



To: Development Permit Panel

Date: April 4, 2013

From: Wayne Craig
Director of Development

File: DP 12-603913

Re: Application by 0908206 BC Ltd. for a Development Permit at 9500, 9520 and
9540 Granville Avenue

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 16 unit townhouse at 9500, 9520 and 9540 Granville Avenue on a site zoned "Medium Density Townhouses (RMT2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.


Wayne Craig
Director of Development

DJ/kt
Alt.

Attachment 1	Development Application Data Sheet
Attachment 2	Advisory Design Panel Comments
Attachment 3	Public Hearing Submission Letter

Staff Report

Origin

0908206 BC Ltd. has applied to the City of Richmond for permission to develop a 16 unit townhouse development at 9500, 9520 and 9540 Granville Avenue on a site zoned "Medium Density Townhouses (RMT2)". The site once contained a single family home on each lot, but all three (3) lots are now vacant.

The subject site is currently zoned "Single Detached (RS1/F)", but the City is processing an application to rezone the site to "Medium Density Townhouses (RMT2)" under Bylaw 8868 (RZ 11-581552). The rezoning application has passed the Public Hearing stage and is currently sitting at Third Reading.

As a condition of rezoning, a separate Servicing Agreement application (SA 12-603914) has been made for road upgrades and frontage improvements to both Granville Avenue and Ash Street that includes service connections for water, storm upgrades and sanitary sewer to the subject site.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Across Granville Avenue, at 9451 Granville Avenue, a 32 unit – 3-storey Townhouse complex on a site zoned "Medium Density Townhouses (RTM1)".

To the East: A Single Detached bungalow at 9560 Granville Avenue on a site zoned "Single Detached (RS1/F)".

To the South: An 18 unit, 2-storey townhouse complex at 7060 Ash Street on a site zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".

To the West: Across Ash Street, a 40 unit, 3-storey townhouse complex at 7051 Ash Street on a site zoned "Town Housing (ZT50) – South McLennan (City Centre)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Staff responses are outlined in *bold italics*:

1. Design of the outdoor amenity area, including the play area.
The outdoor amenity area is located along the Granville Avenue side of the complex, about two-thirds the way down the internal drive-aisle. The design provides active and passive recreation areas that include space for a child's play area, seating and lawn space.
2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three (3) on-site trees that are to be retained.

The proposed landscaping design provides for an adequate number of new tree plantings and the retention of three (3) on-site trees at the south west corner of the property in addition to a large street tree on the Granville Avenue frontage.

3. Manoeuvrability of larger vehicles (SU-9) within the site.

Discussions with both Transportation and Environmental Programs concluded that the site design is adequate to accommodate larger trucks backing in for recycling and garbage pick-up as well as deliveries without the need for an on site turn-around hammerhead.

4. Form and Character of the townhouse units and how they address adjacent properties.

The proposed townhouses are 2-storeys in height and will fit in well with the character of the surrounding townhouses and existing single family homes.

The Public Hearing for the rezoning of this site was held on March 19, 2012. At the Public Hearing, the following concerns about rezoning the property were expressed:

An on-line submission from Odelia Liu of 7051 Ash Street wrote to say there are trees on the 9500 Granville Avenue site, close to 7060 Ash Street that are tall and should remain on the site (**Attachment 3**).

During the rezoning stage, the City reviewed an arborist report outlining the health, overall condition and structure of on-site trees as well as off-site trees next to the property. The report identified keeping the three (3) trees along the south property line, next to the townhouse complex at 7060 Ash Street as well as an off-site oak tree on the Granville Avenue side of the property. These trees are being kept and incorporated into the landscaping plan of the townhouse proposal. The Servicing Agreement design also reflects the retention of the City tree along Granville Avenue.

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 and is generally in compliance with the "Medium Density Townhouse (RTM3)" of the Zoning Bylaw 8500, except for the zoning variances noted below.

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

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

- 1) Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.

(Staff supports the proposed variance as the townhouse units are two stories in height and take up more land area than a narrow, three storey townhouse unit. The proposal does have a larger than required outdoor amenity area, and the two storey proposal will be a welcome addition as it respects the massing of the adjacent houses directly to the east as well as the townhouse units to the south. The applicant is also proposing the use of permeable pavers along the drive aisle and visitor parking areas to assist with on-site drainage.)

Advisory Design Panel Comments

The Advisory Design Panel was very receptive of the application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the October 3rd, 2012 meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The subject site is located within the South McLennan area, where there have been several recent similar developments in the past several years. Many of the adjacent and nearby parcels have seen redevelopment from single family to townhouses in accordance with the policies set out in the neighbourhood plan. The proposed development is in conformance with the area plan for height and massing, and the two storey level is anticipated to fit in very well with the surrounding existing townhouse developments, as well as the existing single detached houses directly to the east.
- The applicant will be conducting frontage improvements to both Granville Avenue and Ash Street to the extent of the property in accordance with City standards. The frontage along Ash Street will tie into the existing frontage works conducted with the townhouse development to the south at 7060 Ash Street.

Urban Design and Site Planning

- The townhouse units are well arranged in two (2) and three (3) unit building clusters with the 2-unit duplex clusters located at the Ash Street entry of the complex, which provides a lower density feel. The remaining units are all within the three (3) unit building clusters and are located further down into the site.
- The outdoor amenity area is located along the Granville Avenue frontage, about two-thirds into the site, and will contain a child's play area, seating and lawn space. With the outdoor amenity area fronting Granville Avenue, it provides a break from a continuous view of townhouse buildings along this highly visible part of Granville Avenue, and will also allow direct pedestrian access to the street.
- Vehicular access to the site is off of Ash Street, halfway down the depth of the site that makes the site design simple and efficient. The internal drive-aisle that extends along the centre of the site between the townhouse buildings provide easy access to the two (2) car garages in each unit. The garages are orientated in a side-by side configuration for easy access. Visitor parking is located by the entrance and at the east end of the site.
- To provide flexibility for future development opportunities for the properties east of the subject site, a cross access easement statutory right-of-way is to be registered in favour of the three properties to the east (9560, 9580 and 9584 Granville Avenue or consolidation thereof), and has been secured at the rezoning stage.
- Pedestrian access is provided directly to the individual units fronting both Granville Avenue and Ash Street. Access to the remaining units is provided off the internal drive-aisle. Access to the drive aisle is provided either from the Ash Street entrance, or from Granville Avenue by a pathway running between two (2) tri-plex clusters, along the edge of the outdoor amenity area. Access is controlled by a secure gate on the Granville Avenue frontage.
- Frontage improvements will be secured through a separate Servicing Agreement that will include street front improvements to both Granville Avenue and Ash Streets in the forms of a curb and gutter, treed and grassed boulevard, and sidewalk.

- The properties to the east of the subject site offer the same development potential as what is being proposed with this application.

Architectural Form and Character

- The proposed form and massing of the buildings is consistent with the neighbourhood and meets the intent of the guidelines set out in the neighbourhood plan. The 2-storey townhouses help complement not only the adjacent single detached homes along Granville Avenue, but the existing 2-level townhouses to the south and help give the impression of a lower density development.
- There is good articulation of the building itself along the street frontages, with gable roof forms and strong eave line showing a separation of the two floors. The proposed facade materials help add to the interest of the building frontages, identifying a base, middle and top feature along the more visible side elevations.
- The choice of materials used on the facade of the buildings is typical of the area, and includes the various uses of hardi-plank panels that add to the variety and overall interest of the facade. The application of larger hardi-board panels and wood trim at the upper level window boxes help the vertical articulation of the Granville Avenue street front.
- The colour choices for the proposal are considered appropriate to the architectural character and the urban context of the neighbourhood and meet the intent of the area plan.

