



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: January 7, 2014

From: Wayne Craig
Director of Development

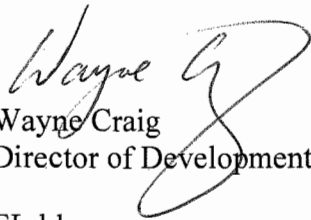
File: DP 13-630032

Re: **Application by Interface Architecture Inc. for a Development Permit at 6711, 6771 and 6791 Williams Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.



Wayne Craig
Director of Development

EL:blg
Att.

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to develop 14 townhouse units at 6711, 6771 and 6791 Williams Road. This site is being rezoned from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 8967 (RZ 12-598701), which received 3rd Reading following the Public Hearing on January 21, 2013. The site currently contains three (3) single-family dwellings.

Storm sewer upgrades and frontage improvements were secured through the rezoning process and will be constructed through the separate required Servicing Agreement (SA 13-634243), which must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to, upgrade to the existing storm sewer along the frontage to a minimum of 600 mm, removal of the existing sidewalk, and construction of a new 1.5 m wide sidewalk along the property line and a 1.42 m grass and treed boulevard up to the curb.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north and east: Older single-family homes on cul-de-sac lots under Land Use Contact (LUC063).

To the south: Across Williams Road, a 12-unit townhouse complex zoned “Low Density Townhouses (RTL1)”, two (2) single-family homes on lots zoned “Single Detached (RS1/E)” and the entrance to the London Steveston Secondary School site.

To the west: A single-family home on a lot zoned “Single Detached (RS1/E)”, and two (2) duplexes on lots zoned “Two-Unit Dwellings (RD1)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 21, 2013. At the Public Hearing, the property owner of the adjacent property to the north at 6860 Shawnigan Place expressed concerns in regards to tree preservation; in particular, he would like the significant trees on the subject development site and the large mature Cedar hedge located on the south boundary of his property be retained and protected.

The applicant has agreed to retain and protect one (1) Crimson King Maple tree located within the proposed outdoor amenity area located close to the rear property line, and three (3) existing trees located on site along the Williams Road frontage. In addition, Tree Protection Zones will be established on site to protect three (3) trees located on the adjacent property to the north (6840 Shawnigan Place) and the mature hedge along the rear property line (see Tree Management

Plan). No perimeter fencing is being proposed along the rear property line where the existing Cedar hedge is located in order to minimize trimming and pruning of the mature hedge.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.

(Staff supports the proposed variance since the proposal was submitted prior to the Council's direction on tandem parking arrangements and related bylaw amendments approved by Council in March 2013.

Prior to March, 2013, staff typically supports variances related to tandem parking arrangements on the basis that tandem parking reduces pavement area on site and facilitate a more flexible site layout.

The proposed number of parking stalls meets the current bylaw requirements. The proposed variance is to accommodate one (1) additional tandem parking unit on site. Staff and the applicants have looked at opportunities to provide additional parking onsite but it is not possible without compromising the access to the outdoor amenity area.)

Heritage Review

Yarmish House, located at 6711 Williams Road, is listed on the City of Richmond's Heritage Inventory. The Statement of Significance of the Yarmish House can be found in **Attachment 2**. The highest heritage value of the house, as identified in the City of Richmond Heritage Inventory, is its association with the Ukrainian Catholic Church. The Yarmish family allowed the church to use the home for meetings before the congregation was able to build their own church.

A Heritage Review Report was submitted in support of the application. The architect has stated that, in his opinion, the house cannot be saved due to issues with the state of structure. The City's Heritage Planner reviewed the Heritage Review Report at the rezoning stage and had no concern with the proposed demolition, provided that the developer make references to the Arts and Crafts nature of the Yarmish House in the form and character of the proposed townhouse development.

The proposed townhouses are designed with a strong central roof ridge and gabled roof form, lower shed roofs, gable brackets, and upper floor gabled dormers, similar to that of the Yarmish House. The project also incorporates similar architectural details; such as short clerestory windows, paired entryway square columns, gable dentil molding, and shingled siding. The double-hung windows, with multi-paned upper sections, also echo the design of the Yarmish

House. In addition, the existing gate pillars will be relocated to the entrance to the on-site outdoor amenity area with metal plaques acknowledging the history of the Yarmish House mounted on them.

A Documentation Report was also submitted in support of the Rezoning and Development Permit Applications. This Documentation Report provides extensive photographic documentation of the Yarmish House and will be retained in the City of Richmond Archives.

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 9, 2013 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

The subject Development Permit application was submitted after the adoption of the current OCP Bylaw 9000 (adopted on November 19, 2012); therefore, it is subject to the current Development Permit Guidelines (i.e., Section 14 of OCP Bylaw 9000). However, since the Rezoning application was submitted in January 2012 and the project was developed based on the previous OCP Bylaw 7100, certain exceptions to the current Development Permit Guidelines may be considered. These exceptions are discussed in this analysis section of the report, under the relevant sub-sections.

