



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: November 2, 2009
File: DP 09-469909
Re: **Application by Am-Pri Construction Ltd. for a Development Permit at 9320, 9340, 9360, and 9380 Granville Avenue and 7011, 7031, 7051 Ash Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 40 Townhouse units at 9320, 9340, 9360, and 9380 Granville Avenue and 7011, 7031, 7051 Ash Street from the information submitted as **Attachment 3** from Yamamoto Architecture Inc., on a site zoned "Comprehensive Development District (CD/128)" for Zoning and Development Bylaw No. 5300 and ; and "Town Housing – South McLennan (City Centre) (ZT50) for Zoning Bylaw No. 8500; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 and Zoning Bylaw 8500 to:
 - a) Vary the total site coverage from 40% to 42.6%.
 - b) Vary 0.27 meters for the cantilevered balcony projection to the front yard setback for both Granville Avenue and Ash Street.
 - c) Vary 1.67 meters to the entry roof projection to the front yard setback for Granville Avenue and Ash Street.
 - d) Permit resident parking to allow a tandem parking configuration for 40 units (80 stalls) (Zoning Bylaw 8500 only).

Brian J. Jackson, MCIP
Director of Development

BJJ:dj
Att.

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop a 40 unit townhouse project at the southwest corner of Granville Avenue and Ash Street in the South McLennan area on a site currently zoned "Single Family Housing District, Subdivision Area F (R1/F)". The site currently contains a combination of single family houses and a duplex.

The site is being rezoned from "Single Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)" for this project under Bylaw 8502 (RZ 08-417993).

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 West: 59 unit townhouse development at 9333 Sills Avenue by Polygon Development 150 Ltd.
- To the South: Single-Family home at 7071 Ash Street, zoned Single Family Housing District, Subdivision F (R1/F).
- To the East: Across Ash Street, an 18 unit townhouse development at 7060 Ash Street by Am-Pri Construction Ltd., as well as a Single-Family home at 9500 Granville Avenue.
- To the North: Across Granville Avenue, a Single-Family home at 9391 Granville Avenue as well as Garden City Park.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments are provided in **bold italics**):

1. Design of the play area.

The play area is centrally located and within easy viewing from the entrance of the amenity area. The structure includes a climbing structure and slide and common to similar townhouse developments in the South McLennan area.

2. Overall appropriateness of the landscaping plan.

The applicant is proposing a wide variety of tree types and other plantings throughout the site. The arrangement provides sufficient landscaping along both frontages of Granville Avenue and Ash Street, as well as along the edges of the adjacent properties.

The applicant and staff have worked toward providing a very open image and access to the central amenity area as well as being able to retain five (5) onsite trees and two (2) off-site street trees that will be incorporated in the landscaping plan.

While the applicant is proposing a wide variety of tree types throughout the site, the number of replacement trees required to be planted falls short of the 2:1 replacement ratio mainly due to the number required to be removed and the number of healthy trees that are to be retained could cause difficulty for the new plantings to take root and reduce their growth potential. The applicant is to provide a cash-in-lieu payment of \$500 per replacement tree that goes toward the planting of trees elsewhere in the City.

The Public Hearing for the rezoning of this site was held on July 20, 2009 and there were some written concerns submitted over issues such as tree planting on the boulevard, screening and privacy to the neighbours directly to the south as well as parking and traffic concerns to the area.

The applicant and staff have addressed these issues with the following:

- Tree planning along the boulevard along Granville Avenue and Ash Street is contained in the Servicing Agreement between the applicant and the City;
- Trees are proposed to be planted along the southern edge of the property to help with screening and privacy issues to the property to the south. Viewing directly onto the property to the south will be limited as the top floor windows are of limited size; and
- Parking for this development exceeds the parking stall requirement to both the Zoning and Development Bylaw 5300 and Zoning Bylaw 8500.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Zoning and Development Bylaw 5300 and Zoning Bylaw 8500 except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 and Zoning Bylaw 8500 to:

- 1) Vary the total site coverage from 40% to 42.6%.

Staff supports the proposed variance as it improves the long street frontages of both Granville Avenue and Ash Street without affecting the size of the internal amenity area.

- 2) Vary 0.27 meters for the cantilevered balcony projection to the front yard setback for both Granville Avenue and Ash Street.

Staff supports the proposed variance as the encroachment is relatively minor and adds to the articulation features to the building frontages.

- 3) Vary 1.67 meters to the entry roof projection to the front yard setback for Granville Avenue and Ash Street.

Staff supports the proposed variance as the encroachment adds an architectural benefit to the street frontage and easily identifies the unit entrances.

- 4) Permit resident parking to allow a tandem parking configuration for 40 units (80 stalls) (Zoning Bylaw 8500 only).

Staff supports the proposed variance as it only affects the individual units where the tandem configuration occurs and not any visitor parking or any other unit. It has also been used in similar developments with no noted concerns. A covenant is to be registered on title to prevent garage space to be converted into habitable floor space.

Advisory Design Panel Comments

The Advisory Design Panel reviewed this application on October 7, 2009. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The subject site is located in the South McLennan Area at the southwest corner of Granville Avenue and Ash Street. The consolidated lots will result in an 'L-shaped' lot that wraps around the 59 unit Polygon development along the south and west sides of the subject site.
- The Single Family House on Ash Street to the south of the subject property (7071 Ash Street) is a holdout from land acquisition and the property further south at 7091 Ash is slated for the future road continuation of Sills Avenue to connect with Ash Street. The applicant has provided a conceptual development plan of 7071 Ash Street at the rezoning stage but has in the meantime proposed a duplex townhouse at the southern part of the subject site to lessen the massing impact of the house.
- This portion of South McLennan has gone through some recent redevelopment over the years with 2 to 3 storey townhouses being the dominant form. Many lots on the immediate area have remained Single Family Houses with many starting to show signs of age.
- The proposed 40 unit development contain 3 storey townhouses within building clusters ranging from five and six units, with one duplex along the south of the internal drive aisle.
- The buildings are slightly larger than those of the surrounding area but are of appropriate scale and height.
- The applicant is proposing ample landscaping and fencing along the periphery of the site to the neighbouring properties. In addition to the existing mature landscaping, the proposed landscape buffers on this proposal should provide adequate privacy.
- The frontages along both Granville Avenue and Ash Street provide a good transition from the public sidewalk to the individual units that front these streets. The applicant is proposing the use of metal fencing with brick and concrete supports close to the property line. Landscaping provides a buffer between the sidewalk, fence and continuing to the building to provide an obvious change in use and sense of territory for the residents. The unit entries are easily identified through the use of entry canopies that are supported by columns with stone finishing.

Urban Design and Site Planning

- As shown as **Attachment 3**, the site is 'L-shaped' with vehicular access off of Ash Street. The internal drive aisle splits down the middle of the site in a north-south direction before turning east-west that leads to the western edge of the site. All units fronting the drive aisle include garage access to each individual unit. At the corner of the drive-aisle is a large outdoor amenity area that includes a children's play area and lawn space.

- The units are arranged in 3 storey building clusters consisting of five (5) units on the interior of the site and six (6) units along the street frontages. An exception is building No. 1 which is a duplex.
- The amenity area is of appropriate size and contains a child's play area, benches and open lawn space. Access to the space is provided off the internal drive aisle.
- Vehicle access is off Ash Street with the internal drive aisle directing vehicles to individual garages for each unit. The garages are arranged in a tandem parking configuration with two stalls for each unit for a total of eighty (80) stalls for residents. This will exceed the required number of stalls of sixty (60).
- The garages provide enough room to store bicycles for long term storage. Short term bicycle parking is provided through bike racks within the amenity area and hold the required amount of eight (8) bikes.
- Visitor parking is scattered throughout the site and conforms with the required number of stalls (8) – including wheelchair accessibility (2).
- The garbage and recycling enclosure is located off the main entry off Ash Street for easy access. The bins are enclosed against Building No. 2 with siding to match the building's façade. Wooden doors with a trellis feature will complement the immediate area.
- Pedestrian access to the site is provided off Ash Street and along the internal drive-aisle to the rest of the site. Access is also provided off Granville Avenue between Buildings Three and Four, which is close to the corner of Ash Street. The majority of units in this proposal front the streets so pedestrian access to these units is off the public sidewalk.
- The street frontage provides ample landscaping through a mixed use of soft and hard landscaping features that create a distinctive separation between public and private uses. The applicant will retain some of the existing street trees close to the corner of Granville and Ash and has worked with staff to alter the sidewalk to avoid these trees which will give the development a more mature look when completed.
- The corner feature of this site is quite visible as this part of Granville Avenue is along a Transit corridor. The applicant has worked with staff to create an attractive corner through the use of landscaping features, the existing street trees and by designing the north unit of Building No. 3 wrap around the corner to provide an interesting view along all sides.
- All the units are provided private outdoor space through a yard at grade level and balconies on the upper levels. Yard space is provided along the front of the units fronting the street and rear yards for the internal units.

Architectural Form and Character

- The overall appearance of the proposal is of conventional design and conforms with the design guidelines of the South McLennan area. The proposal should fit in well to the surrounding area.
- The applicant has proposed a project that should work well with the surrounding area. The overall scale and massing is similar to the surrounding area and through the provision of articulation and finishing material will provide a townhouse complex that will generate interest.
- The applicant has addressed the historical character of the area as indicated in the design guidelines of the South McLennan sub-area plan. The plan describes features of a bungalow that once sat at 7011 Ash Street and asked that any redevelopment reflect some of the

characteristics of the bungalow. Features such as truss brackets and heavy porch supports are reflected on all units that front Ash Street and Granville Avenue.

- The choice of finishing materials range from stone work for supporting columns for the entrance feature to the individual units to various thickness of hardi-board for the façade which includes a shake finish for much of the top level. Colour choice is satisfactory with warmer tones of brown and tan. The use of primary colours differs slightly from building to building but conforms together well. The colour is accented by the entry doors to give them easier identification. The colour of the doors differ from building to building to provide easy identification.
- The roof is finished with grey, wood finished asphalt shingles and provides a good contrast to the warmer tones of the façade.
- Wood trim separates the material type of the façade and provides separation of the different levels. There are small amounts of articulation on the building footprint as well as projections on the upper levels to break up some of the massing on the six unit buildings that front the street, and helps provide additional interest in the buildings.

Landscape Design and Open Space Design

- An arborist report was submitted at the rezoning application stage and was reviewed by City staff. It was determined that some of the on-site trees and some street trees could be retained as they did not interfere with the development footprint and could be incorporated with the landscaping plan to provide the development with a more mature appearance upon completion. The number of larger trees that could not be retained and will require removal is required to be replaced at a 2:1 ratio. In response, the applicant is falling short of the 2:1 ratio mainly due to the number of trees that has to be removed and the difficulty the new plantings could have if planted too close to these healthy and mature trees that are able to be retained. The number of trees that are to be removed and replaced are shown in the chart below.

Number of trees to be removed	Required number of trees to be replaced	Proposed number of trees to be planted	Surplus/Deficit
43	86	76	10 (deficit)

- Due to the deficit, the applicant is to provide a cash-in-lieu payment of \$500 per replacement tree for the deficit. The payment will be used to plant the remaining 10 trees elsewhere in the City.
- The applicant is to provide security for landscaping and is secured through the rezoning process.
- The submitted landscape plan identifies a mixture of soft and hard landscaping to help identify edge treatments throughout the site. Hard surfaced landscaping is also proposed to help soften the appearance of the internal drive-aisle and help identify areas of interest such as the amenity area and visitor parking.
- A mixture of plantings are shown along both front yards of the site to provide pleasant sight lines.
- The applicant has chosen to make a voluntary cash-in-lieu payment of \$62,000 instead of providing an indoor amenity space. Payment is secured through the rezoning stage.

- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide downward casting illumination to avoid illumination of adjacent properties.

Affordable Housing

- The applicant is making a voluntary contribution of \$101,382 to affordable housing in accordance to the Affordable Housing Strategy. It is secured through the rezoning application and is payable prior to the bylaw's formal adoption.

Universal Access

- The conversion plan provided can be applied to any 'A-type' unit that is found in Buildings 2 through 5.

Sustainability indicators

- The proposed plan is reusing an existing site to increase living density in the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The applicant is proposing a pedestrian-scale streetscape along both Granville Avenue and Ash Street to add value to neighbourhood and the extensive landscaping that will improve over time.
- The proposed lighting plan will focus on illuminating the subject site and not add unnecessary illumination to adjacent properties and reduce light pollution.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is along a transit corridor and close to stops for convenient use.
- A permeable paving system covering approximately 10 – 15% of the hard surfaces are proposed on areas where the concrete pavers are located.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- The submitted lighting plan should provide good evening illumination as well as not extending unwanted light onto adjacent properties.
- Building orientation and landscaping features provide good sight lines and view angles throughout the site.
- The units adjacent to the amenity area have windows at the ground and upper levels to provide casual surveillance to the area.

Conclusions

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop a 40 unit townhouse project at the corner of Granville Avenue and Ash Street. The design has gone through some modifications with staff and have now come up with a design that is satisfactory to the design guidelines for the area. Staff supports the recommendation of approving this Development Permit application as the proposed design will fit well within the streetscape and the rest of the neighbourhood.



David Johnson
Planner

DJ:cas

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$62,000.00;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$53,976.20 (based on total floor area of 26,988.10 sq. feet);
- Payment of \$5,000.00 to cover the onsite tree planting requirement; and
- Registration of a covenant to prevent tandem parking areas to be converted to habitable space.

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

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



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 09-471540

Attachment 1

Address: 9320, 9340, 9360, 9380 Granville Avenue and 7011, 7031, 7051 Ash Street

Applicant: Am-Pri Construction Ltd.

Owner: Am-Pri Construction Ltd.