Landscape Design and Open Space Design

- The submitted landscape plan identifies a mixture of soft and hard landscaping features that define a consistent treatment along the edges of the site. The applicant has planned the retention of the three (3) trees at the south west corner of the site, as well as the one street tree along Granville Avenue and incorporates them into the landscaping plan. The incorporation of these trees as part of the proposed landscaping plan will help add a sense of maturity to the new townhouse complex. The submitted Servicing Agreement has submitted a design of a tree well for the Granville Avenue tree to help its retention and future health.
- The hard surfacing is supplied by a combination of permeable pavers at the entrance of the complex in addition to key sections of the drive aisle, the outdoor amenity area and the recycling and garbage enclosure area. Pavers also identify the visitor parking stalls. The amount of permeable paving within the overall hard surfacing area is about 30%.
- The soft landscaping being proposed is a variety of native tree and shrub plantings which will provide a softening of the buildings when viewed from the street, but allow for easy maintenance and the identification of different spaces within the site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. Wall mounted fixtures will provide good illumination to the building facade and along the internal drive aisle and common areas such as the Outdoor Amenity Area, and will avoid illumination spilling directly onto adjacent properties.
- Perimeter fencing is three foot high metal frame material with masonry supports long the street frontages. The remaining fence material along the east perimeter is a six (6) foot high wood fence with an end of road trellis to signify the end of the drive aisle.
- An Arborist Report was submitted at the rezoning application stage and was reviewed by City staff. The report identified eleven on-site trees and two (2) street trees. Of the eleven on-site trees, eight (8) were in either poor condition or within the development area and would need to be removed. The remaining three (3) trees are located at the south western corner of the property, and have been incorporated with the proposed landscaping plan.

- There are two (2) street trees along the frontage that were evaluated for health condition by the Parks Department. The tree on the Ash Street frontage was recommended for removal while the Granville Avenue tree was in good enough condition to warrant retention. The Ash Street tree that is recommended for removal will be compensated for by a voluntary contribution of \$1,300.00 and is being secured through the rezoning.
- In accordance with City Policy, the applicant must provide at least 16 trees to meet the 2:1 replacement ratio policy. In response, the proposed development meets this requirement by including 16 new trees to be planted. The new plantings will be secured through a security deposit from the developer to ensure survival for a one-year period.
- The table below summarises the planting requirements:

Number of trees to be removed	Number of trees to be retained or relocated	Required number of trees to be planted	Proposed number of trees to be planted	Surplus (Deficit)
8	3	16	16	0

Recycling and Garbage

- The recycling and garbage enclosure is located along the north row of building clusters, between the duplex at the entrance and the first tri-plex cluster. The enclosure will contain the required number of bins as specified by Environmental Programs.

Affordable Housing

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

Sustainability Indicators

- The proposed plan is reusing existing single-family sites, resulting in an increase living density within the neighbourhood, and utilizing existing and proposed infrastructure more efficiently.
- The site fronts along a transit corridor with easy connections to the Canada Line.
- A permeable paving system covering approximately 30% of the overall paved area within the complex is shown in areas where concrete pavers are located.
- The proposed landscaping provides a variety of planting that are appropriate for the geographical area, are low maintenance and will improve over time.
- The residential units will provide energy efficient appliances and water saving faucets.

Universal Access

- All units will be providing aging in place features such as additional backer blocks for the easy installation of future grab bars, door leaver handles instead of door knobs and sufficient door openings to allow access for wheelchairs.
- To provide design flexibility and to allow for better movement to those with limited mobility, the applicant has provided a unit plan for the Ash Street fronting unit along the south row of townhouse clusters. The unit design would allow for the easy conversion for residents who require use of a wheelchair. Items that have been taken into consideration in designing this unit’s layout are:
 - Wider doors for easier access to the unit.

- Closet space that can be removed to accommodate an elevator to provide access for occupants to different floors of the unit
- Proper design of the kitchen and bathroom layout for wheelchair mobility.
- Additional backer blocks behind the finished walks for the future installation of grab bars.

Crime Prevention through Environmental Design

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

Conclusions

0908206 BC Ltd. has applied to the city of Richmond for permission to develop 16 townhouse units at 9500, 9520 and 9540 Granville Avenue. The proposed development has gone through some design adjustments in coordination and cooperation between the applicant and staff, and the result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and the character of the neighbourhood.



David Johnson
Planner 2

DJ:kt

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$42,720.00 (based on total floor area of 21,360 ft²).

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

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



DP 12-603913

Attachment 1

Address: 9500, 9520 and 9540 Granville Avenue

Applicant: 0908206 BC Ltd.

Owner: 0908206 BC Ltd.

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

	Existing	Proposed
Site Area:	3,061.0 m ²	3,053.0 m ²
Land Uses:	Single Detached Residential	Townhousing
OCP Designation:	Residential, 2 ½ stories typical (3 stories maximum) Predominately Triplex, Duplex, Single Family 0.55 base FAR	Same
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	1 unit per lot	16 townhouse units on a consolidated lot

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3,053.0m ² x 0.65 = 1,984.5m ²	1,984.4m ² (0.65)	none permitted
Lot Coverage:	Max. 40%	45%	5% (152.6m ²)
Setback – Granville Avenue:	Min. 6.0 m	6.10 m	none
Setback – Ash Street:	Min. 6.0 m	6.12 m	none
Setback – East Side Yard:	Min. 3.0 m	3.04 m	none
Setback – South Rear Yard:	Min. 3.0 m	4.03 m	none
Height (m):	Max. 12 m	9.31 m	none
Lot Size:	50m (Granville Avenue) 30m (Ash Street)	69.3m (Granville Avenue) 44.0m (Ash Street)	none
Off-street Parking Spaces – Resident/Visitor:	23 resident and 4 visitor	32 resident and 4 visitor	none
Total off-street Spaces:	27	36	none
Tandem Parking Spaces	Max. 8 units allowed	0	none
Amenity Space – Indoor:	Min. 70 m ²	Cash-In-Lieu (secured through rezoning)	none
Amenity Space – Outdoor:	Min. 96 m ²	156.9 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 3, 2012 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

- the project fits nicely into the neighbourhood; applicant should show more details of the streetscape frontage along Granville Avenue to understand the context of the servicing agreement, e.g. location of sidewalk, curb and pathways meeting the sidewalk; *future city sidewalk alignment are provided on drawing*
- front entry walkways to units facing Granville Avenue should be formalized, i.e. consider fully paved walkways in lieu of step pavers; *fully paved walkway provided as shown on landscape drawing*
- yew hedges along the street edge give the project a more urban condition; however, planting density seems thin; a more substantial foundation planting is needed; look at planting in townhouse developments along Williams Road across South Arm for precedent; *More planting provided in landscape drawing*
- consider more innovative common area design that combines play, public art, mailboxes, recycling and edible planting, e.g. raspberry bushes and apple trees; *incorporated in landscape drawings*
- paving pattern should be purposely laid out to announce entry into the site, visitor parking and amenity areas; best case scenario is to use unit pavers for the entire driveway; *Prefer to keep the existing paver and asphalt mix to create a pattern*
- sculpture garden is an interesting idea, but it doesn't seem public; consider combining it with the outdoor amenity area and oriented towards the sidewalk and public realm; *combined sculpture garden and amenity together*
- loading area is unnecessary; obliterates the public realm and compromises the livability of adjacent units; more planting and softer edges could be provided in lieu of the loading area; *loading removed*
- convertibility of units seems to work well; consider pocket/sliding doors to create more usable space in ensuite bathrooms; consider using similar door types particularly in ensuite bathrooms going through walk-in closets; work well in separating walk-in closets and bedrooms; *sliding door provided in ensuite bathroom*