Conditions of Adjacency

- The current Arterial Road Guidelines for Townhouses (OCP Bylaw 9000) state that building height along the side yards should be stepped down to a maximum building height of two (2) storeys within 7.5 m of the side yard interface with single-family housing. However, the proposed development is developed based the previous multiple-family residential development guidelines in OCP Bylaw 7100; where building height along side yards may step down to a maximum building height of 2½ storeys. The applicant has considered revising the proposal to meet the current design guidelines (i.e., step down the street fronting buildings to 2 storeys high along the side yard), but the changes would make the design less desirable:
 - Arts & Crafts form: As recommended by the Heritage committee, the current proposal very much reflects and references the existing Yarmish House's Arts & Crafts roof forms. The large main gable visually envelopes the top half-storey of the end unit (i.e., Type D units, 2-1/2 storey). To meet the new guidelines, the top half-storey of the end Type D units would have to be deleted, and the roof forms would not so clearly reference the heritage house.
 - Central site entry: The proposed mid-site entry is an appropriate response to the retained mature King Crimson Maple tree; it allows open view of the proposed outdoor amenity area and the protected tree from the street. To meet the new guidelines, the site layout would have to be revised to accommodate additional ground floor habitable space for the end unit. The only option would be to relocated the entry driveway to the west edge of the site (partially located within the required side yard setback); however, this

arrangement is usually not preferred by adjacent property owners; and the driveway would be less efficient in terms of onsite turnaround capacity.

- The applicant has made an effort to address current guidelines and potential adjacency issues by narrowing the top storey of the end unit and removing all windows on the third floor overlooking the side yards.
- While the required side yard setback under the “Low Density Townhouses (RLT4)” zone is 3.0 m, a larger 3.5 m setback to the east property line will be provided to the first and second floors, and a 4.8 m setback will be provided to the third floor to minimize overlooking opportunity. A similar treatment will be provided along the west side yard setback, with a 3.3 m setback to the first and second floors and a 4.5 m setback to the third floor.
- It is also noted that the existing mature hedges (about 20-ft tall) along the east property line will be retained to provide a nature screen between the proposed development and the existing single-family homes to the east.
- The proposed building heights and form, as well as building setback to the rear units, follow the Arterial Road Guidelines for Townhouses in the OCP to provide an appropriate interface with the adjacent single-family developments.
- Existing mature hedges along the north property lines are to be retained. New trees and hedging materials will be planted within the setback to provide an appropriate privacy screen for the neighbouring lots.
- Adjacent property to the east at 6691 Williams Road is expected to be redeveloped into a townhouse complex in the future; a conceptual development of this site for illustration purposes is on file. A Public Rights-of-Passage (PROP) Right-of-Way (ROW) on the subject site, allowing access to/from the future development sites via the subject site has been secured at rezoning.
- Due to the small size of developable area on the adjacent site at 6691 Williams Road, the applicant has agreed to share the outdoor amenity space and the garbage/recycling facilities on the subject site with the future development at 6691 Williams Road. A cross-access easement has been secured at rezoning to facilitate this arrangement.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway, providing access to the site from Williams Road and an east-west drive aisle providing access to all unit garages and surface parking stalls.
- A total of 14 units in five (5) clusters are proposed. The southern two (2) clusters are oriented towards Williams Road, while the northern three (3) clusters are oriented towards the internal drive aisle.
- A pedestrian scale is achieved along Williams Road with varied, stepped vertical building planes, retained trees, landscape features, articulated fencing, and individual street oriented unit entrances.
- All units will have two (2) vehicle parking spaces. Tandem parking garages are proposed in all of the street fronting units. All duplex units will have a standard parking stall in the garage and a small car surface parking stall located adjacent to the unit entry.

- While Bylaw 7100 is silent on this issue, OCP Bylaw 9000 states that parking areas should not be located adjacent to outdoor amenity spaces and children's play areas. The proposed site layout with outdoor resident parking stalls located adjacent to the outdoor amenity space is acceptable since the configuration of the proposed outdoor amenity space is much wider than the minimum width recommended in the design guidelines. In addition, the proposed configuration of the surface parking stalls and landscaping design maintain an open view to the outdoor amenity space.
- The outdoor amenity is proposed at a central location opposite to the main vehicle entry and adjacent to the tree preservation area. The size and location of the outdoor amenity space is appropriate in providing open landscape and on-site amenity in a convenient location to all of the units.
- Mailbox and garbage and recycling enclosures are proposed at the entry driveway and have been incorporated into the design of the adjacent building to minimize visual impacts.
- A total of three (3) visitor parking spaces (including one (1) accessible parking space) are provided throughout the site. The number of visitor parking spaces proposed complies with the bylaw requirement.

