



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development

Date: January 4, 2010
File: DP 09-500638

Re: **Application by Inspire Group Development Corp. for a Development Permit at
9888 Keefer Avenue**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 townhouse units at 9888 Keefer Avenue on a site zoned "Low Density Townhouses District (RTL3)"; and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
 - a) Reduce the Exterior Side Yard Setback to Keefer Avenue from 6 m to 4.3 m and to permit porch projections of a maximum of 1.5 m; and
 - b) Permit 16 tandem parking spaces in eight (8) townhouse units.

Brian J. Jackson, MCIP
Director of Development

FM:blg
Att.

Staff Report

Origin

Inspire Group Development Corp. has applied to the City of Richmond for permission to develop 12 townhouse units at 9888 Keefer Avenue on a site zoned “Low Density Townhouses (RTL3)” District. A Development Permit (DP 07-359310) for the same type development, unit layout and landscaping being proposed on the site was issued on June 25, 2007 however, construction did not take place within two-year validity of the Development Permit. The current development proposal design does not include any major change to the development previously approved by Council.

The proposed small-scale development is dedicating lands and constructing Keefer Avenue out to its completed width from No. 4 Road to future Le Chow Street. The applicant is required to ensure legal documentation and construction securities for the Servicing Agreement are updated prior to the Development permit being forwarded to Council for consideration.

Development Information

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

Background

The consolidated development site is in the City Centre McLennan South Sub-Area Character Area ‘C2’, which is characterized as residential, 2 ½-storey (three-storey maximum) and a mix of townhouses, triplexes, duplexes and single-family. Development surrounding the subject site is as follows:

- **To the north**, across Keefer Avenue in the C1 character area, is a 42-unit townhouse development with a mix of two-storey and three-storey units by Polygon (DP 04-276421), zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)” District;
- **To the east**, across No. 4 Road and outside of City Centre, are single-family homes in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)” District;
- **To the south**, are single-family lots fronting onto No. 4 Road and Blundell Road, zoned “Single Detached (RSI/F) Residential” District, including a RZ to permit a 20 unit townhouse development. This RZ application is currently under staff review; and
- **To the west**, a new 32-unit townhouse development with a mix of 2 ½-storey and three-storey units on a site zoned “Town Housing (ZT50) – South McLennan (City Centre)” District.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. Adjustments to the design that took place through the Development Permit application process are highlighted in *‘bold italics’*:

- Detailed review of building form and character including pedestrian frontage along Keefer Avenue and No. 4 Road.
Pedestrian-oriented streetscape form and character was improved.

- Variances to permit tandem parking, Keefer Avenue porch projections and reduced setback to Keefer Avenue for six (6) units. These variances could be considered if integrated into a high quality streetscape design with appropriate screening and buffering.
High quality metal fencing with brick posts and fronted with buffer planting is presented to the street in front of the townhouse units. The tandem parking is dispersed through the site and living area at grade is included on both streetscapes.
- Provision units providing opportunities for conversion to accommodate wheelchair accessibility.
Incorporated.
- Landscaping design, including the retention and replacement of existing trees.
Please see 'Tree Retention and Replacement Strategy' section below.

The Public Hearing for the rezoning of this site was held on February 19, 2007. At the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed scheme attached to this report satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Density Townhouses (RTL3)" District, except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in *bold Italics*)

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

- I) Reduce the Exterior Side Yard Setback to Keefer Avenue from 6 m to 4.3 m and to permit porch projections of a maximum of 1.5 m.
(Staff supports the proposed variance as it is a direct result of road dedication requirements. A reduced 4.5 m setback to Keefer Avenue setback is proposed for six (6) of the seven (7) units fronting onto Keefer Avenue. A further reduced 4.3 m setback is required for the unit adjacent to the outdoor amenity area for the adequate protection of the proposed Cedar retention tree #5519. The zoning district permits 0.6 m bay window projections into the side yard setback. The variance is consistent with the 4.5 m Keefer Avenue setback with 0.6 m projections found in the new townhouse development to west. The porch projections were incorporated at the request of the Advisory Design Panel and staff to strengthen the character of the entries and the pedestrian orientation of the streetscape. The porches facing No. 4 Road are permitted as they are projecting into the Front Yard Setback. The setback variance was identified in the staff report on the rezoning and received no comments from the public).

- 2) Permit 16 tandem parking spaces in eight (8) townhouse units.
(Staff supports the proposed variance as it improves the internal drive aisle elevations by allowing a mix of garage door sizes. The variance is limited to eight (8) of the 12 townhouse units. The remaining four (4) units have two--car side-by-side garages. The variance was identified in the staff report on the rezoning and received no comments from the public).

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the preliminary design presented during the rezoning application process. All of the recommendations of the Panel were addressed. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from October 18, 2006 are attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Panel comments and is identified in '**bold italics**'.

A formal presentation of the project was reviewed by some members of the Panel without quorum on May 17, 2007. Comments were made by some members of the Panel:

- Commending the effort taken to retain existing trees;
- Recommending consideration of the three-storey building design fit with the other lower buildings;
The side elevation facing the amenity area has been improved with the addition of a two-storey projecting bay. The low pitch hip roof at the side was incorporated in response to the earlier request of ADP to lower the building massing and increase the light penetration to the retention trees and amenity area.
- Complimenting the improvements made since the preliminary presentation to the Panel; and
- Breaking the roofline over the C unit garages.
Incorporated.

No further Advisory Design Panel review was required for this Development Permit as the design being proposed is consistent with that approved by Council on June 25, 2007.

Analysis

Conditions of Adjacency

- The form and massing of the three-storey development generally complies with Official Community Plan (OCP) guidelines for the McLennan South Sub-Area of City Centre Area;
- The streetscape units present a front yard interface with landscape buffer planting, walkways and low metal fencing with brick posts opening along No. 4 Road and Keefer Avenue;
- The proposed height, siting and orientation of the buildings respect the massing of the existing adjacent townhouse developments and single-family homes. Cross-access drive aisle and townhouse unit side yard and back yard conditions are provided at the interface to the existing single-family lots to the south with varying setbacks of 3.0 m to 7.0 m;
- The applicant has addressed privacy for the adjacent single-family homes to the south through: providing varying setbacks no less than 3.0 m, the provision of 1.8 m height solid wood privacy fencing, the planting of new trees and hedging; and
- The applicant is proposing to meet the grade of adjacent lots.

