



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 11, 2016

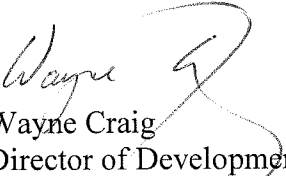
From: Wayne Craig
Director of Development

File: DP 15-700370

Re: **Application by Yamamoto Architecture Inc. for a Development Permit at 9560
Alexandra Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".


Wayne Craig
Director of Development

WC:dcb

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 20 three-storey townhouses at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)". The subject site is currently vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Town Housing (ZT67)" for this project under Bylaw 9240 (RZ 14-669511). The bylaw received 3rd reading on May 19, 2015.

A Servicing Agreement (SA 14-677906) has been required via the project's Rezoning (RZ 14-669511) to address off-site works that will be required to support this development. Off-site works include, but may not be limited to:

- Construction of a 200 mm diameter watermain along May Drive from Alexandra Road to Tomicki Avenue or from Alexandra Road to Alderbridge Way;
- Replacement of the existing watermain along the development frontage;
- Installation of additional fire hydrants to achieve minimum spacing requirements;
- Construction of a 200 mm diameter gravity sanitary sewer along a portion of Alexandra Road;
- Construction of a 375 mm diameter sanitary sewer along the future May Drive from Alexandra Road to Tomicki Avenue;
- Upgrade the existing storm sewer line from the west property line of 9560 Alexandra Road to the existing box culvert in No 4 Road;
- Undergrounding of existing private utility lines along Alexandra Road frontage;
- Planting and drainage works as necessary and in consultation with Parks staff for the 20 m wide greenway adjacent to Alexandra Road; and
- Pedestrian lighting along the site's Alexandra Road frontage and the frontage of 9540 Alexandra Road extending to the tie in at May Drive.

Development Information

The development proposal will result in a density of 0.65 FAR with a site coverage of 33% which conforms to the proposed "Town Housing (ZT67)" zoning for the site. The development will provide a 20 m wide Statutory Right-of-Way (SRW) across the northern portion of the lot adjacent to Alexandra Road that will contribute to the West Cambie Area Plan's objective of developing a green corridor that will run between Alderbridge Way and the interior of the quarter section. In order to avoid bisecting the future greenway, access to the property will be via Statutory Right of Way (SRW) over the adjacent property to the east (9680 Alexandra Road – RZ13-649999).

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, five lots (9491 – 9591 Alexandra Road) owned by Polygon Development and proposed to be developed into 280 units in a four storey wood frame apartment building (RZ 12-598506 – currently in circulation);
- To the east, a four acre lot under redevelopment to construct 96 three-storey townhouse units on a site zoned “Town Housing (ZT67)” (RZ13-649999 adopted June 22, 2015);
- To the south, Alderbridge Way and the Garden City Lands (55.18 ha zoned “AG1”), and
- To the west, two City-owned park/trail lots (future greenway), the future alignment for the extension of May Drive and a 2.8 ha (7 ac) lot owned by First Richmond North Shopping Centres Ltd. which will include a new Walmart outlet. The shopping centre lot is currently under construction and is zoned “Neighbourhood Commercial (ZC32) – West Cambie Area”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. The italicized text indicates how each issue has been addressed.

- Confirmation of the site plan in relation to the Zoning Schedule “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” requirements, detailing of building massing and design, provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas (*plans have been adjusted to incorporate these features*);
- Details on the proposed ESA compensation/enhancement and submission of an acceptable long term maintenance plan (*The DP plans show the extent of the ESA and the vegetation planting selections. A long term maintenance plan has been submitted that will be attached to a legal agreement, as required under the DP considerations.*);
- Registration of legal agreements for the protection and maintenance of the ESA vegetation areas (*Included in the DP considerations*);
- Submission of an Ener-Guide 82 assessment based on the building design (*Ener-Guide 82 report (dated November 6, 2015 prepared by Capture Energy has been submitted)*);
- Resolving on-site garbage collection and ensuring that appropriate vehicle movement allowances are provided (*a centralized facility is included for garbage and recycling*);
- Inclusion of the emergency vehicle access in the site plan (*an emergency vehicle access will be provided to Alderbridge Way*);
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans (*Report dated October 14, 2015 includes gypsum board ceilings attached to trusses using resilient channels, exterior wall upgrades to several buildings, window upgrades to several units and air tightness and weather stripping to exterior doorways*);
- Addressing accessibility features within the units (*All of the proposed units incorporate aging in place features and a convertible plan is provided for unit “Ab” in the plans*);
- Addressing drainage concerns adjacent to the Alexandra Road greenway (*drainage for the greenway has been addressed in the Servicing Agreement via a connection to the*

City's drainage system and executing the Servicing Agreement is a condition of Building Permit issuance);

- Submission of preliminary plans for planting and drainage measures to be incorporated within the 20 m wide greenway at the north of the site to be reviewed through the Development Permit application (*these measures are addressed through the Servicing Agreement plans. Preservation of six large trees within the greenway are shown in both the DP plans and the SA plans. A drainage connection to the greenway has been incorporated in the SA plans.*); and
- Confirmation that the sustainability and aging in place measures will be built into the units (*aging in place and sustainability features are included in the DP plans*).

The Public Hearing for the rezoning of this site was held on May 19, 2015. At the Public Hearing, there were no submissions to Council. Council raised questions regarding the orientation of the driveway alignment along the western property line. The applicant subsequently worked with staff to revise the site plan and locate the driveway along the eastern property line. The revised driveway location is shown on the accompanying plans.

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 "Town Housing (ZT67)" zoning.

Zoning Compliance/Variances

No variances are being requested.

Advisory Design Panel Comments

The Advisory Design Panel received the project at the meeting of November 4, 2015. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 4, 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***'. Staff are satisfied with the applicant's response to the ADP comments.

Analysis

Conditions of Adjacency

- With the exception of the future 20 m wide greenway which will remain at its current grade, the development site will be raised from an average grade of approximately 0.85 m to approximately 2.3 m GSC in order to meet minimum flood construction elevation requirements. Site grades between the subject site and the townhouse development to the east will be the same. A restrictive covenant has been secured as part of the rezoning application process ensuring habitable space within the development will meet the Flood Plain elevation requirements.
- The developer has designed the west side of the subject site with a retaining wall along the property line in order to feature level back yards to the townhouse units on the west of the

site. Staff support the proposed walkway access to the townhouse units, but this design prevents a gradual sloping of the grade to meet the existing grade of the adjacent park. In order to achieve a satisfactory interface to the park, the applicant will utilize a variety of materials (a mix of stone-face lock blocks and utility grade lock blocks to soften its overall appearance) in the proposed retaining wall. Additionally, the developer has agreed to contribute \$12,660 for the installation of a tree and shrub vegetation screen to be planted in the City-owned park adjacent to the retaining wall. The contribution is included in the Development Permit (DP) considerations. This proposal has been reviewed and endorsed by the Parks Department. Development Cost Charge credits for Park development will be applied for this contribution amount.

- A four foot high wood fencing is provided around the northern and western perimeter of the development (development portion only and does not include the 20 m greenway) allowing views into the adjacent park. A six foot high fence will be installed along the eastern property boundary as part of the adjacent townhouse development at 9680 Alexandra Road.
- The development will be set back 6 m (19.7 ft.) from Alderbridge Way to the south. Four metres of the setback will be planted with native trees and shrubs which, over time, will provide screening for the project. The only interruption to the vegetation planting will be an emergency access connecting the site to Alderbridge Way.

Urban Design and Site Planning

- At the recommendation of Planning Committee, the site plan was amended to relocate the internal drive aisle to the eastern side of the site to improve the interface to the park.
- The relocation of the drive aisle will allow all of the townhouse units to now back onto either the adjacent park on the west side of the property or the greenway along the northern side of the lot. Thirteen units will have front doors facing the internal drive aisle.
- To avoid bisecting the future greenway, vehicle access to the property will be restricted to a drive aisle access through the adjacent site to the east (9680 Alexandra Road). An access covenant has already been put into place over that property under RZ 13-649999.
- The 20 m wide greenway SRW along the northern portion of the lot will allow for the retention of six bylaw-sized trees plus additional hedging/planting.
- The emergency vehicle access to Alderbridge Way proposed in the plan will serve both the subject site and the neighbouring site (9680 Alexandra Road). This access has been reviewed and endorsed by Richmond Fire Rescue. The access will incorporate removable bollards to prevent non-emergency access, while permitting pedestrian access to Alderbridge Way.
- Provision of on-site vehicle parking spaces and bicycle parking spaces will fully address the requirements under Zoning Bylaw No. 8500.
- Permeable pavers are proposed at the main vehicle entrance, adjacent to the emergency access, adjacent to the outdoor amenity space and at all of the visitor parking spaces allowing for storm water infiltration and reducing site runoff.
- A fire hydrant is located on-site to ensure that all units are within fire protection range.
- A central garbage and recycling facility is located near the "T" intersection on the site providing the adequate turning space for disposal vehicles to access and turn around.
- Seven of the proposed townhouse units (within buildings 2 and 3) are planned to have their primary entry doors accessible only from the rear rather than from the drive aisle. Directional signage will be provided to indicate where the access to these units is located.

Architectural Form and Character

- The townhouses are assembled into four individual buildings: the building proposed on the north side contains four units, the two buildings proposed in the middle of the site contain five units, and the building proposed on the south side contains six units.
- Individual townhouse units are proposed to be three storeys in height – consistent with other recently approved townhouse developments in the area.
- Massing of townhouse cluster has been articulated to provide relief to the visual appearance of the line of units along the central drive aisle.
- Roof lines will be varied to provide visual relief and variety to each building's appearance.
- Gables, bay windows and projections are used on the buildings to add to the architectural design and complement the adjacent townhouse development to the east (9680 Alexandra Road).
- Rectangular and square windows incorporate muntins, mullions and painted wood trim to contribute to the overall appearance and character of the structures.
- Hardiplank siding is used for all buildings providing a consistent appearance and improving the building's performance in terms of acoustic attenuation.
- A band of cultured stone is proposed around the base of each of the buildings.

Landscape Design and Open Space Design

- Fourteen existing trees are to be removed from the site, 12 of these are bylaw sized trees.
- In compensation for the removed trees, 34 trees (maple, katsura, magnolia and spruce) are proposed to be planted on site with another 8 trees (maple, dogwood, fir) to be planted in the native buffer strip adjacent to Alexandra Way.
- A 4 m (13.1 ft) wide vegetated ESA strip planted with native trees and shrubs will be provided along the south property line along Alderbridge Way.
- The proposed replacement trees will exceed the minimum 2:1 tree replacements spelled out in the Official Community Plan.
- Each unit will feature a minimum of 30 m² (98 ft²) of private outdoor space.
- Under the proposed landscape plan trees and shrubs line the majority of the perimeter of the developed portion of the site. Shrubs and picket fencing will be used to differentiate semi-private space between units in the rear yards. Cedar shrubs will also be used to define individual driveway spaces.
- A 128 m² (1,280 ft²) centrally located outdoor amenity space is included in the site's landscaping plan – consistent with the City's outdoor amenity space requirements for a townhouse development.
- A children's play area located in the outdoor amenity space will be equipped with tot's play house and several low climbing elements such as a vertical log and a flat boulder, and a park bench will be provided. The play surface is divided into two parts – one with a fibre or equivalent surface and the other part with a grassed play area.
- An open air centralized mailbox facility with a roof is located at the entrance to the outdoor amenity space.

Crime Prevention Through Environmental Design

- Individual unit entry ways are readily visible either from the internal drive aisle or adjacent units.

- Adjacent units will provide overlook onto both the children's play area and the adjacent park/greenway.
- Low level bollard lighting will be provided along internal walkway to promote safety.

Energy and Sustainability

- The development will be required to achieve Ener-guide 82 and pre-duct all units for solar hot water. Thermal and acoustical studies have been undertaken for this site and submitted as part of this application. This condition was included with the Rezoning Considerations.
- The Capture Energy report (dated March 4, 2016) indicates that the project will achieve the Ener-guide 82 target and notes that one of the initiative incorporated into each townhouse unit to achieve this target will be an air source heat pump backed up by a 92% efficient natural gas forced air furnace.
- Double/triple-glazed vinyl framed windows with low "E" argon filled glass will be used throughout supporting the overall energy efficiency of the development. Window thicknesses will be adjusted for several units to address noise mitigation needs as identified in the acoustic report by BKL (dated October 14, 2015).
- Water efficient toilets will be used in each unit to reduce water use.
- Permeable pavers are proposed for the visitor parking areas to help reduce storm runoff and improve ground infiltration.
- The development considerations include requirements for registration of a legal agreement on title to mitigate noise to the required CMHC guidelines and Thermal efficiency under ASHRAE 55-2004 standards.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require conversion of storage spaces on three levels, if a future owner wishes to install an elevator.
- 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; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The proponents of the proposed development have made extensive changes to the overall project design to address issues identified by the Advisory Design Panel and staff. Based on the revised plans, staff recommend approval of the application to develop 20 three storey townhouses at 9560 Alexandra Road.



David Brownlee
Planner 2
DCB:cas

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

1. Final adoption of the Zoning Amendment Bylaw No. 9240.
2. Receipt of a cash contribution in the amount of \$12,660.00 to provide landscape screening within the City Park and adjacent to the retaining wall along the western property boundary of the subject site. DCC credits for Park development will be provided for this contribution.
3. Receipt of a Letter-of-Credit for landscaping in the amount of \$90,225.55 including a 10% contingency cost.
4. Submission of a representation showing the layout for the mix of utility grade lock blocks and the stone faced lock blocks to be used on the lock block retaining wall along the western side of the development area facing the future park.
5. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise and noise from road traffic on Alderbridge Way within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

| Portions of Dwelling Units | Noise Levels (decibels) |
|---|-------------------------|
| Bedrooms | 35 decibels |
| Living, dining, recreation rooms | 40 decibels |
| Kitchen, bathrooms, hallways, and utility rooms | 45 decibels |

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
6. Registration of a legal agreement on title that includes a registerable plan prepared by a registered BC Land Surveyor ensuring that landscaping planted within the Environmentally Sensitive Area (ESA) adjacent to Alderbridge Way is maintained and will not be abandoned or removed. The legal agreement will also include commitment to maintain the ESA vegetation in accordance with the Covenant Buffer Landscape Maintenance report dated March 3, 2016. The agreement will also contain provisions allowing the City to enter the ESA to remediate the vegetation within the ESA should the owners fail to do so.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. A Qualified Environmental Professional to undertake a pre-clearing bird nest survey and submit a summary of the findings and recommendations to the City prior to site clearing activities. (Note the report needs to be done within seven days of clearing the site in order to be accurate as the bird nesting season has begun).
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
5. Payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



DP 15-700370

Attachment 1

Address: 9560 Alexandra Road

Applicant: Yamamoto Architecture Inc.

Owner: 0846930 BC Ltd.

Planning Area(s): West Cambie – Alexandra Neighbourhood

Floor Area Gross: 2,615.9 m² (28,157.2 ft²)

Floor Area Net: 2,587.8 m² (27,854.5 ft²)

| | Existing | Proposed |
|------------------|--|---|
| Site Area: | 4,051.3 m ² (43,607.7 ft ²) gross | 4,019.3 m ² (43,263.5 ft ²) after road dedications |
| Land Uses: | Single Family Residential | Multiple Family Residential |
| OCP Designation: | Neighbourhood Residential and Park | No Change |
| Zoning: | Single Detached (RS1/F) | Town Housing (ZT67) |
| Number of Units: | Vacant | 20 Townhouses |

| | Bylaw Requirement | Proposed | Variance |
|--|---|---|----------------|
| Floor Area Ratio: | Max. 0.65 | 0.65 | none permitted |
| Lot Coverage – Building: | Max. 40% | 32.8% | none |
| Setback – Front Yard (m): | Min. 5.0 m | 24.5 m | none |
| Setback – Interior Side & Rear Yards (m): | Min. 3.0 m | Side: Min. 3.0 m Rear: Min. 6.0 m | none |
| Height (m): | 12 m | 11.0 m | none |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 1.5/unit (30 R) and 0.2/unit (4 V) | 40 (R) and 4 (V) per unit | none |
| Off-street Parking Spaces – Total: | 34 | 44 | none |
| Tandem Parking Spaces: | Permitted | 24 stalls total in 12 units (60%) | none |
| Accessible Stalls | 1 | 1 | none |
| Bicycle Stalls | Class 1: 25 Class 2: 4 | Class 1: 40 Class 2: 5 | none |
| Amenity Space – Indoor: | Min. 70 m ² (753.5 ft ²) or \$1,000/unit for 19 units & \$2,000 / unit over 19 units | \$21,000 cash in lieu (addressed under RZ14-669511) | none |
| Amenity Space – Outdoor: | 120 m ² (1,292 ft ²) | 122 m ² (1,321 ft ²) | none |

Tree replacement compensation required for loss of significant trees. Based on Arborist report 12 Bylaw sized trees to be removed. 5 Bylaw sized trees to be retained in greenway.

