



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 7, 2016

From: Wayne Craig
Director of Development

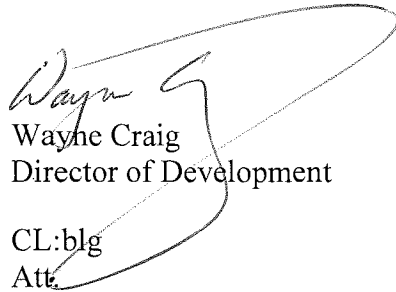
File: DP 15-703204

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at
7751 Heather Street

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of five (5) townhouses at 7751 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Allow one (1) of the required resident vehicle parking spaces to be a small parking space.


Wayne Craig
Director of Development

CL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a five (5) unit townhouse complex in two (2) buildings at 7751 Heather Street on a residual site zoned “High Density Townhouses (RTH2)” on the southwest corner of Heather Street and Turnill Street in the McLennan South planning area, which is a sub-area of the City Centre. The site currently contains a single detached dwelling, which will be demolished.

The site is being rezoned from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH2)” zone for this project under Bylaw 9234 (RZ 13-644767). The Bylaw was given 3rd reading at the Public Hearing held on May 19, 2015.

Frontage improvements at the intersection of Heather Street and Turnill Street are required as part of the proposed development, and will be undertaken by the City at the applicant’s cost at Building Permit stage.

Development Information

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

Background

Existing development immediately surrounding the subject site is as follows:

- To the north, across Turnill Street, is a two-storey to three-storey townhouse complex on a lot zoned “Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)”.
- To the south and west, and across Heather Street to the east, are three-storey townhouses on lots zoned “Town Housing ZT51) – South McLennan Sub-Area (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:

- Providing more defined private open space for individual units in the west building.
- Relocating visitor bicycle parking closer to the site entry.
- Examining opportunities to locate unit entries for the west building towards Turnill Street to provide a more pedestrian-oriented streetscape.
- Modification to the garbage and recycling enclosure to further incorporate it into the west building and minimize the appearance of the enclosure’s entry door from the streetscape elevation along Turnill Street.
- Refining proposed fenestration and architectural elevations through the use of treatments that better promote recognition of individual storeys to reduce the apparent height of the proposed buildings (e.g. using colour and materials to give buildings a distinct top, middle, and base).

- Providing for accessibility and aging-in-place features to be incorporated into unit design.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

The Public Hearing for the rezoning of this site was held on May 19, 2015, and the Zoning Amendment Bylaw 9234 was given third reading. At the Public Hearing, two (2) written submissions from nearby residents about the rezoning application included concerns about increased traffic, on-street parking, and security in the neighbourhood.

The Rezoning and Development Permit applications at the subject site have been reviewed by the City's Transportation Department staff, and they have indicated that the traffic generated from this development of five (5) units will be minimal, and that the number of on-site parking spaces proposed fully meets the Zoning Bylaw requirements. Further details on the on-site parking proposed with this development are discussed in the "Analysis" section below.

Through the review of this Development Permit application, staff have worked with the applicant to ensure that the proposed architectural form and character is of a high quality, is consistent with the design guidelines contained within the Official Community Plan (OCP), and is compatible with that of the existing townhouse developments in the neighbourhood. Specifically, through the design review process, the applicant has made modifications to their proposal to improve site planning and to address the following issues design issues:

- The private open spaces for the units in the west building are better defined and are more easily accessed from the units themselves.
- Visitor bike parking has been relocated to the west of the site entry.
- Main entries to the units in the west building are provided from Turnill Street, instead of from the internal drive-aisle, which strengthens pedestrian access and circulation on-site.
- Improvements in site planning have reduced the number of parking spaces proposed in a tandem arrangement.
- The garbage and recycling enclosure has been entirely incorporated into the west building and the enclosure's entry door has been relocated to face the drive-aisle, for an improved streetscape elevation along Turnill Street.
- Revisions to some of the elements on the east building's streetscape elevations help to better promote each individual storey and draw attention to the bottom storeys, such as:
 - Deeper pitched roof overhangs, re-emphasis of the roof pitch at the ground floor level, and the addition of a single large gable end closest to the intersection of Heather and Turnill Streets.
 - Minor revisions to window types and sizes to draw attention away from the verticality of the bay elements along the Heather Street elevation.
 - A varied colour/material scheme.
- Aging-in-place features are proposed in all units, and on e(1) convertible unit is also proposed.
- The applicant's CPTED response is discussed further in the "Analysis" section below.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to 3.c.) 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 OCP and with the applicable design guidelines for “Neighbourhood Character Area A” of the McLennan South Sub-Area Plan; which specify a maximum of three-storey townhouses over parking as the housing type and form that is encouraged in the area. The proposed scheme is generally in compliance with the “High Density Townhouses (RTH2)” zone except for the zoning variance noted below.

Zoning Compliance/Variance Request (staff comments in **bold italics**)

The applicant is requesting to vary the provisions of Richmond Zoning Bylaw 8500 to allow one (1) of the required resident vehicle parking spaces to be a small parking space.

The parking provisions of the Zoning Bylaw do not permit small parking spaces unless the total on-site parking requirement is 31 or more spaces. The variance request would enable the proposed parking for the south unit in the west building to be located in a side-by-side arrangement within the garage (Plan # 1).

Staff supports the proposed variance for the following reasons:

- *The proposed number of resident parking spaces and visitor parking space on-site fully meets the Zoning Bylaw requirements (i.e., 1.4 spaces per unit). The proposal includes a total of seven (7) resident vehicle parking spaces and one (1) visitor parking space on-site. The three (3) units in the east building are proposed to each contain one (1) vehicle parking space in the garage; while the two (2) units in the west building are proposed to each contain two (2) vehicle parking spaces.*
- *By proposing a small parking space for one (1) of the required resident vehicle parking spaces in the garage of the southwest unit, it has reduced the number of parking spaces proposed in a tandem arrangement from four (4) to two (2), and avoids the need to relocate the surface visitor parking space to the exterior side yard where it would otherwise be exposed to public view.*

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The proposed townhouses at this residual site are designed to complement the form, character and scale of the existing townhouses in the immediate surrounding neighbourhood.
- The physical separation between existing townhouse developments to the north and east is enhanced by the width and treatment of the existing road cross-sections on both Turnill Street

and Heather Street (i.e., the road cross section includes the road surface, curb, gutter, and treed and grassed boulevards on both sides of the street).

- Existing mature trees and hedges on the adjacent property in close proximity to the south and west property lines of the subject site are required to be retained and protected, providing a suitable privacy screen the adjacent property. In addition, new trees are proposed along shared lot lines to further soften the interface to the adjacent property.
- The large window proposed within the interior staircase on the south building elevation of the east building is to be frosted glass to eliminate concerns of overlook onto the adjacent property to the south.

Urban Design and Site Planning (Plan #1)

- Site planning is constrained by the small site size. A single vehicle access point to the site is proposed from Turnill Street.
- The proposed layout consists of:
 - A three-storey duplex building to the west of a north-south drive aisle that bisects the site (“Building A”).
 - A three-storey building containing three (3) units fronting Heather Street to the east of the drive aisle (“Building B”).
- There are main unit entries facing both Turnill Street and Heather Street; which are clearly defined and provide for pedestrian-oriented elevations on both street frontages. The unit entry for the south unit in “Building A” is accessed from a pathway leading south off Turnill Street.
- On-site pedestrian circulation is provided from both Heather Street and Turnill Street via pathways leading to all five (5) units. The drive-aisle access point, which provides pedestrian access to the bike parking area and the outdoor amenity space is proposed to be treated with decorative permeable pavers to highlight the dual use of the access point.
- The proposed Site Plan is consistent with the Zoning Bylaw in terms of the required number of resident and visitor parking spaces, with a total of seven (7) resident spaces proposed in unit garages and one (1) visitor surface parking space.
- Consistent with the Zoning Bylaw, a total of 8 resident bicycle spaces (Class 1) are proposed; with the spaces located in the garages of each unit. A bicycle rack for two (2) visitor bicycles (Class 2) is proposed to the southwest of the site entry, on a hard surface that is to be treated with permeable pavers and the surrounding edges softened with shrubs and grasses.

Architectural Form and Character (Plans # 3.a. to 3.c.)

- Both buildings are designed to complement the existing form, character and scale of the existing townhouses in the immediate surrounding neighbourhood. Key building elements are proposed to create variation and articulation to the overall massing and scale of the buildings, such as similar roof forms and shapes, window bays, covered porches, and balconies.
- Building facades are treated with a variety of exterior cladding materials to define each level and the proposed colour scheme works to define individual building components. Stone

veneer and hardie vertical board and batten is proposed to define the lower section and base of porch columns, while hardie horizontal siding and shingles are proposed to define the upper section and window bays.

Landscape Design and Open Space Design (Plans # 2.a. to 2.d.)

Landscaping

- The proposed Landscape Plan includes a mix of 13 deciduous and coniferous trees, as well as a variety of ground covers, grasses, perennials, and shrubs. The variety of tree and plant species proposed includes: Maple, Pine, Boxwood, Dogwood, Hydrangea, Yew, Skimmia, Japanese Sedge and grass, fern, roses, and pink saxifrage.
- Consistent with the outcome of tree assessment at rezoning stage, the Tree Management Plan (Plan # 2.c.) shows:
 - a Laurel on-site (Tree # 1) is to be removed due to poor condition;
 - six (6) trees on the neighbouring site at 7833 Heather Street are to be retained and protected (Trees A, B, C, D, E, F);
 - Trees G, H, K in the boulevard on City-owned property are to be retained and protected, and Trees I and J are to be relocated within the boulevard on Turnill Street no closer than 2 m to the proposed driveway crossing to the subject site.
- An aluminum post and rail entry sign is proposed to the west of the site access point, facing Turnill Street.
- Low aluminum rail fencing with posts and gates are proposed to define private and semi-private yards from the street edge along both Heather and Turnill Streets, while 1.8 m high wood privacy fencing is proposed along interior lot lines that are shared with the adjacent established townhouse site to the west and south.
- Prior to issuance of the Development Permit, the applicant is required to submit a Letter of Credit to secure the proposed landscaping, which must be based on 100% of the cost estimate for the works provided by the Landscape Architect (including hard and soft landscape costs, fencing, installation, and a 10% contingency).

Outdoor Amenity Space

- The common outdoor amenity space is proposed in the north portion of the site within the exterior side yard along Turnill Street, to the east of the site access point. At approximately 47 m² in area, the size and configuration of the outdoor amenity space exceeds the guidelines for townhouse projects in the OCP (i.e., 6 m² per unit, for a minimum total of 30 m²). The location of the outdoor amenity space benefits from the existing adjacent public open space on Turnill Street, such as the sidewalk and treed and grass boulevard.
- The outdoor amenity space is mainly designed as a passive area for residents' enjoyment, while also facilitating children's play through the incorporation of a daisy-shaped table and natural play elements such as a flat boulder, and horizontal and vertical balance logs on a Fibar playground surface.

- The outdoor amenity space is also proposed to contain the mailbox kiosk affixed to the north wall of “Building B”, and a bench for resident seating.

Private Open Space

- The private open spaces for the two (2) units in “Building A” consist of clearly defined yards, each containing an at-grade patio.
- The private open spaces for two (2) units in “Building B” consist of both a front yard, each containing an at-grade patio, and a 2nd storey balcony off the main living area.
- While the yard area in front of the south unit in “Building B” is constrained by the location and space requirements of the proposed Hydro kiosk, a small screened at-grade patio is proposed as well as and 2nd storey balcony off the main living area.