Urban Design and Site Planning

- The No. 4 Road and Keefer Avenue streetscapes are animated with pedestrian-oriented front entries;
- Two (2) vehicle accesses are provided from Keefer Avenue with moving truck loading on-site in the drive aisle. The locations of the proposed driveways will facilitate future vehicle access to the adjacent lots to the south if required at the moment of development of those lots in the future. Access easements in favour of 9711 and 9731 Blundell Road and 7951 No. 4 Road were secured through the rezoning, including any future assembly with 9951 and 9991 Blundell Road. The developer has provided a development concept to demonstrate the development potential of these adjacent lands;
- Road dedication and construction were secured through the rezoning application to complete the gateway Keefer Avenue to its ultimate width from No. 4 Road to future Le Chow Street;
- With the provision of a two-car garage in each townhouse unit, resident parking meets the bylaw requirement. The provision of visitor parking meets the bylaw requirement with three (3) spaces provided, including one (1) accessible parking space;
- Headlight glare into the adjacent single-family lot is mitigated by 1.8 m height privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. Mailboxes have been provided on the area of the central outdoor amenity space.
- Garbage collection enclosure and recycling cart enclosure have been relocated from their former location at the entrance to the site from Keefer Avenue to avoid issue of short distance to the No. 4 Road intersection. They are now provided attached to the side of Building No.2 that faces the central outdoor amenity space. These enclosures are screened and separated from the amenity area by an arbour structure and landscaping.
- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in washrooms in all units to facilitate future potential installation of grab bars/handrails;
- An accessible unit has not been provided in this 12-unit development. Alternate floor plan demonstrating conversion potential to accommodate a person in a wheelchair is provided for one (1) of the three (3) two-storey "A" type units with the installation of a chair lift (Reference Plan # 8); and
- The subject site is outside the boundary of the Aircraft Noise Sensitive Development Policy Area. A noise covenant, therefore, is not required.

Architectural Form and Character

- The building forms are articulated; with a combination of building materials, projecting bays, shed, hip and gable pitched roofs;
- The proposed building materials (Horizontal Hardi-plank siding, horizontal vinyl siding, Hardi-board and batten, wood trim, garage doors with transom windows and wood shake appearance asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- A mix of two-storey and three-storey units and four (4) different building types offers visual interest, particularly along Keefer Avenue;
- The two-storey units at the west and southeast edges of the property offer a sensitive transition to the existing neighbouring single-family homes and a visual break between this and the adjacent townhouse developments; and

- The impact of blank garage doors has been mitigated with transom windows, overhanging bays, skirt roofs, a mix of single and double garage door sizes, planting islands and pedestrian entries.

Tree Retention and Replacement Strategy

- An arborist report and tree removal strategy was included in the rezoning staff report presented to the public and Council. No concerns were expressed about tree retention at Public Hearing. A stand of 18 untagged wild Birch trees was re-evaluated and some were found to be located offsite in the Keefer Avenue road allowance, decreasing the number of on-site existing trees by five (5).

Trees	Existing	Retain	Remove	Replacement
On-site Bylaw-sized	31	4	27	37 new trees & \$8,500 for parks tree planting
No. 4 Road	2	All	None	1 - 2 additional street trees
Keefer Avenue	11	None	All	7 - 8 new street trees
Neighbouring	6	Protect all	None	

- Existing trees in the Keefer Avenue road dedication area will be removed for the widening of Keefer Avenue. The installation of frontage improvements was secured through the rezoning application through a separate Servicing Agreement (SA 07-371064). Improvements include completing the No. 4 road frontage and widening Keefer Avenue. Both of which include new street trees.
- Proof of a contract with a registered arborist and installation of protective tree fencing were secured through the rezoning.
- The applicant worked with their arborist and architect to change the site plan and building designs to accommodate retention of tree #5519, the only large significant tree on-site in good health (64 cm DBH Cedar with a 5 m radius crown spread) which is located in the outdoor amenity area. Three (3) additional existing trees are being retained, two (2) of which are also in the outdoor amenity area.
- The removal of 27 bylaw-sized trees on-site will be replaced with the planting of 37 new trees ranging in size from 2.5 m height to 10 cm calliper. Including the four (4) retained trees, the proposal includes a 1.37:1 replacement ratio. Redevelopment of the site, which is partly covered with a stand of wild Birch, will not accommodate the 2:1 replacement goal in the Official Community Plan (OCP) or 54 new trees. To make up for the shortfall in replacement planting, the applicant has provided a voluntary contribution of \$8,500 towards the City's tree compensation fund.

Landscape Design and Open Space Design

- The mailbox stand is incorporated into the garbage dumpster enclosure structure fronting onto Keefer Avenue adjacent to the main vehicle access.
- The generous outdoor amenity space (144 m²) has been designed for the retention of three (3) existing large trees as noted above. Its size well exceeds the minimum requirement (72 m²). The design also includes lawn, planting beds, interlocking pavers and benches for seating.
- Children's play opportunities on-site include private yards and a central outdoor amenity area. Children's play equipment was removed from the outdoor amenity area at the request of the Advisory Design Panel. Accommodating play equipment in the amenity area would be difficult due to the three (3) large trees being retained and their root systems. There is also a neighbourhood park in McLennan South.
- In addition to the new trees noted above, the landscape design includes a variety of shrubs, ground covers, vines, perennials, annuals, ferns, ornamental grasses and lawn planting.
- Fencing will include low and open metal fencing with brick posts along No. 4 Road, Keefer Avenue and their setbacks, low and open wood picket fencing at the amenity area, and 1.8 m height wood privacy fencing along the south and east property lines outside of the road setbacks.
- Paving treatment includes a variety of materials to improve the internal streetscape and differentiate between pedestrian entries and vehicle areas. A variety of paving materials have been used including asphalt, concrete, interlocking pavers, patio pavers and exposed aggregate concrete.
- Payment of cash-in-lieu of indoor amenity space was secured through the rezoning in the amount of \$12,000 in compliance with the Official Community Plan (OCP).