Planning Area(s): City Centre (McLennan South Sub-Area Plan) Schedule 2.10D

	Existing	Proposed
Site Area:	5897.3m ²	5889.3m ²
Land Uses:	Single Family houses and one duplex	40 unit townhouses
OCP Designation:	Townhouse up to 3 stories over 1 parking level, Triplex, Duplex, Single Family 0.75 base F.A.R.	No change
Zoning:	Single Family Housing District / Subdivision Area F (R1/F) and Two-Family Housing District (R5)	Comprehensive Development District 128 (CD/128)
Number of Units:	8 units - 6 Single Family Houses and 1 Duplex	24 Townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.8 F.A.R.	0.798	none permitted
Lot Coverage:	Max. 40%	42.6%	2.6% (153.1m ²)
Setback – Front Yard (Garden City Road and Ash Street):	Min. 6.0m	6.0m	None
Setback – Side Yard (west setback):	Min. 3.0m	3.0m	None
Setback – Side Yard (south setback):	Min. 3.0m	3.3m	None
Setback – Rear Yard:	Min. 3.0m	4.9m	None
Height (m):	Max. 12.0m	9.42m	None
Lot Size:	0.405ha	0.589ha	None
Off-street Parking Spaces – Resident/Visitor:	60 resident and 8 visitor	80 resident and 8 visitor	None
Off-street Parking Spaces – Accessible:	2	2	None
Total off-street Spaces:	68 spaces	88 spaces	None
Tandem Parking Spaces	Permitted	40 tandem spaces	40 tandem spaces
Amenity Space – Indoor:	Min. 100m ²	None	Secured through rezoning
Amenity Space – Outdoor:	Min. 240m ²	253m ²	None

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

**Wednesday, October 7, 2009 -- 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

DP 09-469909– 40-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Taizo Yamamoto, Yamamoto Architecture Inc.

PROPERTY LOCATION: 9320/40/60/80 Granville Avenue and 7011/31/51 Ash Street

Panel Discussion

Comments from the Panel were as follows:

- building blocks fronting the streets look relentless, repetitive and big; further articulation in terms of forms, colours, and rooflines could be done to give expression to the individual units; long internal street makes it difficult to get to Buildings 5 and 6 from Ash Street; consider vehicle access from Granville Avenue to Buildings 4,5, 6 and 7; shape of amenity area is not ideal;
- consider impact of proposed improvements such as fences and hedges around existing trees to be retained; amenity area is predictable; consider adding a buffer between the play area and the adjacent unit (B3a) in Building 7;
- the location of the driveway in the southern portion of the site has compromised the overall design of the buildings; resulted in the creation of massive building blocks and a duplex which seems out of place in the development; consider moving the entrance farther north to a more central location to break up the massing of the building blocks fronting Ash Street;
- like the design of the adaptable unit; A1 units could also be converted into adaptable units with minor changes; sliding door could be added to the bathroom of the master bedroom;
- location of drive aisle is problematic; the resulting duplex looks out of place in relation to larger building blocks; applicant to consider alternative locations in consultation with Transportation and Planning; articulation and scale of buildings could be further explored; repetitive and boxy; end unit at the intersection of Ash Street and Granville Avenue needs a different treatment due to its corner location; shape of amenity area is awkward; concern on future maintenance of the leg that extends from the main amenity area; consider changing leg into private yard or could be treated differently other than just a green lawn;

- agree with comments on the repetitiveness of building blocks although a certain level of repetitiveness is acceptable in an urban setting; slight variation in colour and detail would suffice to address these issues; kitchens in the end units are more functional than in the typical units; consider having island kitchens in the typical units; and
- amenity area is not well-arranged; play area could be more centrally located; consider narrowing the drive aisle in some areas to give more room for the planting of taller columnar trees; consider adding more emphasis and detail to the communal pedestrian access to Granville Avenue.

Panel Decision

It was moved and seconded

*That DP 09-469909 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel (staff comments are provided in **bold**):*

1. *design development to provide building, unit and roofline articulation, colour, and detail resolution to the streetscape building blocks to address issues of repetitiveness, massing, and scale;*
Footprint has shifted for two end units for each building to break up the horizontal massing along the street front. Roof design has changed accordingly.
2. *consider providing vehicle access from Granville Avenue to Buildings 4,5, 6 and 7;*
Location for access would be too close to the corner.
3. *consider improving the amenity area with a more central play area, and either alternate planting in rear leg or conversion into private yard space;*
Play area moved to a more centralized location.
4. *consider the impact of proposed improvements around existing trees to be retained;*
New plantings will be located away from the retained trees to give them an opportunity to take root.
5. *consider adding a buffer between the play area and the adjacent unit (unit B3a in Building 7);*
Provided.
6. *consider alterations to A1 units as possible additional adaptable units;*
A1 type units are possible for conversion.
7. *consider moving the site entrance/driveway farther north for a more central location, more consistent building types, and to break up the massing of building blocks along Ash Street;*
Location of the entry was established at the rezoning stage to be located across the entrance of the 18-unit townhouse development across Ash Street.
8. *consider further treatment of the end unit at the corner of Ash Street and Granville Avenue;*
Windows have been added to the garage level and façade treatment intensified to

add interest.

9. *consider island kitchens in typical units of the development to improve functionality;
Islands added to the typical units.*

10. *consider narrowing the drive aisle in some areas to give more room for planting of taller columnar trees;*

Narrowing the drive aisle any further could interrupt two-way traffic flow.

; and

11. *consider adding more emphasis and detail to the communal pedestrian access to Granville Avenue.*

Additional landscaping along the street front and end road trellis added to the end of the drive-aisle is provided.

CARRIED



No. DP 09-469909

To the Holder: AM-PRI CONSTRUCTION LTD.

Property Address: 9320, 9340, 9360, 9380 GRANVILLE AVENUE AND 7011, 7031,
7051 ASH STREET

Address: DAVID KOMINEK C/O YAMAMOTO ARCHITECTS INC.
2386 OAK STREET, VANCOUVER, BC V6H 4J1

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 and Development Bylaw No. 5300 and Zoning Bylaw No. 8500" is hereby varied to:
 - a) Vary the total site coverage from 40% to 42.6%.
 - b) Vary 0.27 meters for the cantilevered balcony projection to the front yard setback for both Granville Avenue and Ash Street.
 - c) Vary 1.67 meters to the entry roof projection to the front yard setback for Granville Avenue and Ash Street.
 - d) Permit resident parking to allow a tandem parking configuration for 40 units (80 stalls) (Zoning Bylaw 8500 only).
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 #16 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 \$53,976.20 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.

Development Permit

No. DP 09-469909

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 9320, 9340, 9360, 9380 GRANVILLE AVENUE AND 7011, 7031,
7051 ASH STREET
Address: DAVID KOMINEK C/O YAMAMOTO ARCHITECTS INC.
2386 OAK STREET, VANCOUVER, BC V6H 4J1

- 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.
- 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

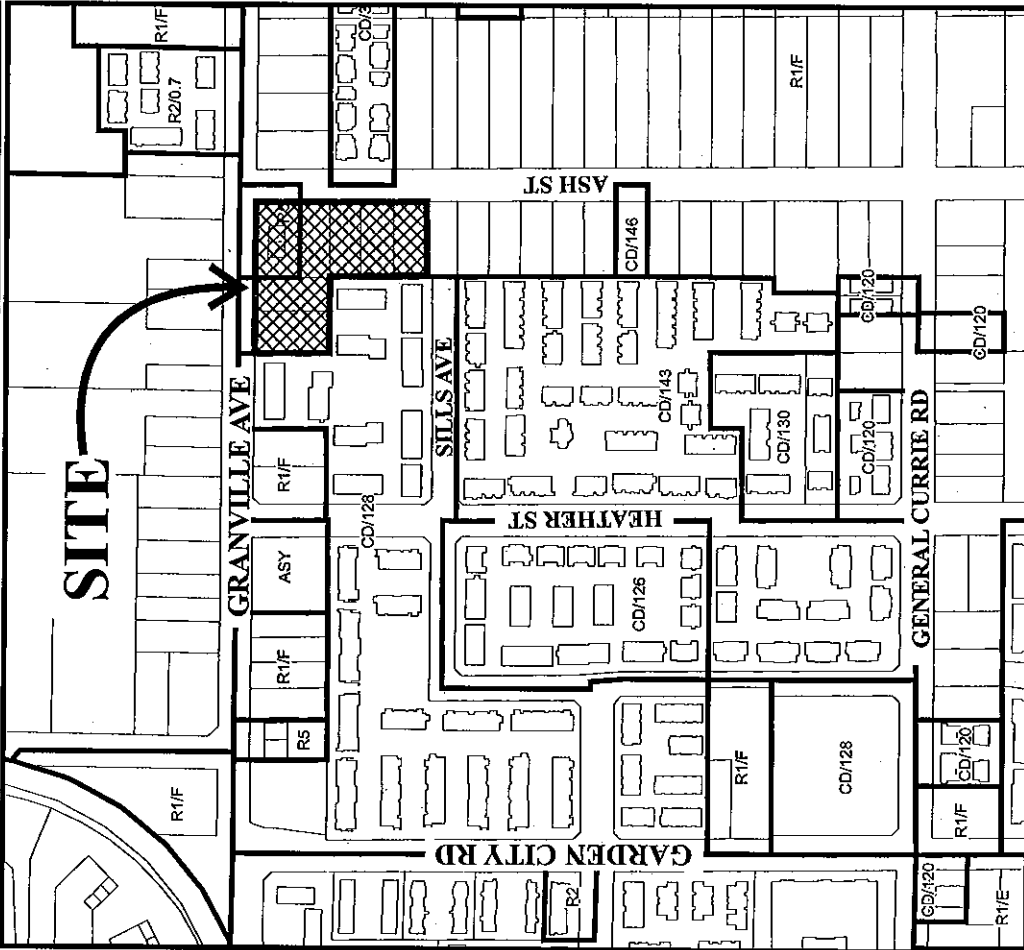
DELIVERED THIS DAY OF

MAYOR



City of Richmond

SITE



GRANVILLE AVE

ASH ST

9311
21.86

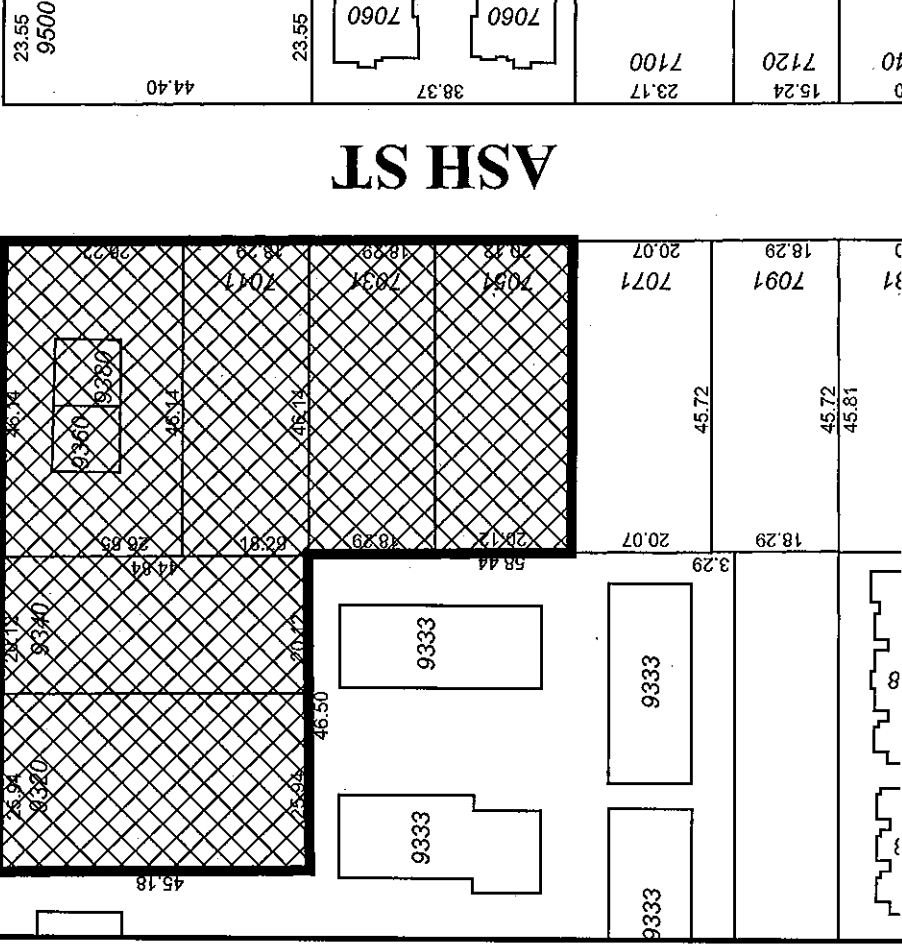
9331
24.38

9351
18.29

9371
24.84

9391
26.17

9411
13.50

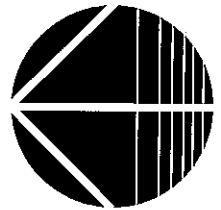


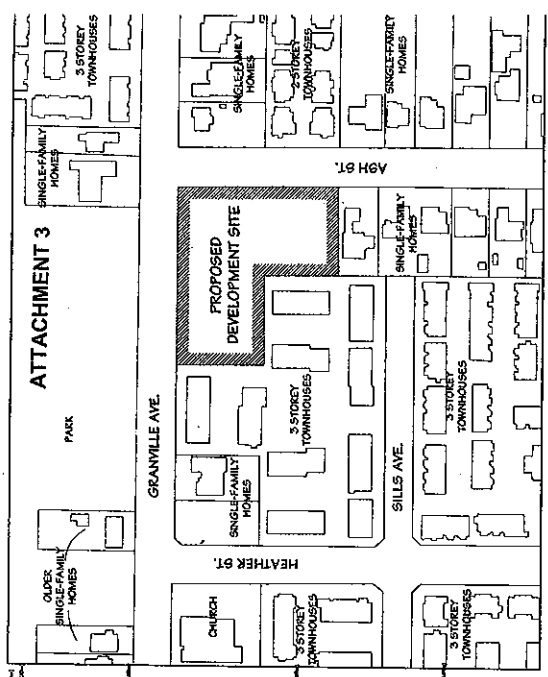
DP 09-469909 SCHEDULE "A"

Original Date: 05/20/09

Revision Date:

Note: Dimensions are in METRES





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

DATE	DESCRIPTION
02/15/2017	PRELIMINARY PLAN
03/15/2017	REVISED PLAN
04/15/2017	REVISED PLAN
05/15/2017	REVISED PLAN
06/15/2017	REVISED PLAN
07/15/2017	REVISED PLAN
08/15/2017	REVISED PLAN
09/15/2017	REVISED PLAN
10/15/2017	REVISED PLAN
11/15/2017	REVISED PLAN
12/15/2017	REVISED PLAN

40 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

DATE	DESCRIPTION
02/15/2017	PRELIMINARY PLAN
03/15/2017	REVISED PLAN
04/15/2017	REVISED PLAN
05/15/2017	REVISED PLAN
06/15/2017	REVISED PLAN
07/15/2017	REVISED PLAN
08/15/2017	REVISED PLAN
09/15/2017	REVISED PLAN
10/15/2017	REVISED PLAN
11/15/2017	REVISED PLAN
12/15/2017	REVISED PLAN

