



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** September 20, 2016

**From:** Wayne Craig  
Director, Development

**File:** DP 15-708644

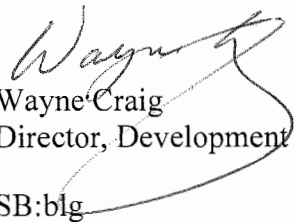
**Re:** Application by Yamamoto Architecture Inc. for a Development Permit at  
7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 43 townhouse units at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.
  - b) Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east-west road.

  
Wayne Craig  
Director, Development

SB:blg

Att.

## **Staff Report**

### **Origin**

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 43 townhouses at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned “Medium Density Townhouses (RTM3)”.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone for this project under Bylaw 9115 (RZ 12-610630).

A Servicing Agreement (SA 15-699302) was secured through the rezoning for the design and construction of:

- Road Improvements: two (2) new road extensions to connect to Lynas Lane and Lynnwood Drive; frontage improvements along Granville Avenue; new crosswalk to McKay neighbourhood park; and improvements to the Granville Avenue and Lynas Lane intersection, including full traffic signalization.
- Engineering Improvements: storm, sanitary and water infrastructure.
- Park Improvements: the 9 m wide addition to the McKay neighbourhood park; tree planting, improvements to the existing park pathway system; streetscape fencing; and service vehicle access.

### **Development Information**

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

### **Background**

Development surrounding the subject site is as follows:

- To the north, across Granville Avenue, are Thompson Community Centre and City park zoned “School & Institutional Use (SI)”.
- To the east, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting onto Granville Avenue and under a separate rezoning application (RZ 13-644678) for a subdivision of new RS1/B lots that would front onto the new north-south road provided through the subject development.
- To the south, is McKay neighbourhood park zoned “School & Institutional Use (SI)”.
- To the west, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting onto Granville Avenue. Further to the west, is a 155-unit townhouse development on a lot zoned “Town Housing (ZT23) – Laurelwood” fronting onto Lynnwood Drive cul-de-sac and Granville Avenue.

## Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 20, 2015. At the Public Hearing, no concerns about the architectural form and character were expressed. Concerns were expressed regarding construction traffic and safety. Submission of a traffic parking and management plan is required as part of the Building Permit process for the proposed townhouse development and as part of the required Servicing Agreement process for the off-site park, road and infrastructure construction. Through both processes, construction access will be limited to Granville Avenue only, and not be permitted from Lynnwood Drive.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Medium Density Townhouses (RTM3)" zone except for the zoning variances noted below.

## Zoning Compliance/Variations (staff comments in **bold**)

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

- 1) Reduce the exterior side yard setback from 6 m to 5.2 m for the north-east building.

*(Staff supports the proposed variance, as it is a direct result of road dedication for a new required north-south road and only impacts a small corner portion of the building at the intersection of Granville Avenue and the new north-south road. The variance request was identified in the rezoning staff report).*

- 2) Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east-west road.

*(Staff supports the proposed variance, as it is a direct result of road dedication for a new required east-west road and only impacts the two (2) buildings proposed on the south side of the new road. The variance request is consistent with the setbacks for the existing multi-family development to the west. The variance request was identified in the rezoning staff report).*

## Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel's suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Thursday, December 17, 2015 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

## **Analysis**

### ***Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings generally address the massing of the surrounding residential developments.
- Two (2) townhouse buildings are proposed along Granville Avenue. The end unit adjacent to the west side yard is stepped down from three (3) storeys to two (2) storeys to transition to the adjacent single-family home.
- Two (2) townhouse buildings and the south lot outdoor amenity space are proposed along the McKay park interface. The proposed rear yard setback of 4.5 m to these buildings exceeds the minimum rear yard setback of 3.0 m specified in the "Medium Density Townhouses (RTM3)".
- 10 trees located on the adjacent property to the west are to be protected with tree protection areas on the subject site and 1.8 m height solid wood fencing will be provided along the west property line to provide screening between the development and the adjacent single-family home.
- A small landscape area and pedestrian entry will be provided along Granville Avenue at the west property line; providing a buffer between the proposed development and the front yard of the adjacent single-family property.

### ***Urban Design and Site Planning***

- The proposed site layout provides for pedestrian-oriented streetscapes of townhouses fronting Granville Avenue, new north-south road and new east-west road; complete with landscaped treatment, low lattice fencing with gates to individual townhouse front doors.
- The development proposal includes two (2) driveways from the new east-west road. A public rights-of-passage (PROP) statutory right-of-way (SRW) on the subject site was secured as a condition of rezoning to provide vehicle access to future development to the west.
- All units have two (2) vehicle parking spaces in enclosed garages. A total of nine (9) visitor parking spaces; including two (2) accessible visitor parking spaces, are proposed; which meet the minimum bylaw requirements. Both residential and visitor bicycle parking are provided and are also in compliance with the Zoning Bylaw requirements.
- Outdoor amenity spaces for both the north and south lots benefit from casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity spaces is appropriate in providing open landscape and amenity space convenient to all of the units.
- Garbage, recycling and organic waste will be collected door to door; with storage space provided in the individual unit garages.

### ***Architectural Form and Character***

- The architectural style of the proposed townhouse will provide a transition between the existing townhouses to the west and the residential character of the neighbourhood to the east and south.
- The street fronting buildings along Granville Avenue and the new east-west street are designed with low slope roof dormer elements at the third floor to complement the existing townhouse design to the west and to provide a contemporary character.

- The street fronting buildings along the new north-south street are designed to present end units with a more traditional residential gable roof character to minimize the apparent height of the buildings and as a transition to future single-family development to the east.
- The proposed mix of materials, colour palette and combination of building projections and recesses integrated into the design, provide visual interest and character for the proposal.
- The internal drive aisle character has been enhanced with a mix of single and double width doors, transom windows, as well as unit entries with hip roof, and planting islands.
- The proposed building materials (asphalt roof shingles, lap siding, board and batten siding, panel siding, stone veneer, wood trim/post/band/bracket/doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and are generally compatible with the existing multi-family and single-family character of the neighbourhood.

### ***Landscape Design and Open Space Design***

- Tree preservation was reviewed at rezoning stage; all seven (7) trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. The applicant is proposing to plant 94 replacement trees on-site.
- 10 trees located on the adjacent property to the west are to be protected with tree protection areas on the subject site. In order to protect these trees and create a functional outdoor amenity area adjacent to the drive aisle, the tree protection area will be covered with a permeable wood deck surface at the same elevation as the drive aisle. The proposed low retaining wall along the rear property line will be located outside of the tree protection zone to the edges of the outdoor amenity area.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities occurring on-site.
- Pedestrian-oriented streetscapes are proposed along Granville Avenue, new north-south road and new east-west road; with landscaped edge treatment, low lattice fencing with gates and walkways to individual townhouse unit front doors.
- Each unit will have a private yard with landscaping, lawn area and an area of patio pavers. Various hedges, shrubs and ground covers, as well as perennials and grasses, have been selected to ensure the landscape treatment remains interesting throughout the year.
- The outdoor amenity areas include young children play features; including fence enclosed play equipment with resilient safety surfacing, seating for parents, interlocking paved areas, wood deck tree protection area, and landscaped areas that allow for flexible use by children or adults.
- The entrance driveway, areas of drive aisle and drive aisle ends will be treated with interlocking pavers for visual interest.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security of \$193,050.00 as a condition of the Development Permit.
- Indoor amenity space is not proposed on-site. A \$71,000 cash-in-lieu contribution was secured as a condition of rezoning, consistent with the OCP.

***Crime Prevention Through Environmental Design***

- The driveway entry is treated with interlocking pavers; differentiating the private site from the City's sidewalk public space.
- Each street-facing unit has a front yard space with planting areas and is separated from neighbouring yards and the City's sidewalk by low fencing; identifying the boundaries of the private yard spaces.
- Unit entries are clearly visible and not deeply recessed. Windows provide natural surveillance from units to public streets, on-site drive aisles and outdoor amenity areas.

***Sustainability***

- The applicant agreed to achieving an EnerGuide rating of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating. Registration of a legal agreement was secured as a condition of rezoning.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.

***Accessible Housing***

- The proposed development includes two (2) convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

**Conclusions**

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



Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$193,050.00.

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

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



DP 15-708644

Attachment 1

Address: 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue

Applicant: Yamamoto Architecture Inc.

Owner: Grandsun Investment & Trading Inc.

Planning Area(s): Laurelwood Sub-Area (Blundell)

	Existing	Proposed
Site Area	Previously 12,090 m <sup>2</sup>	Existing North lot 4,400.3 m <sup>2</sup> Existing South lot 3,471.4 m <sup>2</sup>
Land Uses	Previously Residential (Single Detached) And vacant land	Residential (Townhouses)
OCP Designation	Neighbourhood Residential	Complies
Sub-Area Plan Designation	Residential (Townhouses)	Complies
Zoning	Medium Density Townhouses (RTM3)	Requested variances noted below
Number of Units	2 houses & vacant lot	43 Townhouses (North lot 26 & South lot 17)

	Bylaw Requirement	Proposed North Lot	Proposed South Lot	Variance
Floor Area Ratio	Max. 0.7	0.7	0.7	None permitted
Lot Coverage	Max. 40%	36.2%	35.9%	None
Lot Size: Depth Width	Min. 35 m Min. 50 m	77 m 56 m to 61 m	71 m 56 m	None
Setbacks: Granville Avenue North-South road East-West road McKay park Interior Side Yard	Min. 6 m Min. 6 m Min. 6 m Min. 3 m Min. 3 m	6 m 5.2 m to 6 m 6 m n/a Min. 4 m	n/a 6 m 4.5 m 4.5 m Min. 3.44 m	None 0.8 m Reduction 1.5 m Reduction None None
Building Height	Max. 12 m & three-storey	10.96 m & three-storey	11.18 m & three-storey	None
Parking Spaces: Resident Visitor Accessible Total	(43 units) 86 9 (2) 95	(26 units) 52 5 (1) 57	(17 units) 34 4 (1) 38	None
Small Car Parking	Max. 50%	(1 space in 1 unit)	5	None
Tandem Parking	Max. 50%	28 spaces	12 spaces	None
Indoor Amenity Space	Min. 70 m <sup>2</sup>	Cash-in-lieu	Cash-in-lieu	None
Outdoor Amenity Space	Min. 258 m <sup>2</sup>	168.5 m <sup>2</sup>	153 m <sup>2</sup>	None



**Annotated Excerpt from the Minutes from  
Advisory Design Panel Meeting  
Wednesday, December 17, 2015**

Application DP 15-708644 – 43 two and three-storey townhouse units  
Location 7260 Lynnwood Drive, 5320, 5340 and 5360 Granville Avenue

**Panel Discussion**

*Comments from the Panel were as follows:*

- project design fits well with the neighbourhood context; applicant is encouraged to identify public art opportunities for the project – *Noted.*
- appreciate the choice of small tree species for the tight site – *Noted.*
- the northern outdoor amenity area is quite linear broken into separate areas; consider consolidating the two separate areas due to the small size of this amenity area – *Although a consolidated amenity area adjacent to the townhouse buildings would be ideal, the amenity area has been broken into two areas to protect existing trees on the neighbouring property.*
- the southern outdoor amenity area appears closed off to the park; design development is needed to open it up visually to the park – *The south amenity area has been opened up visually to provide open views to the park. Tree planting is pulled to the drive aisle edge and low planting and a 1.2 m lattice fence separates the site from the park.*
- encourage providing patios to provide private outdoor space for each unit in view of the absence of balconies – *Revised to provide either a rear yard or front patio for each unit.*
- different paving treatment for pedestrian sidewalk on the internal drive aisles is unnecessary – *Revised and pavers provided at driveways, intersection areas, and drive aisle ends.*
- scale and lay-out of the project addresses its context – *Noted.*
- appreciate the use of natural stone in the base of townhouse buildings; ensure that scale of natural stone is appropriate for the size of the buildings; consider a darker colour than for the hardie panel above the natural stone to provide more contrast against the skyline –
- appreciate the massing and design of the project – *Noted.*
- consider decreasing the amount of vinyl materials [siding] in the building – *Removed.*
- consider integrating the more modern detailing in the upper areas of the buildings down in lower areas to provide more interest at the pedestrian level; also integrate the detailing with other elements, e.g. fences, mailboxes – *More modern detailing added to streetscape end units & more modern lattice fencing design used.*
- appreciate the pocket doors for the washrooms – *Noted.*
- review the kitchen work surface lay-out for the convertible unit; consider locating the sink between the stove and refrigerator for a more efficient work area – *Done.*

