



City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: October 18, 2011

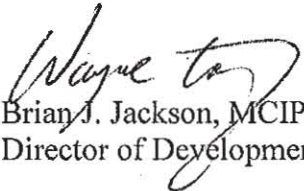
From: Brian J. Jackson, MCIP
Director of Development

File: DP 10-556148

Re: **Application by – Gagan Chadha Development Permit at 9131 and
9151 Williams Road**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on June 29, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

for 
for Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.



Development Permit Panel

Wednesday, June 29, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 15, 2011, be adopted.

CARRIED

2. Development Permit 10-556148

(File Ref. No.: DP 10-556148) (REDMS No. 3183185)

APPLICANT: Gagan Chadha

PROPERTY LOCATION: 9131 and 9151 Williams Road

INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Applicant's Comments

Taizo Yamamoto, Architect, Yamamoto Architecture Inc., provided the following details regarding the proposed nine townhouse units on Williams Road:

- the proposed development site is surrounded by single-family homes to the north, to the east, to the west, and across Williams Road to the south;

**Development Permit Panel
Wednesday, June 29, 2011**

- of the proposed nine townhouse units, those in the front centre of the site are three storeys, while those at the rear and east and west ends of the site are two storeys to better reflect the single family homes on the adjacent sites, and all units have two vehicle parking spaces;
- tree preservation is achieved by protecting four trees, located on the adjacent property to the north, and protecting four trees, located on the adjacent property to the east;
- the outdoor amenity space provides space for trees that will replace the nine on-site trees to be removed due to their poor condition;
- the site immediately to the east of the subject site has the potential for development in the future and the applicant has developed a scheme to demonstrate how a future development on that site could complement the development that is under discussion;
- the proposed rear yard setback is 4.5 metres, and is greater than the 3.0 metres required;
- sustainability features include: (i) permeable pavers on portions of the internal drive aisle as well as on the units' patios; (ii) energy efficient appliances; and (iii) water efficient plumbing fixtures;
- projected overhangs on the south side of the units prevent excessive sun penetration in the units;
- proposed building materials include Hardie-Plank siding and Hardie-Panel, with some vinyl in the recessed portions on the upper storeys;
- a combination of gable roofs and hip roofs: (i) minimizes the apparent height; and (ii) creates a scale transition to the single-family homes to the east and west; and
- there is one convertible unit and all other units include such accessibility features as blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms;

Masa Ito, Ito Landscape Inc., provided the following information regarding the landscape scheme:

- the location of the outdoor amenity area was selected: (i) due to the existing trees on the neighbouring property; and (ii) in order to allow the full potential of the space;
- there are lush landscaping elements along the street frontage, including a variety of plant materials that change seasonally; and
- a right-of-way at the north property line restricts the presence of trees, but allows for maximum flexible use by individual owners of their patio spaces.

Panel Discussion

In response to queries, Mr. Yamamoto and Mr. Ito provided the following information:

**Development Permit Panel
Wednesday, June 29, 2011**

- Privacy: to provide privacy for the homeowners to the east there will be a six foot fence, and a trellis, with plans for additional planting, and the driveway is sited to provide planting between the driveway and the fence;
- Amenity Space: the size of the outdoor amenity space is based on the projected population of the nine townhouse units, and children's play structures designed for children between the ages of 2 and 4, promote social play, as opposed to physical play, with benches provided for guardians; and
- Access: the proposed development provides access to the east, while access will be provided from adjacent townhouse development to the west, if the adjacent site undergoes development.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application and the requested variance. Mr. Jackson referenced the November, 2010 Public Hearing, during which concern was raised regarding reduction of privacy and sunlight to homes to the north. He advised that the applicant has ensured that existing maple trees to the north of the subject site would be retained, and that protective measures will be in place for these trees during construction, as well as for mature trees on the property to the east of the subject site.

Mr. Jackson provided the following additional advice:

- two storey units at both the rear of the development, and both ends of the townhouse block, addresses the privacy and adjacency issue;
- potential future redevelopment of the property to the east of the subject site would provide cross-access easement to the future development, as well as the shared use of the garbage/recycling facilities on the subject site; and
- the amount of the landscaped area exceeds the bylaw requirement, and the outdoor amenity space is almost double the Official Community Plan requirement.

The Chair noted that the applicant had sized the garbage/recycling facility for the development under review to accommodate a potential future development of the lot to the east of the subject site.

Gallery Comments

None.

Correspondence

Tom Cork, agent for owner William Go, 9171 Williams Road (Schedule 1)

Mr. Jackson advised that the correspondent's concerns related to: (i) decreased natural light; (ii) drainage; (iii) potential damage to a hedge on the west property line; and (iv) traffic congestion and access.

**Development Permit Panel
Wednesday, June 29, 2011**

Mr. Jackson addressed these concerns and noted that:

- (i) both units adjacent to the property to the east are 2 storeys high, and if they were single-family homes, could be 2.5 storeys; the units are set back 5 metres at the outdoor amenity space site, and in excess of 7 metres at the drive aisle;
- (ii) the subject site's grade will be raised and the applicant is required to provide perimeter drainage in order that all of the site's drainage is handled on-site;
- (iii) the hedge is located, not at 9171 Williams Road, but is on the subject site, and will be removed and replaced with a fence as well as new hedging material; and
- (iv) the location of the internal drive aisle has been approved by the City's Director of Transportation, and the applicant has provided two parking spaces per townhouse unit, plus two visitor parking places.

