



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 2, 2016

From: Wayne Craig
Director of Development

File: DP 10-521415

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road)

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 13 townhouse units at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road) on a site zoned "Low Density Townhouses (RTL3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit seven (7) small car parking spaces.


for: Wayne Craig
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 13 townhouse units at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road). The site is currently vacant. A Servicing Agreement (SA 13- 641644) for frontage improvements including storm upgrades and service connections is required prior to final adoption of the rezoning bylaws.

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, existing single-family dwellings on lots in Land Use Contract (LUC044) fronting Sheridan Road.
- To the south, across Williams Road, London/Steveston School and City park zoned "School & Institutional Use (SI)".
- To the east, existing single-family dwellings on lots zoned "Single-Detached (RS1/C)" fronting Sheridan Road.
- To the west, existing single-family dwellings and non-conforming duplexes on lots zoned "Single-Detached (RS1)".

Rezoning and Public Hearing Results

Parmjit S. Randhawa has applied to the City of Richmond in 2004 for permission to rezone 6511/6531 Williams Road to "Low Density Townhouses (RTL3)" under RZ 04-272351. The Public Hearing for this 2004 rezoning application was held on December 20, 2004. No concerns regarding the rezoning were expressed at the Public Hearing and the Rezoning Bylaw 7840 was given third reading on the same day.

Urban Era Builders and Developers Ltd. had applied to the City of Richmond in 2006 to rezone 6551/6553 Williams Road to "Low Density Townhouses (RTL3)" under RZ 06-335835.

The two (2) developers had subsequently decided to consolidate the two (2) sites for a larger townhouse development and a new application (RZ 10-521413) was submitted in 2010 to rezone 6551/6553 Williams Road with a plan to consolidate with the adjacent site at 6511/6531 Williams Road and develop a 13 unit townhouse complex.

Since the Public Hearing for Bylaw 7840 (6511/6531 Williams Road; RZ 04-272351) was held 7 years prior to the new proposal was ready to be presented to Council in 2013, staff recommended Council to rescind third reading of Bylaw 7840 and referred this bylaw to Public Hearing again

along with Rezoning Bylaw 8700 for 6551/6553 Williams Road (RZ 10-521413) on January 21, 2013. No concerns regarding the rezoning applications were expressed at the Public Hearing.

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 (RTL3)” zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to permit small car parking spaces. The owner wishes to provide one (1) small car space in each of the units that will feature a side-by-side garage (7 small car spaces in total).

(The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed 13-unit project will provide 26 residential and three (3) visitor parking spaces on-site and therefore does not qualify to utilize small car spaces. The small car stalls in the side-by-side garages allow for a more flexible site layout to provide a wider outdoor amenity space and side yard setbacks. Transportation staff support the proposed variances to allow one (1) small car stall in each of the side-by-side double car garages.)

Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel’s suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, August 5, 2015 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 and orientation of the buildings generally address the massing of the surrounding residential developments.
- Two (2) townhouse clusters are proposed along Williams Road. The end unit adjacent to the east side yards is stepped down from three (3) storeys to two (2) storeys to transition to the adjacent single-family properties.
- Three (3) pairs of two-storey duplexes and the outdoor amenity area are proposed along the rear (north) property line to minimize privacy and overlook concerns.
- The proposed rear yard setback of 6.0 m to the duplex buildings exceeds the minimum rear yard setback of 3.0 m specified in the “Low Density Townhouses (RTL3)” zone and meets the Arterial Road Guidelines for Townhouses in the OCP.
- A Scots Pine tree located on the adjacent property to the north is to be retained and columnar trees will be planted within the private rear yards of the townhouse units, in the outdoor

amenity area, and along the east property line to provide opportunity for natural screening between the development and the adjacent single-family homes.

- Privacy for adjacent developments will also be maintained by a 1.8 m high Cedar fence around the three (3) interior property lines.
- A small landscape area will be provided along the west property line within the front yard setback to provide a buffer between the proposed entry driveway to the townhouse development and the front yard of the adjacent single-family property. A public rights-of passage (PROP) statutory right-of-way (SRW) on the subject site has been secured at rezoning to provide vehicle access to future developments to the east and west.

Urban Design and Site Planning

- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting Williams Road; complete with a landscaped edge treatment, low metal fencing, and metal gates to individual townhouse unit front doors.
- Main vehicular access to this new townhouse project is to be from Williams Road through a new driveway at the western edge of the site. The internal road layout is L-shaped; with future connections to the neighbouring properties to the east and west, secured by SRW.
- All units have two (2) vehicle parking spaces in enclosed garages. A total of three (3) visitor parking spaces; including an accessible visitor parking space, are proposed, which meet the minimum bylaw requirements. Both residential and visitor bicycle parking are provided and are also in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of front or rear yard and balconies on the second floors that can be accessed directly from the living space. The provision of private outdoor spaces exceeds the development guidelines (30 m² per unit).
- With an increased rear yard setback of 6.0 m, a functional garden space is provided for each rear unit to enjoy.
- Outdoor amenity space is proposed opposite to the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all of the units.
- The required garbage, recycling and organic waste storage enclosure are located along the entry driveway with access from the internal drive aisle. The design of the enclosure has been incorporated into the design of the townhouse clusters to minimize its visual impact.
- The group mailbox is located on the exterior side of this room to bring the regular mail checking activity up-close to the street side, but deep enough within the bounds of the property to delineate its private function.

Architectural Form and Character

- The architectural style of the proposed townhouse will complement the existing residential character of the neighbourhood.
- The street fronting buildings are designed with a low slung roof line and a recessed top floor to minimize the apparent height of the buildings.

- The use of lap siding, shingles, brick facing, and black metal railing creates a heritage character for the proposal.
- A combination of building projections and recessed, gable roofs entry porches, balconies, and alternating color schemes/materials is integrated into the design to enhance visual diversity.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, as well as unit entries with gable roof, and planting islands along the drive aisle.
- The proposed building materials (asphalt roof shingles, lap siding, shingle siding, brick cladding, wood trim/post/band/bracket/doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and are generally compatible with the existing single-family character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage; seven (7) trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. The applicant is proposing to plant 16 replacement trees on-site, including one (1) conifer and 15 deciduous trees.
- A Southern Catalpa tree and a Western Red Cedar tree located within the front yard along Williams Road will be retained and incorporated into the front yard design. The new city sidewalk will meander around the trees in order to protect the root system; adding visual interest to the sidewalk and boulevard.
- A Tree Survival Security will be required as part of the Landscape Letter of Credit as a condition to Development Permit issuance to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- A Scots Pine tree located on the adjacent property to the north will be retained. In order to protect this tree and create a functional private outdoor area for each of Units 9 & 10, the yard space will be stepped down from the patio area of the units to existing site grade. The proposed low retaining wall along the rear property line will be diverted outside of the tree protection zone to the edges of the private outdoor areas of the two (2) units.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities occurring on-site.
- A pedestrian-oriented streetscape along Williams Road is proposed; with a landscaped edge treatment, low metal fencing with masonry columns, and gates and walkways to individual townhouse unit front doors.
- Each unit will have a private yard with landscaping, lawn area and a patio. Various hedges, shrubs and ground covers, as well as perennials and grasses, have been selected to ensure the landscape treatment remains interesting throughout the year.

- The outdoor amenity space provides for toddlers play features including play equipment with resilient safety surfacing, seating for parents and lawn areas that allow for flexible use by children or adults.
- Amenity space dimensions have dictated the available selection of equipment to small scale items, but the two (2) items provided will allow for an active component with the spring toy, as well as creative play panels with a storefront, a memory game, and sound stimulation. Lawn areas also provide area for play opportunities.
- The entrance driveway, drive aisle, visitor parking and garage aprons will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Feature paving will be used to identify and enhance the pedestrian route from the site entrance to the internal units.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security of \$151,853.25 in association with the Development Permit, including the Tree Survival Security.
- Indoor amenity space is not proposed on-site. A \$13,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- The driveway entrance is paved, textured and coloured differently from the City's sidewalk to differentiate private from public space.
- Each street facing unit has a front yard space with planting areas and is separated from neighbouring yards by a permeable fence and gate to demark ownership of the land and convey the sense of private activity occupying the space.
- There are no deep alcoves without any visual contact with a window; all are in clear sight lines. Upper windows especially provide natural surveillance in combination with the ground level windows facing the street.
- The outdoor amenity space is within sight from the public street, but yet it is separated from the public realm due to distance and the formal driveway entry.
- Plantings near residential entries are low to facilitate casual surveillance opportunities.

Sustainability

- The applicant has agreed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.

- The developer also advises that a list of sustainability features (Attachment 3) will be incorporated into the development; this list is prepared with focuses on energy efficiency and eco-friendly and the sustainability features are divided into seven (7) categories.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit 13) in the future, if desired.
- 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

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. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

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

- Final adoption of the Zoning Amendment Bylaws 7840 and 8700.
- Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no Building Permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$151,853.25; Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping are installed as per Development Permit, as well as the Post Construction Impact Assessment Report from the Arborist; confirming that the protected trees survived the construction, are reviewed by staff. The City will release 80% of the security after construction and landscaping on the proposed townhouse complex are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 20% of the security will be released one year later subject to inspection.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near and within the tree protection zone of the trees to be retained. The Contract

should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

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

- Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
- 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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 10-521415

Attachment 1

Address: 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road)

Applicant: Matthew Cheng Architect Inc. Owner: Urban Era Builders & Developers Ltd.

Planning Area(s): Blundell

Floor Area Gross: 2,124.4 m² Floor Area Net: 1,430.6 m²

	Existing	Proposed
Site Area:	2,455.07 m ²	No Change
Land Uses:	Two-Unit Dwellings	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL3)
Number of Units:	4	13

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39.78%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	47%	none
Lot Coverage – Landscaping:	Min. 25%	26.5%	none
Setback – Front Yard (m):	Min. 6.0 m	6.08 m Min.	none
Setback – East Side Yard (m):	Min. 3.0 m	3.21 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	5.60 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	6.21 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	9.91 m (3 storeys) Max.	none
Lot Width:	Min. 40.0 m	53.71 m	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:	29	29	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (26 x Max. 50% = 13)	12	none

Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	7 spaces proposed	Variance Requested
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 13 units = 78 m ²	95.1 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, August 5, 2015 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- good project; massing is well-resolved in a tight site;
No comments.
- consider introducing planting on the west side of the internal drive aisle; review the location of garbage and recycling;
Unfortunately there is no proper room in the site to relocate the garbage and recycling.
- consider design development to the quarter shed roofs that project up on the third floor in the middle of the south elevation facing Williams Road as they detract from the overall composition of the buildings;
The mentioned quarter shed roof has been removed, instead the existing quarter shed roof at the grid A, 2 and 3, Building A, has been continued to the middle of the South elevation, as well as Building B.
- consider lowering the height of entry gables along Williams Road to provide relief to the windows above;
The height of entry gables has been decrease 10.5" from bottom of the above windows, changing the slope of the gables.
- support the project; design and massing are appropriate for the neighbourhood;
No comments.
- the outdoor amenity space is very tight and in close proximity to the side yard;
78 m² is the requirement for the outdoor amenity; however 95.1 m² outdoor amenity space has been provided.
- distance between buildings is very narrow; concern on daylight penetration; consider enhancing landscaping between buildings; consider introducing shade tolerant plants;
Unfortunately there is no room to provide more space between buildings.

