



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: July 31, 2012
File: DP 12-598474
Re: **Application by Yamamoto Architecture Inc. for a Development Permit at 9100,
9120 and 9140 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 18 townhouse units at 9100, 9120 and 9140 No. 3 Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the front yard setback from 6.0 m to 5.05 m on the ground floor and 4.75 m on the second floor of the two (2) northernmost units of Building No. 1; and
 - b) Allow a total of 16 tandem parking spaces in eight (8) townhouse units.

Brian J. Jackson, MCIP
Director of Development

BJJ:cl
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 18 townhouse units at 9100, 9120 and 9140 No. 3 Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8873 (RZ 11-577561). The site is currently vacant.

A Servicing Agreement for site servicing and frontage improvements along No. 3 Road is required prior to issuance of a Building Permit for the site. Works include, but are not limited to, removing the existing sidewalk behind the curb and gutter and installing a new 1.5 m concrete sidewalk at the property line with a 1.39 m grass and treed boulevard up to 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

Development surrounding the subject site is as follows:

- To the North: A vacant site zoned Assembly (ASY) and then a vacant site zoned Gas and Service Stations (CG1) at the corner of Francis Road and No. 3 Road;
- To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Rideau Drive;
- To the South: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting No. 3 Road; and
- To the West: Across No. 3 Road, existing single-family dwellings on lots zoned Single Detached (RS1/B) and recent developed coach houses on lots zoned Coach House (RCH).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 16, 2012. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concerns raised by the neighbours to the east regarding potential noise pollution where there is parking in the setback or at the end of drive aisles.
Double fencing board with plywood core fence is proposed where there is parking in the setback and at the end of drive aisles. Typical 1.8m tall garden fence is proposed along the remaining portion of the south property line. A line of hedge with a planting height of 1.2 m (approximately 3.65 m tall in maturity) is also proposed along the east property line to enhance this buffer zone.

2. Concerns raised by the neighbours to the south regarding privacy and overlook.
Two (2) storey units are proposed along the south property line to minimize overlook. The second floor of this 2-storey building (Building 3) is 7.6 m from the south property line. There will be no balconies facing south.
In addition, a landscape strip is proposed along the south property line to provide a buffer between the proposed townhouse development and the existing single-family home to the south. The width of the landscape buffer adjacent to the back yard of the single-family home to the south (in front of Building 3) varies from 1.16 m to 1.30 m, and the width of the remaining portion of the landscape strip along the south property line ranges from 0.5 m up to 0.61 m.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Low Density Townhouses (RTL4) zone 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:

- 1) Reduce the front yard setback from 6.0 m to 5.05 m on the ground floor and to 4.75 m on the second floor of the two (2) northernmost units in Building No. 1.

(Staff supports the proposed variance, as the variance is mainly a result of a dedication of land for future intersection improvements at No. 3 Road and Francis Road. The variance permits the two (2) northernmost units in Building 1 to move forward and allows for a more consistent streetscape along a major arterial road.

- 2) Allow a total of 16 tandem parking spaces in eight (8) townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that tandem parking reduces pavement area on site and facilitate a more flexible site layout. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space has been secured at rezoning.)

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 Thursday, July 5, 2012 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

- Three-storey units are proposed along No. 3 Road. The end units at the north and south ends are stepped down from three (3) storeys to two (2) storeys.
- Two-storey units are proposed east of the main north-south internal drive aisle to address the concerns raised by the neighbours to the east. The number of units along the east property

line is minimized and minimal amount of windows are provided on the east elevations of these building to appease neighbour's concerns regarding privacy and overlook.

- A 4.5 m setback (complies with the Arterial Road Redevelopment Policy guideline(4.5 m) and exceed the requirements of the RTL4 zone (3.0 m)) is proposed along the east property line (back yard interface) and a 7.6 m setback is proposed along the south property line (side yard interface).
- A line of Portuguese Laurel with a planting height of 1.2 m (approximately 3.65 m tall in maturity) is proposed along the east and south property line except within the landscape buffer area opposite Building 3, where Northern Highbush Blueberry with a planting height of 1.2 m (approximately 3.65 m tall in maturity) is proposed. A 1.8 m high fence is also proposed along the side and rear property lines.
- The applicant is proposing to raise the site grade to 1.72 m geodetic at the front yard and 1.35 m geodetic at the rear. It is anticipated that the site grade of the adjacent sites to the north and south will also be raised through future redevelopment. Perimeter drainage will be installed as part of the Building Permit to ensure the proposed grade change does not adversely impact the surrounding sites including the existing single-family developments to the east and south.