VARIANCES TO BALCONY PROJECTIONS (TT)
 VARIANCES TO PORCH ROOF PROJECTIONS (TT)
 DP 09469909
 Pg. 1

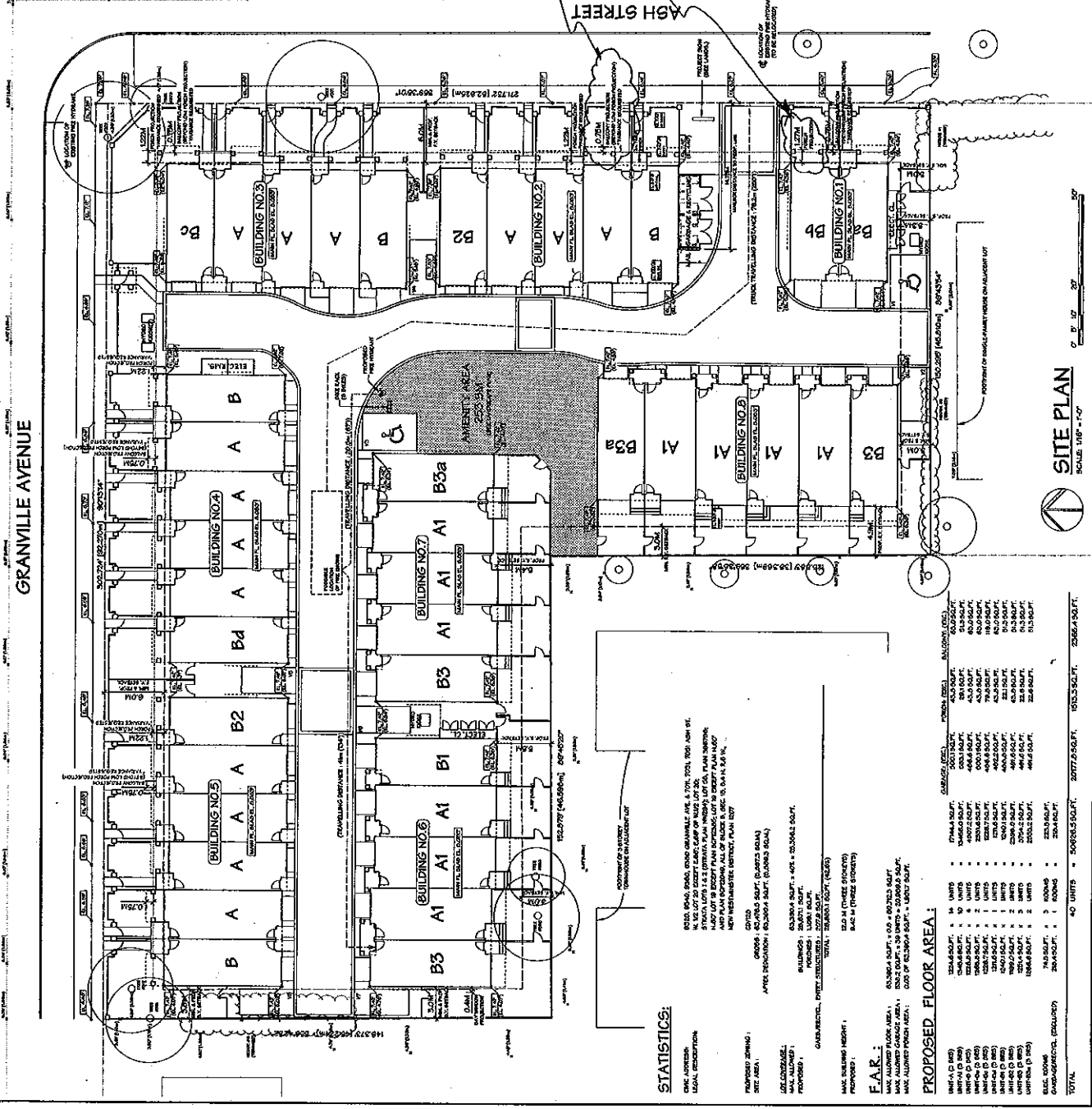
VARIANCES:
 1. CHANGING BALCONY PROJECT PROJECTIONS
 2. BALCONY ROOF PROJECTIONS
 3. SITE COVERAGE IS 45%, OVER THE MAX. ALLOWABLE
 4. EXISTING TOWNHOUSE NOT PROPOSED FOR RECONSTRUCTION

PARKING:
 REQUIRED:
 15 SPACES + 40 SPACES (RESIDENTS)
 0.5 SPACES + 40 SPACES (VISITORS)
 0.5 SPACES + 40 SPACES (TOTAL)

AMENITY AREA:
 40 UNITS + 2000 SQ FT (TOTAL)
 40 UNITS + 2000 SQ FT (TOTAL)
 40 UNITS + 2000 SQ FT (TOTAL)

STATISTICS:
 TOTAL UNIT: 40
 DATE: APRIL 23, 2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DATE	DESCRIPTION
02/15/2017	PRELIMINARY PLAN
03/15/2017	REVISED PLAN
04/15/2017	REVISED PLAN
05/15/2017	REVISED PLAN
06/15/2017	REVISED PLAN
07/15/2017	REVISED PLAN
08/15/2017	REVISED PLAN
09/15/2017	REVISED PLAN
10/15/2017	REVISED PLAN
11/15/2017	REVISED PLAN
12/15/2017	REVISED PLAN



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

STATISTICS:

MAX. BUILDING HEIGHT: 40 UNITS = 50,000 SQ. FT.
 TOTAL: 40 UNITS = 50,000 SQ. FT.
 40 UNITS = 50,000 SQ. FT.

F.A.R.:

MAX. ALLOWED FLOOR AREA: 40 UNITS = 50,000 SQ. FT.
 MAX. ALLOWED FLOOR AREA: 40 UNITS = 50,000 SQ. FT.

PROPOSED FLOOR AREA:

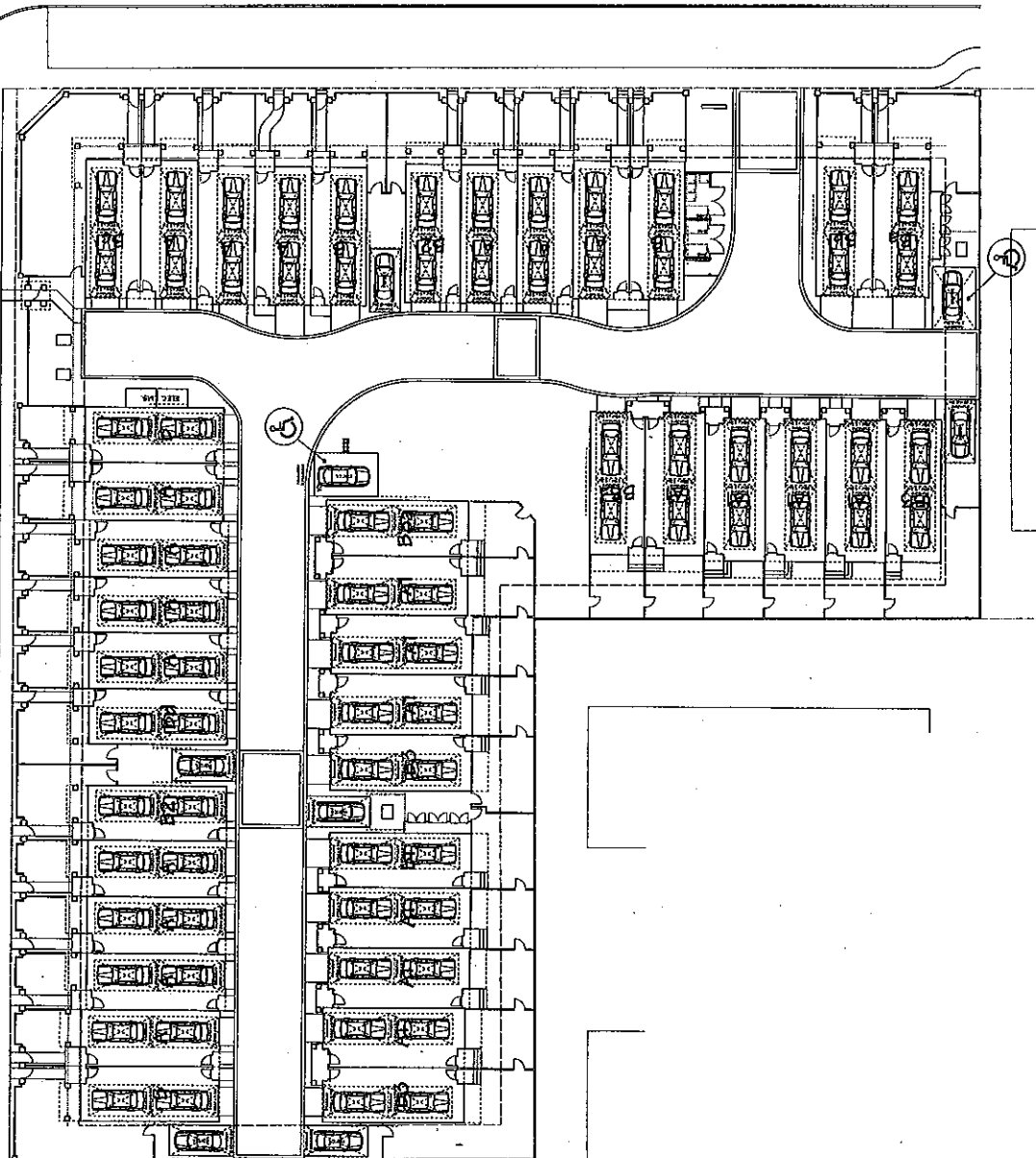
UNIT TYPE	AREA (SQ. FT.)
1-BED	1,000
2-BED	2,000
3-BED	3,000
4-BED	4,000
5-BED	5,000
6-BED	6,000
7-BED	7,000
8-BED	8,000
9-BED	9,000
10-BED	10,000
11-BED	11,000
12-BED	12,000
13-BED	13,000
14-BED	14,000
15-BED	15,000
16-BED	16,000
17-BED	17,000
18-BED	18,000
19-BED	19,000
20-BED	20,000
21-BED	21,000
22-BED	22,000
23-BED	23,000
24-BED	24,000
25-BED	25,000
26-BED	26,000
27-BED	27,000
28-BED	28,000
29-BED	29,000
30-BED	30,000
31-BED	31,000
32-BED	32,000
33-BED	33,000
34-BED	34,000
35-BED	35,000
36-BED	36,000
37-BED	37,000
38-BED	38,000
39-BED	39,000
40-BED	40,000

AMENITY AREA:

40 UNITS + 2000 SQ. FT. (TOTAL)
 40 UNITS + 2000 SQ. FT. (TOTAL)
 40 UNITS + 2000 SQ. FT. (TOTAL)

GRANVILLE AVENUE

ASH STREET



VARIANCE TO ALLOW
TRANSFORM PARKING
CONFIGURATION
(ALL UNITS)

PARKING:

REQUIREMENTS:
 1. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 2. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 3. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 4. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 5. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 6. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 7. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 8. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 9. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 10. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 11. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 12. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 13. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 14. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 15. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 16. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 17. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 18. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 19. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 20. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 21. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 22. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 23. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 24. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 25. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 26. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 27. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 28. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 29. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 30. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 31. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 32. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 33. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 34. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 35. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 36. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 37. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 38. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 39. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 40. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 41. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 42. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 43. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 44. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 45. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 46. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 47. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 48. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 49. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 50. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 51. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 52. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 53. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 54. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 55. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 56. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 57. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 58. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 59. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 60. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 61. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 62. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 63. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 64. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 65. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 66. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 67. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 68. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 69. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 70. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 71. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 72. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 73. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 74. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 75. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 76. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 77. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 78. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 79. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 80. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 81. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 82. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 83. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 84. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 85. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 86. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 87. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 88. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 89. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 90. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 91. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 92. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 93. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 94. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 95. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 96. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 97. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 98. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 99. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS
 100. 12 SPACES + 40 UNITS = 12 SPACES + 40 UNITS

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

DP09469909 Pg. 2

Yamamoto
Architecture Inc.