- appreciate the project's target to achieve an EnerGuide 82 rating; like the sustainability features of the project such as the use of programmable thermostats, energy star appliances, and insulated materials; it is noted that the proposal to achieve an EnerGuide 82 rating appears to be relying heavily on low energy lighting but only 50% of the light fixtures are fluorescent, compact fluorescent light bulbs or LEDs;
Energy Report has been revised and approved by staff.
- applicant needs to review the BC Plumbing Code to ensure that the project's proposed sewer heat recovery complies with the Code;
The item have been taken out from the project
- applicant needs to ensure provision of adequate doorway width to the vertical lift as per manufacturer's recommendations as well as adequate landing space for turning in front of the lift; City is requested to review guidelines for convertible units;
Done
- shaftway of the Garaventa lift shares a wall with the powder room on the main floor; check clearances to ensure the unimpeded utilization/opening up of the storage room for the future installation and operation of the lift;
A separate wall has been added to the shaft way to ensure of avoiding any encroachment between shaft way and powder room operation.
- ensure that an arborist reviews the proposed planting underneath the trees to ensure their survivability;
The landscape architect has reviewed the planting proposed underneath the trees to be planted and retained and confirmed that species selected are appropriate to their proposed locations and should survive.
- assume that trees not shown in the renderings presented by the applicant to the Panel will be removed;
The Trees are shown at site plan and landscape plan will be remain.
- appreciate the proposed paving materials for the entire internal drive aisle; however, consider introducing planting along the internal drive aisle;
We have reviewed this issue previously at City request and do not see any way to add any further planting to the sides of the drive aisle. All possible opportunities for inserting planting have been maximized. More low planting is now added around the visitor parking stalls off the south side of the drive aisle to increase soft landscape in the only spaces available.

- review the height of proposed planting inside the proposed development; consider incorporating vertical evergreens such as cedars along the internal drive aisle;
We have reviewed the question of adding vertical evergreens such as cedars along the internal driveway. We believe it would not be an appropriate solution from a CPTED point of view and would impede sightlines when exiting the garages. We will install additional climbing plants at the east property line fence and these will be trained along the trellis feature from the planting areas on both sides of the end of the drive aisle. This will provide a "green-wall" effect on the fence and trellis structure once established. Planting is clearly indicated between garages and at the gaps between the rear units with mature plant sizes appropriate to the planting spaces available.
- review the use of gravel as landscaping materials adjacent to the entrances to the units off the internal drive aisle as they make planting difficult; consider planting shade tolerant shrubs near the unit entrances to enhance visual interest.
The intention in providing gravel surfacing between the units off the drive aisle was to provide a basic low-maintenance finish for what would be mostly used for occasional landscape maintenance access. Planting at any point in these spaces between units on the north side of the drive aisle would be very difficult to establish due to the dry conditions brought about by roof overhangs.

Sustainability Feature List

6551 Williams Rd, Richmond, BC

I. OPERATIONAL SYSTEMS

I 1	Programmable thermostat with dual set back & continuous fan setting.
I 2	All windows in home are ENERGY STAR labeled or equivalent for the climatic zone of home.
I 3	Electric range is self-cleaning and/or Convection based.
I 4	Refrigerator is an EnerGuide labeled product.
I 5	Dishwasher is an EnerGuide labeled product.
I 6	Clothes washer or combo washer dryer is an EnerGuide labeled product.
I 7	Minimum 50% of interior and exterior light fixtures are fluorescent, compact fluorescent light bulbs or LEDs.
I 8	Maximum 50% of recessed lights use halogen.
I 9	Air tight, insulation contact-rated recessed lights are used in all insulated ceilings.
I 10	Use of EnerGuide 82 energy rating system for insulation values of walls, windows and doors. Incorporation of Heat recovery ventilation unit.

II. BUILDING MATERIALS

II 1	Use rain screen system separating cladding from the wall sheathing with a drainage plane.
II 2	All sill plates sealed with foam sill gaskets.
II 3	Attached garage overhead door is insulated with R8 to R12.
II 4	Attached garage is fully insulated.

III. EXTERIOR and INTERIOR FINISHES

III 1	All exterior doors manufactured from fiberglass, reduce thermal-bridging.
III 2	Cementitious fiber cement siding for exterior cladding, for durability and long-life.
III 3	Fiber cement fascia and soffit.
III 4	Minimum 25-year manufacturer warranty roofing material.
III 5	Install a minimum of 300 ft ² of laminate flooring.
III 6	MDF and/or finger jointed casing and baseboard used throughout home

IV. INDOOR AIR QUALITY	
IV 1	Install air filter on all fresh air inlets.
IV 2	All interior wire shelving is factory coated with low VOC / no off gassing coatings
IV 3	All wood or laminate flooring in home is factory finished.
IV 4	Water-based lacquer or paints are used on all site built and installed millwork, including doors, casing and baseboards. (less than 200 grams/litre of VOC's)
IV 5	Interior paints used have low VOC content (less than 200 grams/litre of VOCs).
IV 6	All ceramic tiles are installed with low VOC adhesives and plasticizer-free grout (low VOC standard is less than 150 grams per litre).
IV 7	Carpet and Rug Institute (CRI) IAQ label on all carpet used in home.
IV 8	Carpet and Rug Institute (CRI) IAQ label on all underlay used in home.
V. VENTILATION	
V 1	Install all ventilation fans (bath or in-line type) to meet or exceed the Energy Star/EnerGuide requirements
V 2	All bath fans used throughout home have a noise level of 1 sone or less
VI. WASTE MANAGEMENT	
VI 1	Suppliers and trades recycle their own waste, including leftover material and packaging.
VI 2	Minimum 15% by weight of waste materials collected from construction site is diverted from waste stream.
VI 3	Trees and natural features on site protected during construction.
VI 4	Install recycling center with two or more bins.
VII. WATER CONSERVATION	
VII 1	Install a dual flush or pressure assisted toilet in one or more bathrooms
VII 2	Insulate the hot water lines with flexible pipe insulation, first three feet from hot water tank.
VII 3	Install permeable paving materials for all driveways and walkways.
VII 4	Builder supplies a minimum of 8" of topsoil or composted yard waste, as finish grading throughout site.



City of Richmond

Development Permit

No. DP 10-521415

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 6551 Williams Road
(FORMERLY 6511/6531 AND 6551/6553 WILLIAMS ROAD)

Address: C/O MATTHEW CHENG
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 permit seven (7) small car 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 #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 \$151,853.25 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 10-521415

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 6551 WILLIAMS ROAD
(FORMERLY 6511/6531 AND 6551/6553 WILLIAMS ROAD)

Address: C/O MATTHEW CHENG
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.
DAY OF , .

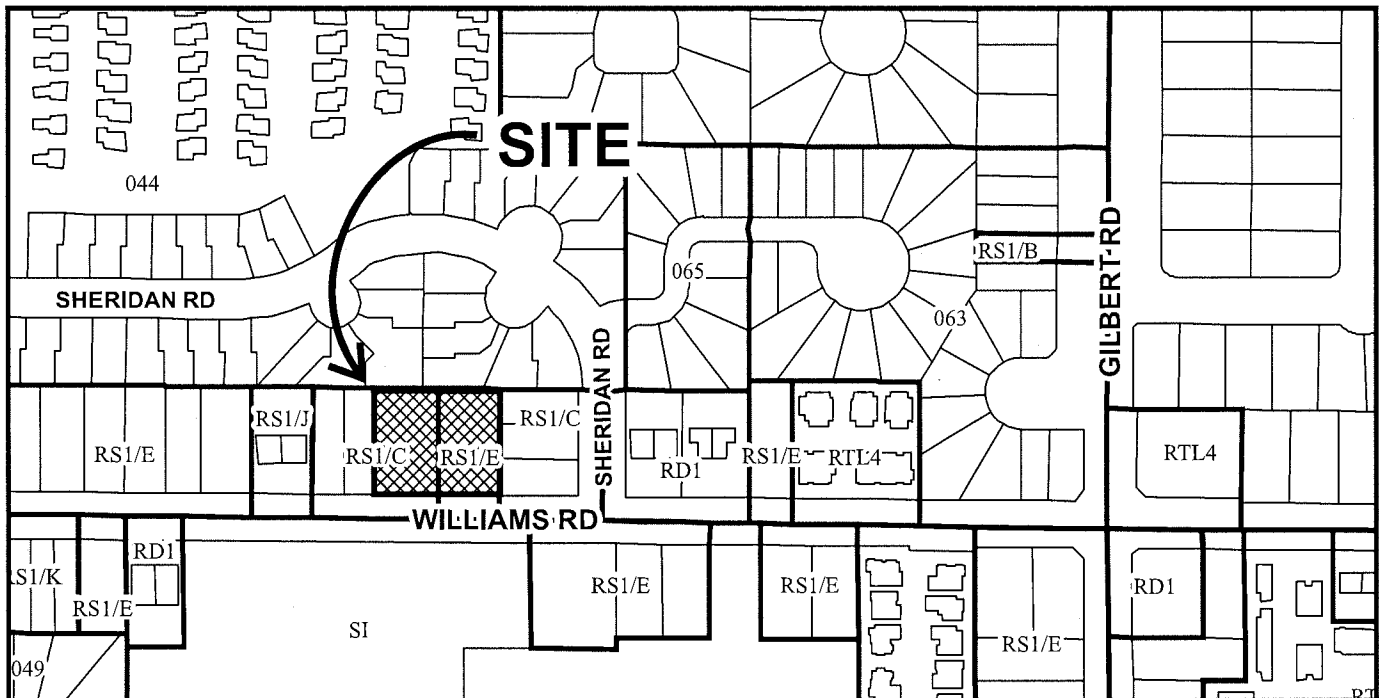
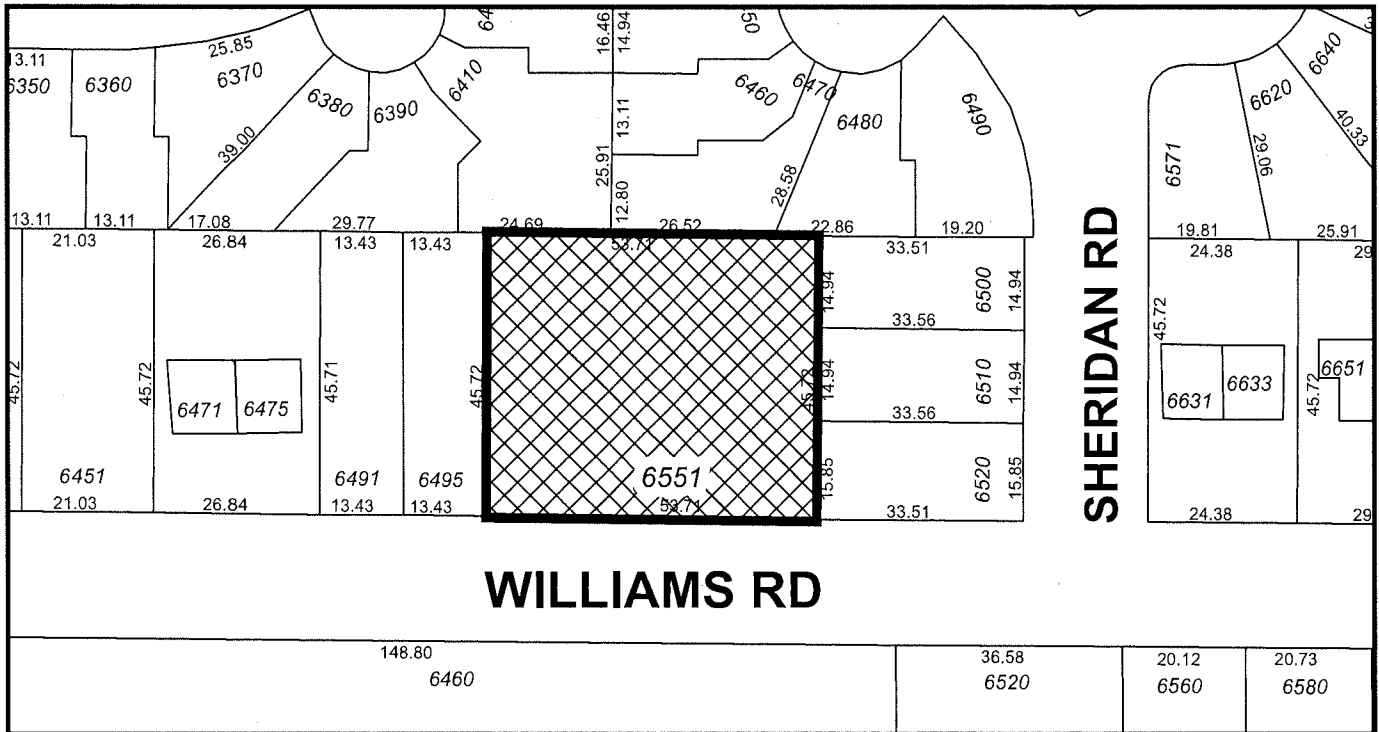
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