Architectural Form and Character

- The architect advised that the following design vocabularies referencing the Arts & Crafts nature of the existing Yarmish House are incorporated into the proposal:
 - Substantial use of shingled cladding at upper floors.
 - Low-pitched gables (6:12) at entry and dormer gables complete with soffit knee brackets.
 - Paired wood columns at entries.
 - Steeper main roof side gables and shallower-pitch attic shed roofs with slot windows.
 - Multi-paned windows.
 - Distinct top/middle/base treatment.
- Roof lines are designed to break down massing.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (hardie lap siding, shingle panel, wood window trims and banding, stone veneer accents and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.
- Horizontal lap siding and shingle panels have been chosen to echo the heritage character of the Yarmish House.
- The proposed exterior colours (tan/olive/gray) with heritage red doors are chosen as typical 'nature' colours that reflect and strengthen the project theme built around the central King Crimson Maple tree.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage; four (4) trees are in good condition and identified for retention; 11 trees were identified for removal; 22 replacement trees are required; 40 replacement trees in a mix of conifer and deciduous are proposed.

- A 3.6 m diameter Tree Protection Zone (TPZ) around the protected King Crimson Maple tree is established based on the trunk diameter ratio method and the proposed “L” shaped footing (which will have less impact to the root plate than a conventional footing). Proposed buildings are setback 0.9 m from the established TPZ to provide a working space buffer.
- To ensure the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone is required prior to Development Permit issuance. In addition, no Landscaping Security will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees have survived the construction, is reviewed by staff.
- A well-developed landscaped treatment is proposed at all property edges and public/private interfaces:
 - The public realm is visually delineated from the development’s private spaces (i.e. the front yards of street fronting buildings) at the property line by the use of low metal picket fencing and stone pilasters, extensive landscaping, and a slight change in site grade.
 - At the entry drive aisle, entering the semi-private realm, the transition is accentuated by the use of permeable pavers; the same pavers are also used at the internal T-intersection, marking the entry to the outdoor amenity space, and serving as a visual cue for potential pedestrian activity.
 - The semi-private spaces along the internal drive aisle are lined with landscaped visual cues to identify functions (i.e., paved outdoor parking areas, garage door locations, and resident’s entry doors).
 - Private open space is provided by enclosed open yard spaces with wood fences and gates, as well as second floor open balconies facing the internal drive aisle; each unit’s private yard has a shade tree and shrub/ground cover edge planting.
- The outdoor amenity space is proposed at the top of the entry drive aisle, providing it with unobstructed southern exposure, and serving as a welcoming entry view vista. It consists of a children’s play equipment which promotes social and interactive play, and is geared towards children in the 2 to 5 years old age group. Benches are also provided in the area to encourage social activities and facilitate adult supervision of the area.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$133,624.20 in association with the Development Permit.
- Indoor amenity space is not proposed on-site; a \$1,000 cash-in-lieu contribution per unit has been secured at rezoning.

Crime Prevention Through Environmental Design

- Entry to each of the duplex units is proposed behind the surface resident parking stall associated with the unit. This design is a result of the expansive building setbacks required to protect the King Crimson Maple tree located between the rear townhouse clusters. In order to retain the King Crimson Maple tree at its current location, the outdoor amenity area has been widened from 5.0 m to approximately 7.7 m.
- Due to the widening of the outdoor amenity space, frontage along the north side of the internal drive aisle available for parking and unit entry to the duplex units has been reduced.

Unlike the typical arterial road townhouse development where side-by-side double car garage and a decent unit entry are provided in each of the rear duplex units, only a single-car garage, along with a parking pad and a narrow walkway, could be provided for each of the rear units.

- While recessed entry is generally discouraged, in this particular case, recessed entry to the duplex units is being considered for the following reasons:
 - A walkway leading up to the unit entry is provided between the garage and the parking pad.
 - The front door will be visible from the internal drive aisle while the surface parking stall is occupied.
 - The arbour posts proposed at the surface parking stalls are narrow (6 in. x 6 in.) and view obstruction is minimal.
 - While a Beech tree is proposed in the landscaping pad along the internal drive aisle in front of each unit entry, the proposed tree species exhibits a narrow growing habit and will not screen the view of the entry door from the internal drive aisle.
 - Daylight-sensored lighting to operate at dusk and throughout the night will be installed along the internal drive aisle.
 - All duplex entries will have the advantage of neighbour surveillance from the unit across the drive aisle; where they are overlooked by bedrooms, dens, and balconies on the second and third floors.
- Since the proposed design will not cause any CPTED concern, a significant tree on site is being protected and retained at its current location, and a significantly larger outdoor amenity space is proposed, staff do not oppose the proposed recessed entry to the duplex unit.
- The architect advises that the following CPTED features and concepts are incorporated into the design:
 - Casual window surveillance over the outdoor amenity space (and all yard areas).
 - Mailbox area sheltered but open visually and lit by daylight-sensored lighting.
 - Unit entry doors in full view.
 - Low fencing at front yards.
 - Low, thicker planting at ground floor windows.
 - Placement of common amenities (mailbox, garbage depot, bench, bike parking) in high visibility areas.
 - Placement of play area in an open, high-visibility location away from the public street.
 - Clear division of territory.