Urban Design and Site Planning

- The site layout includes eight (8) three-storey townhouse units and ten (10) two-storey units, provided in five (5) buildings.
- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting No. 3 Road, complete with a landscaped edge, low metal fencing, and gates to individual townhouse unit front doors.
- All units along No. 3 Road have direct access from the sidewalk to the unit entry.
- Vehicle access is proposed at the southern edge of the site. The long-term objective is for the driveway access established on No. 3 Road to be utilized by adjacent properties if they ultimately apply to redevelop. A Public Right of Passage (PROP) ROW is secured as a condition of rezoning to facilitate this.
- A separate pedestrian entrance to the development site is proposed along the north property line.
- The outdoor amenity is proposed at a prominent location at the entry of the site. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity convenient to all of the units.
- Mailboxes and short-term bicycle parking spaces are proposed at the outdoor amenity area.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in all of the three-storey units.
- Three (3) standard and one (1) accessible visitor parking spaces are provided throughout the site.
- The garbage and recycling enclosure is located at a central location along the main internal drive aisle, out of public view, and has been incorporated into the design of the adjacent building to minimize its visual impact.

Architectural Form and Character

- A pedestrian scale is achieved along the public street, internal pedestrian walkway, and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual internal unit entrances.
- A neutral colour palette is proposed to complement the various colour schemes at the surrounding developments.
- Gables with decorative elements and stone columns throughout the development provides visual interests. Alternating 4" vinyl siding and board & batten provides vertical continuity to differentiate units along the streetscape.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (Hardie-Plank siding, woodgrain triple vinyl siding, wood trim, board and batten, cultured stone, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in this development (i.e. blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage and all of the nine (9) bylaw-sized trees on-site were identified for removal due to general poor condition. 18 replacement trees are required.
- The applicant has committed to the relocation of two (2) under-sized trees onsite (i.e. a 13 cm caliper Flowering Dogwood (tag# 6968) and a 10 cm caliper Colorado Spruce tree (tag# 6969)) at rezoning stage. These trees will be stored off site during construction and will be relocated to the front yard by the future site entrance when construction is completed. A proof of a contract with a company specializing in tree relocation to undertake the transplant is submitted as a condition to Rezoning.
- The applicant is proposing to plant 29 replacement trees on-site, including 3 conifer and 26 deciduous trees; in addition, hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- A pedestrian access with an arbour is proposed at the north end of the site to provide visual interests along the street and alternate access to the site.
- Road end trellis is proposed at all ends of internal drive aisle as a terminus of the view.
- Private outdoor spaces ranging from 19.9 m² to 86.7m² in area per unit are provided on the ground level, in the front or back of the townhouse units. An open lawn area and a landscape area with trees and shrubs are provided in each private yard. A small paved patio area is also provided in the private outdoor space of the internal units.

- Children's play equipment catered for 2 to 6 years old age group is proposed in the centralized outdoor amenity area.
- Feature paving highlights at the site entrance as well as in front of the outdoor amenity area provide a break to the long asphalt driveway.
- Indoor amenity space is not proposed on-site. A \$18,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance over the common area on site including the outdoor amenity space, mailbox area, and internal drive aisle/walkway.
- Individual unit entrances are visible from either the public street or the internal drive aisle and walkway.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

Sustainability

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on portions of the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 43.1%.
- The developer, Am-Pri Construction Ltd., is proposing the following eco-conscious features for the development:
 - Minimum 30-year roofing material - with 30-year manufacturer's warranty.
 - Fiberglass exterior doors.
 - Double glazed vinyl framed window with Low-E Energy Star rating.
 - Advanced sealing package, foam around window and door openings and all exterior wall penetrations.
 - Fully insulated attached garage walls.
 - A minimum of 300 square feet of laminate flooring.
 - Natural granite, concrete or stone countertops on all countertop areas.
 - Individual thermostats for each room.
 - Electric range uses below 480 kwh/yr. based on EnerGuide rating system.
 - Energy Star appliances.
 - Low flow fixtures.
 - Energy efficient light bulbs.

Conclusions

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



Edwin Lee
Planner 1
(604-276-4121)

EL: rg

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

- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$60,534.8 (based on gross floor area of 30,267.4 ft²).