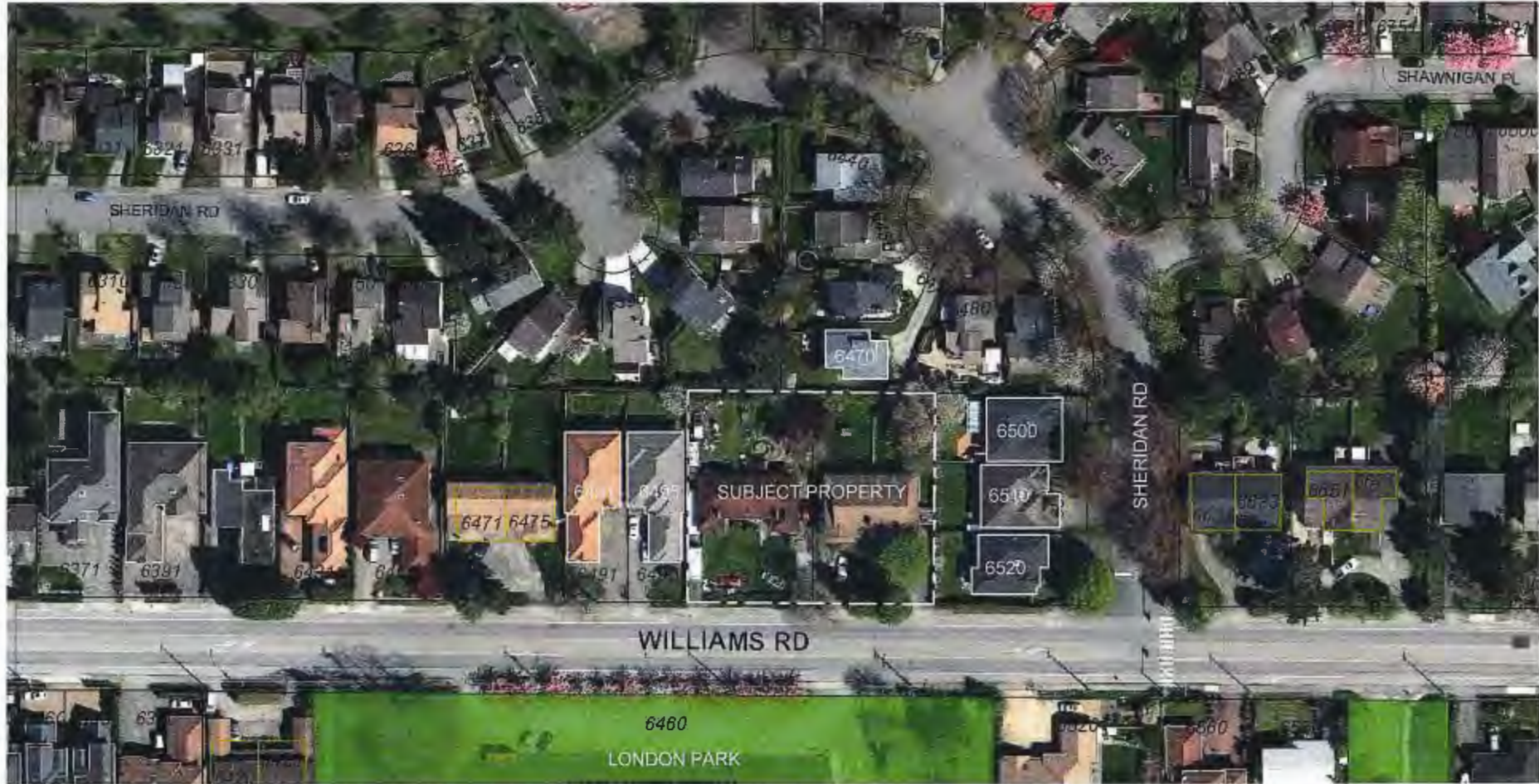


DP 10-521415
SCHEDULE "A"

Original Date: 07/27/16

Revision Date: 00/00/00

Note: Dimensions are in METRES



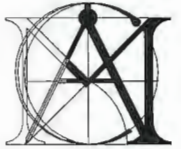
CONTEXT PLAN



STREET VIEW - LOOKING NORTH

LEGAL DESCRIPTION

LOT 24 EXCEPT: FIRSTLY: PARCEL "B"
(EXPLANATORY PLAN 14390) AND
SECONDLY: PART CONTAINED WITHIN LOT
161 PLAN 47432; BLOCK 'C' SECTION 30
BLOCK 4 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT PLAN 2777



MATTHEW CHENG
ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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CONSENT.

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6551 Williams Rd
6511 Williams Rd
Richmond, BC

CONTEXT &
GENERAL NOTES

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
A001	
Scale	1/8" = 1'-0"

DP 10-521415



GENERAL NOTES

Net: 1430.60m²

- * AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
- * A CONVERTIBLE UNIT IS PROPOSED FOR THIS PROJECT (UNIT 7).
- * 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.

- * WINDOWS TO BE DOUBLE-GLAZED 3mm PANES W/ 13mm SPACING, FOR NOISE ISOLATION
- * SLIDING DOORS TO BE DOUBLE-GLAZED 5mm PANE OUTSIDE, W/ 13mm SPACING AND 3mm PANE INSIDE, FOR NOISE ISOLATION
- * ROOF ASSEMBLY TO PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES BY USING THE INSTALLATION OF ASPHALT SHINGLES, ONE LAYER OF 15LB ROOFING FELT, 1/2" EXTERIOR GRD PLY WOOD SHEATHING, PRE-ENG WD TRS, R40 BATT, 5/8" TYPE-X GYP
- * EXT WALL ASSEMBLY TO PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES BY USING THE INSTALLATION OF HARDI PANEL 1/2 PLY WD, 2X6 WD STD @ 16" O/C, R20 BATT, 1/2" TYPE-X GYP

- * MECHANICAL COOLING IS NOT REQUIRED.
- * EACH SUITE TO HAVE AN ACOUSTICALLY LINED FRESH AIR DUCT OPENING INTO THE LIVING ROOM.
- * TOTAL EXHAUST CAPACITY OF THE BATHROOM AND KITCHEN EXHAUST FANS PROVIDE ONE AIR CHANGE PER HOUR REQUIREMENT

- * ATTACHED GARAGES ARE FULLY INSULATED
- * ALL EXTERIOR DOORS MANUFACTURED FROM STEEL (INSULATED)
- * ALL WINDOWS IN HOME ARE ENERGY STAR LABELED OR EQUIVALENT FOR THE CLIMATIC ZONE OF HOME

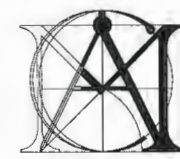
A detailed architectural rendering of a two-story residential building. The structure features a complex roofline with multiple gables and dormer windows. The facade is composed of various materials, including brick and siding. The building has several entrances, each with a small portico supported by columns. The overall style is traditional and well-maintained.

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DATA SHEETA002

DP 10-521415
PLAN # 1A

AUG 02 2016



**MATTHEW CHENG
ARCHITECT INC**

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No.	Date	Revision
1	2015-06-22	ADP
2	2014-11-09	Revision 2
3	2015-01-22	Revision 3
4	2016-05-07	Revision 4

6551 Williams Rd

6511 Williams Rd
Richmond, BC

SITE - L1

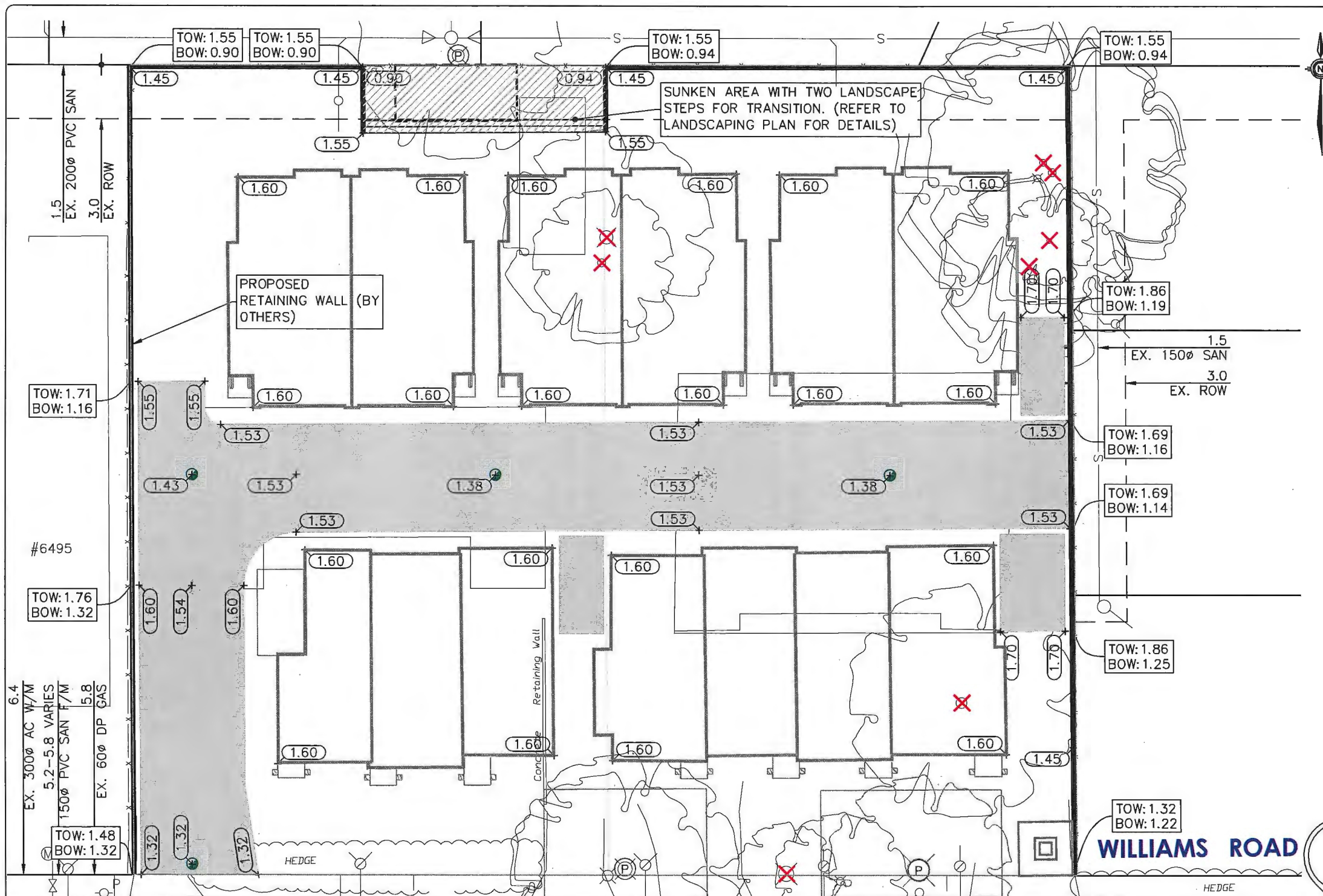
Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
A100	
Scale	1/8" = 1'-0"

DP 10-521415

PLAN #1B

AUG 02 2016

7/25/2016 11:53:11 AM



AREA(m ²)	2441
CUT (m ³)	15.7
FILL (m ³)	904.0
NET (m ³)	888.3 (FILL)