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

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

Panel Discussion

Comments from the Panel were as follows:

- applicant needs to provide details on (i) how to achieve the project's target for an Energuide 82 rating (*Please see attached EnerGuide 82 report.*) and (ii) specific features of the proposed water efficient toilets; *Please see attached specification sheet for Kohler dual flush toilet model K-372.*
- appreciate the proposed use of double-glazed low-e window glass in the townhouse building; *We appreciate the Panel's comment.*
- recommend that the applicant use true energy star appliances; *All appliances to be energy star appliances.*
- electric baseboard heaters are not energy efficient; consider equipping them with programmable thermostats; *Heating/cooling system to be gas furnace with heat pump, therefore electric baseboard heaters are not required.*
- appreciate the convertible unit design; the applicant meets the required number for the project; however, an additional convertible unit would be appreciated; *We feel that for this development of 20 units, one convertible unit is sufficient. However, all units will have ageing in place features.*
- consider reducing the height of the retaining wall along the west property line; cross sidewalk access from the internal drive aisle to the walkway needs to remain level; *Creating stepped retaining walls will impact the private yard space of the future residents by further reducing their outdoor living area.*
- the internal drive aisle of the proposed development looks better than similar projects; appreciate the row of trees along one side of the internal drive aisle; *We appreciate the Panel's comment.*
- consider extending the west walkway up to Alderbridge Way; *After discussion with staff at City of Richmond, staff confirms that extending the west walkway to Alderbridge Way is not supported as it will further impact the ESA compensation area.*

- look at opportunities for Building No. 4 units with tandem parking to respond better to the extended west walkway; the visitor parking stall should stay up if the west walkway is terraced down; terracing down and berming up of the extended greenway provides a nice edge to the west; ***Extending the walkway to Alderbridge Way is not supported by staff. We feel that the space to the west of Building 4 is more suitable as larger rear yards for the future residents than extending the walkway that will cut off at the ESA compensation area.***
- look at the enormous empty space between the living and dining areas on the second floor of type A units; consider design development to address this concern; ***Second floor plan of type A units revised to eliminate empty space.***
- general design of the project is good; however, there is a continuous row of double car garages in Building No.3; consider introducing architectural elements and landscaping to visually break down the long row of double car garages; ***1.25 m height emerald green cedar shrubs planted between garages to visually break down row.***
- choice of native plant species is generally good; however, consider replacing the pacific crabapple trees with the more ornamental vine maple trees at the northeast corner of the site; ***PMG: Pacific Crabapple trees have been replaced with Vine Maple trees at the northeast corner of the site. Please see L1 for your reference.***
- appreciate the planting along the internal drive aisle; however, ensure that there is adequate root barrier between the road curb and gutter for the red maple trees; ***PMG: Root barrier has been added between road curb and gutter for the Red maple trees along internal driveway. Please see L1 for your reference.***
- agree with comments regarding lowering the western edge of the site to reduce the height of the retaining walls along the walkway; however, ensure that the accessibility requirements from the garage to the walkway are met; also agree with comments regarding the extension of the walkway up to Alderbridge Way to enhance pedestrian access to the subject site; ***Extending the walkway to Alderbridge Way is not supported by staff. We feel that the space to the west of Building 4 is more suitable as larger rear yards for the future residents than extending the walkway that will cut off at the ESA compensation area.***
- no need to provide lawns for units in Building Nos. 2 and 3 as the proposed location is shady; lawn spaces for Building No. 4 units could be better utilized for the walkway extension; ***PMG: Lawns for units in Building No.2 and 3 have been reduced. Please see L1 for your reference.***
- red fox katsuras in the unit yards of Building No. 4 are too big and dense for the size of the project; consider smaller species; ***PMG: Red Fox Katsuras in the unit yards of Building No4 have been replaced with smaller species-. PINK FLOWERED JAPANESE SNOWBELL. Please see L1 for your reference.***

- the applicant should investigate whether Tree Nos. B and C to the west of Building No. 4 are still existing as they will impact the proposed planting scheme in adjacent areas of the subject site; ***Please see attached arborist report. Tree C is in high risk of failure and will be removed, Tree B is located far enough away from the property line that no tree protection zone is required.***
- the play area appears gloomy and lacks sun exposure; the tree is not necessary; ***Tree removed from play area.***
- consider replacing the seesaw in the children's play area with a play equipment that can be more easily operated by a single child; ***PMG: Tree at West side of the play area have been removed and play equipment have been replaced with another one which can more easily operated by a single child. Please see L1 for your reference.***
- the proposed development is carefully designed; however, it lacks playfulness and architectural interest compared to the adjacent project by the applicant; neutral colours do not fit well with the neighbouring development; consider more variation in the colour scheme; ***Colour scheme revised.***
- consider dropping down the architectural element at the top floor of Unit B2a Building No. 1 (west elevation) as it appears heavy on the top; should read like the architectural elements in the upper floors of Building No. 3 units (west elevation); ***Elevation revised as per comment.***
- review the need for shrub planting between the walkway and the fence as the space could be utilized to enlarge the unit yards; ***PMG: Shrub planting between the walkway and the fence along West P.L. have been removed and the unit yards have been enlarged . Please see L1 for your reference.***
- agree with comments to lower the height of the retaining wall along the pedestrian walkway to better address the future park to the west of the subject property; ***Creating stepped retaining walls will impact the private yard space of the future residents by further reducing their outdoor living area.***
- an arborist will be needed should the applicant decide to retain Tree Nos. B and C; the trees will add value to the project in view of their proximity to the future park; ***Please see attached arborist report. Tree C is in high risk of failure and will be removed, Tree B is to be retained.***
- consider relocating the play equipment to the west edge of the children's play area for better sun exposure; ***PMG: Play equipment have been relocated to the west edge of the children's play area for better sun exposure. Please see L1 for your reference.***
- appreciate the planting in the Alderbridge Way setback; consider adding more conifers such as Douglas firs; ***PMG: More Douglas firs have been proposed in the Alderbridge Way setback. Please see L1 for your reference.***

- appreciate the tree planting along the east side of the proposed development; however, ensure adequate soil volume; and ***PMG: There is 3' wide landscape strip on the proposed side and there is a landscape area on the neighbour's development. Please see L1 for your reference.***
- consider introducing a single cedar in the planting areas between unit garages along the internal drive aisle. ***PMG: Single cedar have been proposed in planting areas between units garages along the internal drive aisle. Please see L1 for your reference.***

Panel Decision

It was moved and seconded

That DP 15-700370 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 15-700370

To the Holder: Yamamoto Architecture Inc.
Property Address: 9560 Alexandra Road
Address: 202 - 33 East 8th Avenue
Vancouver, B.C. V5T 1R5

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. 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 #12 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$90,225.55 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.
6. 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 15-700370

To the Holder: Yamamoto Architecture Inc.
Property Address: 9560 Alexandra Road
Address: 202 - 33 East 8th Avenue
Vancouver, B.C. V5T 1R5

7. 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

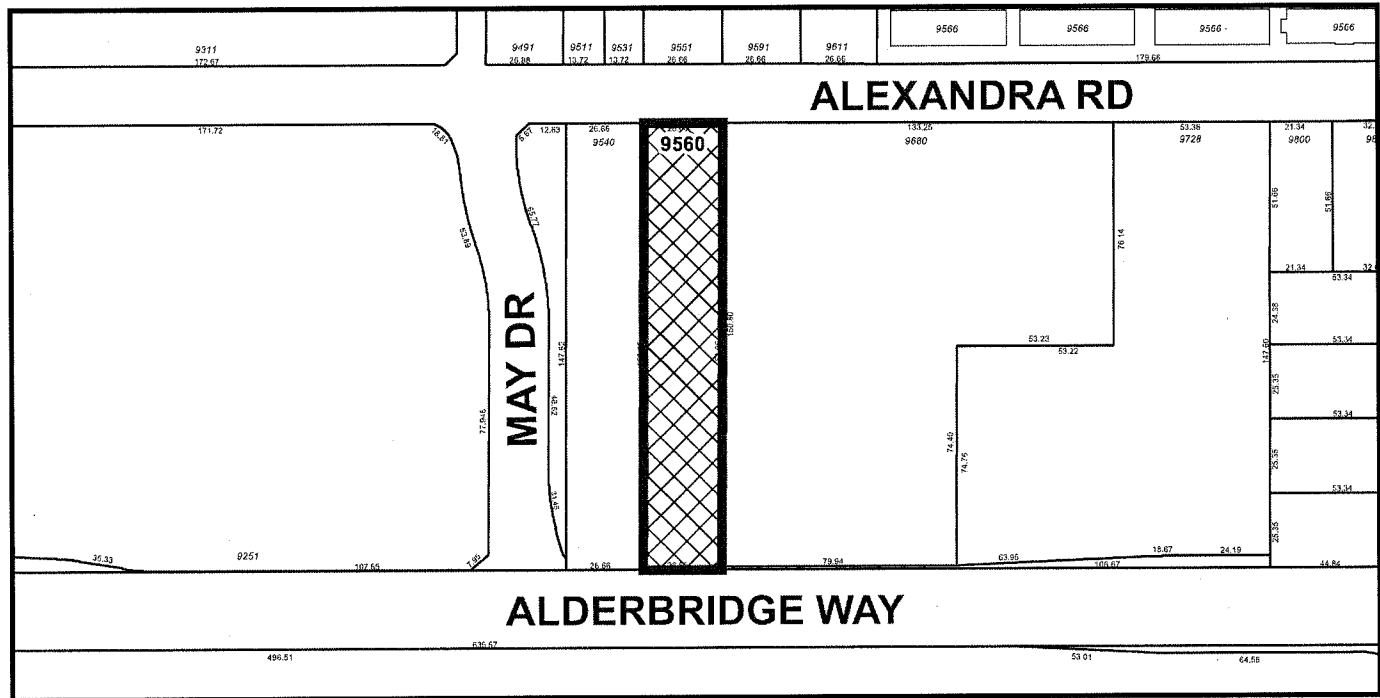
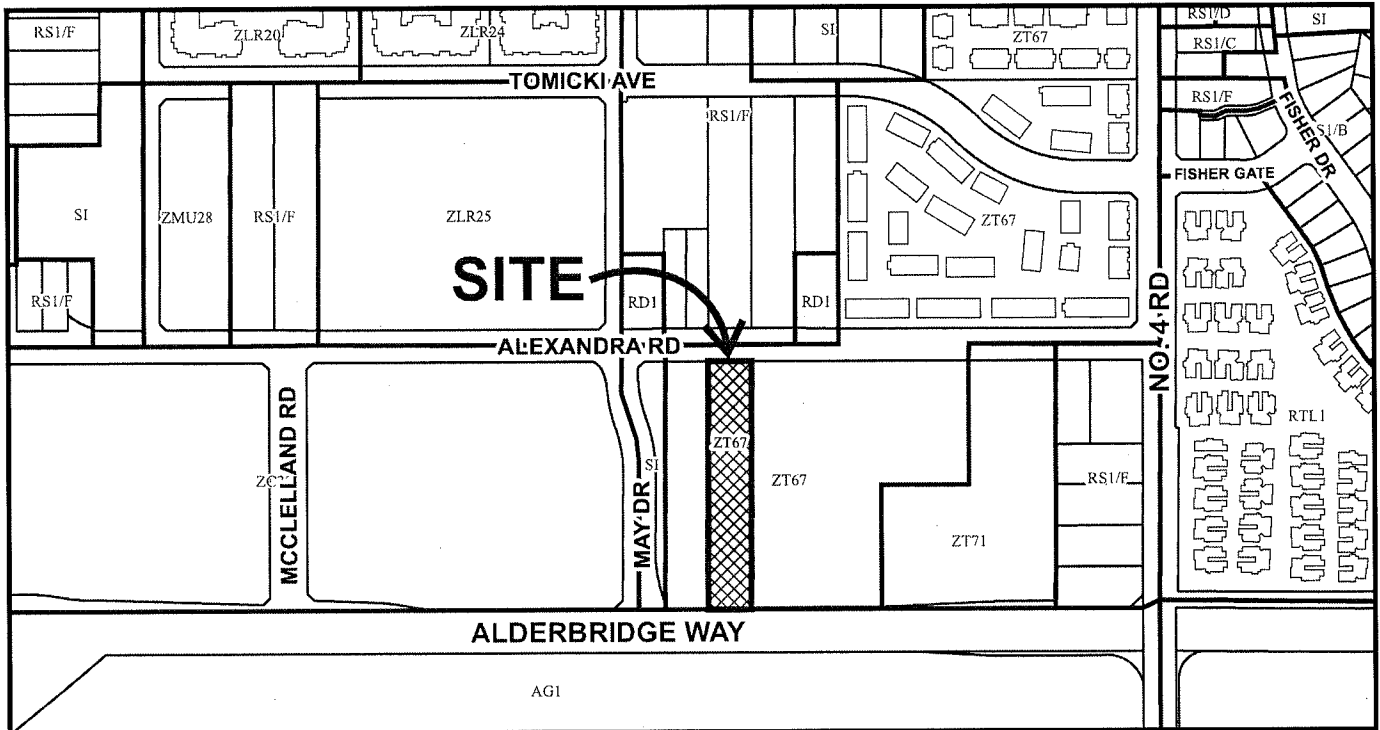
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

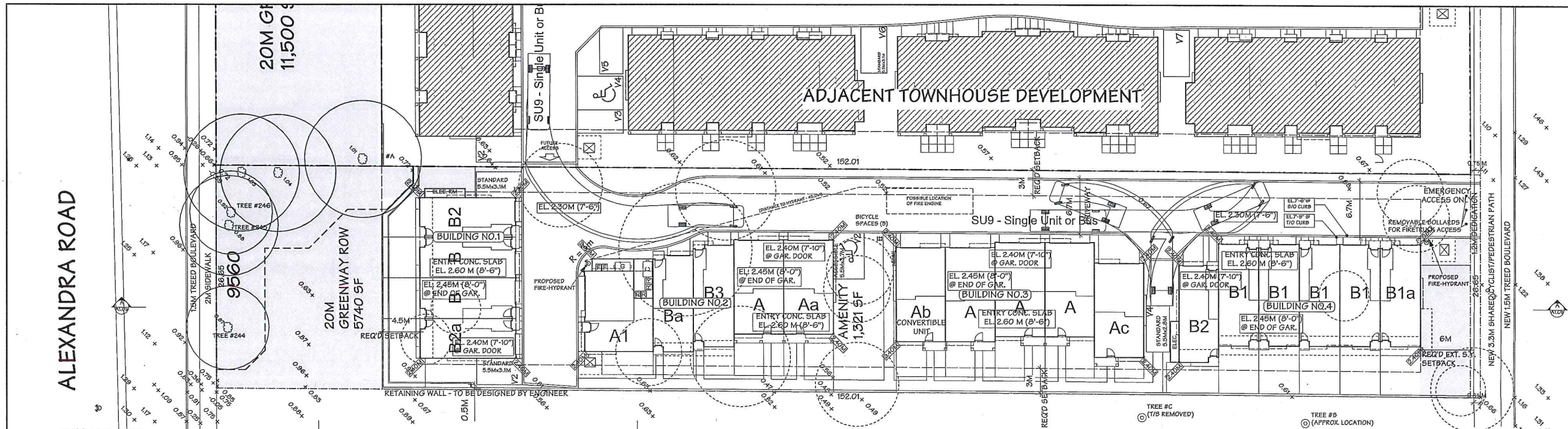


DP 15-700370 SCHEDULE "A"

Original Date: 07/13/15

Revision Date:

Note: Dimensions are in METRES



ENVIRONMENTALLY SENSITIVE AREA

ALEXANDRA ROAD

ALDERBRIDGE WAY

STATISTICS:

CIVIC ADDRESS: 9560 ALEXANDRA RD. RICHMOND, B.C.

LEGAL DESCRIPTION: Z167

GROSS SITE AREA: 43,607.7 SQ.FT. (4,051.3 SQ.M.)

NET SITE AREA: 43,263.5 SQ.FT. (4,019.3 SQ.M.)

MAX. LOT COVERAGE: 43,263.5 SQ.FT. x 40% = 17,305.4 SQ.FT.

| | | |
|--------------|-----------------------|-----------------------|
| PROPOSED: | 13412.3 SQ.FT. | (BUILDINGS) |
| | 524.5 SQ.FT. | (PORCHES) |
| | 190.7 SQ.FT. | (GARB./RECYCL. ENCL.) |
| TOTAL | 14127.5 SQ.FT. | (32.8%) |

MAX. BUILDING HEIGHT: 12.0 M (THREE STOREYS)

PROPOSED: 11.0 M (THREE STOREYS)

F.A.R.:

MAX. ALLOWED FLOOR AREA: 43,263.5 SQ.FT. x 65% = 28,121.3 SQ.FT. (0.65 FAR)

MAX. ALLOWED GARAGE AREA: 538.2 SQ.FT. x 20 UNITS = 10,764 SQ.FT.