Sustainability:

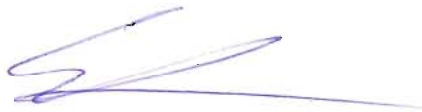
- The developer advises that the following features will be incorporated into the development:
 - Shared common party walls to minimize temperature gradients.
 - Deciduous tree shading at south side.
 - Through-unit natural ventilation.
 - Minimal east and west window exposure.
 - Permeable pavers to reduce storm drain load,
 - Significant tree retention and new tree planting.
 - Salvage of existing buildings encouraged.

Accessible Housing

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

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. The applicant has agreed to the list of Development Permit considerations included as **Attachment 4** (signed concurrence on file). On this basis, staff recommend support of this Development Permit application.



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

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: The Statement of Significance of the Yarmish House

Attachment 3: Excerpt from the Minutes of the Advisory Design Panel Meeting – October 9, 2013

Attachment 4: Development Permit Considerations



DP 13-630032

Attachment 1

Address: 6711, 6771 and 6791 Williams Road

Applicant: Interface Architecture Inc. Owner: Garry West Holdings Inc.

Planning Area(s): Blundell

Floor Area Gross: 2403.9 m² Floor Area Net: 1,613.8 m²

	Existing	Proposed
Site Area:	2759.2 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	61%	none
Lot Coverage – Landscaping:	Min. 25%	30%	none
Setback – Front Yard (m):	Min. 6.0 m	6.15 m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	4.6 m	none
Height (m):	Max. 12.0 m (3 storeys)	10.7 m	none
Lot Width:	Min. 40.0 m	54.86 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.214 (V) per unit	none
Off-street Parking Spaces – Total:	28 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (28 x Max. 50% = 14)	16 (58%)	variance required

Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	6	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Bicycle Parking Spaces – Total:	Min. 18 (Class 1) and 3 (Class 2)	19 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	120 m ²	none

Yarmish House

ATTACHMENT 2

General Information

Type of Resource: Building
Common Name: Yarmish House
Address: 6711 Williams Road
Neighbourhood (Planning Area Name): Blundell
Construction Date: 1923
Current Owner: Private
Designated: No



[Click to see full image](#)

Statement of Significance

Description of Site

The house is a late Craftsman style home situated in a residential neighbourhood on Williams Road. The house has a large front yard providing a separation from the street, with a concrete wall and entry columns between the front yard and the sidewalk.

Statement of Values

The heritage value of the Yarmish house lies in its historical association to the Ukrainian Catholic Church in Richmond, established to serve the Ukrainian cultural community as Richmond's population continued to diversify. Church services were held in the house before the congregation was able to build a church of its own. The house speaks to a time period in Richmond when the first suburban developments were occurring during the early 20th century.

The house also has aesthetic value as a good example of the late Craftsman building style, and its large front yard with mature trees speaks to the early suburban nature of the site.

Character Defining Elements

Key elements that define the heritage character of the site include:

- The Craftsman style and design of the entire house, as illustrated by triangular eave brackets, exposed rafter ends, shed dormers, and an open verandah with twinned columns
- Mature landscape features, including foundation planting and two original cherry trees located in the front yard
- Early concrete block perimeter wall with decorative concrete entry columns.

History

The house is a late Craftsman style home situated in a residential neighbourhood on Williams Road. The house has a large front yard providing a separation from the street, with a concrete wall and entry columns between the front yard and the sidewalk.

Architectural Significance

Architectural Style

Late Craftsman

Design Features

The house exhibits many features of the Late Craftsman style, notably triangular eave brackets and exposed rafter ends. It is rectangular in plan, with a concrete foundation and symmetrical massing. The roof is a side gable with a large gable dormer at the front, with a shed dormer on either side. The roof cover is asphalt shingle, documented as being new. The cladding consists of stucco on the first floor, horizontal clapboard on the basement, and double coursed shingles on the second storey. There is a full, open front verandah at the front of the house, supported by double square columns, one side possibly having been filled in. The windows are wooden sash casement; the windows in the gable dormer have coloured glass in a multi-paned transom. The gable dormer has possibly been filled in, and has a row of casement windows.

Construction Method

Wood frame construction.

Landscape Significance

Landscape Element

Mature trees; concrete wall

Design Attributes

Large original cherry trees are located in the front yard of the house. An early concrete block wall with columns demarcates the front property line of the house. The house has some foundation planting of indeterminate age.

Integrity

Alterations

A number of minor alterations have altered the appearance of the house, but appear to be reversible. These include new siding on the front facade, the filling in of the dormer balcony and the possible filling in of the east side of the verandah, a new roof installed in 1977, and alterations to the front gable bargeboard.