In response to the Chair's query regarding the hedge, Mr. Jackson advised that due to the change of elevation of the subject site, the hedge would not survive in a pit beside the driveway, and that the landscaping scheme provides for enough planting to provide screening between the subject site and the correspondent's home.

Panel Discussion

There was general agreement that the development was well designed and that the applicant had addressed concerns raised at the November, 2010 Public hearing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.*

CARRIED

3. New Business

4. Date Of Next Meeting: Wed. July 13, 2011

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 p.m.

CARRIED

Development Permit Panel
Wednesday, June 29, 2011

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 29, 2011.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

To Development Permit Panel
Date: <u>June 29, 2011</u>
Item # <u>2</u>
Re: <u>9131 & 9151 Williams Rd.</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 29, 2011 8:31 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #562)

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 29, 2011.

Send a Submission Online (response #562)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/29/2011 8:30:18 AM

Survey Response

Your Name:	Tom Cork agent for owner William Go
Your Address:	c/o 9171 Williams Road, Richmond
Subject Property Address OR Bylaw Number:	9131 and 9151 Williams Road. Appl.# DP10-556148
Comments:	I submit that this development will, as stated in the previous hearing, directly affect the property at 9171 Williams Road which is directly adjacent to the proposed site. It will block and/or decrease the clear view and natural light to the adjacent property as well as the privacy due to the increased elevation of the proposed project. There is concern that the increased elevation will also affect the drainage of the property at 9171 Williams Road. There also is a large hedge on the west side of the property of 9171 Williams which I feel may be damaged. The additional parking will add to the traffic congestion and access to Williams Road which is already restricted. As well as adding to the congested area the property value of 9171 Williams Rd., will be decreased due to the a/m concerns.





City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: DPP mtng. of June 29, 2011

To: Development Permit Panel

Date: June 3, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DP 10-556148

Re: **Application by Gagan Chadha for a Development Permit at 9131 and
9151 Williams Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Gagan Chadha has applied to the City of Richmond for permission to develop nine (9) townhouse units at 9131 and 9151 Williams Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8656 (RZ 08-423193). The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 10-532605). Works include, but are not limited to upgrades to the existing storm and sanitary systems, replacement of concrete sidewalk, and relocation of existing street trees.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Existing single-family dwellings on lots zoned "Single Detached" (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the South: Across Williams Road, existing single-family dwellings on lots zoned Single Detached (RS1/E) and South Arm Community Centre; and

To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (9111 Williams Road) and then a recently developed nine (9) unit townhouse development (9071 Williams Road). It is noted that a cross-access easement to 9111 Williams Road from 9071 Williams Road is secured at rezoning for 9071 Williams Road.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Opportunities to enlarge the outdoor amenity space;
- Opportunities to maximize permeable surface areas; and
- Opportunities to share the garbage/recycling facilities with future adjacent developments.

Staff worked with the applicant to address these issues in the following ways:

- The outdoor amenity area has been widened and enlarged. The size of the amenity area has been increased from 88 m² to 93.8 m² (only 54 m² is required in accordance with the OCP).
- The lot coverage of permeable surfaces including landscaping has been increased from 40% to 41.7%.

- It is noted that 9171 Williams Road contains an older, small single-family dwelling and has potential for redevelopment. On the contrary, 9191 Williams Road contains a newer single-family dwelling and the possibility of redevelopment in the near future is much lower. Therefore, it is envisioned that 9171 Williams Road will be developed as an extension to the subject development in the future. Due to the small size of developable area of 9171 Williams Road, the applicant has agreed to share the garbage/recycling facilities at the subject site with the future development at 9171 Williams Road. A cross-access easement/agreement is required to be registered on Title to facilitate this arrangement.

The Public Hearing for the rezoning of this site was held on November 15, 2010. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern that the proposed townhouse development would reduce privacy and sunlight to the existing single-family homes to the north, as well as increase noise and activities in the area.

A row of existing Maple trees on the adjacent property to the north, the proposed new trees in the rear yard, and the proposed 1.8 m (6 ft.) high fence along the rear property line would protect the privacy and reduce the activity/traffic noise to the neighbouring homes to the north. The back units are carefully designed with 2-storey massing; shadow casting will not be a critical issue as the proposed rear yard setback of 4.5 m is greater than the requirement under the RTL4 zone (3.0 m).

2. Concern that the proposed townhouse development would create an orphan lot at 9111 Williams Road and lessen the development potential of that property.

The applicant's architect confirmed that 9111 Williams Road is large enough to accommodate two (2) duplex buildings with an average unit size of 1450 ft² (based on 0.6 FAR). The access will be provided from adjacent townhouse development to the west at 9071 Williams Road (a cross-access easement has been secured). A development concept plan is on file.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Low Density Townhouses (RTL4) 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 allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The three-storey units proposed on-site are centrally located. All end units in the street fronting building (adjacent to the neighbouring single-family house to the west, as well as adjacent to the entry driveway along the east edge of the site) have been stepped down from three (3) storeys to two (2) storeys.
- Two-storey duplex units are proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setback of 4.5 m exceeds the requirements of the RTL4 zone (3.0 m) and is consistent with the guidelines in the Arterial Road Redevelopment Policy (4.5 m).
- Adjacent properties to the east and west are expected to be redeveloped into townhouse complexes in the future. A conceptual development of these sites for illustration purposes is on file. Future development at the adjacent property to the west (9111 Williams Road) will be accessed through the driveway at 9071 Williams Road. A cross-access agreement, allowing access to/from the future development site to the east (9171 Williams Road, and consolidation thereof) via the subject site has been secured at rezoning.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from Williams Road and an east-west drive aisle providing access to all unit garages.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The arrangement is accepted as an interim arrangement as trucks will be able to turn on-site at the time the adjacent property to the east, at 9171 Williams Road, redevelops.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in three (3) of the street fronting units.
- A total of two (2) standard visitor parking spaces are provided. All of the visitor parking spaces are located within the side yard setback. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided in accordance with the OCP and is designed to promote both active and passive use. The outdoor amenity is proposed at the northeast corner of the site opposite to the entry driveway and is visible from Williams Road. It is envisioned that the outdoor amenity area for the future development at the adjacent property to the east is to be located along the shared property line to create a wider amenity space.