MAX. ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:

| | GROSS AREA: | STAIR (EXCL.): | NET AREA: | | | GARAGE AREA: | PORCH AREA: |
|------------------|---------------|----------------|---------------|-------------------|-------------------------------|----------------------|---------------------|
| UNIT-A (3 BR5) | 2227.5 SQ.FT. | 145.8 SQ.FT. | 1693.2 SQ.FT. | x 4 UNITS = | 6772.8 SQ.FT. | 388.5 SQ.FT. | 42.0 SQ.FT. |
| UNIT-Aa (3 BR5) | 2267.5 SQ.FT. | 145.8 SQ.FT. | 1733.2 SQ.FT. | x 1 UNIT = | 1733.2 SQ.FT. | 388.5 SQ.FT. | 68.3 SQ.FT. |
| UNIT-Ab (3 BR5) | 2251.5 SQ.FT. | 145.8 SQ.FT. | 1720.9 SQ.FT. | x 1 UNIT = | 1720.9 SQ.FT. | 384.8 SQ.FT. | 33.3 SQ.FT. |
| UNIT-Ac (3 BR5) | 2251.5 SQ.FT. | 145.8 SQ.FT. | 1717.2 SQ.FT. | x 1 UNIT = | 1717.2 SQ.FT. | 388.5 SQ.FT. | 33.3 SQ.FT. |
| UNIT-A1 (3 BR5) | 2562.2 SQ.FT. | 164.7 SQ.FT. | 2010.9 SQ.FT. | x 1 UNIT = | 2010.9 SQ.FT. | 386.6 SQ.FT. | 0.0 SQ.FT. |
| UNIT-B (3 BR5) | 1774.3 SQ.FT. | 145.8 SQ.FT. | 1120.9 SQ.FT. | x 2 UNITS = | 2241.8 SQ.FT. | 507.6 SQ.FT. | 32.0 SQ.FT. |
| UNIT-Ba (3 BR5) | 1796.3 SQ.FT. | 145.8 SQ.FT. | 1142.6 SQ.FT. | x 1 UNIT = | 1142.6 SQ.FT. | 507.9 SQ.FT. | 0.0 SQ.FT. |
| UNIT-B1 (3 BR5) | 1873.0 SQ.FT. | 145.8 SQ.FT. | 1191.2 SQ.FT. | x 4 UNITS = | 4764.8 SQ.FT. | 536.0 SQ.FT. | 0.0 SQ.FT. |
| UNIT-B1a (3 BR5) | 1897.0 SQ.FT. | 145.8 SQ.FT. | 1214.5 SQ.FT. | x 1 UNIT = | 1214.5 SQ.FT. | 536.7 SQ.FT. | 64.0 SQ.FT. |
| UNIT-B2 (3 BR5) | 1737.3 SQ.FT. | 146.3 SQ.FT. | 1102.4 SQ.FT. | x 2 UNITS = | 2204.8 SQ.FT. | 488.6 SQ.FT. | 31.2 SQ.FT. |
| UNIT-B2a (3 BR5) | 1754.8 SQ.FT. | 146.3 SQ.FT. | 1119.9 SQ.FT. | x 1 UNIT = | 1119.9 SQ.FT. | 488.6 SQ.FT. | 31.2 SQ.FT. |
| UNIT-B3 (3 BR5) | 1892.9 SQ.FT. | 145.8 SQ.FT. | 1211.1 SQ.FT. | x 1 UNIT = | 1211.1 SQ.FT. | 536.0 SQ.FT. | 0.0 SQ.FT. |
| TOTAL | | | | 20 UNITS = | 27854.5 SQ.FT. (64.4%) | 9308.0 SQ.FT. | 524.5 SQ.FT. |

ADDITIONAL AREA:

| | | | |
|-------------------------|--------------|------------|---------------------------------|
| GARBAGE/RECYCLING ROOM: | 190.7 SQ.FT. | x 1 ROOM = | 190.7 SQ.FT. |
| ELEC. ROOMS: | 56.0 SQ.FT. | 2 ROOMS = | 112.0 SQ.FT. |
| TOTAL | | | = 28157.2 SQ.FT. (65.0%) |

PARKING:

| | |
|--------------|---|
| REQUIRED: | 1.5 SPACES x 20 UNITS = 30 SPACES (RESIDENTS) |
| | 0.2 SPACES x 20 UNITS = 4 SPACES (VISITORS) |
| TOTAL | = 34 SPACES |

| | |
|--------------|--|
| PROVIDED: | 2 CAR GARAGES x 20 UNITS = 40 SPACES (RESIDENTS) |
| | OPEN VISITOR PARKING = 4 SPACES (VISITORS) |
| TOTAL | = 44 SPACES |

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

| | |
|-------------------|--|
| REQUIRED BICYCLE: | 1.25 SPACES x 20 UNITS = 25 SPACES (CLASS 1) |
| | 0.2 SPACES x 20 UNITS = 4 SPACES (CLASS 2) |
| TOTAL | = 29 SPACES |

| | |
|-------------------|---|
| PROVIDED BICYCLE: | 2 SPACES x 20 GARAGES = 40 SPACES (CLASS 1) |
| | BICYCLE RACK = 5 SPACES (CLASS 2) |
| TOTAL | = 45 SPACES |

AMENITY AREA

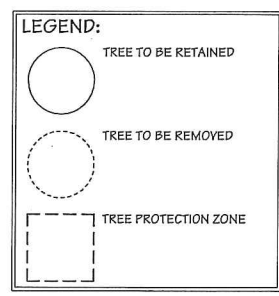
| | | |
|----------|---------|------------------------------|
| REQUIRED | INDOOR | : MIN. 70 SQ.M. (753 SQ.FT.) |
| | OUTDOOR | : 120 SQ.M. (1,292 SQ.FT.) |

| | | |
|----------|---------|----------------------------|
| PROVIDED | INDOOR | : PAYMENT IN LIEU |
| | OUTDOOR | : 122 SQ.M. (1,321 SQ.FT.) |

PRIVATE OUTDOOR SPACE: MIN. 30 SQ.M. PER UNIT

ADDITIONAL NOTES:

- ONE CONVERTIBLE UNIT PROVIDED - UNIT Ab IN BUILDING 3
- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
 - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
 - DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
 - WATER EFFICIENT TOILETS
- MINIMUM ENERGUIDE 82 RATING AND PRE-DUCTING FOR SOLAR HOT WATER TO BE PROVIDED



CONTEXT PLAN
SCALE: N.T.S.

SITE PLAN
SCALE: 1" = 20'-0"

PLAN #1

| | |
|---------------|--------------------------------|
| MAR. 10, 2016 | BOLLARD/RETAINING WALL REVISED |
| FEB. 3, 2016 | GENERAL REVISIONS |
| OCT. 6, 2015 | ISSUED FOR A.D.P. |
| MAY 14, 2015 | ISSUED FOR D.P. APPLICATION |
| MAR. 23, 2015 | GENERAL REVISIONS |
| NOV. 4, 2014 | GENERAL REVISIONS |
| JUL. 28, 2014 | ISSUED FOR REZONING APPL. |

Yamamoto Architecture Inc.

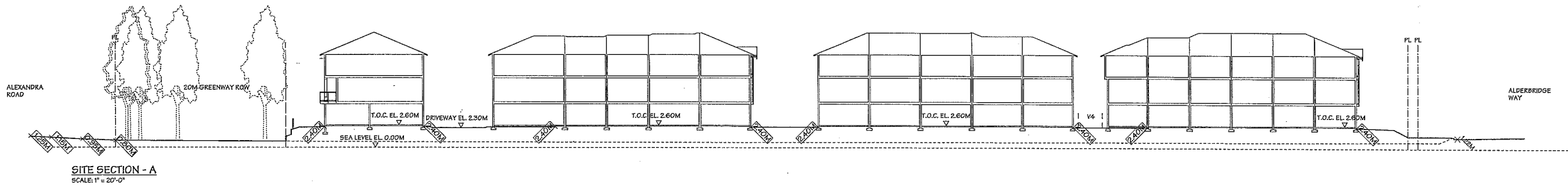
202 - 33 East 8th Avenue, Vancouver, B.C.
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

| | |
|---------------------|-----------------------|
| PROJECT | TOWNHOUSE DEVELOPMENT |
| 9560 ALEXANDRA ROAD | RICHMOND, B.C. |

| | |
|---------------|----------------------|
| DRAWING TITLE | SITE PLAN STATISTICS |
| SCALE | 1" = 20'-0" |
| DATE | JAN. 19, 2015 |
| DRAWN BY | TY |
| CHECKED | |
| SHEET NO. | DP 15-700370 |
| PROJ. NO. | 1413 |

DP 15-700370 APR 13 2016

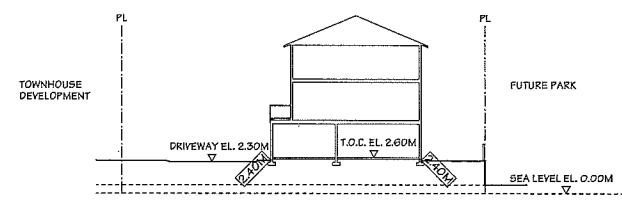
Plan #1



SITE SECTION - A
SCALE: 1" = 20'-0"



SITE SECTION - B
SCALE: 1" = 20'-0"



SITE SECTION - C
SCALE: 1" = 20'-0"

PLAN #1a

| NO. | DATE | REVISIONS |
|---------------|------|--------------------------------|
| MAR. 10, 2016 | | BOLLARD/RETAINING WALL REVISED |
| FEB. 3, 2016 | | GENERAL REVISIONS |
| OCT. 6, 2015 | | ISSUED FOR A.D.P. |
| MAY 14, 2015 | | ISSUED FOR D.P. APPLICATION |
| MAR. 23, 2015 | | GENERAL REVISIONS |
| NOV. 4, 2014 | | GENERAL REVISIONS |
| JUL. 28, 2014 | | ISSUED FOR REZONING APPL. |

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V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

| | | | |
|----------------------------------|-----------|-------------------------------------|--|
| PROJECT TOWNHOUSE DEVELOPMENT | | DRAWING TITLE SITE CROSS SECTION | |
| SCALE 1" = 20'-0" | SHEET NO. | | |
| DATE NOV. 3, 2014 | | | |
| DRAWN YK | | DP 15-700370 | |
| CHECKED | | PROJ. NO. 1413 | |

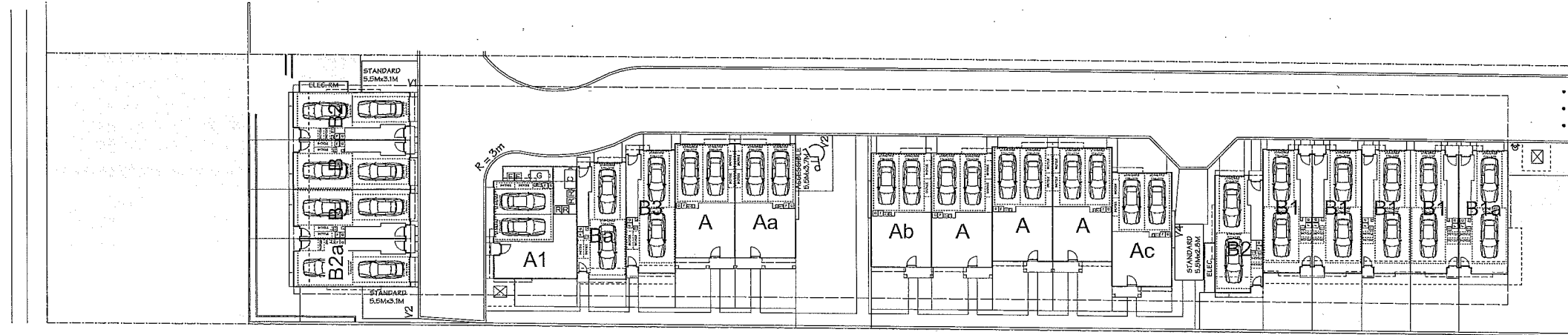
Plan #2

DP 15-700370

APR 13 2016

ALEXANDRA ROAD

ALDERBRIDGE WAY



PARKING:

REQUIRED:

| | | |
|-----------------------|----------|-----------------------|
| 1.5 SPACES x 20 UNITS | = | 30 SPACES (RESIDENTS) |
| 0.2 SPACES x 20 UNITS | = | 4 SPACES (VISITORS) |
| TOTAL | = | 34 SPACES |

PROVIDED:

| | | |
|--------------------------|----------|-----------------------|
| 2 CAR GARAGES x 20 UNITS | = | 40 SPACES (RESIDENTS) |
| OPEN VISITORS PARKING | = | 4 SPACES (VISITORS) |
| TOTAL | = | 44 SPACES |

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

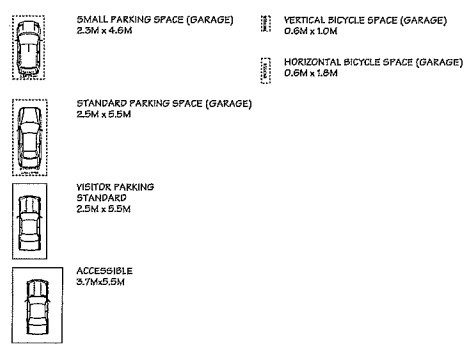
REQUIRED BICYCLE:

| | | |
|------------------------|----------|---------------------|
| 1.25 SPACES x 20 UNITS | = | 25 SPACES (CLASS 1) |
| 0.2 SPACES x 20 UNITS | = | 4 SPACES (CLASS 2) |
| TOTAL | = | 29 SPACES |

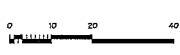
PROVIDED BICYCLE:

| | | |
|-----------------------|----------|---------------------|
| 2 SPACES x 20 GARAGES | = | 40 SPACES (CLASS 1) |
| BICYCLE RACK | = | 5 SPACES (CLASS 2) |
| TOTAL | = | 45 SPACES |

AS PER THE 2041 OCP REQUIREMENT FOR ELECTRIC VEHICLES:
 - A MINIMUM OF 20% OF PARKING STALLS TO BE PROVIDED WITH A 120V RECEPTACLE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT.
 - AN ADDITIONAL 25% OF PARKING STALLS TO BE CONSTRUCTED TO ACCOMMODATE THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (E.G. PRE-DUCTED FOR FUTURE WIRING).



PARKING PLAN
 SCALE: 1" = 20'-0"



PLAN #2

| NO. | DATE | REVISIONS |
|---------------|--------------------------------|-----------|
| MAR. 10, 2016 | BOLLARD/RETAINING WALL REVISED | |
| FEB. 3, 2016 | GENERAL REVISIONS | |
| OCT. 6, 2015 | ISSUED FOR A.D.P. | |
| MAY 14, 2015 | ISSUED FOR D.P. APPLICATION | |
| MAR. 23, 2015 | GENERAL REVISIONS | |
| NOV. 4, 2014 | GENERAL REVISIONS | |
| JUL. 25, 2014 | ISSUED FOR REZONING APPL. | |

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| PROJECT | | DRAWING TITLE | |
|-----------------------|---------------|---------------|--------------|
| TOWNHOUSE DEVELOPMENT | | PARKING PLAN | |
| SCALE | 1/16" = 1'-0" | SHEET NO. | |
| DATE | OCT. 24, 2014 | DRAWN BY | DP 15-700370 |
| CHECKED | | PROJ. NO. | 1413 |

9560 ALEXANDRA ROAD
 RICHMOND, B.C.

DP 15-700370

APR 13 2016

Plan #3



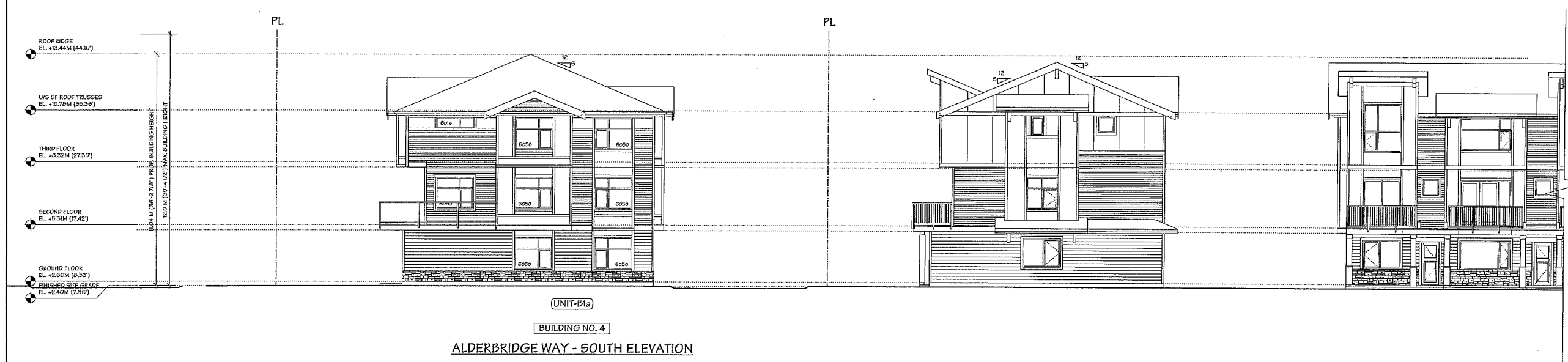
BUILDING NO. 1
WEST ELEVATION

BUILDING NO. 2
WEST ELEVATION



BUILDING NO. 3
WEST ELEVATION

BUILDING NO. 4
WEST ELEVATION



BUILDING NO. 4
ALDERBRIDGE WAY - SOUTH ELEVATION

| NO. | DATE | REVISIONS |
|--------------|------|-----------------------------|
| MAR 10, 2016 | | MATERIAL REVISED |
| FEB 7, 2016 | | GENERAL REVISIONS |
| OCT 5, 2015 | | ISSUED FOR A.D.P. |
| MAY 14, 2015 | | ISSUED FOR D.P. APPLICATION |
| MAR 23, 2015 | | GENERAL REVISIONS |
| NOV 4, 2014 | | ISSUED FOR REZONING |

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PROJECT
20 UNIT TOWNHOUSE
DEVELOPMENT

9569 ALEXANDRA ROAD
RICHMOND, B.C.

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Architecture Inc.