Original Location

Yes

Condition

The house appears to be in fair to good condition, requiring some upkeep

Lost

No

Documentation

Evaluated By

Denise Cook BLA, PBD (Public History)

Date

Sunday, September 24, 2000

Documentation

Inventory Sheets by Foundation Group Designs, January 1990

"Heritage Inventory Phase II" by Foundation Group Designs May 1989

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

**Wednesday, October 9, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Comments from the Panel were as follows:

1. form, character and materials are good;
Noted.
2. good site planning; appreciate the retention of existing trees, especially the mature crimson king maple tree in the outdoor amenity area;
Noted.
3. proposed buildings do not reflect the form and character of the Yarmish House on the subject property, e.g. its clerestory windows;
The Yarmish House is historically significant due to its early prior church use, not for its architectural form or vocabulary. However, we have echoed some architectural elements to recognize the building's long presence and scale of integration with the existing neighbourhood.
4. proposed development is sensitive and responsive to its context; appreciate the applicant consulting with adjacent developments regarding the retention of mature plants and hedges;
Noted.
5. appreciate the applicant's attempt to provide good landscaping such as tree retention, internal drive aisle planting, trellis over parking, and permeable paving;
Noted.
6. reconsider the white garage doors; colour of the garage door should match with the darker paneling of residential units;
We acknowledge that the garage doors were not 'coloured' in our renderings. It is an off-white tan colour, now specified in our materials board and drawings.
7. backing out of vehicles from the visitor parking stalls might be an issue when they are fully occupied;
Of the 3 visitor stalls provided, 2 of these will not have an issue if and when the west property (6691 Williams) is developed and a hammerhead route is created. The visitor stall at the east PL does comply dimensionally and at worst will require an extra forward/backward iteration to exit.

8. good architectural form and character;
Noted.
9. massing of individual buildings works well;
Noted.
10. proposed development is relatively dense compared to the surrounding developments; the two front buildings appear like apartment buildings;
It is denser than single family but city policies are moving in the direction of carefully-considered higher densities. Our massing is appropriate in scale at the property edges and the building forms and spacing seem to fit in well with the existing.
11. proposed fencing does not provide a successful street edge;
This comment may be a result of graphic miscommunication, as we feel that the front landscaped edge is well-done. The metal picket fence is articulated at the entry gates & walk; the landscape between the back of the sidewalk and fence is nicely layered in plant species, colour, and height.
12. review the relationship of the outdoor parking stall with the main entry door;
The duplex homeowners would normally prefer side-by-side parking garages, which give them more storage space. However, the outdoor parking stalls (while serving to meet the 2-car requirement per unit) also serves to expose the main entry doors to the internal drive aisle, creating a more obvious and open entryway.
13. appreciate the arbours; consider planting with vines; i
Noted.
14. concern on the east elevation; consider adding columnar trees to the existing hedge to further soften the façade;
This is normally a good general suggestion but the east property line is heavily screened with a 18'+ high hedge.
15. consider continuous permeable paving treatment for the internal drive aisle from the site entrance to the amenity area to de-emphasize the mailboxes and garbage and recycling facilities;
This was considered but the owner is concerned that the permeable pavers will not stand up well to the constant wear from the garbage bins and recycle carts.
16. like the design of the units;
Noted.
17. ambient light may not be sufficient due to the presence of mature trees which block out lights from the surrounding units; consider introducing sensor lighting to provide lighting to dark areas;
Good reminder. Sensor lighting will be added to illuminate the drive aisle; locations to be determined by electrical consultant. Noted on site plan.

18. concern on the vertical circulation of the convertible unit; look at the width of the stairways to accommodate a future retrofit for occupants with disabilities;
The convertible unit is designed with accessible living, sleeping, and washroom areas on the main floor. To increase its accessibility potential, we have contacted and confirmed with a stair lift manufacturer (Vancouver Stair Lift, tech data attached), that their 'Bruno Elite Curve' model can be installed in our stair as presented configured. Also, we have a landing area on the ground floor to 'park' the seat when not in use.
19. appreciate the form and character of the buildings; a
Noted.
20. drawings submitted to the Panel are not consistent with the renderings and materials board presented by the applicant; consider improvements in future Panel presentations;
Yes, providing precision coordination with renderings, drawings, and material boards is getting more and more challenging as everyone expects perfect colour matching, and all details computer modeled. We will continue to try our best and negotiate more resources to work with the next time.
21. transition to 2 and 2 ½ storeys at the edges works;
Noted.
22. concern on lack of separation between residential parking and front entrance at the back units; revisit unit plans for further design development;
We agree that increased separation would be desirable, but we do provide a 4-ft wide walk plus a conforming small car space. The change of finish material for the parking spaces will visually enhance the functional difference of the two areas.
23. look at possible space conflict between pedestrians travelling into the development and residents using the mailboxes and garbage and recycling facilities located on both sides of the internal drive aisle; further design development is needed;
Although there seems to be a conflict between uses, we don't see this as an issue at all. If anything, there would be an added benefit to the forced meeting of pedestrians in terms of neighbourly interaction, and friendly surveillance.
24. agree with comment regarding the increase in density of the proposed development relative to the neighbouring developments;
refer to bullet #10.
25. concern on the safety of children at the children's play area due to its location at the back of the building;
In our opinion, the play area is ideally located. It is in a high-visibility location that is fenced with a single access c/w overlooking windows.