4 UNIT TOWNHOUSE
DEVELOPMENT

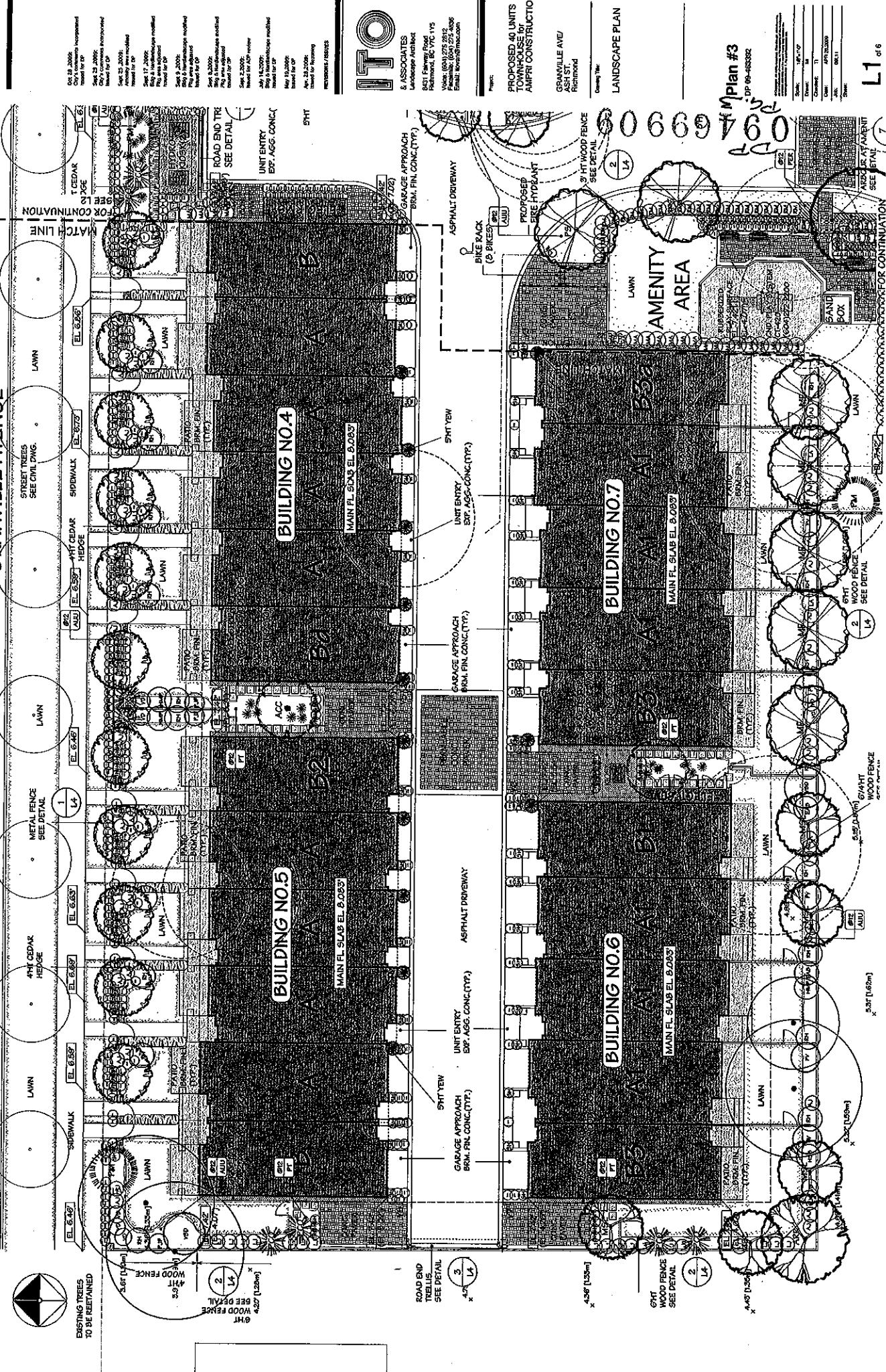
123 MAIN ST., NEW GRANVILLE AVE &
701, 703, 705, 707, 709 ST., NEW GRANVILLE

PROJECT:
DEVELOPER:
ARCHITECT:
DATE:

NO.	DATE	DESCRIPTION
1	10/15/2018	PRELIMINARY
2	11/15/2018	REVISED
3	12/15/2018	REVISED
4	01/15/2019	REVISED
5	02/15/2019	REVISED
6	03/15/2019	REVISED
7	04/15/2019	REVISED
8	05/15/2019	REVISED
9	06/15/2019	REVISED
10	07/15/2019	REVISED
11	08/15/2019	REVISED
12	09/15/2019	REVISED
13	10/15/2019	REVISED
14	11/15/2019	REVISED
15	12/15/2019	REVISED
16	01/15/2020	REVISED
17	02/15/2020	REVISED
18	03/15/2020	REVISED
19	04/15/2020	REVISED
20	05/15/2020	REVISED
21	06/15/2020	REVISED
22	07/15/2020	REVISED
23	08/15/2020	REVISED
24	09/15/2020	REVISED
25	10/15/2020	REVISED
26	11/15/2020	REVISED
27	12/15/2020	REVISED
28	01/15/2021	REVISED
29	02/15/2021	REVISED
30	03/15/2021	REVISED
31	04/15/2021	REVISED
32	05/15/2021	REVISED
33	06/15/2021	REVISED
34	07/15/2021	REVISED
35	08/15/2021	REVISED
36	09/15/2021	REVISED
37	10/15/2021	REVISED
38	11/15/2021	REVISED
39	12/15/2021	REVISED
40	01/15/2022	REVISED
41	02/15/2022	REVISED
42	03/15/2022	REVISED
43	04/15/2022	REVISED
44	05/15/2022	REVISED
45	06/15/2022	REVISED
46	07/15/2022	REVISED
47	08/15/2022	REVISED
48	09/15/2022	REVISED
49	10/15/2022	REVISED
50	11/15/2022	REVISED
51	12/15/2022	REVISED
52	01/15/2023	REVISED
53	02/15/2023	REVISED
54	03/15/2023	REVISED
55	04/15/2023	REVISED
56	05/15/2023	REVISED
57	06/15/2023	REVISED
58	07/15/2023	REVISED
59	08/15/2023	REVISED
60	09/15/2023	REVISED
61	10/15/2023	REVISED
62	11/15/2023	REVISED
63	12/15/2023	REVISED
64	01/15/2024	REVISED
65	02/15/2024	REVISED
66	03/15/2024	REVISED
67	04/15/2024	REVISED
68	05/15/2024	REVISED
69	06/15/2024	REVISED
70	07/15/2024	REVISED
71	08/15/2024	REVISED
72	09/15/2024	REVISED
73	10/15/2024	REVISED
74	11/15/2024	REVISED
75	12/15/2024	REVISED
76	01/15/2025	REVISED
77	02/15/2025	REVISED
78	03/15/2025	REVISED
79	04/15/2025	REVISED
80	05/15/2025	REVISED
81	06/15/2025	REVISED
82	07/15/2025	REVISED
83	08/15/2025	REVISED
84	09/15/2025	REVISED
85	10/15/2025	REVISED
86	11/15/2025	REVISED
87	12/15/2025	REVISED
88	01/15/2026	REVISED
89	02/15/2026	REVISED
90	03/15/2026	REVISED
91	04/15/2026	REVISED
92	05/15/2026	REVISED
93	06/15/2026	REVISED
94	07/15/2026	REVISED
95	08/15/2026	REVISED
96	09/15/2026	REVISED
97	10/15/2026	REVISED
98	11/15/2026	REVISED
99	12/15/2026	REVISED
100	01/15/2027	REVISED

SCALE: 1/8" = 1'-0"
DATE: APRIL 22, 2024
DRAWN: [Name]
CHECKED: [Name]
PROJECT: [Name]

GRANVILLE AVENUE



EXISTING TREES TO BE RETAINED

6HT WOOD FENCE SEE DETAIL
 4.57' (1.39m)
 3HT WOOD FENCE SEE DETAIL
 4.27' (1.29m)
 2HT WOOD FENCE SEE DETAIL
 4.07' (1.24m)

ROAD END TREES SEE DETAIL
 3HT WOOD FENCE SEE DETAIL
 4.57' (1.39m)
 2HT WOOD FENCE SEE DETAIL
 4.07' (1.24m)

6HT WOOD FENCE SEE DETAIL
 4.57' (1.39m)
 3HT WOOD FENCE SEE DETAIL
 4.27' (1.29m)
 2HT WOOD FENCE SEE DETAIL
 4.07' (1.24m)

3.58' (1.09m)

3.58' (1.09m)

3.58' (1.09m)

DATE: 08.28.2006
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08.28.2006
 PROJECT: [Name]
 SHEET NO.: [Number]
 SHEET TOTAL: [Number]
 DATE: 08.28.2006
 PROJECT: [Name]
 SHEET NO.: [Number]
 SHEET TOTAL: [Number]
 DATE: 08.28.2006
 PROJECT: [Name]
 SHEET NO.: [Number]
 SHEET TOTAL: [Number]

ITO
 & ASSOCIATES
 Landscape Architect
 801 Ewing Road
 Richmond, BC V6C 1Y5
 Voice: (604) 278-8952
 Fax: (604) 278-8955
 Email: info@ito.ca

PROPOSED 40 UNITS
 TOWNHOUSE OF
 AMFRI CONSTRUCTION

GRANVILLE AVE/
 RICHMOND
 LANDSCAPE PLAN

Plan #3
 1-PP-06-483082

DATE	BY	REVISION
08/28/06	[Name]	ISSUED FOR PERMIT
08/28/06	[Name]	ISSUED FOR PERMIT
08/28/06	[Name]	ISSUED FOR PERMIT
08/28/06	[Name]	ISSUED FOR PERMIT
08/28/06	[Name]	ISSUED FOR PERMIT

- Oct 18, 2007: Design Development
- Nov 1, 2007: Final Design
- Feb 13, 2008: Construction
- City of Richmond Approved
- Issued for DP
- June 22, 2009: Construction
- Issued for DP
- Sept 17, 2009: Construction
- Issued for DP
- Sept 9, 2009: Construction
- Issued for DP
- Sept 2, 2009: Construction
- Issued for DP
- Sept 2, 2009: Construction
- Issued for DP
- July 16, 2009: Construction
- Issued for DP
- July 13, 2009: Construction
- Issued for DP
- Aug 28, 2009: Construction
- Issued for DP

ITO
 & ASSOCIATES
 Landscape Architect
 8631 Fishery Road
 Richmond, BC V7C 1Y5
 Vancor: (604) 273-2812
 Fax: (604) 273-4888
 Email: info@ito.ca

PROPOSED 40 UNITS
 TOWNHOUSE LOT
 AMPRI CONSTRUCTION

GRANVILLE AVE/
 FISHBURN

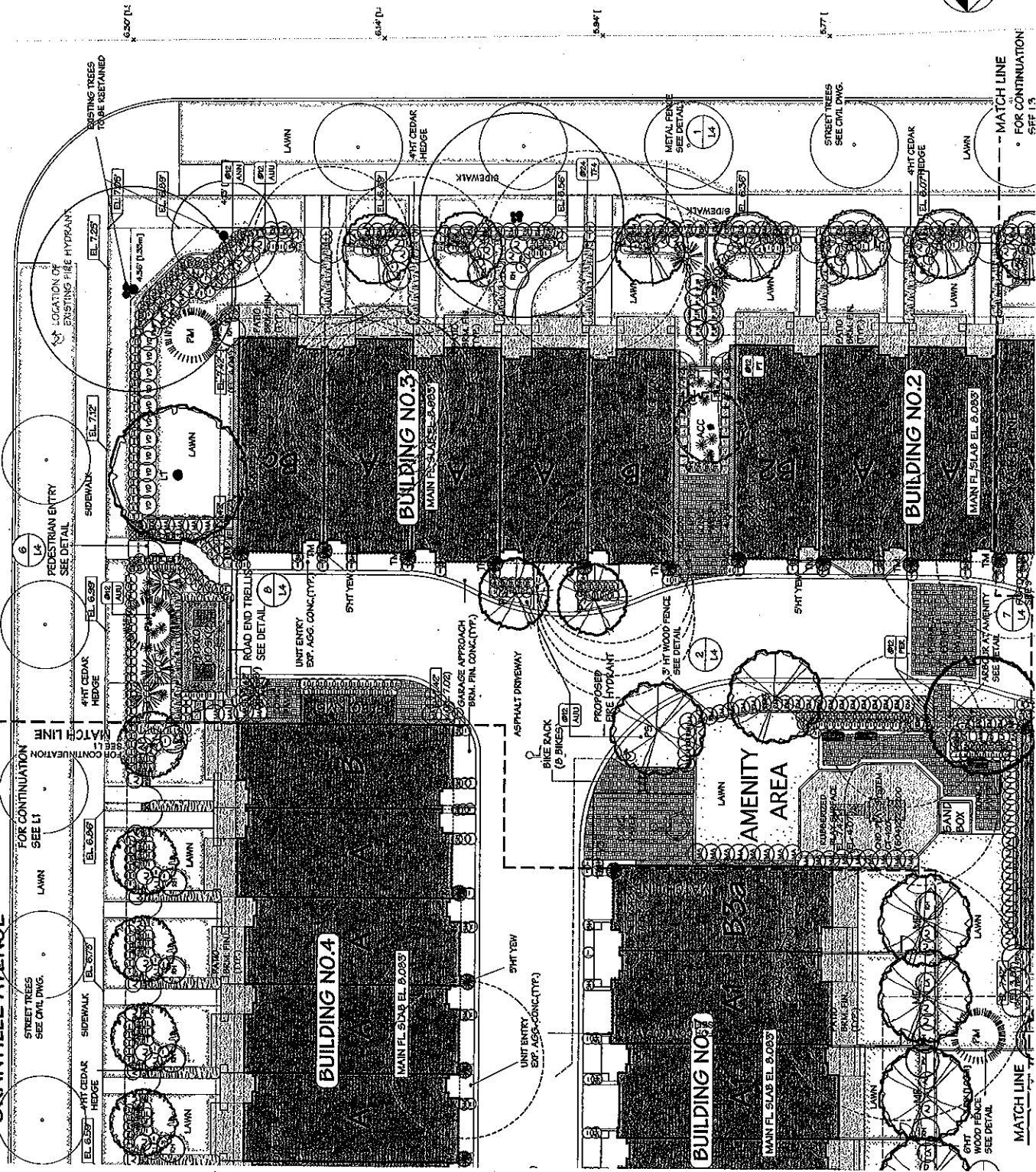
LANDSCAPE PLAN

Plan #3a
 DP 09-469909

DATE	NOV 17 2007
DESIGNER	ITO
CHECKED	ITO
DRAWN	ITO
DATE	NOV 17 2007
SCALE	AS SHOWN

L2 of 6

09469909
 Pa. 4



Dec 19, 2008: Incorporated
 Dec 29, 2009: Final for GP
 May 17, 2009: Utility lines incorporated
 May 17, 2009: Final for GP
 Oct 23, 2009: Utility area modified
 May 17, 2009: Final for GP
 May 2, 2009: Final for GP
 May 2, 2009: Final for GP
 May 2, 2009: Final for GP
 May 2, 2009: Final for GP
 May 2, 2009: Final for GP
 May 2, 2009: Final for GP

ITO
S. ASSOCIATES
 Landscapes Architect
 8481 Fairway Road
 Richmond, BC V7C 1V5
 Phone (604) 271-2152
 Email: info@ito.ca