Architectural Form and Character

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Williams Road have direct access from the street.
- A mix of gable roofs and hip roofs reinforces change in massing towards the cluster ends to facilitate scale transition to existing single-family dwelling to the east and west.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (Hardie-Plank siding, Hardie-Panel, wood grain vinyl siding, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced along Williams Road.
- A visual contrast is achieved by the use of darker coloured trims on lighter coloured siding. The gables are accented with roasted pepper colour shingle siding that further breaks down the overall scale of the building.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in this development (i.e. blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- The developer has agreed to protect four (4) trees located on the adjacent property to the north (9211 Pinewell Crescent) and four (4) trees on the adjacent property to the east (9171 Williams Road). A contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted prior to Development Permit issuance.
- All nine (9) bylaw-size trees noted on-site were identified for removal at rezoning stage due to the poor condition, as well as proposed change of site grade and conflicts with the proposed building footprints. 18 replacement trees are required.
- After the rezoning application for the development proposal achieved Third Reading, a Tree Permit was issued to allow for the removal of all bylaw-sized trees on-site due to impeding of building demolition.
- The applicant is proposing to plant 13 replacement trees on-site and provide cash-in-lieu in the amount of \$2,500 for off-site planting of the balance of the replacement trees (5 trees) prior to issuance of the Development Permit.
- Two (2) conifer and 11 deciduous trees are proposed on-site; hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.

- Fence along the street frontage is 0.45 m setback from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- Children's play equipment intended to develop experimenting and pretending skills as well as engaging interactions between children is proposed in the outdoor amenity area.
- Benches are proposed adjacent to the children's play area to create an opportunity for passive surveillance of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$9,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlook the outdoor amenity space is integrated in the design of Building No. 1 to increase surveillance opportunity.

Sustainability

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on portions of the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 41.7%.
- Black top surface area is minimized to reduce Heat Island Effect on the site.
- All large windows on the south façade are protected by roof eaves, which will shut the strong sunlight in summer but allow natural light to come in winter.
- Energy efficient lighting fixture, water efficient toilet, temperature controller in each room will be provided to conserve energy and water.

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. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

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

- Registration of a cross-access easement to allow future development at 9171 Williams Road to use the garbage/recycling facilities at the subject site;
- Registration of a covenant prohibiting the conversion of parking area into habitable space;
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- City acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of five (5) replacement trees within the City; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$31,818 (based on total floor area of 15,909 ft²).

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 Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet Development Applications Division

DP 10-556148

Attachment 1

Address: 9131 and 9151 Williams Road

Applicant: Gagan Chadha

Owner: 0896280 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,478 m² (15,909 ft²)

Floor Area Net: 1,067 m² (14,485 ft²)

	Existing	Proposed
Site Area:	1,778.3 m ² (19,142 ft ²)	No change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	9

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38.8%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	58.3%	none
Lot Coverage – Landscaping:	Min. 30%	32%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	5.3 m	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback –Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12.0 m (3 storeys)	10.5 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	min. 40.2 m wide x 42.0 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20	20	none
Tandem Parking Spaces:	not permitted	6	variance requested
Off-street Parking Spaces - Accessible	0	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	12 (Class 1) and 2 (Class 2)	12 (Class 1) and 2 (Class 2)	none

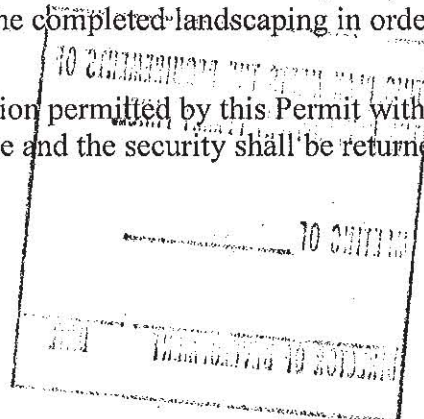
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$9,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 9 units = 54 m ²	93.8 m ²	none



No. DP 10-556148

To the Holder: GAGAN CHADHA
Property Address: 9131 AND 9151 WILLIAMS ROAD
Address: #113 – 6033 LONDON ROAD
RICHMOND, BC V7E 0A7

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 allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$31,818.00. 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 10-556148

To the Holder: GAGAN CHADHA
Property Address: 9131 AND 9151 WILLIAMS ROAD
Address: #113 - 6033 LONDON ROAD
RICHMOND, BC V7E 0A7

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

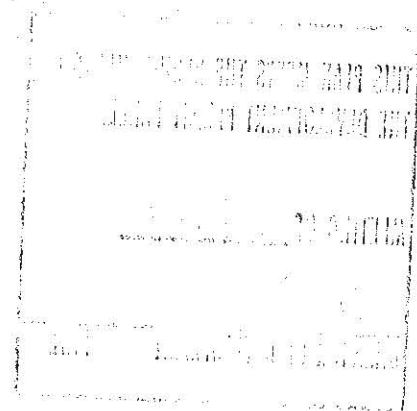
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