Indoor Amenity Space

- Consistent with Council Policy 5041, the applicant will be contributing \$5,000 (\$1,000/unit) prior to Development Permit issuance in-lieu of providing on-site indoor amenity space.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has provided the following response with respect to how CPTED principles have been incorporated into the proposal at the subject site:

Access Control

- There is a visible, single point of vehicle entry to the site.
- The garbage/recycling room and mail kiosk are proposed to be located within the development where it will be observed by multiple residents and thereby creating a passive security that serves to minimize individuals from accessing/scavenging through the contents of the garbage/recycling room and to minimize mail theft.
- Attention to the visibility in and out of the development from Turnill and Heather Streets has been carefully considered to provide motorists and pedestrians with a good level of surveillance and safety.
- The design of the exterior does not provide any possible places of victimization by eliminating hidden corners and areas which could be conducive to the concealment of an individual.
- Pedestrian gates are proposed for the front yard of each unit to avoid individuals from accessing private property.

Lighting

- The main access point to the development and each entry doorway is proposed to be well illuminated with an appropriate level of lighting (balance between light pollution and security).
- Lighting for private individual balconies and porches will be individually activated and common area lighting such as the main entry and amenity space will be activated by automatic timers and solar sensors.

Hierarchy/Defensible Space/Territoriality

- At perimeter areas around the property, private space will be clearly indicated with the use of fencing, landscaping, and signage. The signage will indicate who and how users will access and use the site.

Surveillance

- Fencing facing sidewalks will be aluminum picket fencing so that surveillance in and out of the property is possible and so that graffiti will not be facilitated.
- Landscape design, species, and materials have been selected so that they will not impede any sight lines around corners, or in or out of each unit's entry.

Sustainability

- At rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating. Prior to rezoning bylaw adoption, a restrictive covenant is required to be registered on title specifying that all units are to be built to EnerGuide 82 or higher, and that all units are to be solar hot water-ready.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The key elements proposed in the units that enable this rating to be achieved are:
 - A wall insulation value of R-24;
 - Air-source heat pump (ASHP);
 - Heat recovery ventilator (HRV); and,
 - Energy Star appliances and lighting.

These elements will be specified in the legal agreement that is required to be registered on title prior to rezoning bylaw adoption to ensure that they are included in the building design at Building Permit stage to achieve the EnerGuide 82 rating.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. As the potential conversion of this unit will require the installation of a stair lift, the proposed interior design includes a wider stair, framing support, and landings that comply with the Manufacturer's specifications for the Garaventa Artira Platform Wheelchair Lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Affordable Housing

- Consistent with the Affordable Housing Strategy, the applicant is providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning approval (\$14,344).

Site Servicing & Frontage Improvements

- Servicing requirements were dealt with as part of the rezoning application, at which time no major upgrades were identified to support the proposed development. New water, storm, and sanitary connections are required, and an existing utility support pole at the corner of Heather and Turnill Streets must be removed. Minor boulevard and sidewalk treatments are required at the corner of Heather and Turnill Streets to match the west side of Heather Street north of Turnill Street (Attachment
- There is no Servicing Agreement required with this development proposal. The design of the required servicing connections and off-site frontage improvements are to be undertaken at the applicant's sole cost via City Work Order at Building Permit application stage.

Conclusion

This proposal is for a five (5) unit townhouse development on a residual site on the corner of Heather and Turnill Streets in the McLennan South Sub-Area of the City Centre.

The applicant has addressed the design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design. The development proposal aims to fit in with the form, character, and scale of the existing townhouses in the immediate surrounding neighbourhood and conforms to the design guidelines of applicable sections of the OCP.

The development proposal complies with the requirements of the "High Density Townhouses (RTH2)" zone, with the exception of the single zoning variance discussed.

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



Cynthia Lussier
Planner 1
(604-276-4108)
CL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Concept plan for off-site boulevard improvements

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$5,000 (\$1,000/unit).
- Receipt of a Letter-of-Credit for landscaping in the amount of \$43,863.60.

NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

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

- Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of energy efficiency measures and pre-ducting for solar hot water heating in Building Permit plans to achieve an EnerGuide rating of 82, as specified in the legal agreement that is required via the Rezoning process.
- Completion of servicing works and boulevard improvements to be done at the applicant's sole cost via City Work Order. The works and improvements are to include, but are not limited to:

Frontage Improvements

- Realignment of the existing curb ramp at the corner of Turnill Street and Heather Street, and provision of a second curb ramp to accommodate north/south and east/west wheelchair access across Turnill Street and Heather Street respectively. Boulevard and sidewalk treatments are to match the corner landing area treatment at the northwest corner of the intersection of Turnill and Heather Streets.
- Closing the existing driveway crossing on Heather Street in front of the subject site, and installing curb, gutter, sidewalk, one (1) street tree, and a grass boulevard in its place. Boulevard and sidewalk treatments for the frontage along Heather Street are to match the west side of Heather Street, north of Turnill Street (including provision of a street tree).
- Installing the proposed driveway crossing on Turnill Street in accordance with the City's design standards (e.g., 6.7 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet the existing grade of sidewalk/boulevard).

Storm Sewer Works

- Provision of a new storm service connection with the appropriate size inspection chamber from the existing 675 mm diameter storm sewer at Heather Street.

Water Works

- Using the OCP Model, there is 316 L/s available at 20 psi residual at the hydrant at Heather Street, north of Turnill Street and 360 L/s available at 20 psi residual at the hydrant at Heather Street, south of Turnill Street. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
- Provision of a new water service connection from the existing 200 mm diameter watermain at the Heather Street frontage.

Sanitary Sewer Works

- Provision of a new sanitary service connection with the appropriate size inspection chamber from the existing 200 mm diameter sanitary main at the Heather Street frontage.

General Items

- The developer is to provide right-of-ways to accommodate City utilities, such as water meter and inspection chambers (if applicable).
- The developer is to provide private utility companies right-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public space) and future under-grounding of overhead lines (if applicable).
- Remove an existing utility support pole at the corner of Heather Street and Turnill Street.
- It is recommended that the developer contact the private utility companies to learn of their requirements.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



DP 15-703204

Attachment 1

Address: 7751 Heather Street

Applicant: Matthew Cheng Architect Inc.

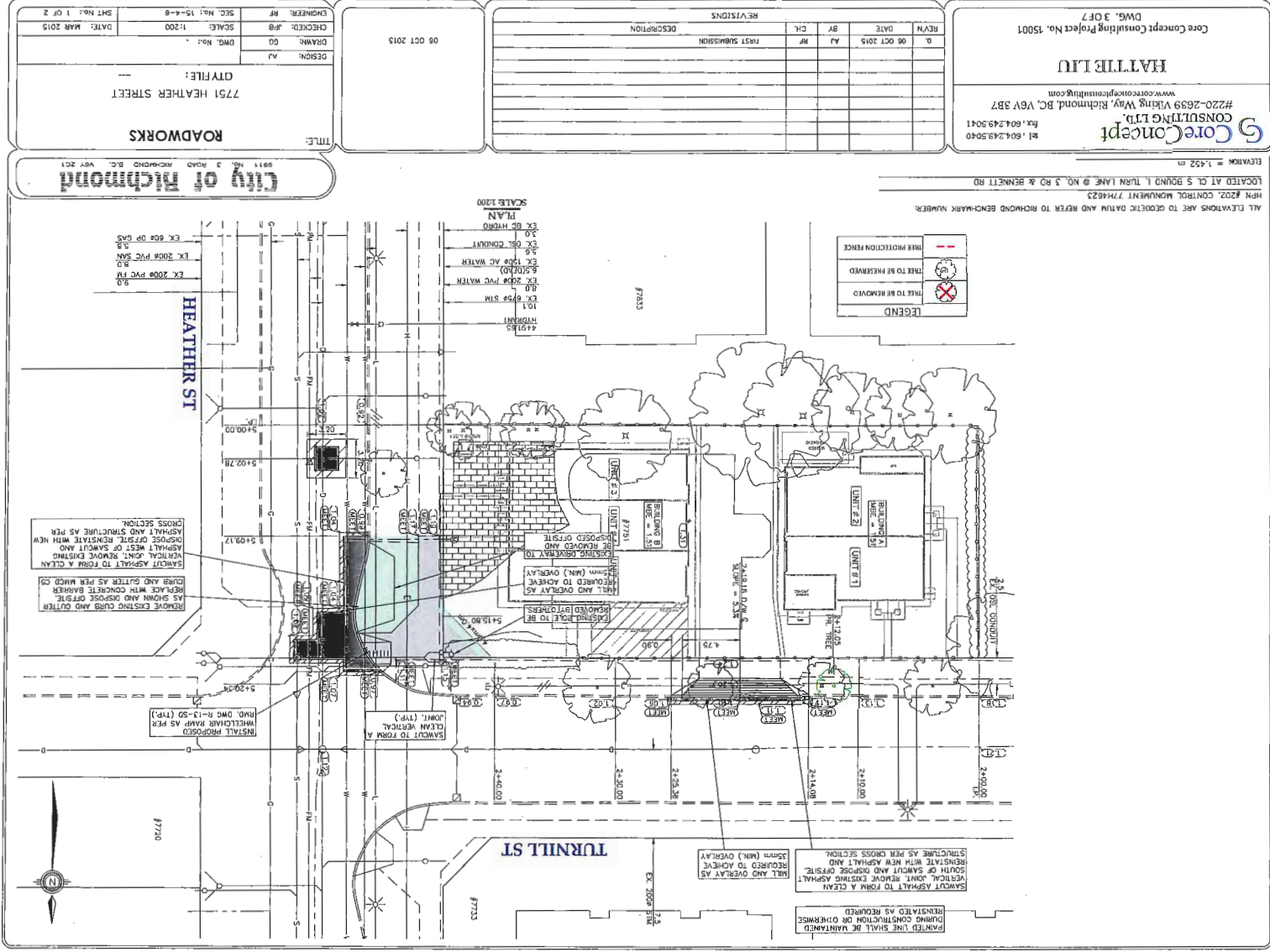
Owner: Han Liu

Planning Area(s): City Centre (McLennan South Sub-Area)

	Existing	Proposed
Site Area:	848.93 m ² (9,137.80 ft ²)	832.85 m ² (8,964.72) after road dedication
Land Uses:	Single-family dwelling	Five (5) townhouse units
OCP 2041 Land Use Map Designation:	Neighbourhood Residential	No change
Area Plan Designation (CCAP – McLennan South)	Residential, townhouse up to 3 storeys over 1 parking level, triplex, duplex, single-family 0.75 base FAR	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH2)
Number of Units:	1	5

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80 666.30 m ² (7171.99 ft ²)	0.80 666.13 m ² (7170.12 ft ²)	none permitted
Lot Coverage - Building:	Max. 45%	40%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	61.17%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	28.34%	none
Setback – Front Yard (east):	Min. 4.5 m	6.1 m	none
Setback – Exterior Side Yard (north):	Min. 4.5 m	4.6 m	none
Setback – Interior Side Yard (south):	Min. 2.0 m	2.0 m	none
Setback – Rear Yard (west):	Min. 2.0 m	4.5 m	none
Height (m):	Max. 12.0 m	11.5 m	none
Off-street Parking Spaces – Resident (R) /Visitor (V):	1.4 spaces (R)/unit 0.2 spaces (V)/unit	1.4 spaces (R)/unit 0.2 spaces (V)/unit	none
	= 7 (R) and 1 (V) standard spaces	6 (R) standard spaces 1 (R) small space 1 (V) standard space	Requested for 1 small space

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Accessible:	N/A	N/A	N/A
Total Off-street Spaces:	8	8	none
Tandem Parking Spaces	2 spaces	2 spaces	none
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 30 m ²	47.93 m ²	none





City of Richmond

Development Permit

No. DP 15-703204

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 7751 HEATHER STREET
Address: C/O UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Allow one (1) of the required resident vehicle parking spaces to be a small parking space.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3.c. 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 \$43,863.60 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 15-703204