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V6T 1R5 Tel: 604-731-1127 Fax: 604-731-1927

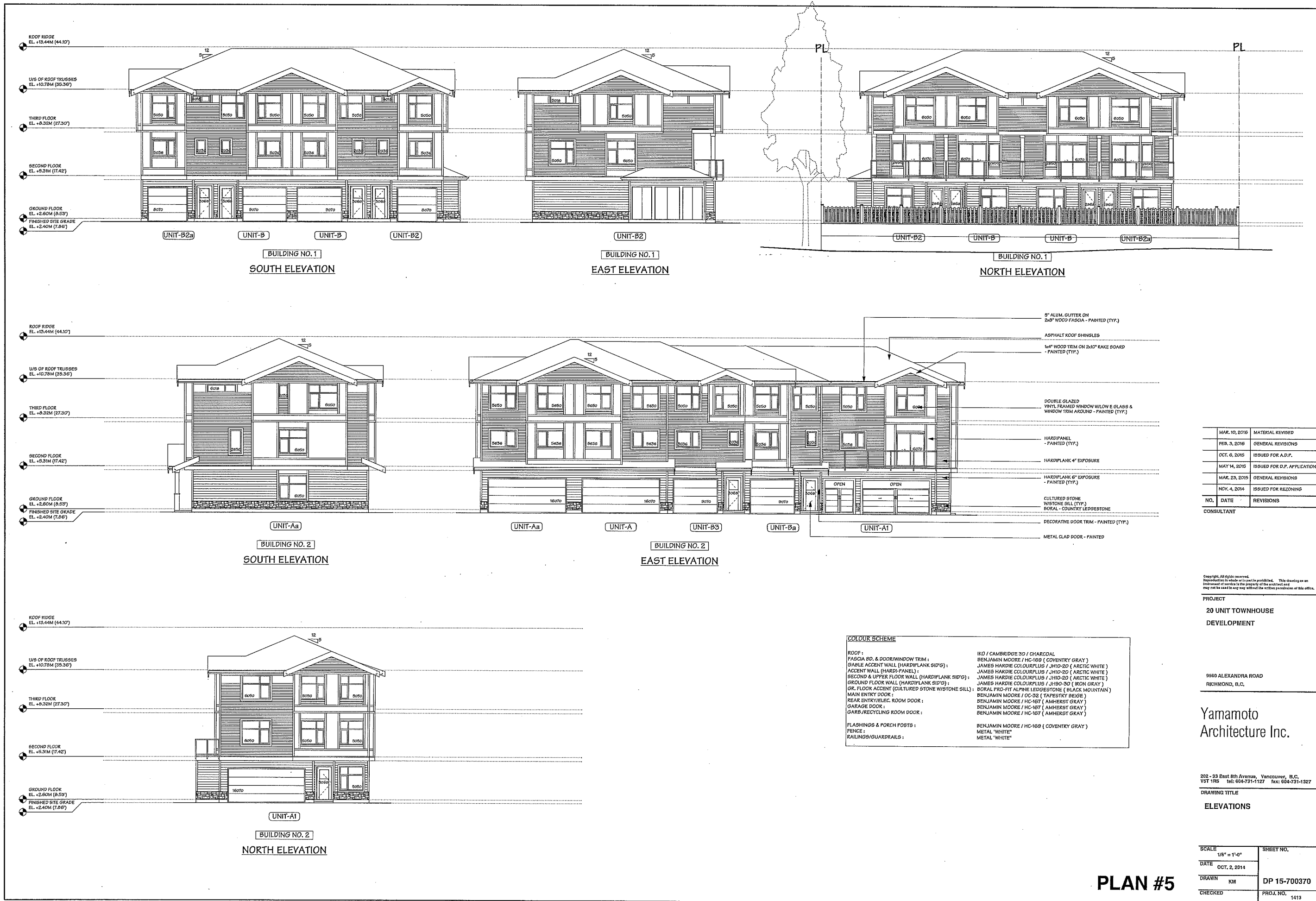
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ELEVATIONS

| | |
|-----------------------|-------------------|
| SCALE 1/8" = 1'-0" | SHEET NO. |
| DATE OCT. 2, 2014 | |
| DRAWN KM | DP 15-700370 |
| CHECKED | PROJ. NO. 1413 |

PLAN #4

Plan #4

DP 15-700370 APR 13 2016



COLOUR SCHEME

| | |
|---|--|
| ROOF: | IKO / CAMBRIDGE 30 / CHARCOAL |
| FASCIA RD. & DOOR/WINDOW TRIM: | BENJAMIN MOORE / HC-169 (COVENTRY GRAY) |
| GABLE ACCENT WALL (HARDIPLANK SID'G): | JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE) |
| ACCENT WALL (HARDI-PANEL): | JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE) |
| SECOND & UPPER FLOOR WALL (HARDIPLANK SID'G): | JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE) |
| GROUND FLOOR WALL (HARDIPLANK SID'G): | JAMES HARDIE COLOURPLUS / JH90-30 (IRON GRAY) |
| GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL): | BORAL PRO-FIT ALPINE LEDGESTONE (BLACK MOUNTAIN) |
| MAIN ENTRY DOOR: | BENJAMIN MOORE / OC-32 (TAPESTRY BEIGE) |
| REAR ENTRY/ELEC. ROOM DOOR: | BENJAMIN MOORE / HC-167 (AMHERST GRAY) |
| GARAGE DOOR: | BENJAMIN MOORE / HC-167 (AMHERST GRAY) |
| GARB/RECYCLING ROOM DOOR: | BENJAMIN MOORE / HC-167 (AMHERST GRAY) |
| FLASHINGS & PORCH POSTS: | BENJAMIN MOORE / HC-169 (COVENTRY GRAY) |
| FENCE: | METAL "WHITE" |
| RAILINGS/GUARDRAILS: | METAL "WHITE" |

- 5" ALUM. GUTTER ON 2x6" WOOD FASCIA - PAINTED (TYP.)
- ASPHALT ROOF SHINGLES
- 1/4" WOOD TRIM ON 2x12" RAKE BOARD - PAINTED (TYP.)
- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS & WINDOW TRIM AROUND - PAINTED (TYP.)
- HARDI-PANEL - PAINTED (TYP.)
- HARDIPLANK 4" EXPOSURE
- HARDIPLANK 6" EXPOSURE - PAINTED (TYP.)
- CULTURED STONE W/STONE SILL (TYP.) BORAL - COUNTRY LEDGESTONE
- DECORATIVE DOOR TRIM - PAINTED (TYP.)
- METAL GLAD DOOR - PAINTED

| NO. | DATE | REVISIONS |
|-----|---------------|-----------------------------|
| | MAR. 10, 2016 | MATERIAL REVISED |
| | FEB. 3, 2016 | GENERAL REVISIONS |
| | OCT. 6, 2015 | ISSUED FOR A.D.P. |
| | MAY 14, 2015 | ISSUED FOR D.P. APPLICATION |
| | MAR. 23, 2015 | GENERAL REVISIONS |
| | NOV. 4, 2014 | ISSUED FOR REZONING |

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PROJECT
20 UNIT TOWNHOUSE DEVELOPMENT
 9560 ALEXANDRA ROAD
 RICHMOND, B.C.

Yamamoto Architecture Inc.

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 V5T 1R5 tel: 604-731-1127 fax: 604-731-1327
 DRAWING TITLE
ELEVATIONS

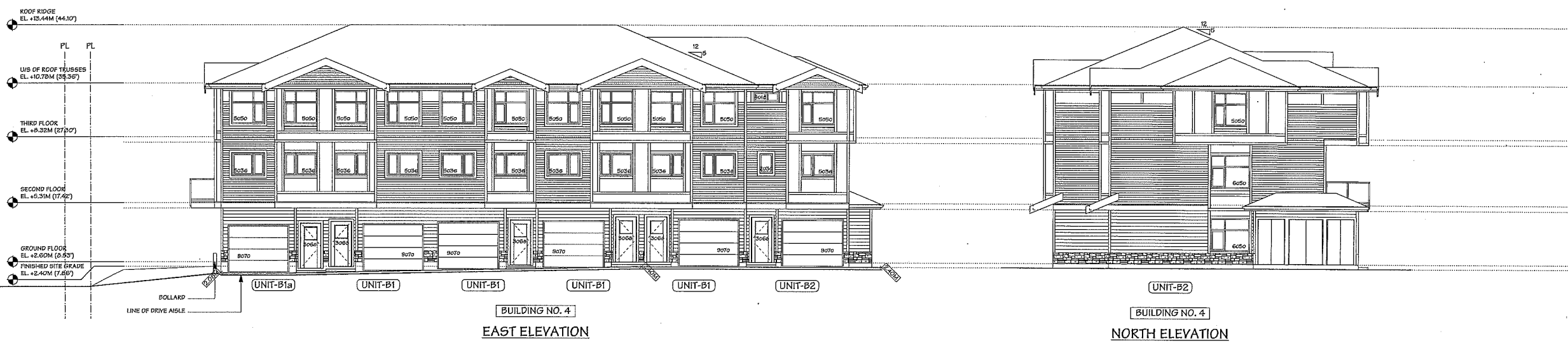
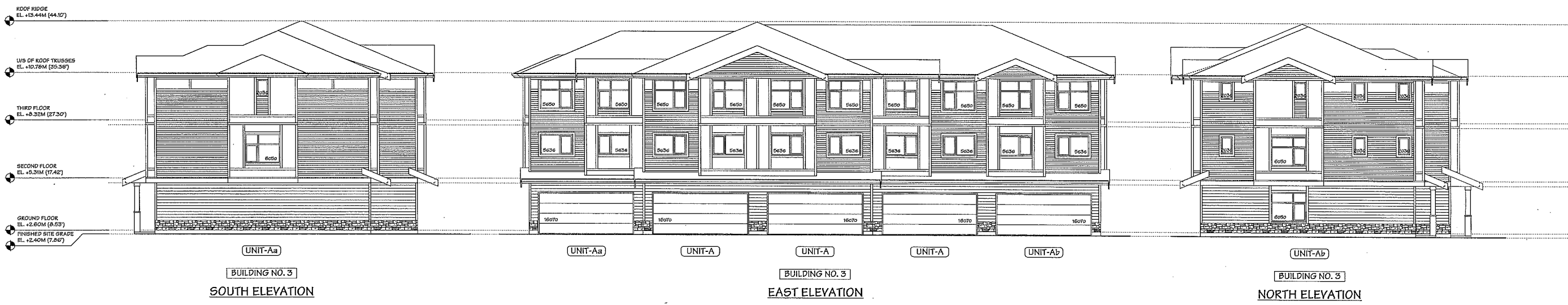
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| SCALE | 1/8" = 1'-0" | SHEET NO. | |
| DATE | OCT. 2, 2014 | | |
| DRAWN | KM | | DP 15-700370 |
| CHECKED | | PROJ. NO. | 1413 |

PLAN #5

Plan #5

APR 13 2016

DP 15-700370



| NO. | DATE | REVISIONS |
|---------------|------|-----------------------------|
| MAR. 10, 2016 | | MATERIAL REVISED |
| FEB. 3, 2016 | | GENERAL REVISIONS |
| OCT. 6, 2015 | | ISSUED FOR A.D.P. |
| MAY 14, 2015 | | ISSUED FOR D.P. APPLICATION |
| MAR. 23, 2015 | | GENERAL REVISIONS |
| NOV. 4, 2014 | | ISSUED FOR REZONING |

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PROJECT
20 UNIT TOWNHOUSE DEVELOPMENT
 9560 ALEXANDRA ROAD
 RICHMOND, B.C.

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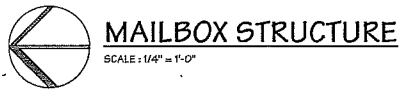
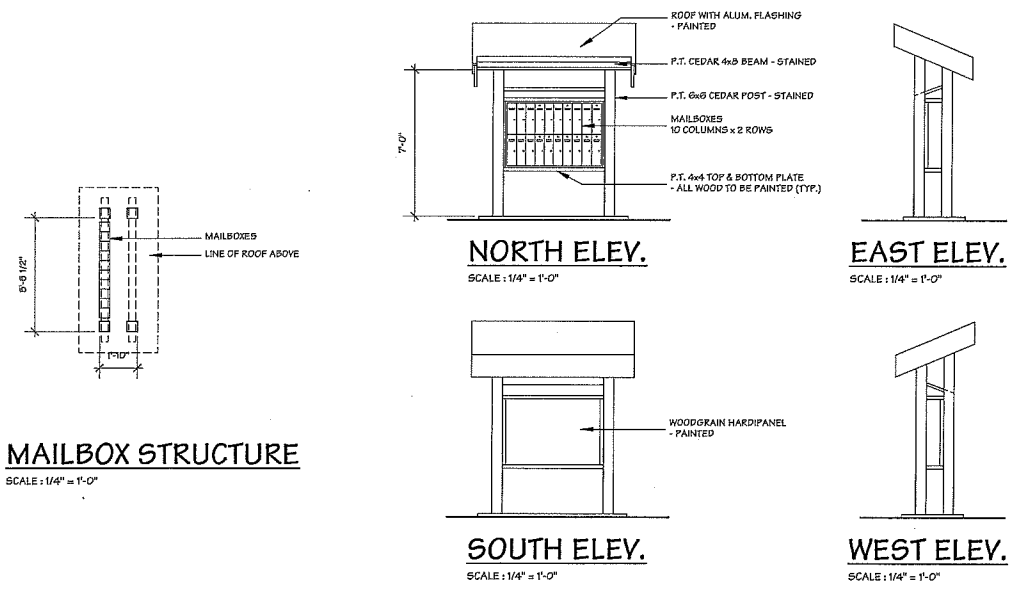
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DRAWING TITLE
ELEVATIONS

| SCALE | SHEET NO. |
|--------------|----------------|
| 1/8" = 1'-0" | |
| DATE | DP 15-700370 |
| DRAWN | KM |
| CHECKED | PROJ. NO. 1413 |

COLOR SCHEME

| | |
|---|--|
| ROOF: | KO / CAMBRIDGE 30 / CHARCOAL |
| GABLE ACCENT WALL (HARDPLANK SID'G): | BENJAMIN MOORE / HC-169 (COVENTRY GRAY) |
| ACCENT WALL (HARD-PANEL): | JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE) |
| SECOND & UPPER FLOOR WALL (HARDPLANK SID'G): | JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE) |
| GROUND FLOOR WALL (HARDPLANK SID'G): | JAMES HARDIE COLOURPLUS / JH50-30 (IRON GRAY) |
| GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL): | BORAL PRO-FIT ALPINE LEDGESTONE (BLACK MOUNTAIN) |
| MAIN ENTRY DOOR: | BENJAMIN MOORE / CC-32 (TAPESTRY BEIGE) |
| REAR ENTRY/ELEC. ROOM DOOR: | BENJAMIN MOORE / HC-167 (AMHERST GRAY) |
| GARAGE DOOR: | BENJAMIN MOORE / HC-167 (AMHERST GRAY) |
| GARB./RECYCLING ROOM DOOR: | BENJAMIN MOORE / HC-167 (AMHERST GRAY) |
| FLASHINGS & PORCH POSTS: | BENJAMIN MOORE / HC-169 (COVENTRY GRAY) |
| FENCE: | METAL "WHITE" |
| RAILINGS/GUARDRAILS: | METAL "WHITE" |