Affordable Housing

- No affordable housing units are proposed in this 12-unit development. A voluntary contribution towards the City's affordable housing fund was secured through the rezoning in the amount of \$0.60 per buildable ft² (e.g. \$9,211), which complied with the Interim Affordable Housing Strategy.

Crime Prevention Through Environmental Design

- Site lighting will be provided for the central drive aisles and should not impact the neighbouring single-family lots.
- Natural surveillance opportunities are provided for the central outdoor amenity space, mailboxes, and visitor parking spaces.
- Natural surveillance opportunities are provided for the front entries which face the drive aisle, No. 4 Road or Keefer Avenue.
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing and Utilities

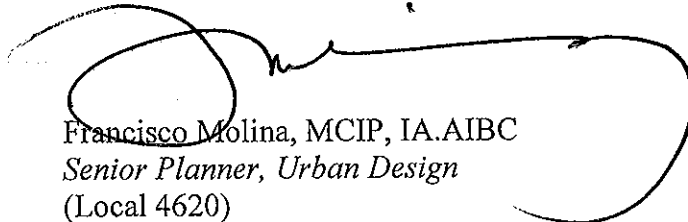
- As noted in the staff report on the rezoning, an independent review of servicing requirements (storm and sanitary) concluded that no upgrades to the existing systems are required to support the proposed development. The subject site is located outside of the McLennan South Development Area Catchment for which the City has identified required storm and sewer upgrades.

Flood Indemnity Covenant

- The registration of a flood indemnity covenant (Minimum 0.9 m geodetic) was secured through the rezoning application.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design during the Development Permit review process. Staff recommend support of this Development Permit application.



Francisco Molina, MCIP, IA.AIBC
Senior Planner, Urban Design
(Local 4620)

FM:blg

Attachments:

- | | |
|--------------|--|
| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Advisory Design Panel Minutes Annotated excerpt (October 18, 2006) |

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$48,736.27; and
- Confirmation that revised documentation and construction securities for Servicing Agreement (SA 07-371064) has been received.

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

- Building permit drawings to indicate measures for aging in place for all units including lever-type handles and blocking in all washroom walls to facilitate future potential installation of grab bars.
- Incorporation of measures for one (1) convertible unit.
- 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/tp/special.htm>).

Note:

- (*) *This requires a separate application*



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 07-359310

Attachment 1

Address: 9888 Keefer Avenue

Applicant: Inspire Group Development Corp. Owner: Siu Ha Chu

Planning Area(s): City Centre McLennan South Sub-Area Character Area 'C2'

Floor Area Gross: 1,920.4 m² Floor Area Net: 1,426.2 m²

	Existing	Proposed
Site Area:	Formerly 2,790 m ²	Approx. 2,377 m ²
Land Uses:	Single-Family	Multi-Family
OCP Designation:	Neighbourhood Residential	No change
Zoning:	"Low Density Townhouses District (RTL3)"	No change
Number of Units:	2	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage – Building:	Max. 40%	37%	None
Lot Size:	Min. 30 m width Min. 35 m depth	31.8 m frontage 89.4 m depth	None
Setback – No. 4 Road (Front Yard):	Min. 6 m	6 m	None
Setback – Keefer Avenue (Front Yard):	Min. 6 m	4.3 m to 4.6 m 1.5 m porch projections	1.7 m reduction 1.5 m porch projections
Setback – Side Yard:	Min. 3 m	3 m	None
Setback – Rear Yard:	Min. 3 m	3 m	None
Height (m):	Max. 11 m & three-storey	Max. 11 m & three-storey	None
Off-street Parking Spaces – Resident and Visitor:	24 and 3	24 and 3	None
Accessible Spaces:	1	1	None
Tandem Parking Spaces:	Not permitted	16 spaces in 8 units	16 tandem spaces
Total off-street Spaces:	27	27	None
Amenity Space – Indoor:	Min. 70 m ²	\$12,000 cash-in-lieu	None
Amenity Space – Outdoor:	Min. 72 m ²	144 m ²	None

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

**Wednesday, October 18, 2006 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

2. RZ 05-313124
T. Yamamoto Architect Inc.
9888 Keefer Avenue (former 7791 / 7931 No. 4 Road)
(Preliminary)

[The design response from the applicant has been included in '*bold italics*' immediately following the specific comments in the Chair's summary and recommendation below]

The following were responses to questions from the Panel:

In response to a query regarding the logic behind the layout of the site, it was clarified that the City requires an applicant to indicate possible future development of the area. The site was designed illustrating the City's intention to minimize the access points to No. 4 and Blundell Roads.

Clarification was provided regarding the trees to be retained: Most of the significant trees to be retained exist on the adjacent property; only two major trees are on this property. A greater 7 m rear yard setback was being proposed to enable the retention of 2 trees onsite.

Clarification was provided regarding the Keefer Avenue setback variances: The setback would be reduced to 4.5 m and porches would encroach into that.

Comments from the Panel were as follows:

- elevation on Keefer Avenue requires design development;
- development will be addressed on Keefer Avenue, but the Keefer elevation appears to be scattered. Could the front doors be reinforced? There is a need for a better transition from the street edge to the front door;
- The relationship between the 2 and 3 storey buildings is awkward;
- garbage and recycling should be relocated away from the front entrance and into the amenity area with an amenity structure;
- amenity area needs to be more practical and centrally located; perhaps with a pleasant garden space with seating instead of the proposed play area;
- street edge along Keefer Avenue and No. 4 Road needs street tree planting;
- consider public art; area already has pieces at McLennan South and across the road;
- try not to "lose" the large and significant Cedar tree in the amenity space; if the reduction in setbacks is accepted, the project needs well proportioned, attractive porches, building faces and front yard treatment along Keefer street;
- the porches need street presence, seem too narrow; Add more relief and expanded, and activate front yards;
- add pavers. Access points could be textured, link to amenity area;
- focus on scaling down corners of the 3 storey buildings and tapering them down to the open space to allow daylight to the bottoms of the retained trees;
- look at trucks and service vehicles turning around close to 4 road;
- needs softer paving into the internal streets;
- garage doors should be as articulated as possible;

- building 1 and 2 have a nice feel; other buildings need to have the floating bays brought down to help break up the massing which is top heavy. Could reinforce entryway;
- Unit A bathrooms do not accommodate a wheelchair space beside the toilets;
- if a future access point is provided, a gateway idea will be important, but in the interim it is not;
- driveway close to No. 4 Road supported. Building variety supported. Could expand to 2 ½ storey buildings;
- bring the gables down to grade;
- generous rear yards around amenity area supported for onsite tree retention.; and
- nice resolution of a difficult site.