- D, Db and Da-type units have a family room on the third floor; the layout is problematic for accessibility, i.e., the kitchen is located two floors below and a powder room is not provided on the third floor – ***Full bathroom added.***
- the main living space in Unit C is located on the ground floor but a powder room is not provided on the same floor for accessibility – ***Due to space constraint in the two-storey Unit C, a washroom is provided on the second floor.***
- attractive project; challenging to have a road going through the proposed development which makes the project appear like two small-sized projects – ***Noted.***
- appreciate the articulation and choice of materials; amount of vinyl used is appropriate; good transition from the use of high-quality to lower-quality materials – ***Noted.***
- agree with comments to introduce patios to units along the street; provision of a private outdoor space is necessary as balconies are not provided – ***Refer to comment above.***
- the proposed pedestrian route paving treatment in the internal drive aisles is unnecessary in view of the small size of the project; encourage providing paver accent to the vehicular entries off the street – ***Refer to comment above.***
- the two outdoor amenity areas are appropriate for the size of the development – ***Noted.***
- consider relocating the handicapped parking stalls closer to the convertible units in the north and south sides of the proposed development – ***The convertible units have side by side garages, which could be used for accessible parking. In the south lot, the accessible visitor parking space is next to the building. In the north lot, there is not enough room.***
- agree with comments regarding the need to provide an outdoor patio to townhouse units along Granville Avenue – ***Refer to comment above.***
- agree with comments to consolidate the spaces in the northern outdoor amenity area; bicycle parking could be rotated around to provide a bigger and more flexible amenity space – ***Bicycle parking relocated to improve amenity space layout.***
- provide details on the arbor structure; should be consistent with the architecture of the project – ***The arbor ties into the architecture with the same column base as the buildings.***
- there is no formal play equipment in the outdoor amenity areas – ***Added.***
- agree with comments that the pedestrian route paving treatment is unnecessary and would have more value if relocated to accent the intersections and vehicular entries – ***Refer to comment above.***
- conifers at the pedestrian access from the driveway to Lynwood Drive may pose a potential CPTED issue; consider introducing an arbor to celebrate the entry to the site – ***Visibility addressed with arbors added at all communal pedestrian entries & conifer only provided on one side of arbor.***
- tree planting between garage entries may not be feasible due to lack of required soil volume; consider replacing low shrubs with pyramidal cedar shrubs to increase green impact – ***Done.***
- agree with comments regarding the need for stronger visual connection of the southern outdoor amenity area to the park – ***Refer to comment above.***



# City of Richmond

## Development Permit

**No. DP 15-708644**

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 7260 LYNNWOOD DRIVE AND  
5320, 5340 & 5360 GRANVILLE AVENUE

Address: C/O TAIZO YAMAMOTO  
YAMAMOTO ARCHITECTURE INC.  
33 EAST 8<sup>TH</sup> AVENUE, UNIT 202  
VANCOUVER, BC 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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.
  - b) Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east-west road.
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 #17 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 \$193,050.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

## Development Permit

No. DP 15-708644

To the Holder: YAMAMOTO ARCHITECTURE INC.  
Property Address: 7260 LYNNWOOD DRIVE AND  
5320, 5340 & 5360 GRANVILLE AVENUE  
Address: C/O TAIZO YAMAMOTO  
YAMAMOTO ARCHITECTURE INC.  
33 EAST 8<sup>TH</sup> AVENUE, UNIT 202  
VANCOUVER, BC V5T 1R5

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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.

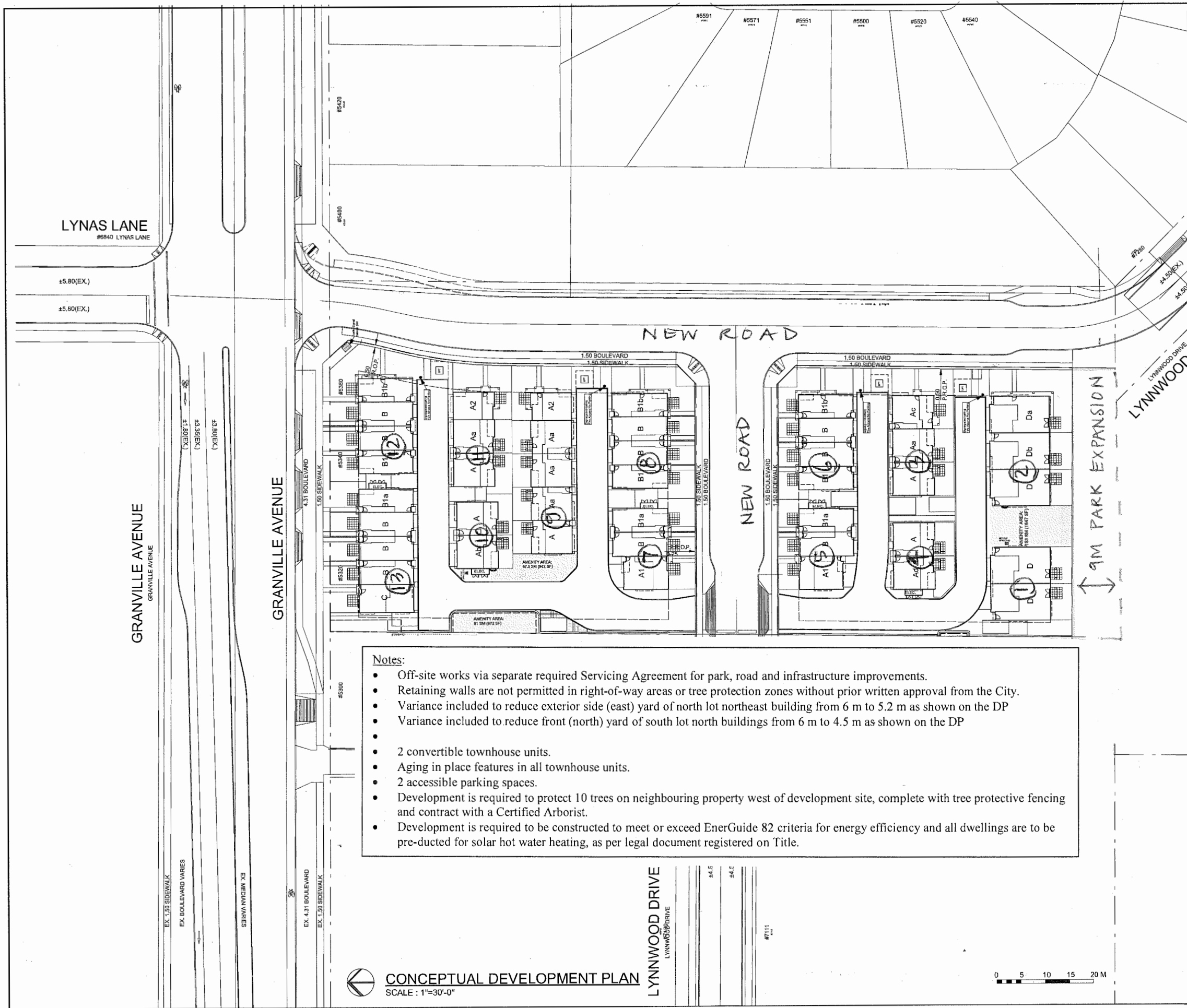
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR



REVISIONS	
MAR. 03, 2016	ISSUED FOR DCP
DEC. 04, 2015	ISSUED FOR ADP
AUG. 14, 2015	ISSUED FOR D.P. APPL.
FEB. 25, 2015	GENERAL REVISIONS
JUL. 02, 2013	GENERAL REVISIONS
AUG. 30, 2012	LOT 2 REVISED
MAY 8, 2012	ISSUED FOR REZONING APPL.
NO.	DATE
CONSULTANT	



CONTEXT PLAN  
SCALE : N.T.S

9M PARK EXPANSION

- Notes:
- Off-site works via separate required Servicing Agreement for park, road and infrastructure improvements.
  - Retaining walls are not permitted in right-of-way areas or tree protection zones without prior written approval from the City.
  - Variance included to reduce exterior side (east) yard of north lot northeast building from 6 m to 5.2 m as shown on the DP
  - Variance included to reduce front (north) yard of south lot north buildings from 6 m to 4.5 m as shown on the DP
  - 2 convertible townhouse units.
  - Aging in place features in all townhouse units.
  - 2 accessible parking spaces.
  - Development is required to protect 10 trees on neighbouring property west of development site, complete with tree protective fencing and contract with a Certified Arborist.
  - Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per legal document registered on Title.



CONCEPTUAL DEVELOPMENT PLAN  
SCALE : 1"=30'-0"

LYNNWOOD DRIVE  
LYNNWOOD DRIVE



Yamamoto  
Architecture Inc.

#202 - 33 west 8th avenue, vancouver, bc  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE  
CONCEPTUAL DEVELOPMENT PLAN  
& CONTEXT PLAN

SCALE 1" = 30'-0"	SHEET NO. 0.1
DATE FEBRUARY 22, 2016	RZ
DRAWN TY	PROJ. NO. 1010A
CHECKED	

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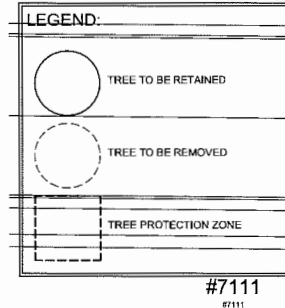
PROJECT  
TOWNHOUSE DEVI

5320, 5340, 5360/538  
7260 LYNNWOOD DR

Plan 1 Sept 21, 2016  
DP 15-708644

ALL PATIOS TO BE  
REMOVABLE PAVERS  
NOT CAST IN PLACE

FINISHED SLAB GRADE: 1.40M



**VARIANCES REQUESTED:**

- 0.32M BUILDING ROOM PROJECTION INTO EXIST. SETBACK  
- 1.08M ELECTRICAL ROOM PROJECTION INTO SIDE YARD SETBACK

**±4.50(EX.)**

**SITE PLAN**  
SCALE: 1/16"=1'-0"

AVERAGE EXIST. SITE GRADE: 0.96 M  
AVERAGE FINISH SITE GRADE: 1.20 M

**STATISTICS:**

CIVIC ADDRESS: 5320, 5340, 5360, GRANVILLE AVE & 7260 LYNNWOOD DRIVE  
LEGAL DESCRIPTION:

ZONING: RTM3

GROSS SITE AREA: 12,090.1 SQ.M. (130,136.75 SQ.FT.)  
NET SITE AREA: 3,471.4 SQ.M. (37,365.8 SQ.FT.)

MAX. LOT COVERAGE: 37,365.8 SQ.FT. x 40% = 14,946.3 SQ.FT. (1,388.6 SQ.M.)

PROPOSED: 12541.6 SQ.FT. (BUILDINGS)  
867.6 SQ.FT. (PORCHES)

TOTAL 13409.2 SQ.FT. (35.9%)

**F.A.R.:**

MAX. ALLOWED FLOOR AREA (0.70): 37,365.8 SQ.FT. x 70% = 26,156 SQ.FT. (2,430 SQ.M.)

**PROPOSED FLOOR AREA:**

UNIT	AREA (SQ.FT.)	UNITS	TOTAL AREA (SQ.FT.)	GARAGE AREA (SQ.FT.)
UNIT-A (3 BRS)	1441.3	2	2882.6	370.4
UNIT-Ac (3 BRS)	1448.1	1	1448.1	370.4
UNIT-Aa (3 BRS)	1426.1	1	1426.1	370.4
UNIT-Ad (3 BRS)	1447.1	1	1447.1	370.4
UNIT-A1 (3 BRS)	1610.3	1	1610.3	405.8
UNIT-B (3 BRS)	1194.6	3	3583.8	520.1
UNIT-B1/B1a (3 BRS)	1184.5	2	2369.0	500.9
UNIT-B1b (3 BRS)	1210.7	1	1210.7	500.9
UNIT-D/Da (3 BRS)	2042.6	4	8170.4	338.9
UNIT-Db (3 BRS)	2006.1	1	2006.1	338.9
SUBTOTAL		17	26154.2	5289.3

**PARKING:**

REQUIRED:	2.0 SPACES x 17 UNITS	=	34 SPACES (RESIDENTS)
	0.2 SPACES x 17 UNITS	=	3.4 SPACES (VISITORS)
TOTAL		=	37.4 SPACES

PROVIDED:	2 CAR GARAGES x 11 UNITS	=	22 SPACES (RESIDENTS)
	2 CAR TANDUM GARAGES x 6 UNITS	=	12 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	4 SPACES (VISITORS)
TOTAL		=	38 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:	1.25 SPACES x 17 UNITS	=	21.3 SPACES (CLASS 1)
	0.2 SPACES x 17 UNITS	=	3.4 SPACES (CLASS 2)
TOTAL		=	24.7 SPACES

PROVIDED BICYCLE:	2 SPACES x 7 GARAGES	=	14 SPACES (CLASS 1)
	1 SPACE x 10 GARAGES	=	10 SPACES (CLASS 1)
	BICYCLE RACK	=	4 SPACES (CLASS 2)
TOTAL		=	28 SPACES

**AMENITY AREA:**

REQUIRED	INDOOR	: MIN. 70 SQ.M. (753 SQ.FT.)
	OUTDOOR	: 102 SQ.M. (1098 SQ.FT.)
PROVIDED	INDOOR	: PAYMENT IN LIEU
	OUTDOOR	: 153 SQ.M. (1647 SQ.FT.)