LEGEND	
X	TREE TO BE REMOVED
P	TREE TO BE PRESERVED
---	TREE PROTECTION FENCE

PLAN #1C AUG 02 2016
 DP 10-521415

WILLIAMS ROAD

City of Richmond
 6911 No. 3 Road RICHMOND B.C. V6Y 2C1

CoreConcept CONSULTING LTD.
 #220-2639 Viking Way, Richmond, BC, V6V 3B7
 www.coreconceptconsulting.com

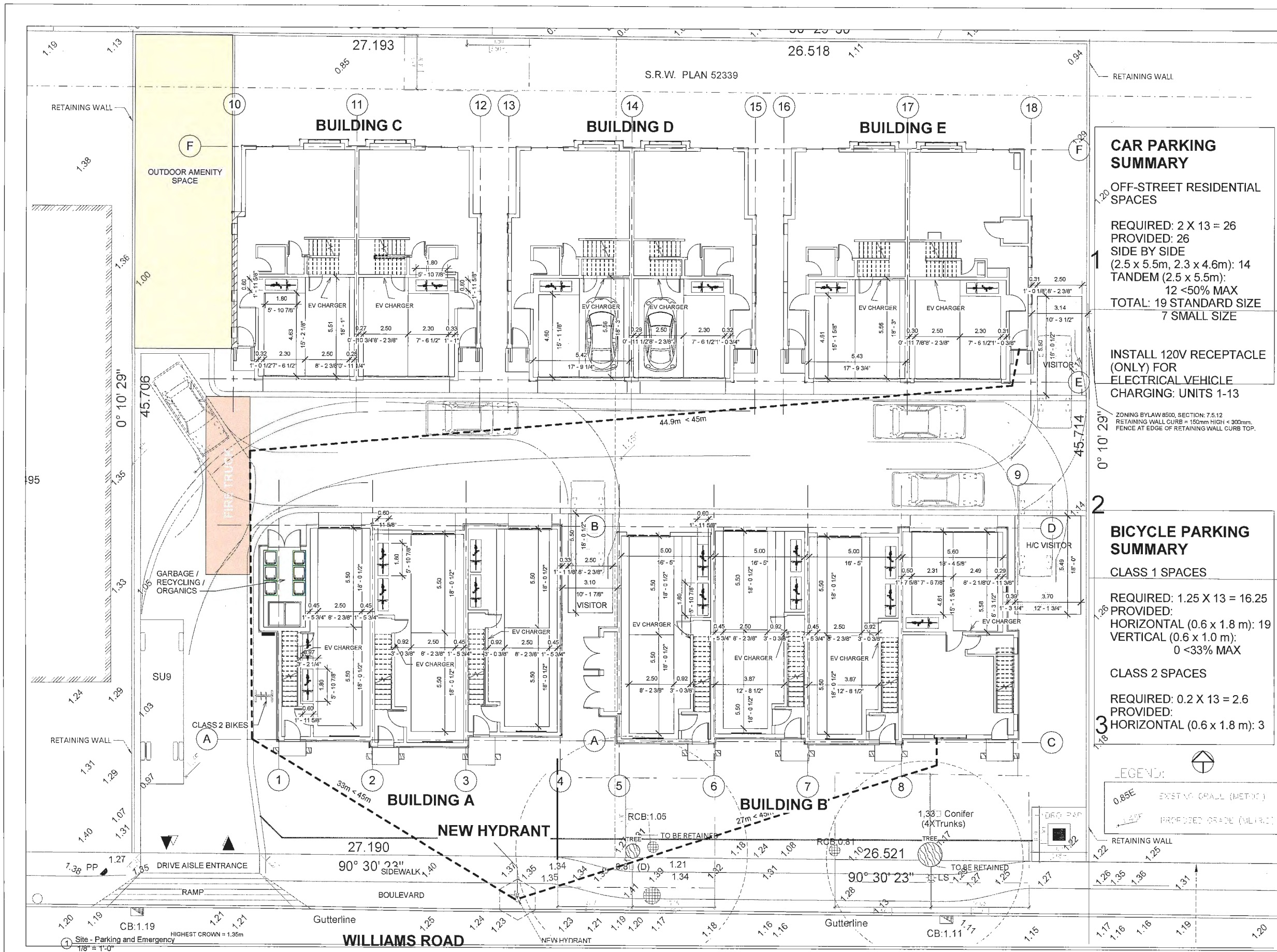
KHALID HASAN

Core Concept Consulting Project No. 14042
 DWG. 1 OF 1

REV'N	DATE	BY	CH.	DESCRIPTION
1.	25 JUL 2016	BTR	JBP	ISSUED FOR REVIEW
0.	05 MAY 2016	BTR	JBP	ISSUED FOR REVIEW
REVISIONS				

25 JUL 2016

TITLE:	LOT GRADING		
	6551 WILLIAMS ROAD		
	CITY FILE: ----		
DESIGN: BTR			
DRAWN: HH	DWG. No.:		
CHECKED: JBP	SCALE: 1 : 250	DATE: MAY 2016	
ENGINEER: RF	SEC. No.: 30-4-6	SHT No.: 1 OF 1	



CAR PARKING SUMMARY

OFF-STREET RESIDENTIAL SPACES

REQUIRED: 2 X 13 = 26
PROVIDED: 26
SIDE BY SIDE
(2.5 x 5.5m, 2.3 x 4.6m): 14
TANDEM (2.5 x 5.5m):
12 <50% MAX
TOTAL: 19 STANDARD SIZE
7 SMALL SIZE

INSTALL 120V RECEPTACLE (ONLY) FOR ELECTRICAL VEHICLE CHARGING: UNITS 1-13

ZONING BYLAW 8500, SECTION 7.5.12
RETAINING WALL CURB = 150mm HIGH < 300mm
FENCE AT EDGE OF RETAINING WALL CURB TOP.

BICYCLE PARKING SUMMARY

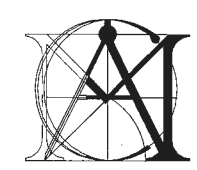
CLASS 1 SPACES

REQUIRED: 1.25 X 13 = 16.25
PROVIDED:
HORIZONTAL (0.6 x 1.8 m): 19
VERTICAL (0.6 x 1.0 m):
0 <33% MAX

CLASS 2 SPACES

REQUIRED: 0.2 X 13 = 2.6
PROVIDED:
HORIZONTAL (0.6 x 1.8 m): 3

LEGEND:
0.85E EXISTING GRADE (METRIC)
PROPOSED GRADE (METRIC)



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No.	Date	Revision
1	2015-08-22	ADP
2	2014-11-09	Revision 2
3	2016-01-22	Revision 3
4	2016-08-07	Revision 4

6551 Williams Rd
6511 Williams Rd
Richmond, BC

PARKING & EMERGENCY - PLAN #2

Project number
Date
Drawn by
Checked by

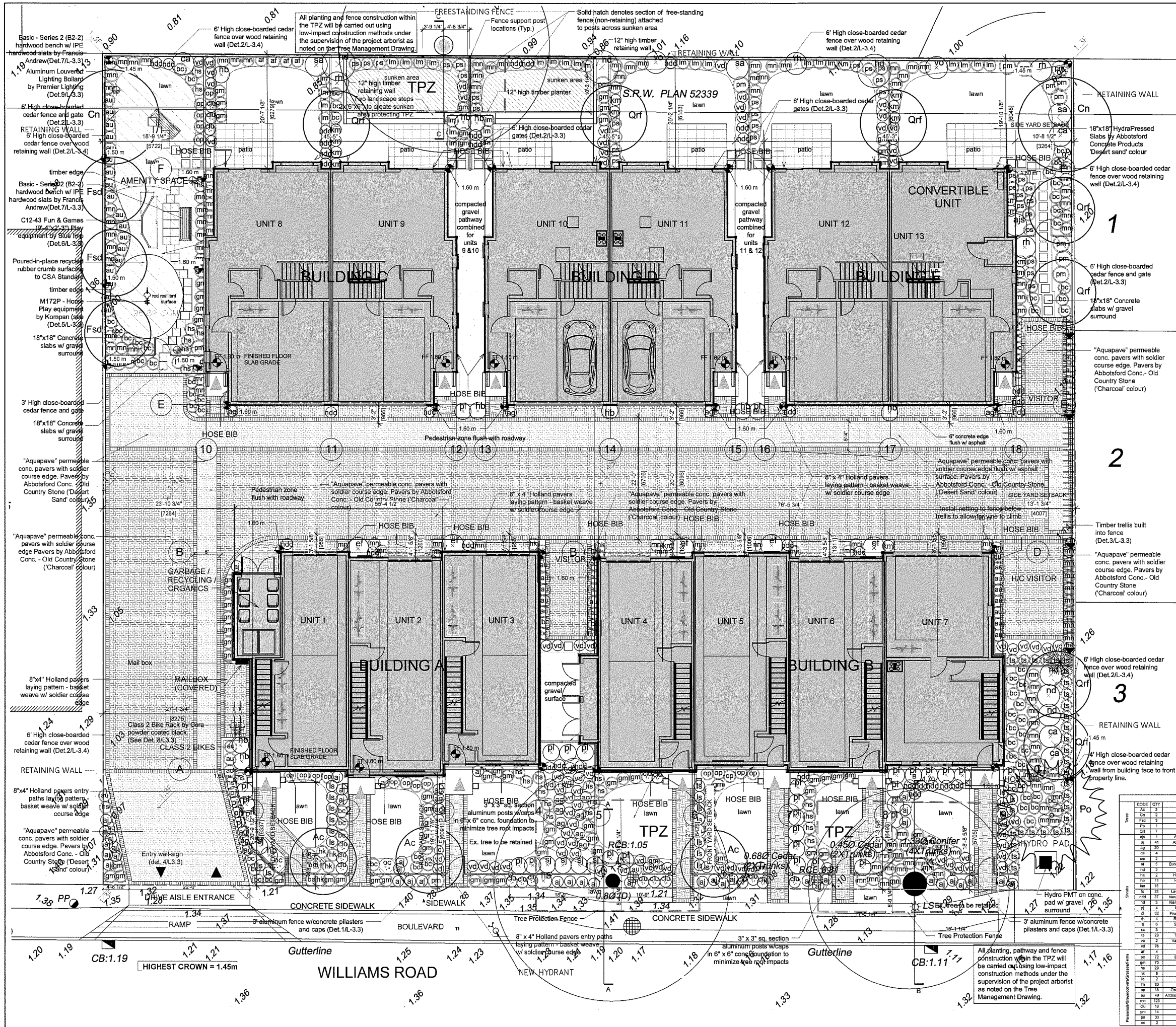
Townhouse
2015-11-09
NC
MC

Scale 1/8" = 1'-0"

A103

AUG 02 2016

DP 10-521415 PLAN#2



REVISIONS

No	DATE	DESCRIPTION
1	14/02/08	Layout revisions per city comments
2	26/05/08	Layout revisions per city comments
3	19/09/08	Layout revisions per city comments
4	26/05/09	Revs. per arch. changes & city comment
5	07/07/09	Revs. per arch. changes & city comment
6	07/03/14	Revs. per arch. changes & city comment
7	23/06/14	Revs. per arch. changes & city comment
8	07/01/15	Revs. per arch. changes
9	14/01/15	Minor layout revisions
10	16/01/15	Minor layout revisions
11	13/03/15	Minor layout revisions
12	26/06/15	Layout revisions per City comment
13	01/12/15	Layout revisions per City comment
14	22/01/16	Layout revisions per City comment
15	14/02/16	Layout revisions per City comment
16	16/03/16	Layout revisions per City/Arch. comment
17	05/04/16	Driveway entry revised w/planing
18	12/04/16	Driveway & Unit 1 entry revised w/planing
19	09/05/16	Planting revisions per City comment
20	21/09/16	Revisions per City comment
21	30/05/16	Revisions per City comment

NOTES:

- All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA and the contract specification.
- Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths:
Grass Areas - 150 mm (6")
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
- Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
- Tree protection fence shall be installed prior to construction and maintained until project completion. No work shall be carried out within the protected root zone except under the direct supervision and control of the project arborist.

