



To: Development Permit Panel

Date: August 6, 2013

From: Wayne Craig  
Director of Development

File: DP 12-615584

Re: Application by Fougere Architecture Inc. for a Development Permit at  
7180 Gilbert Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 14 three-storey townhouses at 7180 Gilbert Road on a site zoned Medium Density Low Rise Apartments (RAM1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the minimum lot width from 30.0 m to 20.2 m;
  - b) reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;
  - c) reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and
  - d) reduce the minimum south side yard setback to all three (3) buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.

  
Wayne Craig  
Director of Development

EL:kt  
Att.

## Staff Report

### Origin

Fougere Architecture Inc. has applied to the City of Richmond for permission to develop fourteen (14) three-storey townhouses at 7180 Gilbert Road at a density of 0.6 F.A.R. The site currently contains a single-family dwelling.

There is no rezoning application associated with this project. This site is designated for high-density townhouses with common parking structure (up to 1.2 F.A.R.); however, the site is not being rezoned to realize its maximum development potential. Instead, the proposed development is an infill project designed to provide a smooth transition between the townhouse development to the north (two- to three-storey high) and the three-storey apartment buildings on parking structures to the south.

There is no City standard Servicing Agreement required in association with this development proposal. Prior to issuance of the forthcoming Building Permit, the developer is expected to design the required alterations to the frontage for access, service relocations (street light & hydro poles, etc.) and new service connections. These improvements will therefore be constructed through City Work Orders.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: A two-storey townhouse complex, a single-family home, and a three-storey multiple-family complex on lots zoned Medium Density Low Rise Apartments (RAM1).

To the East: A three-storey multiple-family complex on lots zoned Medium Density Low Rise Apartments (RAM1).

To the South: Three-storey apartment buildings on top of parking structures on lots zoned Medium Density Low Rise Apartments (RAM1).

To the West: Across Gilbert Road, single-family homes on the south side of Comstock Road zoned Single Detached (RS1/B) and three-storey townhouses on the north side of Comstock Road zoned Town Housing (ZT26) – East Livingstone.

### Rezoning and Public Hearing Results

No public hearing was held in regards to this proposed development as there is no rezoning application associated with the proposed Development Permit.

## Staff Comments

### Site Servicing and Frontage Improvements

At building stage, the developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow. The site connection is to tie into the existing water main on Gilbert Road. A 3.0 m Statutory Right of Way (SRW) is required along the south property line of the site (from approximately 42.0 m east of the west property line to the east property line; extent of the required SRW to match the existing SRW at 7200 Gilbert Road and 7295 Moffatt Road) to accommodate access and maintenance of the existing watermain on the adjacent sites.

A sanitary sewer site analysis will be required at the Building Permit stage (for site connection only). An additional 0.89 m wide ROW adjacent to the existing 3.0 m ROW along the east property line of the site is required to accommodate access and maintenance of the existing sanitary sewer located within the site.

A storm sewer site analysis will be required at the Building Permit stage (for site connection only). The site connection is to tie into the existing storm system on Gilbert Road.

A 1.1 m Public Rights of Passage (PROP) Statutory Right of Way (SRW) along entire west property line (Gilbert Road) is required for future frontage widening to provide a new 1.5 m boulevard adjacent to that existing curb and a 1.5 m new concrete sidewalk beyond that. Frontage improvements to create the landscape boulevard are not required at this time given the narrow site frontage and established sidewalk location along this stretch of Gilbert Road.

The existing hydro poles on the frontage create substandard clearance on the existing sidewalk of 1.39 m at the west pole and 1.4 m at east pole. Relocation of these poles is required to provide a 1.5 m wide clearance on the existing sidewalk and to avoid conflict with the proposed driveway location. The developer is required to design the required alterations to the frontage for access, service relocations (street light & hydro poles, etc.) and new service connections, as well as to have these improvements constructed through City Work Orders at developer's sole costs.

### Vehicle Access

An Access Easement (Z211307) is registered on title of the adjacent property to the north (7120 Gilbert Road) to provide access to the subject site. This access arrangement was envisioned when the multiple-family development at 7120 Gilbert Road was approved by Council in 1985. However, both the developer and the owner of the adjacent property owner at 7120 Gilbert Road, (Affordable Housing Advisory Association) prefer a separate driveway from Gilbert Road for the proposed townhouse development and that the existing access easement be used for emergency purposes only. The two (2) parties also agreed to remove any barriers between the two (2) properties at the easterly access point, as described in the Access Easement (Z211307), to accommodate a hammerhead straddling the common property line to provide for onsite turnaround capability and to allow garbage and recycling collection trucks as well as emergency vehicles to pass through, when necessary.

Transportation staff have reviewed the proposal and have no objection to this arrangement. However, in the long term, the City may need to restrict movement at the proposed driveway from Gilbert Road to right-in/out only as traffic volumes on Gilbert Road increases. A restrictive covenant regarding this matter is required to be registered on title of the site prior to Development Permit issuance.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant is required.

#### Public Art

As this is a small project and there are limited opportunities for installing public art on the site, the applicant has agreed to provide a voluntary contribution to the Public Art Reserve for city wide projects and in particular for new projects on City lands in the City Centre as outlined in the City Centre Public Art Plan. Based on a maximum buildable floor area of 18,162 ft<sup>2</sup> and the Administrative Guidelines of \$0.77 per buildable square foot, the recommended Public Art Contribution is \$13,985.00.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$14,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. Details on the design of this outdoor amenity space are provided in the Analysis section below.

#### Development Permit Guidelines

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed-Use – Low-Rise Residential & Limited Commercial", which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages).

The proposed design 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) including the Development Permit Guidelines in Section 14 of OCP Bylaw 9000 and the Development Criteria under the City Centre Area Plan (Sub-Area B.1: Mixed-Use – Low-Rise Residential & Limited Commercial) in Schedule 2.10 of OCP Bylaw 7100. Furthermore, it is generally in compliance with the Medium Density Low Rise Apartments (RAM1) 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 minimum lot width from 30.0 m to 20.2 m.

*(Staff supports the proposed variance as the subject site already has zoning entitlement. There is no opportunity to widen this site as it is an orphan lot located between existing multiple-family developments.)*

- 2) Reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area.

*(The garbage and recycling enclosure is proposed at a centralized location of the site, across from the proposed outdoor amenity area, for easy access from all units. The proposed location is adjacent to the garbage collection area for the adjacent property to the north and is supported by the owner of the adjacent property to the north (letter from Affordable Housing Advisory Association on file). The visual impact of the open roof structure to the adjacent units will be mitigated by installing a trellis with climbing vine on top of the enclosure).*

- 3) Reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3.

*(Staff supports the proposed variance as it permits a duplex building to locate at the east end of the site in order to shorten the apparent length of the internal roadway and block headlights from cars on the internal drive aisle from impacting adjacent homes to the east.*

*North facing windows on the duplex building are mostly secondary windows, from spaces with their major windows on the east and west elevations, in order to minimize overlooking the neighbour's property.)*

- 4) Reduce the minimum south side yard setback from 6.0 m to:

- a. 4.5 m to Units 1 to 12, with a minimum 3.8 m setback to the bay window projections and a 3.0 m setback to the 2<sup>nd</sup> floor decks; and
- b. 4.5 m to Unit 13 (measured to the wall of the building, no projections).

*(To accommodate an internal roadway along the north side of the site, a landscape buffer along the north property line, and a minimal setback between the internal drive aisle and the townhouse buildings, the applicant is proposing to set the building's ground floor 9.0 m south of the north property line. If a 6.0 m yard on the south side of the building is to be provided, the building footprint would be left with approximately 5.2 m and this is not a large enough dimension for a parking stall depth or for acceptable interior room sizes. Therefore, a variance to reduce the minimum setback between the south property line and the proposed buildings is requested.*

*As important as on-grade yards are to a family home, providing outdoor living space at the same level as the main indoor living area is essential to sustainable residential home design and is a valued feature for all homes. The depth of the proposed 2<sup>nd</sup> floor decks along the south property line range from 1.52 m to 1.83 m (a maximum of 1.5 m porch projection into the setback is permitted under the zoning bylaw); the edge of the 2<sup>nd</sup> floor deck is set to be 3.0 m back from the south property line.*

*While these variances bring the exterior wall and raised outdoor living area closer to the southern neighbours, the impact to the neighbours will be mitigated by the planting of trees along the south property line where appropriate (i.e., outside of the required SRW) and shrubs (such as Bow Bells Rhododendron and Rhododendron Mission Bells) to provide a natural screen between properties.)*

### **Advisory Design Panel Comments**

The subject application was not presented to the Advisory Design Panel given the limited road frontage of the property and 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 surrounding built environment.
- While the required north side yard setback is 6.0 m, most of the units are setback at least 7.78 m from the north property line to provide increased separations between existing and proposed residential units and to maximize sun penetration opportunities to the neighbouring site to the north. In addition, clusters of Golden Beech trees are proposed along the north property line to provide a natural screen between properties.
- While a 3.1 m north side yard setback (variance required) is proposed for Building 3 (the duplex building at the east end of the site), most north facing windows on the north elevation of this duplex building are small and high secondary windows which would minimize overlooking and privacy concerns.
- While the proposed 2<sup>nd</sup> floor decks of Units 13 & 14 are extended to a distance of 3.89 m from the east property line (4.5 m, measured to the supporting column), a 6.0 m rear yard setback to the building face is maintained and the proposed decks would be approximately 19.7 m away from the adjacent 2 storey townhouse units to the east. A 6 ft. tall fence and a row of hedges will be installed along the east property line to address the potential privacy and overlooking concerns.
- While the proposed 2<sup>nd</sup> floor decks along the south property line are extended to 3.0 m from the south property line, the proposed footprints of the units (except for Unit #1) are at least 4.5 m away from the south property line. Vulcan Magnolia trees are proposed along the south property line, where possible, to provide natural screening between the existing and proposed residential units. Since tree planting is not permitted within the new SRW, Rhododendron will be planted to provide a buffer zone to address potential privacy concerns from the adjacent apartment building.

#### *Urban Design and Site Planning*

- The site layout of the townhouse proposal is the logical response to the site configuration and therefore is organized along one (1) long east-west drive aisle with a short north-south drive aisle at the east edge, providing access to the site from Gilbert Road and to all unit garages.