**PROPOSED 40 UNITS
 TOWNHOUSE FOR
 AMFPI CONSTRUCTION**

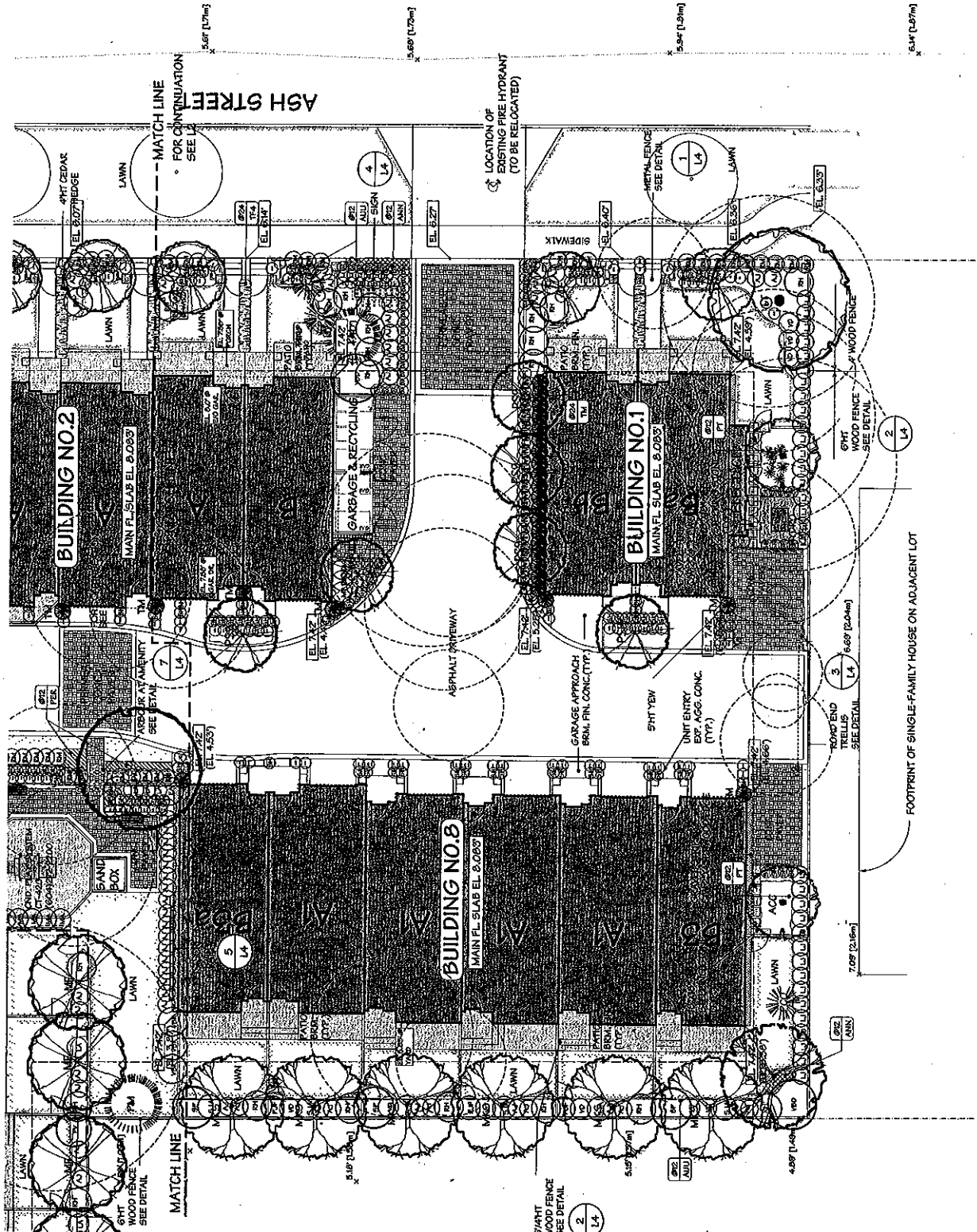
GRANDVILLE AVE/
 ASH ST,
 Richmond

Drawing Title:
 LANDSCAPE PLAN

Plan #3b
 DP 08-463982

Scale:
 Date:
 Author:
 Designer:
 Checker:
 Date: 05/11/09

09469909
 P.L.S.
 DP



FOOTPRINT OF SINGLE-FAMILY HOUSE ON ADJACENT LOT

DC 22 2006
 City Comments Incorporated
 Issued to DP
 Date: 02/20/09
 Drawn by: [redacted]
 Checked by: [redacted]
 Date: 02/23/09
 Scale: 1/8" = 1'-0"
 Project: [redacted]
 Site: [redacted]
 Drawn by: [redacted]
 Checked by: [redacted]
 Date: 02/23/09
 Scale: 1/8" = 1'-0"
 Project: [redacted]
 Site: [redacted]
 Drawn by: [redacted]
 Checked by: [redacted]
 Date: 02/23/09
 Scale: 1/8" = 1'-0"
 Project: [redacted]
 Site: [redacted]

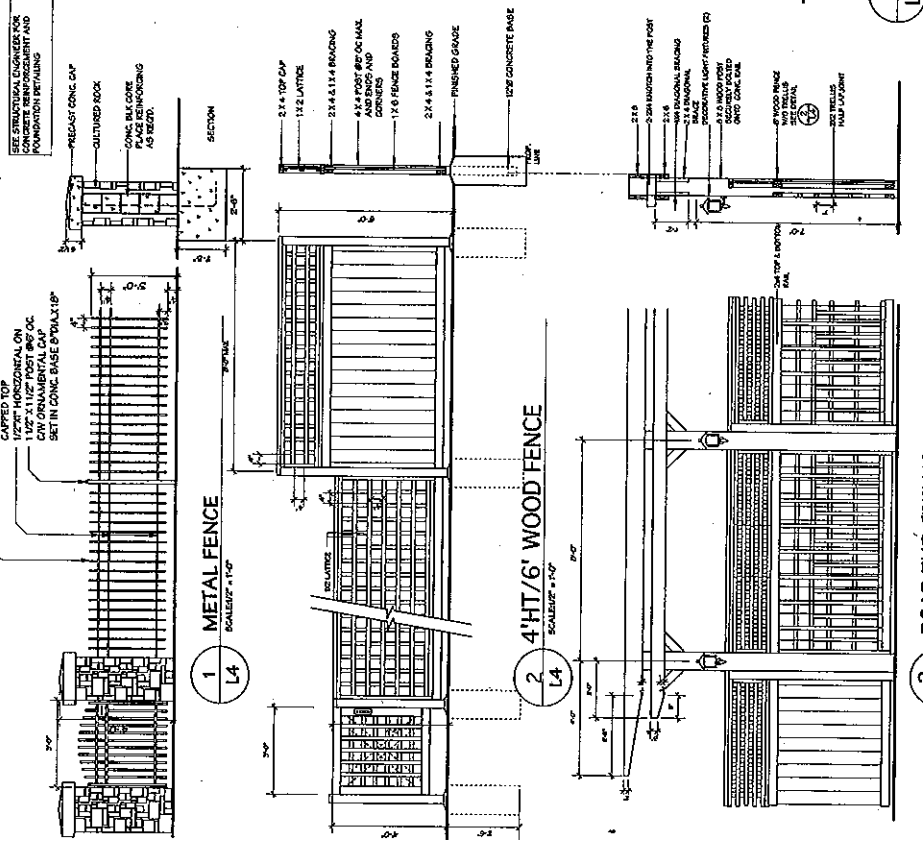
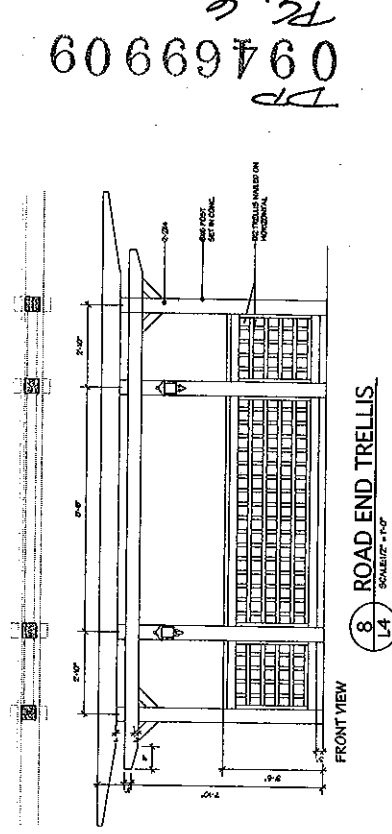
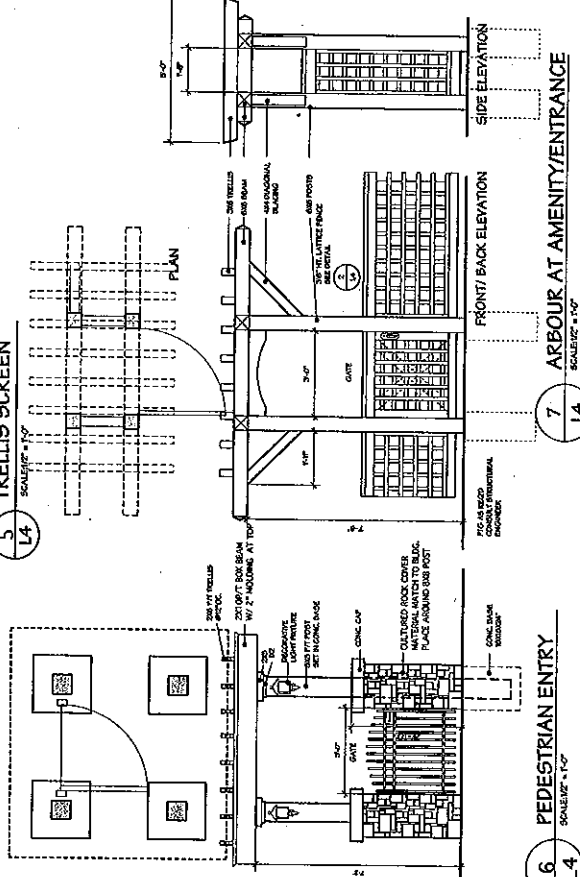
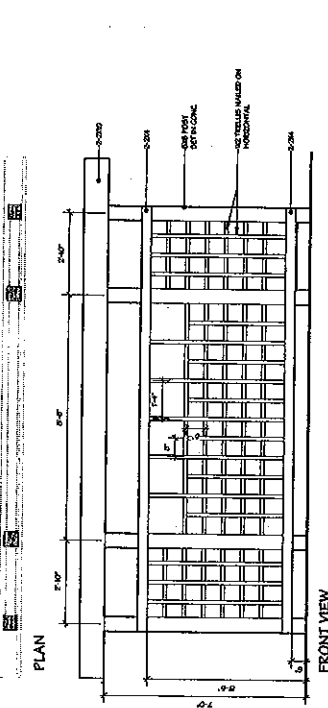
ITO
 ITO ASSOCIATES
 Landscape Architect
 10000 Woodloch Forest Dr.
 Richmond, VA 23238
 Phone: (804) 272-5810
 Fax: (804) 272-5836
 Email: info@itoa.com

PROPOSED 40 UNITS
 TOWNHOUSE FOR
 ANPFI CONSTRUCTION
 GRANVILLE AVE/
 ASH ST.
 RICHMOND
 Drawing Title: DETAIL

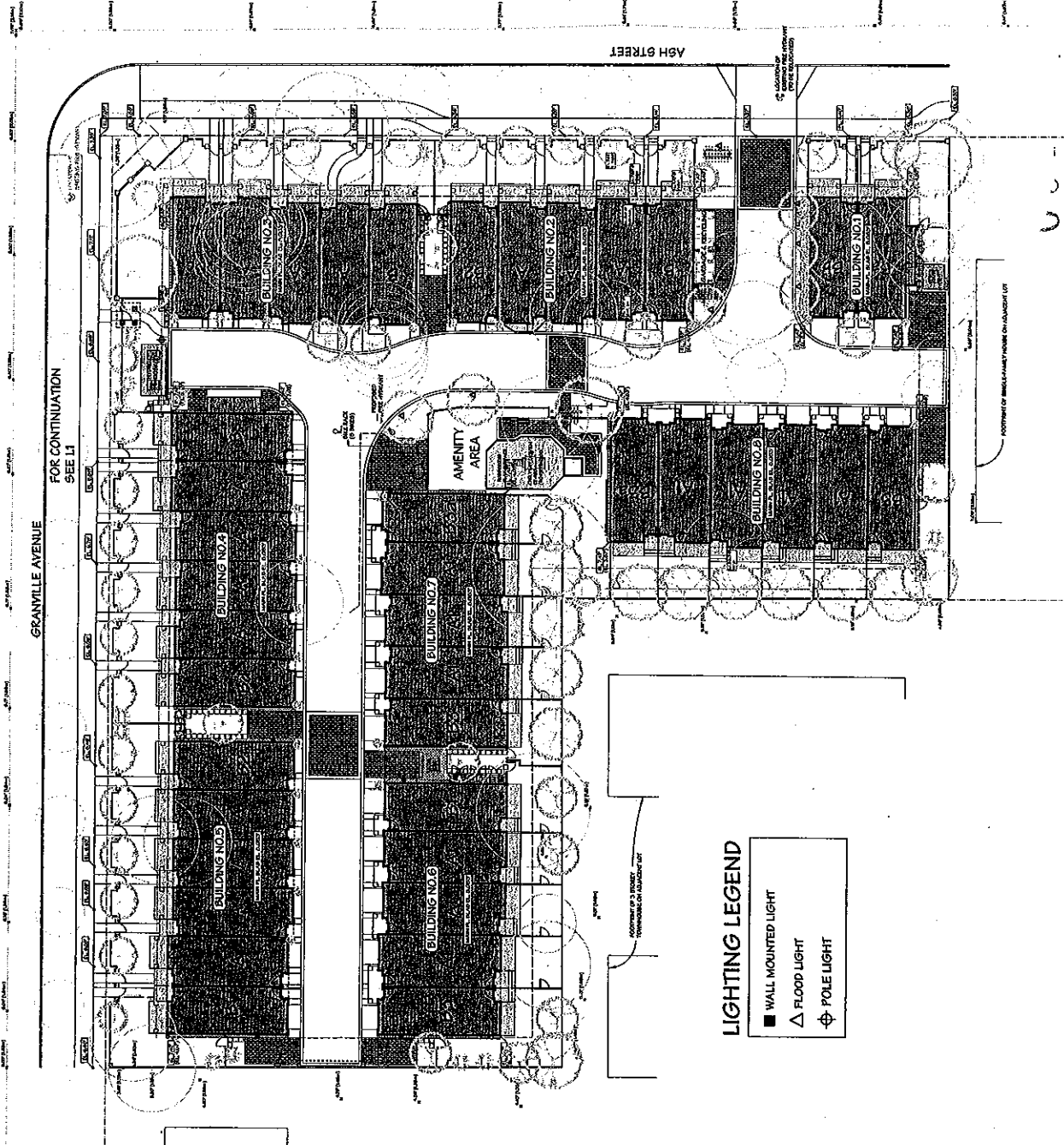
Plan #3c
 DP 09-463992

L4 of 6

DP
 09469909
 R.C. 6



NOTE:
 ALL WOOD SHALL BE PRESSURE TREATED FIR S.P.S.
 ALL WOOD SHALL BE STAINED WITH A GRAYS SOLID STAIN COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
 ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
 ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.