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

- Enter into a Servicing Agreement* for the design and construction of frontage beautification and service connections. Design works include, but are not limited to: removing the existing sidewalk behind the curb and gutter (which remains). As there is only 2.89 m from the property line to the back of curb, pour a new 1.5 m concrete sidewalk at the property line with a 1.39 grass and treed boulevard up to the curb. (Recent example is SA05-315487 at 9600 No 3 Road).
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



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

**Development Application
 Data Sheet**
 Development Applications Division

DP 12-598474

Attachment 1

Address: 9100, 9120 and 9140 No. 3 Road

Applicant: Yamamoto Architecture Inc. Owner: Am-Pri Developments (Broadmoor) Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 2,811.8 m² (30,267.4 ft²) Floor Area Net: 1,941.3 m² (20,896.9 ft²)

	Existing	Proposed
Site Area:	3,388 m ² (36,469.6 ft ²)	3,367 m ² (36,243.3 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	18

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.577	none permitted
Lot Coverage – Building:	Max. 40%	38%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	57%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6 m	Min. 5.05 m on 1 st floor and Min. 4.75 m on 2 nd floor (Building 1)	variance requested
Setback – Side Yard (North) (m):	Min. 3 m	3.0 m	none
Setback – Side Yard (South) (m):	Min. 3 m	7.6 m	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12.0 m (3 storeys)	11.4 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	Approx. 65 m wide x 52 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	36 (R) and 4 (V)	36 (R) and 4 (V)	none
Tandem Parking Spaces:	not permitted	16	variance requested
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site.	10	none

Off-street Parking Spaces - Accessible	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.6 (Class 1) and 0.22 (Class 2) per unit	none
Off-street Parking Spaces – Total:	23 (Class 1) and 4 (Class 2)	29 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$18,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 18 units = 108 m ²	113 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, July 5, 2012 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Comments from the Panel were as follows (applicant's responses in *bold italics*):

1. the project looks good and nicely laid out; the prominent location of the amenity area creates a welcoming feel when entering the site; the buildings are well articulated and fit well to the site;
2. massing along No. 3 Road is an appropriate response to build a street wall on No. 3 Road; the street wall is nicely articulated;
3. in view of the almost equal proportion of permeable concrete pavers vis-a-vis asphalt on the internal drive aisle, it is recommended that the applicant use permeable concrete pavers throughout the entire internal drive aisle;
After review we feel that the amount of permeable pavers is sufficient for this small development. Providing permeable pavers throughout the entire drive aisle will discourage causal play such as basketball or hockey as over time the pavers may provide an uneven surface.
4. entry gateway and signage features are not shown in the model and renderings; there is no project identification; consider using gateway and signage treatment similar to the applicant's nearby project on No. 4 Road and Cambie Road;
Gateway and signage information provided on landscape plan #3b.
5. considering adding bollards to the southeast corner of the amenity area to provide protection from vehicular traffic;
Bollards added at corner of amenity area, please refer to landscape plans.
6. add a corner feature at the corner of unit A of Building No. 2 facing the driveway to accentuate the said corner, e.g. change in texture or add a corner window to address the entry into the site;
Projection will windows added the southwest corner.
7. consider adding colours or using lighter colours to improve the transition between Building No. 1 and Building No. 2;
Entry door colours varied, please see elevations.
8. space between Building Nos. 1 and 2 looks dark; it is not an engaging space as it is in between 3-storey units; consider dropping the roof down to mitigate the vertical canyon look;
Space between Buildings 1 and 2 used for electrical room and hydro kiosk.
9. street frontage along No. 3 Road is very well articulated; however, shed type dormers appear stuck on and plain and do not work well visually; consider raising the roofs to further break up the roof mass;
Sheds roofs replaced with gable roofs.