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7751 HEATHER STREET

Address: C/O UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

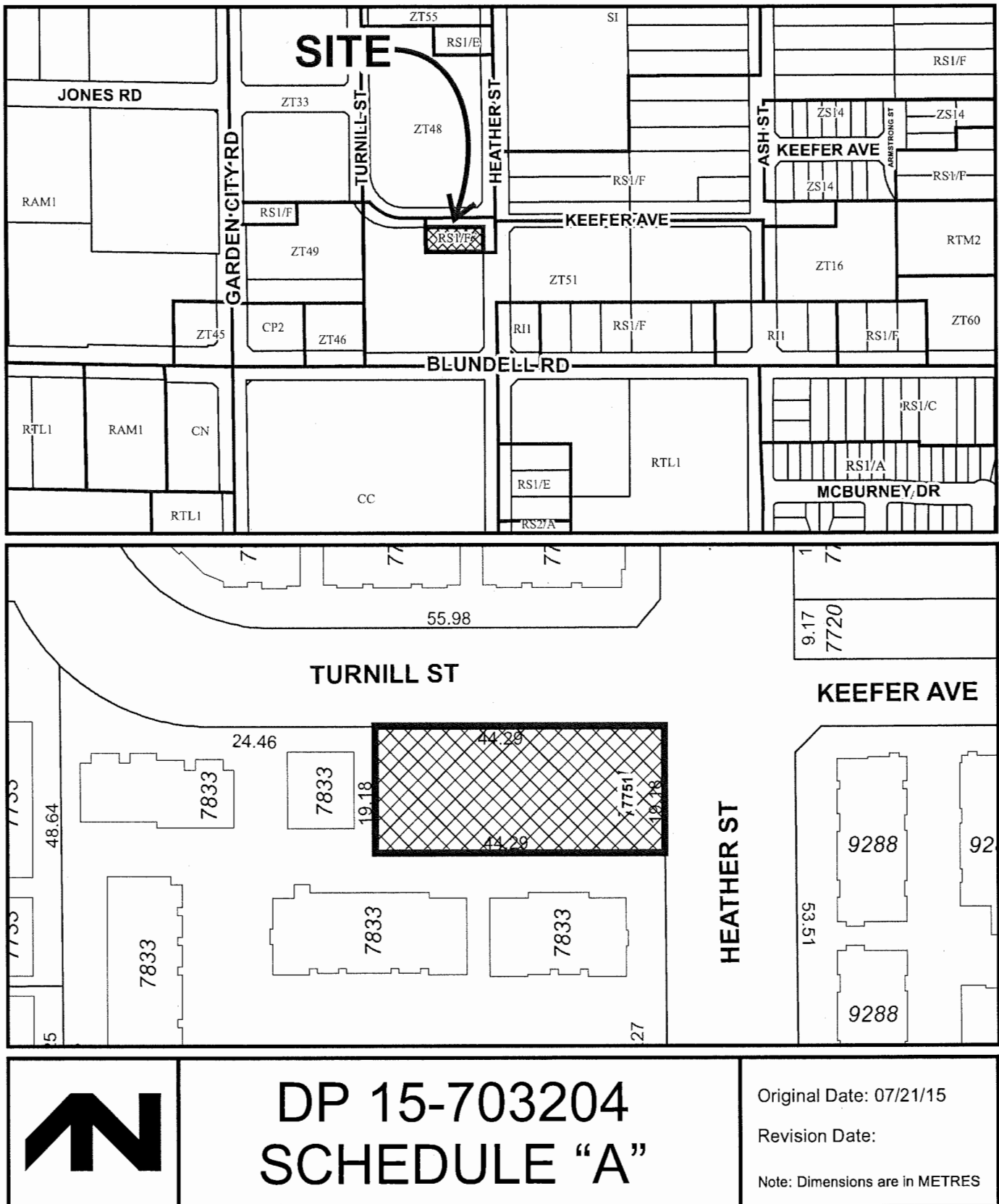
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

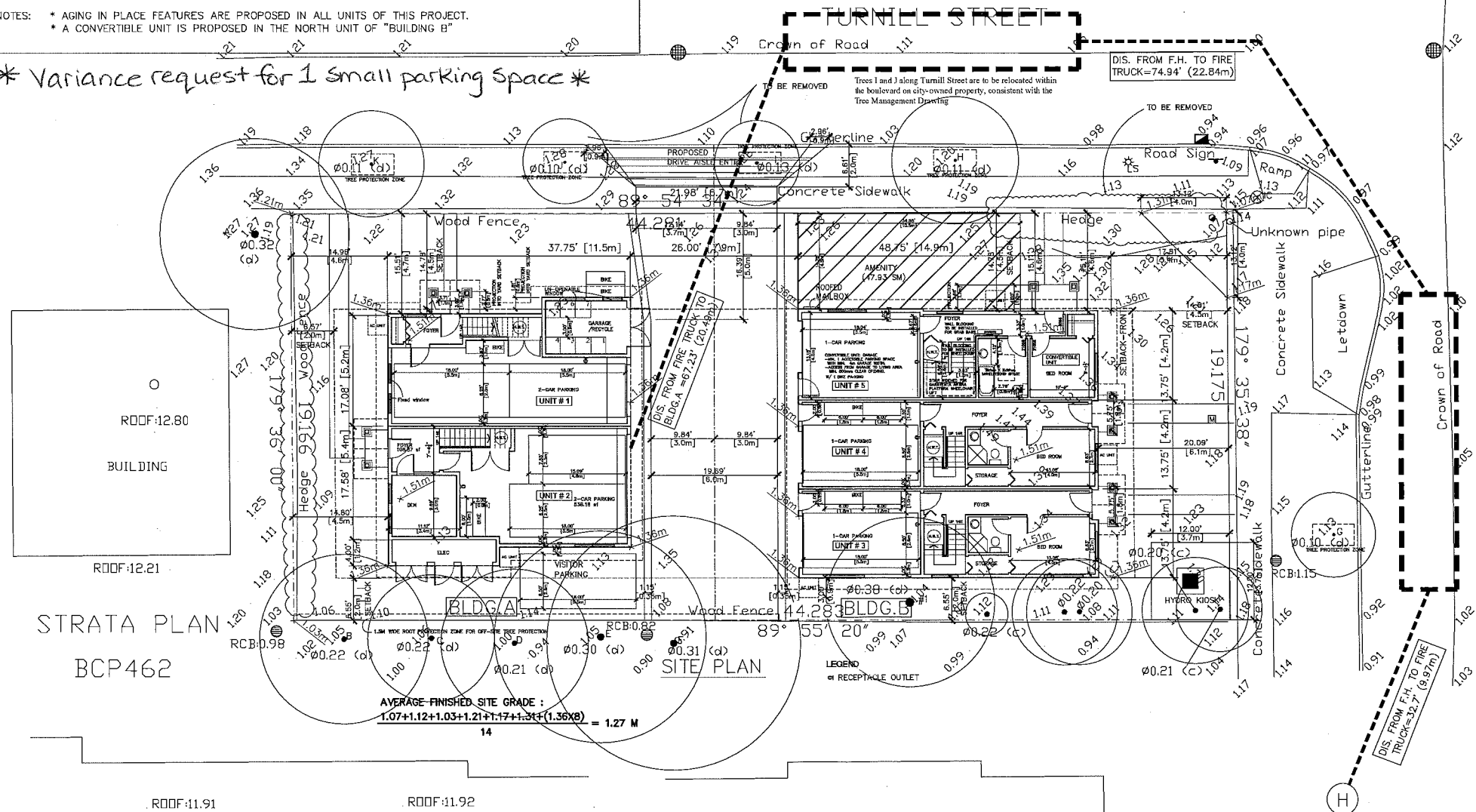
MAYOR



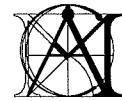
SITE AREA:	9137.61 SF (848.93 SM)/8964.99 SF (832.85 SM) AFTER CORNER CUT	
LAND USES:	TOWNHOUSE	
OCF DESIGNATION:	NO CHANGE	
ZONING:	RT12	
NUMBER OF UNITS:	1	5
FLOOR AREA RATIO:	REQUIRED: 0.80(7171.99 SF)	PROPOSED: 0.80(7170.12 SF)
LOT COVERAGE:	0.45(4034.25)	0.40(3551.59 SF)
SETBACK-FRONT YARD (EAST)	4.5m	5.50m (17.93')
SETBACK-EXTERIOR SIDE YARD (NORTH)	4.5m	4.60m (15.11')
SETBACK-SIDE (SOUTH)	2.0m	2.00m (6.64')
SETBACK-REAR (WEST)	2.0m	4.50m (14.80')
HEIGHT: (m)	12.0m	11.5m (37.81')
LOT SIZE:	BEFORE CORNER CUT: 9137.61 SF (848.93 SM)	AFTER CORNER CUT: 8964.99 SF (832.85 SM)
OFF-STREET PARKING (RESIDENTIAL/VISITOR)	7 AND 1	7 AND 1
OFF-STREET PARKING (ACCESSIBLE)	0	0
OFF-STREET PARKING TOTAL	8	8
TANDEM PARKING SPACES:	2	2
INDOOR AMENITY SPACE:	MIN. 30.00 SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 30.00 SM	390.15 SF (47.93 SM)

NOTES: * AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
* A CONVERTIBLE UNIT IS PROPOSED IN THE NORTH UNIT OF "BUILDING B"

* Variance request for 1 small parking space *



RZ 13-644767



MATTHEW CHENG
ARCHITECT INC.

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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
SITE PLAN

Drawn:
HC/MC
Checked:
MC
Scaled:

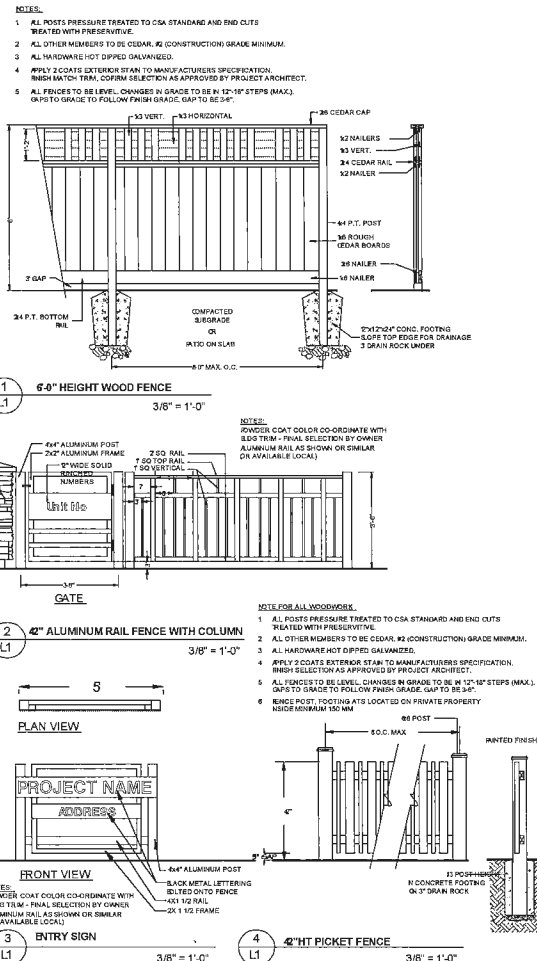
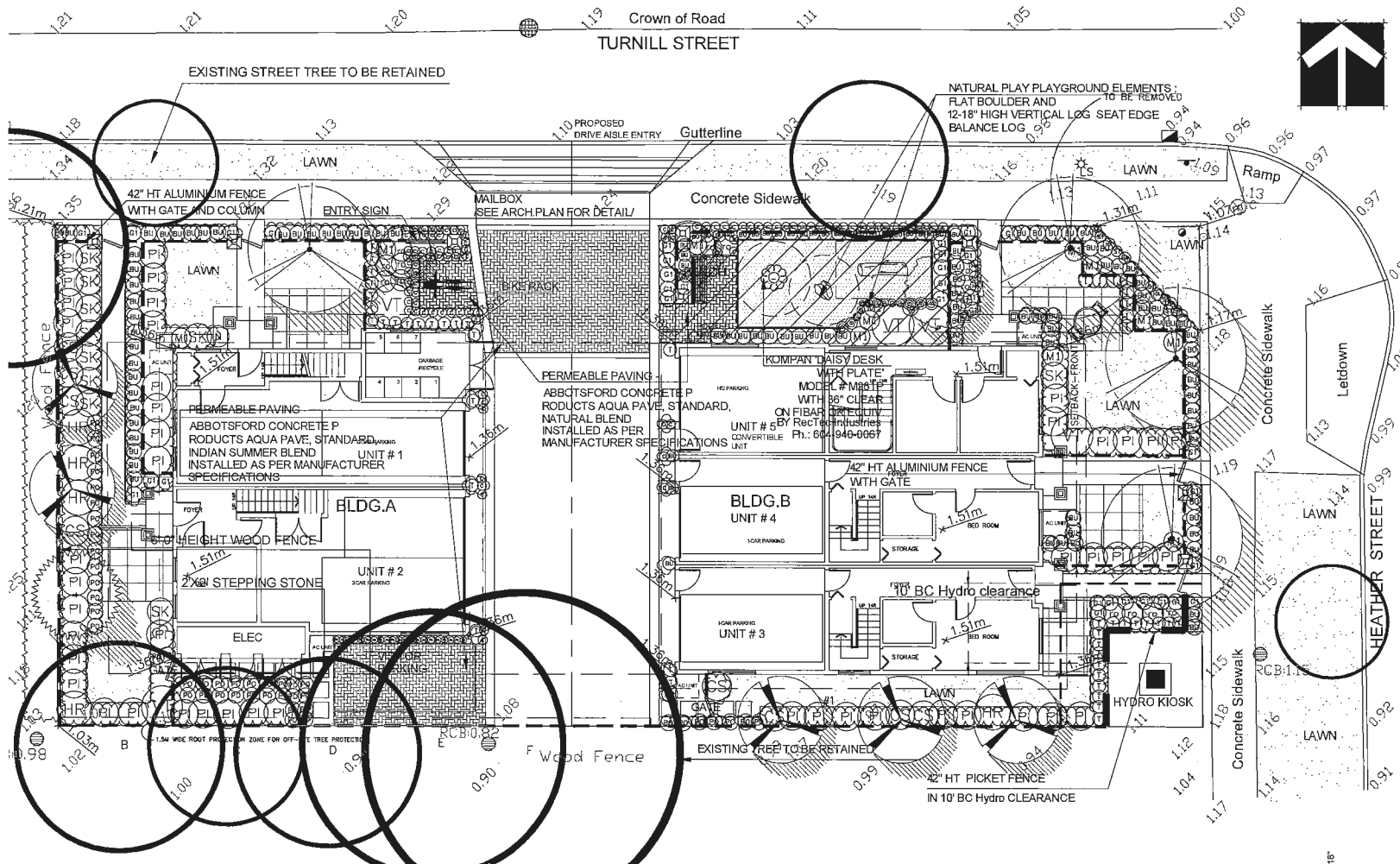
Project Number:

Revision Date:
JUNE 7, 2016
Print Date:
JUNE 7, 2016

Dwg. No.
A01

DP 15-703204

PLAN#1



PLANT SCHEDULE				PMG PROJECT NUMBER: 14-134	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	1	ACER PALMATUM	JAPANESE MAPLE	2M HT; B&B	
	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	8CM CAL; 2M STD; B&B	
	1	PNUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	3.5M HT; B&B	
	5	PRUNUS SERRULATA 'AMANO GAWA'	AMANO GAWA FLOWERING CHERRY	8CM CAL; 1.9M STD; B&B	
	2	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	6CM CAL; 1.9M STD; B&B	
SHRUB	121	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM	
	8	CORNUS SERICEA 'KELSEYII'	DWARF RED TWIG DOGWOOD	#2 POT; 30CM	
	5	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA	#2 POT; 30CM	
	8	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM	
	1	NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO	#2 POT; 20CM	
GRASS	46	PERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 30CM	
	13	ROSA 'NOASHNELL'	CARPET ROSE, WHITE	#1 POT; 30CM	
	10	SKIMMIA JAPONICA REEVESIANA	SKIMMIA	#3 POT; 25CM	
	39	TAXUS MEDIA 'HICKSII'	HICKS YEW	1.0M HT	
	5	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY HIGHBUSH CRANBERRY	#2 POT; 40CM	
PERENNIAL	102	CAREX MORROWII 'AURORE VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	11 CM POT	
	9	HAKONECHLOA MACRA 'AUROREA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT	
	12	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT	
	35	PENNISETUM ALOPECUROIDES 'HAEMELII'	DWARF FOUNTAIN GRASS	#1 POT; HEAVY	
	6	SAXIFRAGA X ARENOSII PINK	PINK SAXIFRAGE	11 CM POT	
GRASS	21	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	11CM POT	
	46	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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.

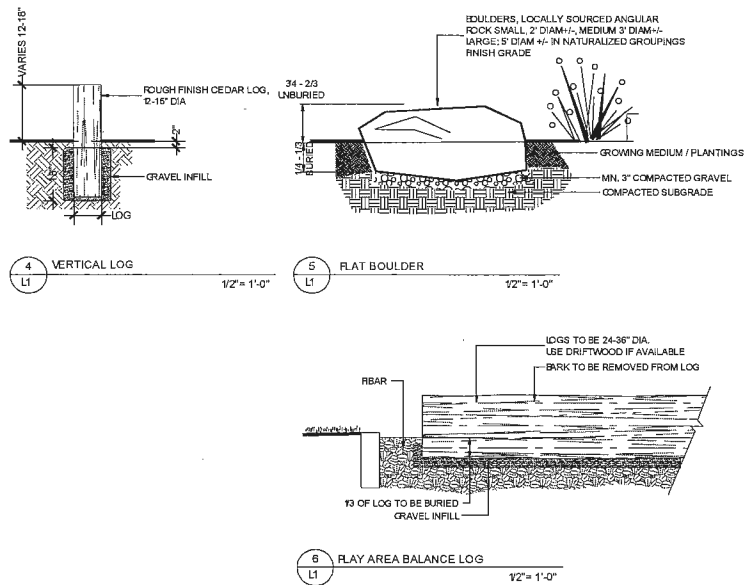
ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH EFFICIENT AUTOMATIC IRRIGATION SYSTEM.



Wishbone, Modena Park bench M-5
Ultraplant recycled Plastic
Slats-Walnut
Durable Powder Coated
Cast Aluminum Frame-Black
Ph.: 604 626 0476



Wishbone, Modena Bike Rack; MBR-37
Ultraplant recycled Plastic
Slats-Walnut
Durable Powder Coated
Cast Aluminum Frame-Black
Ph.: 604 626 0476



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p 604 294-0011 ; f 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	5-JUN-20	REV SITE PLAN	DB
2	5-JUN-20	NEW SITE PLAN/UTILITY COMMENTS	DB
3	5-MAR-24	REV SITE PLAN	DB
4	5-MAY-15	REV SITE PLAN	DB
5	5-MAY-11	UTY COMMENTS	DB
6	5-JUN-16	REVISED PER NEW SITE PLAN	MB
7	5-APR-03	REV SITE PLAN	DB

HATTIE LIU

PROJECT:
**5-UNIT TOWNHOUSE
DEVELOPMENT**
**5088 TURNILL STREET
RICHMOND**

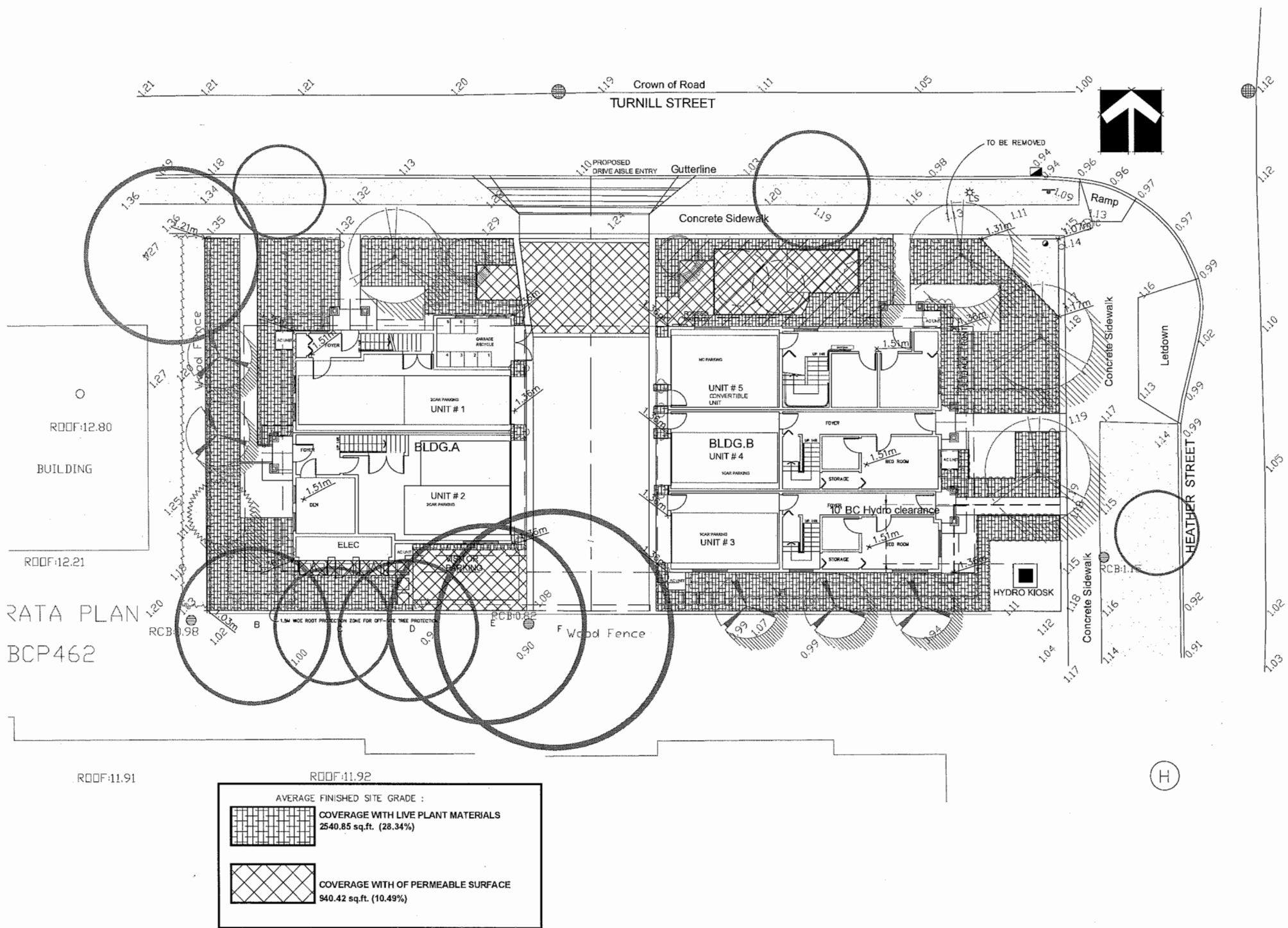
MATTHEW CHENG ARCHITECT INC.
DRAWING TITLE:
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PLAN**

DATE: March 12, 2015 DRAWING NUMBER:
SCALE: **3.a**
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 4

M134-6.2IP PMG PROJECT NUMBER: 14-134

DP 15-703204

PLAN #2.a.