DP
09469909
P.C. 8

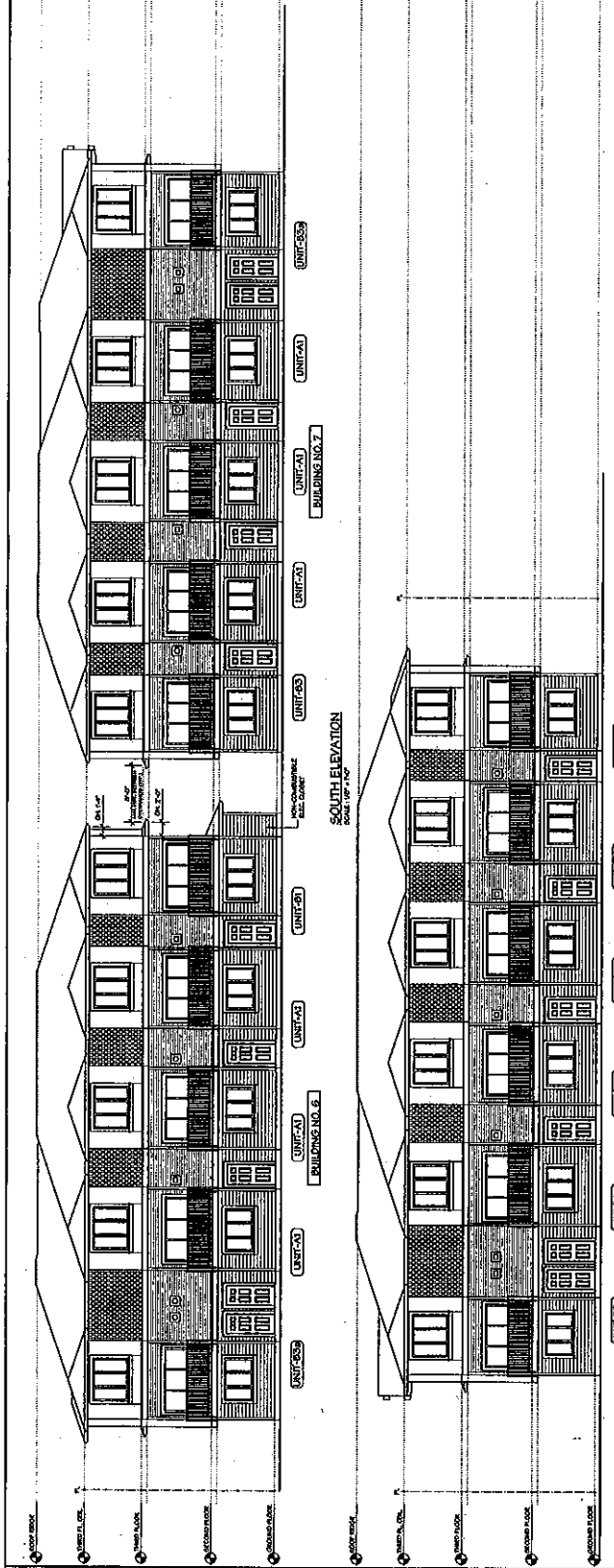
06.23.2022: CNY's comments incorporated
07.20.2022: Revised for DP
08.08.2022: City comments incorporated
08.22.2022: Revised for DP
09.07.2022: Revised for DP
10.13.2022: Revised for DP
11.02.2022: Revised for DP
11.15.2022: Revised for DP
12.01.2022: Revised for DP
12.15.2022: Revised for DP
12.28.2022: Revised for DP
01.11.2023: Revised for DP
02.01.2023: Revised for DP
02.15.2023: Revised for DP
03.01.2023: Revised for DP
03.15.2023: Revised for DP
04.01.2023: Revised for DP
04.15.2023: Revised for DP
05.01.2023: Revised for DP
05.15.2023: Revised for DP
06.01.2023: Revised for DP
06.15.2023: Revised for DP
07.01.2023: Revised for DP
07.15.2023: Revised for DP
08.01.2023: Revised for DP
08.15.2023: Revised for DP
09.01.2023: Revised for DP
09.15.2023: Revised for DP
10.01.2023: Revised for DP
10.15.2023: Revised for DP
11.01.2023: Revised for DP
11.15.2023: Revised for DP
12.01.2023: Revised for DP
12.15.2023: Revised for DP
01.01.2024: Revised for DP
01.15.2024: Revised for DP
02.01.2024: Revised for DP
02.15.2024: Revised for DP
03.01.2024: Revised for DP
03.15.2024: Revised for DP
04.01.2024: Revised for DP
04.15.2024: Revised for DP
05.01.2024: Revised for DP
05.15.2024: Revised for DP
06.01.2024: Revised for DP
06.15.2024: Revised for DP
07.01.2024: Revised for DP
07.15.2024: Revised for DP
08.01.2024: Revised for DP
08.15.2024: Revised for DP
09.01.2024: Revised for DP
09.15.2024: Revised for DP
10.01.2024: Revised for DP
10.15.2024: Revised for DP
11.01.2024: Revised for DP
11.15.2024: Revised for DP
12.01.2024: Revised for DP
12.15.2024: Revised for DP
01.01.2025: Revised for DP
01.15.2025: Revised for DP
02.01.2025: Revised for DP
02.15.2025: Revised for DP
03.01.2025: Revised for DP
03.15.2025: Revised for DP
04.01.2025: Revised for DP
04.15.2025: Revised for DP
05.01.2025: Revised for DP
05.15.2025: Revised for DP
06.01.2025: Revised for DP
06.15.2025: Revised for DP
07.01.2025: Revised for DP
07.15.2025: Revised for DP
08.01.2025: Revised for DP
08.15.2025: Revised for DP
09.01.2025: Revised for DP
09.15.2025: Revised for DP
10.01.2025: Revised for DP
10.15.2025: Revised for DP
11.01.2025: Revised for DP
11.15.2025: Revised for DP
12.01.2025: Revised for DP
12.15.2025: Revised for DP

ITO
LANDSCAPE ARCHITECTS
8531 Fishery Road
Richmond, BC V7C 1Y5
Voice: (604) 275-2812
Facsimile: (604) 275-6586
E-mail: info@ito.ca

Project: PROPOSED 40 UNITS
TOWNHOUSE IN
TOWNHOUSE IN
AMPHI CONSTRUCTION
Granville Ave/
Ash St.
Richmond
Drawing Title: LIGHTING PLAN

Plan #3e
DP 09-469902

Scale: 1/8" = 1'-0"
Date: 08/15/2022
Drawn: J. Lee
Checked: T. Lee
Date: 08/15/2022
Sheet: L6 of 6

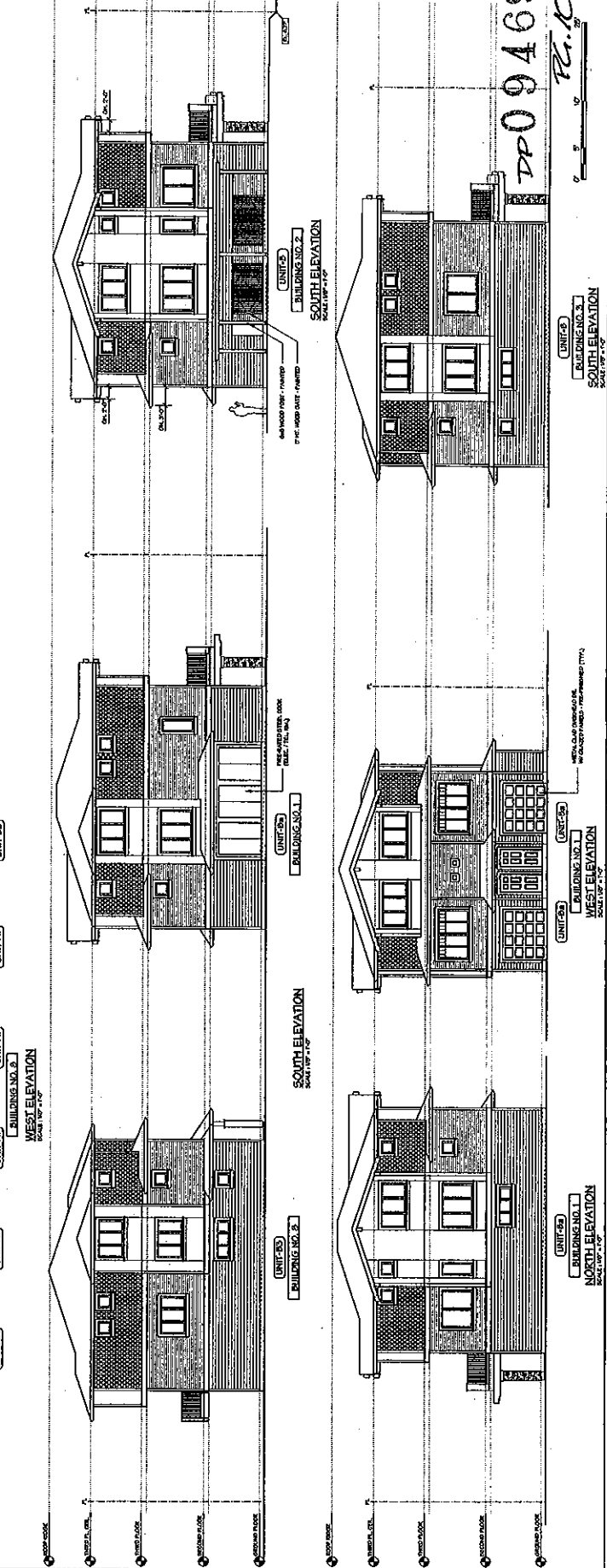


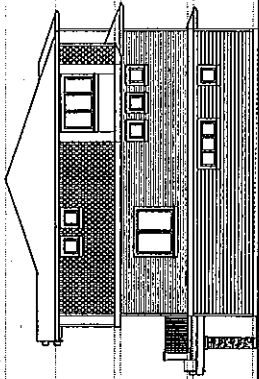
DATE	DESCRIPTION
07-26-2007	CONCEPT DESIGN
08-14-2007	SCHEMATIC DESIGN
09-11-2007	PRELIMINARY DESIGN
10-18-2007	FINAL DESIGN
11-15-2007	CONSTRUCTION PERMITS
01-22-2008	CONSTRUCTION
03-20-2008	COMPLETION

40 UNIT TOWNHOUSE DEVELOPMENT
 PROJECT
 3000 SHAW DRIVE, 2000 CRAWFORD AVE. & 10TH ST., 7001 10TH AVE ST., HOUSTON, TX 77055
 CONSULTANT

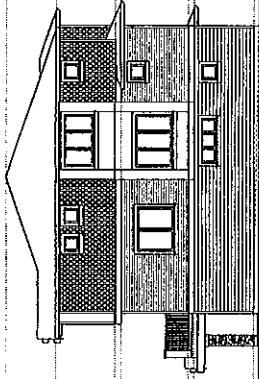
Yamamoto Architecture Inc.
 3000 SHAW DRIVE, 2000 CRAWFORD AVE. & 10TH ST., 7001 10TH AVE ST., HOUSTON, TX 77055
 PHONE: 713.466.1111
 FAX: 713.466.1112
 WWW.YAMAMOTOARCH.COM

DP 09469909
 ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: APRIL 27, 2008
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT NO.: [Number]
 PLAN #8
 DP 09469909
 PAGES: 08

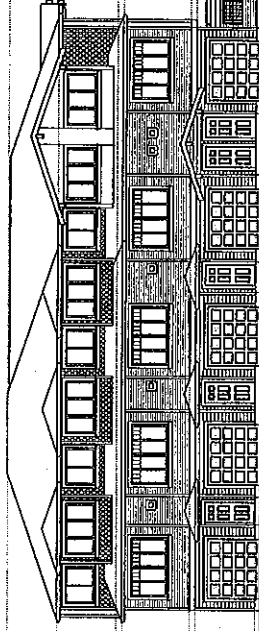




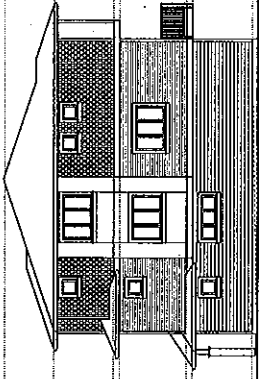
BUILDING NO. 2
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



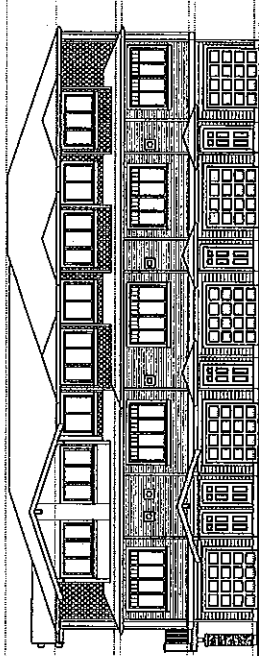
BUILDING NO. 4
WEST ELEVATION
SCALE: 1/8" = 1'-0"



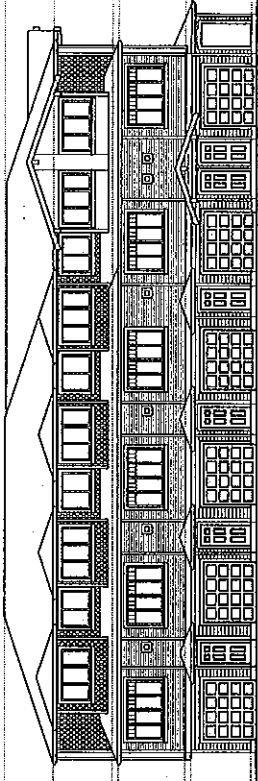
BUILDING NO. 2
WEST ELEVATION
SCALE: 1/8" = 1'-0"



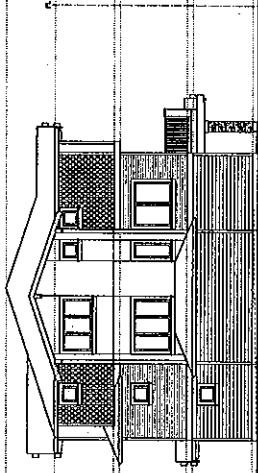
BUILDING NO. 7
WEST ELEVATION
SCALE: 1/8" = 1'-0"