10. consider creating a buffer area (e.g., through foundation planting) between the accessible parking and the convertible unit (unit A1a) and reorienting the children's play area away from the building and closer to the street to address adjacency concerns;
Children's play area reoriented.
11. provide a path from the accessible parking to the mailbox;
Path provided from accessible parking to the mailbox.
12. add bollards along the edge of the curb to provide protection to users of the children's play area;
Bollards added.
13. maintain the trees along the edge of the amenity area adjacent to the laneway as they do not cause visual obstruction; trees will provide protection to the amenity area;
14. support the suggestion to use more permeable pavers on the internal drive aisle;
After review we feel that the amount of permeable pavers is sufficient for this small development. Providing permeable pavers throughout the entire drive aisle will discourage causal play such as basketball or hockey as over time the pavers may provide an uneven surface.
15. pleased to see the convertible unit not adjacent to garbage and recycling; very well described and outfitted convertible unit; accessibility looks very good; consider using sliding doors for the ensuite washroom of the convertible unit as well as for the washrooms of all other units to create more floor space;
Sliding door used for ensuite washroom of the convertible unit.
16. consider providing a walkway to facilitate the access to the mailbox from the southern end of the amenity area; also consider providing weather protection in the mailbox area;
Access provided from the southern end of the amenity area to mailbox. Gable roof provided over mailbox area.
17. unit A1a is very prominent when residents/visitors are entering the development; provide more articulation to the west wall of the said unit; and
Unit A1a revised.
18. ensure substantial planting hedges along the south property line to provide adequate buffer to adjacent single-family dwellings and address privacy concerns.
Min. 1.16m landscape buffer to the south of Building 3 provided. In addition, a minimum 0.5m wide landscape buffer provided along the entire south property line.



No. DP 12-598474

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 9100, 9120 AND 9140 NO. 3 ROAD
Address: c/o KAREN MA
YAMAMOTO ARCHITECTURE INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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 5.05 m on the ground floor and 4.75 m on the second floor of the two (2) northernmost units of Building No. 1; and
 - b) allow a total of 16 tandem parking spaces in eight (8) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$60,534.80 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 12-598474

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 9100, 9120 AND 9140 NO. 3 ROAD
Address: c/o KAREN MA
YAMAMOTO ARCHITECTURE INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

APR 27 2012
 Landscape modified.
 Plan area adjusted.
 Issued for GP

JUNE 24 2012
 Landscape modified.
 Plan area adjusted.
 Issued for GP

AUG 14 2012
 Landscape modified.
 Plan area adjusted.
 Issued for GP

SEP 14 2012
 Landscape modified.
 Plan area adjusted.
 Issued for GP

OCT 14 2012
 Landscape modified.
 Plan area adjusted.
 Issued for GP

NOV 14 2012
 Landscape modified.
 Plan area adjusted.
 Issued for GP

DEC 14 2012
 Landscape modified.
 Plan area adjusted.
 Issued for GP

ITO
& ASSOCIATES
 Landscape Architects
 1942 E 5th Ave.
 Vancouver, BC V6N 1M2
 TEL: (604) 255-5009
 Email: tovar@ito.com

Project:
 9100, 9120, 9140
 NO.3 RD.
 RICHMOND B.C.