- good residential feel and look; two-storey solution has better visual appeal than the adjacent 3-storey townhouses; breaks up massing with large roof slopes; *Noted*
- there is lack of privacy at the back of the site between the adjacent development; fence could incorporate trellising features to provide more visual privacy; *trellis provided on the landscape drawings to provide more visual privacy.*
- sculpture garden doesn't seem to be in the right place and doesn't look like a part of the public realm; would be difficult to distinguish this area as not a part of the corner unit; consider incorporating the sculpture garden in the larger outdoor amenity area; *combined sculpture garden and amenity together*
- hammerhead turnaround is not a requirement for firetruck access; consider porous/perforated pavers or softer surface for hammer turnaround to provide more usable/multi-purpose space, e.g. outdoor sports; *amenity outdoor space provided instead. Hammer head removed*
- paving stones are only on one side of the driveway; consider a more formal gesture, i.e. separating them and having them on both sides of the driveway; *paver provided on both sides of driveway*
- sculpture garden is not needed in its present location; too large to be incorporated in the outdoor amenity area; *relocated to centre open space area.*
- hammerhead turnaround is a large empty space; is it required? *removed hammerhead*
- well designed and thought out project; good scale and blends well with the neighbourhood; clusters of duplexes and triplexes provide welcome relief from recent townhouse developments seen by the Panel; *Noted*
- combine sculpture garden with the larger outdoor amenity area as it is difficult to separate its use from the adjacent unit; *combined sculpture garden and amenity together*
- no need for the hammerhead turnaround at the middle of the driveway; if it is a City requirement, suggest to add bollards to protect potential damages to adjacent units from maneuvering large vehicles; if the hammerhead turnaround area remains a hard surface space, consider doing something creative, e.g. adding patterns, to mitigate the large hard surface area look; and *combined sculpture garden and amenity together*
- solid wall at the back of the garbage and recycling area poses a CPTED concern; area is a dead end; adjacent units do not have windows facing the area; area should be well lit to address the CPTED concern. *a window and more exterior light is provided.*

Send a Submission Online (response #627)

To Public Hearing
Date: MARCH 19, 2012
Item # 6
Re: bylaw 8858

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
 Sent: March 14, 2012 11:27 AM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #627)

**Schedule 4 to the Minutes of
 the Council Meeting for
 Public Hearing held on
 Monday, March 19, 2012.**

Send a Submission Online (response #627)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/14/2012 11:25:54 AM

Survey Response

Your Name:	Odelia Liu
Your Address:	7051 Ash Street Richmond
Subject Property Address OR Bylaw Number:	9500, 9520 and 9540 Granville Ave (RZ 11-581552)
Comments:	There are some trees at 9500. (Some close to 7060 Ash St and some at the corner of Ash and Granville). They are very tall and must grow for many years. Please kindly keep them if rezone. Thanks.





No. DP 12-603913

To the Holder: 0908206 BC LTD.

Property Address: 5260 FRANCIS ROAD
RICHMOND, BC
V7C 1K3

Address: 9500, 9520 AND 9540 GRANVILLE AVENUE

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) Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.
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 #11 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 \$42,720.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. 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 12-603913

To the Holder: 0908206 BC LTD.
Property Address: 5260 FRANCIS ROAD
RICHMOND, BC
V7C 1K3
Address: 9500, 9520 AND 9540 GRANVILLE AVENUE

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR

211-247 West Broadway Vancouver BC
 Tel: (604) 255-2222
 Fax: (604) 255-2222
 www.ericlaw.com
 ARCHITECTS: ERIC LAW ARCHITECT
 PROJECT NO: 12603913
 DATE: 11/20/13
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 11-20-13-12603913-01-PLAN

NO.	DESCRIPTION
1	REVISIONS
2	ISSUED IN RESPONSE TO CITY COMMENTS
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87	ISSUED IN RESPONSE TO CITY COMMENTS
88	ISSUED IN RESPONSE TO CITY COMMENTS
89	ISSUED IN RESPONSE TO CITY COMMENTS
90	ISSUED IN RESPONSE TO CITY COMMENTS
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96	ISSUED IN RESPONSE TO CITY COMMENTS
97	ISSUED IN RESPONSE TO CITY COMMENTS
98	ISSUED IN RESPONSE TO CITY COMMENTS
99	ISSUED IN RESPONSE TO CITY COMMENTS
100	ISSUED IN RESPONSE TO CITY COMMENTS

PROPOSED TOWNHOUSE
 9500-9540 GRANVILLE
 AVENUE RICHMOND BC

SITE PLAN (2/F)

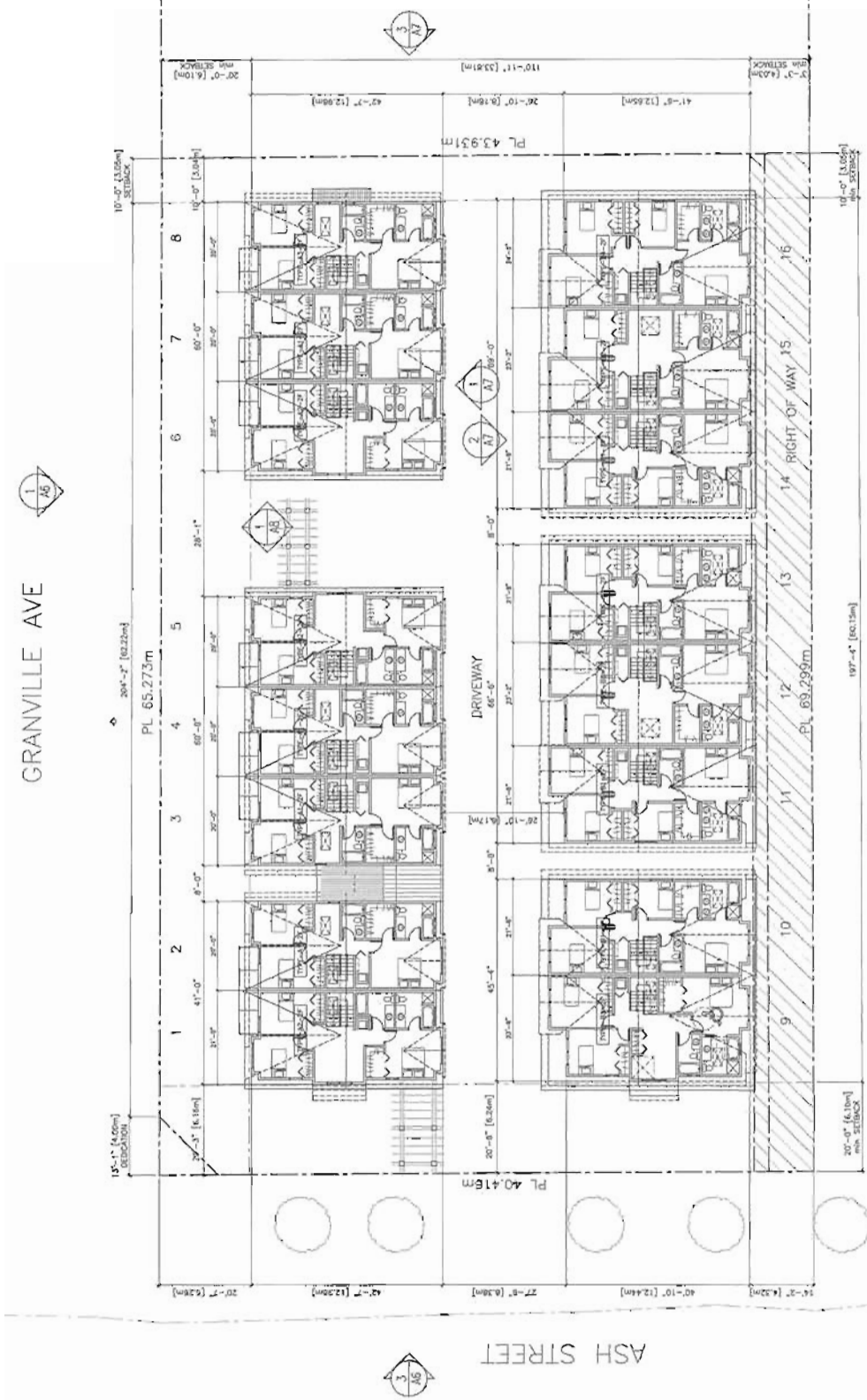
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ISSUED:	4/23/2013
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	11-20-13-12603913-01-PLAN

A3

DEVELOPMENT PERMIT

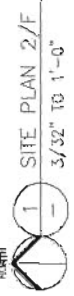
DP 12603913

PC. 203



GRANVILLE AVE

ASH STREET



1 SITE PLAN 2/F
 3/32" TO 1'-0"

ERIC LAW
ARCHITECT

1000 WEST 10TH AVENUE, SUITE 100
VICTORIA, BC V8M 2K7
TEL: 250-383-1111
WWW.ERICLAWARCHITECT.COM

- 1. PROJECT: 9500-9540 GRANVILLE
- 2. DRAWN BY: EL
- 3. CHECKED BY: EL
- 4. DATE: 4/2/2013
- 5. PROJECT NO: 11-41-40-13000-00-000
- 6. SHEET NO: 1 OF 1
- 7. SHEET TITLE: ROOF PLAN