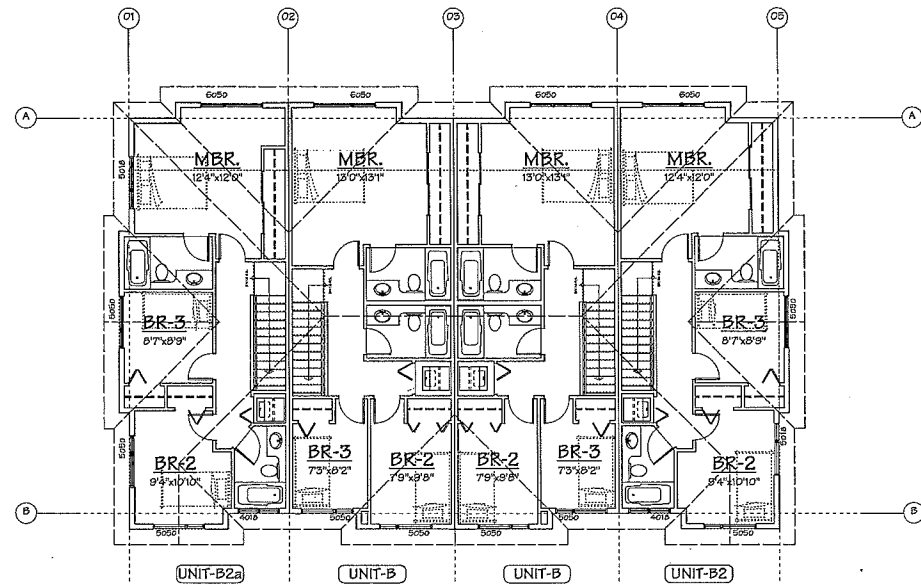


PLAN #6

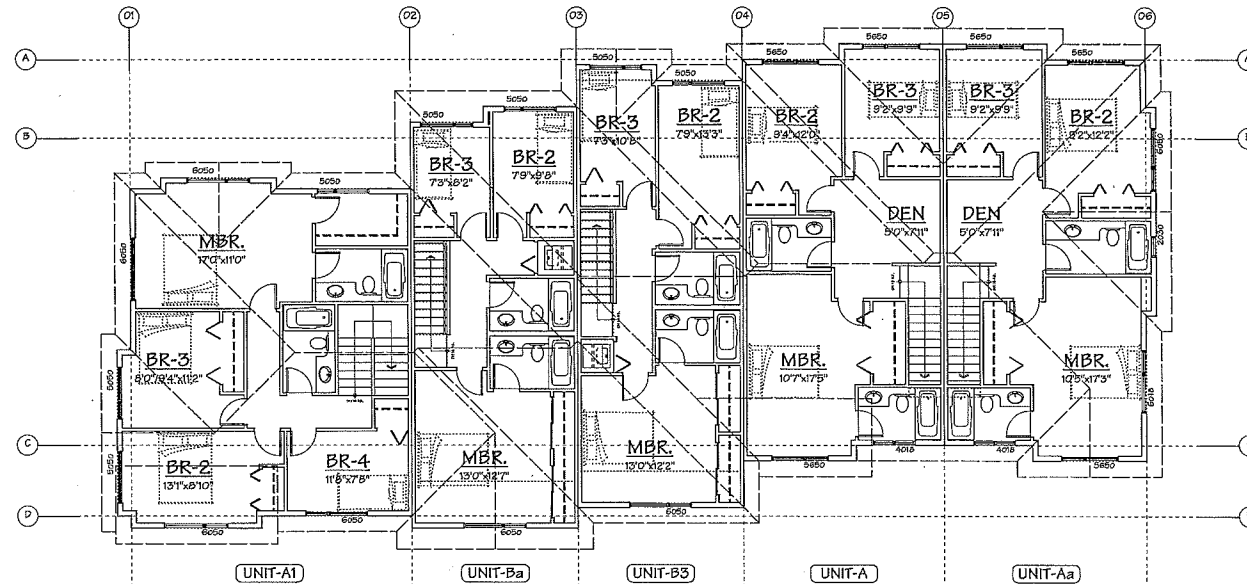
Plan #6

APR 13 2016

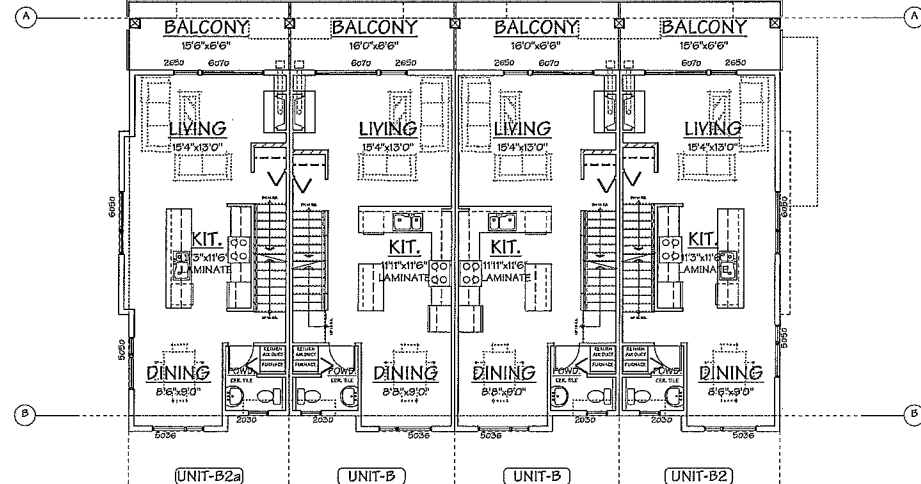
DP 15-700370



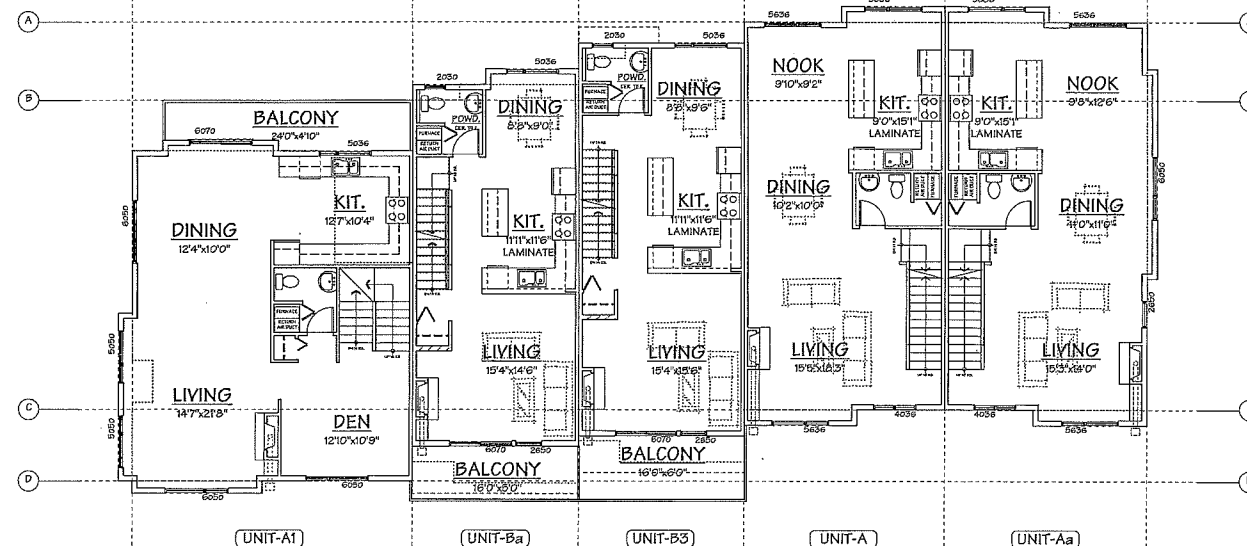
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



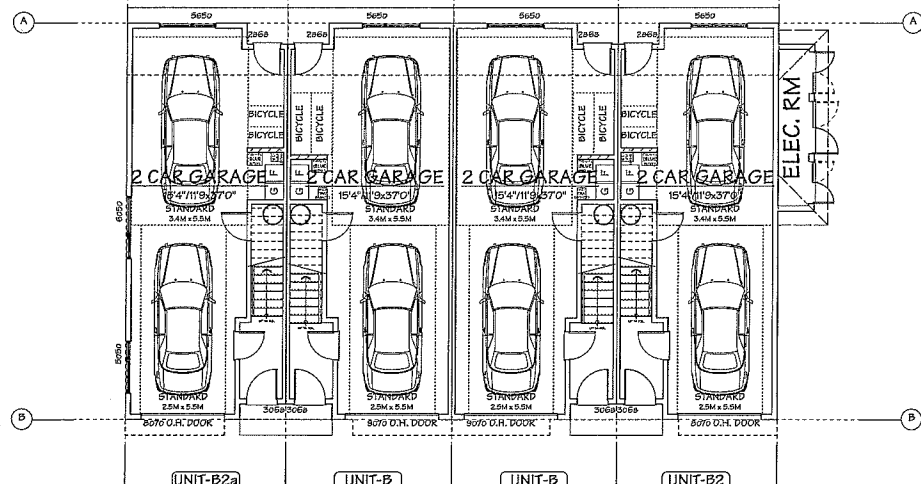
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

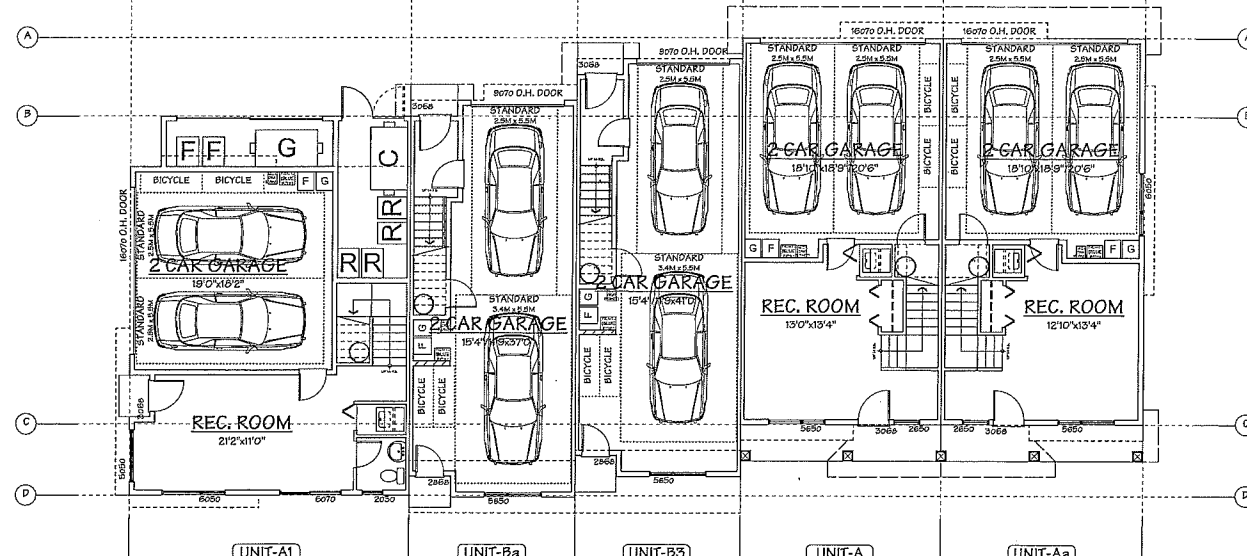


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

BUILDING NO. 1



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

BUILDING NO. 2

- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
 - STAIRWELL HANDRAILS
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
 - WATER EFFICIENT TOILETS

| | |
|---------------|-----------------------------|
| MAR. 10, 2016 | MATERIAL REVISED |
| FEB. 3, 2016 | GENERAL REVISIONS |
| OCT. 6, 2015 | ISSUED FOR A.D.P. |
| MAY 14, 2015 | ISSUED FOR D.P. APPLICATION |
| MAR. 23, 2015 | GENERAL REVISIONS |
| NOV. 4, 2014 | ISSUED FOR REZONING |
| NO. DATE | REVISIONS |

CONSULTANT

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PROJECT
20 UNIT TOWNHOUSE
DEVELOPMENT

9860 ALEXANDRA ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, B.C.
V5T 1R5 TEL: 604-731-1127 FAX: 604-731-1327

DRAWING TITLE
FLOOR PLANS

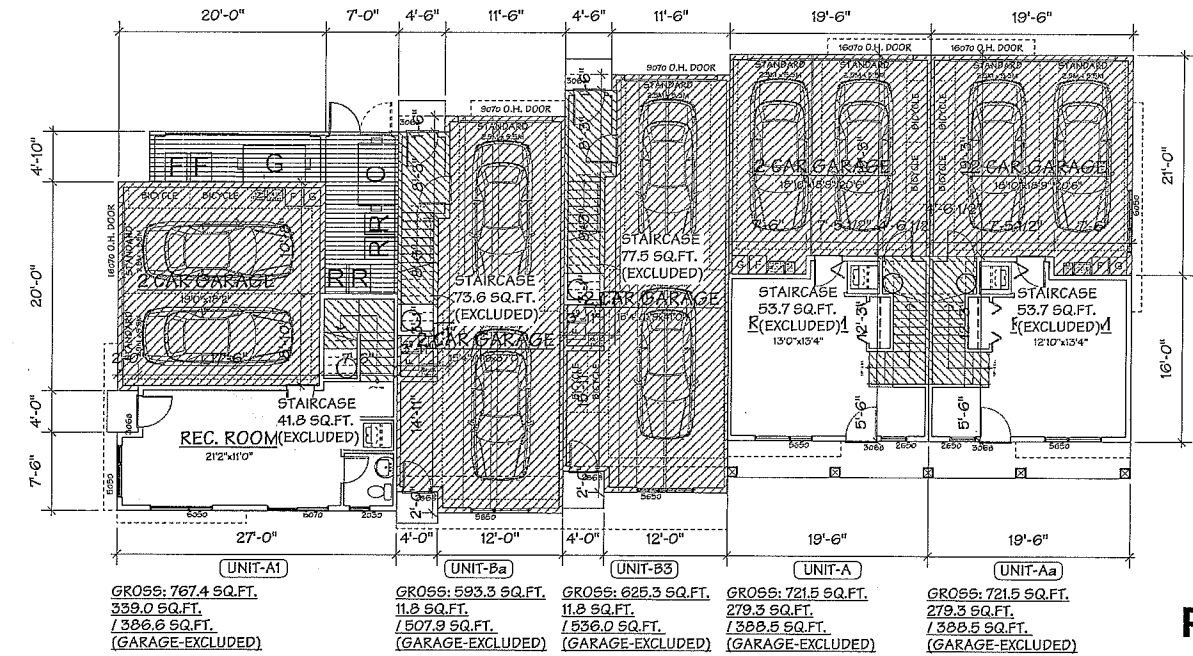
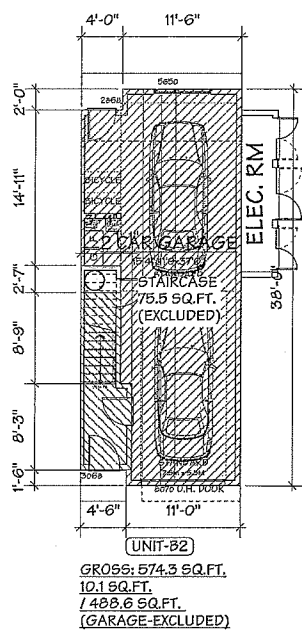
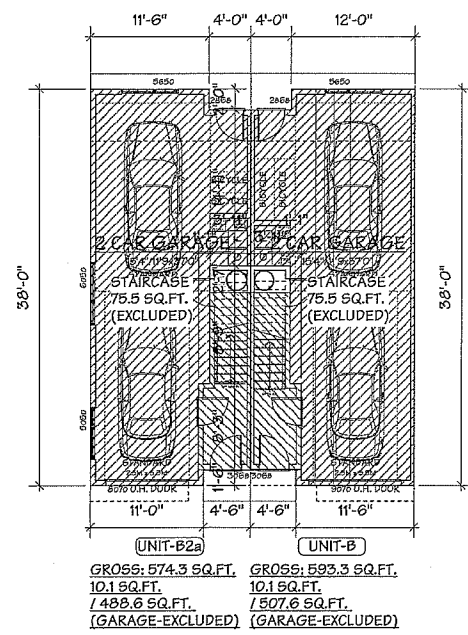
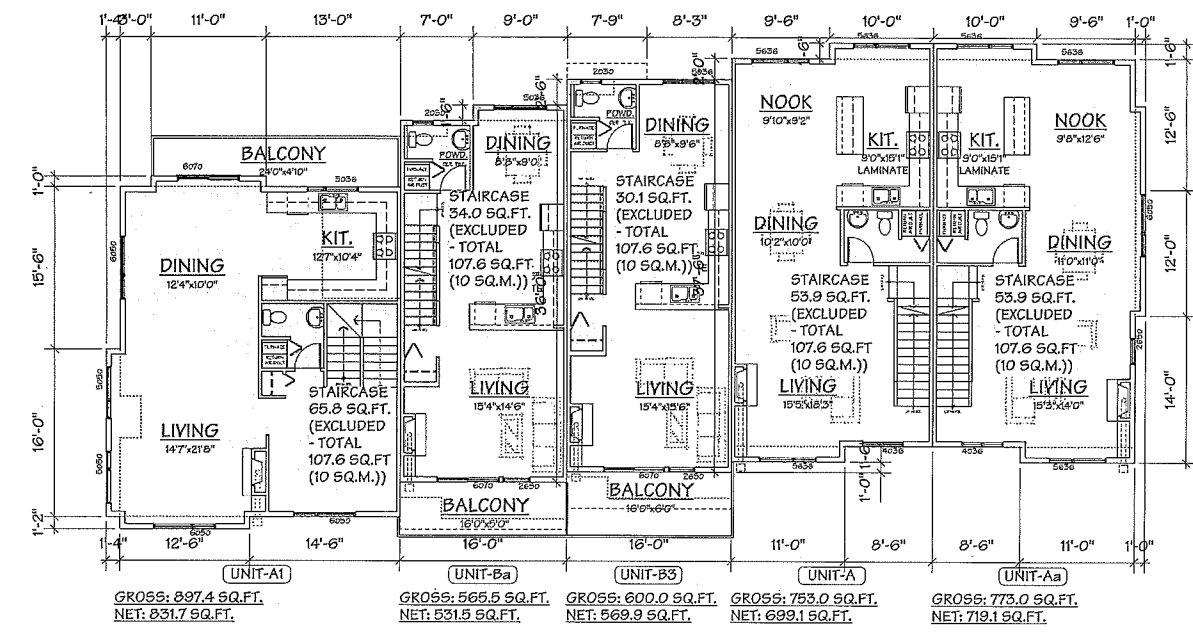
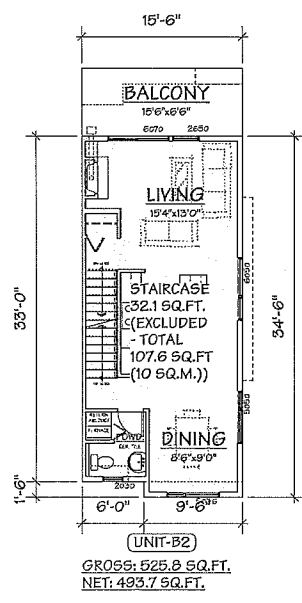
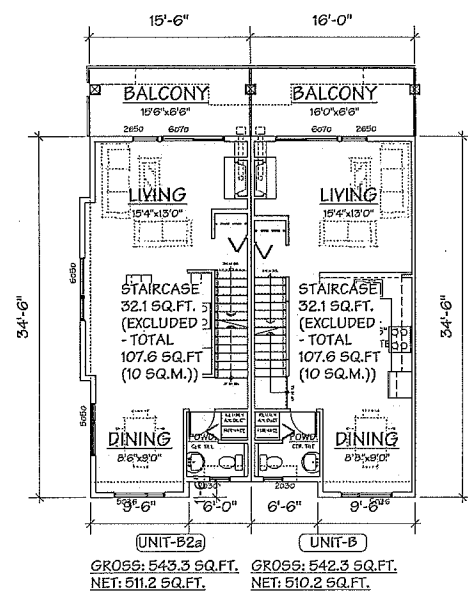
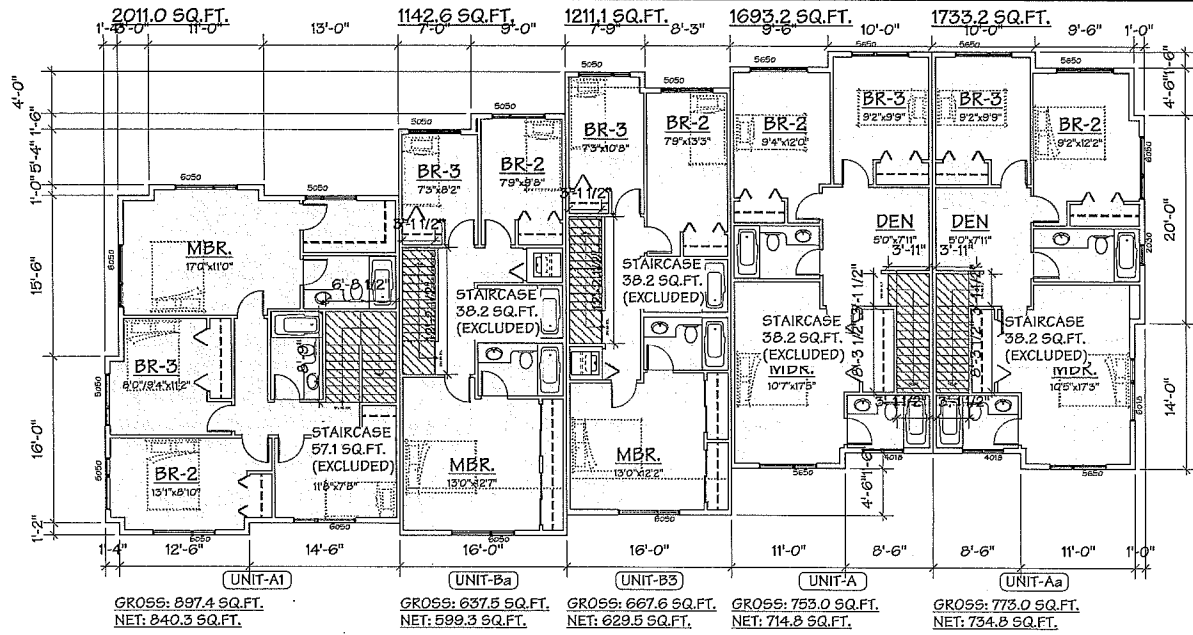
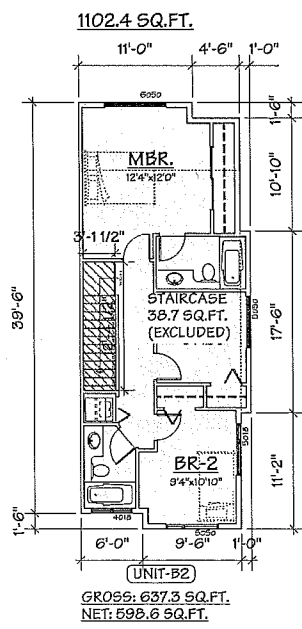
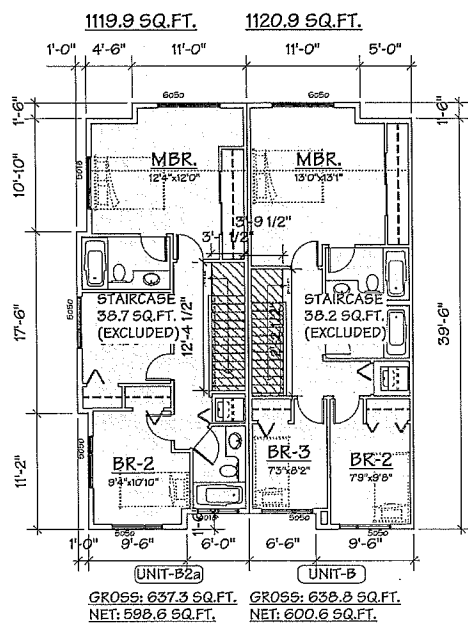
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| DATE OCT. 2, 2014 | |
| DRAWN KM | DP 15-700370 |
| CHECKED | PROJ. NO. 1413 |