PD Group
Landscape Architecture Ltd
209 - 980 West 1st Street
North Vancouver BC, Canada, V7P 3N4
or 604 954 9903

CLIENT:
Urban Era Builders & Developers Ltd.

PROJECT:
6551 Williams Rd.

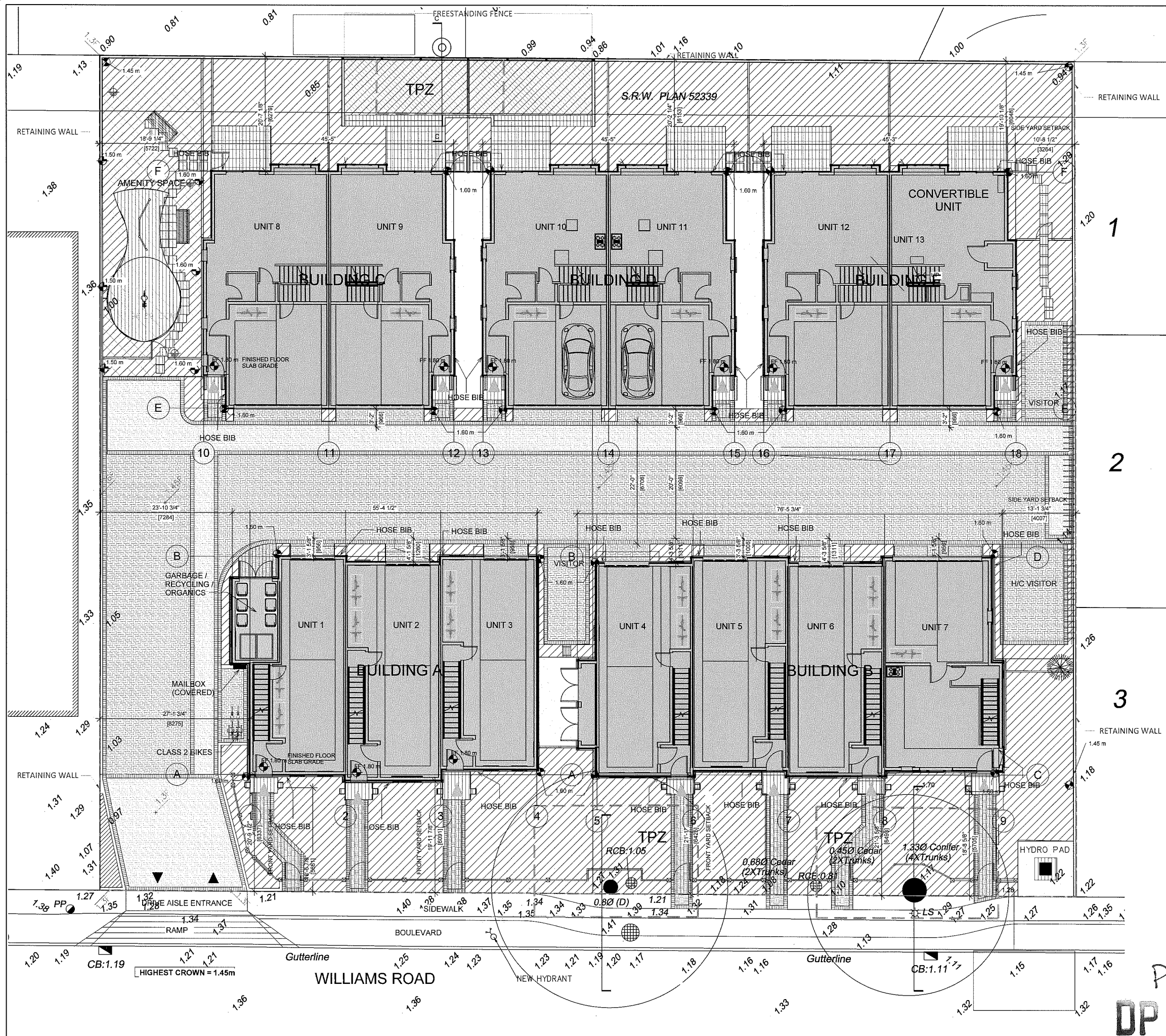
DWG. TITLE:
Landscape Plan

DESIGNED: DR
DRAWN: SK
CHECKED: DR

SCALE: 1/8" = 1'-0"
DATE: 25 May 2016

PROJECT No: 0510 **DWG No:** 3.1 of 5 **REV:** 21

DP 10-521415 PLAN #3 AUG 02 2016



IMPERVIOUS AREA CALCULATION

Total pervious area	- 13,529.71 sq ft (1,256.91 sq.m)
Non-building impervious area	- 1201.89 sq ft (111.64 sq.m)
Lot area	- 26,426.2 sq ft (2,455.1 sq.m)
Total pervious area	- 51.20 %
Total impervious area (excluding buildings)	- 4.55 %

LEGEND

[Pattern]	"Aquapave" permeable conc. pavers (5,886.81 sq. ft.)
[Pattern]	Permeable soft landscape excluding gravel surfaced areas (7,008.16 sq. ft.) = 26.52% of Lot Area
[Pattern]	Non-building impermeable areas of paving (1,201.89 sq. ft.)
[Pattern]	Non-building permeable areas of gravel (634.74 sq. ft.)

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REVISIONS		
No	DATE	DESCRIPTION
1	07/01/15	Revs. per arch. changes
2	14/01/15	Minor layout revisions
3	16/01/15	Minor layout revisions
4	31/03/15	Minor layout revisions
5	26/06/15	Layout revisions per City comment
6	01/12/15	Revisions per City comment
7	21/05/16	Revisions per City comment
8	30/05/16	Revisions per City comment

ISSUE		
No	DATE	DESCRIPTION
1	23/05/14	Issued for DP
2	14/01/15	Re-issued for DP
3	16/01/15	Re-issued for DP
4	31/03/15	Re-issued for DP
5	26/06/15	Re-issued for DP
6	01/12/15	Re-issued for DP
7	01/02/16	Re-issued for DP
8	05/05/16	Re-issued for DP
9	21/05/16	Re-issued for DP
10	30/05/16	Re-issued for DP

NORTH

SEAL

PD Group
Landscape Architecture Ltd.
209 - 980 West 1st Street
North Vancouver B.C. Canada, V7P 3M4
p: 604 904 9903

CLIENT:
Urban Era Builders & Developers Ltd.
RICHMOND, B.C.

PROJECT:
6551 Williams Rd.
RICHMOND, B.C.

DWG. TITLE:
Impervious Area Calculation

DESIGNED: DR
DRAWN: SK
CHECKED: DR

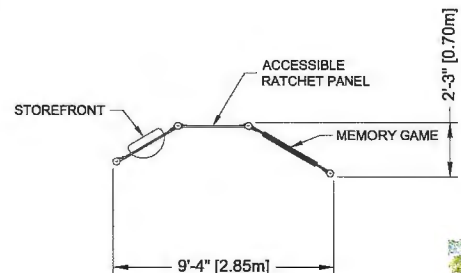
SCALE: 1/8" = 1'-0"
DATE: 25 May 2015

PROJECT No. 0510 DWG No. 3.2 of 5 REV 8

AUG 0 2 2016

PLAN #3A

DP 10-521415



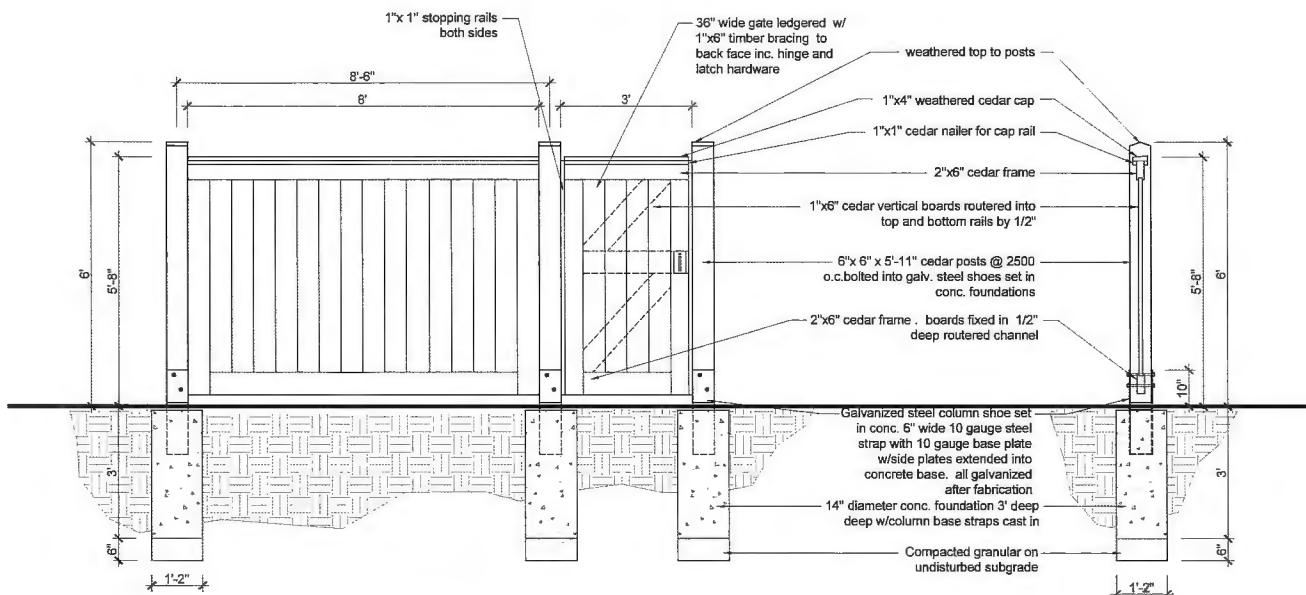
2 1 0 2 4 FEET

CONFORMS TO THE CANADIAN STANDARD FOR PLAY EQUIPMENT
DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF S.J. SCOTT MANUFACTURING. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEERING DEPARTMENT.

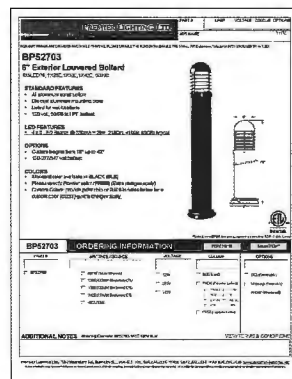
LAYOUT # 1110010
JOB #:
RECOMMENDED AGE: 2-12
AREA REQD (SQ. FT.): NA
PERIMETER REQD (FT.): NA
DRAWN BY: ESI
DATE: 9-DEC-10

BLUE IMP
781-14TH STREET S.W.
VANCOUVER, B.C. V6A 1T4
TEL: 604-261-8142 FAX: 604-261-8141
E-MAIL: sales@blueimp.com WEBSITE: www.blueimp.com

6 PLAY EQUIPMENT C12-43 Fun & Games SCALE: NTS



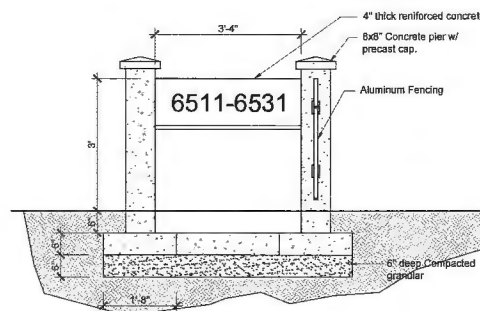
2 CLOSE-BOARDED CEDAR FENCE SCALE: 1/2\"/>



9 Light Bollard SCALE: NTS



5 PLAY EQUIPMENT M172P - Horse SCALE: NTS



4 ENTRY WALL-SIGN SCALE: 1/2\"/>

Frances Andrew Site Furnishings Ltd

General Specifications:

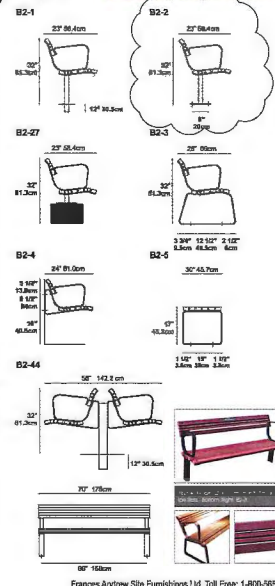
Wood: Ipe hardwood. Wood members 1 1/4\" (3.17cm) x 2 1/4\" (6.03cm) and 1 1/2\" (3.81cm) x 1 1/2\" (3.81cm) with 1/2\" (12.7mm) radius on edges and ends. Each individual wood element is assembled into seat and back components by solid stainless steel dowels containing aircraft cables. This permits the curved form of this bench, while at the same time ties each section into a strong self-supporting, anti-warping element. The cables dry drastic ventilation and allows type is smooth-sanded and sealed.
Metal: Mild steel, where-abstracted to base metal, then precisely fabricated to final shape. The metal is coated with Polyester, electrostatically applied, and baked at a high temperature to produce a \"trans-resistant\" finish.
Hardware: An exclusive nut design and bolt-through construction create a single, solid unit. A special wrench for round-resistant hardware is provided with each bench. All hardware is professionally finished with our patented Polyester Powder coating.