- A hammerhead is provided at the east end of the proposed drive aisle and on the loop road of the adjacent property to the north (within the existing access easement area) to accommodate on-site truck turning.
- A total of 14 units are proposed in three (3) buildings. The western end unit is oriented towards Gilbert Road and its main entrance is provided from this street. The main pedestrian access to the remaining 13 units is from the internal drive aisle.
- Pedestrian character has been maintained and enhanced along Gilbert Road with the provision of street front entry and additional landscaping.
- All units have private outdoor spaces consisting of rear yard and covered deck on the second floors.
- The provision of residential parking exceeds the bylaw requirement (20 parking spaces) with a total of 28 residential parking spaces for 14 units. No tandem parking space is being proposed.
- Three (3) visitor parking spaces (including one handicap parking space) are provided in accordance to current bylaw requirements. The visitor parking stalls are provided at the east end of the site and a way-finding sign is proposed to direct visitors to these stalls.
- Outdoor amenity space is provided in accordance with the OCP and is designed for children's play. The central location of this common use space is also appropriate in providing open landscape and amenity convenient to all of the units.
- A mailbox kiosk and seating benches are located in the outdoor amenity area to encourage social interaction.
- The recycling and garbage enclosure is provided across from the outdoor amenity space, along the north property line. Trellis with climbing vine is proposed on top of the structure to mitigate the visual impact from upper floor of adjacent units.

#### *Architectural Form and Character*

- The building forms are well articulated. Visual interest has been incorporated with sloped roofs, projections, recesses, varying material combinations, and a range of colour finishes.
- Building facades have been modulated to create a contemporary interpretation of modern architecture. Wood siding, double height feature corner windows, smooth faced brick and stone dashed stucco highlight the major building elements.
- A pedestrian scale and street fronting character of the unit facing Gilbert Road is achieved with the inclusion of windows, covered decks, well defined individual end unit entry, and landscape features.
- Wood siding and smooth faced brick are chosen to enrich and compliment the narrow width streetscape at the interior of the site.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.

- The proposed building materials (asphalt shingles, brick, wood siding, stone dash stucco, board & batten, vinyl window, wood post, wood trim, and wood fascia) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims.
- The materials and colour palette compliment the building form and provide identity to individual units within the buildings' massing.

### *Trees Retention and Replacement*

- A Certified Arborist's report was submitted in support of the application; 23 on-site trees and four (4) off-site trees were identified and assessed. The City's Tree Preservation Coordinator concurs with the arborists' recommendation to remove 18 trees as they are either dead, dying (sparse canopy foliage), infested with Bronze Birch Borer, or exhibit structural defects such as co-dominant sterms with inclusions.
- The City's Tree Preservation Coordinator has also agreed to the developer's proposal to remove four (4) bylaw-sized trees (50 cm/ 30 cm cal Spruce and 40 cm/ 36 cm cal Cedar). While these trees are in fair condition, they will be too close to the proposed buildings and will be impacted by required grade changes.
- A Tree Management Plan can be found in **Attachment 2**. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), a total of 44 replacement trees are required. The developer is proposing to plant 38 new trees on-site including four (4) 12 cm calliper Drummond Maple trees which are proposed to compensate for the loss of four (4) bylaw-sized trees that are in fair condition.
- The developer is also providing a voluntary contribution of \$3,000 to the City's Tree Compensation Fund in lieu of planting the remaining six (6) replacement trees.
- The applicant has committed to the relocation of an existing 21 cm cal Monkey Puzzle tree onsite to the proposed outdoor amenity area. As a condition to Development Permit issuance, a proof of a contract with a company specializing in tree relocation to undertake the transplant of these trees is required. In addition, a Tree Survival Security to the City in the amount of \$10,000 is required. The City will release 90% of the security after construction and landscaping on the proposed townhouse complex are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
- The developer is also proposing to retain and protect four (4) offsite trees located on the adjacent property to the south (7200 Gilbert Road) and to the east (7175 Moffatt Road). Tree protection fencing is required to be installed as per city's standards prior to any construction and/or demolition activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.



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

- The landscape design includes the planting of 38 trees (in a mix of coniferous and deciduous) as well as a variety of shrubs and ground covers to ensure the landscape treatment remains interesting throughout the year.
- The landscaping scheme also includes the relocation of an existing Monkey Puzzle tree onsite to the proposed outdoor amenity area.
- The main entry from Gilbert Road is marked by proposed specimen Maple trees and the entry signage walls.
- Near the center of the site is the outdoor amenity area with a transplanted Monkey Puzzle tree from on-site to demark the entrance. Feature paving marks the area that has the mail kiosk and bench seating for the play area; this pavement treatment is extended across the internal driveway to visually break its length and act as a traffic calming device.
- Edible-fruit trees are proposed along the east and south edge of the outdoor amenity area.
- A small climbable enclosure on top of safety surfacing and a sand pit are proposed in the children's play area. A hose bib for summer frolicking and making mud pies in the sand box is also provided.
- Each townhouse entry is marked with shrubs planting, a fastigiated tree and decorative paving (where possible).
- Each Townhouse has a private garden. Closest to the building is a concrete paver patio with a 6 ft. high wood privacy screen. At the edge of the patios, the screen steps down to 3 ft. high, providing a 'good neighbour' fence. Each garden also included a small lawn area and some shrub planting for the enjoyment of the residents.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$55,008.00 (based on gross floor area of 27,504 ft<sup>2</sup>) in association with the Development Permit.

### ***Crime Prevention through Environmental Design***

- Site lighting and clear site lines provide unobstructed views throughout the site. Plantings near residential entries are low to maximum views.
- "Good neighbour" fencing between rear yards of the units are 3 ft. tall to encourage interaction between neighbours and foster a sense of community.
- Wall mounted lighting for drive aisle and soffit lighting at unit entries will be installed to provide adequate outdoor security illumination. Actual lighting and fixture location will be completed by electrical consultant at Building Permit stage.
- Solid-core exterior doors in solid door frames are proposed for all entrances and are noted on the list of exterior finishes.
- Windows on side of units adjacent to outdoor amenity space provide opportunities for casual surveillance over the children's play area.

### *Sustainability*

- One (1) feature tree (Monkey Puzzle tree) will be relocated on site.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- The buildings are located and windows placed to maximize natural light and ventilation.
- Exterior building materials such as wood, brick, and stucco requires low maintenance and provide high durability surface. Low-emitting paint will be used for suite interior.
- A minimum of 20% of the parking stalls will be provided with a 120V receptacle to accommodate electric vehicle charging equipment, and an additional 25% of parking stalls will be constructed to accommodate the future installation of electric vehicle charging equipments (e.g. pre-ducted for future wiring).
- The developer has also advised that the following features will be incorporated into the proposed development:
  - Hi-efficiency construction methods to ensure that the units meet or exceed Energuide 80 rating;
  - Low-emitting paint for suite interiors;
  - Low energy appliances in all units (e.g., 'Energy Star' rated);
  - Each unit will have at least six (6) CFL light bulbs;
  - Building and site lighting providing safe light levels while avoiding off-site light spillage and night-sky lighting; and
  - A high efficiency irrigation system with climate-based automatic irrigation controls will be used for planted areas to minimize the use of water on site.

### *Accessible Housing*

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of vertical lift in the stacked storage space (which has been dimensioned to allow this) in the future, if needed.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

**Conclusions**

The applicant has addressed all the relevant technical issues associated with the proposed development and has agreed to the list of Development Permit considerations, which is included as **Attachment 3** (signed concurrence on file). The applicant has also satisfactorily addressed staffs' 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

EL:kt

Attachment 1: Development Application Data Sheet

Attachment 2: Tree Management Plan

Attachment 3: Concurrence Development Permit Considerations



**DP 12-615584**

**Attachment 1**

Address: 7180 Gilbert Road

Applicant: Fougere Architecture Inc.

Owner: Citimark-Western Gilbert  
Townhouse Project Ltd.

Planning Area(s): City Centre

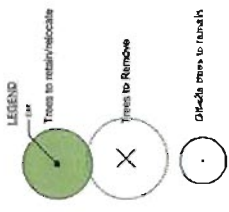
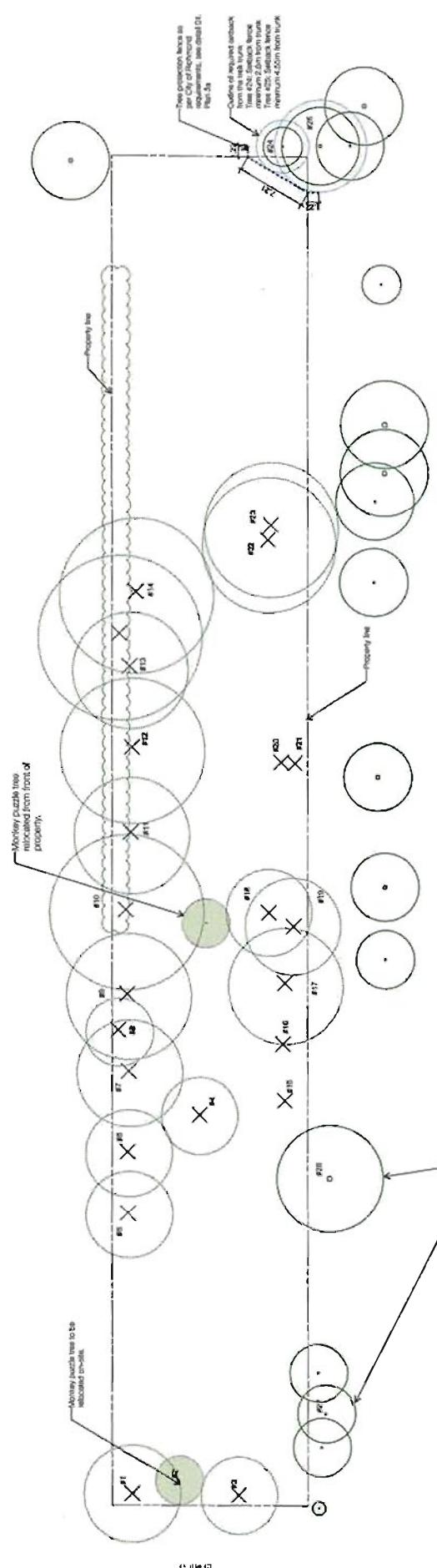
Floor Area Gross: 2,555.12 m<sup>2</sup>

