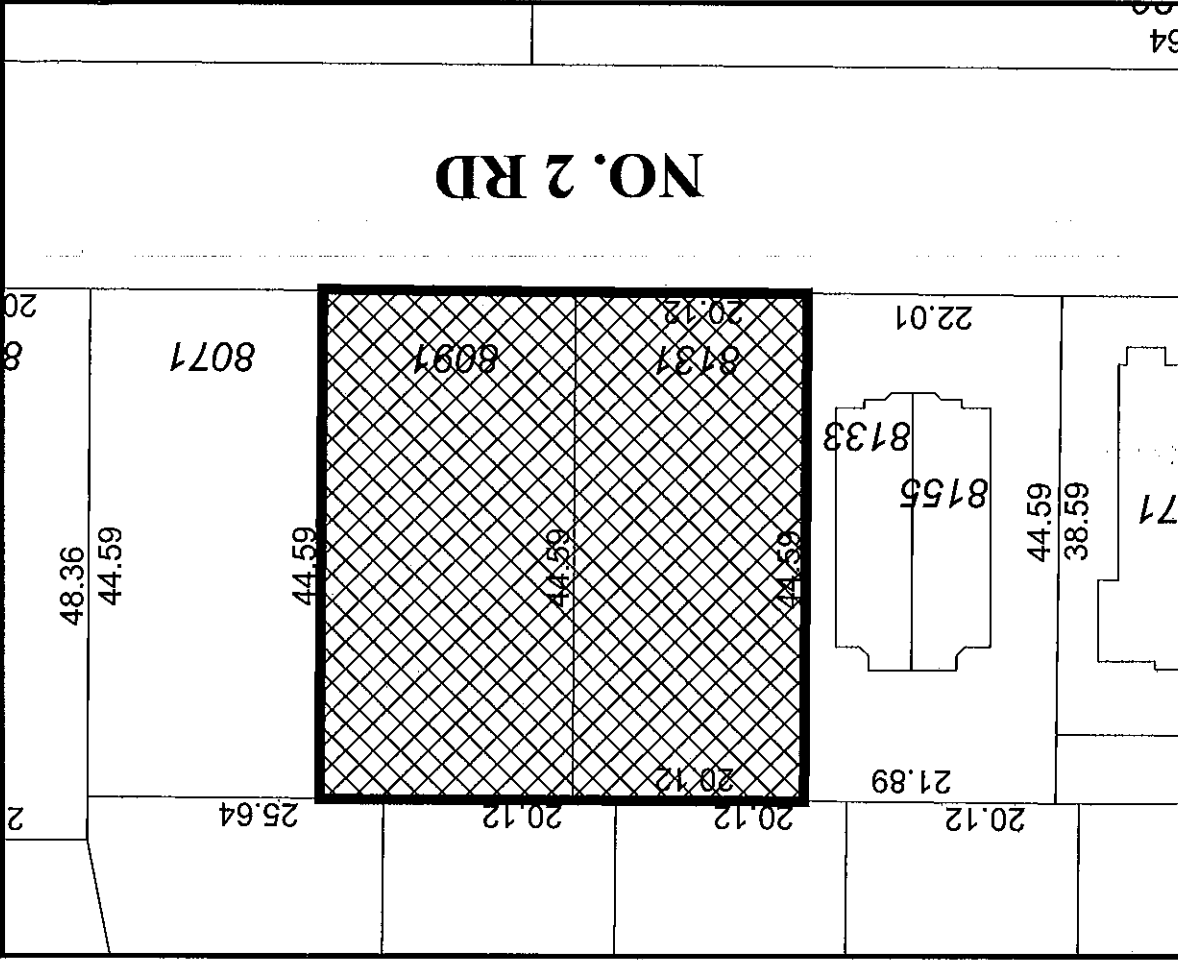
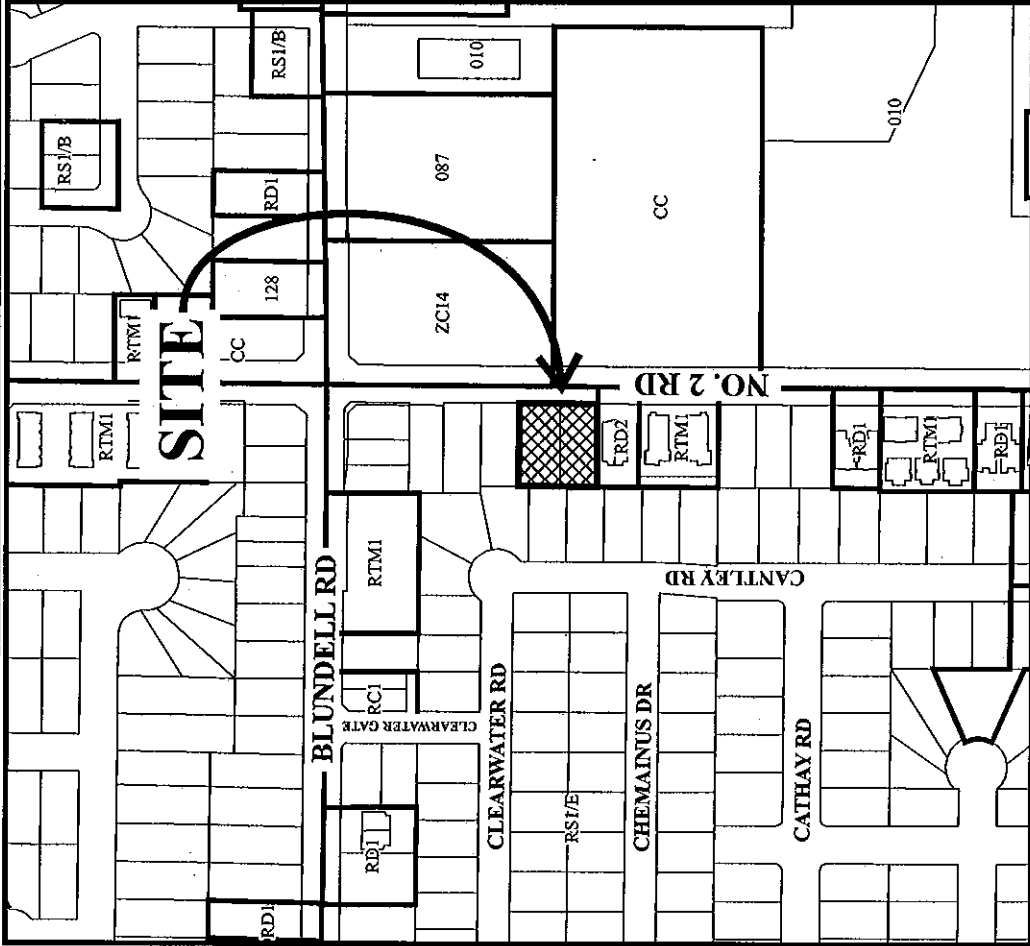
AUTHORIZING RESOLUTION NO. _____ ISSUED BY THE COUNCIL THE
 DAY OF _____, _____