In summarizing the Panel's comments, Chair Westermarck recommended the following:

- reinforce front doors at Keefer Avenue, detailing from street edge to door – ***Incorporated;***
- 3 storey massing over garage needs further design development – ***Incorporated;***
- consider replacing play area with seating and paving – ***Incorporated;***
- ensure that servicing agreement has boulevard with street trees and sidewalk – ***Confirmed;***
- consider public art – ***Public art will not be included in this small 12-unit development;***
- consider relocating garbage and recycling away from front entry – ***Enclosures relocated further away from No 4 Road. Enclosures screened from unit front entries with planting;***
- develop yard space along Keefer Avenue to sensitively address the 4.5 m narrow yards – ***Design development incorporated from street edge to Keefer front entries;***
- design development to weight porches on street fronting units – ***Incorporated;***
- consider adding pavers to drive aisles at amenity space and ends – ***Incorporated;***
- consider lowering massing of the building adjoining trees and amenity area – ***The buildings were shifted away from the retention cedar tree in the amenity area to improve retention viability;***
- consider softening the internal streets – ***Incorporated with planting, projecting bays and lowered roof lines;***
- garbage truck access requires attention – ***Site plan reconfigured to straighten out drive aisle and enclosures moved further away from No. 4 Road;***
- connect the gables down to grade on the 3 storey buildings to strengthen the elevation on Keefer Avenue – ***Incorporated;*** and
- design development to accessible washroom – ***Incorporated.***

It was moved and seconded

That RZ 05-313124 move forward to Planning Committee with the support of the Advisory Design Panel.

CARRIED



No. DP 09-500638

To the Holder: INSPIRE GROUP DEVELOPMENT CORP.
Property Address: 9888 KEEFER AVENUE
Address: C/O MR. TAIZO YAMAMOTO
 YAMAMOTO ARCHITECT 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 Bylaw 8500" is hereby varied to:
 - a) Reduce the Exterior Side Yard Setback to Keefer Avenue from 6 m to 4.3 m and to permit porch projections of a maximum of 1.5 m.
 - b) Permit 16 tandem parking spaces in eight (8) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #10 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 **\$48,736.27** 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 09-500638

To the Holder: INSPIRE GROUP DEVELOPMENT CORP.

Property Address: 9888 KEEFER AVENUE

Address: C/O MR. TAIZO YAMAMOTO
 YAMAMOTO ARCHITECT INC.
 2386 OAK STREET
 VANCOUVER, BC V6H 4J1

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.

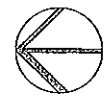
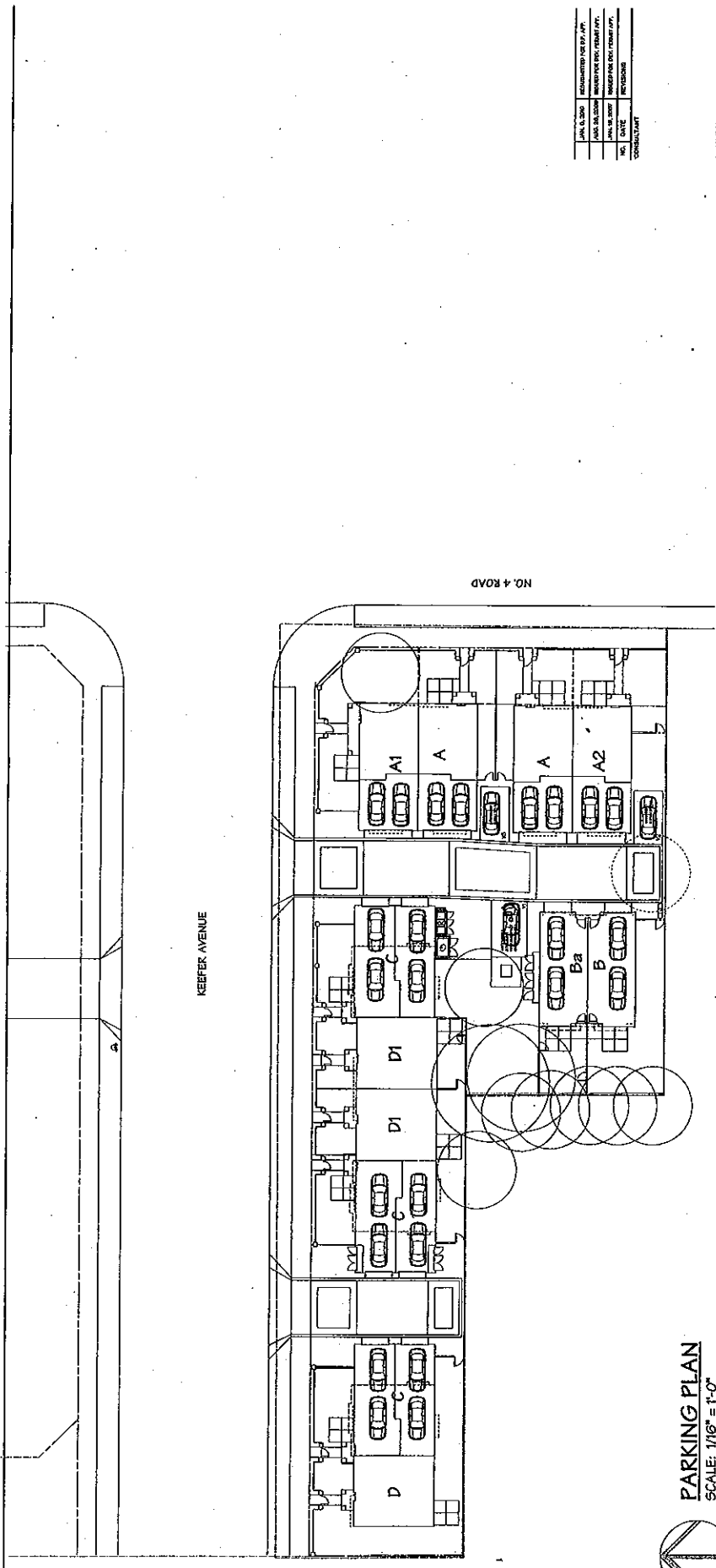
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