RATA PLAN
BCP462

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p. 604-294-0011 ; f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.JUL.20	NEW SITE PLAN	DD
6	3.AUG.20	NEW SITE PLAN/REVISION COMMENTS	DD
5	8.MAR.21	NEW SITE PLAN	DD
4	3.NOV.20	NEW SITE PLAN	DD
3	3.NOV.20	REVISIONS FOR NEW SITE PLAN	DD
2	3.AUG.20	REVISIONS FOR NEW SITE PLAN	DD
1	3.AUG.20	NEW SITE PLAN	DD

PROJECT:
**5-UNIT TOWNHOUSE
DEVELOPMENT**
9088 TURNILL STREET
RICHMOND

MATTHEW CHENG ARCHITECT INC.
DRAWING TITLE:
**LOT COVERAGE
PLAN**

DATE: March 12, 2010 DRAWING NUMBER:
SCALE: **3.b**
DRAWN: DD
DESIGN: DD
CHKD: PCM Q' 4

PMG PROJECT NUMBER: 14-134

DP 15-703204

PLAN #2.b.

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:

3-UNIT TOWNHOUSE DEVELOPMENT

9088 TURNILL STREET

MATTHEW CHENG ARCHITECT INC.
DRAWING TITLE:

LANDSCAPE

DISCUSSION

DATE: March 12, 2015 DRAWING NUMBER:

DRAWN: DD

QKD: PCM CF

RMG PROJECT NUMBER: 14-13

Dis. #

[illegible]

PART ONE GENERAL REQUIREMENTS	
11. REFERENCES a. <u>ENR 2-2-2004</u> Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents. b. <u>ENR Landscape 2012 edition</u> , prepared by the B.C. Society of Landscape Architects and the B.C. Landscape Nursery Association, jointly. All work and materials shall conform to and be in full B.C. Landscape Nursery Association compliance with this specification or as directed by Landscape Architect with written instructions. c. <u>WATER MAINS SPECIFICATIONS & STANDARD 2009</u> , prepared by the Consulting Engineers of British Columbia, Road Builders and Heavy Construction Association, and the Pipeline Engineers Division. d. <u>STANDARD FOR LANDSCAPE IRRIGATION SYSTEMS 2008</u> prepared by the Irrigation Industry Association of British Columbia. e. <u>NATIONAL PLANTS AND ENGINEERING SPECIFICATIONS WIDE WET</u> .	
12. TESTING a. A supplier shall not have any test or any growing medium to be used in this site as required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Before growing medium test results to this site will be required for review and approval prior to placement. Refer to Stephen J. Greenfield Testing for details. b. Once trees are brought to test to be re-test materials. Contractor responsible to pay for testing if materials do not meet specification.	
13. SUBMITTALS a. All separate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect. b. Availability is a condition of product sample or manufacturer's product description.	
14. SITE REVIEW a. Subcontractor of the Landscape Architect's Contract with the owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as necessary in their own right to confirm conformance to the plans and specifications. Contract Review Representative to observe for all site observations at the following times: 1. Prior to the start of construction. 2. Prior to the start of construction. 3. Prior to the start of construction. 4. Prior to the start of construction. 5. Prior to the start of construction. 6. Prior to the start of construction. 7. Prior to the start of construction. 8. Prior to the start of construction. 9. Prior to the start of construction. 10. Prior to the start of construction. 11. Prior to the start of construction. 12. Prior to the start of construction. 13. Prior to the start of construction. 14. Prior to the start of construction. 15. Prior to the start of construction. 16. 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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

36. For plant material, the Landscape Architect reserves the right to assign the Contractor's responsibility for another growing season, i.e. in one year. The development and growth is not sufficient to ensure trees satisfactory growth.
- 36.5 Where the Owner is responsible for plant maintenance and not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 10, Maintenance on the basis. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 10, Establishment/Plantings.
36. The Landscape Architect is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen under the insurance of the Client and/or the Contractor.
- 36.7 Deviations from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

10. INTENTIONS/LANDSCAPE STANDARDS

20. Verify that all drainage and protective material is completely installed and complete before beginning work. Contact Landscape Architect for instructions if not in place.
22. Coordinate work with construction activities and planter drainage.
23. Verify that planter drains are in place 20 days prior to drainage to roof drains is present prior to grading any driveway or sidewalk.
25. Provide drainage at all through-drain locations. Use 2" or 3" PVC pipe with drain rock unless specific manufacturing recommendations.
26. Install drainage directly in the minimum depth of 12" or 18" as specified. Install about 2" of gravel for the Contractor's recommendations.
27. Clear drain rocks for alternate about drain if installed on existing material with 2" or 3" PVC pipe with drain rock. Obtain approval of drainage system prior to placing new material.
28. Place new material in 2" - 12" deep cover placed upon new fabric surface.
35. Place growing material to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any depth weight (also needed to alter grade). Do not place growing material over drainage except to provide surface transition at edges. Build soil plus slope together and cover with other fabric as problem area exists. Apply drainage material to all edges.

10. ESTABLISHMENT/MAINTENANCE Provide a complete plan for this section.

1. Select the best source of "sub-adapted" maintenance to provide sufficient care to newly installed plant material for a minimum of one year to ensure the longest term of the planting. The objective is the adaptation of plants to a new site in order to avoid the detrimental effect of planting without reducing the rate of failure and unnecessary work, accompanied with improper establishment. Establishment of maintenance procedures apply to all new and reestablished vegetation installed in established landscapes area on new sites and areas.
2. Maintenance Plan: Provide maintenance including established landscaping for 12 months following substantial completion.
3. Related Standards and Guidelines: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.
4. Site Review: In addition to the inspection of substantial completion, the final progress draw application, and at the end of the guarantee period, there should be three other reviews during the lifetime of the contract and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.
5. Scheduling: Prepare a schedule of anticipated work and submit to designated representative at start-up.
6. Maintenance Schedule: Provide maintenance including established landscaping for 12 months following substantial completion.
7. Fertilizer: Comply with Part Two of the B.C. Landscape Standard.
8. Pesticides: Comply with Part Two of the B.C. Landscape Standard. Fertilizers and rules as required by soil testing.
9. Plant Health and Care:
 - 9.1 Watering: During the first growing season, water new plants at least once per month during the growing season from April and July 1st, and every second 120 days between August 1st and September 1st. Minimum 25 gallons per tree per application. During the second growing season, water new plants every second 120 days between April 1st and August 1st and every second 120 days from September 1st and September 30th. Apply water at rate and duration such that the water content reaches 25% of field capacity. The soil water content (measured by the soil depth of the growing medium). Apply water again when the water content reaches 25% of field capacity. Provide and verify water in the soil. That any automatic irrigation system malfunctions and not been completely installed. Scheduled applications of water shall be reduced until when rainfall has reached the soil and is required.
 - 9.2 Mulch: Maintain mulches in the original areas and to its original depths.
 - 9.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 10cm, hand-pulling, or, if necessary, by the use of herbicides.
 - 9.4 Pruning and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatments for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
 - 9.5 Tree Support: Maintain stakes, guy wires and all other plant growing systems. Check trees at least every two months to ensure that they are not causing a distortion in the bark, lesions, or other damage that is necessary. Remove all stakes and guy wires and the soil after the first growing season unless otherwise there are continuing support in the opinion of the Landscape Architect. All flagging of any wires shall be visible and in good repair.
 - 9.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season, prior to removal all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out pruning or shaping only if required by the maintenance contract for specific installation or conditions.
 - 9.7 Fertilizing: Carry out during the first two months of establishment maintenance fertilize trees and shrubs and groundcovers according to soil analysis reports.
9. Grass Area Care:
 - 9.1 Mowing: Use lawn mowers, trimmers, blowers, or other methods to apply water to Grass 1 and Grass 2 grass areas (B.C. Landscape Standard, Section 1, Lawn and Groundcover) such that the grass is maintained in a bright condition. Single and double mowing with water the onset of any irrigation system malfunctions, or complete installation of a new system in the area. Apply water to prevent planting or water in the soil. Apply water at rate and duration such that the water content in the growing medium reaches field capacity before the end of the growing season. Apply water again when the water content reaches 25% of field capacity.
 - 9.2 Weed, insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate means, within the use of chemicals in compliance with the B.C. Pesticide Control Act. Landscape Standard latest edition. All broadleaf weeds to present areas by a general application of a suitable herbicide to the entire population except in broadleaf weeds or 20 annual weeds in sunny grasses per all above areas. This application shall reduce the weed population to zero.
 - 9.3 Fertilizing: According to soil analysis.
 - 9.4 Liming: According to soil analysis.
 - 9.5 Mowing and Fertilizing: All areas: The first four cuts shall be a rotary mowing type mower. Mowing grass clipping shall be removed after each cut. New all grassed areas to have a cut or mowed area the grass reaches a height of 10cm. Use a height of 10cm. Edge with a mechanical vertical cutting edge once per year in March.
 - 9.6 Annual: Annual mowing shall require the first growing season. In the second growing season, mow in early May with a sub-aerated mowing cut. Care to a depth of 10cm, 1/2" and remove cores.
 - 9.7 Repairs: Re-grade, re-seed or re-cut and re-sow when necessary to restore damaged or failing grass areas. Patch the grass within the stormwater area. Re-seed, if required, throughout the growing season. Re-seed between April 1st and April 30th or between September 1st and September 30th. Provide re-seeded areas and keep until until the final mowing.

PLAN #2.d.



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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