PROPOSED TOWNHOUSE
9500-9540 GRANVILLE
AVENUE RICHMOND BC

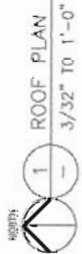
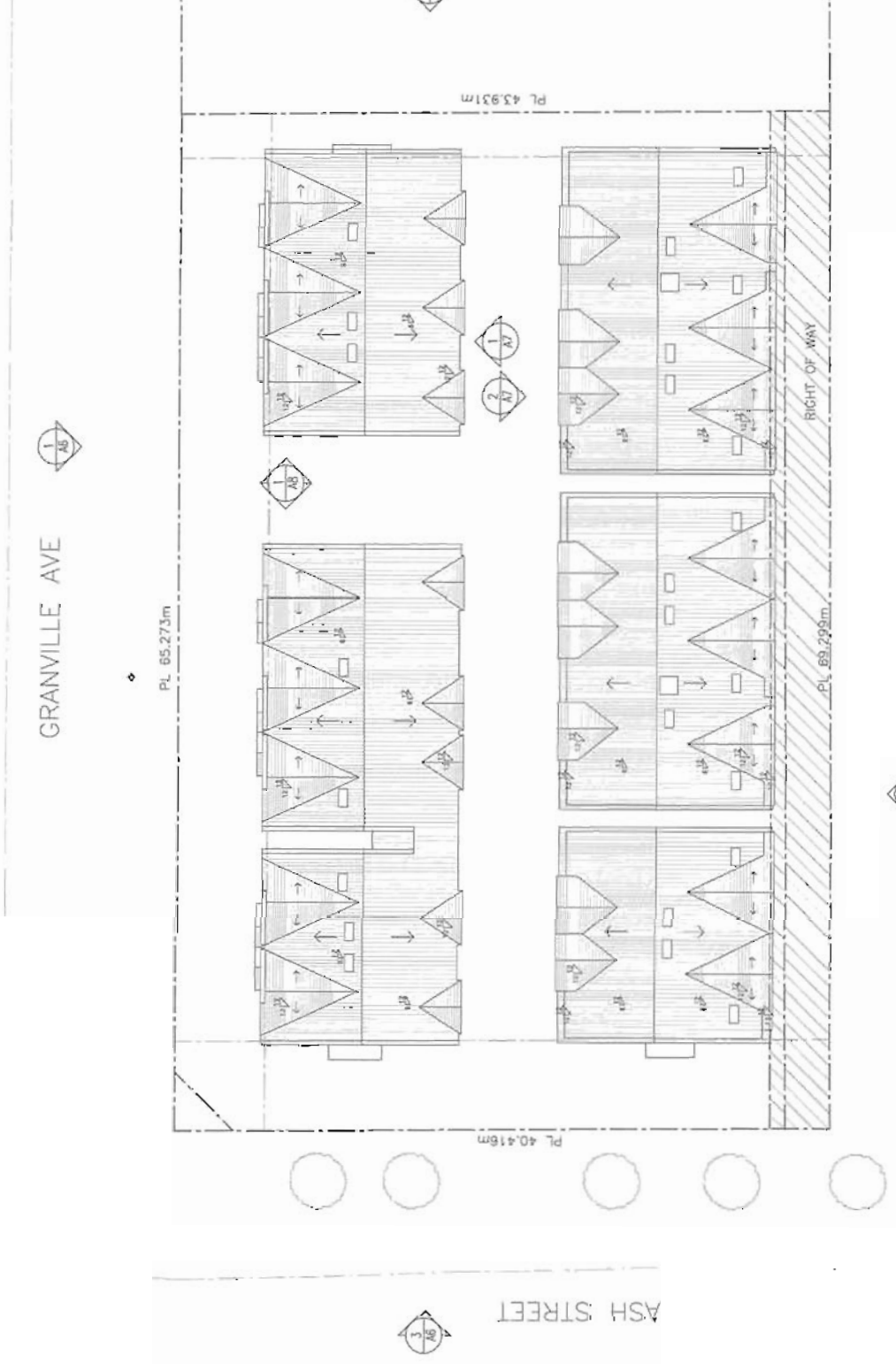
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PROJECT NUMBER: 11-41-40-13000-00-000
ISSUED: 4/2/2013
DRAWN BY: EL
CHECKED BY: EL
PERMITS: 11-41-40-13000-00-000