PARKING PLAN
SCALE: 1/16" = 1'-0"

PARKING REQUIRED	
24 SPACES x 12 UNITS	24 SPACES (RESIDENTS)
30 SPACES x 16 UNITS	48 SPACES (VISITORS)
TOTAL	72 SPACES
PROVIDED	
2 CAR TANDEN GARAGE x 8 UNITS	16 SPACES (RESIDENTS)
2 CAR SIDE-BY-SIDE GARAGE x 4 UNIT	8 SPACES (RESIDENTS)
OPEN VISITOR PARKING	5 SPACES (VISITORS)
TOTAL	27 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

DP-09500638 ②



JAN 06 2010	REVISIONS FOR SET		
JAN 06 2010	REVISIONS FOR PERMIT		
JAN 06 2010	REVISIONS FOR PERMIT		
NO.	DATE	REVISIONS	CONSULTANT

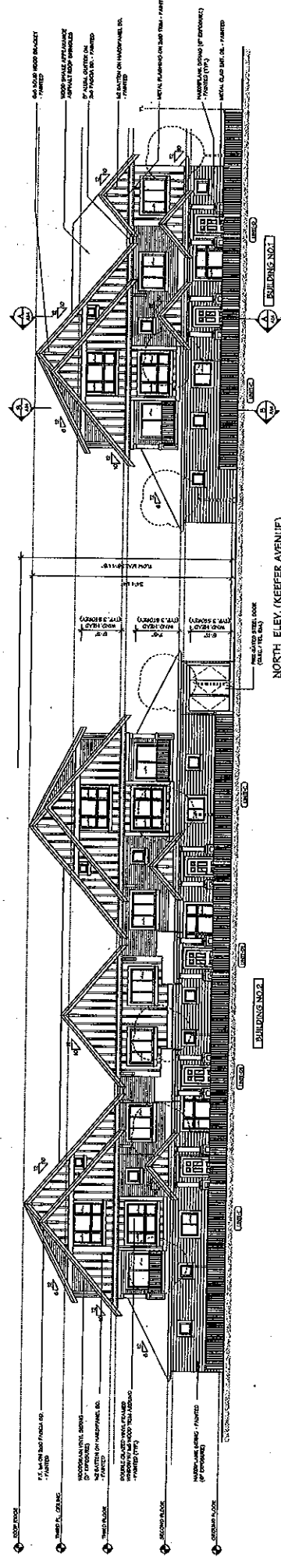
PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT

YAMAMOTO ARCHITECTURE INC.

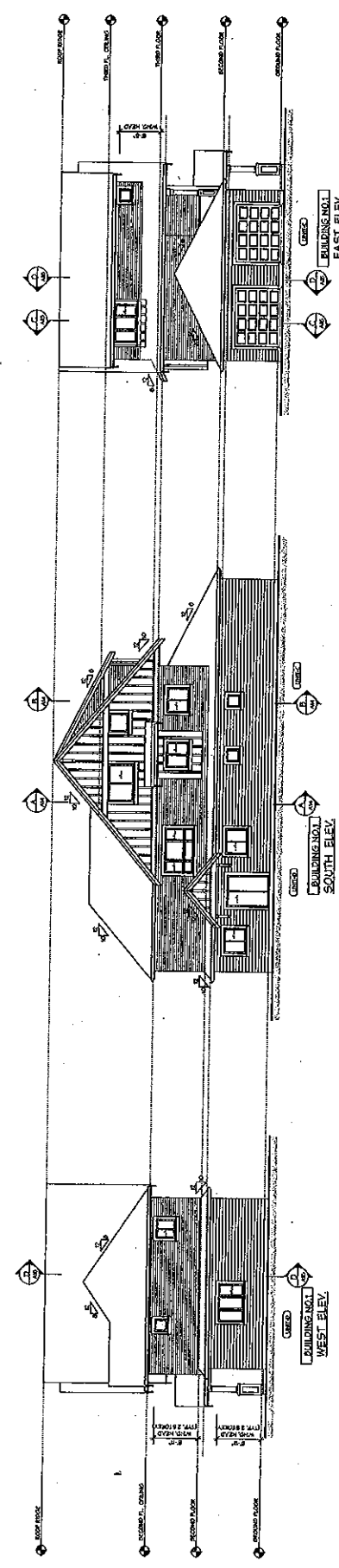
Yamamoto Architecture Inc.

SUBMITTAL TITLE
PARKING PLAN STATISTICS / CONTEXT PLAN

SCALE	1/16" = 1'-0"
DATE	JAN 06 2010
DESIGN	YAMAMOTO
CHECKED	TY
PROJECT NO.	815



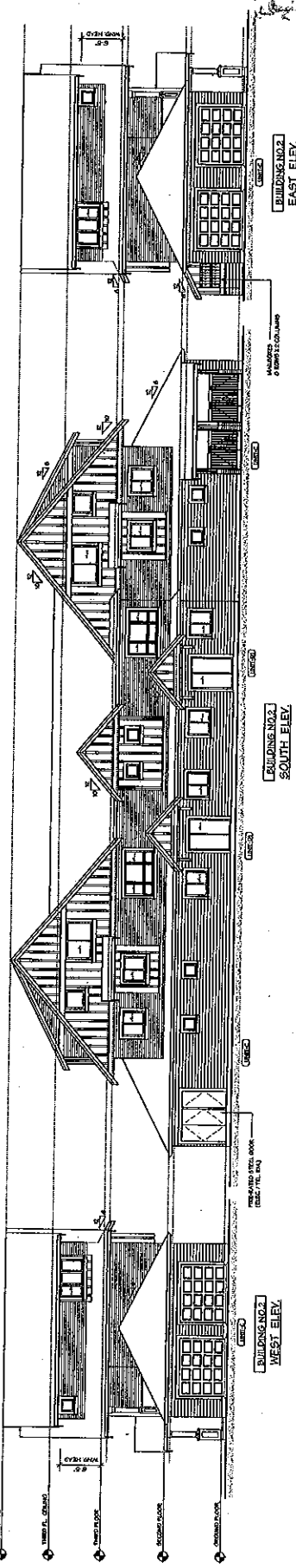
NORTH ELEV. (KEEPER AVENUE)



BUILDING NO. 1
WEST ELEV.