26. good front-back arrangement; view of the mature tree from the driveway entrance is more aesthetically appealing than a row of garage doors;
Noted.
27. appreciate the provision of flex space adjacent to the garage;
Noted.
28. appreciate the retention of four trees on site and making the mature crimson king maple tree a central feature in the proposed development;
Noted.
29. good location for site entrance; architecture is well done; good 2 ½ storey transition to neighbouring developments; appreciate the cruciform roof line; and g
Noted.
30. site is very tight; consider relocating the garbage and recycling facilities and mailboxes.
These kind developments are always pushed to be tight (efficient) which, in this case, means locating these near site entrances without drawing the trucks deeper into the site. On a larger site, these facilities could be located more discreetly.



Development Permit Considerations

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

Address: 6711, 6771 and 6791 Williams Road

File No.: DP 13-630032

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

1. Final adoption of the Zoning Amendment Bylaw 8967.
2. Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$133,624.20; Letter-of-Credit will not be released until the Letter of Assurance that landscaping installed from Landscape Architect as well as the Post Construction Impact Assessment Report confirming the protected trees survived the construction from Arborist are reviewed by staff.
3. Submission of a proof of contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone.

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

1. Allow the Ukrainian Catholic Church to salvage materials from the Yarmish House.

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

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

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends

Initial: _____

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DP 13-630032

To the Holder: INTERFACE ARCHITECTURE INC.
Property Address: 6711, 6771 AND 6791 WILLIAMS ROAD
Address: C/O KEN CHOW
#230 - 11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

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 increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.
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 #0 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 \$133,624.20 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.
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 13-630032

To the Holder: INTERFACE ARCHITECTURE INC.

Property Address: 6711, 6771 AND 6791 WILLIAMS ROAD

Address: C/O KEN CHOW
#230 - 11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