DELIVERED THIS _____ DAY OF _____, _____

 MAYOR



City of Richmond



DP 09-494270 SCHEDULE "A"

Original Date: 11/25/09

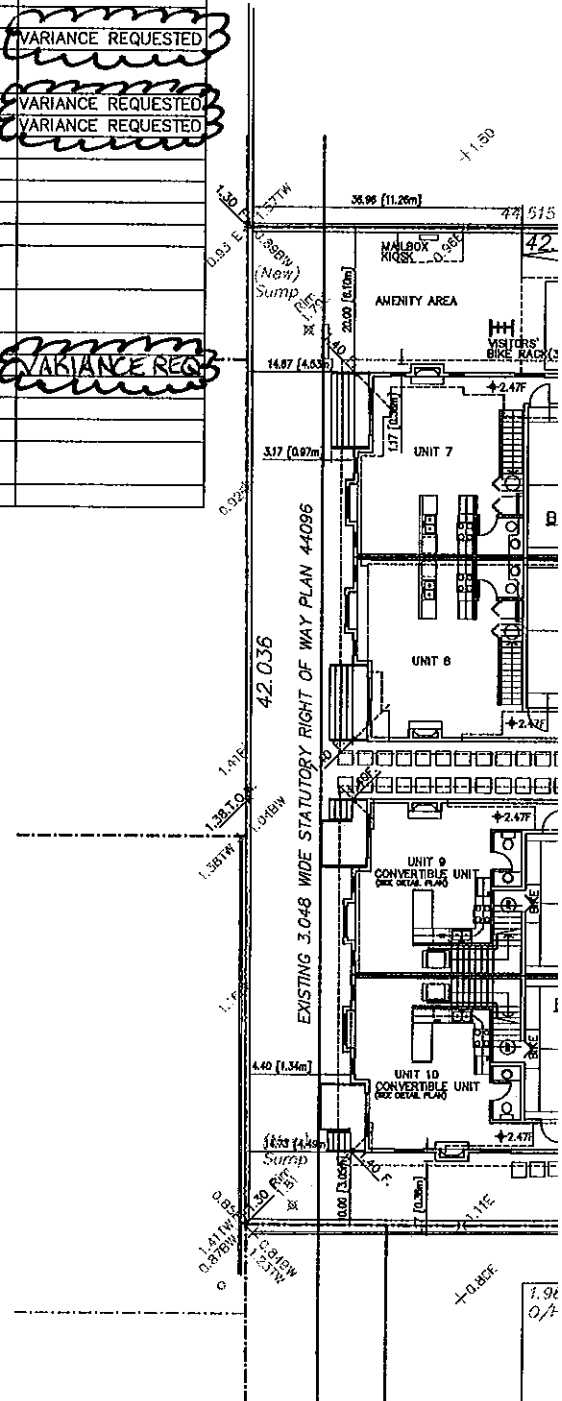
Revision Date:

Note: Dimensions are in METRES

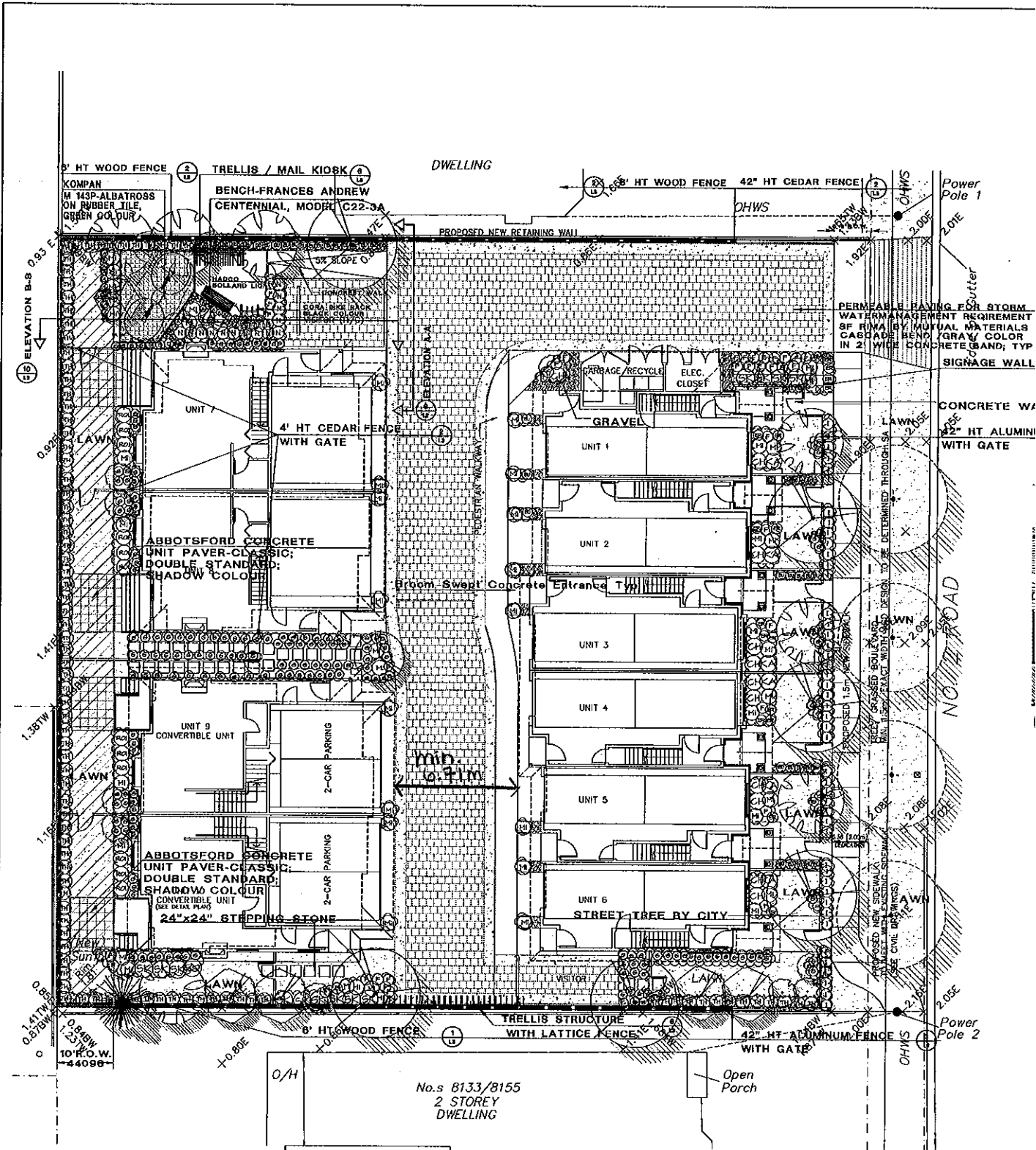
PROJECT DATA:	EXISTING:	PROPOSED:	VARIANCE REQUESTED
SITE AREA:	1,876 SM	GROSS: 1,876 SM NET: 1,789 SM (87 SM OF ROAD DEDICATION)	
LAND USES:	SINGLE FAMILY DWELLINGS (DEMOLISHED)	TOWNHOUSE	
OCP DESIGNATION:	LOW-DENSITY RESIDENTIAL	LOW-DENSITY RESIDENTIAL	
ZONING:	RS1/E	RTM3	
NUMBER OF UNITS:	2	10	
	REQUIRED/ALLOWED:	PROPOSED:	
FLOOR AREA RATIO:	0.70 (13465.6 SF) 1252.3 SM	0.66 (12510.54 SF) 1163.48 SM	
LOT COVERAGE:			
BUILDING:	MAX. 0.40D (715.6 SM)	0.43 (777.04 SM)	VARIANCE REQUESTED
BUILDING/STRUCTURE/ NON-POROUS SURFACES:	MAX. 0.700 (1252.3 SM)	0.60 (1087.7 SM)	VARIANCE REQUESTED
LIVE PLANTS MATERIALS:	MIN. 0.300 (536.7 SM)	0.23 (404.6 SM)	VARIANCE REQUESTED
SETBACK-FRONT YARD:	MIN. 6m	4.50m (14.76')	VARIANCE REQUESTED
SETBACK-SIDE YARD: (NORTH)	MIN. 3m	6.10m (20.00')	
SETBACK-SIDE YARD: (SOUTH)	MIN. 3m	3.05m (10.00')	
SETBACK-REAR YARD:	MIN. 3m	4.49m (14.73')	
HEIGHT: (m)	MAX. 12m & 3 STOREY	11.94m (39.18')	
LOT SIZE:		1,789 SM	
OFF-STREET PARKING RESIDENTIAL/VISITOR:	20 AND 2	20 AND 2	
OFF-STREET PARKING ACCESSIBLE:	0	1	
OFF-STREET PARKING TOTAL:	22	22	VARIANCE REQ
TANDEM PARKING SPACES:		12	
INDOOR AMENITY SPACE:	MIN. 70SM	CASH-IN-LIEU	
OUTDOOR AMENITY SPACE:	MIN. 60.00SM (645.82 SF)	80.40SM (865.38 SF)	
BICYCLE STALLS			
CLASS 1	13	19 IN GARAGES	
CLASS 2	2	3	
CONVERTIBLE UNIT		2	