Floor Area Net: 1,686.60 m<sup>2</sup>

	Existing	Proposed
Site Area:	2,812.09 m <sup>2</sup>	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	2041 OCP Land Use Map: <i>Apartment Residential</i> ; City Centre Area Plan: <i>Mixed-Use - Low-Rise Residential &amp; Limited Commercial</i>	No Change
Zoning:	Medium Density Low Rise Apartments (RAM1)	No Change
Number of Units:	1	14

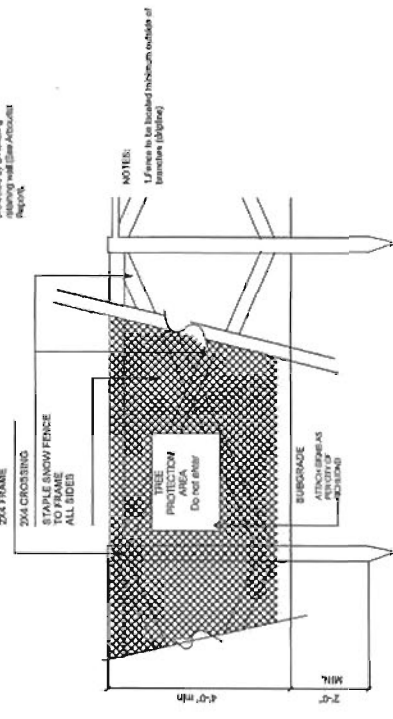
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.6	none permitted
Lot Coverage:	Max. 50%	28.5%	none
Lot Coverage – Buildings, Structures, Non-porous Surfaces	Max. 80%	73.3%	none
Lot Coverage – Landscaping:	Min. 20%	25.4%	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – North Side Yard:	Min. 6.0 m	0.0 m	Variance Requested (0.0 m to enclosures & 3.1 m to Bldg. 3)
Setback – South Side Yard:	Min. 6.0 m	4.5 m	Variance Requested (4.5 m to building face and min. 3.0 m to projections)
Setback – Rear Yard:	Min. 6.0 m	6.0 m	none
Height (m):	Max. 15.0 m	10.23 m	none
Lot Dimensions:	Min. 30 m wide x Min. 35 m deep	20.2 m wide x 138.7 m deep	Variance Requested

Lot Size:	2,400 m <sup>2</sup>	2,812 m <sup>2</sup>	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	20 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (28 x Max. 50% = 14)	0	none
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	14	none
Off-street Parking Spaces - Accessible	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.28 (Class 1) and 0.28 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	18 (Class 1) and 3 (Class 2)	18 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	14,000 Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 14 units = 84 m <sup>2</sup>	84 m <sup>2</sup>	none



Tree replacement schedule as per BY-LAW no. 887

Tree ID	Tree Species	Tree Diameter (cm)	Tree Height (m)	Tree Condition	Replacement Species	Replacement Diameter (cm)	Replacement Height (m)
1	Red Maple	15	10	Good	Red Maple	15	10
2	White Birch	10	8	Fair	White Birch	10	8
3	Black Birch	12	9	Poor	Black Birch	12	9
4	Yellow Birch	8	6	Good	Yellow Birch	8	6
5	Green Ash	10	8	Fair	Green Ash	10	8
6	Black Ash	12	9	Poor	Black Ash	12	9
7	White Birch	10	8	Fair	White Birch	10	8
8	Black Birch	12	9	Poor	Black Birch	12	9
9	Yellow Birch	8	6	Good	Yellow Birch	8	6
10	Green Ash	10	8	Fair	Green Ash	10	8
11	Black Ash	12	9	Poor	Black Ash	12	9
12	White Birch	10	8	Fair	White Birch	10	8
13	Black Birch	12	9	Poor	Black Birch	12	9
14	Yellow Birch	8	6	Good	Yellow Birch	8	6
15	Green Ash	10	8	Fair	Green Ash	10	8
16	Black Ash	12	9	Poor	Black Ash	12	9
17	White Birch	10	8	Fair	White Birch	10	8
18	Black Birch	12	9	Poor	Black Birch	12	9
19	Yellow Birch	8	6	Good	Yellow Birch	8	6
20	Green Ash	10	8	Fair	Green Ash	10	8
21	Black Ash	12	9	Poor	Black Ash	12	9
22	White Birch	10	8	Fair	White Birch	10	8
23	Black Birch	12	9	Poor	Black Birch	12	9
24	Yellow Birch	8	6	Good	Yellow Birch	8	6
25	Green Ash	10	8	Fair	Green Ash	10	8
26	Black Ash	12	9	Poor	Black Ash	12	9
27	White Birch	10	8	Fair	White Birch	10	8
28	Black Birch	12	9	Poor	Black Birch	12	9
29	Yellow Birch	8	6	Good	Yellow Birch	8	6
30	Green Ash	10	8	Fair	Green Ash	10	8
31	Black Ash	12	9	Poor	Black Ash	12	9
32	White Birch	10	8	Fair	White Birch	10	8
33	Black Birch	12	9	Poor	Black Birch	12	9
34	Yellow Birch	8	6	Good	Yellow Birch	8	6
35	Green Ash	10	8	Fair	Green Ash	10	8
36	Black Ash	12	9	Poor	Black Ash	12	9
37	White Birch	10	8	Fair	White Birch	10	8
38	Black Birch	12	9	Poor	Black Birch	12	9
39	Yellow Birch	8	6	Good	Yellow Birch	8	6
40	Green Ash	10	8	Fair	Green Ash	10	8
41	Black Ash	12	9	Poor	Black Ash	12	9
42	White Birch	10	8	Fair	White Birch	10	8
43	Black Birch	12	9	Poor	Black Birch	12	9
44	Yellow Birch	8	6	Good	Yellow Birch	8	6
45	Green Ash	10	8	Fair	Green Ash	10	8
46	Black Ash	12	9	Poor	Black Ash	12	9
47	White Birch	10	8	Fair	White Birch	10	8
48	Black Birch	12	9	Poor	Black Birch	12	9
49	Yellow Birch	8	6	Good	Yellow Birch	8	6
50	Green Ash	10	8	Fair	Green Ash	10	8
51	Black Ash	12	9	Poor	Black Ash	12	9
52	White Birch	10	8	Fair	White Birch	10	8
53	Black Birch	12	9	Poor	Black Birch	12	9
54	Yellow Birch	8	6	Good	Yellow Birch	8	6
55	Green Ash	10	8	Fair	Green Ash	10	8
56	Black Ash	12	9	Poor	Black Ash	12	9
57	White Birch	10	8	Fair	White Birch	10	8
58	Black Birch	12	9	Poor	Black Birch	12	9
59	Yellow Birch	8	6	Good	Yellow Birch	8	6
60	Green Ash	10	8	Fair	Green Ash	10	8
61	Black Ash	12	9	Poor	Black Ash	12	9
62	White Birch	10	8	Fair	White Birch	10	8
63	Black Birch	12	9	Poor	Black Birch	12	9
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65	Green Ash	10	8	Fair	Green Ash	10	8
66	Black Ash	12	9	Poor	Black Ash	12	9
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74	Yellow Birch	8	6	Good	Yellow Birch	8	6
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80	Green Ash	10	8	Fair	Green Ash	10	8
81	Black Ash	12	9	Poor	Black Ash	12	9
82	White Birch	10	8	Fair	White Birch	10	8
83	Black Birch	12	9	Poor	Black Birch	12	9
84	Yellow Birch	8	6	Good	Yellow Birch	8	6
85	Green Ash	10	8	Fair	Green Ash	10	8
86	Black Ash	12	9	Poor	Black Ash	12	9
87	White Birch	10	8	Fair	White Birch	10	8
88	Black Birch	12	9	Poor	Black Birch	12	9
89	Yellow Birch	8	6	Good	Yellow Birch	8	6
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91	Black Ash	12	9	Poor	Black Ash	12	9
92	White Birch	10	8	Fair	White Birch	10	8
93	Black Birch	12	9	Poor	Black Birch	12	9
94	Yellow Birch	8	6	Good	Yellow Birch	8	6
95	Green Ash	10	8	Fair	Green Ash	10	8
96	Black Ash	12	9	Poor	Black Ash	12	9
97	White Birch	10	8	Fair	White Birch	10	8
98	Black Birch	12	9	Poor	Black Birch	12	9
99	Yellow Birch	8	6	Good	Yellow Birch	8	6
100	Green Ash	10	8	Fair	Green Ash	10	8



1 TREE PROTECTION FENCE  
SCALE: 1:20

Proposed 14 Unit  
Townhouse Project  
7800 Chester Road  
Richmond, BC

Project No: Tree Management Plan  
Plan No: plan#03a  
Date: Feb 24, 2015

eta  
Engineering & Technology Associates Ltd.

Prepared by: [Name]  
Checked by: [Name]  
Approved by: [Name]



## Development Permit Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 7180 Gilbert Road

**File No.:** DP 12-615584

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of six (6) replacement trees within the City.
2. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of the 21cm cal diameter Monkey Puzzle tree with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the 21cm cal diameter Monkey Puzzle tree to be transplanted onsite. The City will release 90% of the security after construction and landscaping on the proposed townhouse complex are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near or within the tree protection zone of the trees located on the 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.
5. The granting of a 3.0 m wide statutory right-of-way (SRW) along the south property line from approximately 42.0 m east of the west property line to the east property line; extent of the required SRW to match the existing SRW at 7200 Gilbert Road and 7295 Moffatt Road to accommodate access and maintenance of the existing watermain located on the adjacent sites.
6. The granting of a 0.89 m wide statutory right-of-way (SRW) adjacent to the existing 3.0 m SRW along the east property line of the site to accommodate access and maintenance of the existing sanitary sewer located within the site.
7. The granting of a 1.1 m Public Rights of Passage (PROP) Statutory Right of Way (SRW) along the entire west property line (Gilbert Road) for future frontage widening of a 1.5 m new concrete sidewalk and a 1.5 m boulevard to existing curb.
8. Registration of a covenant to allow the City to restrict vehicular movements (both access and egress) at the driveway on Gilbert Road to right-in/out only as traffic volumes on Gilbert Road increase, at the discretion of the Director of Transportation.
9. Registration of a flood indemnity covenant on title.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$13,985.00) to the City's public art fund.
11. Contribution of \$1,000.00 per dwelling unit (e.g. \$14,000.00) in-lieu of on-site indoor amenity space.
12. Receipt of a Letter of Credit for landscaping in the amount of \$55,008.00 (based on gross floor area of 27,504 ft<sup>2</sup>).