FCL: AREA A - HIGHEST CROWN OF ROAD: 1.10M  
FINISHED SLAB GRADE: 1.40M

**ADDITIONAL NOTES:**

ONE CONVERTIBLE UNIT PROVIDED - UNIT Ad IN BUILDING 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

0 5 10 15 20 M

3.44 M

4.5 M

5,451 SF (506.4 SM)  
(9M SUBJECT SITE)

DØ:2X0.25

ALL PATIOS TO BE  
REMOVABLE PAVERS  
(NOT CAST IN PLACE)

9.00M REQUIRED EX. S.Y. SETBACK  
PARK DED.

#7260

JUL. 19, 2016	GENERAL REVISIONS
MAR. 03, 2016	ISSUED FOR DDP
DEC. 04, 2015	ISSUED FOR ADP
AUG. 14, 2015	ISSUED FOR D.P. APPL.
FEB. 25, 2015	GENERAL REVISIONS
JUL. 02, 2013	GENERAL REVISIONS
AUG. 30, 2012	LOT 2 REVISED
MAY 8, 2012	ISSUED FOR SETBACK APP.

NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILLE AVE & 7260 LYNNWOOD DRIVE, RIC

Yamamoto  
Architecture Inc.

#202 - 33 east 8th avenue, vancouver, bc  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1127

DRAWING TITLE

SITE PLAN (SOUTH AREA)

SOUTH LOT

SCALE	1/16" = 1'-0"	SHEET NO.	1.1
DATE	APRIL 28, 2016		
DRAWN	TY		RZ
CHECKED		PROJ. NO.	1010A

Plan 3 Sept 21, 2016  
DP 15-708644



EX. 4.31 BOULEVARD

EX. 1.50 SIDEWALK

**PARKING:**

REQUIRED: 2.0 SPACES x 26 UNITS = 52 SPACES (RESIDENTS)  
0.2 SPACES x 26 UNITS = 5.2 SPACES (VISITORS)  
TOTAL = 57.2 SPACES

PROVIDED: 2 CAR GARAGES x 12 UNITS = 24 SPACES (RESIDENTS)  
2 CAR TANDEM GARAGES x 14 UNITS = 28 SPACES (RESIDENTS)  
OPEN VISITORS PARKING = 5 SPACES (VISITORS)  
TOTAL = 57 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE: 1.25 SPACES x 26 UNITS = 32.5 SPACES (CLASS 1)  
0.2 SPACES x 26 UNITS = 5.2 SPACES (CLASS 2)  
TOTAL = 37.7 SPACES

PROVIDED BICYCLE: 2 SPACES x 9 GARAGES = 18 SPACES (CLASS 1)  
1 SPACE x 17 GARAGES = 17 SPACES (CLASS 1)  
BICYCLE RACK = 5 SPACES (CLASS 2)  
TOTAL = 40 SPACES

SMALL PARKING SPACE (GARAGE)  
2.3M x 4.6M

STANDARD PARKING SPACE (GARAGE)  
2.5M x 5.5M

VISITOR PARKING  
STANDARD  
2.8M x 5.5M

STANDARD PARKING SPACE (GARAGE)  
WITH A 120V RECEPTACLE TO ACCOMMODATE  
ELECTRIC VEHICLE CHARGING EQUIPMENT  
2.5M x 5.5M

VERTICAL BICYCLE SPACE (GARAGE)  
0.6M x 1.0M

HORIZONTAL BICYCLE SPACE (GARAGE)  
0.6M x 1.8M

LYNNWOOD DRIVE  
LYNNWOOD DRIVE

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).

±4.50(EX.)

±4.50(EX.)

#7111

#5300

#5320

#5340

#5360

2'-0" high retaining wall



NO.	DATE	REVISIONS
JUL. 19, 2016	GENERAL REVISIONS	
MAR. 03, 2016	ISSUED FOR DDP	
DEC. 04, 2015	ISSUED FOR ADP	
AUG. 14, 2015	ISSUED FOR D.P. APPL.	
FEB. 25, 2015	GENERAL REVISIONS	
JUL. 02, 2013	GENERAL REVISIONS	
AUG. 30, 2012	LOT 2 REVISED	
MAY 8, 2012	ISSUED FOR REZONING APPL.	

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PROJECT

TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILLE  
7260 LYNNWOOD DRIVE, RICHMOND

Yamamoto  
Architecture Inc.

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

DRAWING TITLE

PARKING PLAN  
(NORTH AREA)

NORTH LOT

SCALE 1/16"=1'-0"

DATE FEBRUARY 22, 2016

DRAWN CW

CHECKED

SHEET NO.

2.0

RZ

PROJ. NO.

1010A

Plan 4 Sept 21, 2016  
DP 15-708644



±4.50(EX.)
±4.50(EX.)

#7111



REQUIRED:	2.0 SPACES x 17 UNITS	=	34 SPACES (RESIDENTS)
	0.2 SPACES x 17 UNITS	=	3.4 SPACES (VISITORS)
	TOTAL	=	37.4 SPACES

PROVIDED:	2 CAR GARAGES x 11 UNITS	=	22 SPACES (RESIDENTS)
	2 CAR TANDEM GARAGES x 6 UNITS	=	12 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	4 SPACES (VISITORS)
	<u>TOTAL</u>	=	<u>38 SPACES</u>

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:	1.25 SPACES x 17 UNITS	=	21.3 SPACES (CLASS 1)
	0.2 SPACES x 17 UNITS	=	3.4 SPACES (CLASS 2)
	<u>TOTAL</u>	=	<u>24.7 SPACES</u>

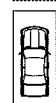
PROVIDED BICYCLE:	2 SPACES x 7 GARAGES	=	14 SPACES (CLASS 1)
	1 SPACE x 10 GARAGES	=	10 SPACES (CLASS 1)
	BICYCLE RACK	=	4 SPACES (CLASS 2)
	<u>TOTAL</u>	=	<u>28 SPACES</u>



SMALL PARKING SPACE (GARAGE)  
2.3M x 4.6M



STANDARD PARKING SPACE (GARAGE)  
2.5M x 5.5M



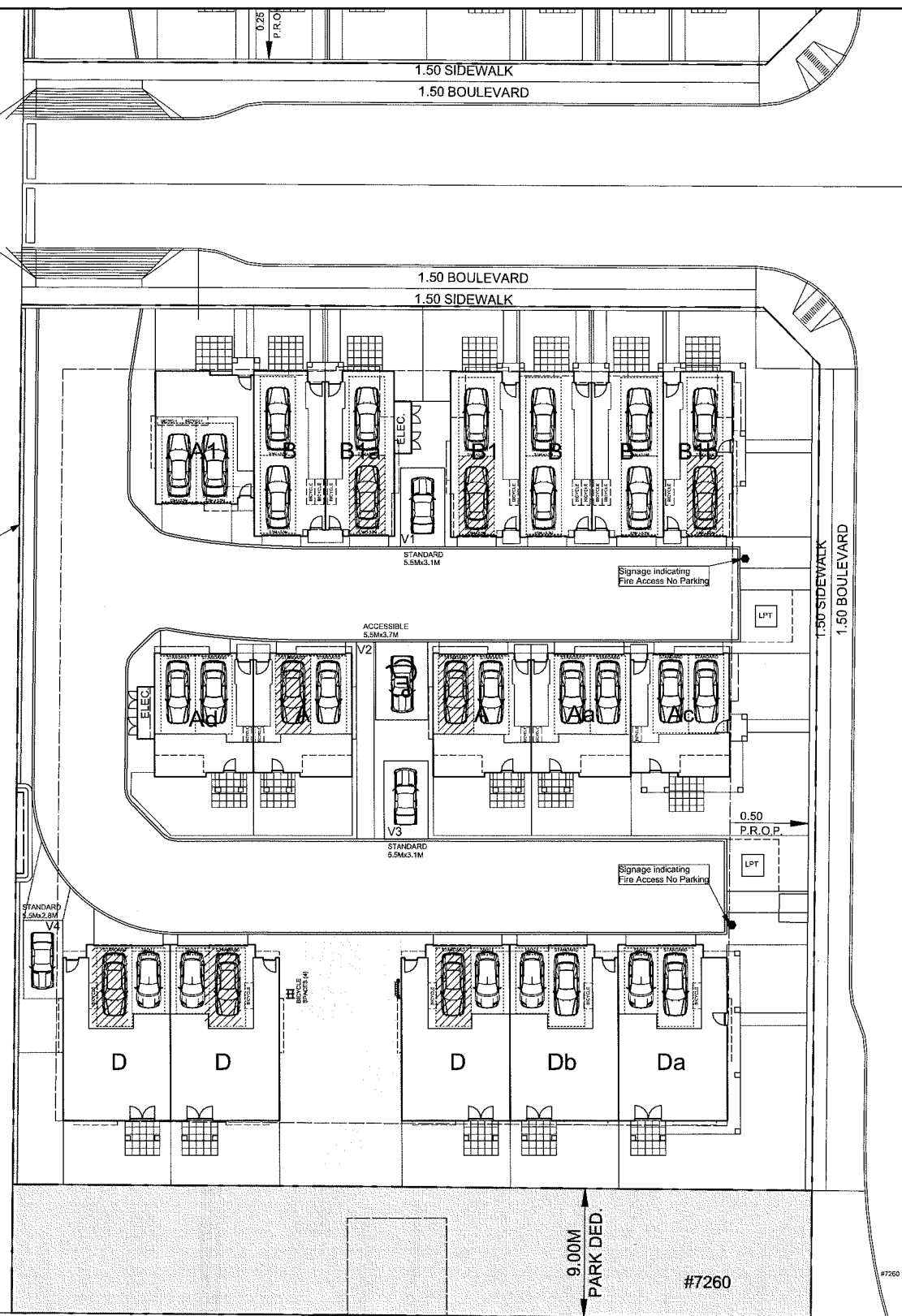
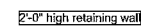
VISITOR PARKING  
STANDARD  
2.8M x 5.5M



STANDARD PARKING SPACE (GARAGE)  
WITH A 120V RECEPTACLE TO ACCOMMODATE  
ELECTRIC VEHICLE CHARGING EQUIPMENT  
2.5M x 5.5M

VERTICAL BICYCLE SPACE (GARAGE)  
0.6M x 1.0M

HORIZONTAL BICYCLE SPACE (GARAGE)  
0.6M x 1.8M



JUL. 19, 2016	GENERAL REVISIONS
MAR. 03, 2016	ISSUED FOR DDP
DEC. 04, 2015	ISSUED FOR ADP
AUG. 14, 2015	ISSUED FOR D.P. APPL.
FEB. 25, 2015	GENERAL REVISIONS
JUL. 02, 2013	GENERAL REVISIONS
AUG. 30, 2012	LOT 2 REVISED
MAY 8, 2012	ISSUED FOR DESIGN AND

NO.	DATE	REVISIONS
CONSULTANT		

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**PROJECT**

## TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVIL  
7260 LYNNWOOD DRIVE, RICH

Yamamoto  
Architecture Inc.