- * BLOCKING TO BE PROV
- * LEVER HANDLE TO BE
- * LEVER FAUCET TO BE

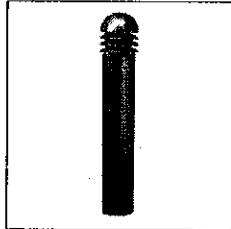
B.C. LAND SURVEYOR'S CERTIFICATE OF SETBACKS
WITH ELEVATIONS FOR THE SOUTH 72 FEET LOT 2
EXCEPT: PART SUBDIVIDED BY PLAN 43278, AND
PARCEL "A" (RD114421E) OF LOT 3 EXCEPT: PART ON PLAN 43278,
BOTH OF SECTION 24 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 6188



LEGEND (ALL GRADES IN METRICS)	
	EXISTING GRADE
	PROPOSED FINISHED GRADE

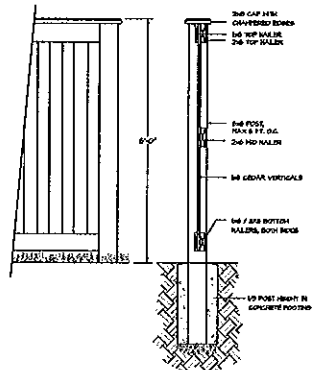


No.s B133/8155
2 STOREY
DWELLING



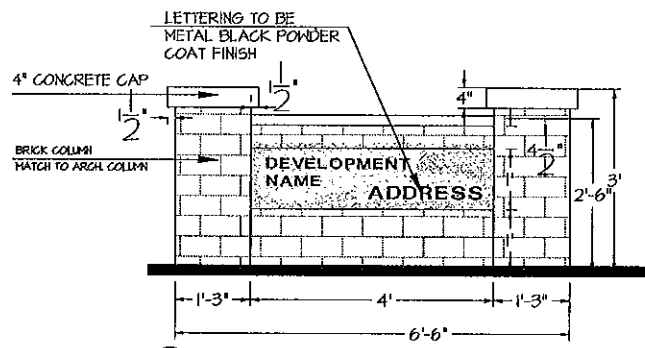
HADCO BOLLARD LIGHT
DB90, BLACK COLOUR

SYMBOL	DESCRIPTION
◊	EXTERIOR BOLLARD

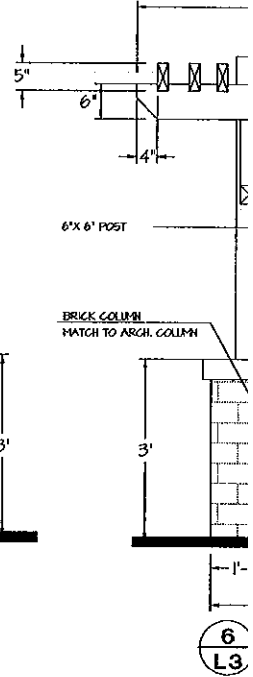


- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM. ALL HARDWARE HOT DIPPED GALVANIZED.
 3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

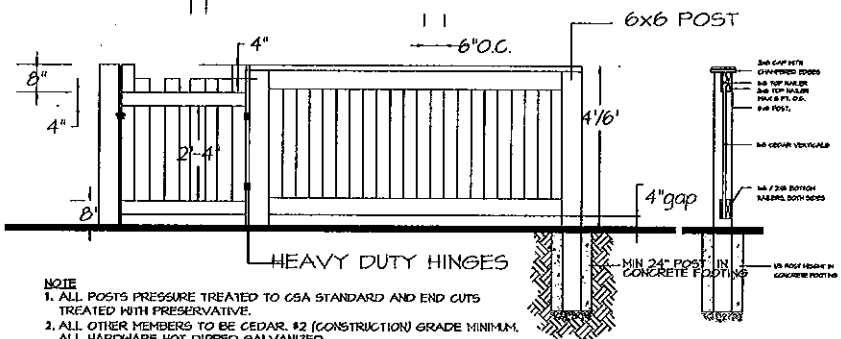
1 6'-0" HEIGHT WOOD FENCE
L-3 3/4" = 1'-0"



5 40" HEIGHT BRICK SIGNAGE
L-3 3/4" = 1'-0"