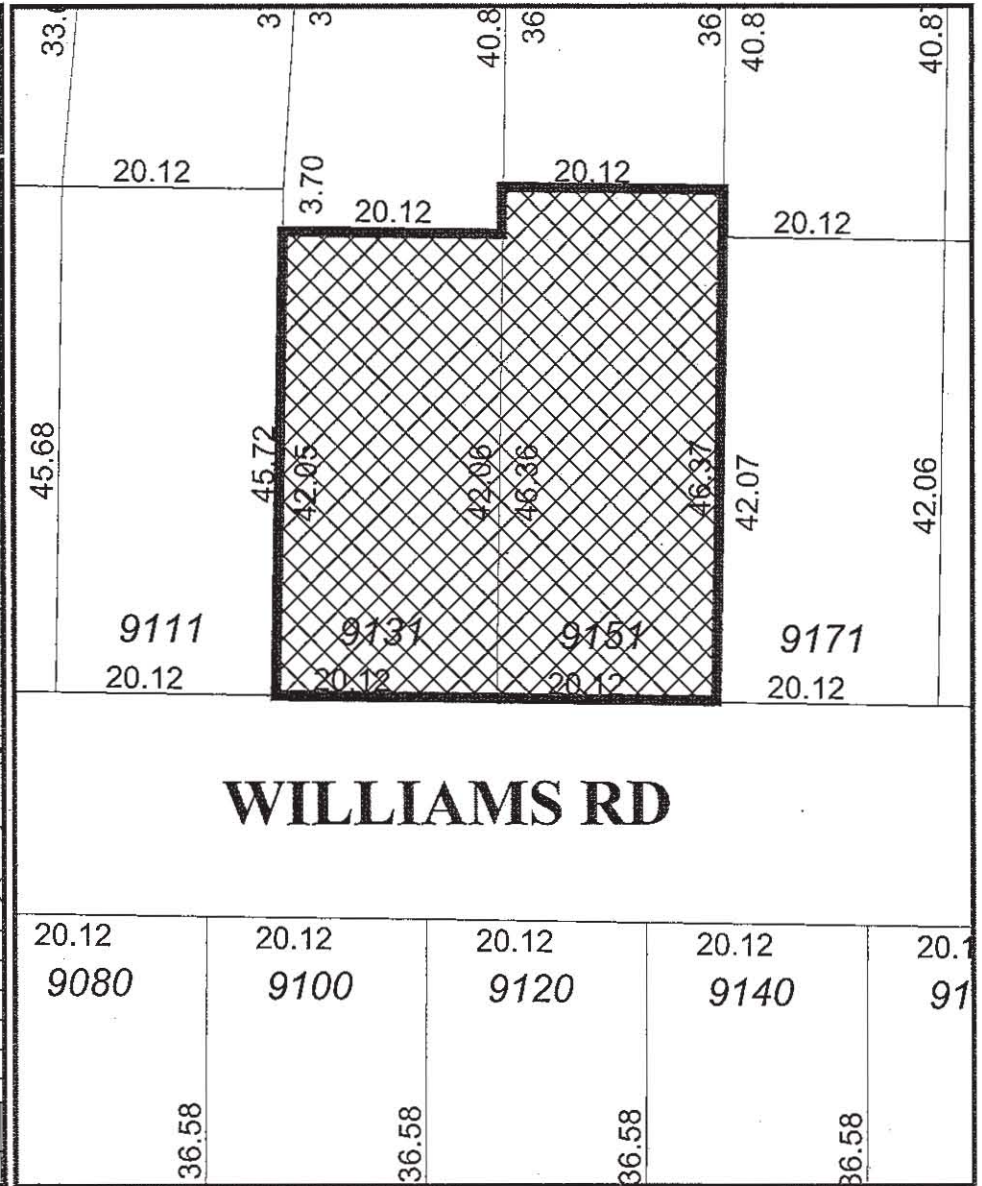
DELIVERED THIS DAY OF

MAYOR





City of Richmond



DP 10-556148 SCHEDULE "A"

Original Date: 01/05/11

Revision Date:

Note: Dimensions are in METRES

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

STATISTICS:

STATISTICS:
 1. TOTAL AREA: 10,556 SQ. FT.
 2. TOTAL FLOOR AREA: 10,556 SQ. FT.
 3. TOTAL GARAGE AREA: 1,000 SQ. FT.
 4. TOTAL PARKING SPACES: 100
 5. TOTAL BIKE SPACES: 10
 6. TOTAL AMENITY SPACE: 500 SQ. FT.
 7. TOTAL CONVERTIBLE UNIT: 10

F.A.R.:

F.A.R.:
 1. MAXIMUM FLOOR AREA RATIO: 1.0
 2. MAXIMUM BUILDING HEIGHT: 40 FT.
 3. MAXIMUM NUMBER OF STORIES: 4
 4. MAXIMUM GROUND COVER: 75%
 5. MAXIMUM SETBACK: 5 FT.