Options:

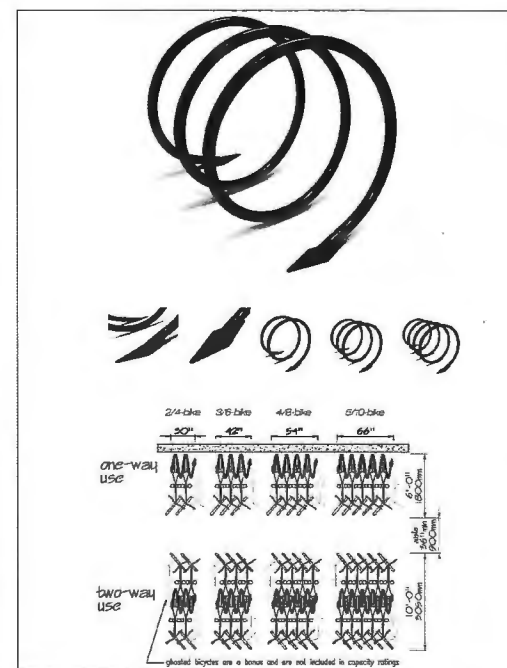
Wood: Non-standard wood (such as Oak, or Maple) may be substituted for Ipe for an additional cost.
Metal: Colors: Make your choice from one of eighteen standard paint colors. Or, for an additional charge, choose from one of over 100+ custom paint colors. Standard color chips and custom color charts are available upon request.

Accessories:

To give your project that professional finish, may we suggest the addition of our Series 9 napkins. For a complete listing of our napkins, and other furnishings, please refer to the respective areas in our catalog.



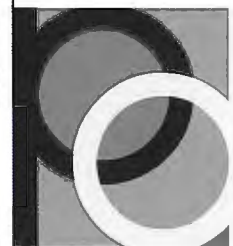
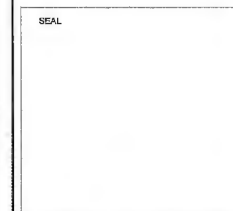
7 B2-1 BASIC SERIES 2 BENCH SCALE: NTS



8 CORA EXPO W2704 BIKE RACK SCALE: NTS

REVISIONS		
No	DATE	DESCRIPTION
1	27/07/10	Entry Wall Detail added
2	07/03/14	Revs. per arch. changes & city comment
3	23/05/14	Minor detail revisions
4	28/05/15	Minor detail revisions
5	30/05/16	Revs. per City requirement

ISSUE		
No	DATE	DESCRIPTION
1	5 Mar. 10	Issued for Reasoning Submission
2	27 Jul. 10	Re-issued for Reasoning Submission
3	6 Jan. 11	Re-issued for Reasoning Submission
4	07/03/14	Re-issued for DP
5	23/05/14	Re-issued for DP
6	14/01/15	Re-issued for DP
7	16/01/15	Re-issued for DP
8	31/03/15	Re-issued for DP
9	26/05/15	Re-issued for DP
10	01/12/15	Re-issued for DP
11	01/02/16	Re-issued for DP
12	05/05/16	Re-issued for DP
13	21/09/16	Re-issued for DP
14	30/05/16	Re-issued for DP



PD Group
Landscape Architecture Ltd

209 - 500 West 1st Street
North Vancouver BC, Canada, V7P 3M4
Tel: 604 904 9903

CLIENT:
Urban Era Builders & Developers Ltd.

RICHMOND, BC

PROJECT:
6551 Williams Rd.

RICHMOND, B.C.

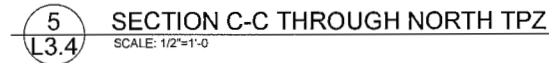
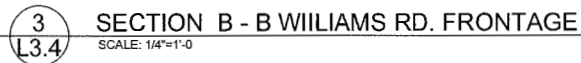
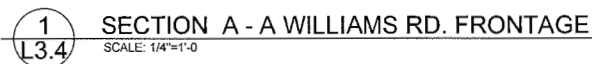
DWG. TITLE:
Landscape Details

DESIGNED: DR
DRAWN: SK
CHECKED: DR


SCALE: 1/8\"/>

PROJECT No. 0510 DWG No. 3.3 of 5 REV 5

DP 10-521415 PLAN #38 AUG 02 2016



ISSUE		
No	DATE	DESCRIPTION
1	23/05/14	Issued for DP
2	14/01/15	Re-issued for DP
3	15/01/15	Re-issued for DP
4	31/03/15	Re-issued for DP
5	25/05/15	Re-issued for DP
6	01/12/15	Re-issued for DP
7	01/03/16	Re-issued for DP
8	05/05/16	Re-issued for DP
9	21/05/16	Re-issued for DP
10	30/05/16	Re-issued for DP



209 - 980 West 1st Street
North Vancouver BC, Canada, V7P 3N4
p: 604 904 9803

PROJECT:
6551 Williams Rd.

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE	1/8" = 1'-0"
DATE	25 May 2005

PROJECT No.	DWG No.	REV
0510	3.4 of 5	7

OP 10-521415 PLAN #3C AUG 02 2016

6551 Williams Road Plant List							
	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	NATIVE
Trees	Ac	3	Acer ginnala	Amur maple	8cm cal.WB	as shown	nonnative
	Cn	2	Cornus nuttallii	Pacific dogwood	8cm cal.WB	as shown	native
	Fsd	3	Fagus sylvatica 'Dawyck'	Dawyck's purple beech	8cm cal.WB	as shown	nonnative
	Po	1	Picea omorika	Serbian Spruce	Ht 3m WB	as shown	nonnative
	Qrf	7	Quercus robur 'Fastigiata'	Columnar English Oak	8cm cal.WB	as shown	nonnative
Shrubs	ajs	1	Aucuba japonica 'Serratifolia'	Japanese aucuba	#3 pot	as shown	nonnative
	aj	41	Azalea japonica 'Blue Danube'	Japanese azalea	#2 pot	as shown	nonnative
	ag	20	Azalea japonica 'Glacier'	Japanese azalea	#2 pot	as shown	nonnative
	ca	4	Choisya 'Aztec Pearl'	Mexican orange flower	#3 pot	as shown	nonnative
	cm	2	Clematis montana	Mountain clematis	#3 pot	as shown	nonnative
	ef	5	Euonymus fortunei Emerald Gaiety	Wintercreeper Euonymus	#1 pot	as shown	nonnative
	hd	3	Holodiscus discolor	Oceanspray	#3 pot	as shown	native
	ha	2	Hydrangea anomala petiolaris	Climbing hidrangea	#3 pot	as shown	nonnative
	hb	11	Hydrangea serrata 'Bluebird'	Bluebird hydrangea	#3 pot	as shown	nonnative
	km	15	Kalmia microphylla	Mountain laurel	#2 pot	as shown	nonnative
	ls	22	Lavandula angustifolia 'Sawyers'	English Lavender	#2 pot	as shown	nonnative
	ndd	37	Nandina domestica 'Harbour dwarf'	Heavenly bamboo	#2 pot	as shown	nonnative
	nd	3	Nandina domestica 'Plum Passion'	Heavenly bamboo	#3 pot	as shown	nonnative
	pj	4	Pieris japonica 'Little Heath'	Lily of the Valley shrub	#2 pot	as shown	nonnative
	pl	32	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	as shown	nonnative
	rh	4	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot	as shown	native
	sj	6	Skimmia japonica reevesiana	Japanese skimmia	#3 pot	as shown	nonnative
	sa	3	Symphoricarpos albus	Common Snowberry	#2 pot	as shown	native
	ts	29	Thuja occidentalis 'Smaragd'	Emerald cedar	1.2 m B&B	as shown	native
	vo	2	Vaccinium ovatum 'Thunderbird'	Evergreen huckleberry	#2 pot	as shown	native
Perennials/Groundcovers/Grasses/Ferns	vd	76	Viburnum davidii	David's viburnum	#3 pot	as shown	nonnative
	af	4	Aquilegia formosa	Western Columbine	# 1 pot	as shown	perennial
	bc	72	Bergenia cordifolia 'Rotblum'	Bergenia	# 1 pot	as shown	perennial
	gm	73	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown	perennial
	hs	29	Hemerocallis 'Stella d'Oro'	Daylily	# 1 pot	as shown	perennial
	hk	8	Hosta 'Krossa Regal'	Plantain lily	# 1 pot	as shown	perennial
	lc	2	Lilium columbianum	Columbia Tiger Lily	# 1 pot	as shown	perennial
	lm	30	Liriope muscari	Blue lily turf	# 1 pot	as shown	perennial
	op	18	Osteospermum 'Purple Mountain'	African daisy	# 1 pot	as shown	perennial
	au	49	Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	# 2 pot	as shown	ground cover
	mn	123	Mahonia nervosa	Cascade Oregon Grape	# 1 pot	as shown	ground cover
	clu	18	Crocosmia Lucifer	Montbretia 'Lucifer'	# 2 pot	as shown	grass
	pm	14	Polystichum munitum	Western sword fern	# 1 pot	as shown	fern
	ps	33	Polystichum setiferum	Alaskan fern	# 2 pot	as shown	fern
	oc	2	Osmunda cinnamomea	Cinnamon fern	# 2 pot	as shown	fern

1
L3.5
NTS

ENLARGED PLANT LIST REFERENCING DWG. # L3.1

AUG 0 2 2016

PLAN # 3D

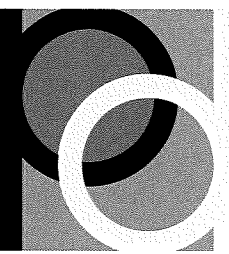
DP 10-521415

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REVISIONS	
No	DATE
1	06/06/15
2	21/08/16
3	30/05/16

ISSUE	
No	DATE
1	26/06/15
2	01/12/15
3	01/02/16
4	06/06/16
5	21/08/16
6	30/06/16

SEAL



PD Group
Landscape Architecture Ltd

209 - 780 West 1st Street
North Vancouver B.C. Canada, V7P 3N4
p: 604 954 7803

CLIENT:
Urban Era Builders & Developers Ltd.

RICHMOND, BC

PROJECT:
6551 Williams Rd.

RICHMOND, B.C.