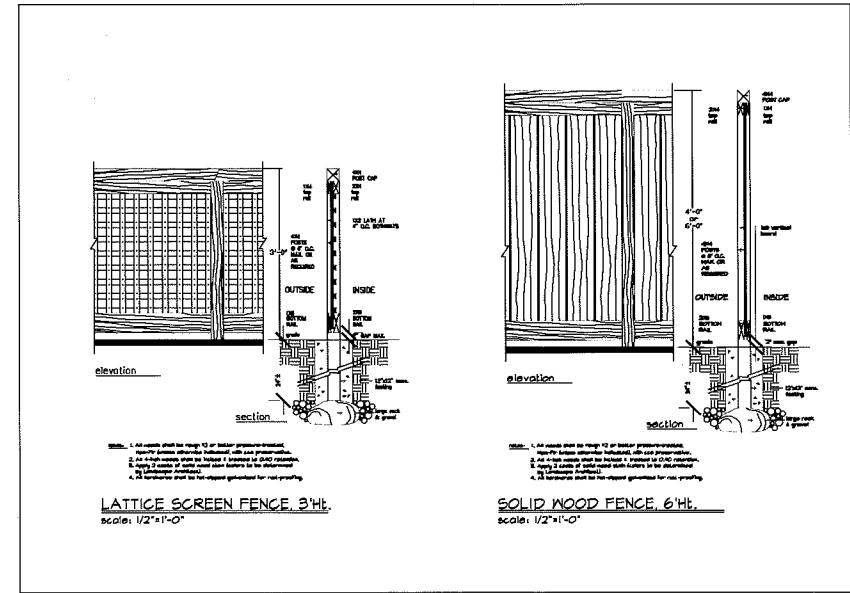
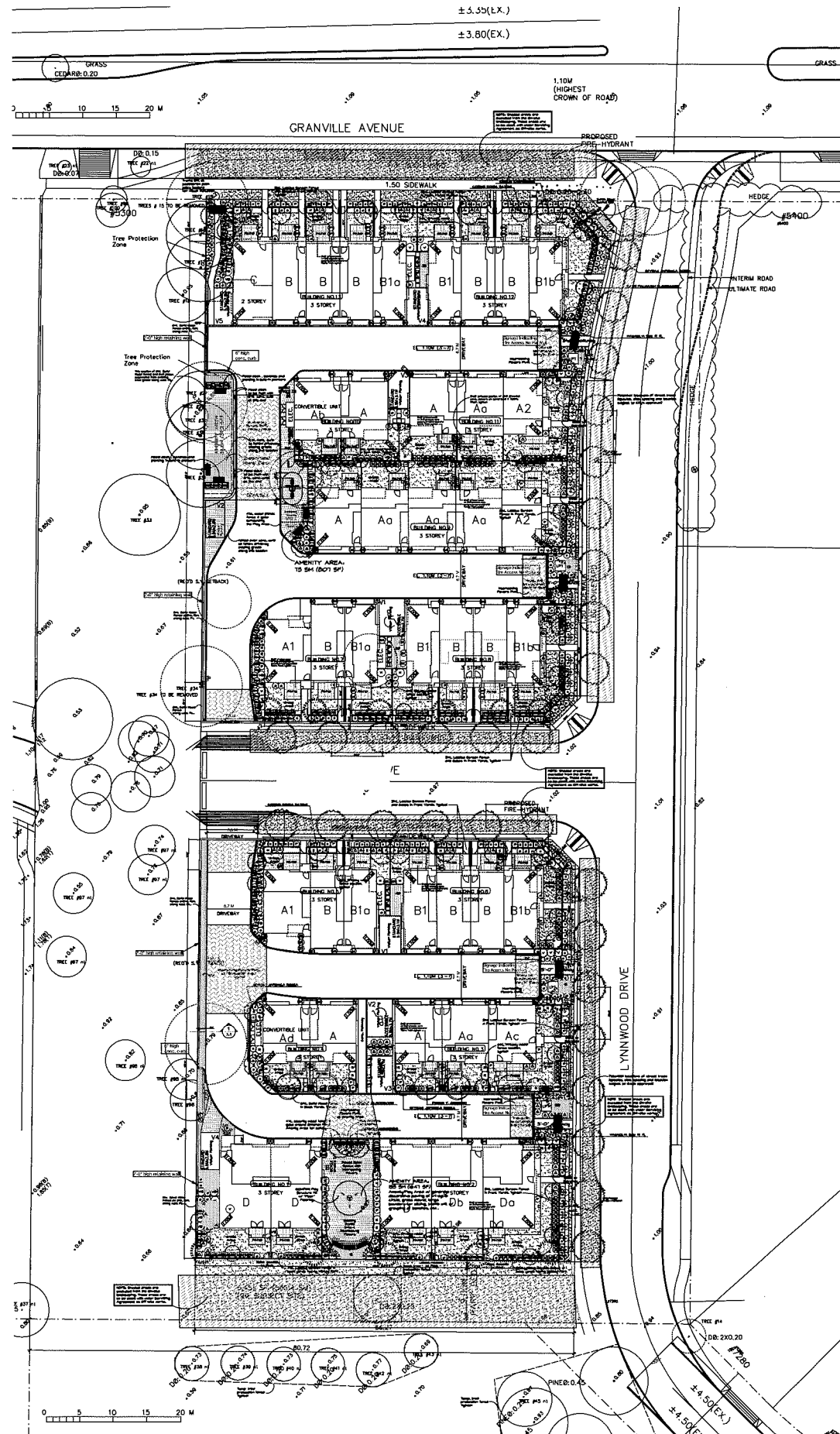
#202 - 33 east 8th avenue, vancouver, bc  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

**PARKING PLAN  
(SOUTH AREA)**

SOUTH LOT

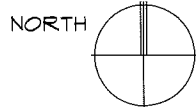
SCALE	1/16" = 1'-0"	SHEET NO.  <b>2.1</b>	RZ
DATE	FEBURARY 22, 2016		
DRAWN	CW		
CHECKED		PROJ. NO.	1010A

Plan 5      Sept 21, 2016  
DP 15-708644



PLANT LIST				
Project No. 101028.YAM Updated @2016-05-27				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	24	ACER PALMATUM BLOODGOOD	Bloodgood Japanese Maple	B&B 2.0m ht. Good Branching
	16	CERCIS CANADENSIS FORST. PANSY	Forest Pansy Eastern Redbud	B&B 6cm cal., 1.75m std.
	15	CORNUS KOUSA SATOMI	Satomi Dogwood	B&B 6cm cal., 2.5m ht.
	19	MAGNOLIA SOULANGIANA RUSTICA RUBRA	Rustica Rubra Magnolia	B&B 7cm & 11cm cal., 1.8m std.
	5	PRUNUS YEDOENSIS AKEBONO	Daybreak Flowering Cherry	B&B 7cm cal., 1.8m std.
	15	STYRAX JAPONICA ROSEA	Pink Japanese Snowdrop	B&B 6cm cal., 1.75m std.
	162	ABELIA EDWARD SOUCHER	Dwarf Abella	#2 pot 40cm ht.
	224	ARGENTOSTAPHYLOS UVA-URSIVANG. JADE	Kinnikinnick	#1 pot Heavy
	50	CLEMATIS MONTANA RUBENS	Large Flower Clematis	#1 pot s.d., Heavy
	85	CORNUS CANADENSIS	Bunch Berry	#1 pot Heavy
	13	EUONYMUS ALATA COMPACTA	Dwarf Burning Bush	#5 pot 50cm ht. Bushy
	21	HYDRANGEA ASPERA	Aspera Hydrangea	#5 pot 60cm ht. Bushy
	200	LAURENTIA SPICA MUNSTEAD	English Lavender	#2 pot 35cm ht.
	279	LEUCOTHOE AXILLARIS	Leucothoe	#3 pot 40cm ht./spd.
	149	OSMAREA BURKWOODII	Burkwood Osmarea	#5 pot 60cm ht. Bushy
	85	PIERIS JAPONICA 'Mt. Fire'	Lily-of-the-Valley Shrub	#3 pot 40cm ht.
	146	RHODODENDRON DWARF (Hyp. TBD)	Dwarf Rhododendron	#2 pot 35cm ht.
	23	RHODODENDRON STD. (Hyp. TBD)	Standard Rhododendron	#5 pot 60cm ht.
	69	ROSA MEIDLAND BONICA/RED SEVILLEN	Meidland Rose	#2 pot 35cm ht.
	40	SKIMMIA REEVESIANA	Dwarf Skimmia	#2 pot 35cm ht.
	133	TAXUS MEDIA HICKSII	Hick's Yew	B&B 1.75m ht.
	60	THUJA OCC. 'SMARAGO'	Emerald Cedar	B&B 1.75m ht.
	37	VIBURNUM BODNANTENSE DAMII	Pink Dawn Viburnum	#5 pot 60cm ht., Bushy
	69	VIBURNUM BURKWOODII	Burkwood Viburnum	#5 pot 60cm ht., Bushy

NOTE: 1. All plant materials shall meet or exceed BC/SLA/ASLA Standard.  
2. All grass areas shall be sodded unless otherwise indicated.  
3. "Hyp. TBD" denotes hybrids to be determined at the nursery during plant material inspection.  
4. For all other requirements, see Landscape Specifications & Details on B.5"x11" sheets.  
(Spec. is to be included for tendering & construction use.)



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FRED LIU & ASSOCIATES, INC.  
BCSLA CSLA ASLA  
2080 Scarbora Avenue Vancouver BC V5P 2L3  
FAX: 321-9150 TEL: (604) 321-7541

NO.	DATE	REVISIONS
#1	2016-01-20	Overall minor adjustments as per architect's input.
#2	2016-04-28	Minor revision, added play structures.
#3	2016-05-05	Revised as per ADP comments.
#4	2016-12-17	Updated for ADP Review and submission.
#5	2016-12-04	Overall planting palette and material adjustments. Amended Avenue upgrading as per Architect's new site plan Plant List.
#2	2016-06-18	Overall planting palette and material adjustments as per Architect's new site plan Plant List.
#1	2016-02-28	Deletion of Park Dedication, road easement and all other site plan plans. reworked existing trees to remain on site on property to the West.

NO. DATE REVISIONS  
CONSULTANT

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PROJECT

TOWNHOUSE DEVELOPMENT

5320 to 5380 Granville Ave  
7260 Lynnwood Drive, Richm

Yamamoto  
Architecture Inc.

#202 - 33 East 8th Avenue, Vancouver, B.C. V5T 1R5  
Tel: 604-731-1127 Fax: 604-731-1127

DRAWING TITLE

LANDSCAPE SITE PLAN  
- KEY PLAN & DETAILS

SCALE  
1/32" = 1' - 0"

DATE  
October 2016

DRAWN  
M.S.

CHECKED  
FML

SHEET NO.

3.1

OF 3

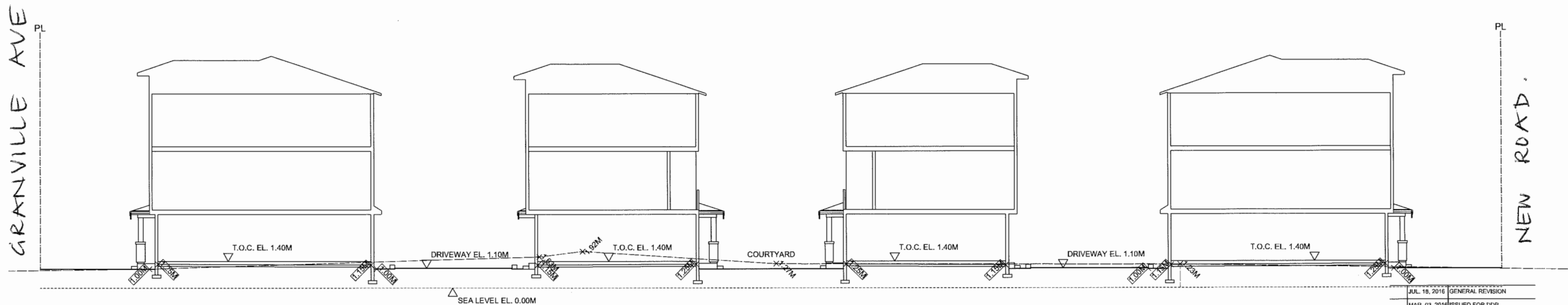
PROJ. NO.