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow. The site connection is to tie into the existing watermain on Gilbert Road.
3. Submission of a site analysis for sanitary sewer connection.

Initial: \_\_\_\_\_

4. Submission of a site analysis for storm sewer connection; the site connection is to tie into the existing storm system on Gilbert Road.
5. Design and construct of the following improvements via City Work Order:
  - a. relocate hydro poles and street lights on the frontage to provide a clear 1.5 m sidewalk and avoid conflict with the proposed driveway location;
  - b. relocate of the driveway on Gilbert Road and re-instating continuity of the sidewalk; and
  - c. provide new service connections.

Note: The developer is responsible for the installation of pre-ducting for private utilities along Gilbert Road. Private utility companies may require rights-of-ways to accommodate their equipment and future undergrounding of the overhead lines. It is recommended that the developer contact the private utility companies to learn of their requirements.

6. 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.
7. Incorporation of accessibility, sustainability and CPTED measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
8. 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.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[signed copy on file]

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Signed

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Date





No. DP 12-615584

To the Holder: FOUGERE ARCHITECTURE INC.  
Property Address: 7180 GILBERT ROAD  
Address: 2425 QUEBEC ST SUITE 202  
VANCOUVER, B.C. V5T 4L6

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 minimum lot width from 30.0 m to 20.2 m;
  - b) reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;
  - c) reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and
  - d) reduce the minimum south side yard setback to buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.
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 #13 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 \$55,008.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 12-615584

To the Holder: FOUGERE ARCHITECTURE INC.

Property Address: 7180 GILBERT ROAD

Address: 2425 QUEBEC ST SUITE 202  
VANCOUVER, B.C. V5T 4L6

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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

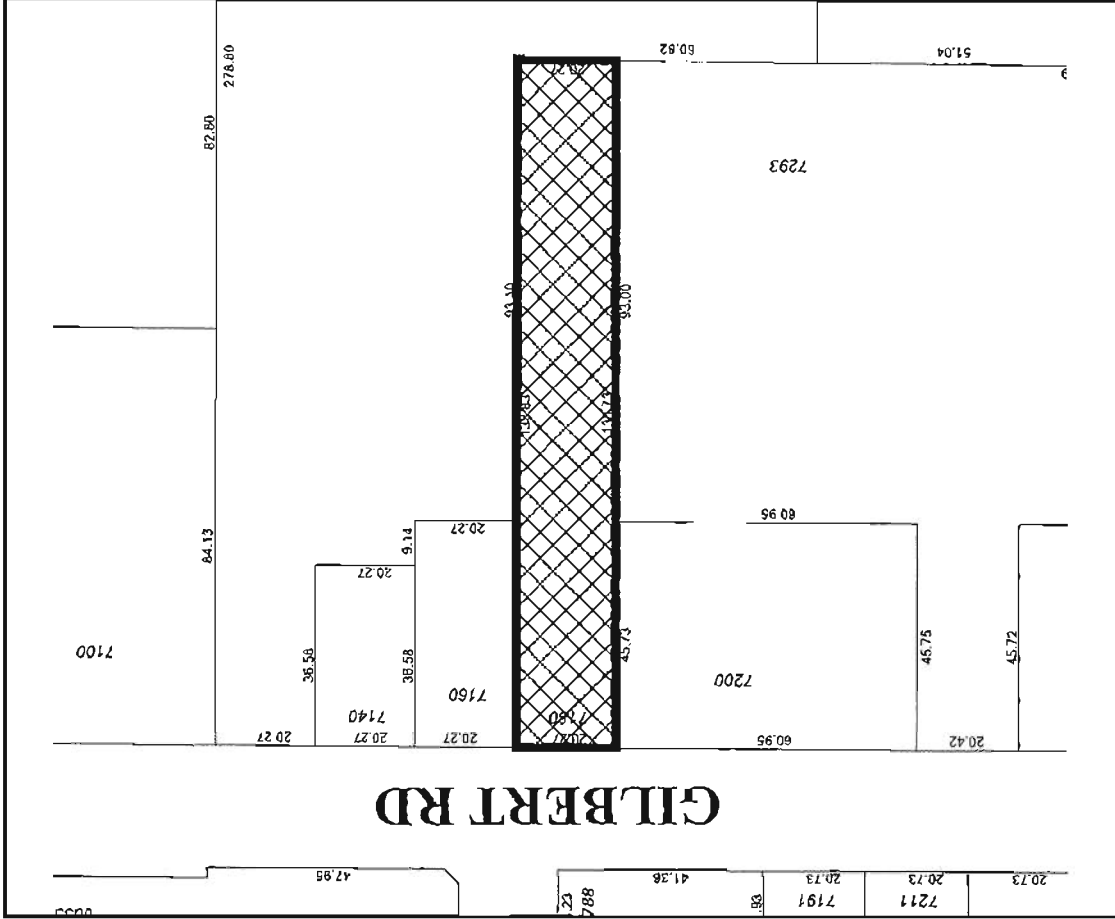
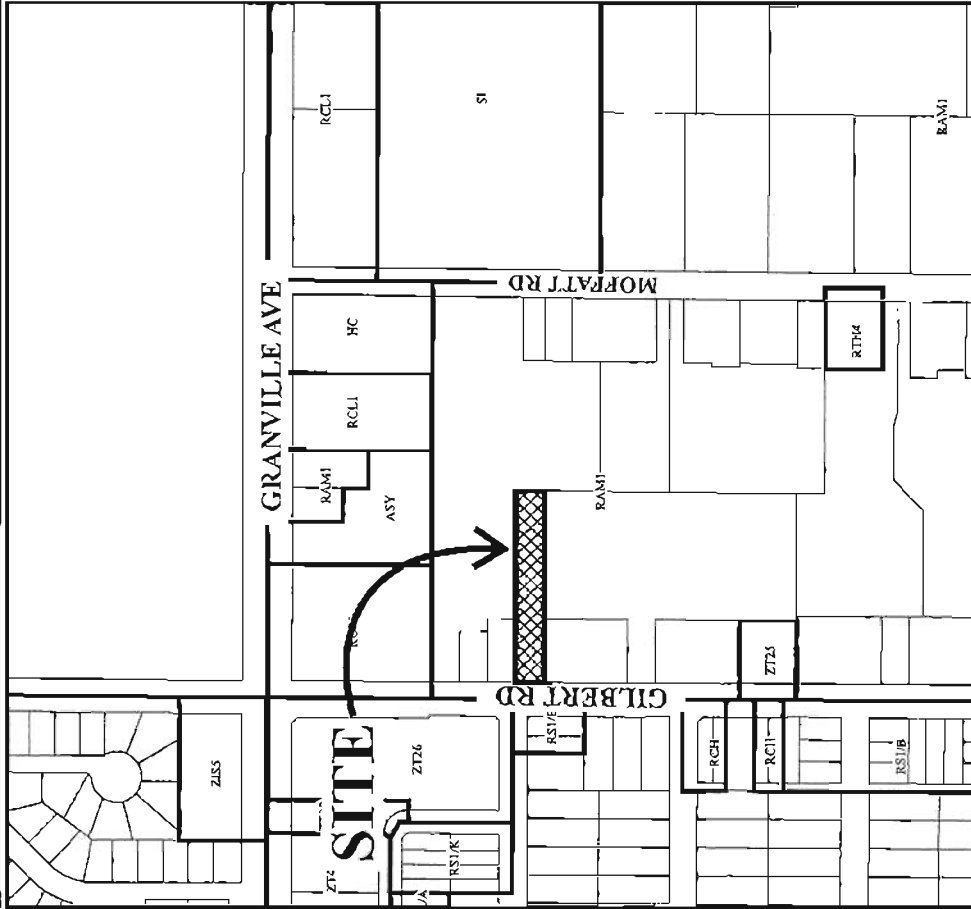
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



# DP 12-615584 SCHEDULE "A"

Original Date: 08/20/12

Revision Date:

Note: Dimensions are in METRES







- PROVIDERS OF ACCESSIBILITY (ELEVATION) REQUIREMENTS:
- 1.8m doors (minimum 825mm clear opening)
  - 915mm turning space (spec)
  - 1800mm wide clearances
  - Clear the path to entry and minimum 1.8m
  - 1500mm doors (spec)
  - 1800mm to balconies for installation of grab bars
  - 1800mm clearances for door handles
  - One window that can be opened
  - One window that can be opened from inside the living room
  - One window that can be opened from outside with a single hand in one location