PARKING:

PARKING:
 1. TOTAL PARKING SPACES: 100
 2. TOTAL BIKE SPACES: 10
 3. TOTAL AMENITY SPACE: 500 SQ. FT.
 4. TOTAL CONVERTIBLE UNIT: 10

BIKE:

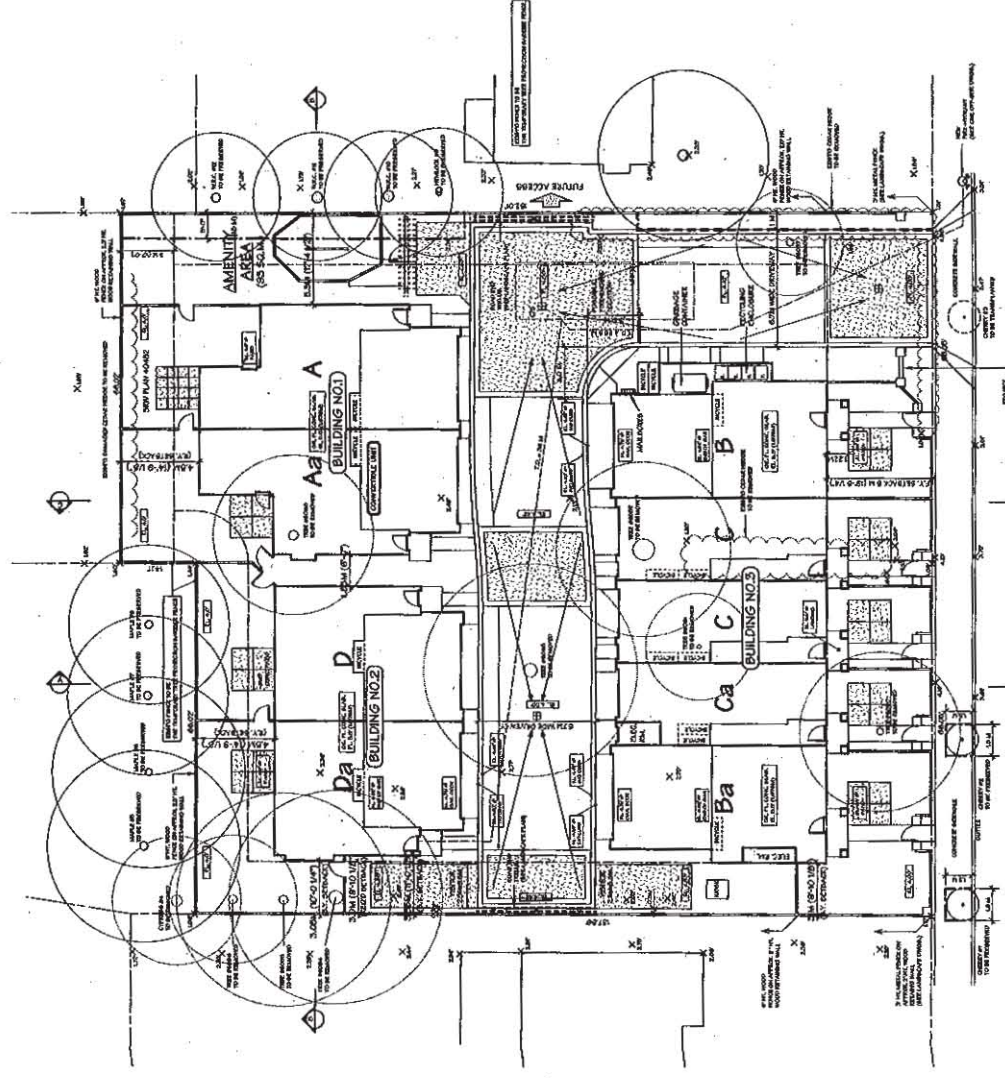
BIKE:
 1. TOTAL BIKE SPACES: 10
 2. TOTAL AMENITY SPACE: 500 SQ. FT.
 3. TOTAL CONVERTIBLE UNIT: 10

AMENITY AREA:

AMENITY AREA:
 1. TOTAL AMENITY SPACE: 500 SQ. FT.
 2. TOTAL CONVERTIBLE UNIT: 10

CONVERTIBLE UNIT:

CONVERTIBLE UNIT:
 1. TOTAL CONVERTIBLE UNIT: 10



LEGEND:

Symbol	Description
Circle with dot	AMENITY SPACE
Circle with cross	PARKING SPACE
Circle with diagonal lines	CONVERTIBLE UNIT
Circle with horizontal lines	BIKE SPACE
Circle with vertical lines	AMENITY SPACE

SITE PLAN
 SCALE: 1/8" = 1'-0"



VARIOUSLY REQUESTED.
 (1) TYPICAL PARKING

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	11/05/10	REVISIONS
3	11/15/10	REVISIONS
4	12/01/10	REVISIONS
5	12/15/10	REVISIONS
6	01/05/11	REVISIONS
7	01/15/11	REVISIONS
8	02/01/11	REVISIONS
9	02/15/11	REVISIONS
10	03/01/11	REVISIONS
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12	04/01/11	REVISIONS
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14	05/01/11	REVISIONS
15	05/15/11	REVISIONS
16	06/01/11	REVISIONS
17	06/15/11	REVISIONS
18	07/01/11	REVISIONS
19	07/15/11	REVISIONS
20	08/01/11	REVISIONS
21	08/15/11	REVISIONS
22	09/01/11	REVISIONS
23	09/15/11	REVISIONS
24	10/01/11	REVISIONS
25	10/15/11	REVISIONS
26	11/01/11	REVISIONS
27	11/15/11	REVISIONS
28	12/01/11	REVISIONS
29	12/15/11	REVISIONS
30	01/01/12	REVISIONS

PROJECT:
 9 UNIT TOWNHOUSE DEVELOPMENT

9115 S 8TH WILLIAMS ROAD
 MORGANTOWN, W.V.

Yamamoto
 Architecture Inc.