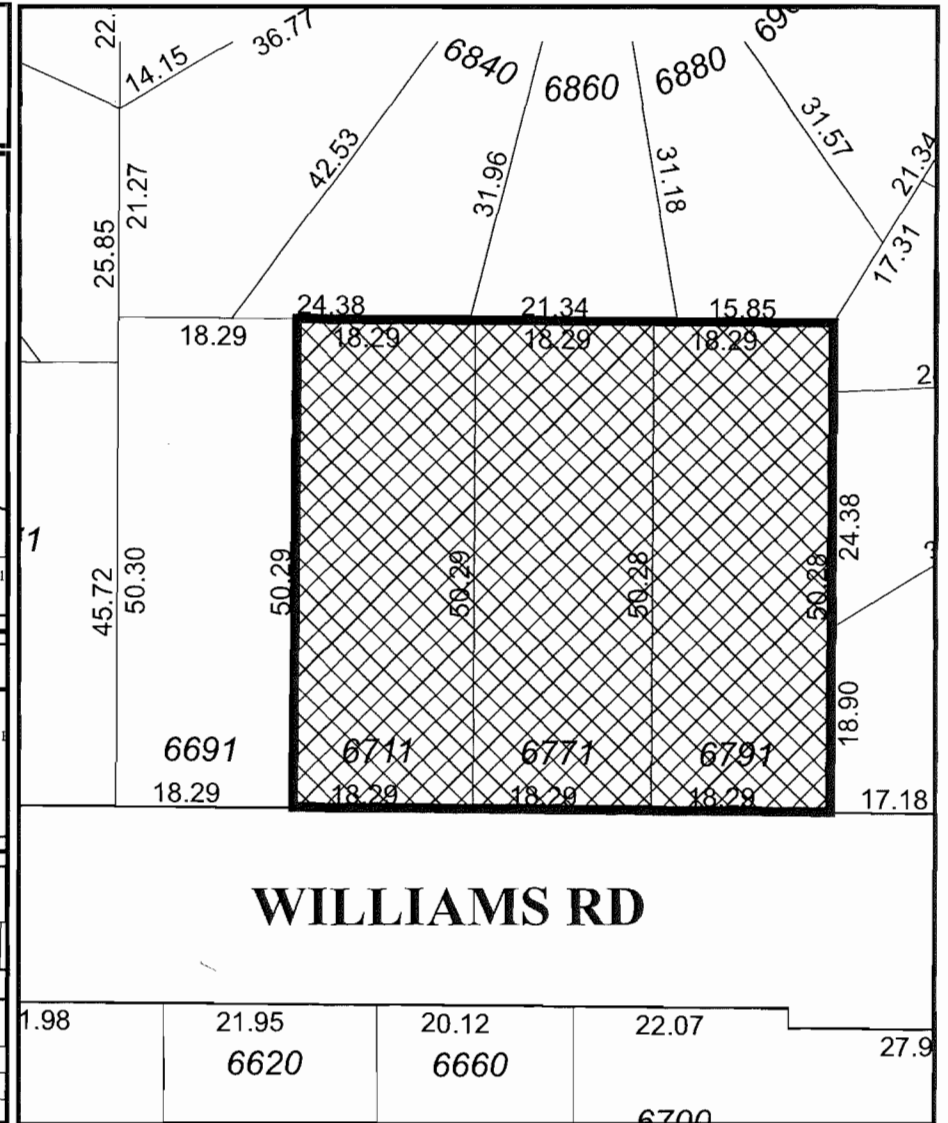
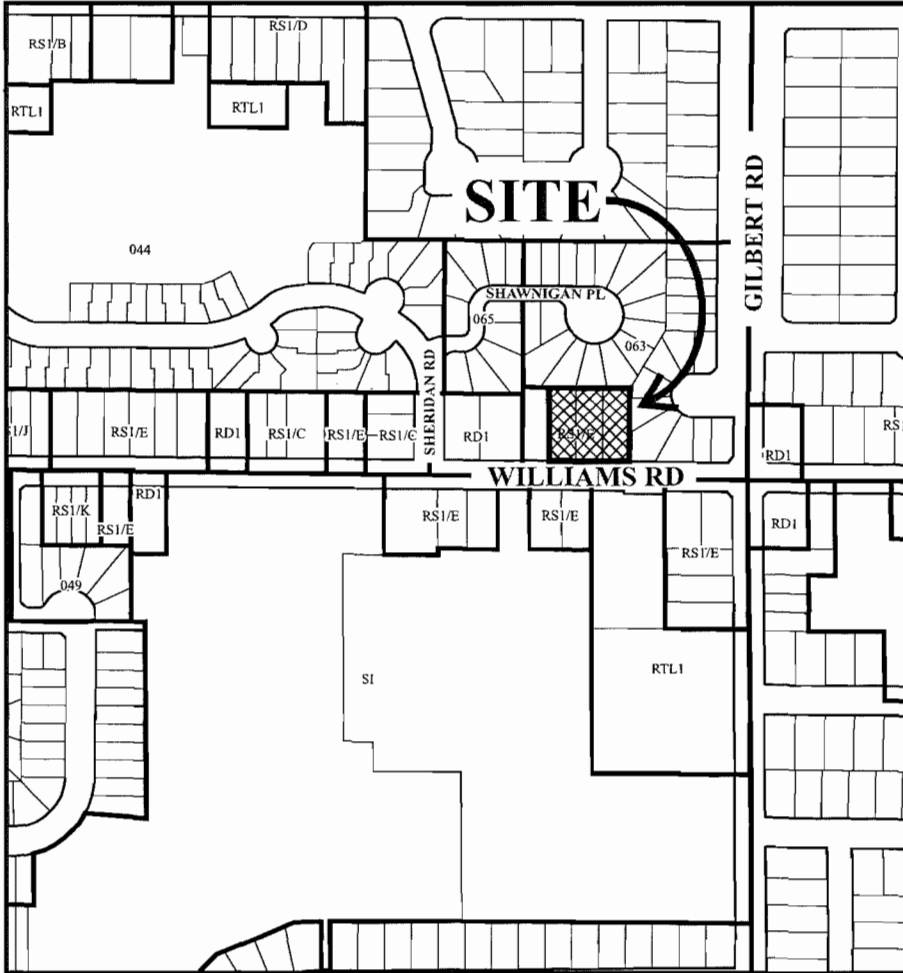
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