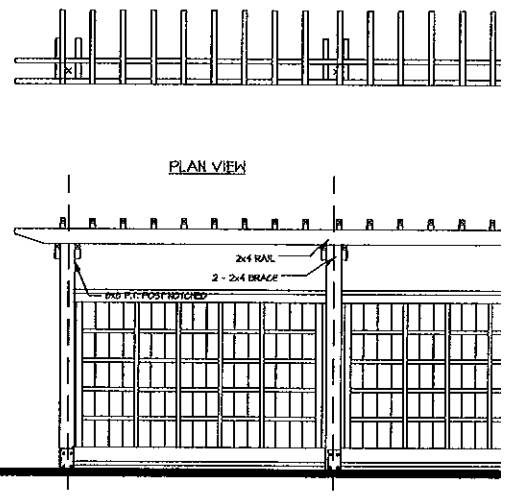


6 L-3 3/4" = 1'-0"



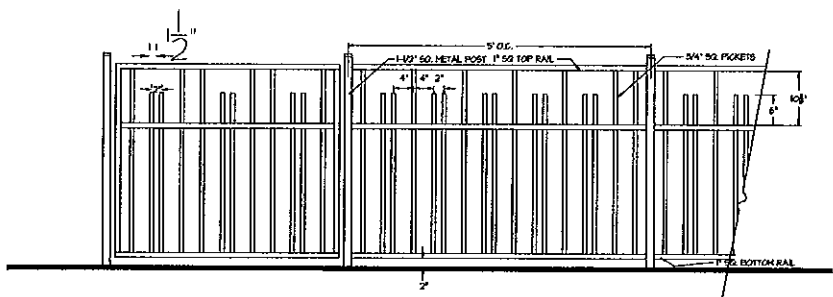
- NOTE**
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 4. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

2 4' HT CEDAR FENCE WITH GATE
L-3 1/2" = 1'-0"



- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.

4 TRELLIS STRUCTURE WITH LATTICE FENCE
L-3 3/8" = 1'-0"



3 42" ALUMINUM RAIL FENCE WITH GATE
L-3 BLACK COLOR 3/4" = 1'-0"

PART ONE GENERAL REQUIREMENTS

- 10. REFERENCES**
 - 1. CCDC Doc 2196 (copy with all within the General Conditions of Contract in conjunction with this section as approved by other Contract Documents).
 - 2. B.C. Landscape Standard, 1997 prep by the B.C. Society of Landscape Architects and the B.C. Landscape Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless otherwise specified by this specification or as directed by Landscape Architect with written instructions.
 - 3. MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, DC, 1998 prepared by the Consulting Engineers of British Columbia, B.C. Engineers and Survey Contractors Association, and the Municipal Engineers Division.
 - 4. STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS, MARCH 1993. Prepared by the Irrigation Industry Association of British Columbia.
 - 5. MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS, MARCH 2010.
- 12. TESTING**
 - 1. A minimum of two (2) tests per each soil for all growing media to be used on this site is required. Provide and pay for testing by an independent testing facility (pre-approved by the Landscape Architect). Other growing media test results to Landscape Architect for review and approval prior to placement. Refer to Section 03.04.00 Testing for procedures.
 - 2. Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specifications.
- 13. SUBMITTALS**
 - 1. All alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
 - 2. Submittals to consist of product name and manufacturer's product description.
- 14. SITE SECURITY**
 - 1. Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated contractor, the Landscape Architect will assume construction as it is necessary to provide the contract performance to the place and specifications. Contract Owners Representative to arrange for site alterations at appropriate times. After the first meeting, observations shall be made by the contractor but will not be held by the contractor.
 - 2. The contractor shall be responsible for the site security and general site conditions for the duration of the project. The contractor shall be responsible for the site security and general site conditions for the duration of the project.
 - 3. Progress shall be to advance materials and workmanship as necessary through the course of the work. Areas of different types of work shall be kept within one single craft. Such materials may include, but not be limited to, topsoil, growing media, sod, plants, trees, shrubs, mulch, gravel, drainage, irrigation, lighting, and other materials. The contractor shall be responsible for the site security and general site conditions for the duration of the project.
 - 4. Submittals shall be accompanied by all submittals, details, plant count, preparation of delivery list, and recommendations for completion.
 - 5. Monthly Review: Prior to the completion of the work, a monthly review shall be conducted. Once completed, a schedule "T" will be used where required.
 - 6. Monthly Review: Prior to the completion of the work, a monthly review shall be conducted. Once completed, a schedule "T" will be used where required.
- 15. WORKMANSHIP**
 - 1. Unless otherwise specified in the Contract Documents, the preparation of the work shall be the responsibility of the General Contractor. Placement of growing media on this site shall be the responsibility of the General Contractor. All work and materials shall be performed by personnel trained in landscape contracting. In addition, all personnel performing horticulture and/or horticulture shall have all relevant licenses and be approved by the appropriate authorities.
 - 2. A site visit is required to be made before work begins and to be followed at intervals.
 - 3. Confirmation of all services to be provided by the contractor.
 - 4. Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to continuing the program.
 - 5. The contractor shall be responsible for the site security and general site conditions for the duration of the project.
 - 6. The contractor shall be responsible for the site security and general site conditions for the duration of the project.
 - 7. The contractor shall be responsible for the site security and general site conditions for the duration of the project.
 - 8. The contractor shall be responsible for the site security and general site conditions for the duration of the project.
- 16. WARRANTIES**
 - 1. Guarantee all materials and workmanship for a minimum period of one (1) year from the date of Certificate of Completion.
 - 2. Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

- 11. SCOPE OF WORK**
 - 1. Other conditions of Contract may apply. The Scope of Work is that of a Contractor.
 - 2. Work shall be performed in accordance with the drawings and specifications and generally comply with the following:
 - 21. Installation of Existing Trees where shown on drawings.
 - 22. Finish grading and sodding on lawns.
 - 23. Supply and placement of growing media.
 - 24. Supply of topsoil and growing media.
 - 25. Supply and placement of sod and sodding on lawns.
 - 26. Preparation of planting holes, supply of plant material and sodding.
 - 27. Preparation of rough grass areas, supply of materials and sodding.
 - 28. Supply of topsoil and growing media.
 - 29. Supply and placement of sod.
 - 30. Maintenance of planted and sodded areas with water except by Owner.
 - 31. EXISTING TREES: Refer to Section 03.01.00.
 - 32. Other work that is not shown on drawings, but specified by Landscape Architect.

17. MATERIALS

1. Growing Media: Conforms to B.C. Landscape Standard for definitions of imported and in-situ topsoil. Refer to Table below.

TABLE ONE - PROPERTIES OF GROWING MEDIA (SOIL LEVEL 1) (MODERATE AREAS)
 Garden Surface or Soil Classification for Use as "Good Soil" for "Good Soil"

Application	Topsoil Areas Type and Layer Depth	High Traffic Areas Type and Layer Depth	Planting Areas and Borders
Growing Media Types	7L	8L	9L

TABLE TWO - PROPERTIES OF GROWING MEDIA (SOIL LEVEL 2) (MODERATE AREAS)
 Garden Surface or Soil Classification for Use as "Good Soil" for "Good Soil"