1000 10TH STREET, S.W., SUITE 100
 WASHINGTON, D.C. 20004

STATISTICS
 SITE PLAN

DATE	10/15/10
BY	JAM
CHECKED	JAM
SCALE	1/8" = 1'-0"
PROJECT NO.	10556148
SHEET NO.	1

DP 10556148
 JUN 03 2011 PLAN # 1
AREA PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL SPACES (RESERVED, UNRESERVED, VISITOR, BICYCLE, AMENITY) SHALL BE MARKED IN CONFORMANCE WITH THE INTERNATIONAL SYMBOLS OF ACCESSIBILITY (ISA) AND THE ADA (28 CFR 36.301-36.305).
 2. ALL SPACES SHALL BE MARKED IN CONFORMANCE WITH THE ADA (28 CFR 36.301-36.305).
 3. ALL SPACES SHALL BE MARKED IN CONFORMANCE WITH THE ADA (28 CFR 36.301-36.305).
 4. ALL SPACES SHALL BE MARKED IN CONFORMANCE WITH THE ADA (28 CFR 36.301-36.305).

CLASS	QUANTITY	TOTAL
15 SPACES (RESERVED)	15	15
2 SPACES (UNRESERVED)	2	2
10 SPACES (RESERVED)	10	10
2 SPACES (UNRESERVED)	2	2
2 SPACES (RESERVED)	2	2
2 SPACES (UNRESERVED)	2	2
12 SPACES	12	12
14 SPACES	14	14
10 SPACES	10	10
2 SPACES	2	2
14 SPACES	14	14

PARKING

RESERVED
 UNRESERVED
 BICYCLE
 AMENITY

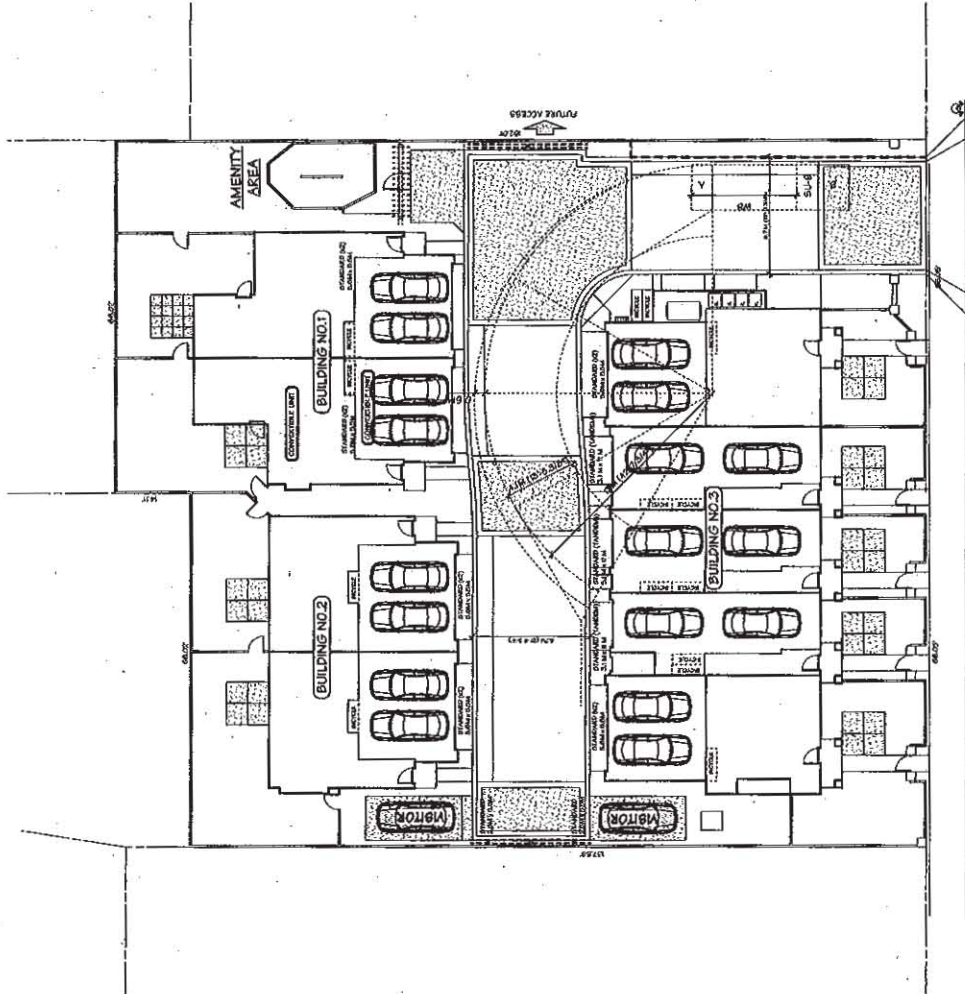
CLASS	QUANTITY	TOTAL
15 SPACES (RESERVED)	15	15
2 SPACES (UNRESERVED)	2	2
10 SPACES (RESERVED)	10	10
2 SPACES (UNRESERVED)	2	2
2 SPACES (RESERVED)	2	2
2 SPACES (UNRESERVED)	2	2
12 SPACES	12	12
14 SPACES	14	14
10 SPACES	10	10
2 SPACES	2	2
14 SPACES	14	14

AMENITY AREA:

8 UNITS x 6.00' x 24.00'
 10.00' x 24.00'

CONVERTIBLE UNIT:

10.00' x 24.00'



WILLIAMS ROAD

PARKING PLAN

SCALE: 1/4" = 10'