BUILDING NO. 1
SOUTH ELEV.

BUILDING NO. 1
EAST ELEV.



BUILDING NO. 2
WEST ELEV.

BUILDING NO. 2
SOUTH ELEV.

BUILDING NO. 2
EAST ELEV.

JAN. 18, 2000	REVISIONS TO SHEET 017 - APP.
JAN. 18, 2000	ISSUED FOR PERMITS
JAN. 18, 2007	ISSUED FOR PERMITS
JAN. 18, 2007	ISSUED FOR PERMITS
NO. DATE	REVISIONS
DRAWN BY	

7700 JOHN WALKER ROAD
MEMPHIS, TN 38117
728-350-0000
WWW.YAMAMOTOARCHITECTURE.COM

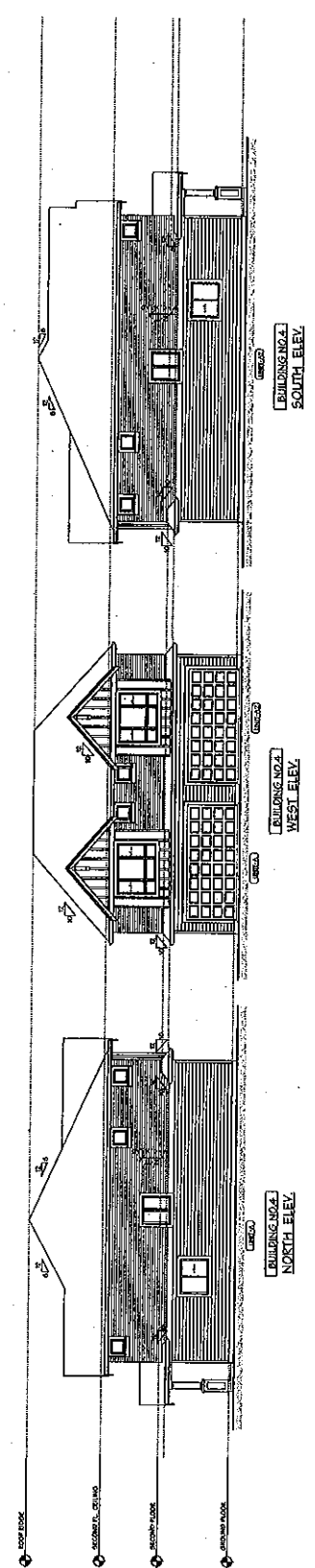
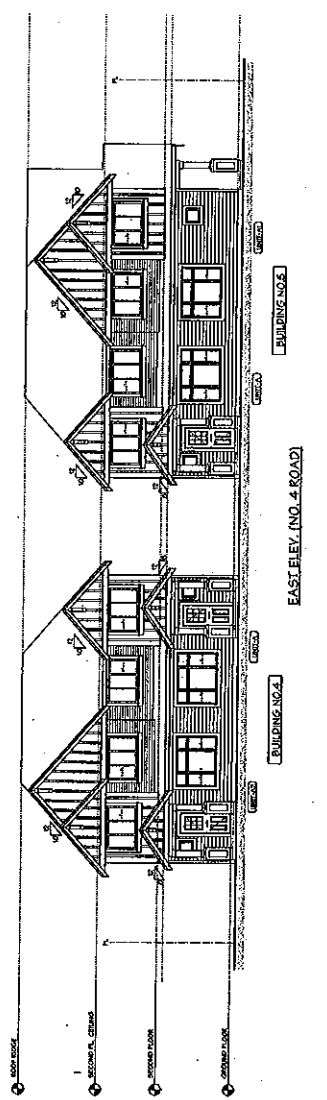
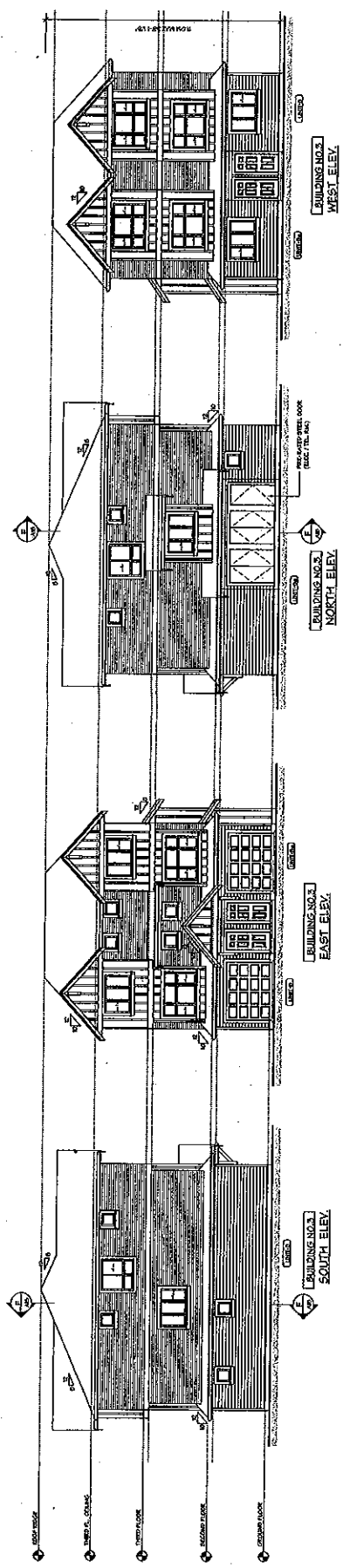
Yamamoto
Architecture Inc.