101028.YAM

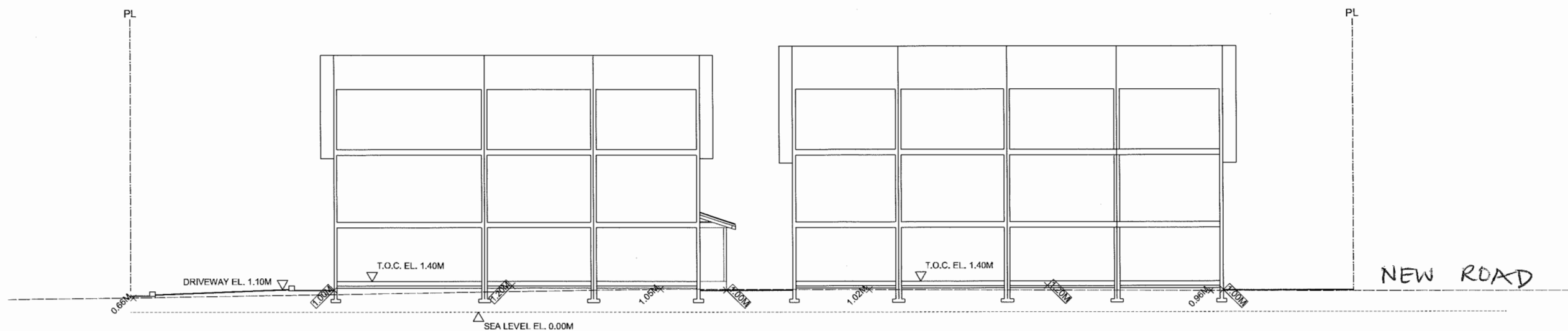
Plan 6 Sept 21, 2016  
DP 15-708644







**SITE SECTION - A**  
SCALE: 1/8"=1'-0"



**SITE SECTION - B**  
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
JUL. 15, 2016		GENERAL REVISION
MAR. 03, 2016		ISSUED FOR DDP
DEC. 04, 2015		ISSUED FOR ADP
AUG. 14, 2015		ISSUED FOR D.P. APPL
FEB. 25, 2015		GENERAL REVISIONS
JUL. 02, 2013		GENERAL REVISIONS
AUG. 30, 2012		LOT 2 REVISED
MAY 8, 2012		ISSUED FOR REFINING/2 ADP

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PROJECT

TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILLE  
7260 LYNNWOOD DRIVE, RICHM

**Yamamoto  
Architecture Inc.**

#202-33 east 8th avenue, vancouver, bc.  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

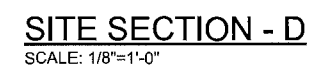
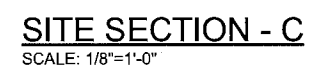
SITE SECTIONS

**NORTH LOT**

SCALE	SHEET NO.
1/8" = 1'-0"	<b>1.3</b>
DATE	PROJ. NO.
APRIL 28, 2016	1010A
DRAWN	CHECKED
TY	

Plan 9 Sept 21, 2016  
**DP 15-708644**





SCALE 1/8" = 1'-0"	SHEET NO.  <b>1.4</b>
DATE APRIL 28, 2016	
DRAWN TY	
CHECKED	
	PROJ. NO. 1010A

Plan 10 Sept 21, 2016  
IDP 15-708644

PL

12.0M (39'-4 1/2") MAX. BUILDING HEIGHT  
10.95M (35'-7 1/2") PROP. BUILDING HEIGHT



UNIT-A1

UNIT-B

UNIT-B1

BUILDING NO.7

BOARD & BATTEN  
- PAINTED (TYP.)



UNIT-B1

UNIT-B

UNIT-B

UNIT-B1

BUILDING NO.8

ASPHALT ROOF SHINGLES (TYP.)

5" ALUM. GUTTER ON  
2x6" WOOD FASCIA - PAINTED (TYP.)

DOUBLE GLAZED  
VINYL FRAMED WINDOW W/  
WINDOW TRIM AROUND - PAINTED (TYP.)

HARDIPANEL BD. - PAINTED (TYP.)

HARDIPANEL SIDING (4" EXPOSURE)  
- PAINTED (TYP., 2ND FLOOR)

HARDIPANEL SIDING  
(6" EXPOSURE)  
- PAINTED (TYP.)

DOUBLE GLAZED  
VINYL FRAMED WINDOW

STONE VENEER

PL

SOUTH ELEVATION - NEW ROAD

PL

12.0M (39'-4 1/2") MAX. BUILDING HEIGHT  
10.95M (35'-11 1/2") PROP. BUILDING HEIGHT



UNIT-B1

BUILDING NO.8



UNIT-A2

BUILDING NO.9



UNIT-A2

BUILDING NO.11



UNIT-B1

BUILDING NO.12

PL

NO.	DATE	REVISION
JUL. 18, 2016	GENERAL REVISION	
MAR. 03, 2016	ISSUED FOR DDP	
DEC. 04, 2015	ISSUED FOR ADP	
AUG. 14, 2015	ISSUED FOR D.F. APPL.	
FEB. 25, 2015	GENERAL REVISIONS	
JUL. 02, 2013	GENERAL REVISIONS	
AUG. 30, 2012	LOT 2 REVISED	
MAY 8, 2012	ISSUED FOR REZONING APPL.	

CONSULTANT

EAST ELEVATION - NEW ROAD

PL

12.0M (39'-4 1/2") MAX. BUILDING HEIGHT  
10.95M (35'-11 1/2") PROP. BUILDING HEIGHT



UNIT-B1

UNIT-B

UNIT-B

UNIT-B1

BUILDING NO.12



UNIT-B1

UNIT-B

UNIT-B

UNIT-B

UNIT-C

BUILDING NO.13

NORTH ELEVATION - GRANVILLE AVENUE

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PROJECT

TOWNHOUSE DEVELOPM

5320, 5340, 5360/5380 GRANV  
7260 LYNNWOOD DRIVE, R/C

Yamamoto  
Architecture Inc.

#102 - 33 east 8th avenue, Vancouver, bc.  
V6T 1R5 Tel: 604-731-1127 Fax: 604-731-1327

DRAWING TITLE

ELEVATIONS

STREET SCAPE

SCALE 1/8" = 1'-0"

DATE APRIL 28, 2016

DRAWN TY

CHECKED

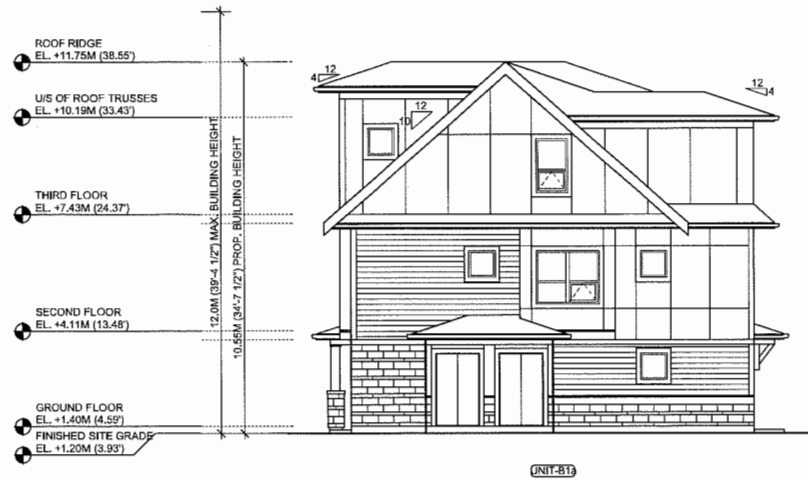
SHEET NO.

4.0

PROJ. NO.

1010A

Plan 11 Sept 21, 2016  
DP 15-708644



BUILDING NO.7  
EAST ELEVATION



BUILDING NO.7  
NORTH ELEVATION



BUILDING NO.7  
WEST ELEVATION



BUILDING NO.8  
WEST ELEVATION



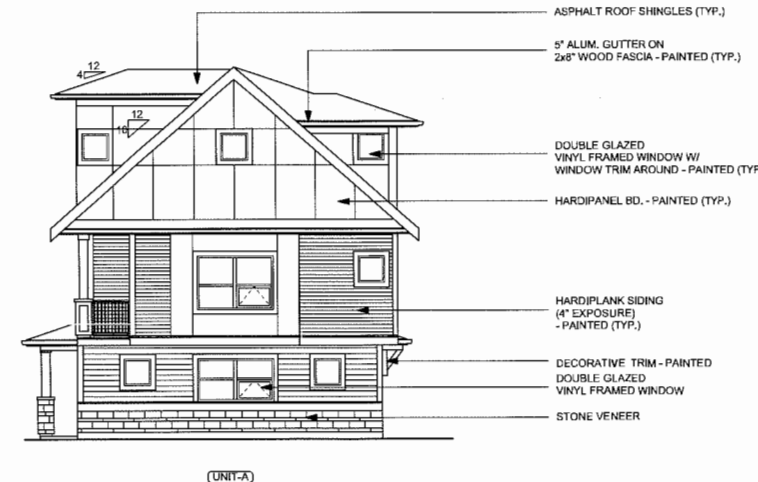
BUILDING NO.8  
NORTH ELEVATION



BUILDING NO.8  
SOUTH ELEVATION



BUILDING NO.9  
NORTH ELEVATION



BUILDING NO.9  
WEST ELEVATION

JUL. 18, 2016	GENERAL REVISION	
MAR. 03, 2016	ISSUED FOR DDP	
DEC. 04, 2015	ISSUED FOR ADP	
AUG. 14, 2015	ISSUED FOR D.P. APPL.	
FEB. 25, 2015	GENERAL REVISIONS	
JUL. 02, 2013	GENERAL REVISIONS	
AUG. 30, 2012	LOT 2 REVISED	
MAY 8, 2012	ISSUED FOR REZONING APPL.	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILLE  
7260 LYNNWOOD DRIVE, RICHMOND

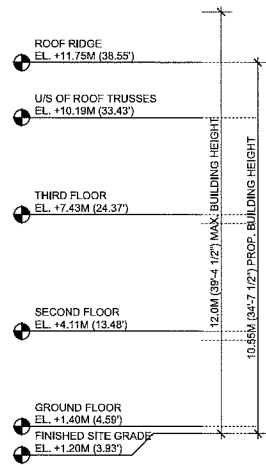
Yamamoto  
Architecture Inc.

#202 - 33 east 8th avenue, Vancouver, BC.  
V5T 1R5 Tel: 604-731-1127 Fax: 604-731-1327

DRAWING TITLE	ELEVATIONS	N LOT
BUDA 789		
SCALE	1/8" = 1'-0"	SHEET NO.
DATE	APRIL 28, 2016	5.0
DRAWN	TY	
CHECKED		PROJ. NO. 1016A

Plan 12 Sept 21, 2016  
DP 15-708644





UNIT-A2  
BUILDING NO.10  
WEST ELEVATION



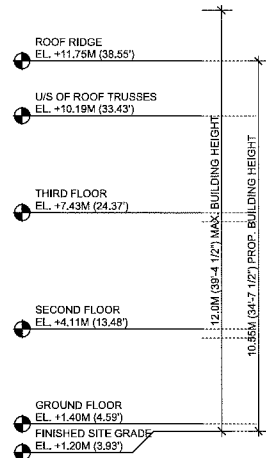
UNIT-A2  
BUILDING NO.10  
SOUTH ELEVATION



UNIT-A  
BUILDING NO.10  
EAST ELEVATION



UNIT-A2  
BUILDING NO.10  
NORTH ELEVATION



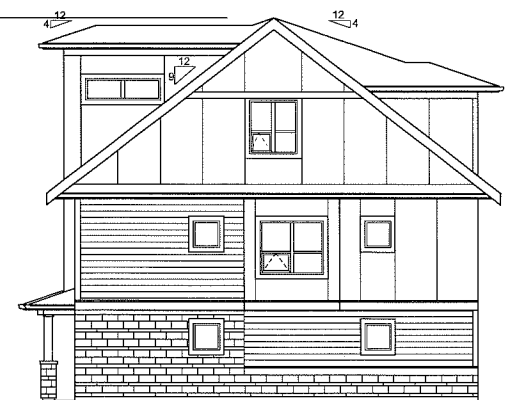
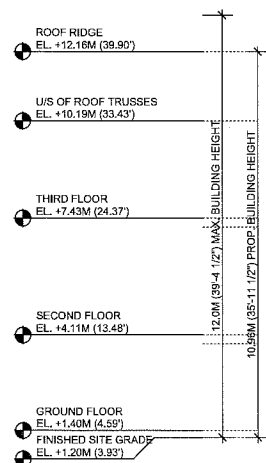
UNIT-A2  
BUILDING NO.11  
NORTH ELEVATION



UNIT-A  
BUILDING NO.11  
WEST ELEVATION



UNIT-A2  
BUILDING NO.11  
SOUTH ELEVATION



UNIT-B1  
BUILDING NO.12  
WEST ELEVATION



UNIT-B1  
BUILDING NO.12  
SOUTH ELEVATION

ASPHALT ROOF SHINGLES (TYP.)  
5" ALUM. GUTTER ON  
2x8" WOOD FASCIA - PAINTED (TYP.)

DOUBLE GLAZED  
VINYL FRAMED WINDOW W/  
WINDOW TRIM AROUND - PAINTED (TYP.)  
HARDIPANEL BD. - PAINTED (TYP.)

HARDIPANEL SIDING  
(4" EXPOSURE)  
- PAINTED (TYP.)