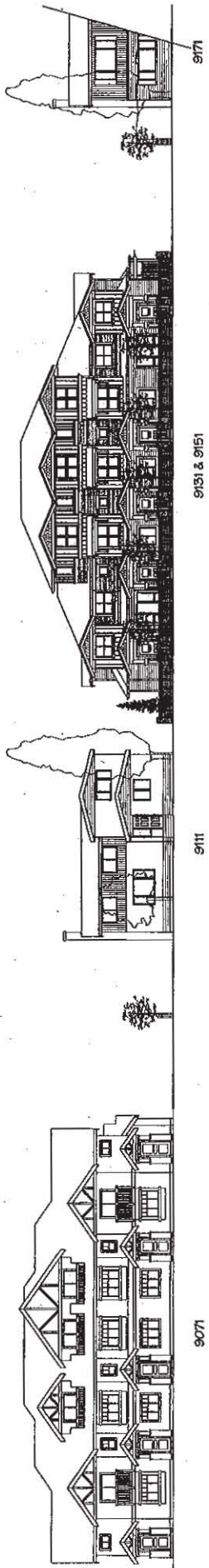
NO.	DATE	REVISIONS
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2	06/03/2011	ISSUED FOR PERMITTING
3	06/03/2011	ISSUED FOR PERMITTING
4	06/03/2011	ISSUED FOR PERMITTING
5	06/03/2011	ISSUED FOR PERMITTING
6	06/03/2011	ISSUED FOR PERMITTING
7	06/03/2011	ISSUED FOR PERMITTING
8	06/03/2011	ISSUED FOR PERMITTING
9	06/03/2011	ISSUED FOR PERMITTING
10	06/03/2011	ISSUED FOR PERMITTING

PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT
 LOCATION: 1011 & 1013 WILLIAMS ROAD, FARMINGTON, S.C.

Yamamoto Architecture Inc.

1011 & 1013 WILLIAMS ROAD
 FARMINGTON, S.C.

NO.	DATE	REVISIONS
1	06/03/2011	ISSUED FOR PERMITTING
2	06/03/2011	ISSUED FOR PERMITTING

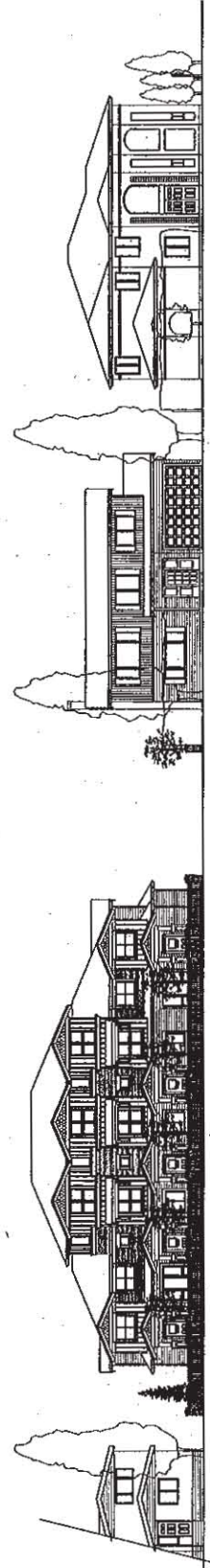


9171

9131 & 9151

9111

SOUTH ELEVATION - WILLIAMS ROAD



9171

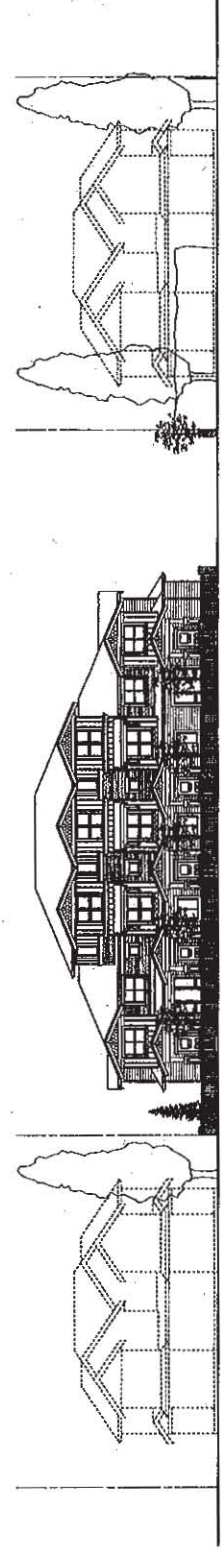
9131

9171

9131 & 9151

9111

SOUTH ELEVATION - WILLIAMS ROAD



9171

9131 & 9151

9131 & 9151

9111

SOUTH ELEVATION WITH FUTURE DEVELOPMENT

DATE	DESCRIPTION
10/11/07	PRELIMINARY
01/11/08	REVISED
03/11/08	REVISED
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09/11/31	REVISED
11/11/31	REVISED

PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT

11711 WILLIAMS ROAD
 FORTSMITH, AR
Yamamoto Architecture Inc.

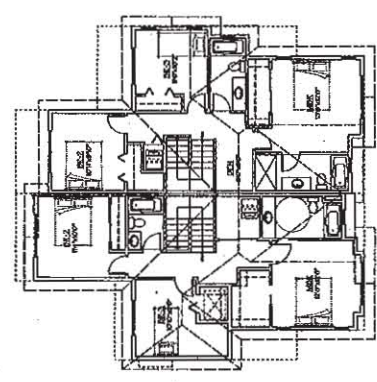
11711 WILLIAMS ROAD
 FORTSMITH, AR 71227
 YAMAMOTO ARCHITECTURE INC.
 STREETSCAPE &
 SITE SECTION