7700 JOHN WALKER ROAD
MEMPHIS, TN 38117
728-350-0000
WWW.YAMAMOTOARCHITECTURE.COM

ELEVATIONS	
JAN 06 2010	
SCALE	1/4" = 1'-0"
DATE	MAY 2007
DRAWN	YAMAMOTO
PROJECT	4
PROJECT NO.	DP-09500638

DP-09500638

3



DATE	DESCRIPTION	
JAN. 6, 2010	EXHIBIT FOR PERMITS	
MAY 12, 2010	REVISED FOR PERMITS	
JAN. 6, 2011	REVISED FOR PERMITS	
NO.	DATE	REVISIONS
COMPILED BY		

12 UNIT TOWNHOUSE DEVELOPMENT

7700 S. 10TH AVE. ROAD RICHMOND, VA.

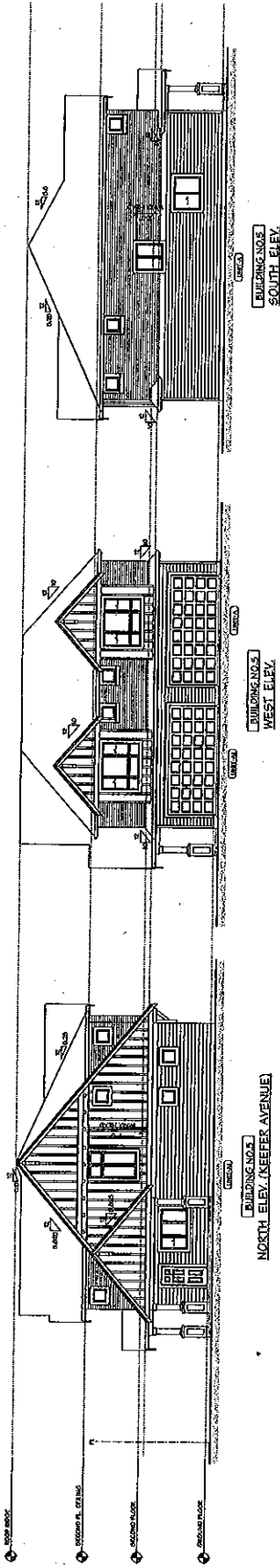
Yamamoto Architecture Inc.

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

DATE: JAN 06 2010

5

DP-09500638 4



DATE	DESCRIPTION	
JAN. 16, 2007	ISSUED FOR PERMIT, APT.	
JAN. 16, 2007	ISSUED FOR PERMIT, APT.	
JAN. 16, 2007	ISSUED FOR PERMIT, APT.	
NO.	DATE	REVISION
COMPLIANT		

PROJECT: CLUENT TOWNHOUSE DEVELOPMENT
 DEVELOPER: YAMAMOTO ARCHITECTURE INC.
 ARCHITECT: YAMAMOTO ARCHITECTURE INC.

2700 JONES ROAD, SUITE 100
 RICHMOND, VA 23220

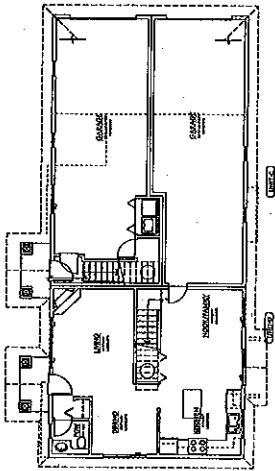
Yamamoto
 Architecture Inc.

2700 JONES ROAD, SUITE 100, RICHMOND, VA 23220
 TEL: 804.771.1111 FAX: 804.771.1112
 WWW.YAMAMOTOARCHITECTURE.COM

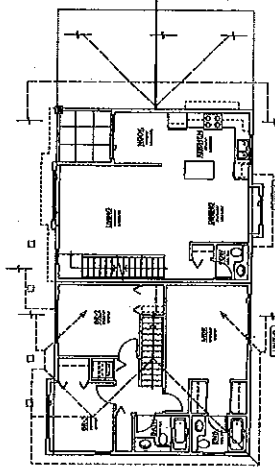
ELEVATIONS
 JAN 16 2007

SCALE: 1/8" = 1'-0"
 DATE: JAN 16, 2007
 DRAWN: YAMAMOTO
 CHECKED: YAMAMOTO

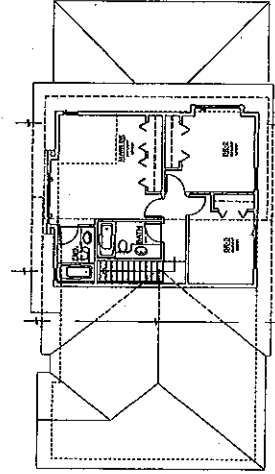
5 DP-09500638



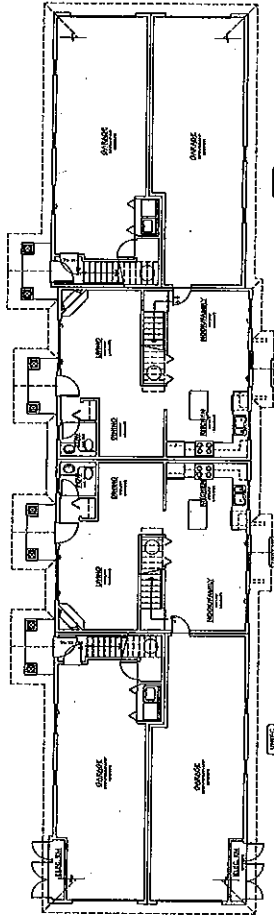
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 1



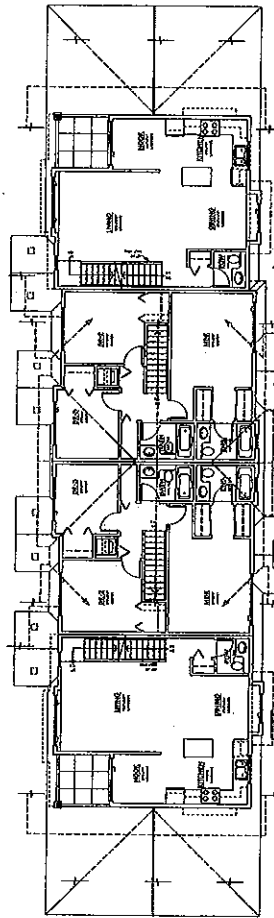
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 1