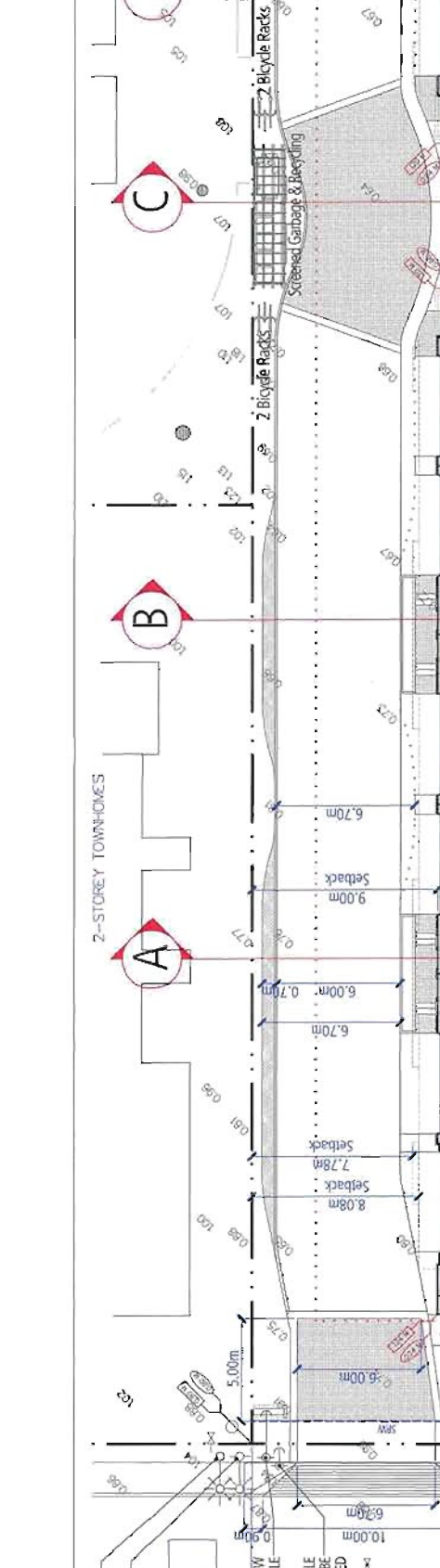
STRATA PLAN NWS2780

7180  
GILBERT ROAD

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

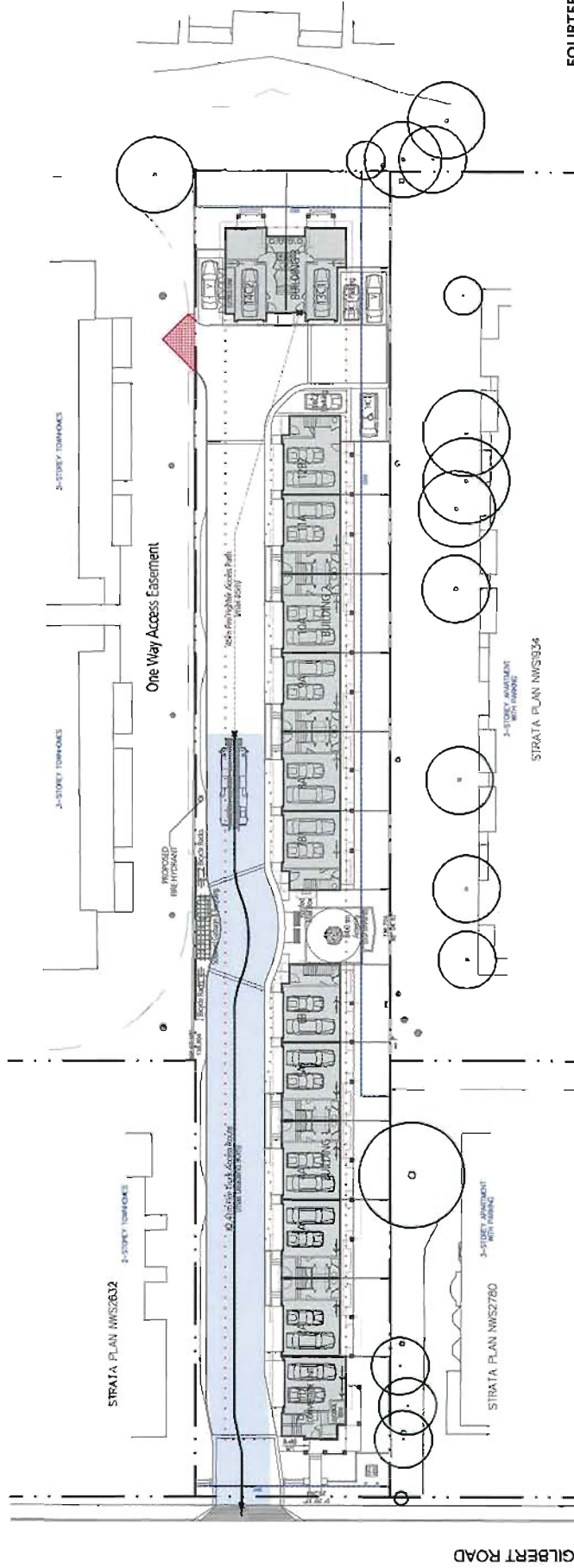


for  
Cilmark & Western  
DP REGISTRATION: JULY 26, 2013  
**FOUGERE INC.**  
ARCHITECTURE INC.  
200-2425 Duquesne Street  
Westwood, NC 27588  
(919) 842-2299  
www.fougere.com



OP 12-615584 PLAN 11a  
PLAN #2A AUG 06 2013





FOURTEEN  
three-storey  
townhomes

7180  
GILBERT  
ROAD



for  
Clitmark & Western

FIRE TRUCK ACCESS

SCALE 1/16" = 1'-0"



DP 12-615584

PLAN # 3 AUG 06 2013

2013/12/13 10:17 AM



**FOUGERE**  
Architecture Inc.  
200-2620 DUNDAS STREET WEST  
TORONTO, ONTARIO M6H 2R4  
416-291-1111

PLAN#11C



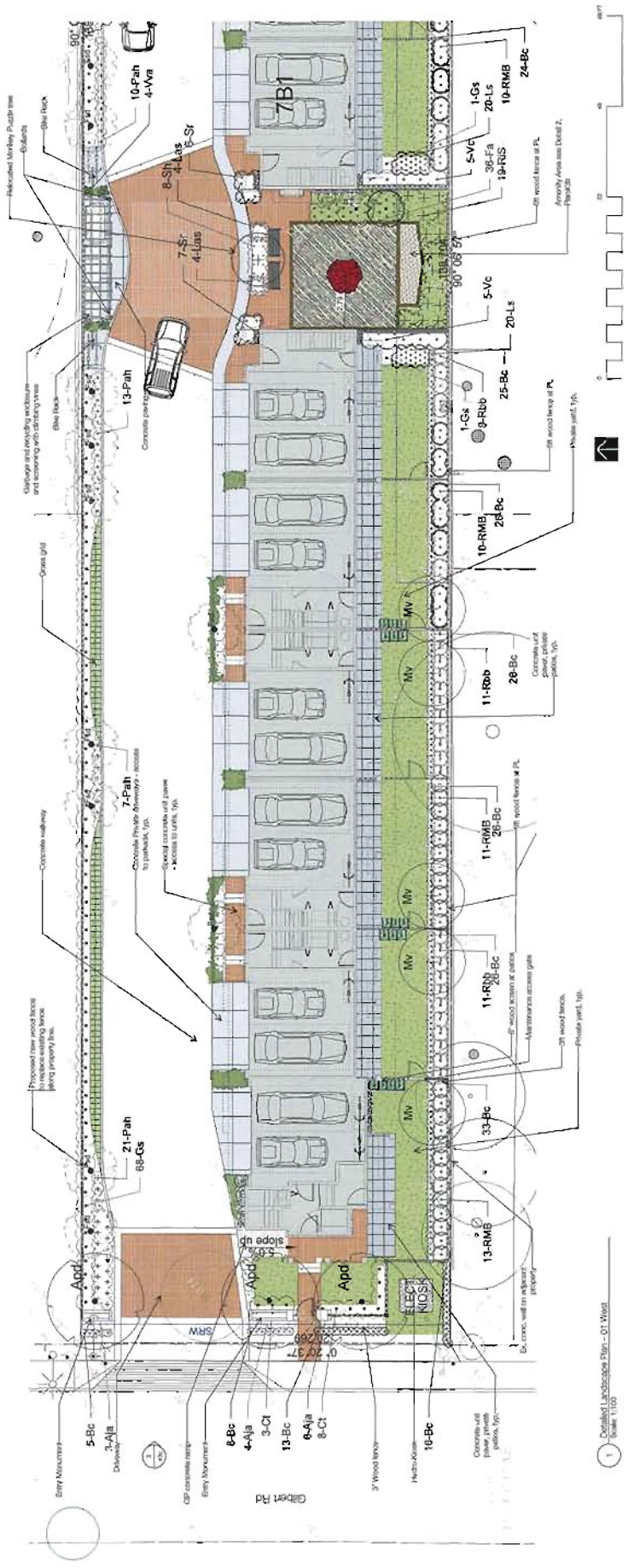












1 Detailed Landscape Plan - 01 West  
Scale 1/100

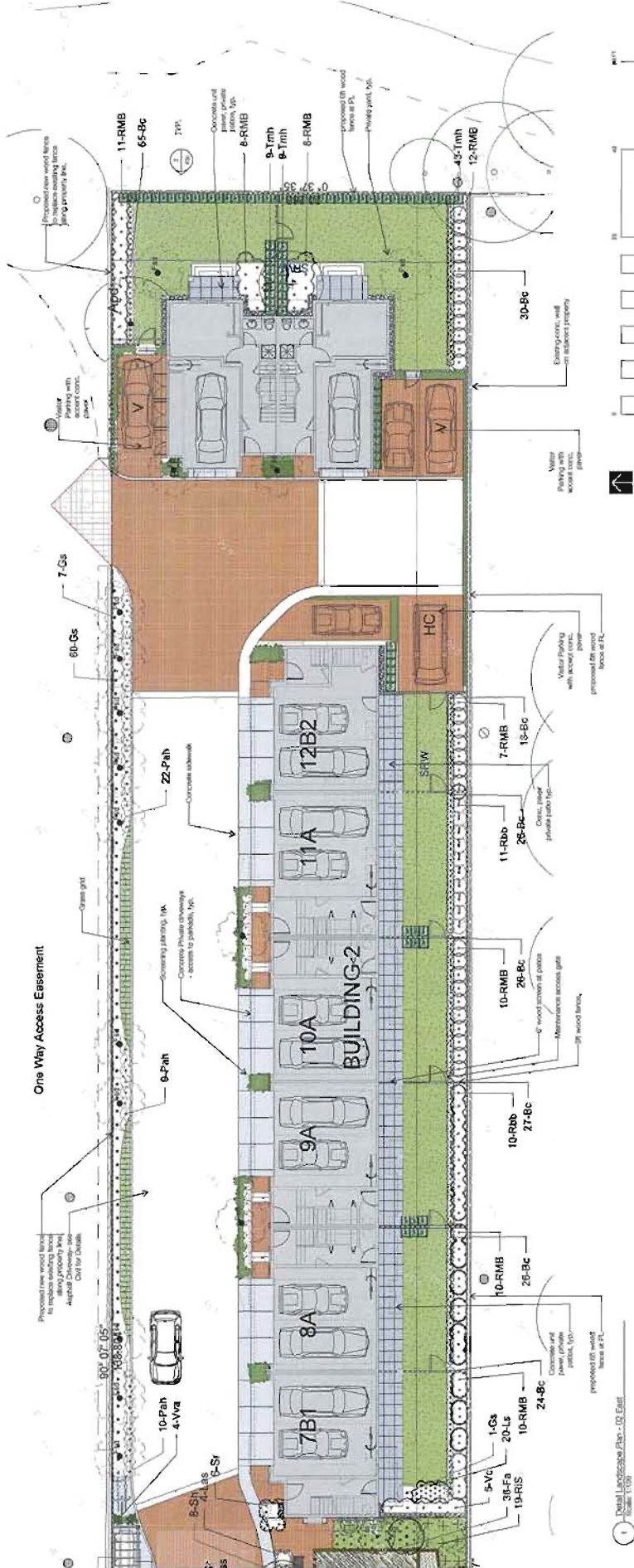
Proposed 14 Unit  
Townhouse Project  
Detailed Landscape Plan 01  
WEST