TITLE	DATE	BY	CHECKED
STREETSCAPE & SITE SECTION	JUN 11 2011	DM	DM
SHEET NO.			7
TOTAL SHEETS			17

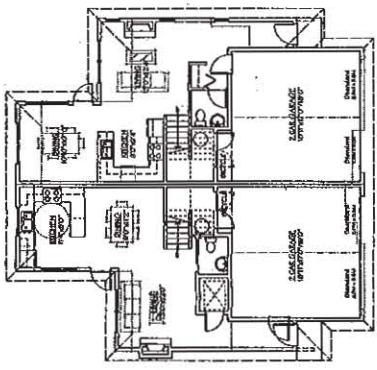
DP 10556148
 JUN 03 2011 PLAN #4B

GENERAL NOTES:

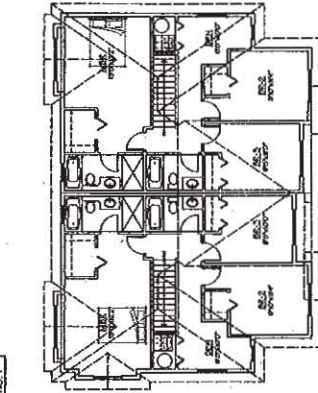
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



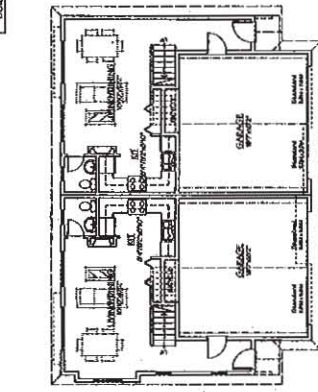
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



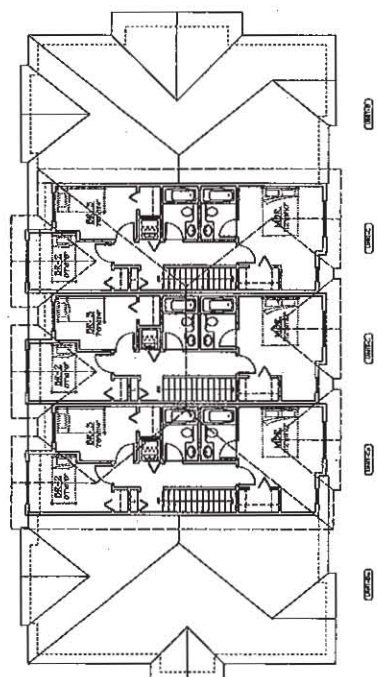
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



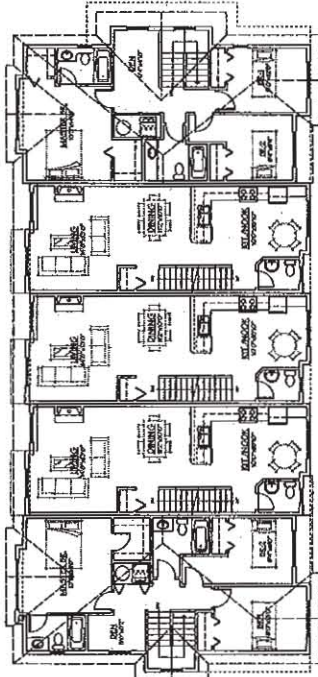
SECOND FLOOR PLAN
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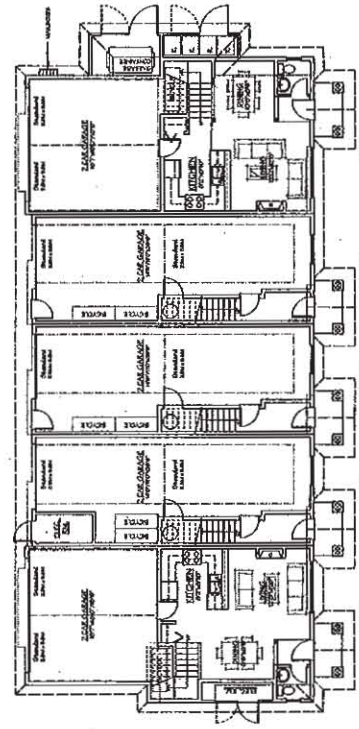
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



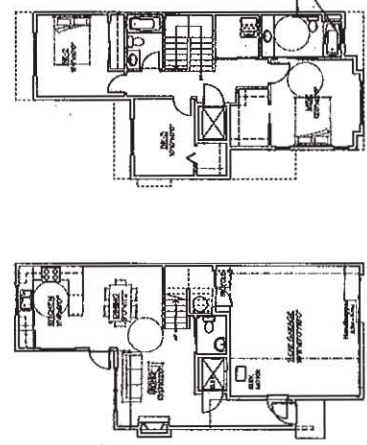
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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

JUN 03 2011 REFERENCE PLAN

DP 10556148

NO.	DATE	REVISIONS
1	06/03/11	ISSUED FOR PERMITS
2	06/03/11	ISSUED FOR PERMITS
3	06/03/11	ISSUED FOR PERMITS
4	06/03/11	ISSUED FOR PERMITS
5	06/03/11	ISSUED FOR PERMITS
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8	06/03/11	ISSUED FOR PERMITS
9	06/03/11	ISSUED FOR PERMITS
10	06/03/11	ISSUED FOR PERMITS

PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

FLOOR PLANS

DATE	BY	CHECKED	SCALE
JUN 03 2011	YAMAMOTO	YAMAMOTO	1/8" = 1'-0"