PLAN #7

Plan #7

APR 13 2016

DP 15-700370



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|-----|---------------|-----------------------------|
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| | NOV. 4, 2014 | ISSUED FOR REZONING |

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PROJECT
20 UNIT TOWNHOUSE DEVELOPMENT

980 ALEXANDRA ROAD
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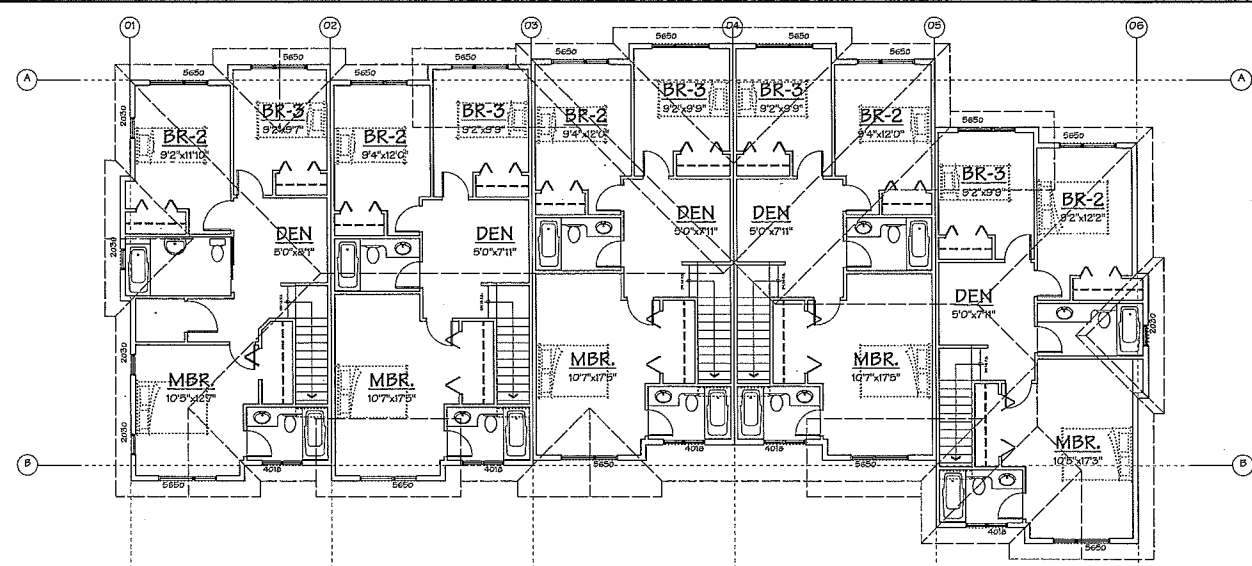
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| SCALE 1/8" = 1'-0" | SHEET NO. |
| DATE OCT. 2, 2014 | DP 15-700370 |
| DRAWN KM | PROJ. NO. |
| CHECKED | 1413 |

PLAN #7a

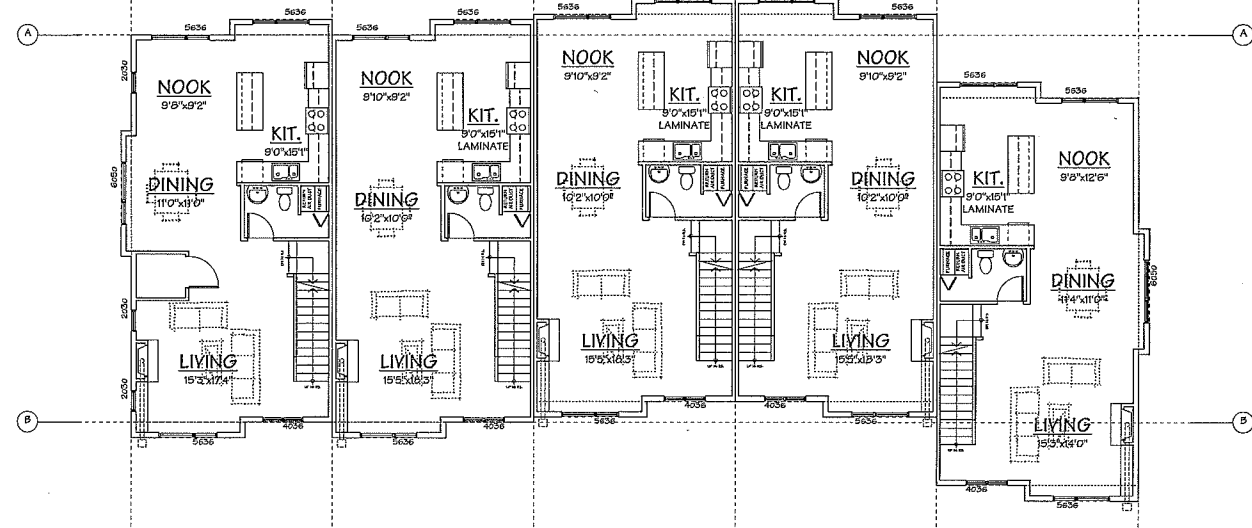
Plan #7a

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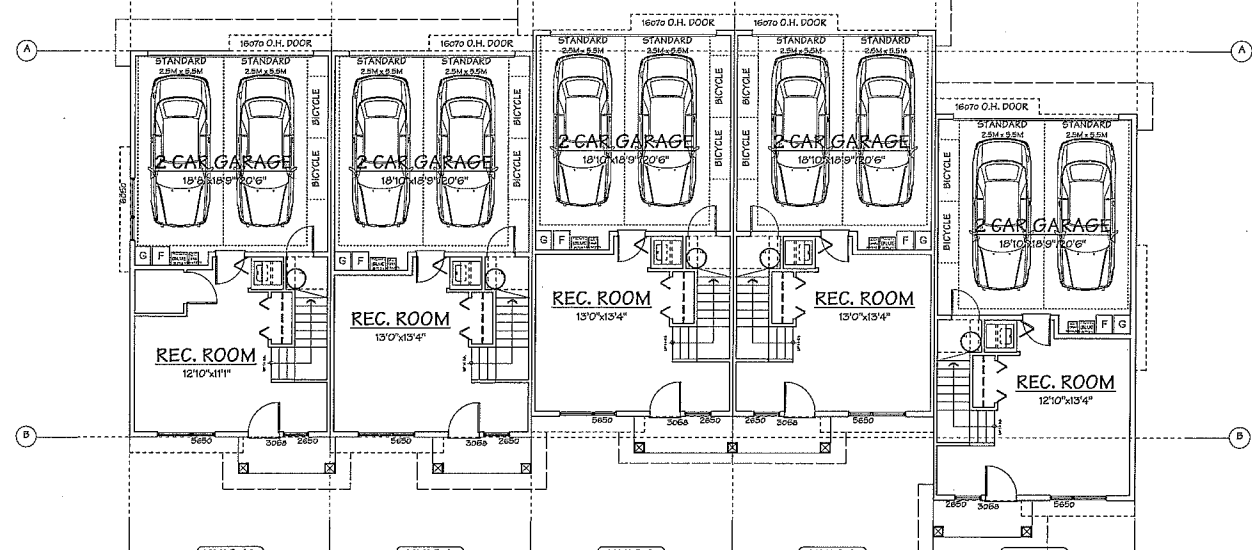
DP 15-700370



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

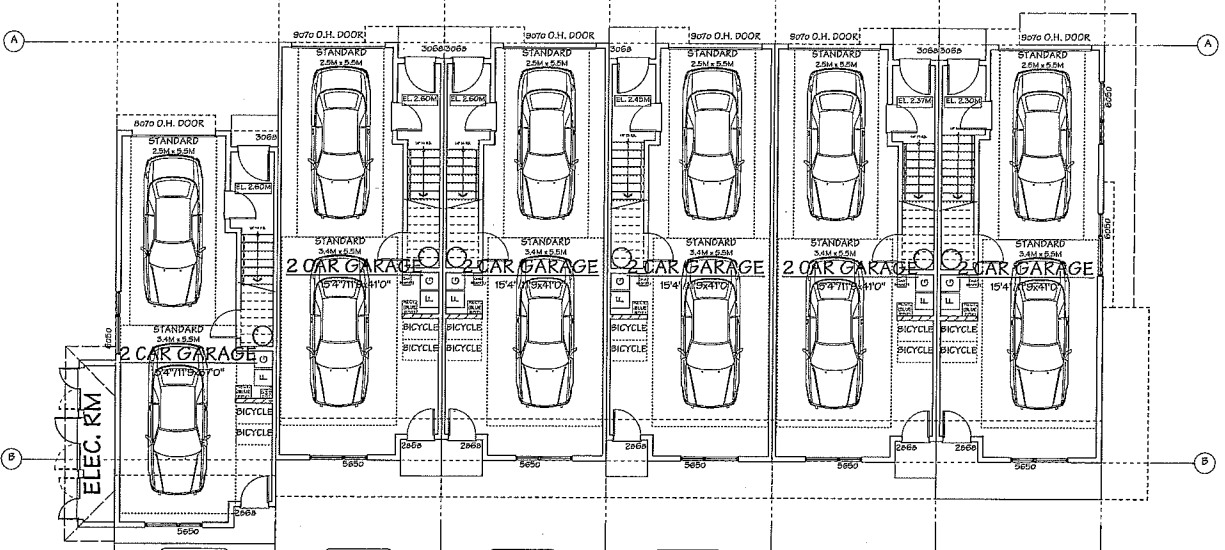
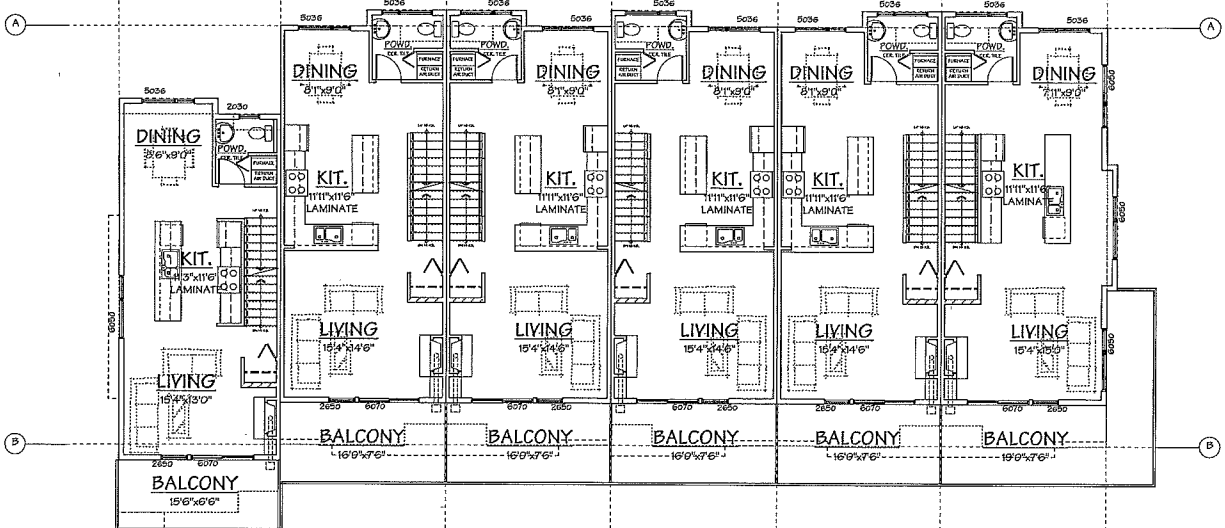
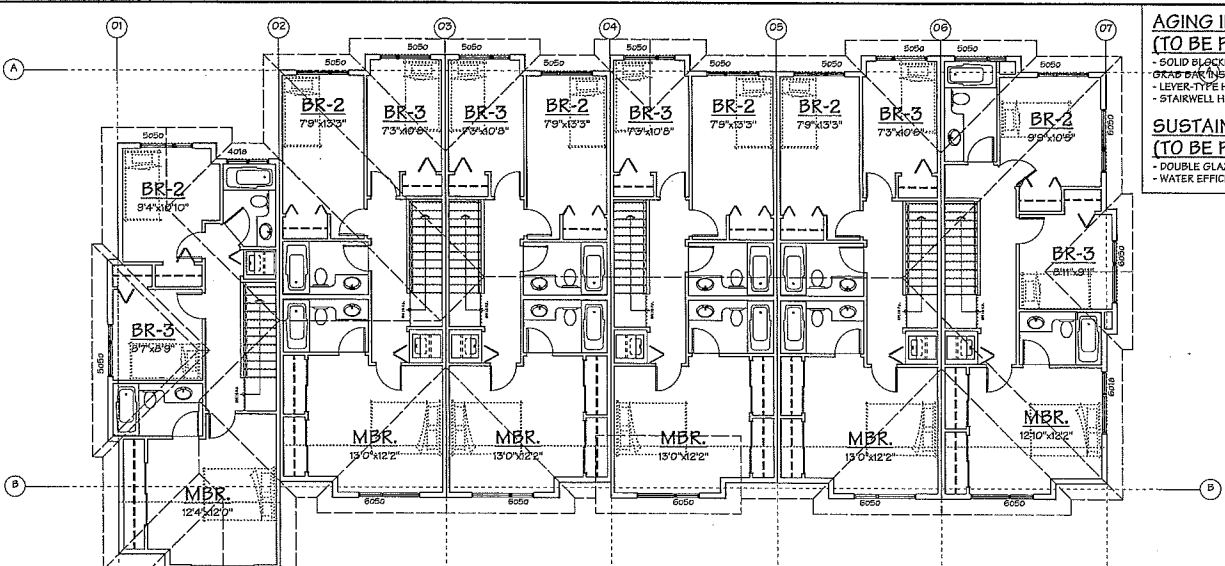


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

BUILDING NO. 3



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

BUILDING NO. 4

- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
 - STAIRWELL HANDRAILS
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
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9560 ALEXANDRA ROAD
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DRAWING TITLE
FLOOR PLANS

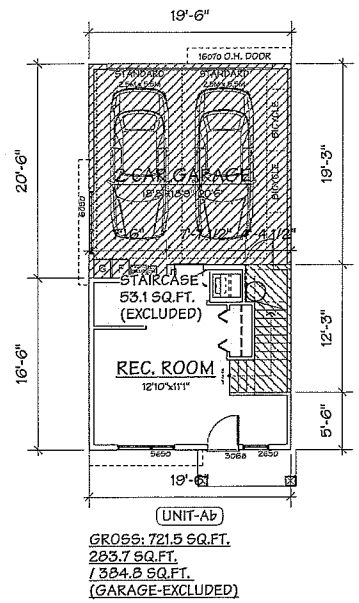
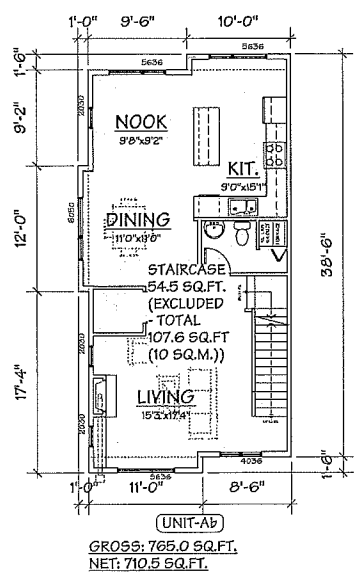
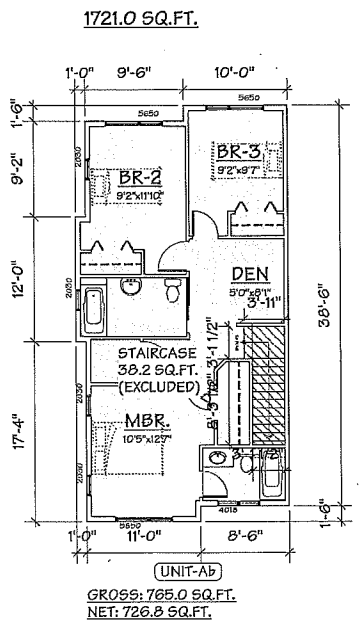
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| SCALE 1/8" = 1'-0" | SHEET NO. |
| DATE OCT. 2, 2014 | DP 15-700370 |
| DRAWN KM | PROJ. NO. 1413 |
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PLAN #8