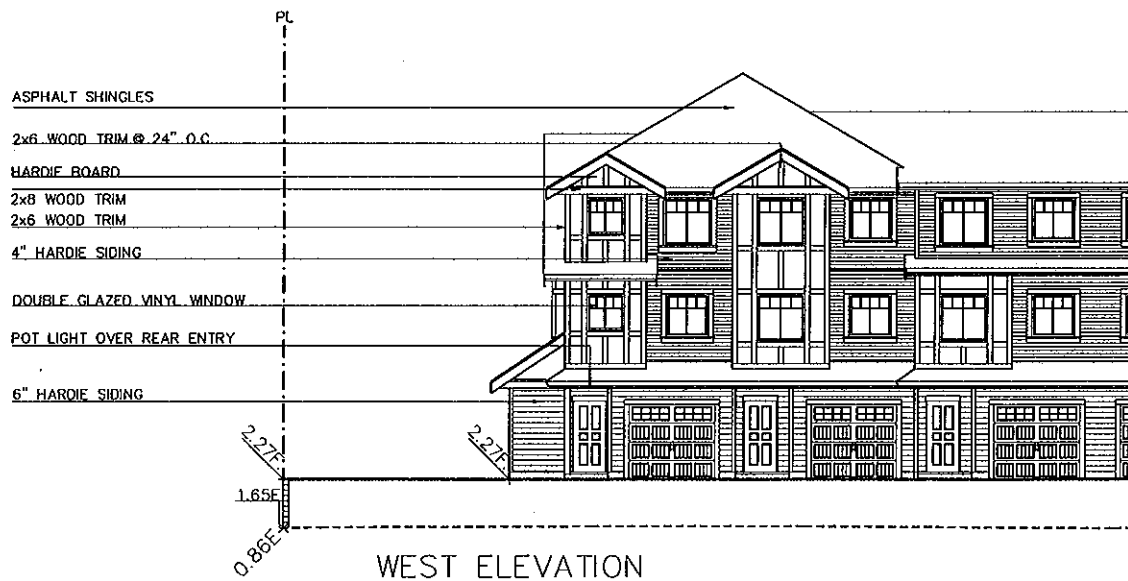
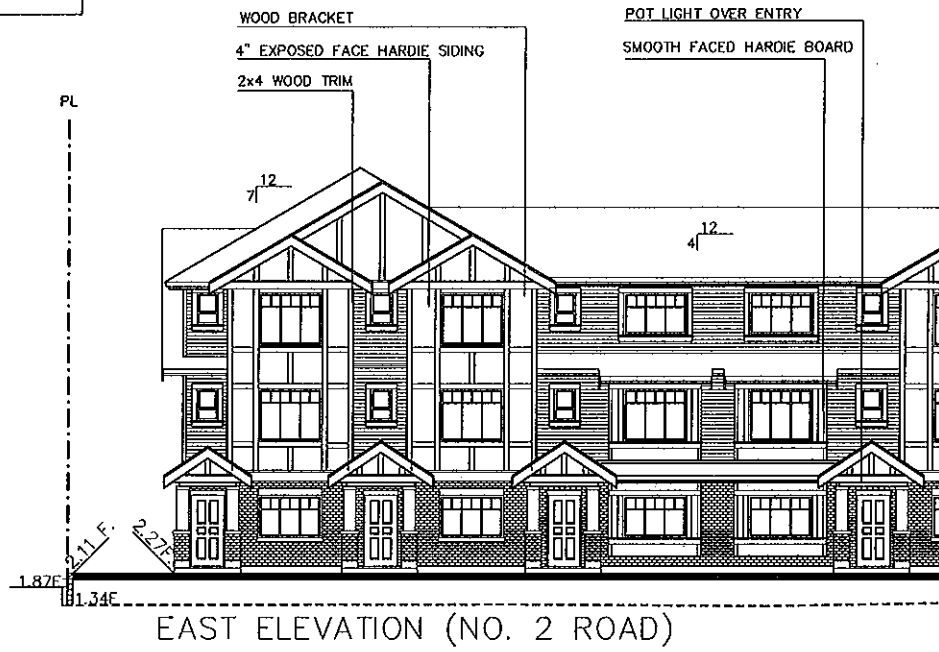
Application	Topsoil Areas Type and Layer Depth	High Traffic Areas Type and Layer Depth	Planting Areas and Borders
Growing Media Types	7L	8L	9L

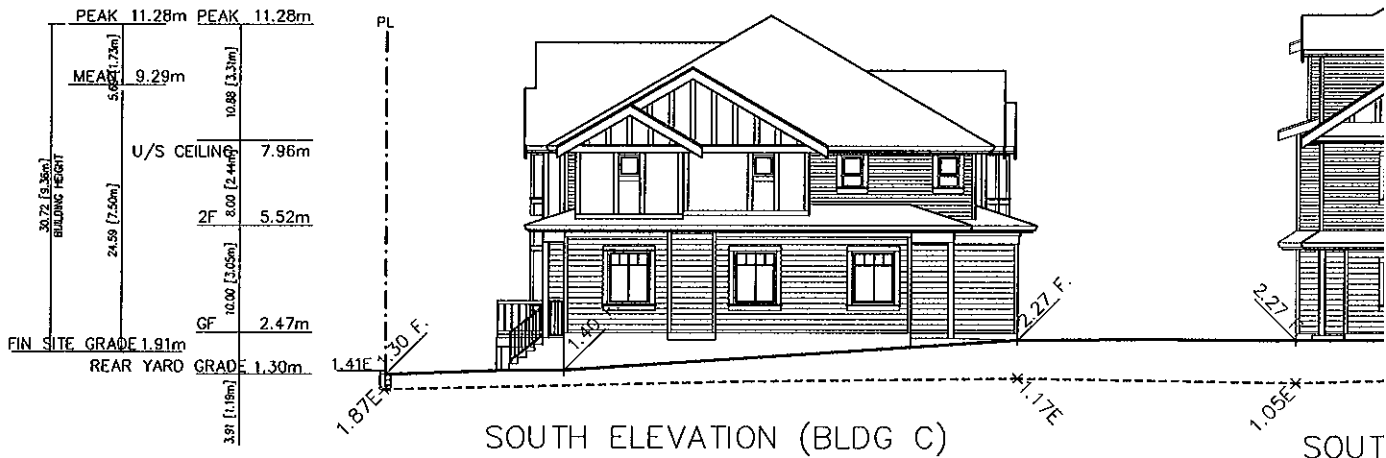
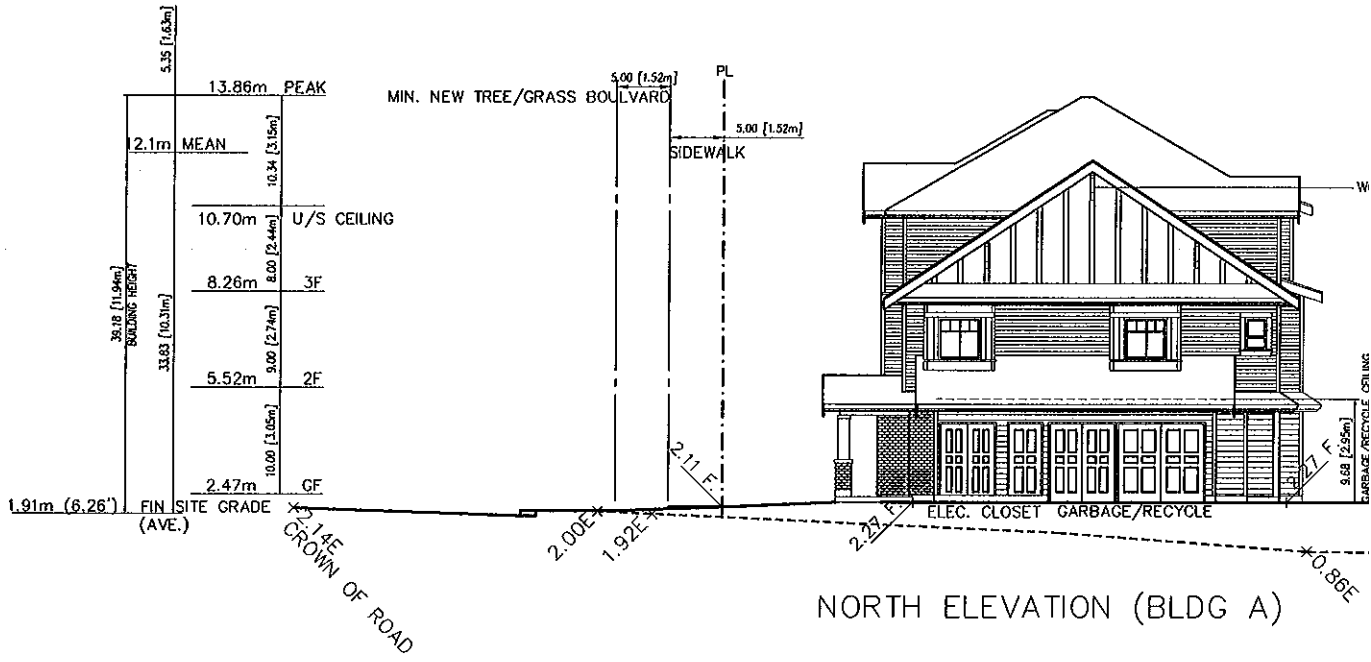
2. Fertilizer: An organic water-soluble compound containing Nitrogen (N), Phosphorus (P), and Potassium (K) in proportions as specified on the label.