A4

DEVELOPMENT PERMIT

DP 12603913
Pt. #4



1 ROOF PLAN
3/32" TO 1'-0"



ASH STREET

GRANVILLE AVE



PL 65.273m

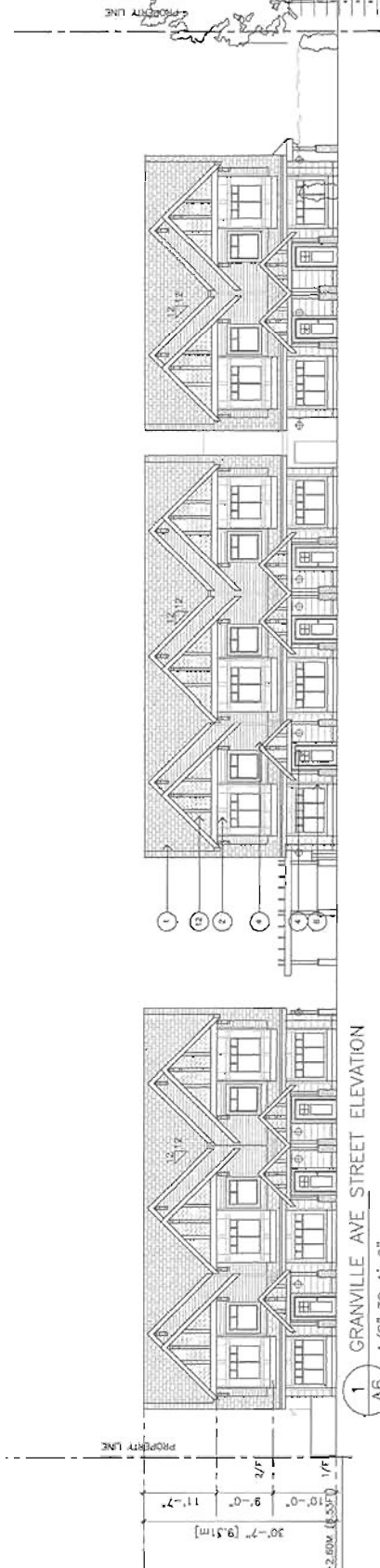
PL 40.416m

PL 43.931m

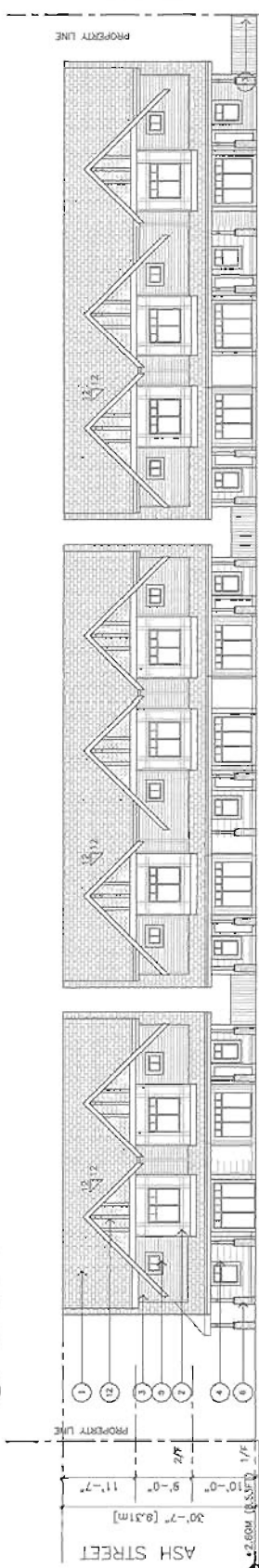
RIGHT OF WAY

PL 69.295m

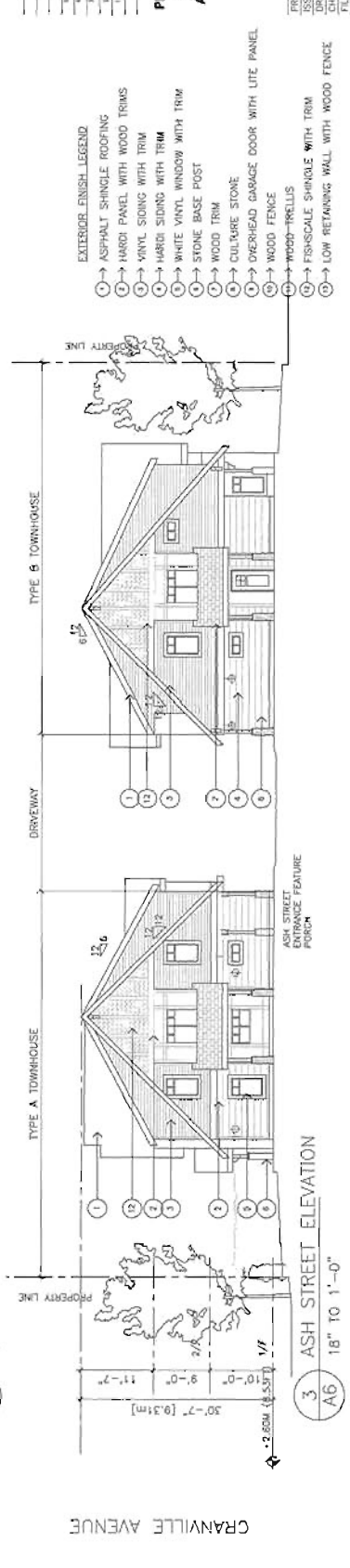




1 GRANVILLE AVE STREET ELEVATION
 A6 1/8" TO 1'-0"



2 SOUTH PROPERTY ELEVATION
 A6 1/8" TO 1'-0"



3 ASH STREET ELEVATION
 A6 1/8" TO 1'-0"

- EXTERIOR FINISH LEGEND**
- ① → ASPHALT SHINGLE ROOFING
 - ② → HARDI PANEL WITH WOOD TRIMS
 - ③ → VINYL SIDING WITH TRIM
 - ④ → HARDI SIDING WITH TRIM
 - ⑤ → WHITE VINYL WINDOW WITH TRIM
 - ⑥ → STONE BASE POST
 - ⑦ → WOOD TRIM
 - ⑧ → CULTURE STONE
 - ⑨ → OVERHEAD GARAGE DOOR WITH LITE PANEL
 - ⑩ → WOOD FENCE
 - ⑪ → WOOD TRELLIS
 - ⑫ → FISHSCALE SHINGLE WITH TRIM
 - ⑬ → LOW RETAINING WALL WITH WOOD FENCE

PROPOSED TOWNHOUSE
 9500-9540 GRANVILLE AVENUE RICHMOND BC

ELEVATIONS

PROJECT NUMBER: 11-10
 ISSUED: 8/27/2013
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 FILENAME: 11-10_A01_130827-02.rvt

⊕ COMMON AREA WALL MOUNT
 ⊕ EXTERIOR LIGHT

A6

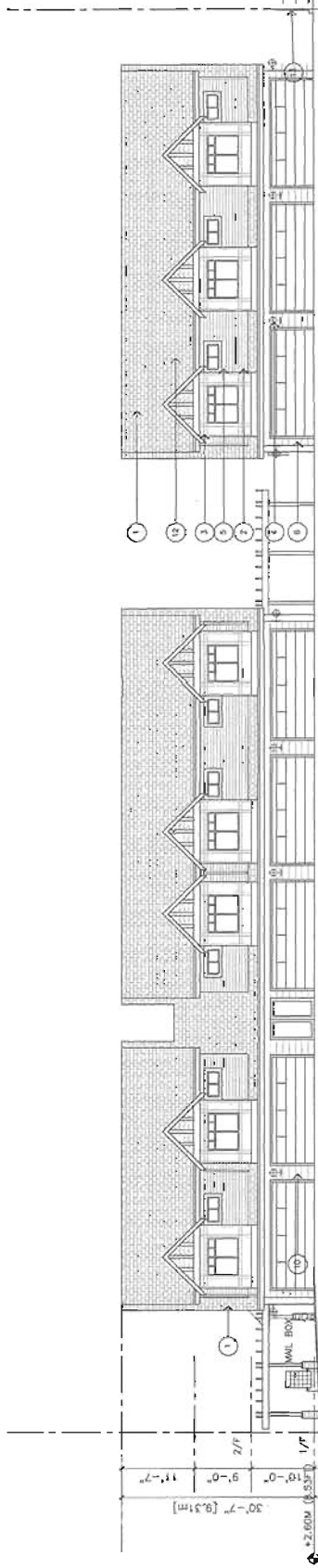
DP 12603913 Pt. #5

DEVELOPMENT PERMIT

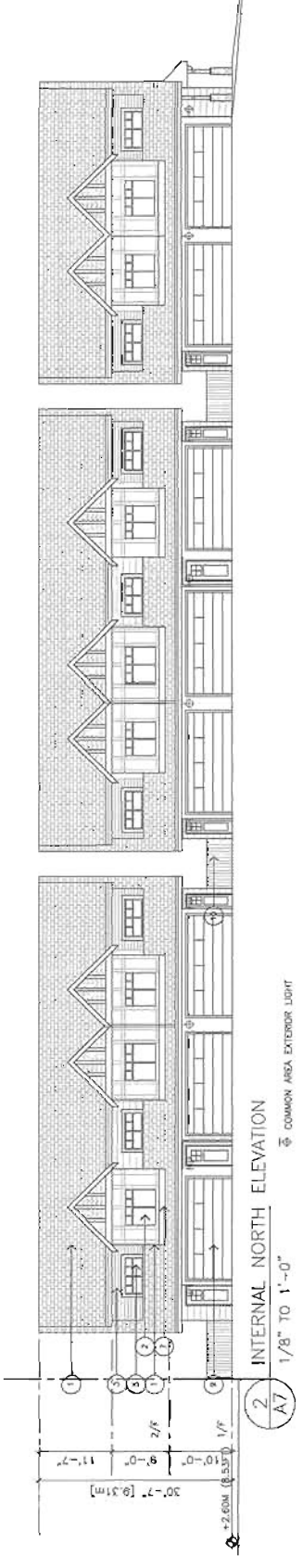
ERIC LAW ARCHITECT

2150 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 2T6
 TEL: 604-273-8888
 FAX: 604-273-8889
 WWW.ERICLAWARCHITECT.COM

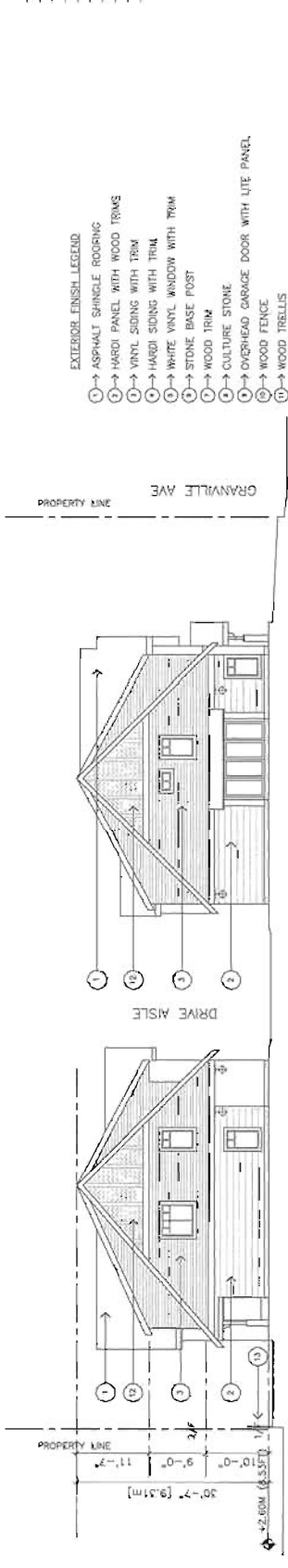
- 1. PROJECT NUMBER: 1260391
- 2. PROJECT NAME: PROPOSED TOWNHOUSE
- 3. PROJECT ADDRESS: 9600-9640 GRANVILLE
- 4. PROJECT DATE: 2013
- 5. PROJECT TYPE: RESIDENTIAL
- 6. PROJECT STATUS: PERMITTED
- 7. PROJECT OWNER: [REDACTED]
- 8. PROJECT ARCHITECT: ERIC LAW ARCHITECT
- 9. PROJECT DRAWN BY: [REDACTED]
- 10. PROJECT CHECKED BY: [REDACTED]
- 11. PROJECT DATE: 4/23/2013
- 12. PROJECT SCALE: 1/8" = 1'-0"