APR 13 2016

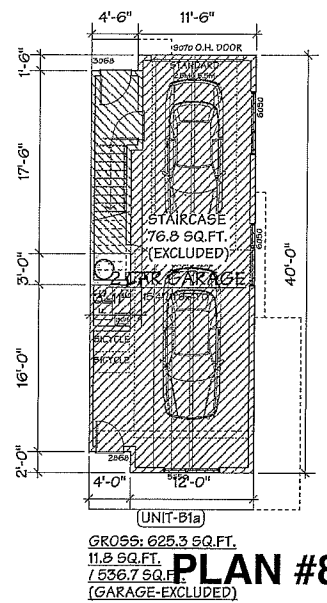
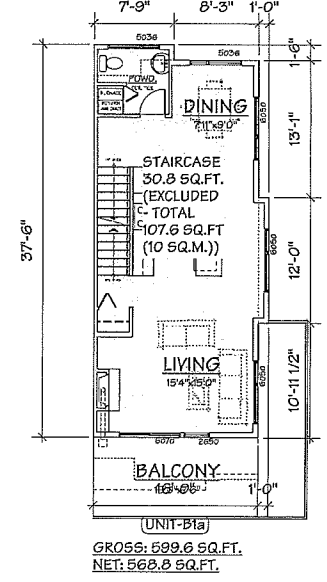
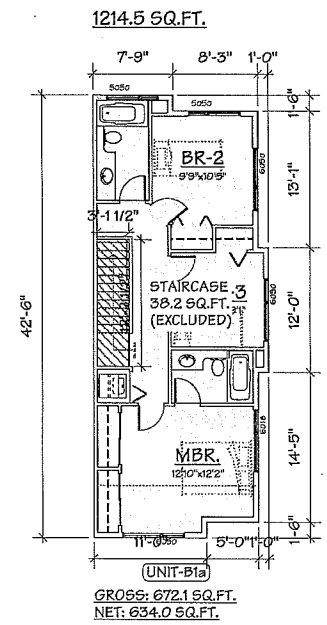
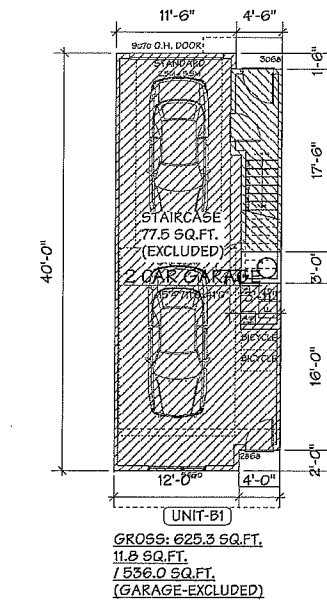
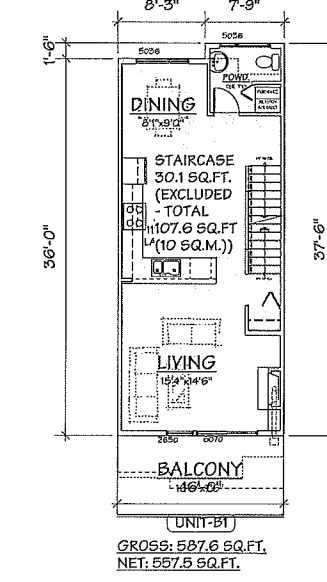
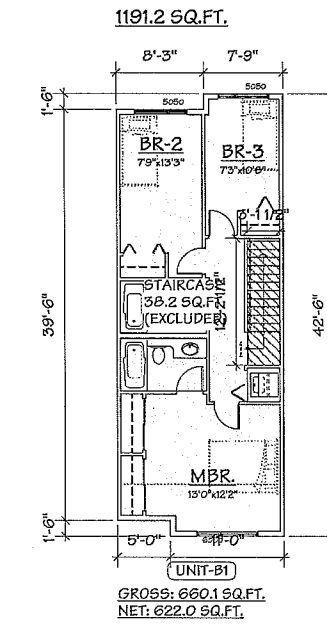
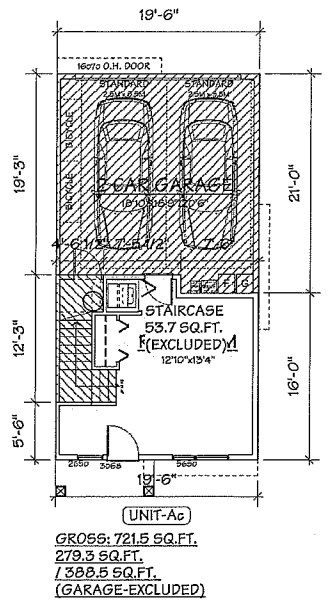
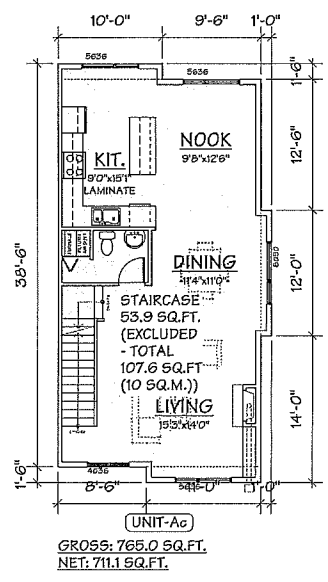
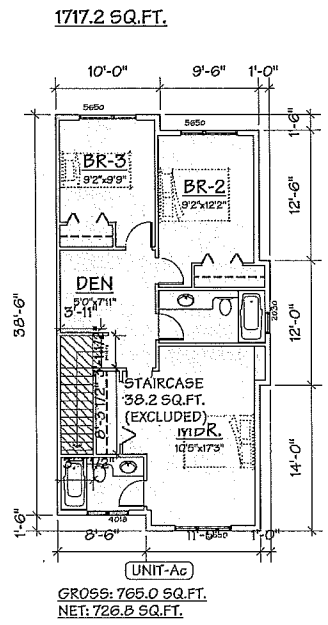
DP 15-700370

Plan #8



F.A.R. CALCULATION:

| UNIT: | GROSS AREA: | STAIRS (EXEMPTED AREA): | NET FLOOR AREA: | GARAGE (EXEMPTED AREA): |
|--------|-------------|-------------------------|-----------------|-------------------------|
| A-1F | 721.5 SF | 53.7 SF | 279.3 SF | 388.5 SF |
| A-2F | 753.0 SF | 53.9 SF | 699.1 SF | |
| A-3F | 753.0 SF | 38.2 SF | 714.8 SF | |
| | 2227.5 SF | 145.8 SF | 1683.2 SF | |
| Aa-1F | 721.5 SF | 53.7 SF | 279.3 SF | 388.5 SF |
| Aa-2F | 773.0 SF | 53.9 SF | 719.1 SF | |
| Aa-3F | 773.0 SF | 38.2 SF | 734.8 SF | |
| | 2267.5 SF | 145.8 SF | 1733.2 SF | |
| Ab-1F | 721.5 SF | 53.1 SF | 263.7 SF | 384.8 SF |
| Ab-2F | 765.0 SF | 54.5 SF | 710.5 SF | |
| Ab-3F | 765.0 SF | 38.2 SF | 726.8 SF | |
| | 2251.5 SF | 145.8 SF | 1721.0 SF | |
| Ac-1F | 721.5 SF | 53.7 SF | 279.3 SF | 388.5 SF |
| Ac-2F | 765.0 SF | 53.9 SF | 711.1 SF | |
| Ac-3F | 765.0 SF | 38.2 SF | 726.8 SF | |
| | 2251.5 SF | 145.8 SF | 1717.2 SF | |
| A1-1F | 767.4 SF | 41.0 SF | 339.0 SF | 388.6 SF |
| A1-2F | 897.4 SF | 65.0 SF | 831.7 SF | |
| A1-3F | 897.4 SF | 57.1 SF | 840.3 SF | |
| | 2562.2 SF | 164.7 SF | 2011.0 SF | |
| B-1F | 593.3 SF | 75.5 SF | 10.1 SF | 507.6 SF |
| B-2F | 542.3 SF | 32.1 SF | 510.2 SF | |
| B-3F | 638.8 SF | 38.2 SF | 600.6 SF | |
| | 1774.3 SF | 145.8 SF | 1120.9 SF | |
| Ba-1F | 583.3 SF | 73.6 SF | 11.8 SF | 507.9 SF |
| Ba-2F | 565.5 SF | 34.0 SF | 531.5 SF | |
| Ba-3F | 637.5 SF | 38.2 SF | 599.3 SF | |
| | 1786.3 SF | 145.8 SF | 1142.6 SF | |
| B1-1F | 625.3 SF | 77.5 SF | 11.8 SF | 536.0 SF |
| B1-2F | 587.6 SF | 30.1 SF | 557.5 SF | |
| B1-3F | 660.1 SF | 38.2 SF | 622.0 SF | |
| | 1873.0 SF | 145.8 SF | 1191.2 SF | |
| B1a-1F | 625.3 SF | 76.8 SF | 11.7 SF | 536.7 SF |
| B1a-2F | 599.6 SF | 30.8 SF | 568.8 SF | |
| B1a-3F | 672.1 SF | 38.2 SF | 634.0 SF | |
| | 1897.0 SF | 145.8 SF | 1214.5 SF | |
| B2-1F | 574.3 SF | 75.5 SF | 10.1 SF | 488.6 SF |
| B2-2F | 525.8 SF | 32.1 SF | 493.7 SF | |
| B2-3F | 637.3 SF | 38.7 SF | 598.6 SF | |
| | 1737.3 SF | 146.3 SF | 1102.4 SF | |
| B2a-1F | 574.3 SF | 75.5 SF | 10.1 SF | 488.6 SF |
| B2a-2F | 543.3 SF | 32.1 SF | 511.2 SF | |
| B2a-3F | 637.3 SF | 38.7 SF | 598.6 SF | |
| | 1754.9 SF | 146.3 SF | 1119.9 SF | |
| B3-1F | 625.3 SF | 77.5 SF | 11.8 SF | 536.0 SF |
| B3-2F | 600.0 SF | 30.1 SF | 569.9 SF | |
| B3-3F | 667.0 SF | 38.2 SF | 629.5 SF | |
| | 1892.3 SF | 145.8 SF | 1211.1 SF | |



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PROJECT
20 UNIT TOWNHOUSE DEVELOPMENT

9960 ALEXANDRA ROAD
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Yamamoto Architecture Inc.

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| 1/8" = 1'-0" | |
| DATE | DRAWN |
| OCT. 2, 2014 | KIM |
| CHECKED | PROJ. NO. |
| | DP 15-700370 |
| | 1413 |

PLAN #8a

Plan #8a

APR 13 2016

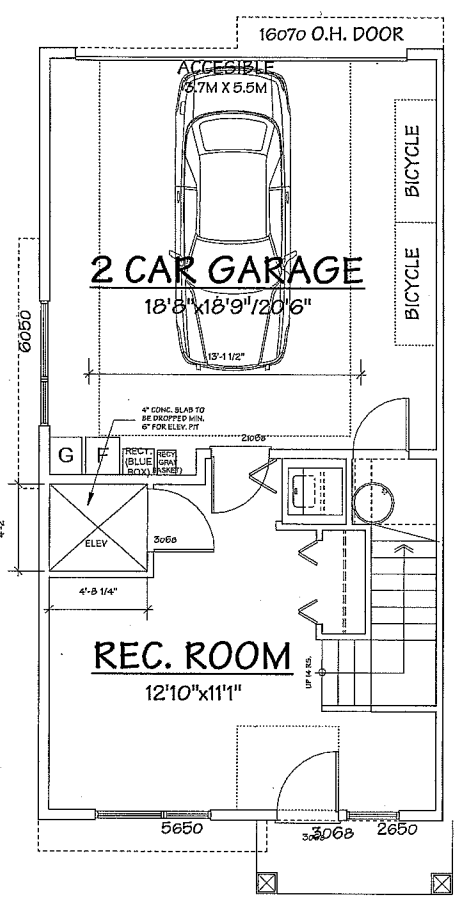
DP 15-700370

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

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- STAIRWELL HANDRAILS

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

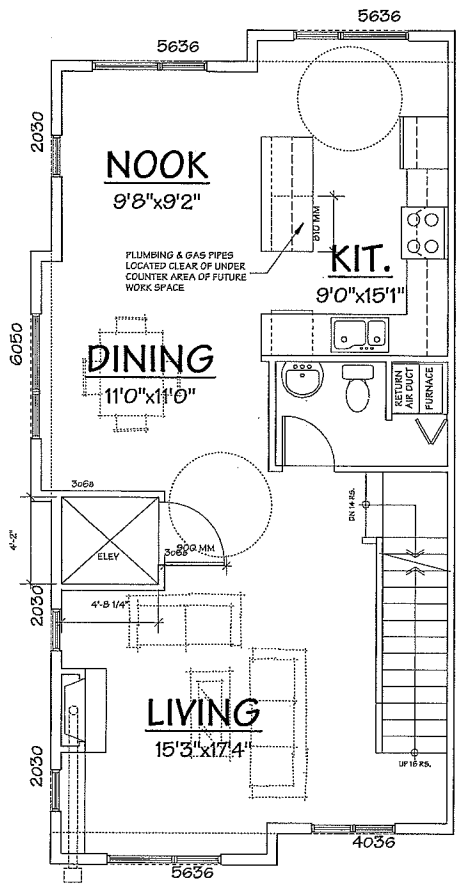
- DOUBLE GLAZED VINYL FRAMED WINDOW/WINDOW GLASS (TYP.)
- WATER EFFICIENT TOILETS



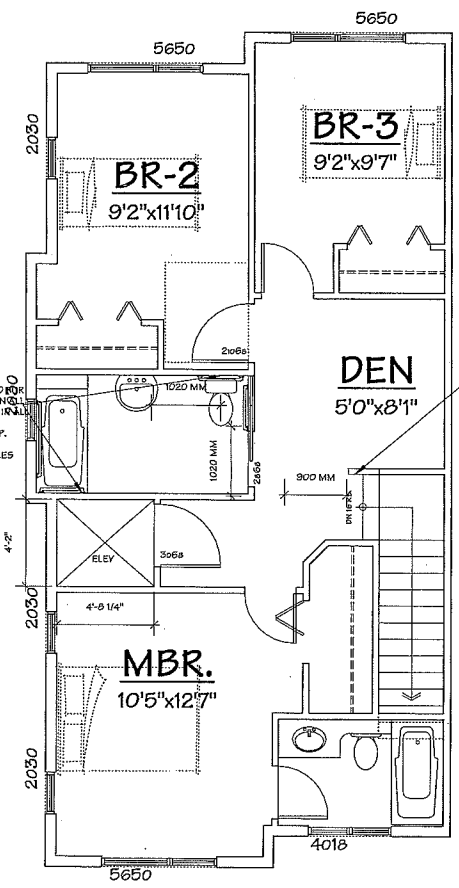
UNIT-Ab

ALT. UNIT Ab CONVERTIBLE PLAN

SCALE: 1/4" = 1'-0"



UNIT-Ab



UNIT-Ab

WALLS TO BE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.

CHECKLIST - CONVERTIBLE UNIT FEATURES

| FEATURE | DESCRIPTION | STATUS |
|----------------------|--|---------------------------|
| DOORS & DOORWAYS | ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS. | COMPLIES. |
| | ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER). | ROUGH IN WIRING PROVIDED. |
| | INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS | COMPLIES. |
| | PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. | COMPLIES. |
| | ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. | COMPLIES. |
| | LEVER-TYPE HANDLES FOR ALL DOORS. | COMPLIES. |
| VERTICAL CIRCULATION | STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS | COMPLIES. |
| | FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE. | COMPLIES. |
| | AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE. | COMPLIES. |
| HALLWAYS | MIN. 900 MM WIDTH. | COMPLIES. |
| GARAGE | MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH. | COMPLIES. |
| | ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING. | COMPLIES. |
| BATHROOM (MIN. 1) | TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT. | COMPLIES. |
| | WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS. | COMPLIES. |
| | LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. | COMPLIES. |
| | PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. | TO BE PROVIDED. |
| KITCHEN | CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. | COMPLIES. |
| | DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT). | COMPLIES. |
| | CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. | COMPLIES. |
| | CABINETS UNDERNEATH SINK ARE EASILY REMOVED. 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. | COMPLIES. |
| WINDOWS | MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM) | COMPLIES. |
| OUTLETS & SWITCHES | PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. | TO BE PROVIDED. |
| | UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM. | TO BE PROVIDED. |

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DRAWING TITLE
FLOOR PLANS

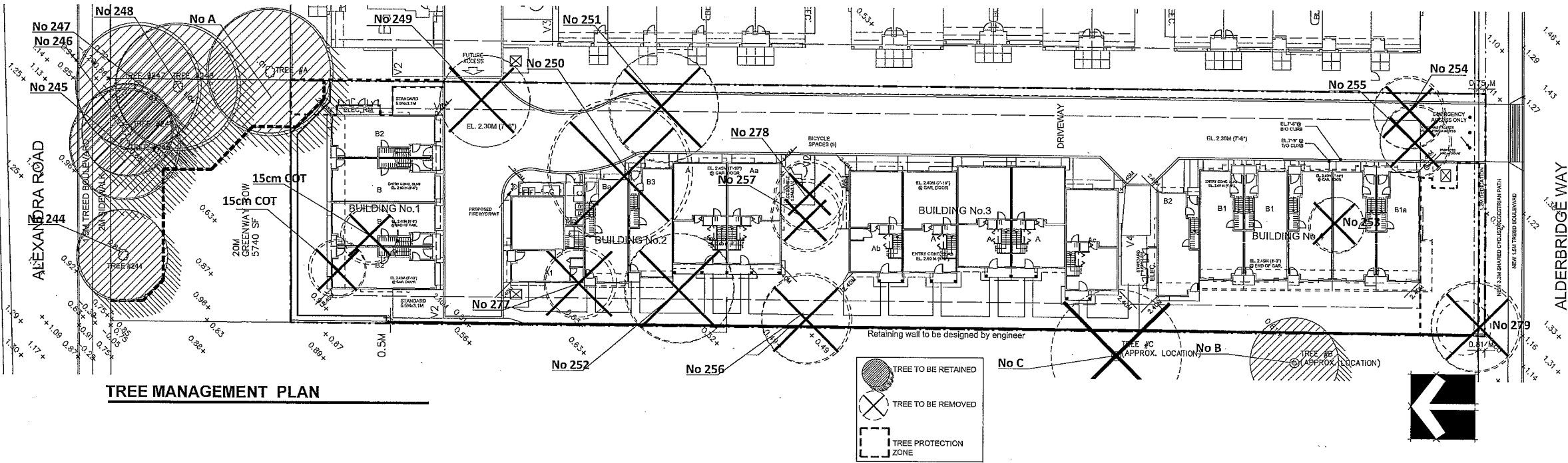
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| 1/4" = 1'-0" | |
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| MAY 4, 2015 | |
| DRAWN | |
| KM | DP 15-700370 |
| CHECKED | PROJ. NO. |
| | 1413 |