DWG TITLE:
Enlarged Plant List

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE	1/8" = 1'-0"	
DATE	25 May 2015	
PROJECT No.	DWG No.	REV
0510	3.5 of 5	3

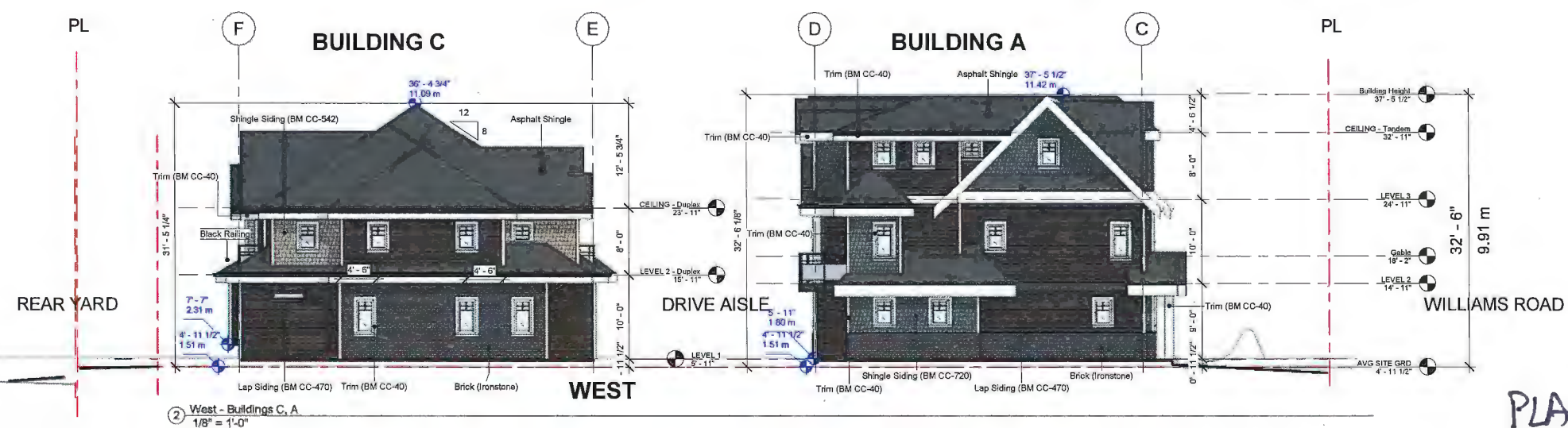


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[illegible]ELEVATIONS -
BUILDING A, B

A401

Scale $1/8" = 1'-0"$



PLAN #4

AUG 02 2016

DP 10-521415

1/25/2016 11:54:34 AM



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E: MATTHEW@MCAI.CA

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[illegible]

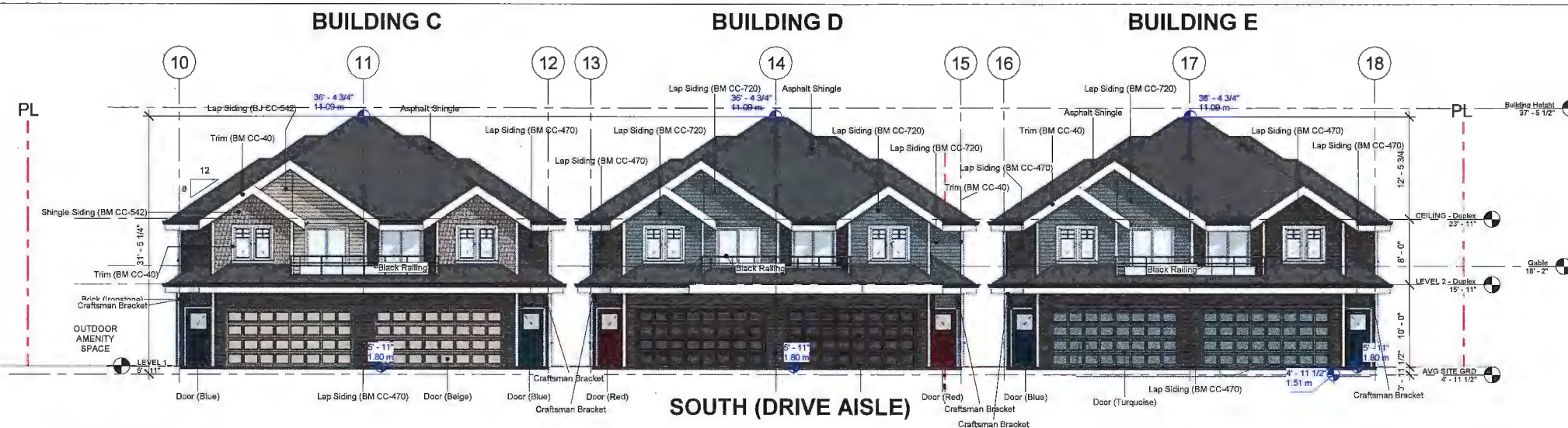
6511 Williams Rd
Richmond, BC

ELEVATIONS -
BUILDING C,D, E

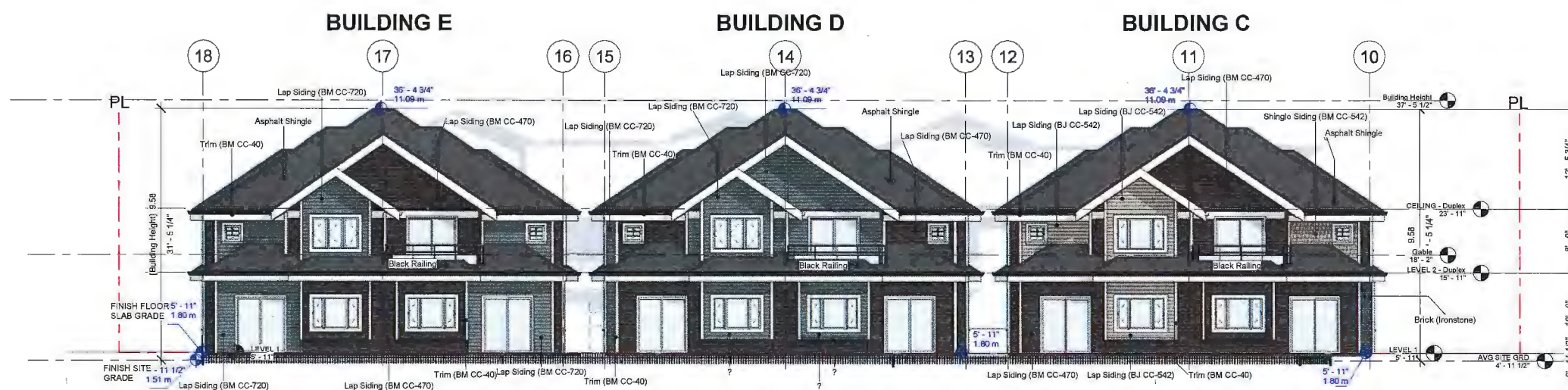
Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC

A402

Scale $1/8" = 1'-0"$

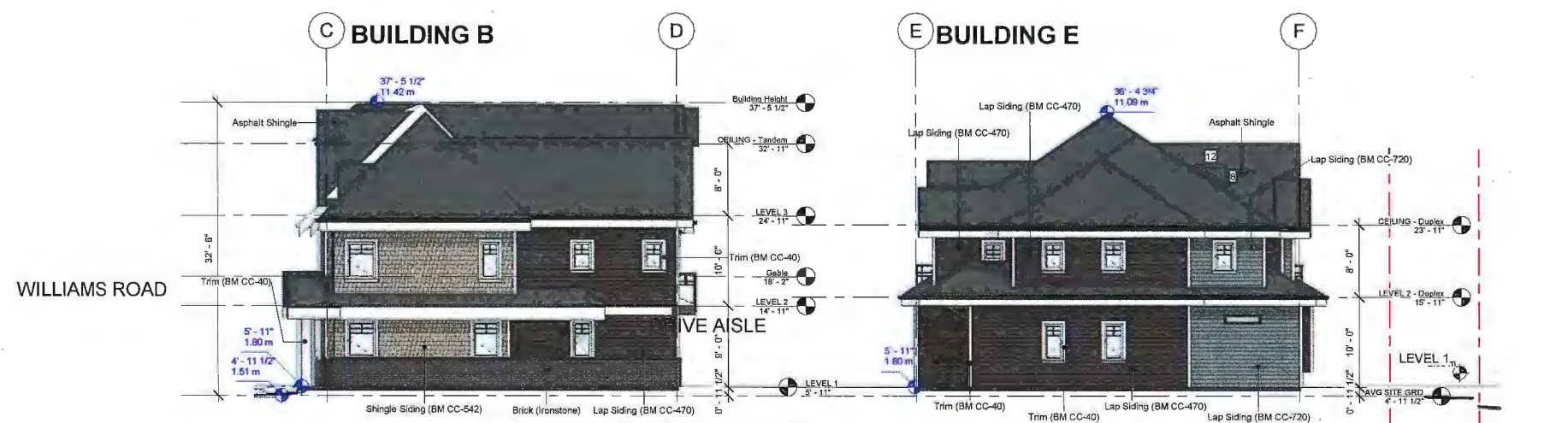


③ South - Buildings C, D, E
1/8" = 1'-0"



② North - Buildings E, D, C
1/8" = 1'-0"

—NORTH (REAR YARD)



① East - Buildings B, E
1/8" = 1'-0"

EAST (SIDE YARD)

PLAN # 4A

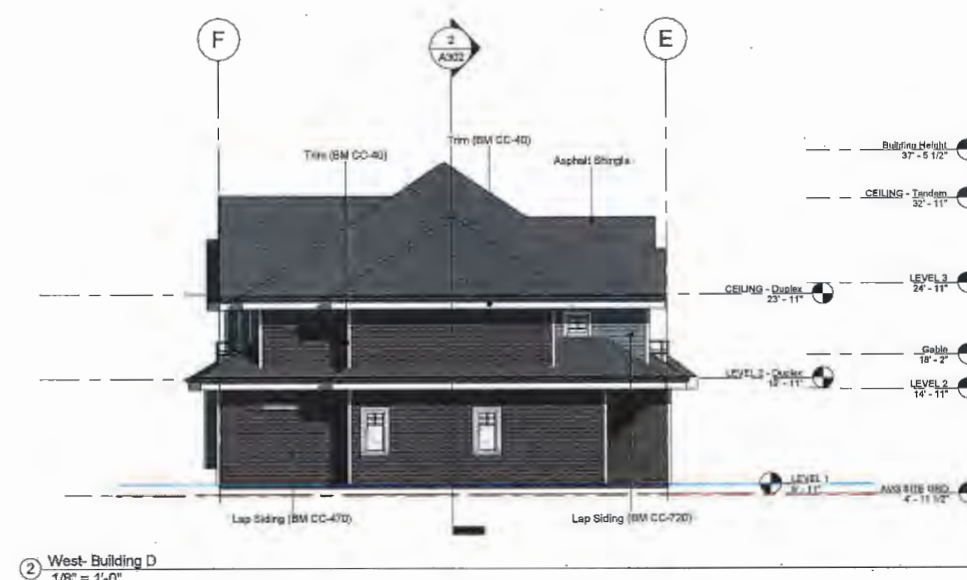
AUG 02 2016

DP 10-521415

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[illegible]

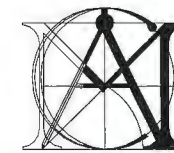
SIDE ELEVATION
BUILDINGS C, D, E

Project number	Townhouse
Date	2015-11-09
Drawn by	Author
Checked by	Checker
A403	
Scale	1/8" = 1'-0"

AUG 02 2016

DP 10-521415

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**MATTHEW CHENG
ARCHITECT INC**