HARDIPANEL SIDING  
(8" EXPOSURE)  
- PAINTED (TYP.)  
METAL CLAD OVERHEAD DR.  
W/ GLAZED PANELS  
- PRE-FINISHED (TYP.)  
DECORATIVE DOOR TRIM - PAINTED

METAL CLAD DOOR - PAINTED

JUL. 18, 2016	GENERAL REVISION
MAR. 03, 2016	ISSUED FOR DDP
DEC. 04, 2015	ISSUED FOR ADP
AUG. 14, 2015	ISSUED FOR D.P. APPL.
FEB. 25, 2015	GENERAL REVISIONS
JUL. 02, 2013	GENERAL REVISIONS
AUG. 30, 2012	LOT 2 REVISED
MAY 8, 2012	ISSUED FOR REZONING APPL.

NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
TOWNHOUSE DEVELOPMENT

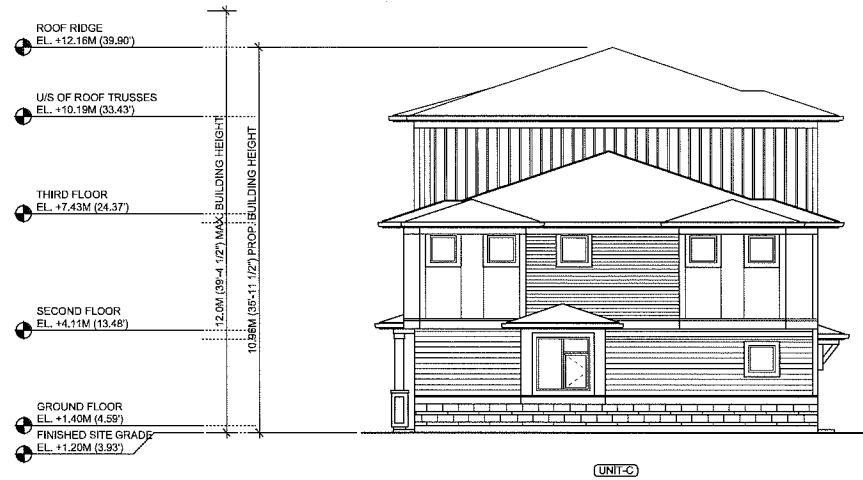
5320, 5340, 5360/5380 GRANVILLE /  
7260 LYNNWOOD DRIVE, RICHMOND

Yamamoto  
Architecture Inc.

#202 - 33 east 8th avenue, vancouver, bc.  
V6T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE	N LOT	
ELEVATIONS	BLDA 10 11 12	
SCALE	1/8" = 1'-0"	SHEET NO.
DATE	APRIL 28, 2016	6.0
DRAWN	TY	
CHECKED		PROJ. NO. 1016A

Plan 13 Sept 21, 2016  
DP 15-708644



UNIT-C  
BUILDING NO.13  
WEST ELEVATION



UNIT-C UNIT-B UNIT-B UNIT-B UNIT-B13  
BUILDING NO.13  
SOUTH ELEVATION



UNIT-B13  
BUILDING NO.13  
EAST ELEVATION

NO.	DATE	REVISIONS
	JUL. 18, 2016	GENERAL REVISION
	MAR. 03, 2016	ISSUED FOR DDP
	DEC. 04, 2015	ISSUED FOR ADP
	AUG. 14, 2015	ISSUED FOR D.P. APPL.
	FEB. 25, 2015	GENERAL REVISIONS
	JUL. 02, 2013	GENERAL REVISIONS
	AUG. 30, 2012	LOT 2 REVISED
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PROJECT

TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILLE  
7260 LYNNWOOD DRIVE, RICHMOND

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DRAWING TITLE

ELEVATIONS

BLDG 13

SCALE 1/8" = 1'-0"

DATE APRIL 28, 2016

DRAWN TY

CHECKED

SHEET NO.

7.0

PROJ. NO. 1010A

Plan 14 Sept 21, 2016  
DP 15-708644

PL  
12.0M (39'-4 1/2") MAX. BUILDING HEIGHT  
10.8M (35'-11 1/2") PROP. BUILDING HEIGHT



UNIT-B1

UNIT-B

UNIT-B

UNIT-B1

BUILDING NO.6



UNIT-B1

UNIT-B

UNIT-A1

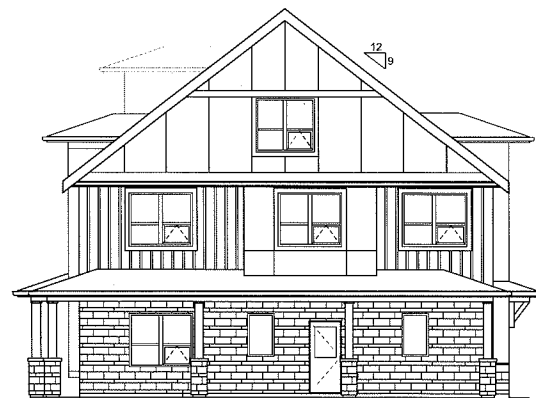
BUILDING NO.5

ASPHALT ROOF SHINGLES (TYP.)  
5" ALUM. GUTTER ON  
2x8" WOOD FASCIA - PAINTED (TYP.)  
DOUBLE GLAZED  
VINYL FRAMED WINDOW W/  
WINDOW TRIM AROUND - PAINTED (TYP.)  
HARDIPANEL BD. - PAINTED (TYP.)  
HARDIPANK SIDING (4" EXPOSURE)  
- PAINTED (TYP., 2nd FLOOR)  
HARDIPANK SIDING  
(8" EXPOSURE)  
- PAINTED (TYP.)  
DOUBLE GLAZED  
VINYL FRAMED WINDOW  
STONE VENEER

PL

NORTH ELEVATION - NEW ROAD

PL



UNIT-Da

BUILDING NO.2



UNIT-Ad

BUILDING NO.3



UNIT-B1

BUILDING NO.6

EAST ELEVATION - NEW ROAD

PL  
ROOF RIDGE  
EL. +12.38M (40.62')  
U/S OF ROOF TRUSSES  
EL. +7.17M (23.52')  
SECOND FLOOR  
EL. +4.41M (14.48')  
GROUND FLOOR  
EL. +1.40M (4.59')  
FINISHED SITE GRADE  
EL. +1.20M (3.93')



UNIT-D

UNIT-D

BUILDING NO.1



UNIT-D

UNIT-D

UNIT-Da

BUILDING NO.2

SOUTH ELEVATION - MCKAY PARK - SOUTH ELEVATION

JUL. 19, 2016	GENERAL REVISION
MAR. 03, 2016	ISSUED FOR DDP
DEC. 04, 2015	ISSUED FOR ADP
AUG. 14, 2015	ISSUED FOR D.P. APPL.
FEB. 25, 2015	GENERAL REVISIONS
JUL. 02, 2013	GENERAL REVISIONS
AUG. 30, 2012	LOT 2 REVISED
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PROJECT  
TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILL  
7280 LYNNWOOD DRIVE, RICHMOND

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Architecture Inc.

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

DRAWING TITLE  
ELEVATIONS S LOT  
STREETSCAPE

SCALE 1/8" = 1'-0"	SHEET NO. 8.0
DATE APRIL 25, 2016	PROJ. NO. 1010A
DRAWN TY	
CHECKED	

Plan 15 Sept 21, 2016  
DP 15-708644



(UNIT-D)  
BUILDING NO.1

EAST ELEVATION



(UNIT-D)  
BUILDING NO.1

NORTH ELEVATION



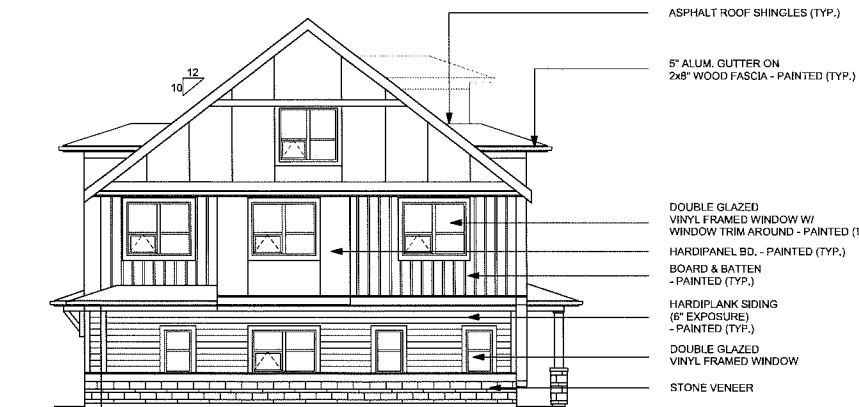
(UNIT-D)  
BUILDING NO.1

WEST ELEVATION



(UNIT-D) (UNIT-D) (UNIT-D)  
BUILDING NO.2

NORTH ELEVATION



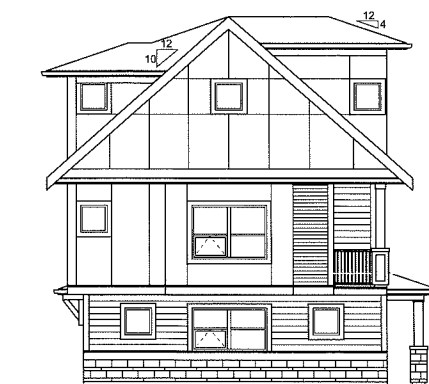
(UNIT-D)  
BUILDING NO.2

WEST ELEVATION



(UNIT-A) (UNIT-A) (UNIT-A)  
BUILDING NO.3

NORTH ELEVATION



(UNIT-A)  
BUILDING NO.3

WEST ELEVATION



(UNIT-A) (UNIT-A) (UNIT-A)  
BUILDING NO.3

SOUTH ELEVATION

NO.	DATE	REVISIONS
	JUL. 18, 2016	GENERAL REVISION
	MAR. 03, 2016	ISSUED FOR DDP
	DEC. 04, 2015	ISSUED FOR ADP
	AUG. 14, 2015	ISSUED FOR D.P. APPL.
	FEB. 25, 2015	GENERAL REVISIONS
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	AUG. 30, 2012	LOT 2 REVISED
	MAY 8, 2012	ISSUED FOR REZONING APPL.

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PROJECT
TOWNHOUSE DEVELOPMENT

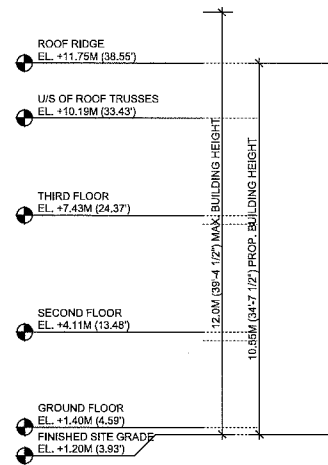
5340, 5340, 5350/5380 GRANVILLE  
7260 LYNNWOOD DRIVE, RICHMOND

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V5T 1R5 Tel: 604-731-1127 Fax: 604-731-1327

DRAWING TITLE	S LOT
ELEVATIONS	BLDn 1 2 3
SCALE	1/8" = 1'-0"
DATE	APRIL 28, 2016
DRAWN	TY
CHECKED	
SHEET NO.	9.0
PROJ. NO.	1010A

Plan 16 Sept 21, 2016  
DP 15-708644



UNIT-A0

BUILDING NO.4

WEST ELEVATION



UNIT-A0

UNIT-A

BUILDING NO.4

SOUTH ELEVATION



UNIT-A

BUILDING NO.4

EAST ELEVATION

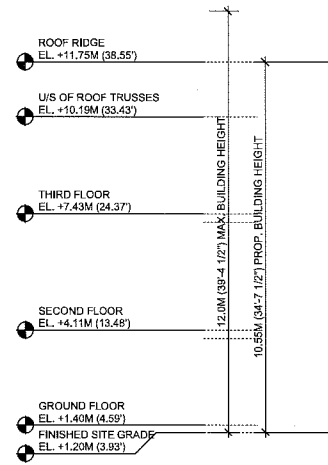


UNIT-A

UNIT-A0

BUILDING NO.4

NORTH ELEVATION



UNIT-A1

BUILDING NO.5

WEST ELEVATION



UNIT-A1

UNIT-B

UNIT-B1

BUILDING NO.5

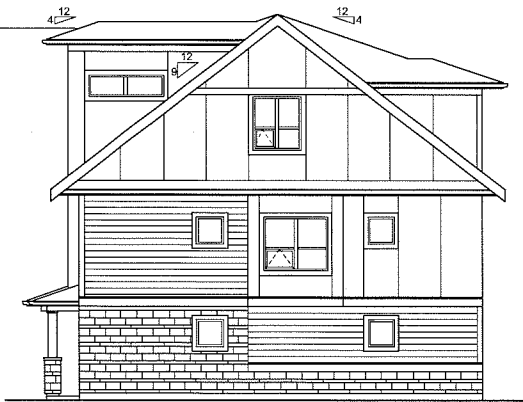
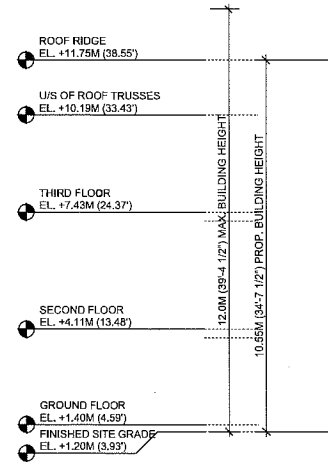
SOUTH ELEVATION