Drawing Title:
**TREE PRESERVATION
 PLAN**

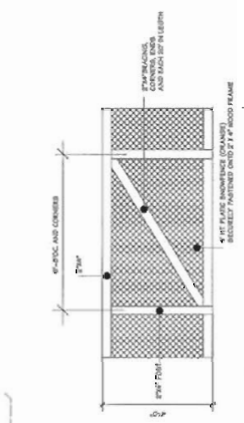
JUL 31 2012
 PLAN #3C
 DP 12598474

3C

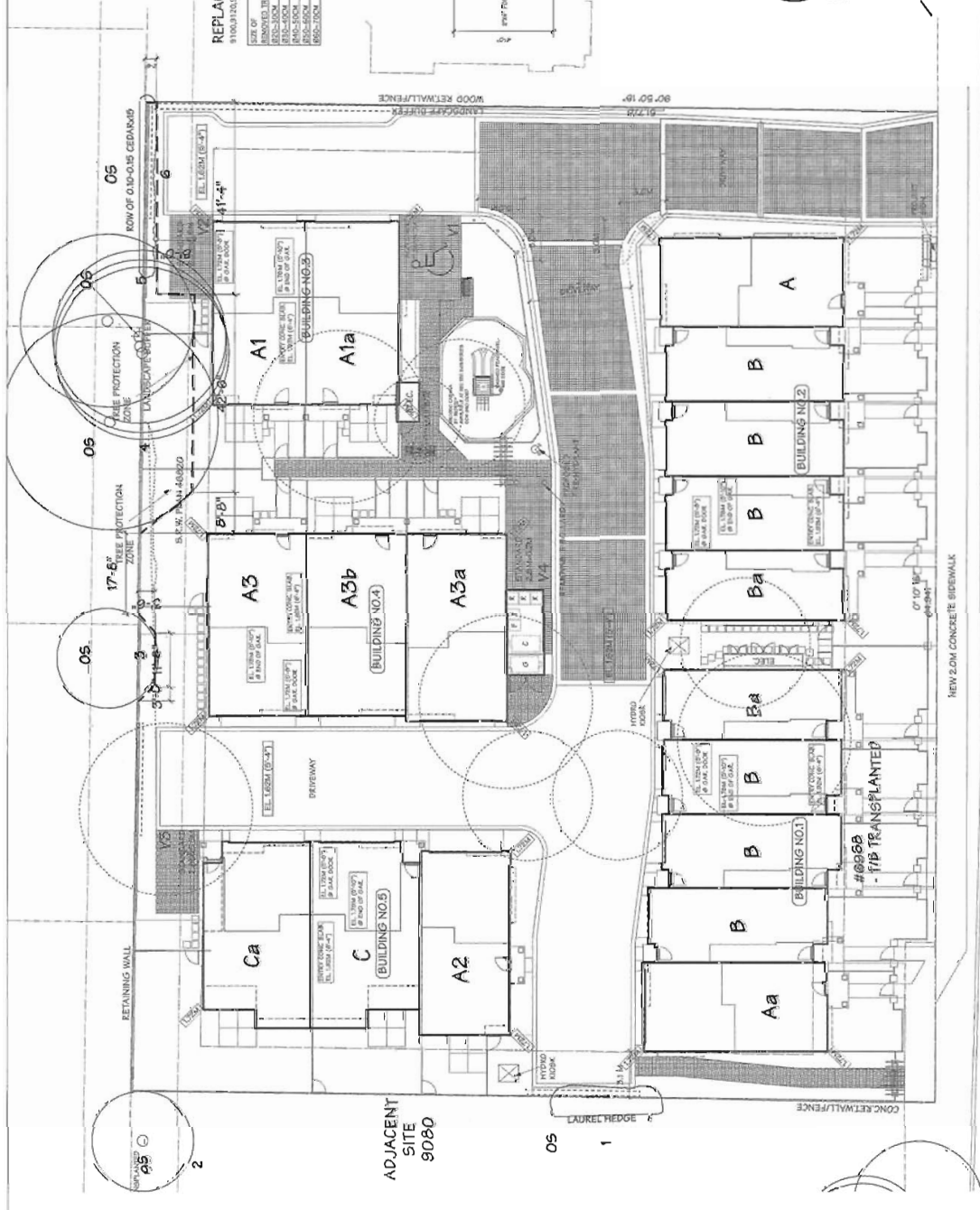
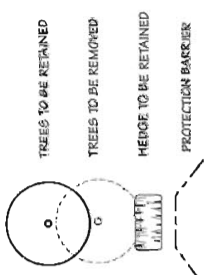
REVISIONS
 NO. DATE BY
 1 07/31/12 J.A.