3. Lime: Ground agricultural limestone. Not equivalent to the B.C. Landscape Standard.

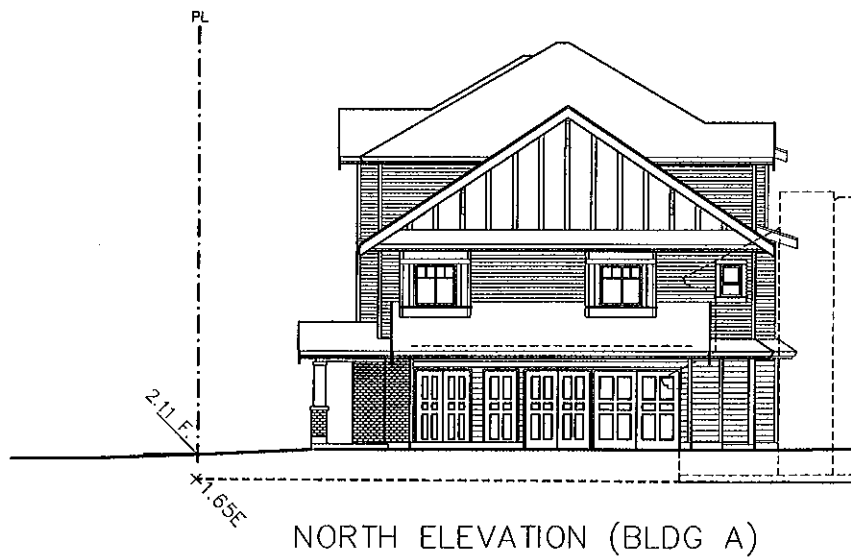
4. Gravel: Aggregate composed of particles of the size specified in the B.C. Landscape Standard, 4th edition and pre-approved by the Landscape Architect. Equivalent to the American Standard, #4, #5, #6, #7, #8, #9, #10, #12, #14, #16, #18, #20, #24, #28, #30, #36, #42, #48, #60, #72, #84, #96, #108, #120, #144, #168, #192, #216, #252, #288, #324, #360, #408, #456, #504, #567, #630, #702, #756, #819, #882, #945, #1008, #1080, #1152, #1224, #1296, #1368, #1440, #1512, #1584, #1656, #1728, #1800, #1872, #1944, #2016, #2088, #2160, #2232, #2304, #2376, #2448, #2520, #2592, #2664, #2736, #2808, #2880, #2952, #3024, #3096, #3168, #3240, #3312, #3384, #3456, #3528, #3600, #3672, #3744, #3816, #3888, #3960, #4032, #4104, #4176, #4248, #4320, #4392, #4464, #4536, #4608, #4680, #4752, #4824, #4896, #4968, #5040, #5112, #5184, #5256, #5328, #5400, #5472, #5544, #5616, #5688, #5760, #5832, #5904, #5976, #6048, #6120, #6192, #6264, #6336, #6408, #6480, #6552, #6624, #6696, #6768, #6840, #6912, #6984, #7056, #7128, #7200, #7272, #7344, #7416, #7488, #7560, #7632, #7704, #7776, #7848, #7920, #7992, #8064, #8136, #8208, #8280, #8352, #8424, #8496, 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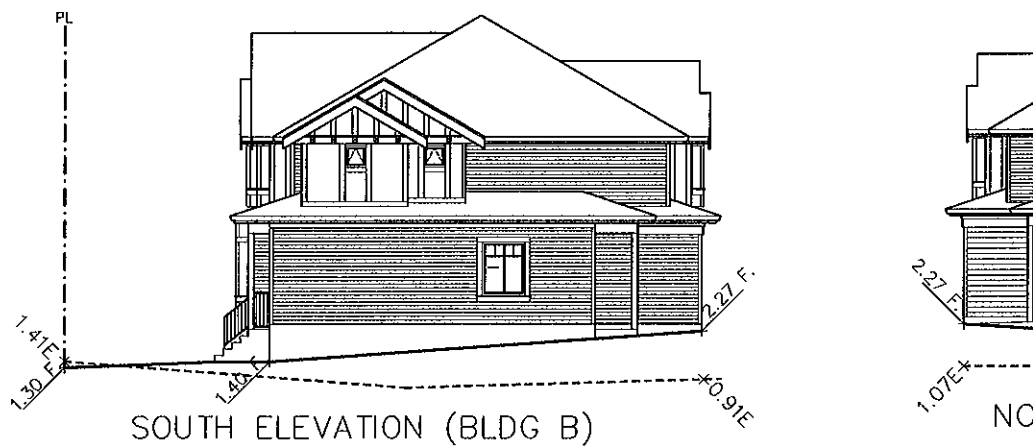
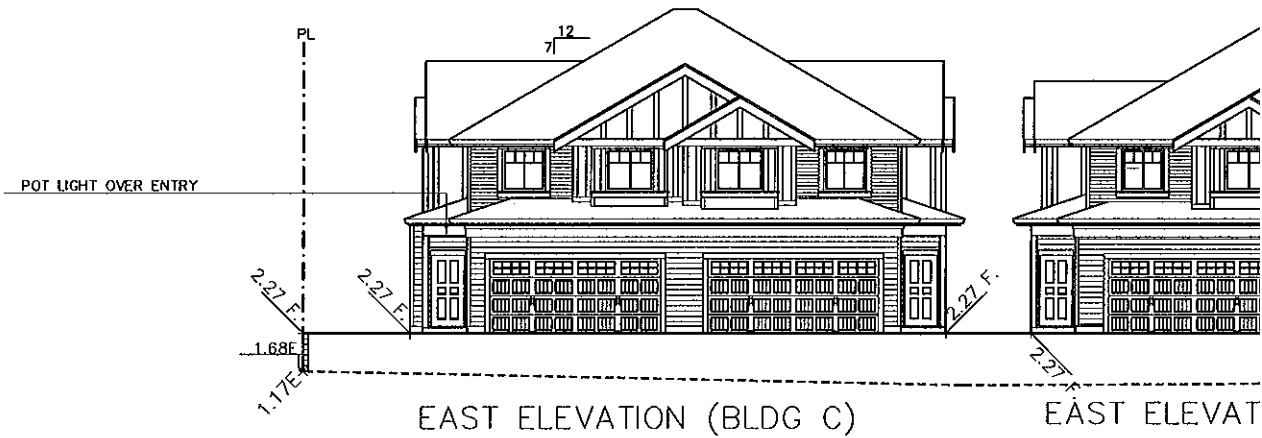
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BRICKS	I.X.L. #164 REDBURN SMOOTH
4" EXPOSED FACE HARDIE SIDING	BM HC-163
TRIMS/FASCIAS	BM HC-69
ENTRY DOOR	BM 2130-10
WINDOW FRAME	BEIGE
ASPHALT SHINGLES	MALARKEY'S HIGHLANDER STORM GRAY
PORCH	CONCRETE
GARAGE DOOR	BM HC-96