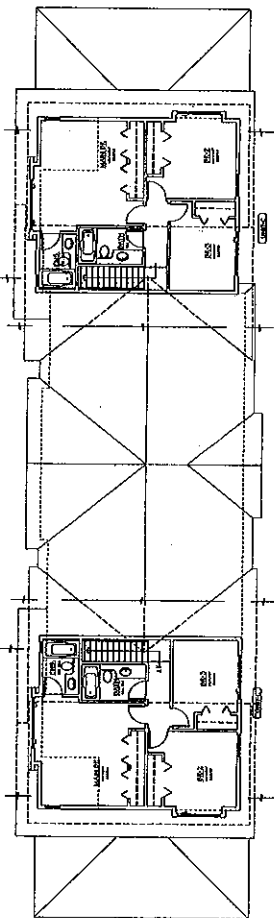
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 1



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 2



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 2



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 2

09500638 (6)

DATE: 01.06.2010	DESIGNED BY: J. J. JONES	CHECKED BY: J. J. JONES
DATE: 01.06.2010	DESIGNED BY: J. J. JONES	CHECKED BY: J. J. JONES
NO.:	SHEET:	SECTION:
CONTRACTOR:		

PROJECT:
12 UNIT TOWNHOUSE
DEVELOPMENT

1000 AVENUE
HOUSTON, TX

Yamamoto
Architecture Inc.

1000 AVENUE
HOUSTON, TX 77002

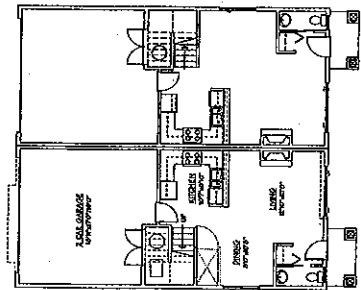
PROJECT TITLE:
12 UNIT TOWNHOUSE
DEVELOPMENT

JAN 06 2010

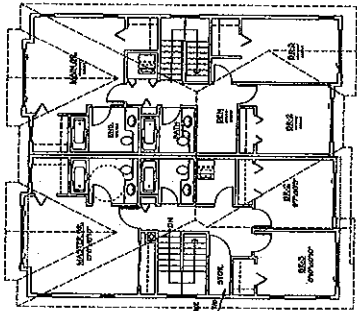
DATE: 01.06.2010

0815

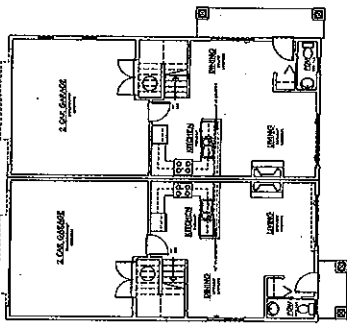
0815



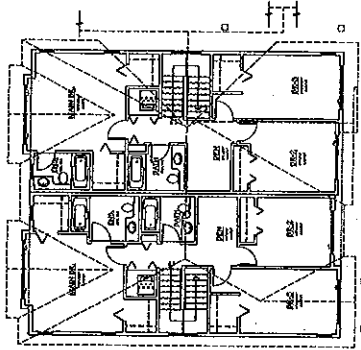
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"
BUILDING NO. 4



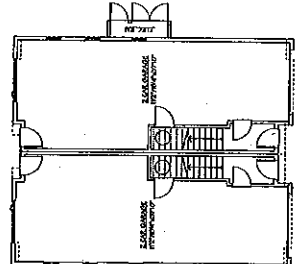
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
BUILDING NO. 4



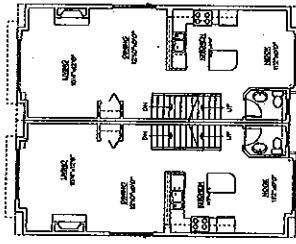
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"
BUILDING NO. 5



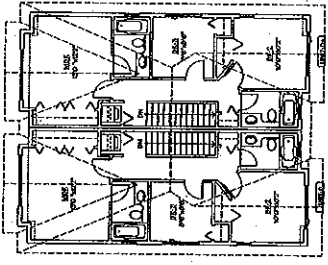
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
BUILDING NO. 5



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"
BUILDING NO. 3



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
BUILDING NO. 3



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"
BUILDING NO. 3

DATE	DESCRIPTION	
JAN. 11, 2007	REVISION FOR 1/8" = 1'-0"	
JAN. 11, 2007	REVISION FOR 1/8" = 1'-0"	
JAN. 11, 2007	REVISION FOR 1/8" = 1'-0"	
JAN. 11, 2007	REVISION FOR 1/8" = 1'-0"	
NO.	DATE	DESCRIPTION
1		CONCEPTUAL

PROJECT
12 UNIT TOWNHOUSE
DEVELOPMENT

4000 KENNEDY AVE
BIRMINGHAM, AL

Yamamoto
Architecture Inc.

7

DP - 09500638

FLOOR PLANS

JAN 06 2010

0515

PROJ. NO.

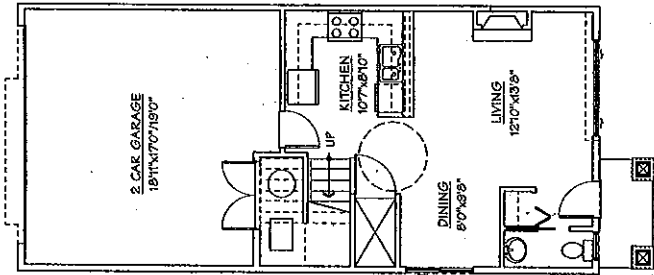
DATE

SCALE

BY

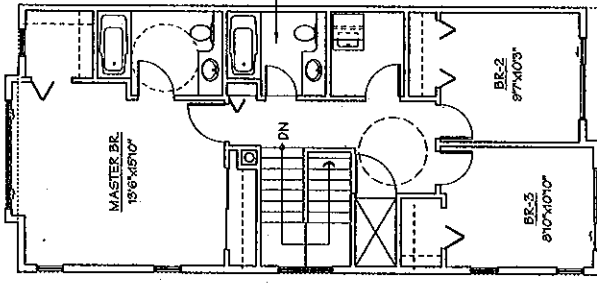
CHECKED BY

APPROVED BY



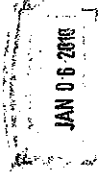
UNIT A2 CONVERTIBLE UNIT PLAN

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



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

DP - 09500638 ⑧



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