DATE: 14 FEB 2017  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

plan#2c  
AUG 06 2013  
PLAN # 5A

NO.	DATE	DESCRIPTION
1	14 FEB 2017	ISSUED FOR DP
2	27 MAR 13	ISSUED FOR DP REVISION
3	01 JUL 13	ISSUED FOR DP REVISION
4	10 OCT 13	ISSUED FOR DP REVISION
5	17 DEC 13	ISSUED FOR DP
6	02 FEB 14	ISSUED FOR DP
7	03 MAR 14	ISSUED FOR DP





1 Detailed Landscape Plan - 02 East  
Scale: 1/8"=1'-0"

NO.	DATE	DESCRIPTION
12	05/20/13	VALIDATED FOR DP
11	07/04/13	REVISION FOR DP REVISION
10	07/04/13	REVISION FOR DP REVISION
9	05/15/13	REVISION FOR DP REVISION
8	12/12/12	REVISION FOR DP
7	08/22/12	REVISION FOR DP
6	05/10/12	REVISION FOR DP



Proposed 14 Unit  
Townhouse Project  
Detailed Landscape Plan 02  
East

Plan No. 12-615584  
Date: AUG 05 2013  
Project: DP  
Scale: 1/8"=1'-0"

DP 12-615584 PLAN # 5B

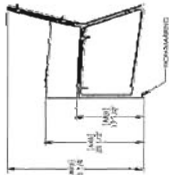
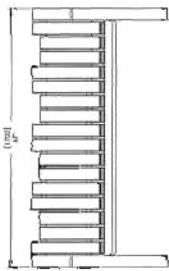


**Lakeside\***

**Product Drawing**

**landscaperforms\***

Model: Lakeside, Product Name: Lakeside, Manufacturer: Landscaperforms, Inc., 1000 Lakeside Drive, Westborough, MA 01581, USA



**REGULATION:**  
 1. Bench must be constructed of non-toxic materials.  
 2. Bench must be constructed of non-toxic materials.  
 3. Bench must be constructed of non-toxic materials.  
 4. Bench must be constructed of non-toxic materials.

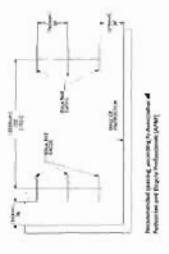
1 Bench - Landscape Forms Lakeside

**Bolt\***

**Installation Guide**

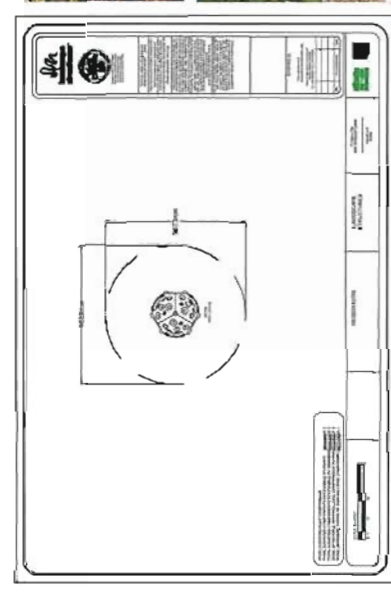
**landscaperforms\***

Model: Bolt, Product Name: Bolt, Manufacturer: Landscaperforms, Inc., 1000 Lakeside Drive, Westborough, MA 01581, USA

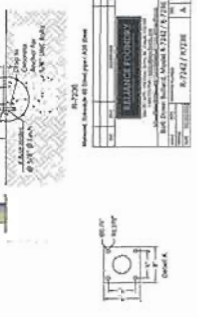
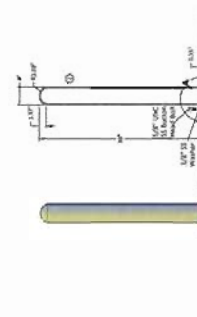


**REGULATION:**  
 1. Bolt must be constructed of non-toxic materials.  
 2. Bolt must be constructed of non-toxic materials.  
 3. Bolt must be constructed of non-toxic materials.  
 4. Bolt must be constructed of non-toxic materials.

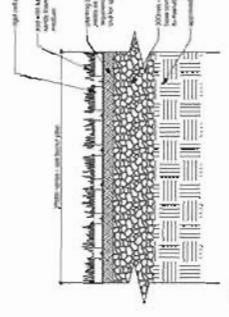
2 Bolt - Landscape Forms Bolt



3 Play equipment - Coyi done



4 Bolt - Landscape Forms Bolt



5 Bolt - Landscape Forms Bolt



6 Bolt - Landscape Forms Bolt



7 Bolt - Landscape Forms Bolt

Proposed 14 Unit  
 Townhouse Project  
 1100 Lakeside Drive  
 Westborough, MA 01581  
 Project No: 14-001  
 Date: 11/10/13  
 Project Name: Lakeside Details - Furniture  
 Plan 31  
 Date: 11/10/13  
 Scale: 1/8" = 1'-0"

Dr **12-615584**  
 PLAN # 7  
 AUG 06 2013



eta  
 Environmental Technology Associates, Inc.  
 1000 Lakeside Drive  
 Westborough, MA 01581  
 Phone: 508.851.2222  
 Fax: 508.851.2223  
 Email: sales@eta.com

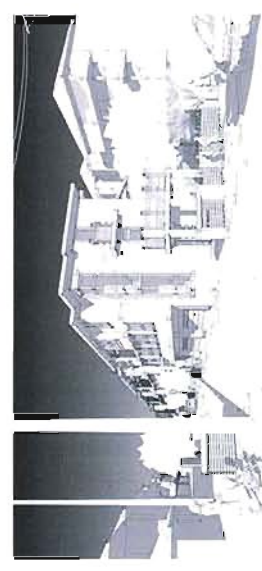




**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

EXTERIOR FINISHES SCHEDULE

1	WOOD TRIM
2	WOOD TRIM
3	WOOD TRIM
4	WOOD TRIM
5	WOOD TRIM
6	WOOD TRIM
7	WOOD TRIM
8	WOOD TRIM
9	WOOD TRIM
10	WOOD TRIM
11	WOOD TRIM
12	WOOD TRIM
13	WOOD TRIM
14	WOOD TRIM
15	WOOD TRIM
16	WOOD TRIM

**ELEVATIONS (BUILDING 1)**  
SCALE 1/8" = 1'-0"



**FOURTEEN  
three-storey  
townhomes**  
**7180  
GILBERT  
ROAD**

for  
**Citimark & Western**



**DP 12-615584**  
*PLAN 1-8*  
**AUG 06 2013**

PLAN#4



**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

**EAST ELEVATION**



MAILBOX

**ELEVATIONS (BUILDING 2)**  
SCALE 1/8" = 1'-0"



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	WOOD SHAK				
2	WOOD SHAK				
3	WOOD SHAK				
4	WOOD SHAK				
5	WOOD SHAK				
6	WOOD SHAK				
7	WOOD SHAK				
8	WOOD SHAK				
9	WOOD SHAK				
10	WOOD SHAK				
11	WOOD SHAK				
12	WOOD SHAK				
13	WOOD SHAK				
14	WOOD SHAK				



FOURTEEN  
three-story  
townhomes  
**7180  
GILBERT  
ROAD**

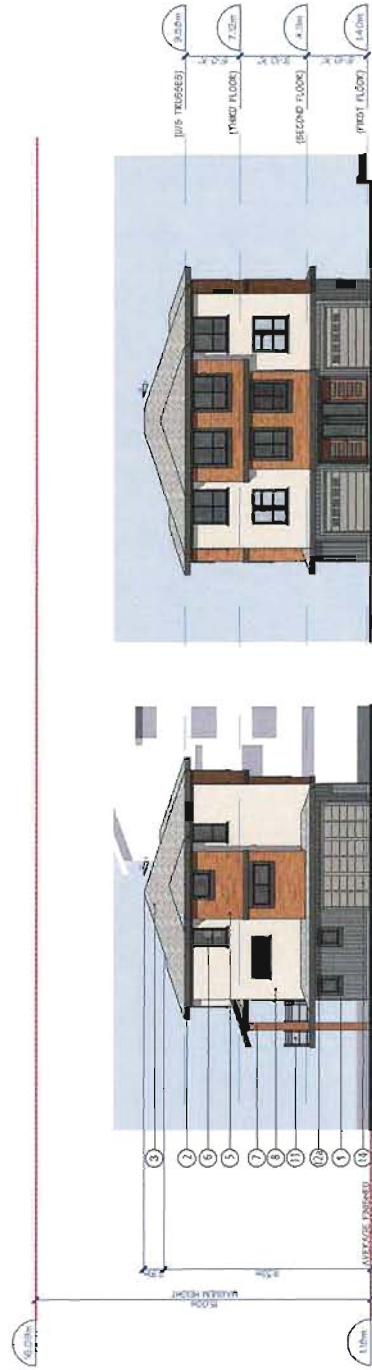
for  
**Chumark & Western**

DP 12-615584  
DP 12-615584  
DP 12-615584  
DP 12-615584  
**FOUGERE**  
architecture inc.  
205-242-0444  
Baltimore, MD 21218  
410-411-2897  
www.fougerearch.com

PLAN #9  
AUG 06 2013  
DP 12-615584

PLANS





**WEST ELEVATION**



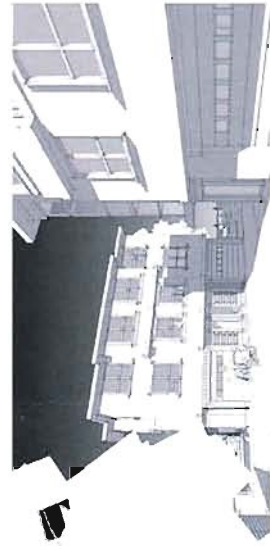
**EAST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**ELEVATIONS (BUILDING 3)**

SCALE 1/8" = 1'-0"