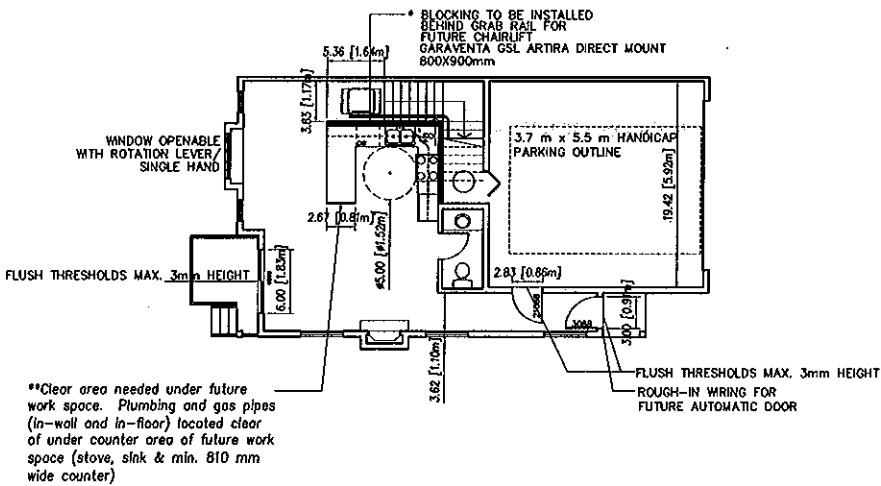
SMOOTH FACED HARDIE BOARD	BM HC-96
BRICKS	I.X.L. #164 REDBURN SMOOTH
4" EXPOSED FACE HARDIE SIDING	BM HC-163
TRIMS/FASCIAS	BM HC-69
ENTRY DOOR	BM 2130-10
WINDOW FRAME	BEIGE
ASPHALT SHINGLES	MALARKEY'S HIGHLANDER
	STORM GRAY
PORCH	CONCRETE
GARAGE DOOR	BM HC-96



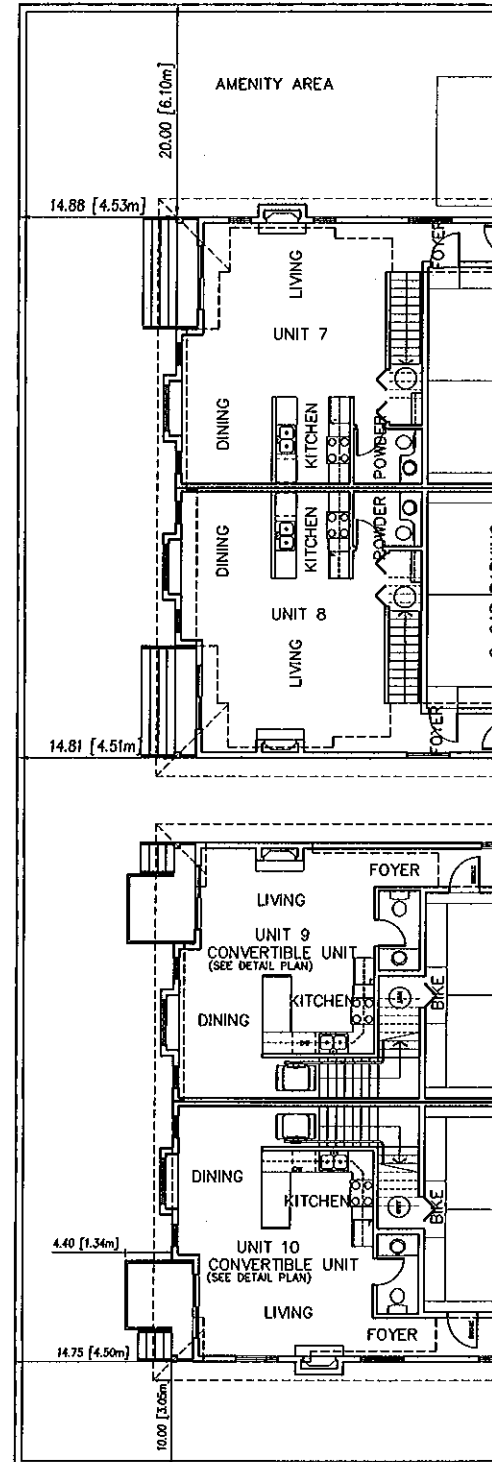


SMOOTH FACED HARDIE BOARD	BM HC-96
BRICKS	I.X.L. #164 REDBURN SMOOTH
4" EXPOSED FACE HARDIE SIDING	BM HC-163
TRIMS/FASCIAS	BM HC-69
ENTRY DOOR	BM 2130-10
WINDOW FRAME	BEIGE
ASPHALT SHINGLES	MALARKEY'S HIGHLANDER
	STORM GRAY
PORCH	CONCRETE
GARAGE DOOR	BM HC-96

- * 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 I

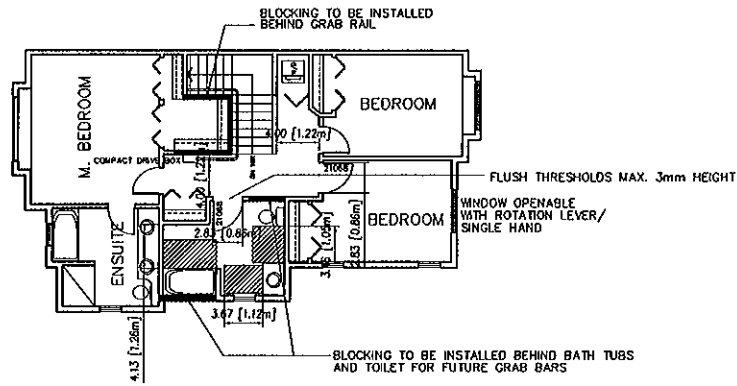


CONVERTIBLE UNITS (UNIT 9 AND 10) GROUND FLOOR PLAN TYP.