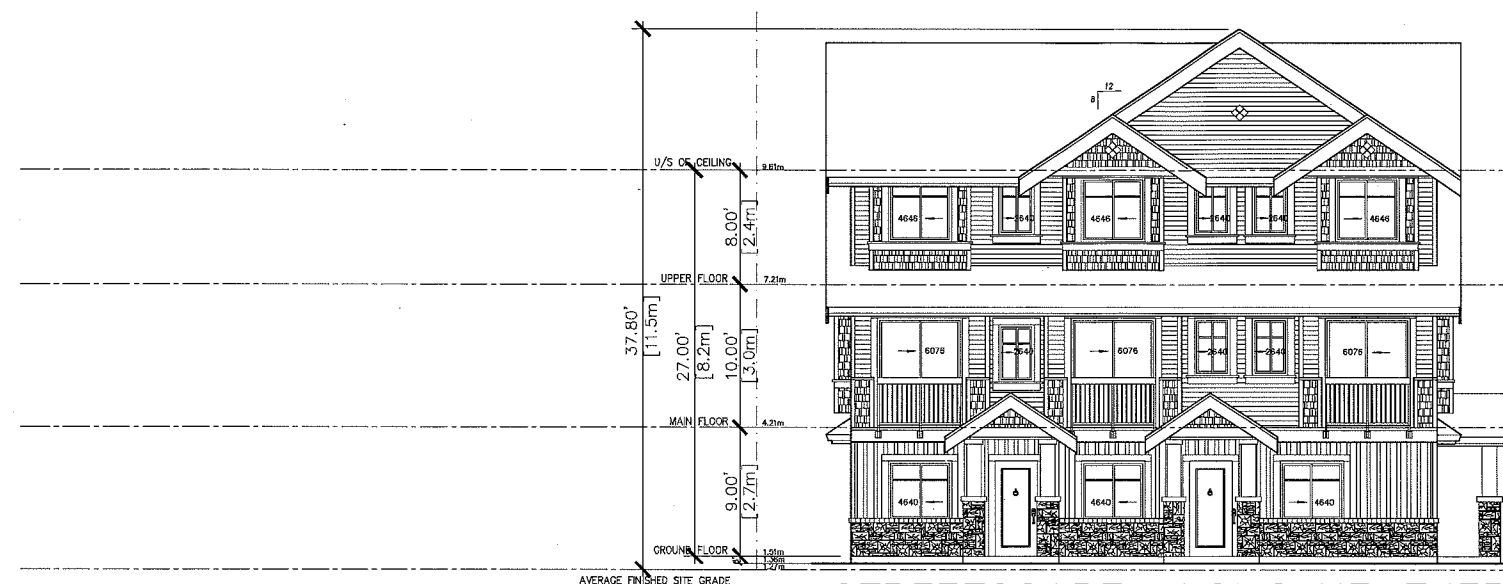
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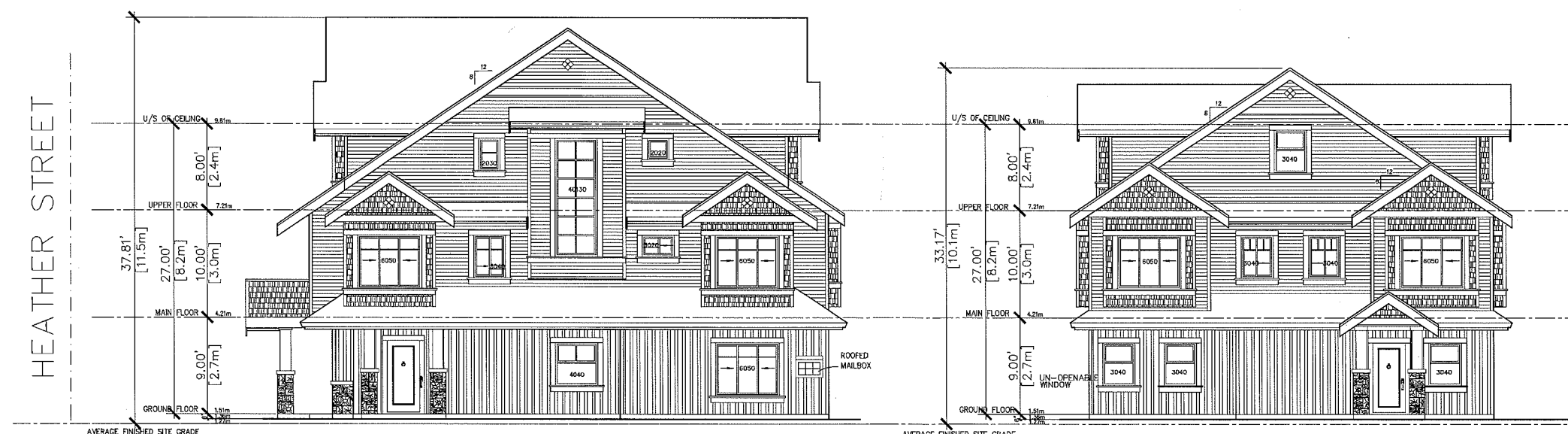
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Revision Date:
JUNE 7, 2016
Print Date:
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A3.1



STREETSCAPE ALONG HEATHER STREET

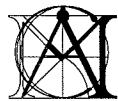


STREETSCAPE ALONG TURNILL STREET

AVERAGE FINISHED SITE GRADE :
 $1.07+1.12+1.03+1.21+1.17+1.31+(1.36 \times 8) = 1.27 \text{ M}$
14

DP 15-703204

PLAN # 3.a.



MATTHEW CHENG
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141 202 - 679 EVANS AVENUE
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CELL: (604) 688-0669 / Email: matthew@mcinc.ca

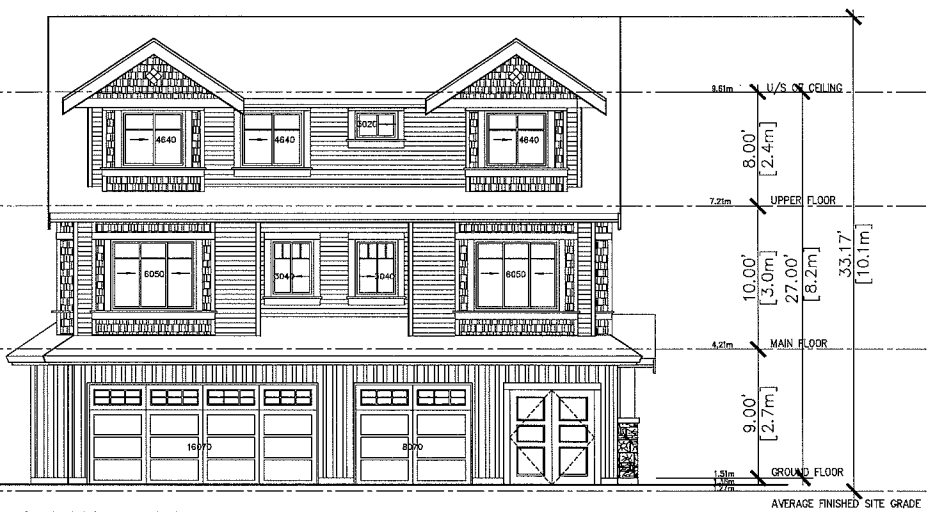
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No Date Revision

Consultants



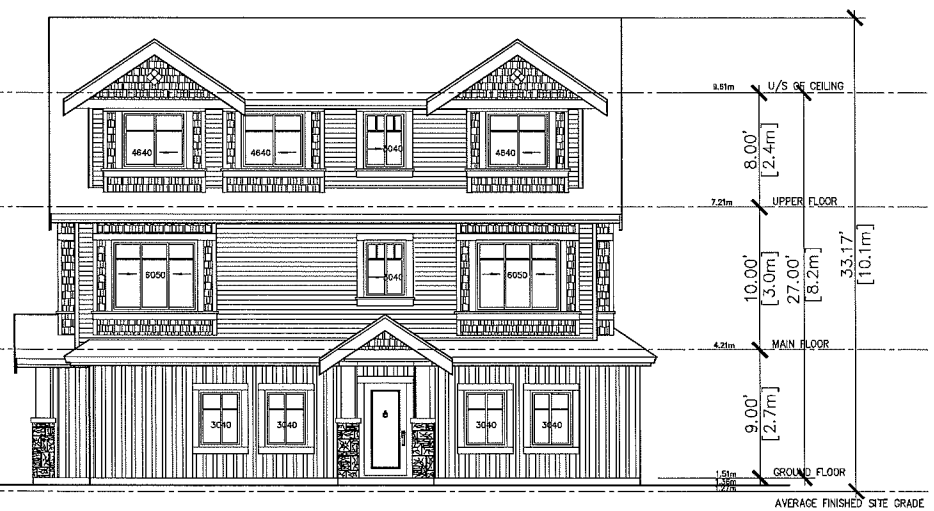
BUILDING A NORTH ELEVATION



BUILDING A EAST ELEVATION



BUILDING A SOUTH ELEVATION



BUILDING A WEST ELEVATION

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
BUILDING A
ELEVATIONS

Drawn:

HC/MF

Checked:

MC

Scale:

Project Number:

Revision Date:

JUNE 7, 2016

Print Date:

JUNE 7, 2016

Dwg. No.

A3.2

AVERAGE FINISHED SITE GRADE :
 $1.07+1.12+1.03+1.21+1.17+1.31+(1.36 \times 8) = 1.27 \text{ M}$
14

DP 15-703204 PLAN # 3.b.



MATTHEW CHENG
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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

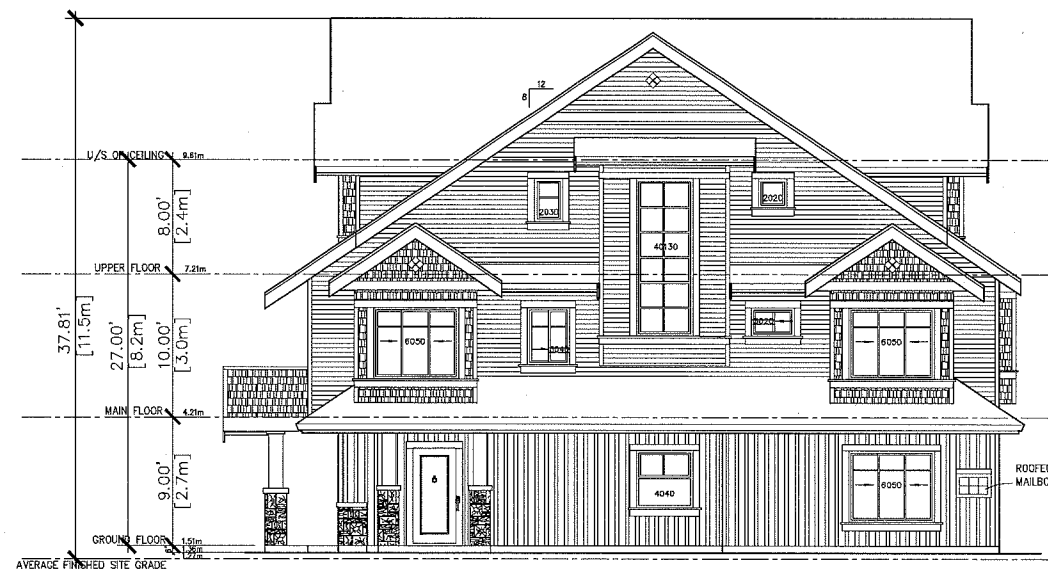
Sheet Title
BUILDING B
ELEVATIONS

Drawn:
HC/MF
Checked:
MC
Scale:

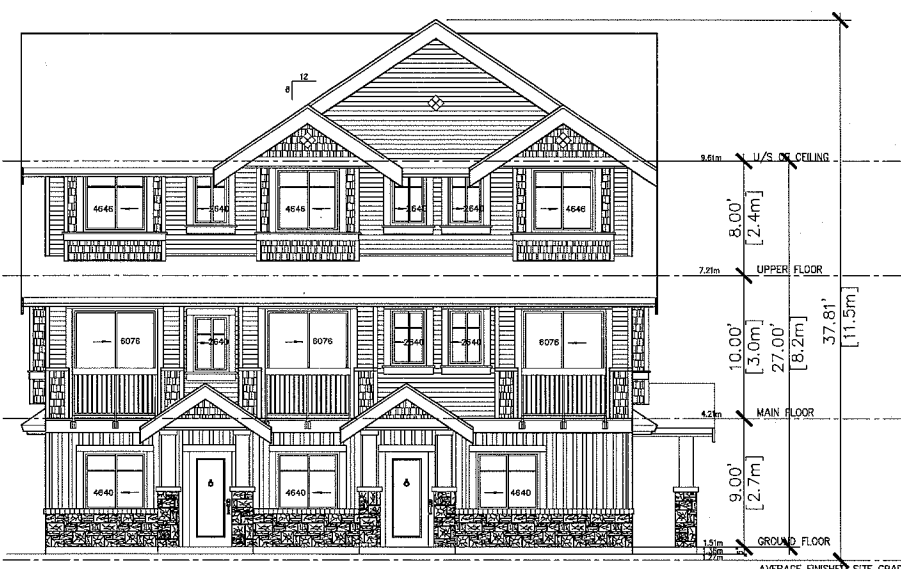
Project Number:

Revision Date:
JUNE 7, 2015
Print Date:
JUNE 7, 2015

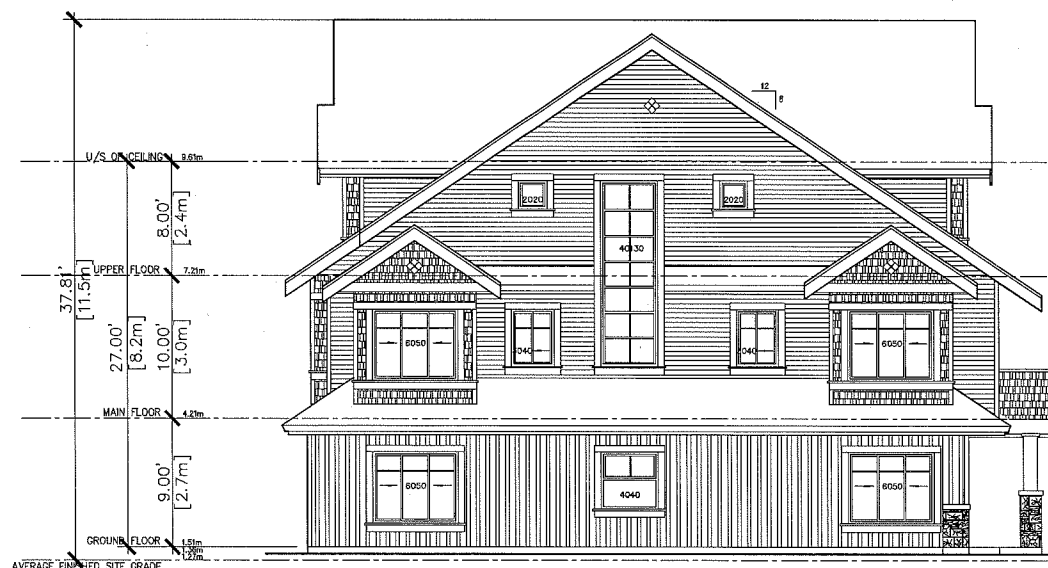
Dwg. No.
A3.3



BUILDING B NORTH ELEVATION



BUILDING B EAST ELEVATION



BUILDING B SOUTH ELEVATION

(NOTES: THE WINDOWS OF SOUTH ELEVATION OF BUILDING B WITHIN STAIRCASE
WITH FROSTED GLASS)

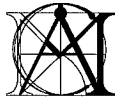


BUILDING B WEST ELEVATION

AVERAGE FINISHED SITE GRADE :
 $1.07+1.12+1.03+1.21+1.17+1.31+(1.36 \times 8)$
14 = 1.27 M

DP 15-703204

PLAN #3.C.



MATTHEW CHENG
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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

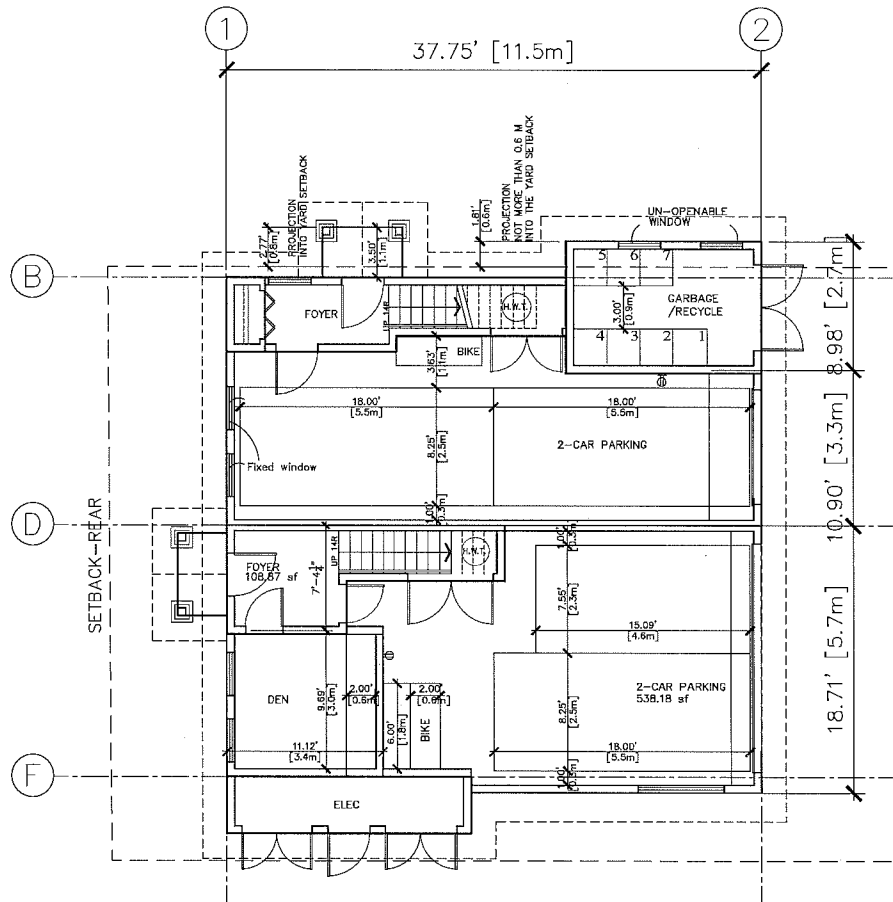
Sheet Title
GROUND FLOOR PLANS
SITE PLAN

Drawn:
HC/MF
Checked:
MC
Scale:

Project Number:

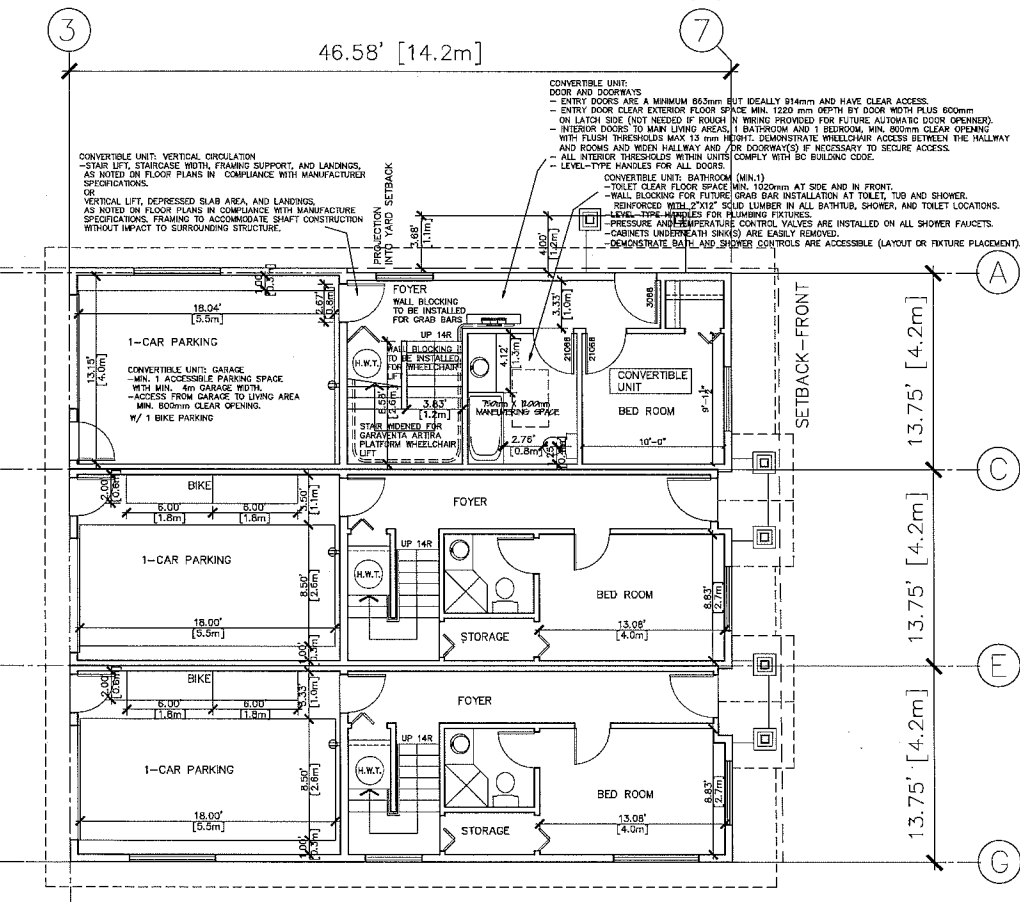
Revision Date: JUNE 7, 2016
Print Date: JUNE 7, 2016
Dwg. No. A2.1

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. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



BLDG.A

GROUND FLOOR PLAN



BLDG.B

LEGEND: Ⓞ RECEPTACLE OUTLET

NOTES:

Typical aging in place housing features include:

- stairwell handrails; lever type handles for plumbing fixtures and door handles;
 - solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.
- "Aging-in-place housing features are to be installed in all units"

DP 15-703204

REFERENCE
PLANS



MATTHEW CHENG
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No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
MAIN FLOOR PLANS
SITE PLAN

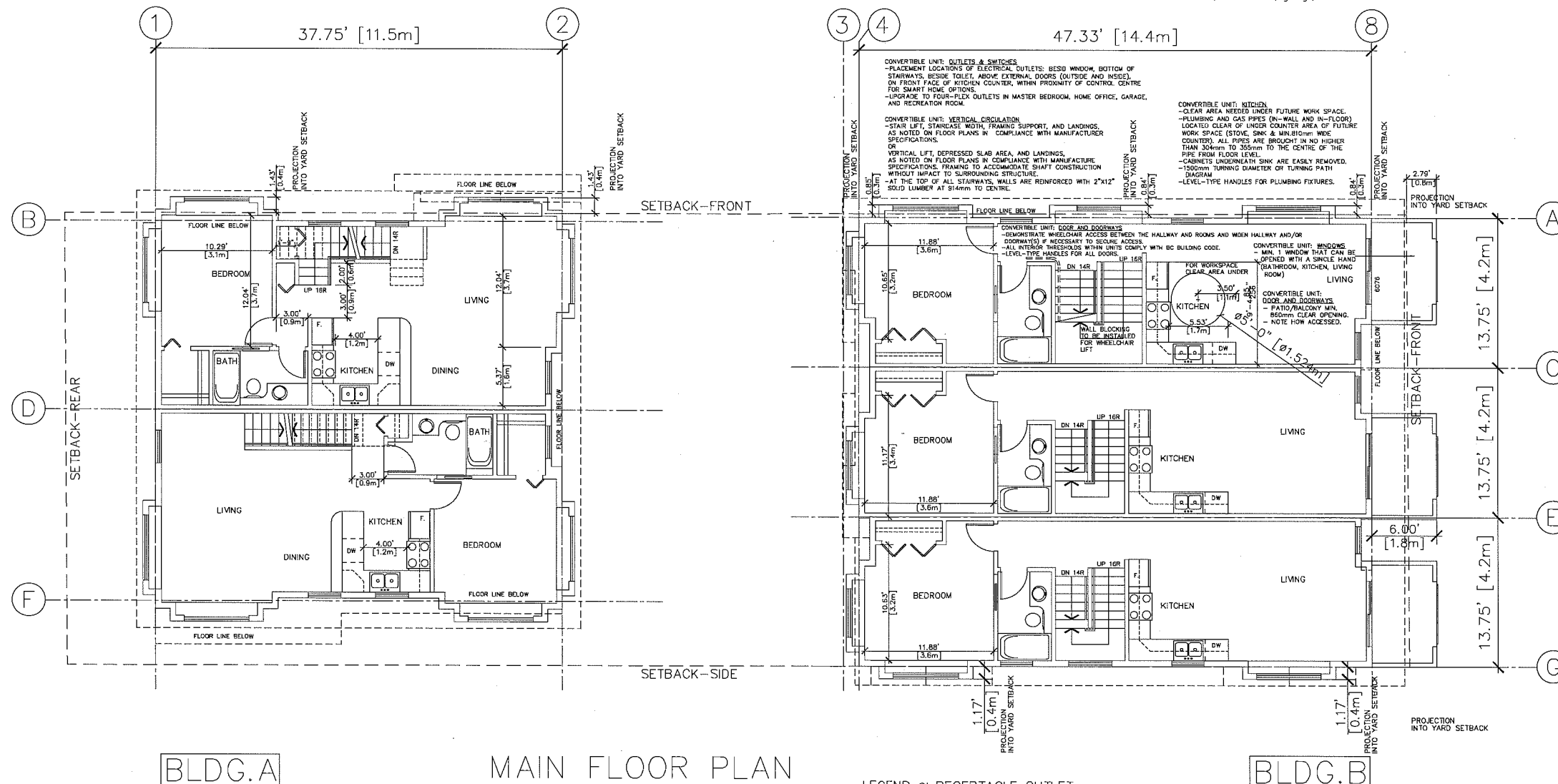
Drawn:
HC/MF
Checked:
MC
Scale:

Project Number:

Revision Date:
JUNE 7, 2016
Print Date:
JUNE 7, 2016

Dwg. No.
A2.2

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. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



LEGEND: RECEPTACLE OUTLET

NOTES:

Typical aging in place housing features include:

- stairwell handrails; lever type handles for plumbing fixtures and door handles;
- solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.