EXTERIOR FINISHES SCHEDULE	
1	WOOD TRIM
2	WOOD TRIM
3	WOOD TRIM
4	WOOD TRIM
5	WOOD TRIM
6	WOOD TRIM
7	WOOD TRIM
8	WOOD TRIM
9	WOOD TRIM
10	WOOD TRIM
11	WOOD TRIM
12	WOOD TRIM
13	WOOD TRIM
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93	WOOD TRIM
94	WOOD TRIM
95	WOOD TRIM
96	WOOD TRIM
97	WOOD TRIM
98	WOOD TRIM
99	WOOD TRIM
100	WOOD TRIM

FOURTEEN  
three-storey  
townhomes

**7180  
GILBERT  
ROAD**

for  
clitmark & western

DP 12-1584  
APPLICANT: JUL 16, 2013

**FOUGERE  
architecture inc.**  
20-242 Queen Street  
Kamron, J.C. V5L 1E2  
604-871-2099  
fo@fofouge.com  
fofouge.com

PLAN # 10  
AUG 05 2013

**DP 12-615584**  
PLAN#6



SECTION A



SECTION B



SITE SECTIONS  
SCALE 1/8" = 1'-0"

FOURTEEN  
three-story  
townhomes

**7180  
GILBERT  
ROAD**

for  
Citimark & Western

DP 12-15584  
DP FRESHWATER, APRIL 12, 2013

**FOUGERE  
ARCHITECTURE INC.**  
4857 FALCON BLVD., SUITE 100 • WILLOW GROVE, PA 19086  
215-245-0900 • FAX 215-245-0901  
www.fougerearch.com • PA 0183

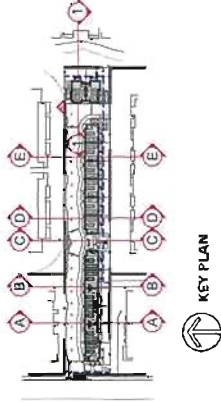
PLAN # 11    AUG 06 2013

DP 12-615584 PLAN#11





SECTION C



SECTION D



SITE SECTIONS

PLAN #12 AUG 05 2013

DP 12-615584 PLAN#12

FOURTEEN  
three-storey  
townhomes

for  
Clurmark & Western

CP 13-115588  
DP RESUBMISSION JUNE 12, 2013

**FOUGERE**  
ARCHITECTURE INC  
100-10000 100th Street  
Edmonton, Alberta T6E 1E1  
403.433.1899  
www.fougerearchitecture.com



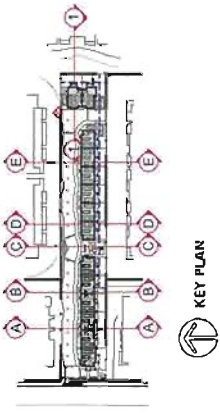
SITE SECTIONS

SCALE 1/8" = 1'-0"



PLAN # 13 AUG 06 2013

DP 12-615584 PLAN#13



KEY PLAN

SECTION E

SECTION 1

FOURTEEN  
three-storey  
townhomes

7180  
GILBERT  
ROAD

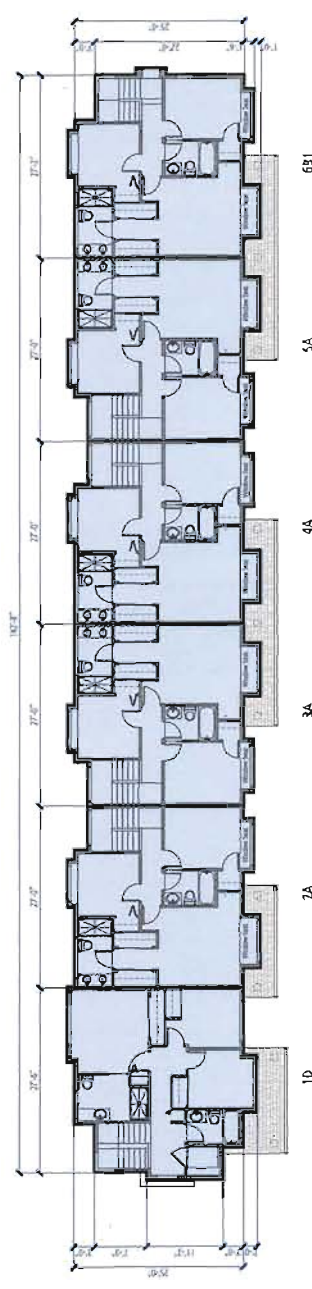
for  
Clumark & Western

DP REGISTRATION: 2006-12-2013

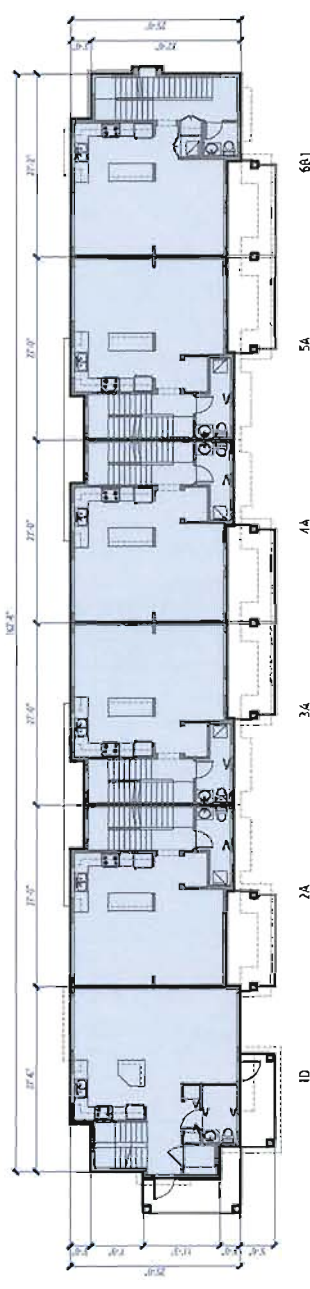


**FOUGERE**  
architecture inc.  
1000 COLLEGE AVENUE, SUITE 100  
OTTAWA, ONTARIO K1N 6N9  
TEL: 453-2222 FAX: 453-2223  
WWW.FOUGEREARCHITECTURE.COM

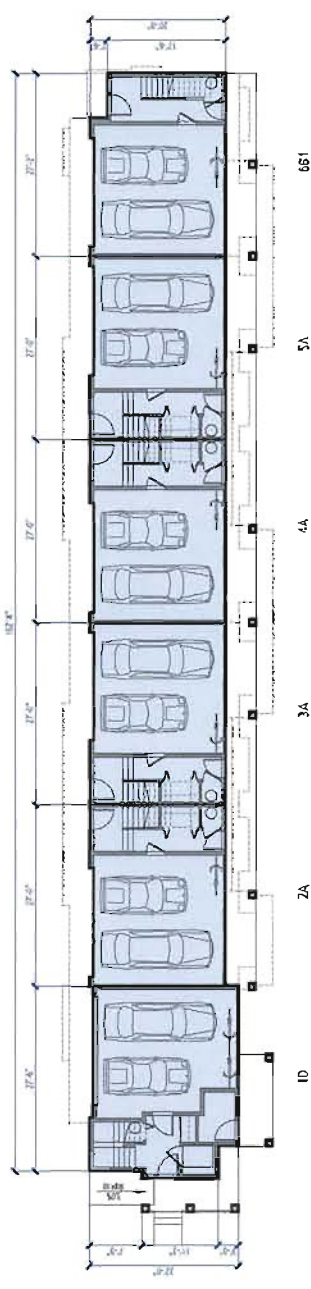




**THIRD FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**PROVISION OF ACCESSIBILITY FEATURES**  
**"AGRICULTURAL" REQUIREMENTS ON ALL UNITS**

- Entry down minimum 855 mm (28'') clear opening (2'0" swinging door spec.)
- Hallways minimum 900 mm width
- Floor level parallel to ramp area minimum 2'0"
- Stairing to balconies for installation of grab-bars (balers, toe and skived)
- Provision of lever door handles
- One window that can be opened
- One window that can be opened
- One window that can be opened with a single hand in one bedroom

ALL WINDOW SEAS HEIGHT ARE 2' AFF

**FOURTEEN**  
**three-storey**  
**townhomes**

**7180**  
**GILBERT**  
**ROAD**

for  
**Chlmark & Western**

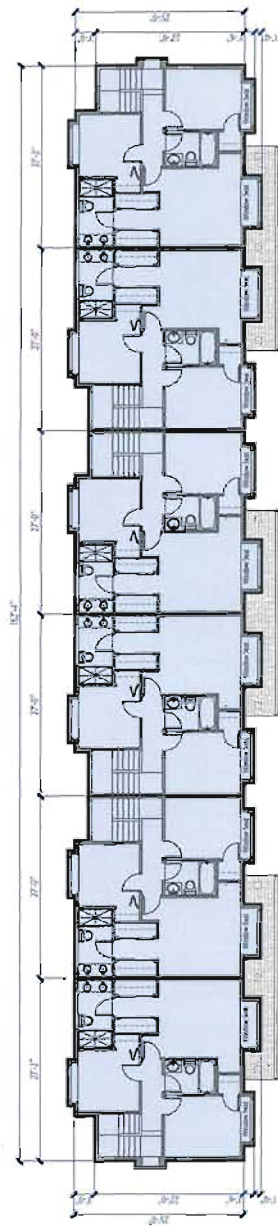


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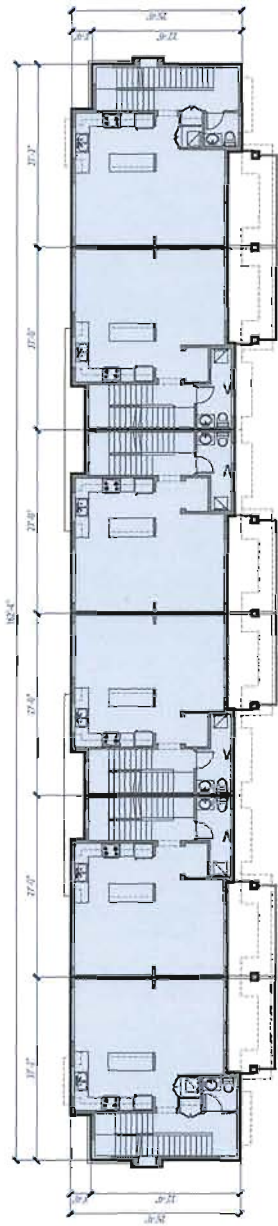
DP 12-615584 PLAN#8