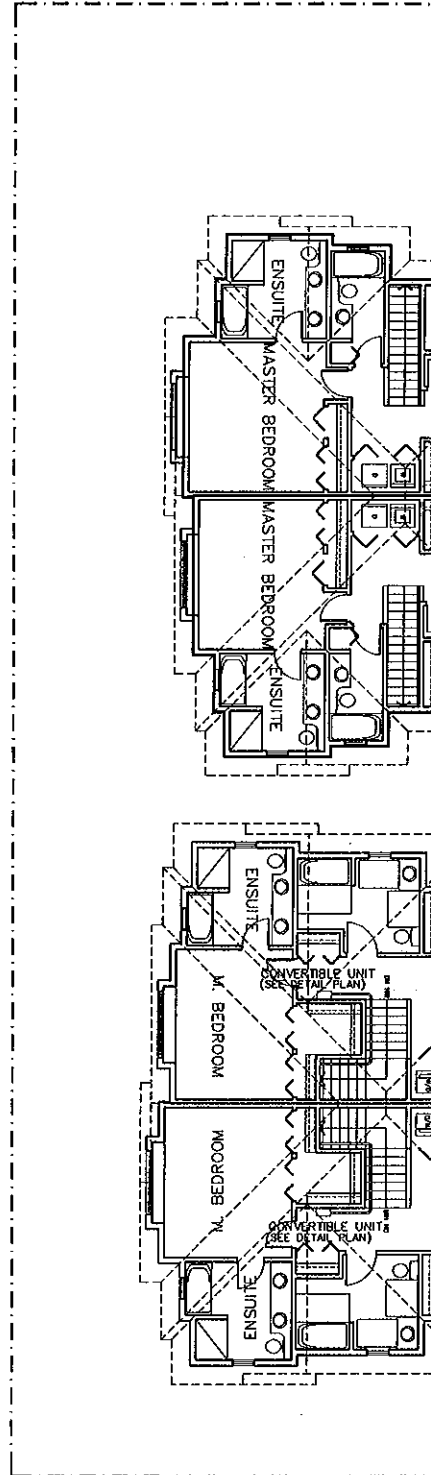


GROUND FLOOR PLAN

- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAE
- * LEVER HANDLE TO BE USED FOR ALL DOORS
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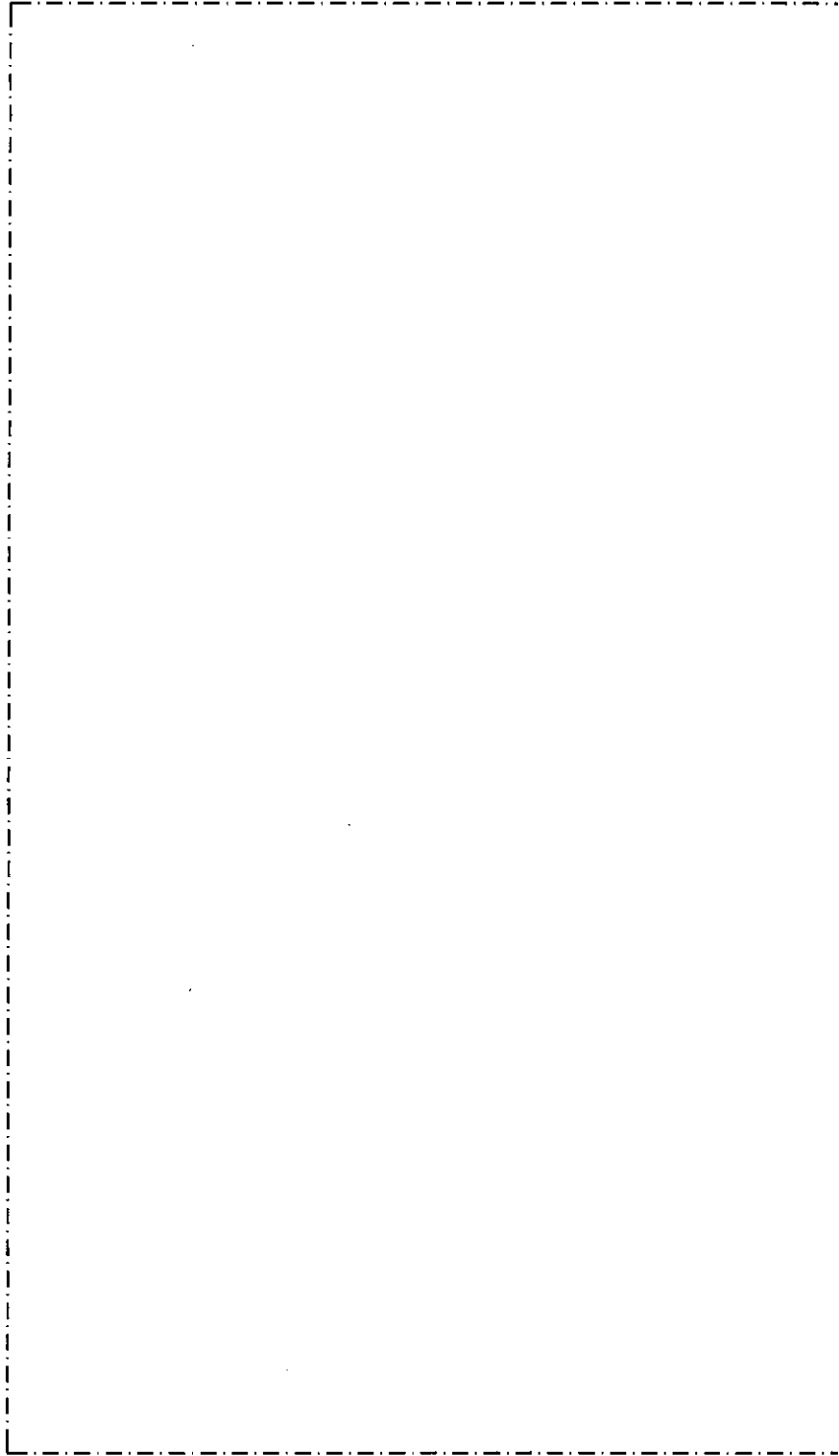


CONVERTIBLE UNITS (UNIT 9 AND 10) SECOND FLOOR PLAN TYP.



SECOND FLOOR PLAN

- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAE
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OI



THIRD FLOOR PLAN