"Aging-in-place housing features are to be installed in all units"

DP 15-703204

REFERENCE PLANS



MATTHEW CHENG
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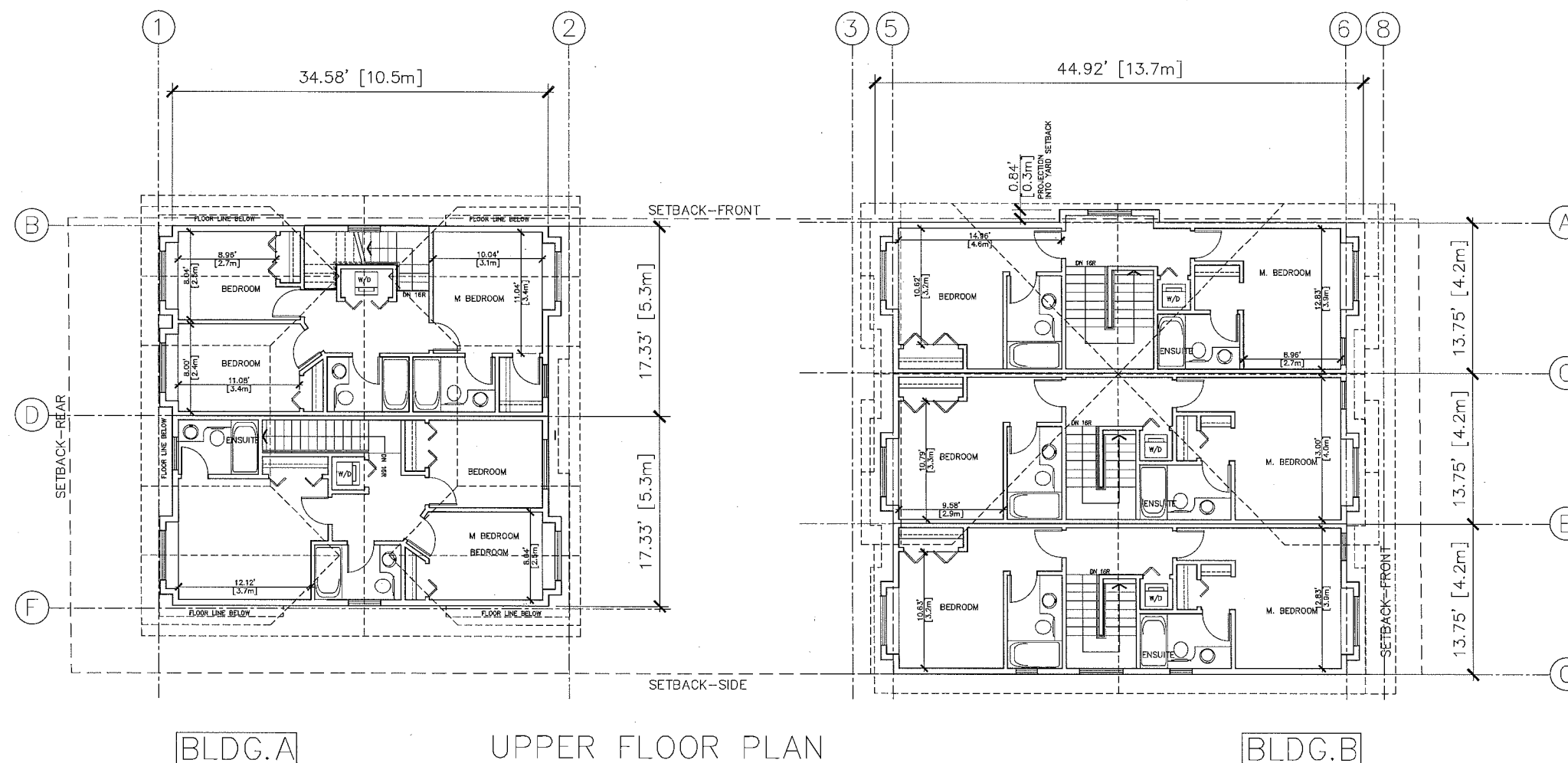
No Date Revision

Consultants

Project Title
5-UNIT TOWNHOUSE
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
UPPER FLOOR PLANS
SITE PLAN

Drawn:
HC/MP
Checked:
MC
Scale:
Project Number:
Revision Date:
JUNE 7, 2016
Print Date:
JUNE 7, 2016
Dwg. No.
A2.3



LEGEND: RECEPTACLE OUTLET

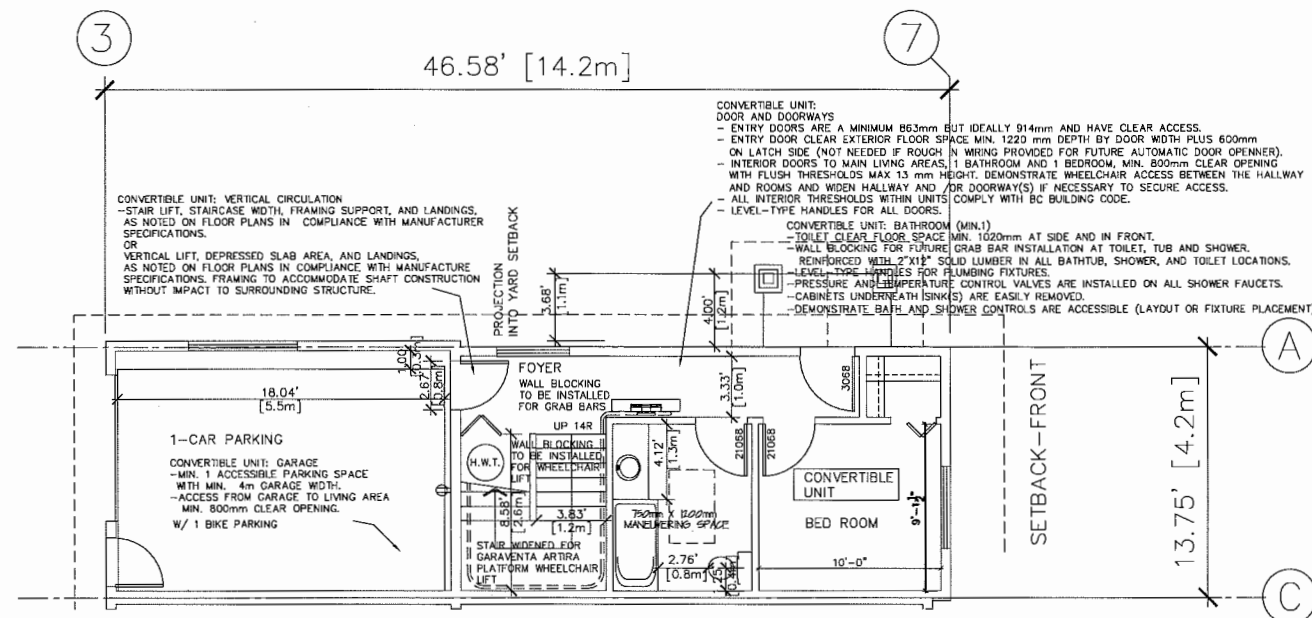
NOTES:

Typical aging in place housing features include:

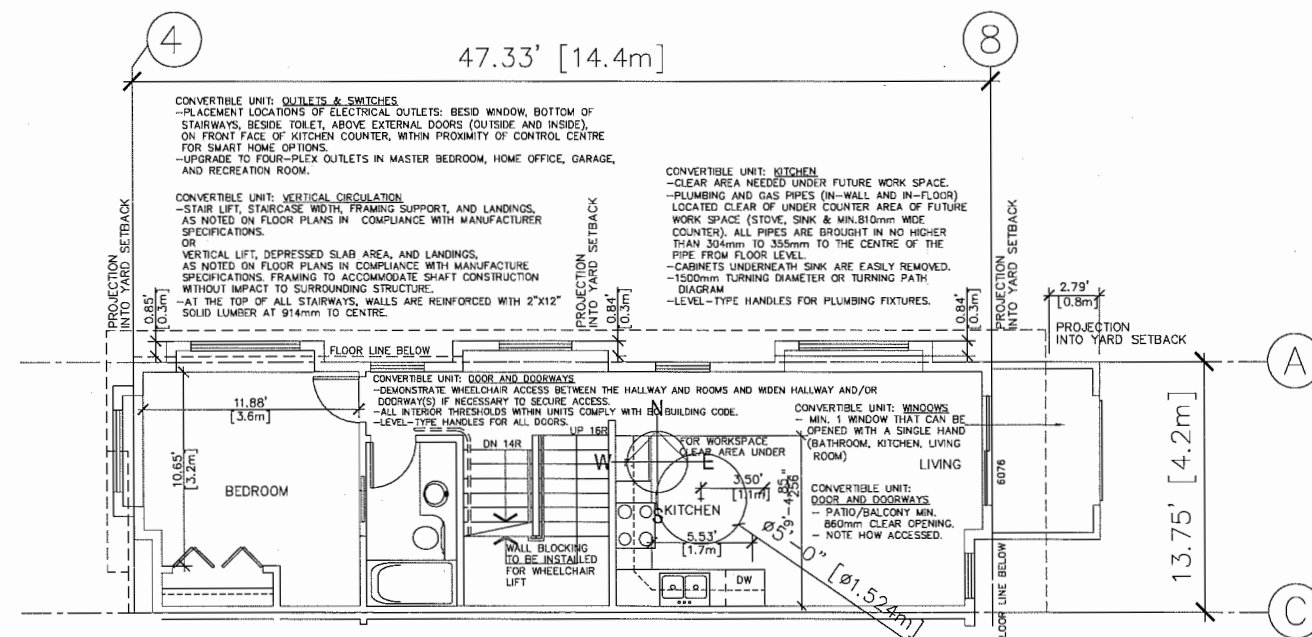
- stairwell handrails; lever type handles for plumbing fixtures and door handles;
 - solid blocking in washroom walls for future grab bars beside toilet, bathtub and shower.
- "Aging-in-place housing features are to be installed in all units"

DP 15-703204

REFERENCE
PLANS



GROUND FLOOR (BLDG-B)



SECOND FLOOR (BLDG-B)

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. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

NOTE:
AGING IN PLACE FEATURES WILL BE PROPOSED SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.

ALL CONVERTIBLE UNIT FEATURES AS IDENTIFIED ON THE DP PLANS.
ALL AGING IN PLACE FEATURES AS IDENTIFIED ON THE DP PLANS.



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No Date Revision

Consultants

Project Title
5 UNIT TOWNHOUSE DEVELOPMENT
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
CONVERTIBLE UNIT

Drawn:
MF
Checked:
MC
Scale:
1/4"=1'-0"
Project Number:

Revision Date:
JUNE 8, 2016
Print Date:
JUNE 8, 2016
Dwg. No.
A2.1a

DP 15-703204

REFERENCE PLANS