REPLACEMENT TREE PLAN
 9100, 9120, 9140 NO.3 RD., RICHMOND

SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF PROPOSED TREES	BALANCE
12" DBH	4	12" DBH	4
18" DBH	2	18" DBH	2
24" DBH	2	24" DBH	2
30" DBH	2	30" DBH	2
36" DBH	2	36" DBH	2
42" DBH	2	42" DBH	2
48" DBH	2	48" DBH	2
54" DBH	2	54" DBH	2
60" DBH	2	60" DBH	2
66" DBH	2	66" DBH	2
72" DBH	2	72" DBH	2
78" DBH	2	78" DBH	2
84" DBH	2	84" DBH	2
90" DBH	2	90" DBH	2
96" DBH	2	96" DBH	2
102" DBH	2	102" DBH	2
108" DBH	2	108" DBH	2
114" DBH	2	114" DBH	2
120" DBH	2	120" DBH	2
126" DBH	2	126" DBH	2
132" DBH	2	132" DBH	2
138" DBH	2	138" DBH	2
144" DBH	2	144" DBH	2
150" DBH	2	150" DBH	2
156" DBH	2	156" DBH	2
162" DBH	2	162" DBH	2
168" DBH	2	168" DBH	2
174" DBH	2	174" DBH	2
180" DBH	2	180" DBH	2
186" DBH	2	186" DBH	2
192" DBH	2	192" DBH	2
198" DBH	2	198" DBH	2
204" DBH	2	204" DBH	2
210" DBH	2	210" DBH	2
216" DBH	2	216" DBH	2
222" DBH	2	222" DBH	2
228" DBH	2	228" DBH	2
234" DBH	2	234" DBH	2
240" DBH	2	240" DBH	2
246" DBH	2	246" DBH	2
252" DBH	2	252" DBH	2
258" DBH	2	258" DBH	2
264" DBH	2	264" DBH	2
270" DBH	2	270" DBH	2
276" DBH	2	276" DBH	2
282" DBH	2	282" DBH	2
288" DBH	2	288" DBH	2
294" DBH	2	294" DBH	2
300" DBH	2	300" DBH	2
306" DBH	2	306" DBH	2
312" DBH	2	312" DBH	2
318" DBH	2	318" DBH	2
324" DBH	2	324" DBH	2
330" DBH	2	330" DBH	2
336" DBH	2	336" DBH	2
342" DBH	2	342" DBH	2
348" DBH	2	348" DBH	2
354" DBH	2	354" DBH	2
360" DBH	2	360" DBH	2
366" DBH	2	366" DBH	2
372" DBH	2	372" DBH	2
378" DBH	2	378" DBH	2
384" DBH	2	384" DBH </td <td>2</td>	2



LEGEND FOR EXISTING TREES



NO. 3 RD.

JUL 31 2012
 PLAN #3C
 DP 12598474

3C



ADJACENT SITE 9080



9100, 9120, 9140
NO.3 RD.
RICHMOND B.C.

FENCING PLAN

DP 12598474

JUL 31 2012 PLAN #3D

DATE	DESCRIPTION
2012-07-31	ISSUED FOR PERMIT
2012-07-17	REVISED
2012-07-17	REVISED
2012-07-17	REVISED
2012-07-17	REVISED
2012-07-17	REVISED
2012-07-17	REVISED
2012-07-17	REVISED
2012-07-17	REVISED
2012-07-17	REVISED

NO. 3 RD.

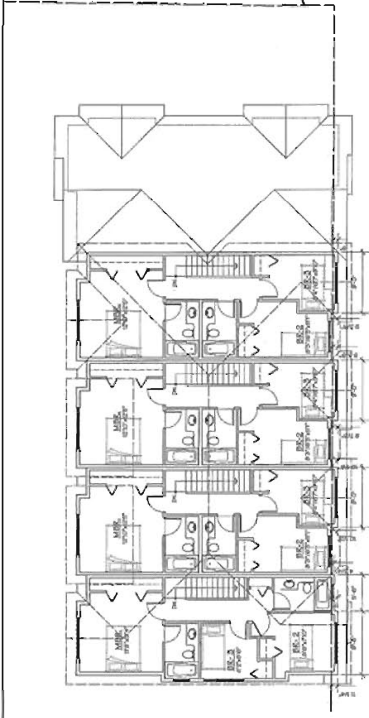
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):

- 1. WALKWAY SURFACE WITH AN ANTI-SLIP FINISH
- 2. WALKWAY WIDTH OF MINIMUM 36" TO FACILITATE WALKERS
- 3. WALKWAY HANDRAILS OF MINIMUM 36" TO FACILITATE WALKERS

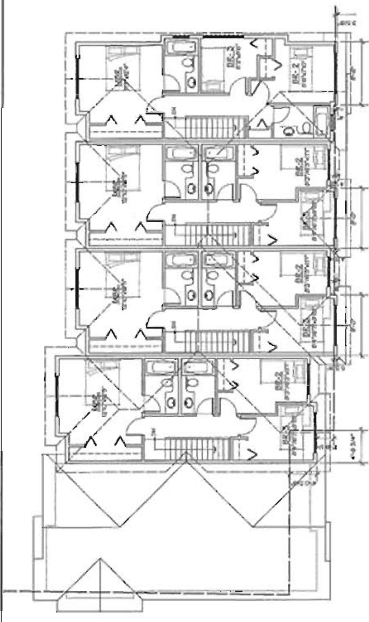
SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

- 1. DOUBLE GLAZED VINYL FRAMED WINDOW UNITS (CLASSIFIED TYPE)
- 2. ENERGY EFFICIENT LIGHT FIXTURES
- 3. ENERGY EFFICIENT WATER FIXTURES
- 4. LOW FLOOR FLOOR FINISH