**BUILDING 1 FLOOR PLAN**

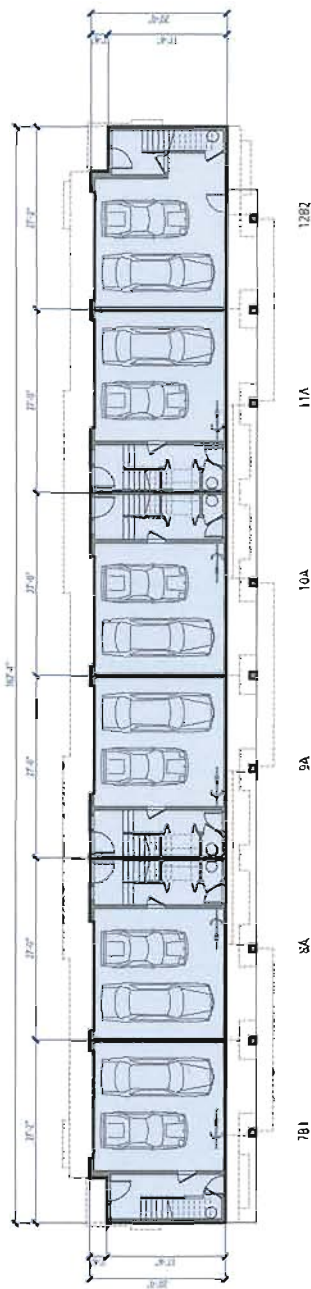
SCALE 1/8" = 1'-0"



**THIRD FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**PROVISION OF ACCESSIBILITY FEATURES**  
**\*MINIMUM HEIGHT REQUIREMENTS ON ALL UNITS:**

- Entry doors minimum 825 mm clear opening (E-9) - swinging door spec.
- Hallways minimum 900 mm width
- Floor from garage to living area minimum 2" 11"
- 1/2" slope to living area
- Railing in bathrooms for installation of grab-bars (height, top and bottom)
- Provision of lever door handles
- One window that can be opened
- One window that can be opened from inside
- One window that can be opened with a single handle in one bedroom

ALL WINDOW SEAT HEIGHT ARE 2' A.F.F

**FOURTEEN**  
**three-storey**  
**townhomes**

**7180**  
**GILBERT**  
**ROAD**

for  
**Clumark & Western**

DP 12-615584  
 OF REGISTRATION 061726, 2013

**FOUGERE**  
**architecture inc.**

200-2450 DUNDAS STREET WEST, SUITE 200  
 MISSISSAUGA, ONTARIO L4X 1L3  
 (905) 270-8888  
 REGISTRATION NO. 004-871287  
 REGISTRATION BOARD - PROFESSIONAL ARCHITECTS OF ONTARIO

REFERENCE PLAN AUG 06 2013

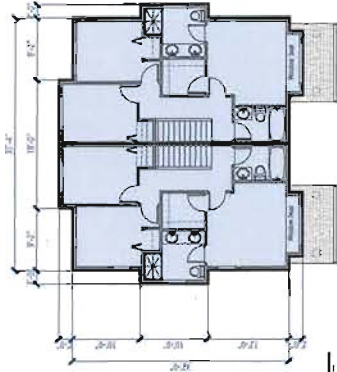
**BUILDING 2 FLOOR PLAN**

SCALE 1/8" = 1'-0"

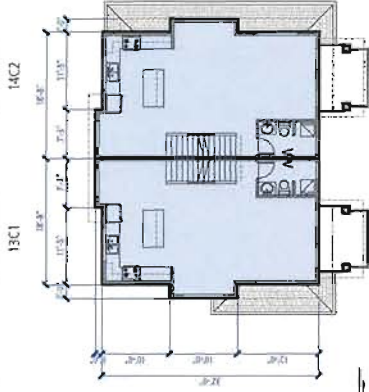
**DP 12-615584**

PLAN#9

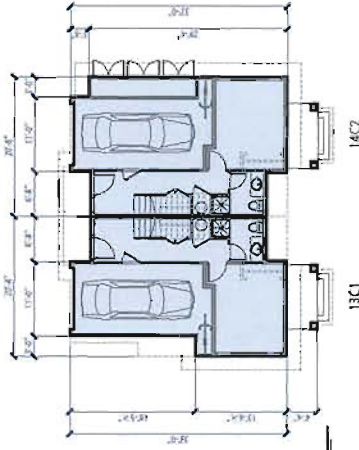




**THIRD FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

- PROVISION OF ACCESSIBILITY FEATURES**  
**"MINIMUM ACCESS" REQUIREMENTS ON ALL UNITS:**
- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
  - Hallways minimum 900 mm width
  - Door from garage to living area minimum 2'-10"
  - Stairs with handrails on both sides
  - Stairs to bedrooms for installation of grab-bars (toilet, tub and shower)
  - Provision of lever door handles
  - One window that can be opened
  - One window that can be opened from inside
  - One window that can be opened with a single hand in one bedroom

ALL WINDOW SEATS HEIGHT 2' A.J.F

FOURTEEN  
 three-storey  
 townhomes

7180  
 GILBERT  
 ROAD

for  
 CluMark & Western

DP 12-615-584  
 JUL 27, 2013



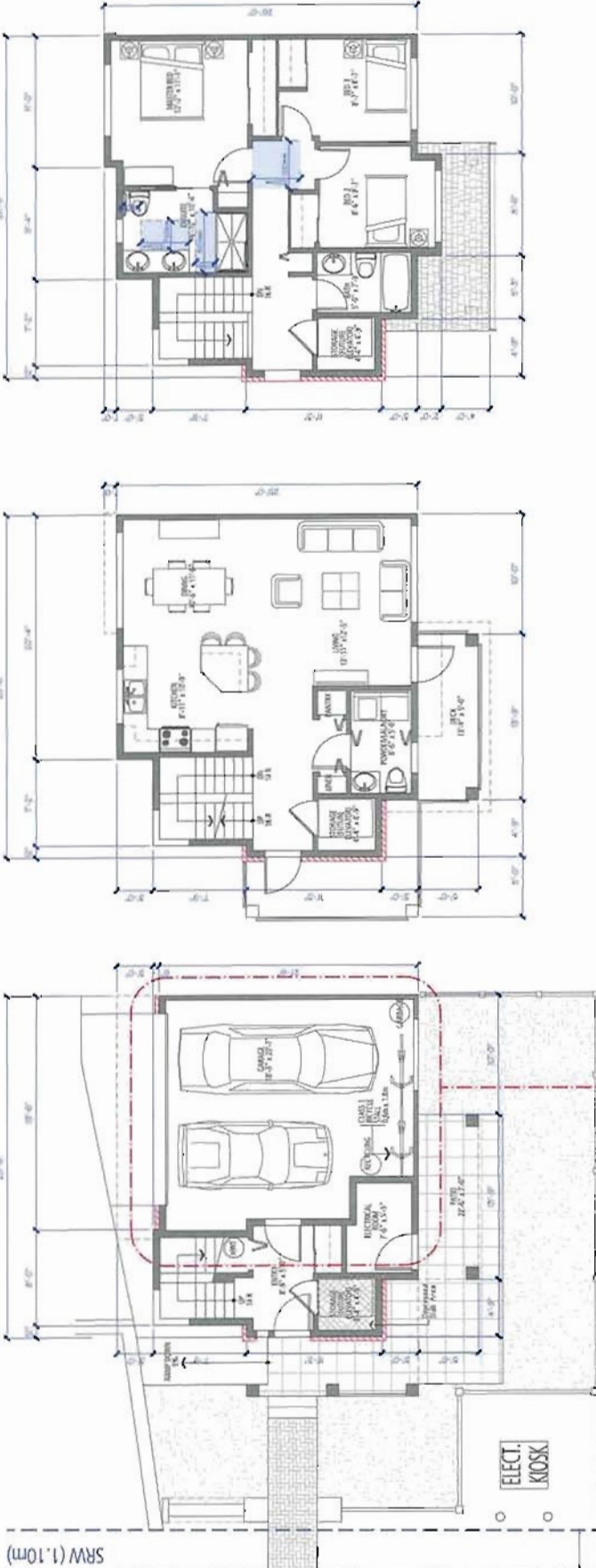
REFERENCE PLAN  
 AUG 0 6 2013

DP 12-615-584

PLAN#10

**BUILDING 3 FLOOR PLAN**

SCALE 1/8" = 1'-0"



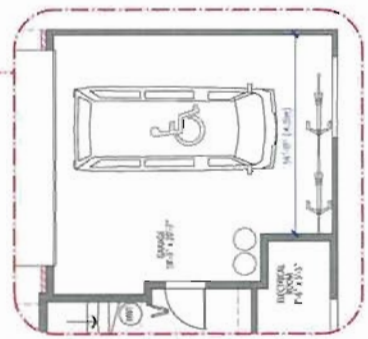
**FIRST FLOOR**

**SECOND FLOOR**

**THIRD FLOOR**

**Summary of the Convertible Unit Features Checklist as Submitted**

- Entry doors minimum 863 mm clear opening, but ideally 914 mm.
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on each side.
- Interior doors to entry & main living areas, min. 880 mm clear opening. (2'8" sliding or 2'10" swinging door spec.) with flush thresholds max. 13mm height.
- Vertical lift (as per manufacturer spec), depressed slab area, landings, and framing to accommodate shaft construction.
- Hallways minimum 900 mm width.
- Door from garage to living area minimum 800 mm clear opening.
- Min. clear opening 860 mm clear opening to Patios and Balconies.
- Toilet clear floor space min. 1020 mm at side and in front.
- Interior Doors to main living areas, 1 bedroom and 1 bedroom min 800 mm clear opening with flush thresholds max. 13 mm height.
- Wall blocking for future installation of grab-bars (toilet, tub and shower)
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)
- 1500 mm turning diameter or turning path diagram
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



**UNIT D**  
SCALE 1/4" = 1'-0"



**FOURTEEN**  
**three-storey**  
**townhomes**

**7180**  
**GILBERT**  
**ROAD**

for  
**Clitmark & Western**

19 11 15 04  
BY REGISTRATION: 1517 26 2013

**FOUGERE**  
**ARCHITECTURE INC.**  
100-11111 15th Avenue S.W. Suite 100  
Edmonton, Alberta T6E 4E4  
Phone: 781-2289  
Fax: 781-2289  
www.fougerearchitect.com

**PLAN#7**

REFERENCE PLAN **AUG 0 6 2013**

**DP 12-615584**