UNIT-B1

BUILDING NO.5

EAST ELEVATION



UNIT-B1

BUILDING NO.6

WEST ELEVATION



UNIT-B1

UNIT-B

UNIT-B

UNIT-B1

BUILDING NO.6

SOUTH ELEVATION

- ASPHALT ROOF SHINGLES (TYP.)
- 5" ALUM. GUTTER ON 2x8" WOOD FASCIA - PAINTED (TYP.)
- DOUBLE GLAZED VINYL FRAMED WINDOW W/ WINDOW TRIM AROUND - PAINTED (TYP.)
- HARDIPANEL BD. - PAINTED (TYP.)
- HARDIPLANK SIDING (4" EXPOSURE) - PAINTED (TYP. 2ND FLOOR)
- HARDIPLANK SIDING (8" EXPOSURE) - PAINTED (TYP.)
- METAL CLAD OVERHEAD DR. W/ GLAZED PANELS - PRE-FINISHED (TYP.)
- METAL CLAD DOOR - PAINTED

NO.	DATE	REVISIONS
1	JUL. 18, 2016	GENERAL REVISION
2	MAR. 03, 2016	ISSUED FOR DDP
3	DEC. 04, 2015	ISSUED FOR ADP
4	AUG. 14, 2015	ISSUED FOR D.P. APPL.
5	FEB. 25, 2015	GENERAL REVISIONS
6	JUL. 02, 2013	GENERAL REVISIONS
7	AUG. 30, 2012	LOT 2 REVISED
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PROJECT  
TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILLE  
7260 LYNNWOOD DRIVE, RICHMOND

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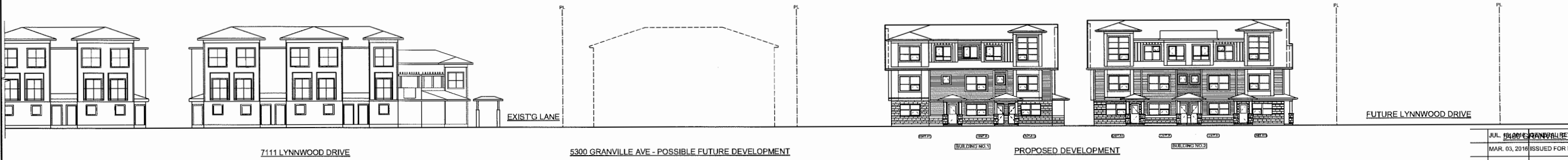
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DRAWING TITLE	SHEET NO.
ELEVATIONS	10.0
SCALE	1/8" = 1'-0"
DATE	APRIL 28, 2016
DRAWN	TY
CHECKED	PROJ. NO. 1010A

Plan 17 Sept 21, 2016  
DP 15-708644



GRANVILLE AVENUE STREETSCAPE



FUTURE NEW ROAD STREETSCAPE

NO.	DATE	REVISIONS
JUL. 2012	ISSUED FOR REVISION	
MAR. 03, 2016	ISSUED FOR DDP	
DEC. 04, 2015	ISSUED FOR ADP	
AUG. 14, 2015	ISSUED FOR D.P. APPL.	
FEB. 25, 2015	GENERAL REVISIONS	
JUL. 02, 2013	GENERAL REVISIONS	
AUG. 30, 2012	LOT 2 REVISED	
MAY 8, 2012	ISSUED FOR REVISIONS APPL.	

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PROJECT  
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7260 LYNNWOOD DRIVE, RICHMOND

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DRAWING TITLE  
STREETSCAPE N LOT

SCALE 1/16" = 1'-0"	SHEET NO. 1.2
DATE APRIL 28, 2016	RZ
DRAWN TY	PROJ. NO. 1016A
CHECKED	

Reference Plan Sept 21, 2016  
DP 15-708644



TYPICAL CORNER MASSING



	SEPT 20, 2016	ISSUED FOR GENERAL UPDATE
	MAR 3, 2016	ISSUED FOR DDP
	DEC 4, 2015	ISSUED FOR AI
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
TOWNHOUSE DEVELOPMENT

5320, 5340, 5360/5380 GRANVILLE  
7200 LYNNWOOD DRIVE, RICHMOND

Yamamoto  
Architecture Inc.

4302 - 23 East 8th Avenue, Vancouver, BC  
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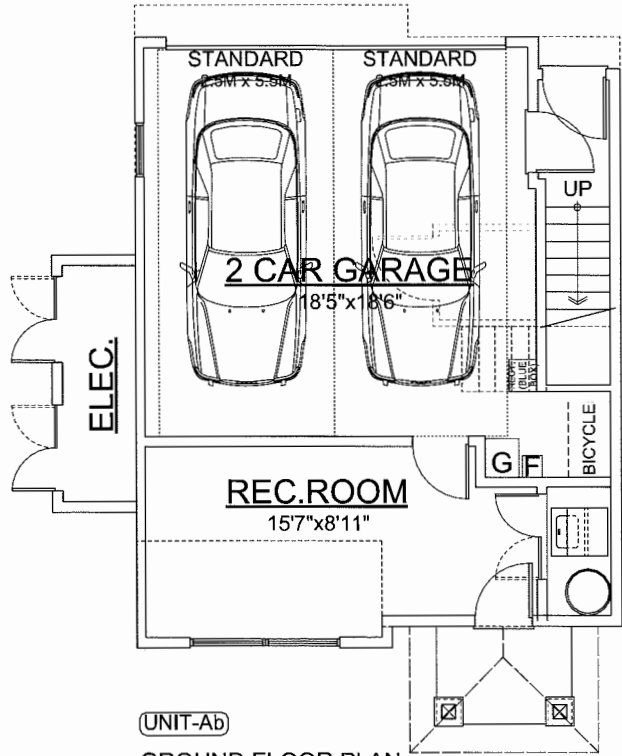
DRAWING TITLE  
PERSPECTIVE VIEWS N LOT

BLDG 12

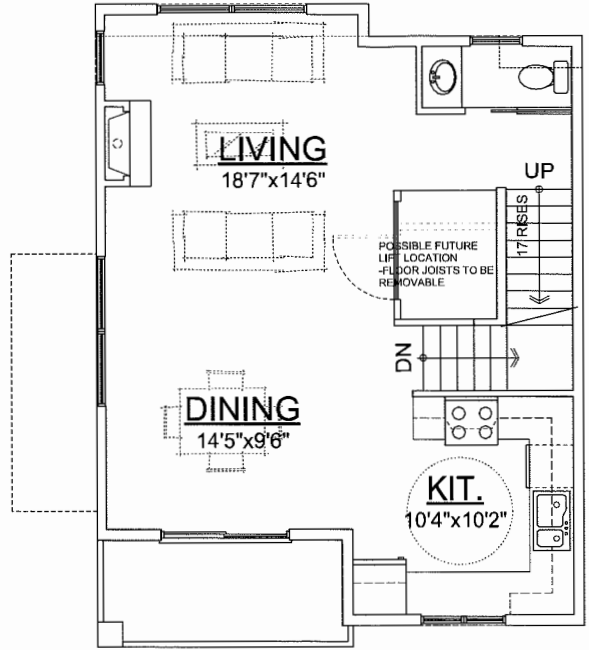
SCALE	N.T.S.	SHEET NO.
DATE	FEBRUARY 22, 2016	A-3D
DRAWN	CW	RZ
CHECKED		PROJ. NO. 1010A

Reference Plan Sept 21, 2016  
DP 15-708644

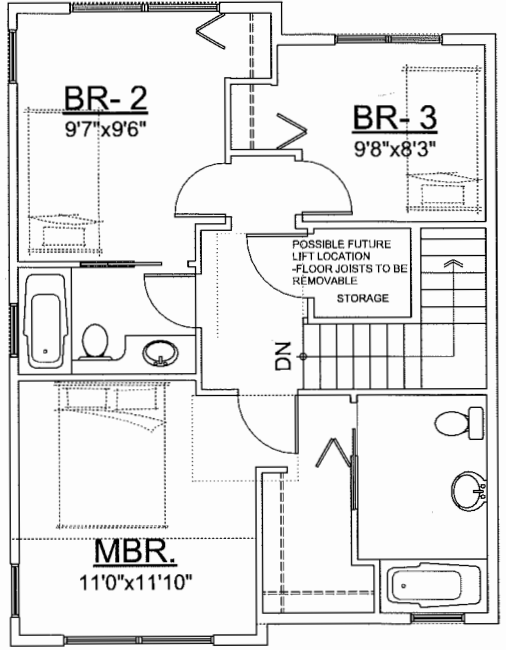
BEFORE:



UNIT-Ab  
GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CEIL. HT.: 8'-0"



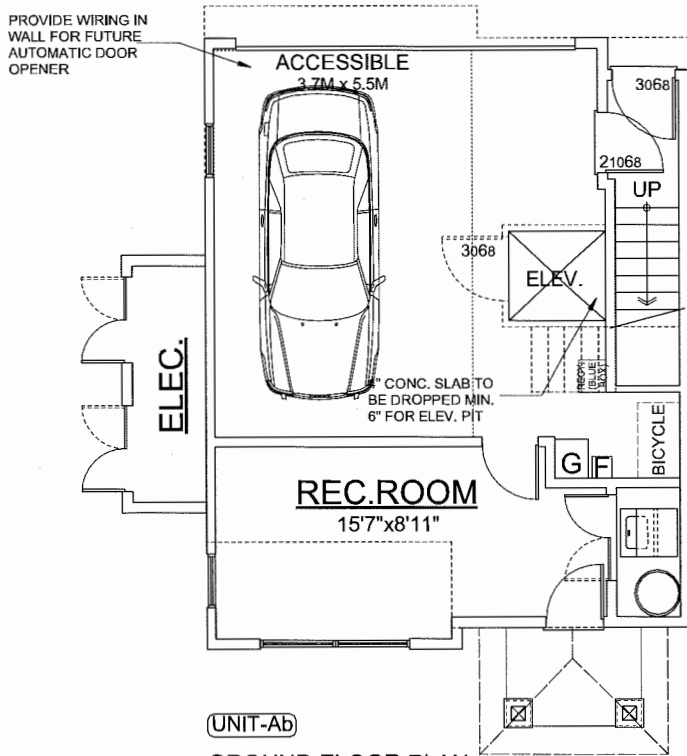
UNIT-Ab  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CEIL. HT.: 9'-0"



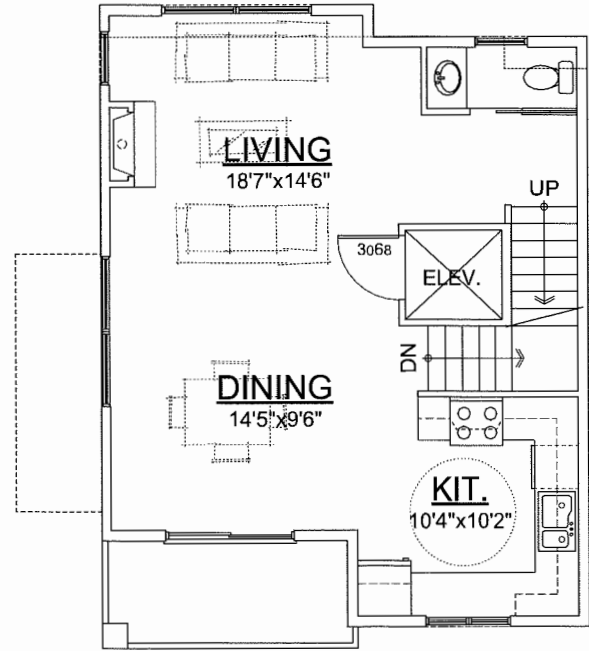
UNIT-Ab  
THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CEIL. HT.: 9'-0"