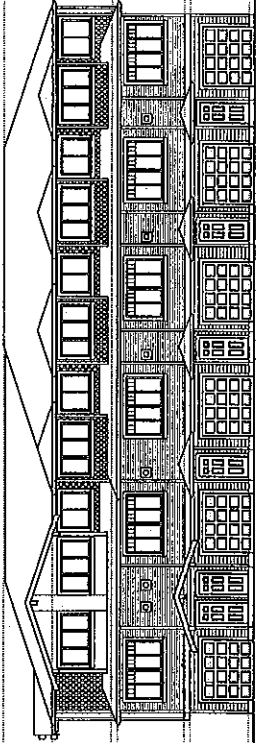
BUILDING NO. 3
WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING NO. 4
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING NO. 4
EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING NO. 5
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DATE: 04/28/2004	PROJECT: 40 UNIT TOWNHOUSE DEVELOPMENT
DATE: 04/28/2004	DRAWN BY: [Name]
DATE: 04/28/2004	CHECKED BY: [Name]
DATE: 04/28/2004	APPROVED BY: [Name]
DATE: 04/28/2004	DATE FOR PLAN SUBMISSION:
DATE: 04/28/2004	DATE FOR PERMIT APPLICATION:
DATE: 04/28/2004	DATE FOR CONSTRUCTION:
DATE: 04/28/2004	DATE FOR OCCUPANCY:
DATE: 04/28/2004	DATE FOR [Other]
DATE: 04/28/2004	DATE FOR [Other]

40 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

DR 09469909 P. 11

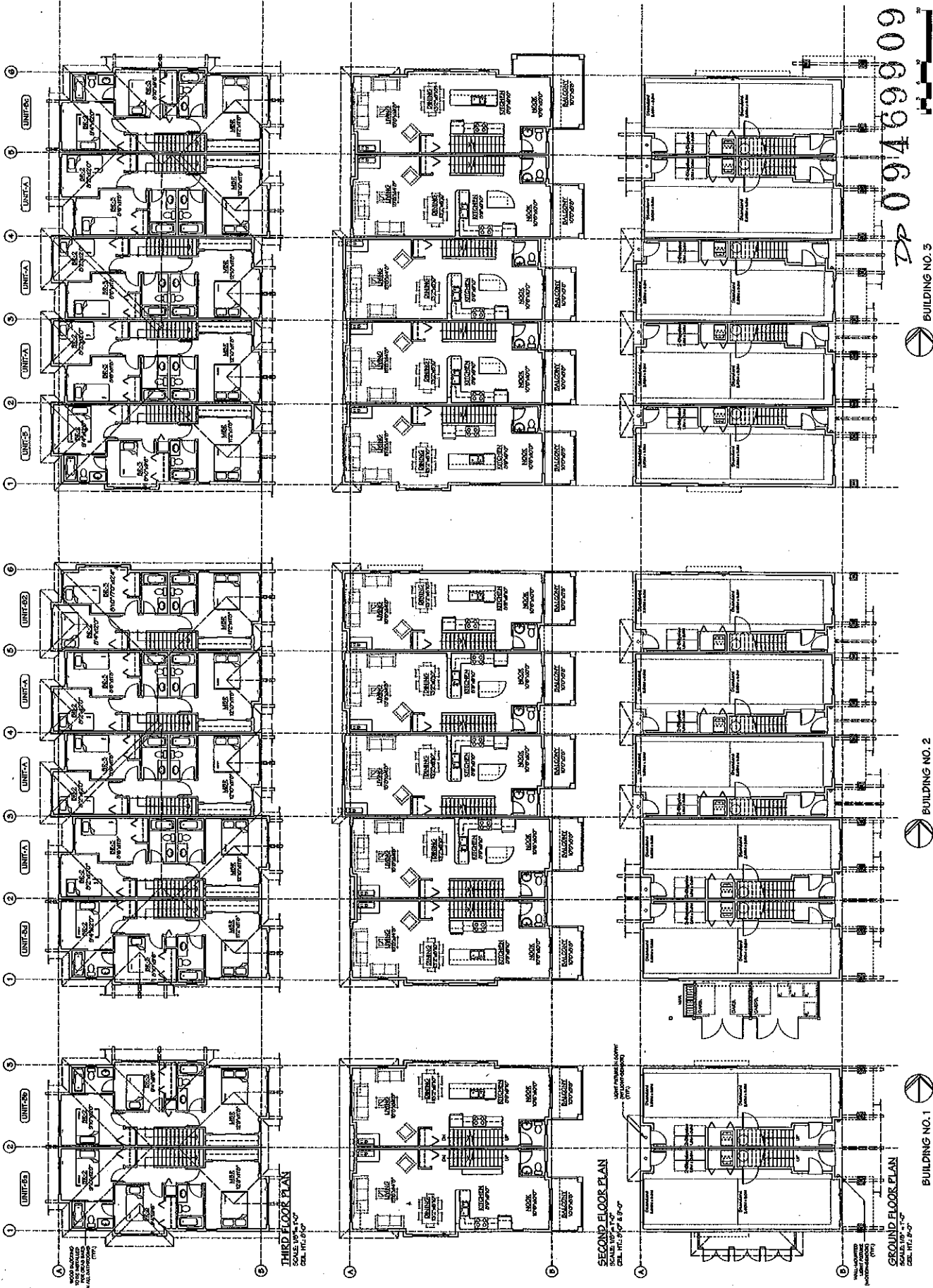
SHEET NO. []
 DATE: 04/28/2004
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []
 PROJECT: 40 UNIT TOWNHOUSE DEVELOPMENT
 SCALE: 1/8" = 1'-0"
 PLAN #6
 DP 09-469909
 SHEET NO. 001

DATE	DESCRIPTION
10/15/10	ISSUE FOR PERMITTING
08/10/10	ISSUE FOR PERMITTING
07/10/10	ISSUE FOR PERMITTING
06/10/10	ISSUE FOR PERMITTING
05/10/10	ISSUE FOR PERMITTING
04/10/10	ISSUE FOR PERMITTING
03/10/10	ISSUE FOR PERMITTING
02/10/10	ISSUE FOR PERMITTING
01/10/10	ISSUE FOR PERMITTING
12/09/09	ISSUE FOR PERMITTING
11/09/09	ISSUE FOR PERMITTING
10/09/09	ISSUE FOR PERMITTING
09/09/09	ISSUE FOR PERMITTING
08/09/09	ISSUE FOR PERMITTING
07/09/09	ISSUE FOR PERMITTING
06/09/09	ISSUE FOR PERMITTING
05/09/09	ISSUE FOR PERMITTING
04/09/09	ISSUE FOR PERMITTING
03/09/09	ISSUE FOR PERMITTING
02/09/09	ISSUE FOR PERMITTING
01/09/09	ISSUE FOR PERMITTING
12/08/08	ISSUE FOR PERMITTING
11/08/08	ISSUE FOR PERMITTING
10/08/08	ISSUE FOR PERMITTING
09/08/08	ISSUE FOR PERMITTING
08/08/08	ISSUE FOR PERMITTING
07/08/08	ISSUE FOR PERMITTING
06/08/08	ISSUE FOR PERMITTING
05/08/08	ISSUE FOR PERMITTING
04/08/08	ISSUE FOR PERMITTING
03/08/08	ISSUE FOR PERMITTING
02/08/08	ISSUE FOR PERMITTING
01/08/08	ISSUE FOR PERMITTING
12/07/07	ISSUE FOR PERMITTING
11/07/07	ISSUE FOR PERMITTING
10/07/07	ISSUE FOR PERMITTING
09/07/07	ISSUE FOR PERMITTING
08/07/07	ISSUE FOR PERMITTING
07/07/07	ISSUE FOR PERMITTING
06/07/07	ISSUE FOR PERMITTING
05/07/07	ISSUE FOR PERMITTING
04/07/07	ISSUE FOR PERMITTING
03/07/07	ISSUE FOR PERMITTING
02/07/07	ISSUE FOR PERMITTING
01/07/07	ISSUE FOR PERMITTING
12/06/06	ISSUE FOR PERMITTING
11/06/06	ISSUE FOR PERMITTING
10/06/06	ISSUE FOR PERMITTING
09/06/06	ISSUE FOR PERMITTING
08/06/06	ISSUE FOR PERMITTING
07/06/06	ISSUE FOR PERMITTING
06/06/06	ISSUE FOR PERMITTING
05/06/06	ISSUE FOR PERMITTING
04/06/06	ISSUE FOR PERMITTING
03/06/06	ISSUE FOR PERMITTING
02/06/06	ISSUE FOR PERMITTING
01/06/06	ISSUE FOR PERMITTING
12/05/05	ISSUE FOR PERMITTING
11/05/05	ISSUE FOR PERMITTING
10/05/05	ISSUE FOR PERMITTING
09/05/05	ISSUE FOR PERMITTING
08/05/05	ISSUE FOR PERMITTING
07/05/05	ISSUE FOR PERMITTING
06/05/05	ISSUE FOR PERMITTING
05/05/05	ISSUE FOR PERMITTING
04/05/05	ISSUE FOR PERMITTING
03/05/05	ISSUE FOR PERMITTING
02/05/05	ISSUE FOR PERMITTING
01/05/05	ISSUE FOR PERMITTING
12/04/04	ISSUE FOR PERMITTING
11/04/04	ISSUE FOR PERMITTING
10/04/04	ISSUE FOR PERMITTING
09/04/04	ISSUE FOR PERMITTING
08/04/04	ISSUE FOR PERMITTING
07/04/04	ISSUE FOR PERMITTING
06/04/04	ISSUE FOR PERMITTING
05/04/04	ISSUE FOR PERMITTING
04/04/04	ISSUE FOR PERMITTING
03/04/04	ISSUE FOR PERMITTING
02/04/04	ISSUE FOR PERMITTING
01/04/04	ISSUE FOR PERMITTING
12/03/03	ISSUE FOR PERMITTING
11/03/03	ISSUE FOR PERMITTING
10/03/03	ISSUE FOR PERMITTING
09/03/03	ISSUE FOR PERMITTING
08/03/03	ISSUE FOR PERMITTING
07/03/03	ISSUE FOR PERMITTING
06/03/03	ISSUE FOR PERMITTING
05/03/03	ISSUE FOR PERMITTING
04/03/03	ISSUE FOR PERMITTING
03/03/03	ISSUE FOR PERMITTING
02/03/03	ISSUE FOR PERMITTING
01/03/03	ISSUE FOR PERMITTING
12/02/02	ISSUE FOR PERMITTING
11/02/02	ISSUE FOR PERMITTING
10/02/02	ISSUE FOR PERMITTING
09/02/02	ISSUE FOR PERMITTING
08/02/02	ISSUE FOR PERMITTING
07/02/02	ISSUE FOR PERMITTING
06/02/02	ISSUE FOR PERMITTING
05/02/02	ISSUE FOR PERMITTING
04/02/02	ISSUE FOR PERMITTING
03/02/02	ISSUE FOR PERMITTING
02/02/02	ISSUE FOR PERMITTING
01/02/02	ISSUE FOR PERMITTING
12/01/01	ISSUE FOR PERMITTING
11/01/01	ISSUE FOR PERMITTING
10/01/01	ISSUE FOR PERMITTING
09/01/01	ISSUE FOR PERMITTING
08/01/01	ISSUE FOR PERMITTING
07/01/01	ISSUE FOR PERMITTING
06/01/01	ISSUE FOR PERMITTING
05/01/01	ISSUE FOR PERMITTING
04/01/01	ISSUE FOR PERMITTING
03/01/01	ISSUE FOR PERMITTING
02/01/01	ISSUE FOR PERMITTING
01/01/01	ISSUE FOR PERMITTING

PROJECT: 40 UNIT TOWNHOUSE DEVELOPMENT
 DEVELOPER: YAMAMOTO ARCHITECTURE INC.

2000 BROADWAY, SUITE 200
 NEW YORK, NY 10018
 TEL: (212) 333-1111
 FAX: (212) 333-1112
 WWW.YAMAMOTOARCHITECT.COM

DATE: 04/11/10
 DRAWING TITLE: FLOOR PLANS
 SHEET NO.: PG. 13
 PLAN #8: DP 09469909
 PROJECT NO.: 09469909



DP 09469909
 BUILDING NO. 3

BUILDING NO. 2

BUILDING NO. 1

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

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

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

Fig. 14

DP 09469909

BUILDING NO. 5

BUILDING NO. 4

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 9'-0"

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 9'-0"

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 9'-0"

FLOOR PLANS

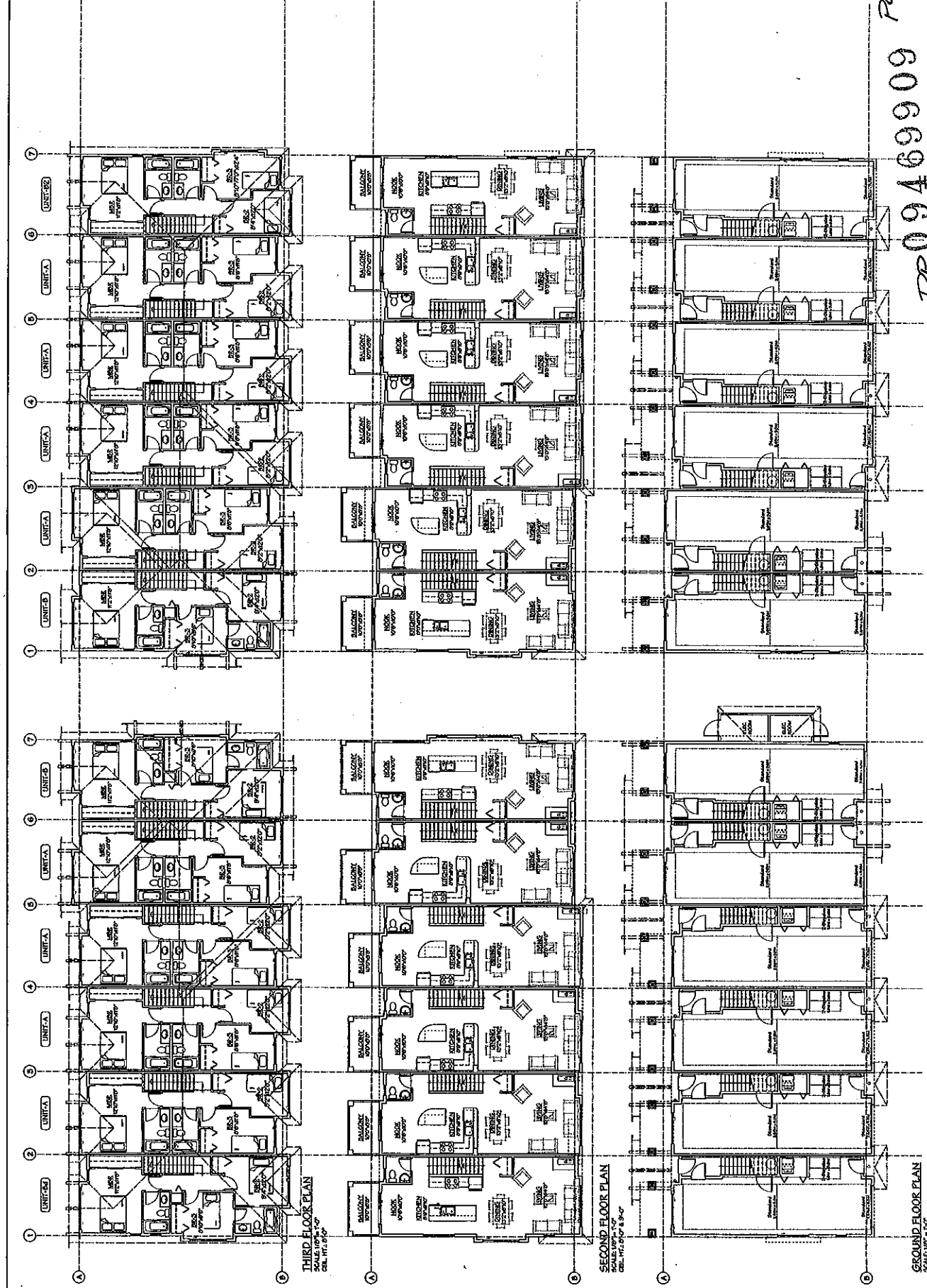
DATE	DATE
APRIL 22, 2009	DP 09469909
PLAN #9	
PROJECT	
CLIENT	
SCALE	
DATE	
BY	
CHECKED	
PROJECT	

Yamamoto
Architecture Inc.