1 SOUTH INTERNAL ELEVATION
 1/8" TO 1'-0"



2 INTERNAL NORTH ELEVATION
 1/8" TO 1'-0"



3 EAST PROPERTY LINE ELEVATION
 1/8" TO 1'-0"

- EXTERIOR FINISH LEGEND**
- ① → ASPHALT SHINGLE ROOFING
 - ② → HARDI PANEL WITH WOOD TRIMS
 - ③ → VINYL SIDING WITH TRIM
 - ④ → HARDI SIDING WITH TRIM
 - ⑤ → WHITE VINYL WINDOW WITH TRIM
 - ⑥ → STONE BASE POST
 - ⑦ → WOOD TRIM
 - ⑧ → CULTURE STONE
 - ⑨ → OVERHEAD GARAGE DOOR WITH LITE PANEL
 - ⑩ → WOOD FENCE
 - ⑪ → WOOD TRELLIS
 - ⑫ → FISHSCALE SHINGLE WITH TRIM
 - ⑬ → LOW RETAINING WALL WITH WOOD FENCE

PROPERTY LINE
 GRANVILLE AVE
 DRIVE AISLE

PROPOSED TOWNHOUSE
 9600-9640 GRANVILLE
 AVENUE RICHMOND BC

ELEVATIONS

PROJECT NUMBER: 1-10
 ISSUED: 4/23/2013
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: [REDACTED]

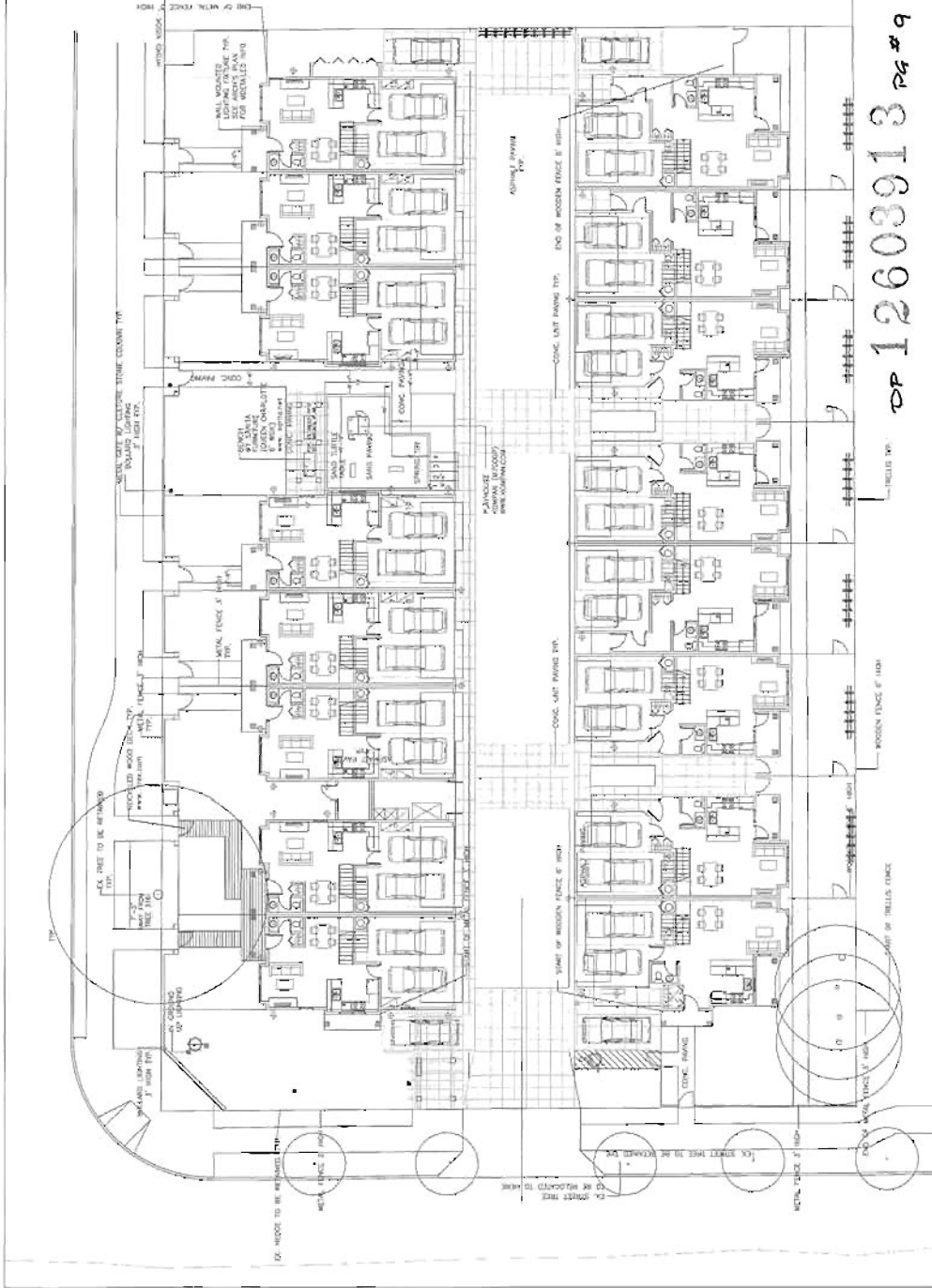
A7

DP 1260391 3 Pgs. #10

DEVELOPMENT PERMIT

NOTE:

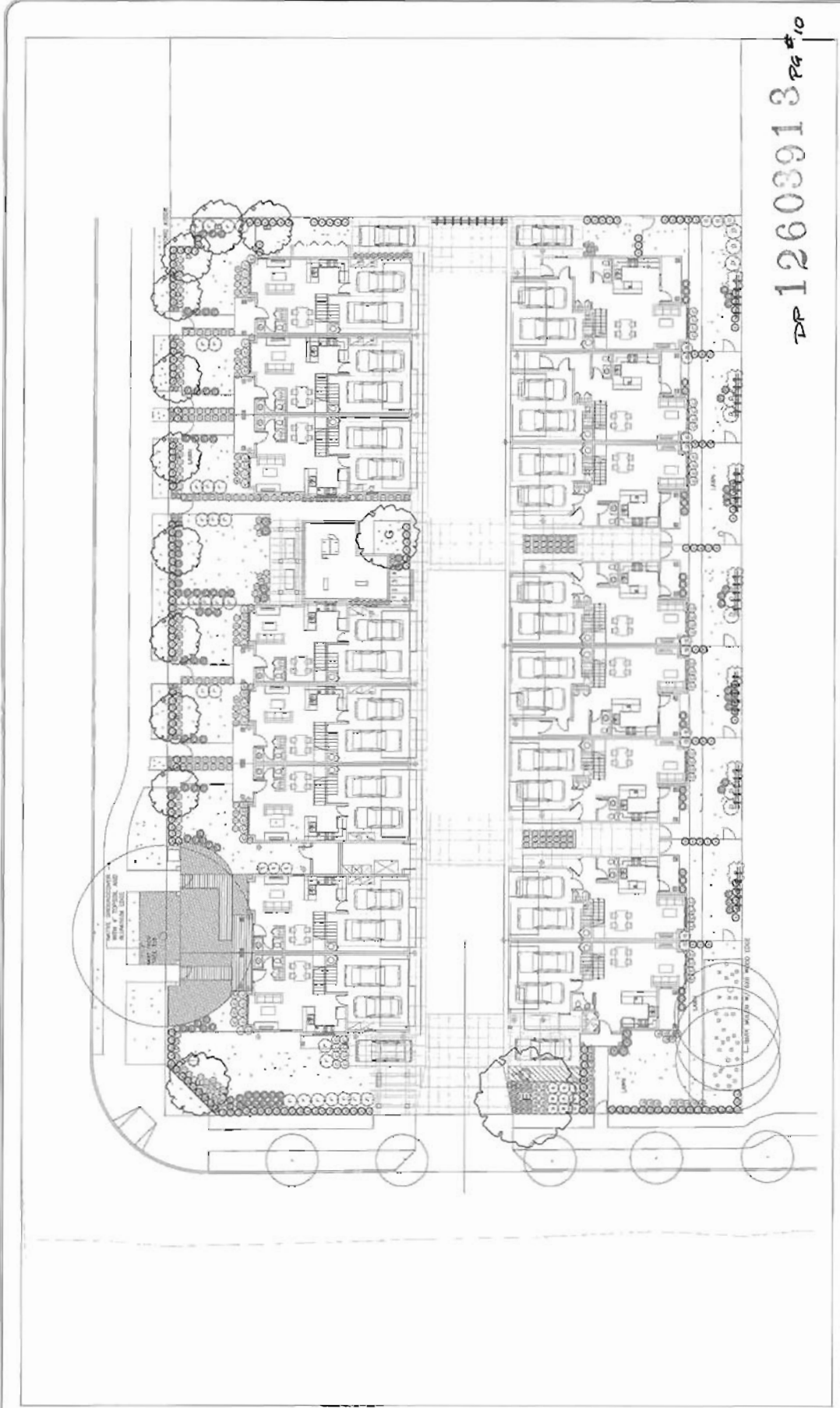
For detailed info on walk-mounted lighting fixtures, please see architectural site plan.