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

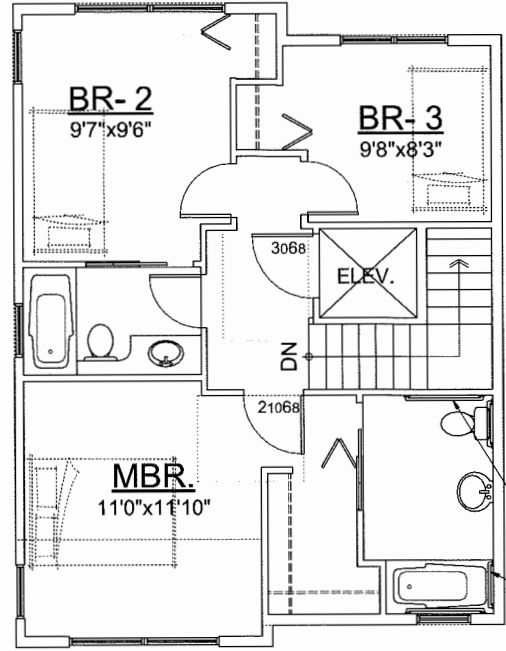
AFTER:



UNIT-Ab  
GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CEIL. HT.: 8'-0"



UNIT-Ab  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CEIL. HT.: 9'-0"



UNIT-Ab  
THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CEIL. HT.: 9'-0"

SOLID WOOD BLOCKING  
TO BE INSTALLED FOR  
GRAB BARS IN ALL  
BATHROOMS (INCL. ALL UNITS)  
& LEVER HANDLES TO BE USED  
FOR ALL DOORS & FIXTURES

NO.	DATE	REVISIONS
	JUL. 18, 2016	GENERAL REVISION
	MAR. 03, 2016	ISSUED FOR DDP
	DEC. 04, 2015	ISSUED FOR ADP
	AUG. 14, 2015	ISSUED FOR D.P. APPL.
	FEB. 25, 2015	GENERAL REVISIONS
	JUL. 02, 2013	GENERAL REVISIONS
	AUG. 30, 2012	LOT 2 REVISED
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PROJECT  
TOWNHOUSE DEVELOPMENT

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7260 LYNNWOOD DRIVE, RICHMOND

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DRAWING TITLE  
FLOOR PLANS N LOT

CONVERTIBLE

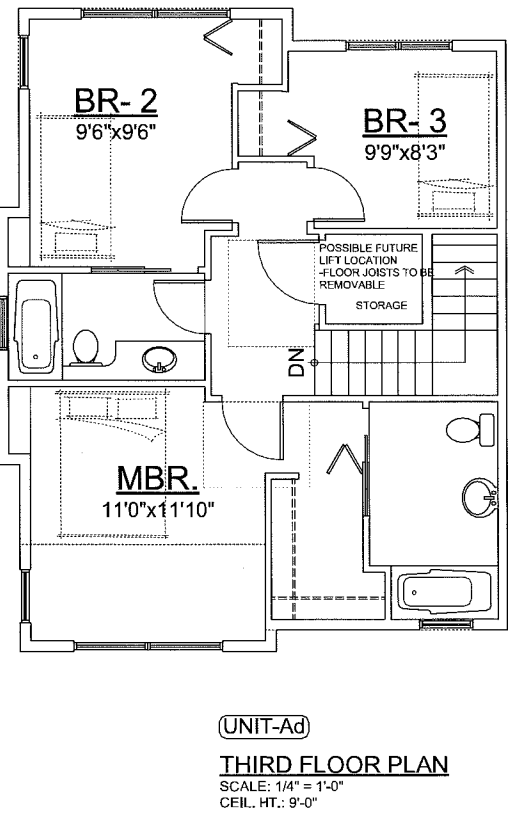
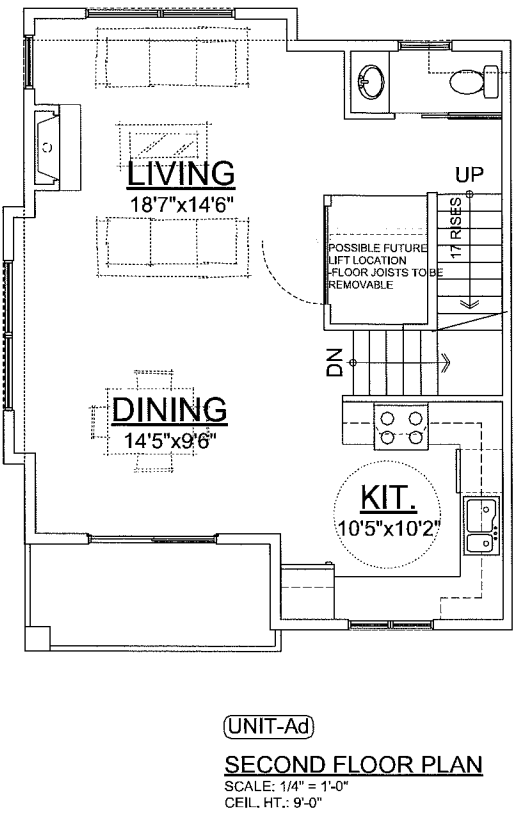
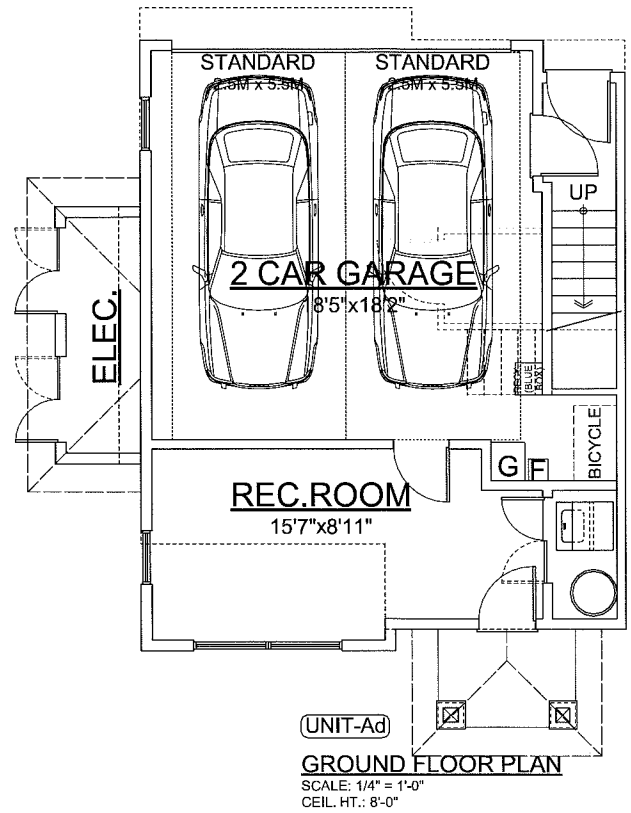
SCALE	SHEET NO.
1/8" = 1'-0"	15.0
DATE	DRAWN
APRIL 28, 2016	TY
CHECKED	PROJ. NO.
	1019A

Reference Plan Sept 21, 2016  
DP 15-708644

CONVERTIBLE UNIT PLAN

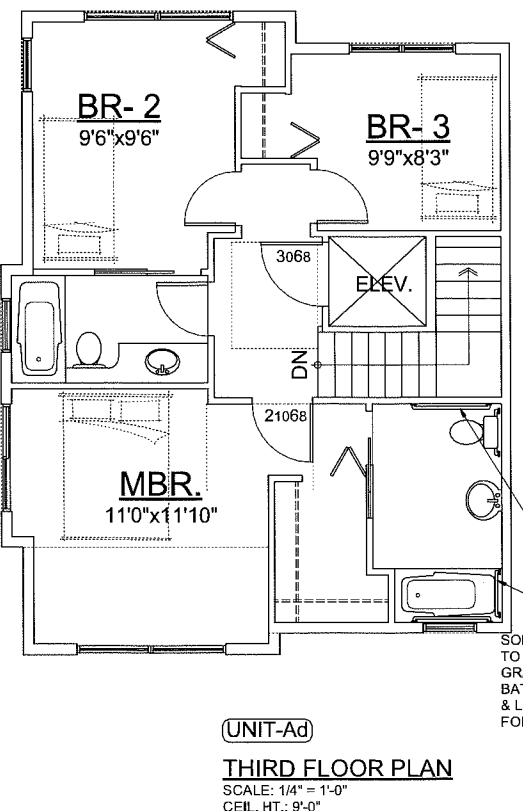
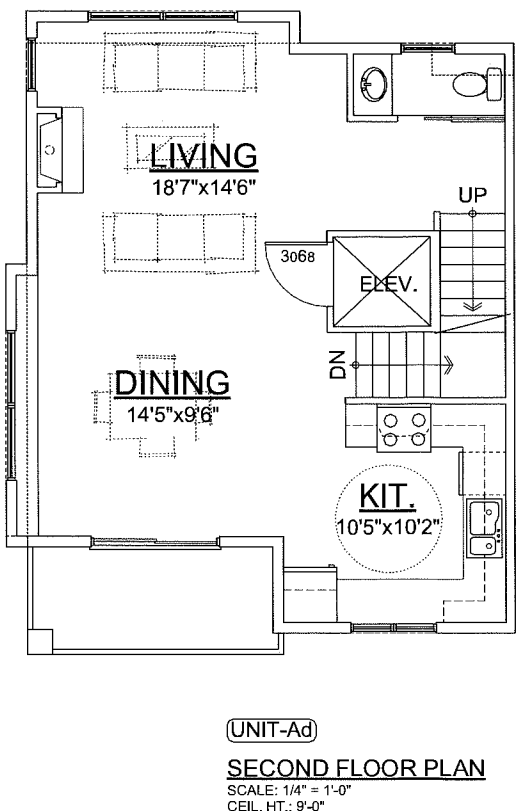
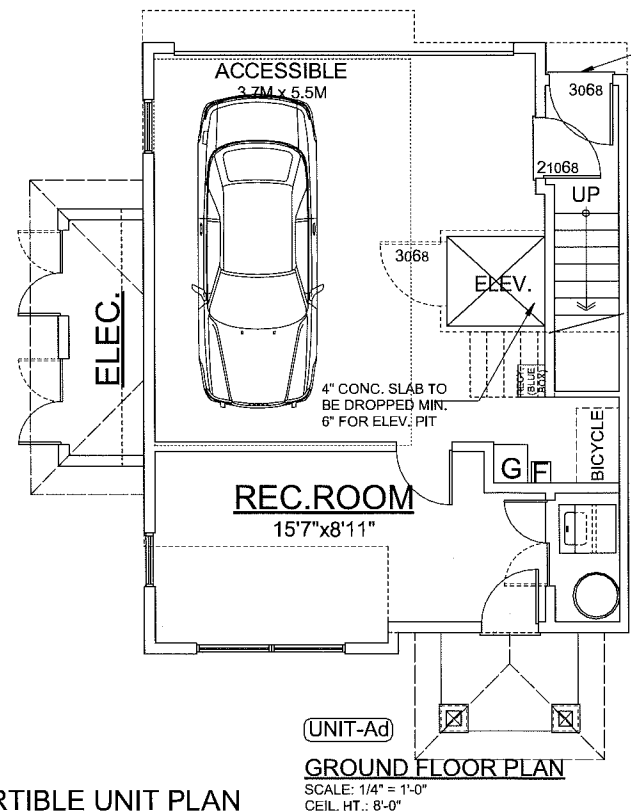


BEFORE:



**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

AFTER:



SOLID WOOD BLOCKING TO BE INSTALLED FOR GRAB BARS IN ALL BATHROOMS (INCL. ALL UNITS) & LEVER HANDLES TO BE USED FOR ALL DOORS & FIXTURES

NO.	DATE	REVISIONS
	JUL. 18, 2016	GENERAL REVISION
	MAR. 03, 2016	ISSUED FOR DDP
	DEC. 04, 2015	ISSUED FOR ADP
	AUG. 14, 2015	ISSUED FOR D.P. APPL.
	FEB. 25, 2015	GENERAL REVISIONS
	JUL. 02, 2013	GENERAL REVISIONS
	AUG. 30, 2012	LOT 2 REVISED
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TOWNHOUSE DEVELOPMENT  
5320, 5340, 5360/5380 GRANVILL  
7280 LYNNWOOD DRIVE, RICHM  
Reference Plan Sept 21, 2016  
DP 15-708644

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DRAWING TITLE  
FLOOR PLANS S LOT

CONVERTIBLE

SCALE	SHEET NO.
1/8" = 1'-0"	19.0
DATE	APRIL 28, 2016
DRAWN	TY
CHECKED	PROJ. NO. 1010A

CONVERTIBLE UNIT PLAN