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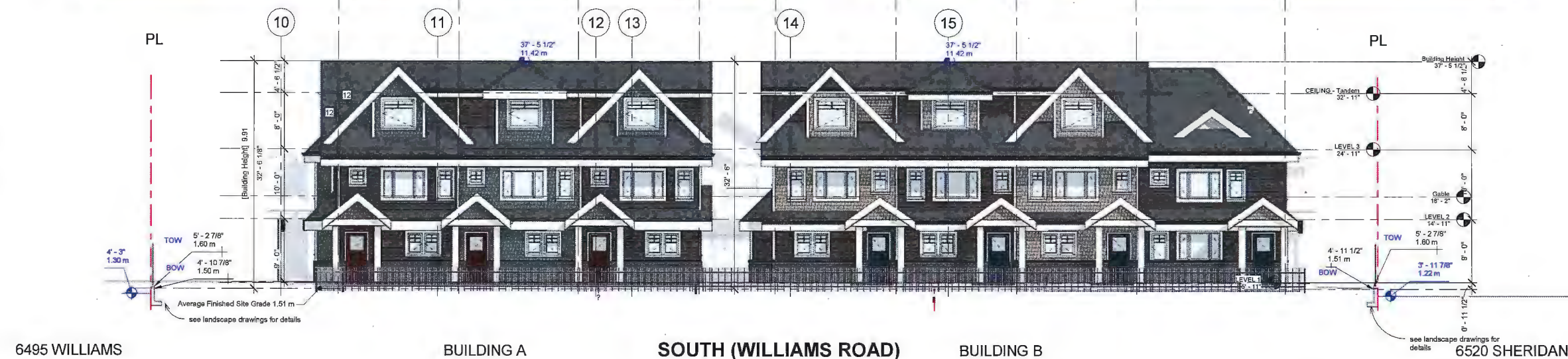
No.	Date	Revision
1	2015-06-22	ADP
2	2014-11-09	Revision 2
3	2016-01-22	Revision 3
4	2016-08-07	Revision 4

6551 Williams Rd

6511 Williams Rd
Richmond, BC

STREETSCAPE

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
	A404
Scale	1/8" = 1'-0"



6495 WILLIAMS

BUILDING A

SOUTH (WILLIAMS ROAD)

BUILDING B

6520 SHERIDAN

① Streetscape
1/8" = 1'-0"



6470 SHERIDAN

BUILDING C

WEST PROPERTY LINE

BUILDING A

WILLIAMS ROAD

② Sidescape
1/8" = 1'-0"

PLAN #4C

AUG 02 2016

DP 10-521415

7/25/2016 11:55:19 AM



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[illegible]

6551 Williams Rd

6511 Williams Rd
Richmond, BC

PERSPECTIVE NE

Project number	Townhouse
Date	2015-11-09
Drawn by	NO
Checked by	MC

A501

Scale

PLAN # 4D

AUG 02 2016

DP 10-521415

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UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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6551 Williams Rd

6511 Williams Rd
Richmond, BC

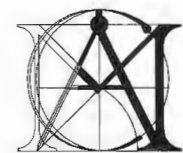
PERSPECTIVES NW

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
A502	
Scale	

PUAN #4E

AUG 02 2016 DP 10-521415

25/2016 11:55:45 AM



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REAR YARDS

WILLIAMS ROAD

6551 Williams Rd

6511 Williams Rd
Richmond, BC

PERSPECTIVES SW

Project number: Townhouse
Date: 2015-11-09
Drawn by: Author
Checked by: Checker

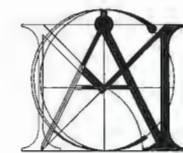
A503

Scale

PLAN #4F

AUG 02 2016

DP 10-521415



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UNIT 202 - 670 EVANS AVENUE
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REAR YARDS

WILLIAMS ROAD

6551 Williams Rd

6511 Williams Rd
Richmond, BC

PERSPECTIVES SE

Project number Townhouse
Date 2015-11-09
Drawn by Author
Checked by Checker

A504

Scale

PLAN #46

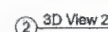
AUG 02 2016 DP 10-521415

7/25/2016 11:56:11 AM



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6551 Williams Rd

6511 Williams Rd
Richmond, BC

VIEWS

Project number	Townhouse
Date	2015-11-09
Drawn by	Author
Checked by	Checker
A505	
Scale	

AUG 02 2016 PLAN #4H

DP 10-521415

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[illegible]

6551 Williams Rd

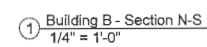
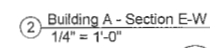
6511 Williams Rd
Richmond, BC

SECTIONS BUILDING
A & B

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC

A301

Scale	1/4" = 1'-0"
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PLAN# 4I

AUG 02 2016

OF 10-521415

MAR 06:45:11 0102/0274



UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
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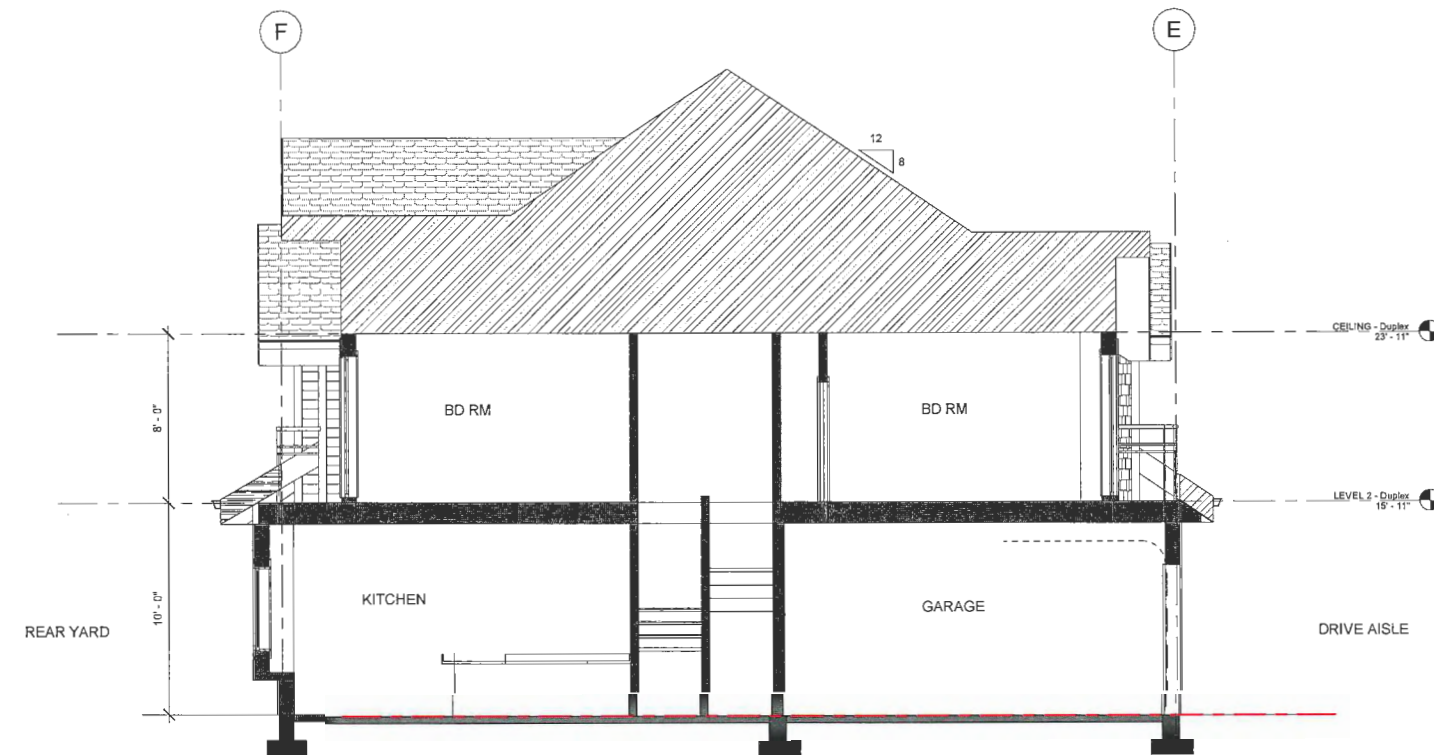
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6551 Williams Rd

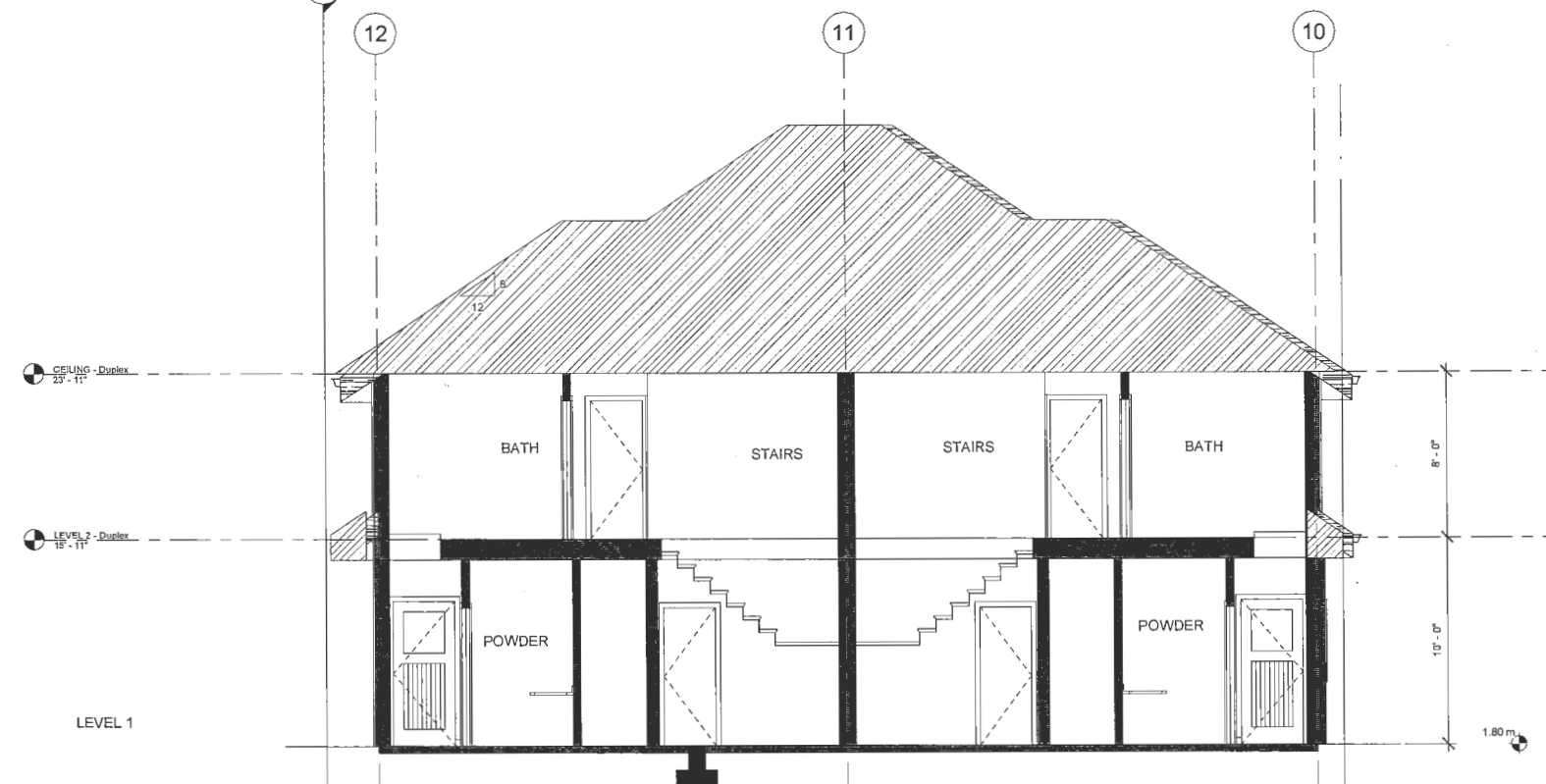
6511 Williams Rd
Richmond, BC

SECTIONS BUILDING C

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
A302	
Scale	1/4" = 1'-0"



1 Building C - Section N-S
3 1/4" = 1'-0"



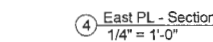
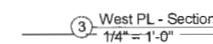
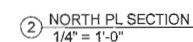
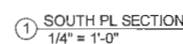
② Building C - Section E-W.
1/4" = 1'-0"

PLAN # 45

~~AUG 02 2016~~

DP 10-521415

WAV 60143.11 01/02/2021



AUG 02 2016 DP 10-521415