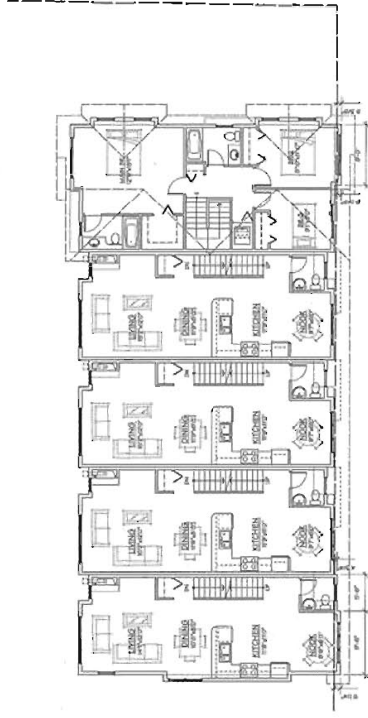
PERMITTED BUILDING ENVELOPE



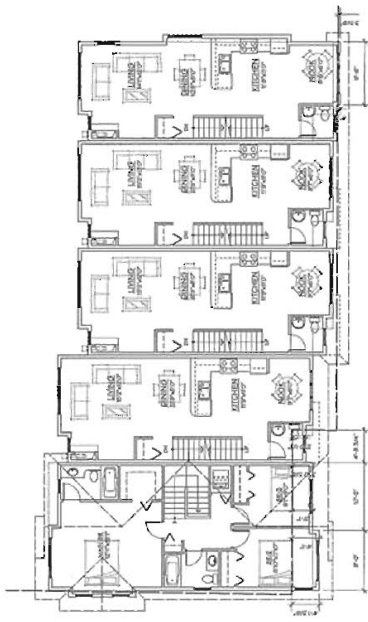
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



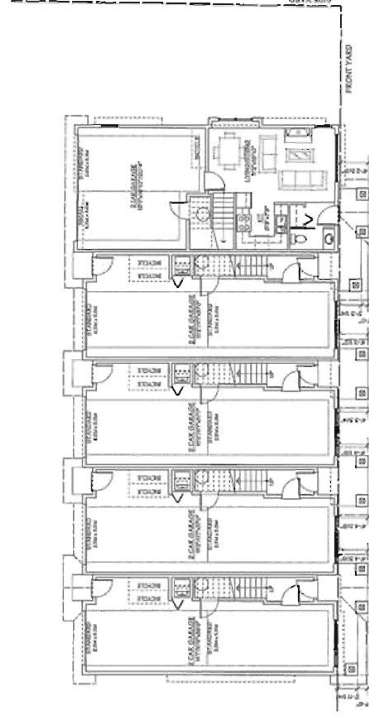
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



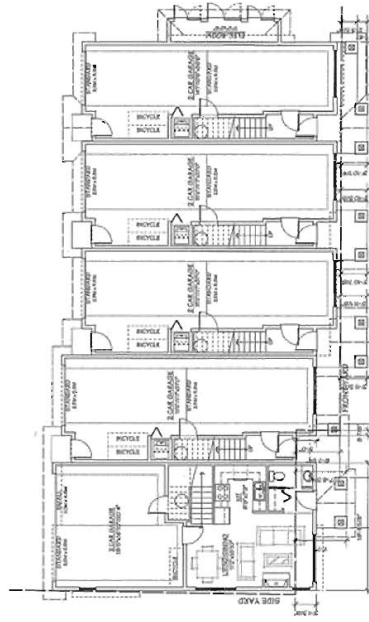
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



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



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



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

NO.	DATE	REVISION
1	JUL 13 2012	GENERAL REVISIONS
2	JUL 13 2012	REVISED PER A-17
3	JUL 14 2012	GENERAL REVISIONS
4	JUL 12 2012	REVISED PER A-17 APPLICATION
5		REVISIONS
CONSULTANT		

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Yamamoto
Architecture Inc.

FLOOR PLANS

NO.	DATE	REVISION
1	JUL 13 2012	GENERAL REVISIONS
2	JUL 13 2012	REVISED PER A-17
3	JUL 14 2012	GENERAL REVISIONS
4	JUL 12 2012	REVISED PER A-17 APPLICATION
5		REVISIONS
CONSULTANT		

JUL 31 2012

REFERENCE PLAN

DP 12598474