DP 12603913 PG # 9

DATE	REVISIONS	<p>JHL Design Group Inc. Landscape Architecture • Urban Design 1375 West Beach, Vancouver, BC Tel: 604-203-8813 Fax: 1-800-274-1034 Email: info@jhlgroup.com</p>	<p>SCALE: 1/32" = 1'-0"</p> <p>DATE: April, 2013</p> <p>DESIGNER: JHL</p> <p>DATE: JHL</p>	<p>PROJECT TITLE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT 9500/9540 GRANVILLE AVENUE RICHMOND, BC</p> <p>DRAWING TITLE: FENCE LAYOUT PLAN MATERIAL PLAN LIGHTING PLAN FOR LANDSCAPE AREAS</p>	<p>DRAWING NO: L-2</p>
<p>APRIL, 2013 (P. SUBMISSION)</p>	<p>APRIL, 2013 (P. SUBMISSION)</p>		<p>APRIL, 2013 (P. SUBMISSION)</p>	<p>APRIL, 2013 (P. SUBMISSION)</p>	<p>APRIL, 2013 (P. SUBMISSION)</p>

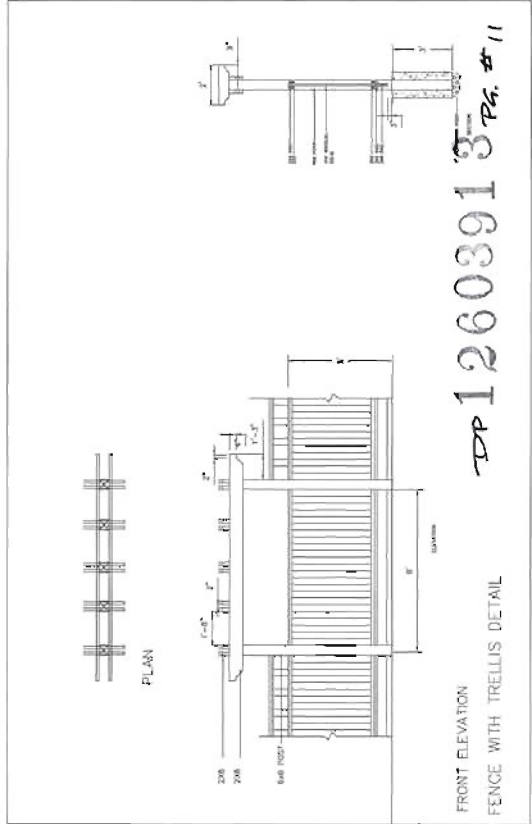
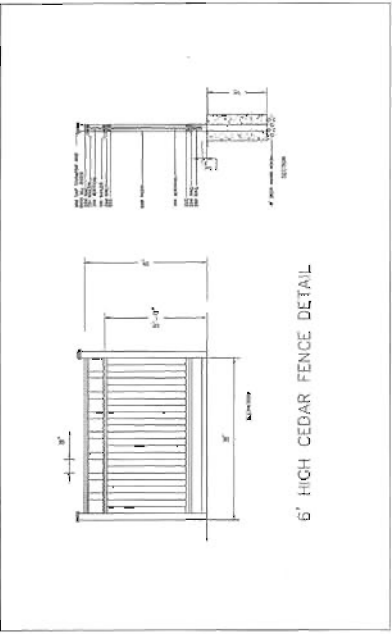
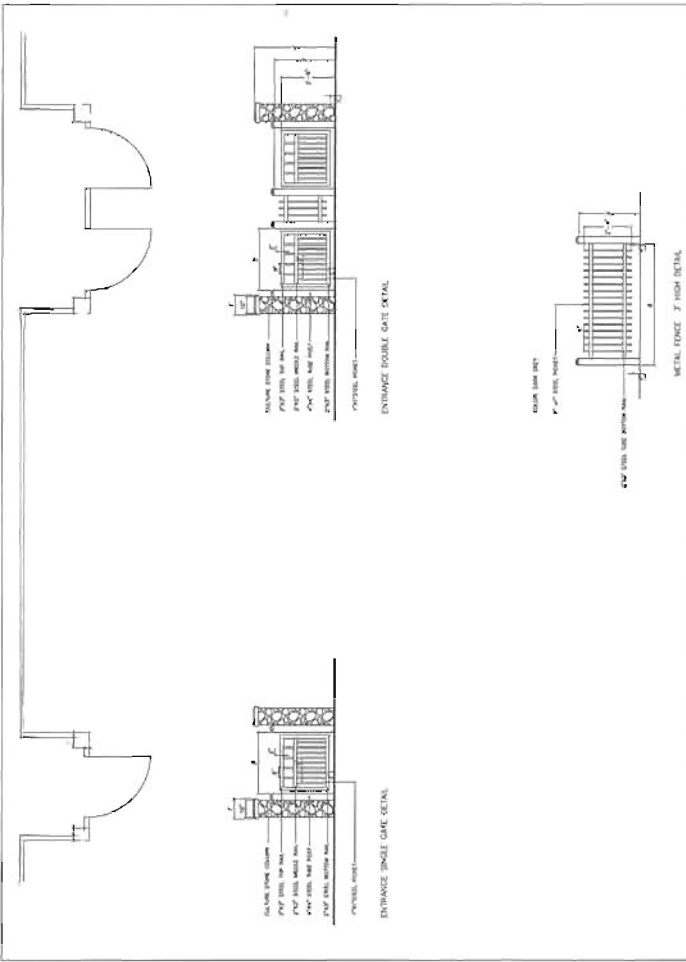
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DP 12603913 Pg #10

DATE April, 2013 3rd Submission	REVISION	<p>JHL Design Group Inc. Landscape Architecture + Urban Design 4175, 44th Street, Vancouver, BC Tel: 604-271-8413 Fax: 604-271-8554 Email: jhl@jhl.com</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>JHL April, 2013 DRAW JHL 02</p>	<p>PROJECT TITLE MULTI FAMILY RESIDENTIAL DEVELOPMENT 9500-9540 GRANVILLE AVENUE RICHMOND, BC</p>	<p>SHEET NO. L-3</p>
			<p>LANDSCAPE PLAN / PLANTING PLAN</p>		