PLAN #9

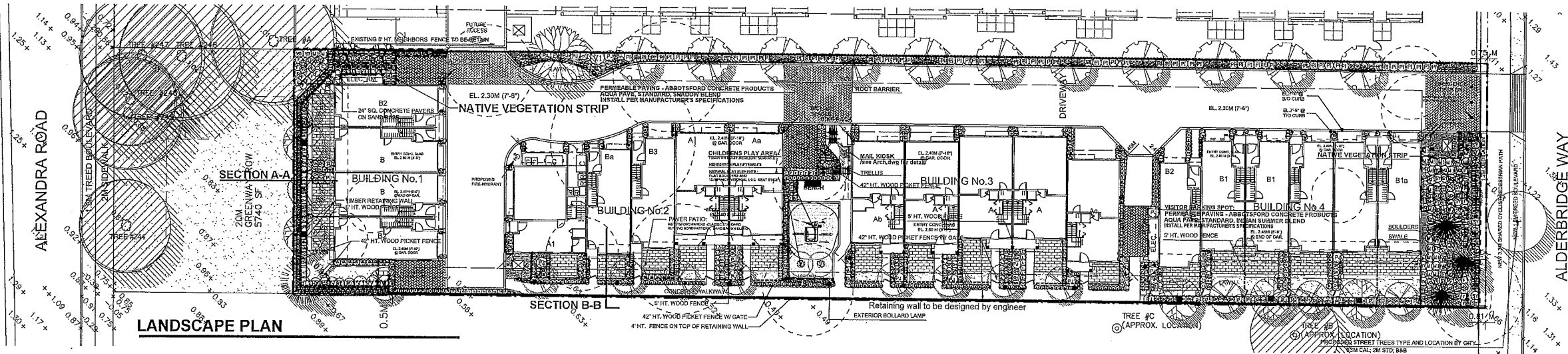
Plan #9

APR 13 2016
DP 15-700370

SEAL:



TREE MANAGEMENT PLAN



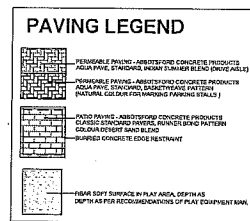
LANDSCAPE PLAN

| PLANT SCHEDULE | | | | PMG PROJECT NUMBER: 14-150 |
|----------------|-----|---|---------------------------------|----------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| 11 | | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY MAPLE | 6CM CAL; 2M STD; B&B |
| 1 | | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 6CM CAL; 2M STD; B&B |
| 15 | | MAGNOLIA SOULANGIANA 'RUSTICA RUBRA' | RUSTICA RED MAGNOLIA | 6CM CAL; 1.2M STD; B&B |
| 1 | | PICEA OMORIKA | SERBIAN SPRUCE | 3M HT; B&B |
| 1 | | STREET TREE LOCATION AND TYPE BY CITY | | |
| 5 | | STYRAX JAPONICUS 'PINK CHIMES' | PINK FLOWERED JAPANESE SNOWBELL | 6CM CAL; B&B 3M; B&B |
| 154 | | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE LEAF BOX | #3 POT; 40CM |
| 58 | | CORNUS SERICEA 'KELSEY' | DWARF KELSEY DOGWOOD | #2 POT; 50CM |
| 8 | | HYDRANGEA MACROPHYLLA 'TELLER RED' | BIGLEAF HYDRANGEA; LACECAP RED | #3 POT; 50CM |
| 54 | | NANDINA DOMESTICA 'HARBOUR DWARF' | DWARF HEAVENLY BAMBOO | #2 POT; 40CM |
| 41 | | PIERIS JAPONICA 'FOREST FLAME' | PIERIS; WHITE BLOOMS | #3 POT; 50CM |
| 71 | | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 1M HT |
| 24 | | ROSA EXPLORER 'SIMON FRASER' | SIMON FRASER ROSE; MED. PINK | #2 POT; 40CM |
| 105 | | SKIMMIA JAPONICA (10% MALE) | JAPANESE SKIMMIA | #3 POT; 50CM |
| 110 | | TAXUS BACCATA 'FASTIGIATA' | COLUMNAR IRISH YEW | 1.2M HT; B&B |
| 47 | | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN CEDAR | #2 POT; 50CM |
| 23 | | VACCINIUM CORYMBOSUM 'BLUE CROP' | BLUE CROP EDBLE BLUEBERRY | #2 POT; 50CM |
| 5 | | VIBURNUM P.T. 'SUMMER SNOWFLAKE' | SUMMER SNOWFLAKE VIBURNUM | #3 POT; 50CM |
| GRASS | | | | |
| 116 | | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | #1 POT |
| 6 | | PENNISETUM ALOPECUROIDES | FOUNTAIN GRASS | #1 POT |
| 136 | | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | LITTLE BUNNY FOUNTAIN GRASS | #1 POT |
| PERENNIAL | | | | |
| 29 | | HEMEROCALLIS 'RED MAGIC' | DAYLILY; RED AND YELLOW | 15 CM POT |
| 3 | | HOSTA 'RED OCTOBER' | HOSTA; RED STEMS; 12" HT. | 15 CM POT |
| 55 | | LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE' | ENGLISH LAVENDER | #1 POT |
| 67 | | LONICERA PILEATA | PRIVET HONEY-SUCKLE | #1 POT; 25CM |
| 26 | | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT; 20CM |
| 30 | | VACCINIUM VITIS-IDAEA | LINGONBERRY | #1 POT; 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

| PLANT SCHEDULE - NATIVE VEGETATION STRIP ONLY | | | | PMG PROJECT NUMBER: 14-150 |
|---|-----|-----------------------|-----------------------|----------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| 3 | | ACER CIRCINATUM | VINE MAPLE | 3M HT; B&B; 3 STEM CLUMP |
| 2 | | CORNUS NUTTALLII | PACIFIC DOGWOOD | 2M HT; B&B |
| 3 | | PSEUDOTSUGA MENZIESII | DOUGLAS FIR | 3M HT; B&B |
| 35 | | MAHONIA AQUIFOLIUM | OREGON GRAPE | #2 POT; 50CM |
| 3 | | ROSA GYMNOCARPA | BALDIP ROSE | #2 POT; 40CM |
| 35 | | SPIRAEA DOUGLASSII | DOUGLAS SPIREA | #2 POT; 40CM |
| 34 | | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | #3 POT |
| 55 | | GAULTHERIA SHALLOON | SALAL | #1 POT; 20CM |
| 18 | | MAHONIA NERVOOSA | LONGLEAF MAHONIA | #2 POT; 25CM |
| 43 | | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT; 20CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



| NO. | DATE | REVISION DESCRIPTION | DF. |
|-----|-----------|---------------------------------------|-----|
| 8 | 15-MAR-11 | REVISE RETAINING WALL ALONG WEST P.L. | 50 |
| 7 | 24-FEB-11 | CITY COMMENTS | 50 |
| 6 | 16-FEB-09 | AS PER REVISED ARCHITECT REQUEST | 50 |
| 5 | 15-OCT-08 | NEW SITE PLAN/CITY COMMENTS | 50 |
| 4 | 15-OCT-08 | NEW SITE PLAN | 50 |
| 3 | 15-OCT-08 | NEW LIFE PLAN | 50 |
| 2 | 13-MAR-11 | NEW SITE PLAN/CITY COMMENTS | 50 |
| 1 | 13-MAR-08 | NEW SITE PLAN | 50 |

CLIENT: SHAN GROUP INVESTMENTS INC

PROJECT:
20 UNIT TOWNHOUSE DEVELOPMENT

9560 ALEXANDRA ROAD
RICHMOND

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:

LANDSCAPE PLAN

DATE: November 2, 2014 DRAWING NUMBER:

SCALE: 1/25"=1'-0"

DRAWN: DO

DESIGN: DO

CHKD: PCM

L1

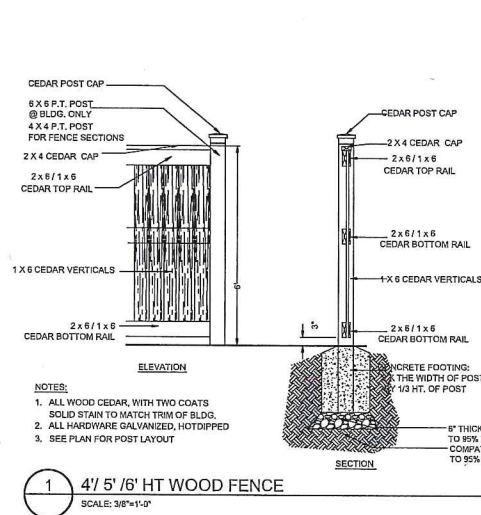
OF 3

APR 13 2016

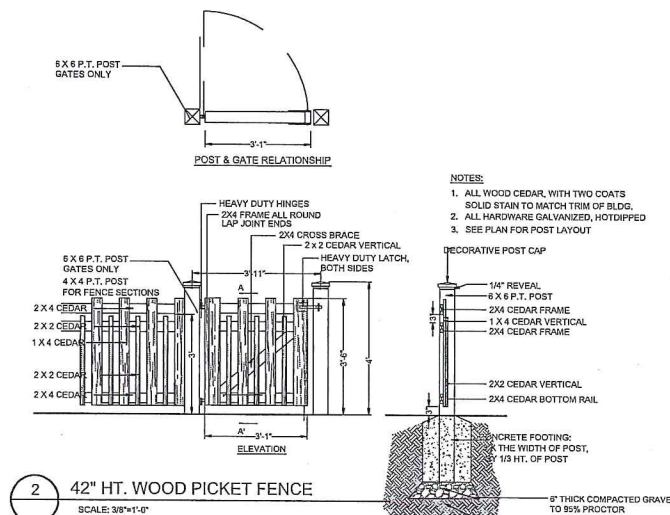
DP 15-700370

Plan #10

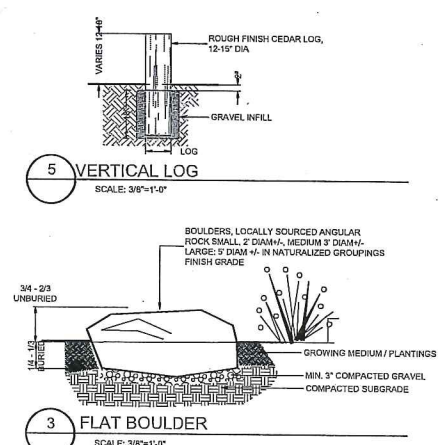
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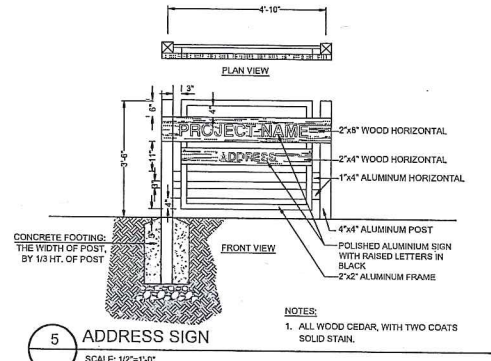
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SCALE: 3/8\"/>



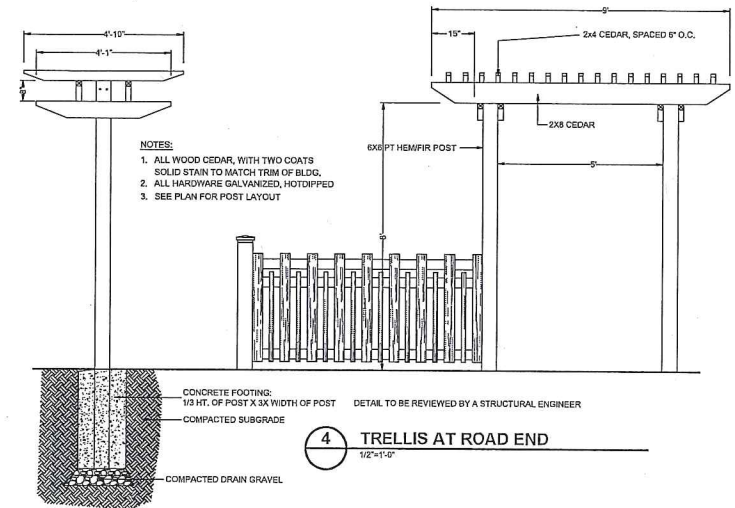
2 42\"/>



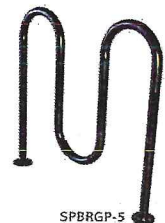
5 VERTICAL LOG
SCALE: 3/8\"/>



5 ADDRESS SIGN
SCALE: 1/2\"/>



4 TRELLIS AT ROAD END
SCALE: 1/2\"/>



SURF BIKE RACK; MODEL SPBRGP-5 ; BLACK COLOUR
WISHBONE SITE FURNISHINGS Ph.:604 626 0476



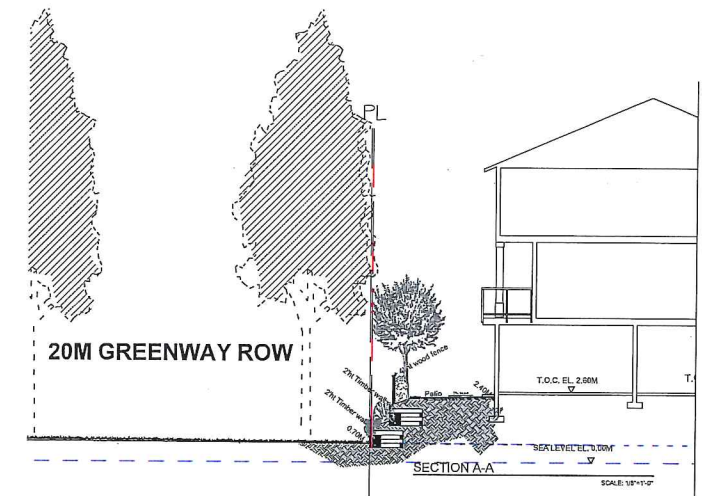
PARKER BENCH PKB-6 ;
REDWOOD COLOR RECYCLED PLASTIC SLATS;
WISHBONE SITE FURNISHINGS Ph.:604 626 0476
BLACK FRAME



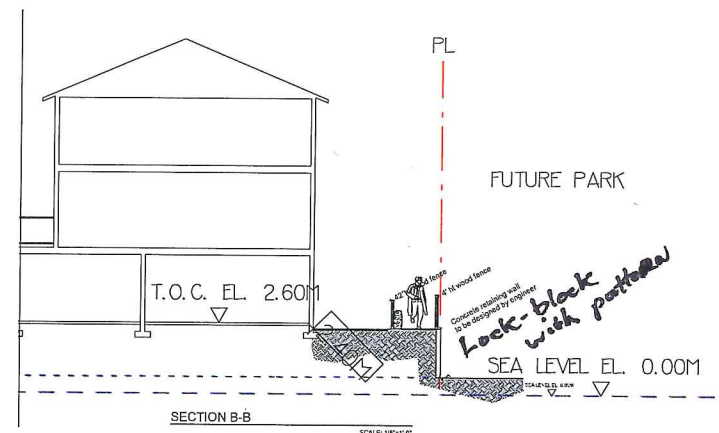
Henderson Protecting Playground Fun
PlayTots; Model PT5002
Ph.: 1-800-265-5462 ext.302



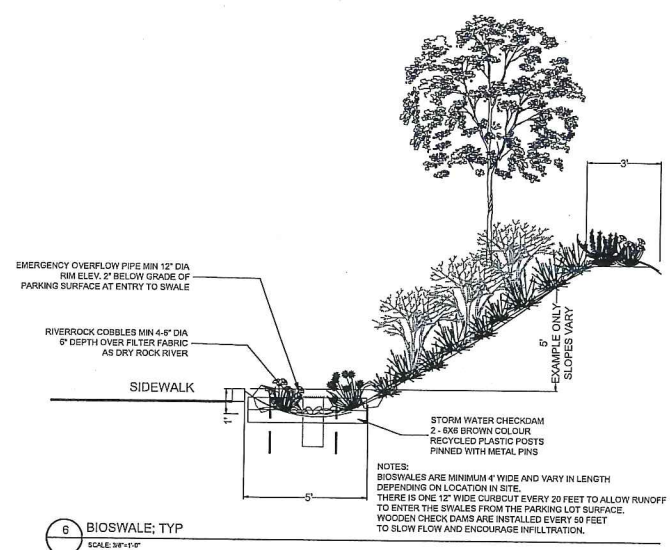
HADCO ALUMINIUM BOLLARD LIGHT
DB30, BLACK COLOUR



SECTION A-A
SCALE: 1/8\"/>



SECTION B-B
SCALE: 1/8\"/>



6 BIOSWALE; TYP
SCALE: 3/8\"/>

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|---------------------------------|-----|
| 7 | 16/09/26 | CITY COMMENTS | DD |
| 6 | 16/08/28 | AS PER THE CITY ARGUMENT REPORT | DD |
| 5 | 15/02/24 | REVISED PLAN/CITY COMMENTS | DD |
| 4 | 15/02/24 | NEW SITE PLAN | DD |
| 3 | 15/02/22 | NEW SITE PLAN | DD |
| 2 | 15/02/22 | NEW SITE PLAN/CITY COMMENTS | DD |
| 1 | 15/02/22 | NEW SITE PLAN | DD |

CLIENT: SIAM GROUP INVESTMENTS INC

PROJECT:
20 UNIT TOWNHOUSE DEVELOPMENT

9560 ALEXANDRA ROAD
RICHMOND

WITH YAMAMOTO ARCHITECTURE INC.
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: November 2, 2014 DRAWING NUMBER:
SCALE: L2
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 3

APR 13 2016
DP 15-700370