8001 BAYVIEW, SUITE 1000, CHICAGO, ILL. 60614
7701 N. 70TH AVE., SUITE 100, CHICAGO, ILL. 60649

PROJECT: 40 UNIT TOWNHOUSE DEVELOPMENT

NO.	DATE	DESCRIPTION
1	04/22/09	ISSUED FOR PERMITTING
2	04/22/09	ISSUED FOR PERMITTING
3	04/22/09	ISSUED FOR PERMITTING
4	04/22/09	ISSUED FOR PERMITTING
5	04/22/09	ISSUED FOR PERMITTING
6	04/22/09	ISSUED FOR PERMITTING
7	04/22/09	ISSUED FOR PERMITTING
8	04/22/09	ISSUED FOR PERMITTING
9	04/22/09	ISSUED FOR PERMITTING
10	04/22/09	ISSUED FOR PERMITTING
11	04/22/09	ISSUED FOR PERMITTING
12	04/22/09	ISSUED FOR PERMITTING
13	04/22/09	ISSUED FOR PERMITTING
14	04/22/09	ISSUED FOR PERMITTING
15	04/22/09	ISSUED FOR PERMITTING
16	04/22/09	ISSUED FOR PERMITTING
17	04/22/09	ISSUED FOR PERMITTING
18	04/22/09	ISSUED FOR PERMITTING
19	04/22/09	ISSUED FOR PERMITTING
20	04/22/09	ISSUED FOR PERMITTING
21	04/22/09	ISSUED FOR PERMITTING
22	04/22/09	ISSUED FOR PERMITTING
23	04/22/09	ISSUED FOR PERMITTING
24	04/22/09	ISSUED FOR PERMITTING
25	04/22/09	ISSUED FOR PERMITTING
26	04/22/09	ISSUED FOR PERMITTING
27	04/22/09	ISSUED FOR PERMITTING
28	04/22/09	ISSUED FOR PERMITTING
29	04/22/09	ISSUED FOR PERMITTING
30	04/22/09	ISSUED FOR PERMITTING
31	04/22/09	ISSUED FOR PERMITTING
32	04/22/09	ISSUED FOR PERMITTING
33	04/22/09	ISSUED FOR PERMITTING
34	04/22/09	ISSUED FOR PERMITTING
35	04/22/09	ISSUED FOR PERMITTING
36	04/22/09	ISSUED FOR PERMITTING
37	04/22/09	ISSUED FOR PERMITTING
38	04/22/09	ISSUED FOR PERMITTING
39	04/22/09	ISSUED FOR PERMITTING
40	04/22/09	ISSUED FOR PERMITTING
41	04/22/09	ISSUED FOR PERMITTING
42	04/22/09	ISSUED FOR PERMITTING
43	04/22/09	ISSUED FOR PERMITTING
44	04/22/09	ISSUED FOR PERMITTING
45	04/22/09	ISSUED FOR PERMITTING
46	04/22/09	ISSUED FOR PERMITTING
47	04/22/09	ISSUED FOR PERMITTING
48	04/22/09	ISSUED FOR PERMITTING
49	04/22/09	ISSUED FOR PERMITTING
50	04/22/09	ISSUED FOR PERMITTING



NO. 101	CONTRACT NO.	101-101
NO. 102	OWNER'S NAME	YAMAMOTO ARCHITECTURE INC.
NO. 103	PROJECT NAME	4 UNIT TOWNHOUSE
NO. 104	DATE	10/1/00
NO. 105	REVISION	
NO. 106	BY	
NO. 107	CHECKED	
NO. 108	DATE	
NO. 109	SCALE	
NO. 110	PROJECT	
NO. 111	DEVELOPER	
NO. 112	CONTRACTOR	
NO. 113	DATE	
NO. 114	SCALE	
NO. 115	PROJECT	
NO. 116	DEVELOPER	
NO. 117	CONTRACTOR	
NO. 118	DATE	
NO. 119	SCALE	
NO. 120	PROJECT	

4 UNIT TOWNHOUSE
DEVELOPMENT

Yamamoto
Architecture Inc.

FLOOR PLANS

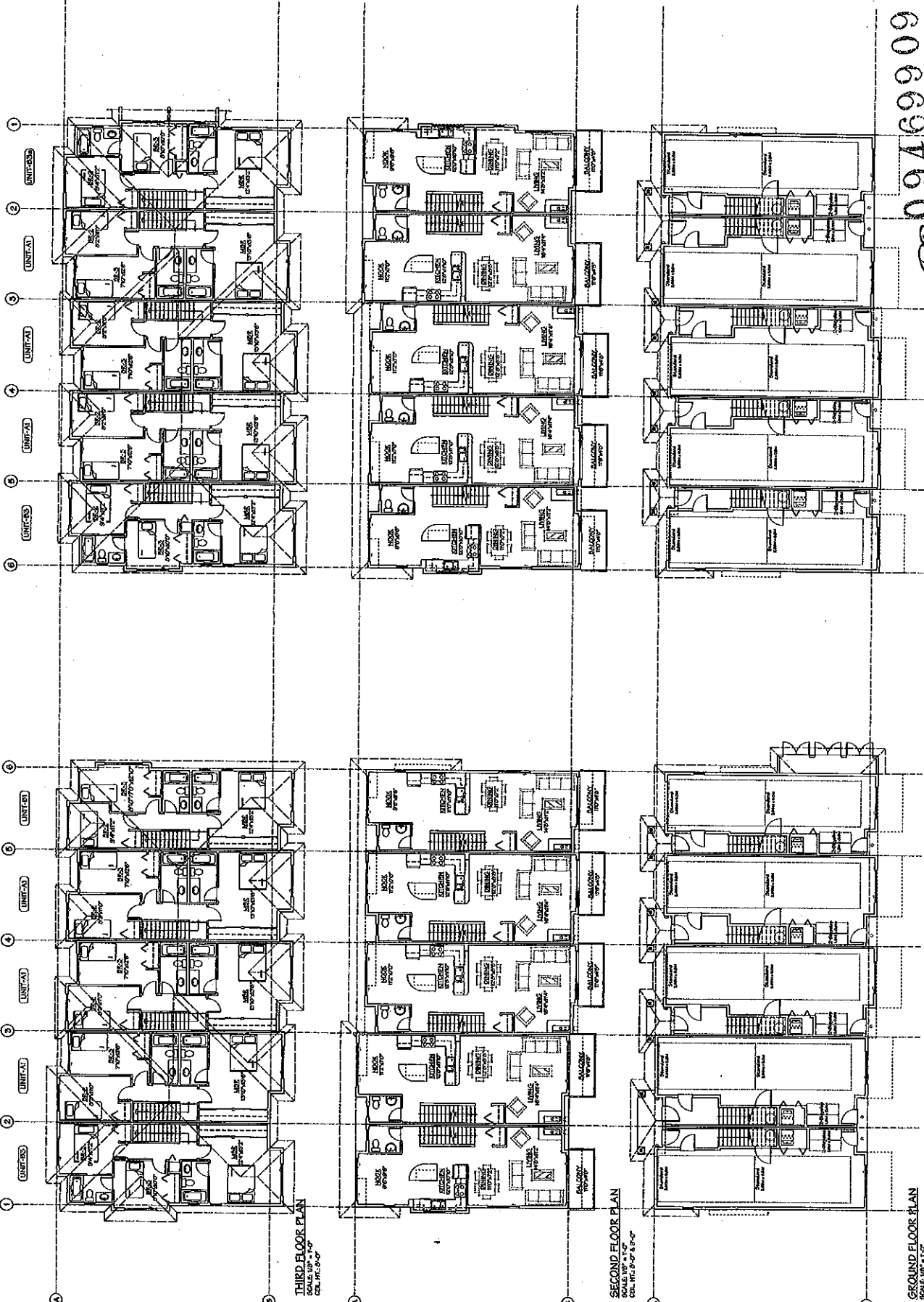
PG. 15
Plan #1
DP 00-089009

DR 09469909

BUILDING NO. 7

BUILDING NO. 6

BUILDING NO. 6

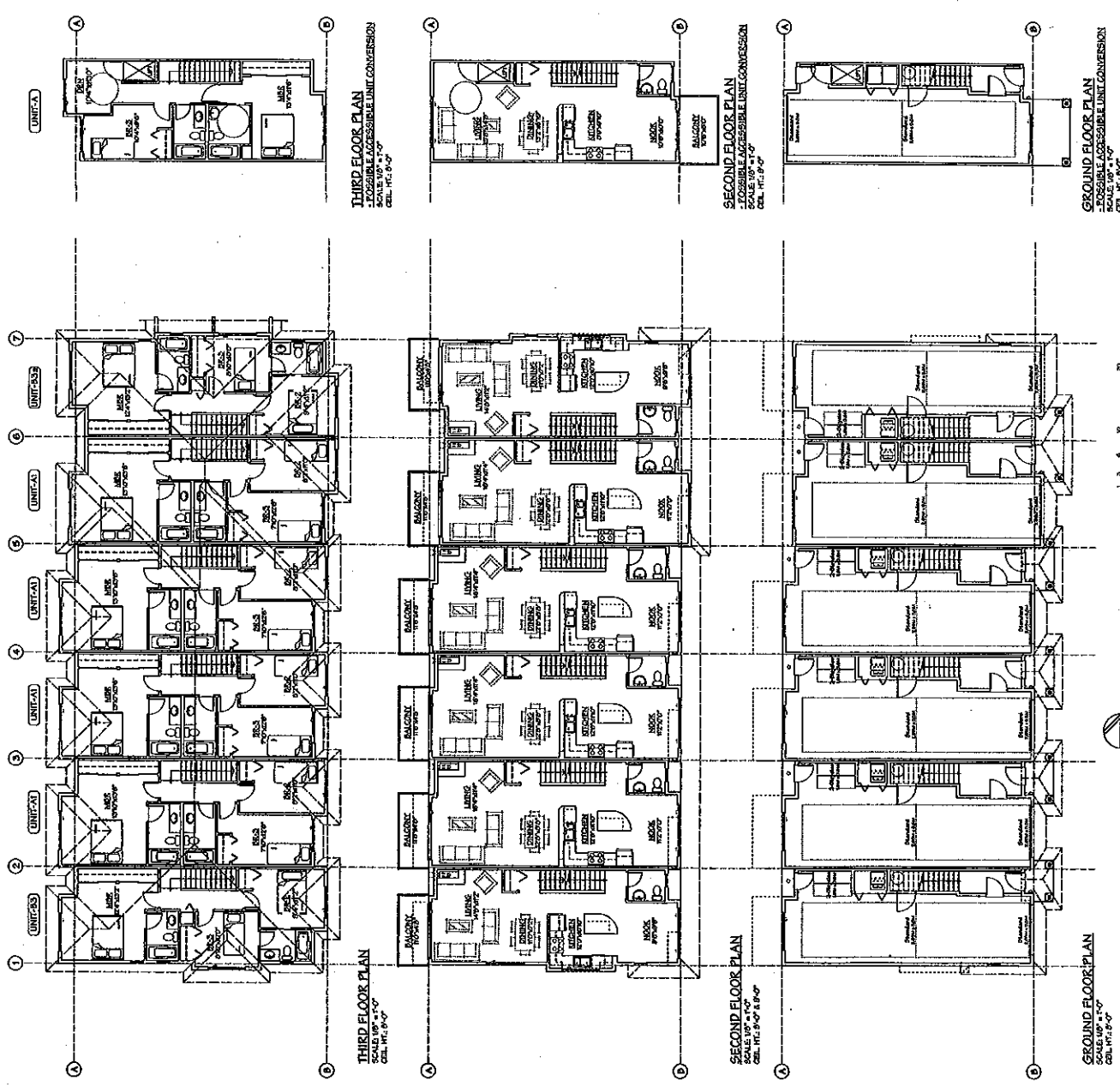


THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT.: 5'-0"

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT.: 5'-0"

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT.: 5'-0"





NO.	DATE	REVISIONS
1	NOV. 1, 2004	ISSUED FOR PERMITS, APPLICATION
2	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
3	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
4	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
5	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
6	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
7	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
8	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
9	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION
10	MAY 1, 2004	ISSUED FOR PERMITS, APPLICATION

4th UNIT TOWNHOUSE
DEVELOPMENT

3000 W. 10th Ave. Suite 100
Denver, CO 80202
Yamamoto Architecture Inc.

FLOOR PLANS
REG. 14

Plan #1
DP 09469909
NO. 100

DP 09469909



BUILDING NO. 8