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DP 12603913 Pg. # 11

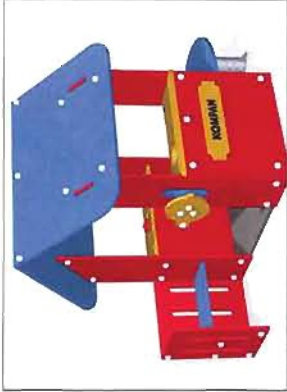


IMAGE OF PLAY HOUSE



IMAGE OF SAND TURTLE TABLE



IMAGE OF SPRING TOY

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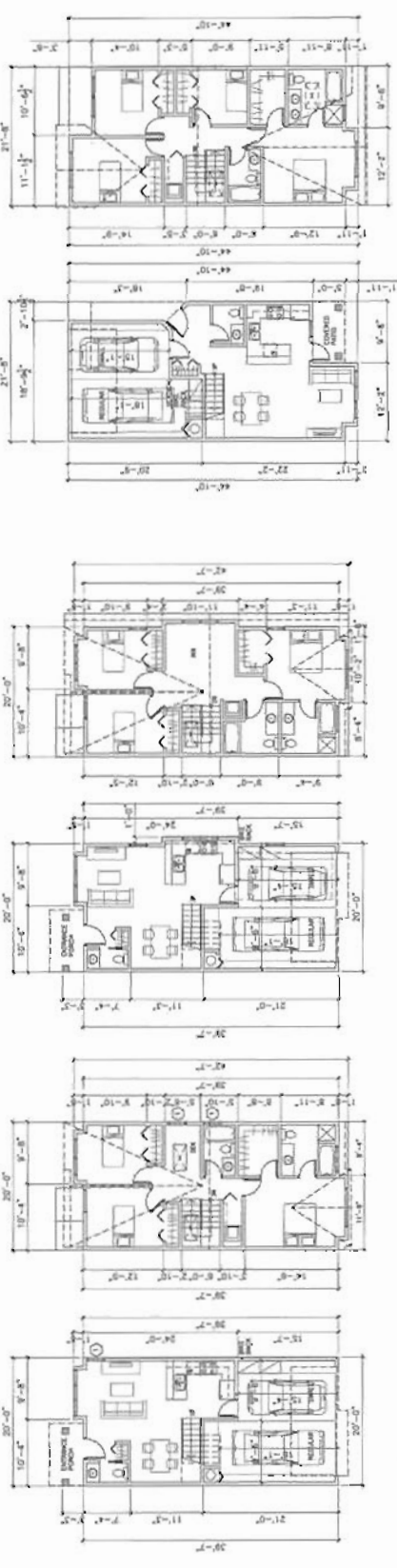
JHL Design Group Inc.
Landscape Architecture • Urban Design
4275 Littleton Road, Littleton, CO 80120
Tel: 303-744-4333
Fax: 303-744-4334
Email: jhl@jhlgroup.com

SCALE: _____
DATE: Oct., 2012
DRAWN: _____
JOB NO: _____

PROJECT TITLE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
8600 SSKM GRANVILLE AVENUE
RICHMOND, BC
DRAWING TITLE: DETAILS

DRAWING NO: L-4

1	LEVEL 1 AREA & 813 SQ. FT.	TYPE-A1-GF & TYPE-A3-GF	NET AREA: 813 SQ. FT.
2	LEVEL 2 AREA & 813 SQ. FT.	TYPE-A1-2F & TYPE-A3-2F	NET AREA: 813 SQ. FT.
3	LEVEL 3 AREA & 813 SQ. FT.	TYPE-A2-GF	NET AREA: 813 SQ. FT.
4	LEVEL 4 AREA & 813 SQ. FT.	TYPE-A2-2F	NET AREA: 813 SQ. FT.
5	LEVEL 5 AREA & 813 SQ. FT.	TYPE-B1-GF	NET AREA: 813 SQ. FT.
6	LEVEL 6 AREA & 813 SQ. FT.	TYPE-B1-2F	NET AREA: 813 SQ. FT.
7	LEVEL 7 AREA & 813 SQ. FT.	TYPE-B4-GF	NET AREA: 813 SQ. FT.
8	LEVEL 8 AREA & 813 SQ. FT.	TYPE-B4-2F	NET AREA: 813 SQ. FT.



1 LEVEL 1 AREA & 813 SQ. FT. TYPE-A1-GF & TYPE-A3-GF NET AREA: 813 SQ. FT. WINDOWS TYPE-A3-GF

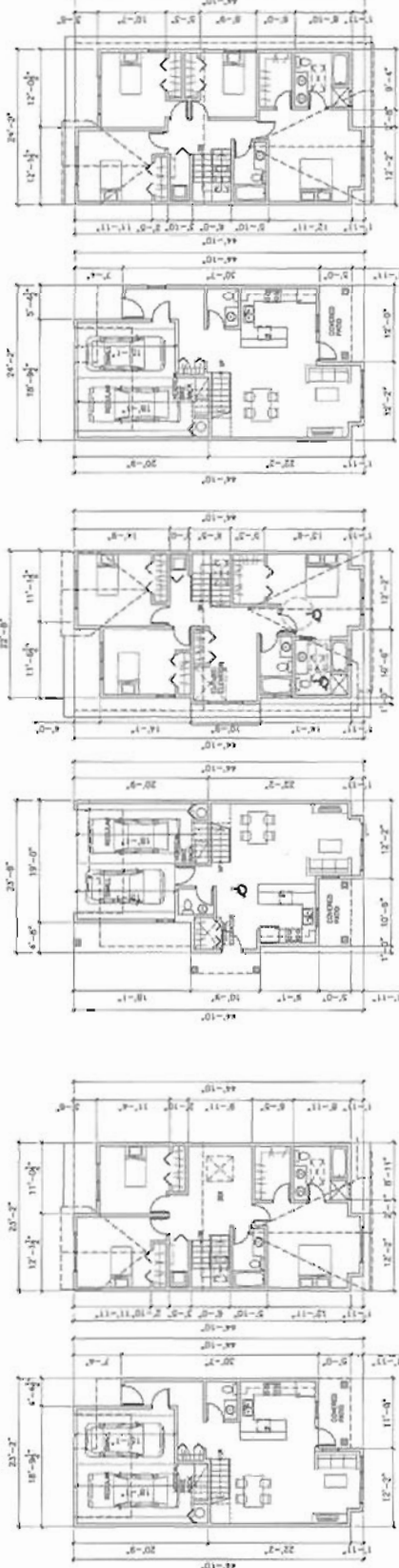
2 LEVEL 2 AREA & 813 SQ. FT. TYPE-A1-2F & TYPE-A3-2F NET AREA: 813 SQ. FT.

3 LEVEL 3 AREA & 813 SQ. FT. TYPE-A2-GF NET AREA: 813 SQ. FT.

4 LEVEL 4 AREA & 813 SQ. FT. TYPE-A2-2F NET AREA: 813 SQ. FT.

5 LEVEL 5 AREA & 813 SQ. FT. TYPE-B1-GF NET AREA: 813 SQ. FT.

6 LEVEL 6 AREA & 813 SQ. FT. TYPE-B1-2F NET AREA: 813 SQ. FT.



7 LEVEL 7 AREA & 813 SQ. FT. TYPE-B4-GF NET AREA: 813 SQ. FT.

8 LEVEL 8 AREA & 813 SQ. FT. TYPE-B4-2F NET AREA: 813 SQ. FT.

9 LEVEL 9 AREA & 813 SQ. FT. TYPE-B3-GF NET AREA: 813 SQ. FT.

10 LEVEL 10 AREA & 813 SQ. FT. TYPE-B3-2F NET AREA: 813 SQ. FT.

11 LEVEL 11 AREA & 813 SQ. FT. TYPE-B4-GF NET AREA: 813 SQ. FT.

12 LEVEL 12 AREA & 813 SQ. FT. TYPE-B4-2F NET AREA: 813 SQ. FT.

PROPOSED TOWNHOUSE
9500-9540 GRANVILLE AVENUE RICHMOND BC

UNIT PLANS

PROJECT NUMBER	11-10
DATE	4/1/2013
DRAWN BY	EL
CHECKED BY	EL
FILE NAME	11-10_A01-UNIT-01-01.DWG

A5

DEVELOPMENT PERMIT

REF 12608913
 REF 12608913