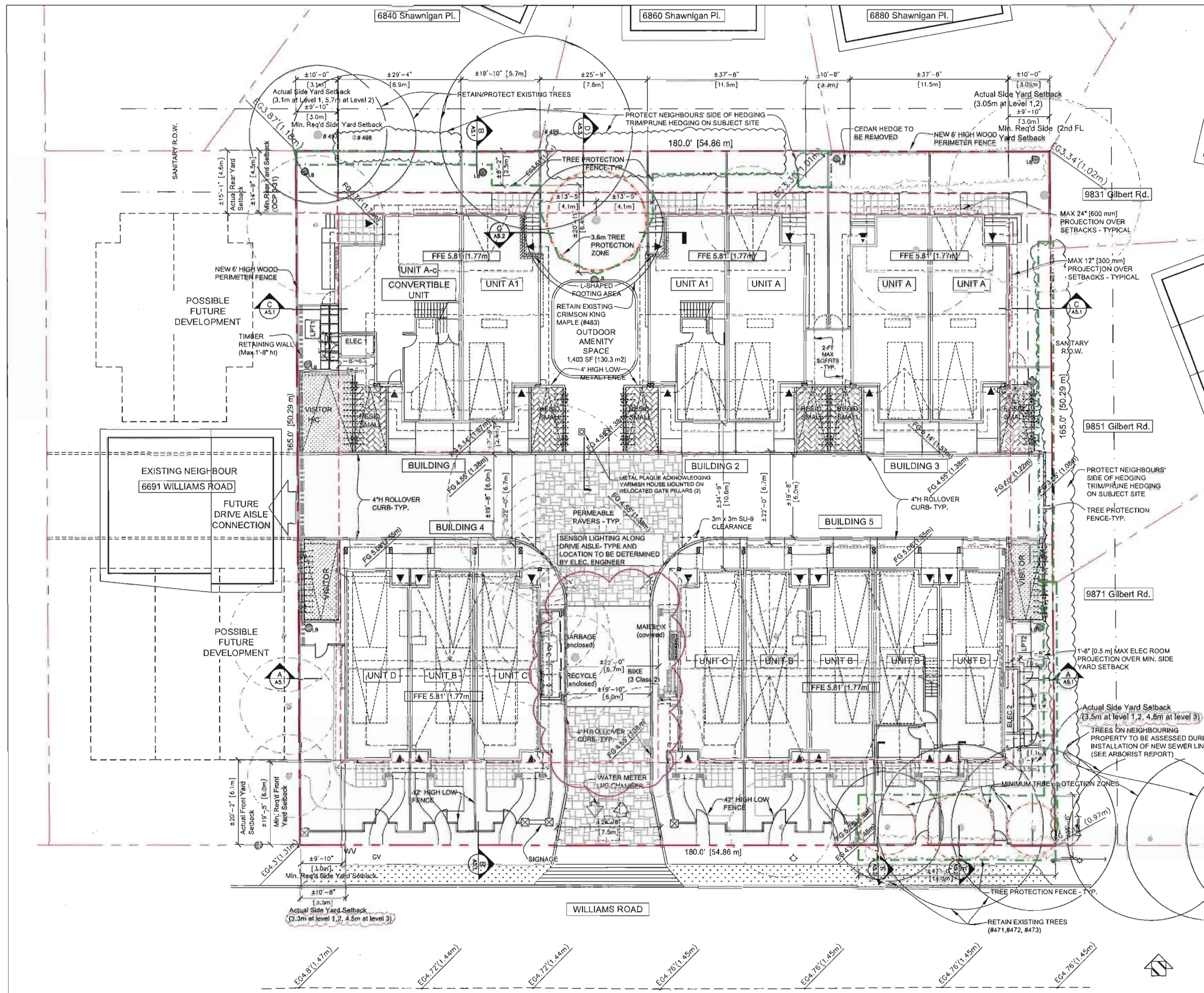


DP 13-630032 SCHEDULE "A"

Original Date: 03/06/13

Revision Date:

Note: Dimensions are in METRES



REVISIONS	
DEC 23, 2013	DP Re-Submission
DEC 05, 2013	DP Re-Submission
OCT 30, 2013	DP Re-Submission
SEP 30, 2013	DP Re-Submission
AUG 13, 2013	DP Re-Submission
MAY 24, 2013	DP Re-Submission
JAN 30, 2013	DP Submission
OCT 12, 2012	RZ Re-Submission

CONSULTANTS

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
 Proposed 14-Unit
 Townhouse Development
 6711, 6771, 6791 Williams Road
 Richmond, B.C.

PROJECT NO.
 1113

SCALE
 As Noted

DATE
 Nov. 25, 2011

DRAWN BY
 KYC, SRS, SP

CHECKED BY
 KYC

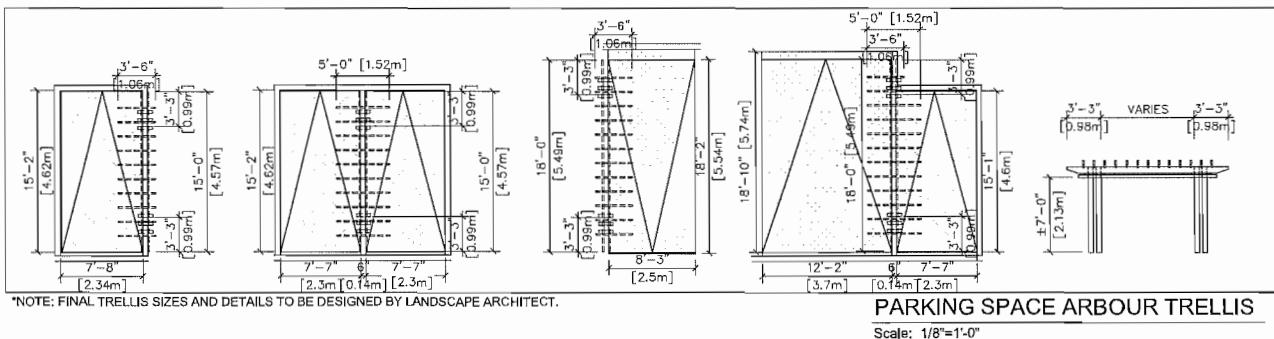
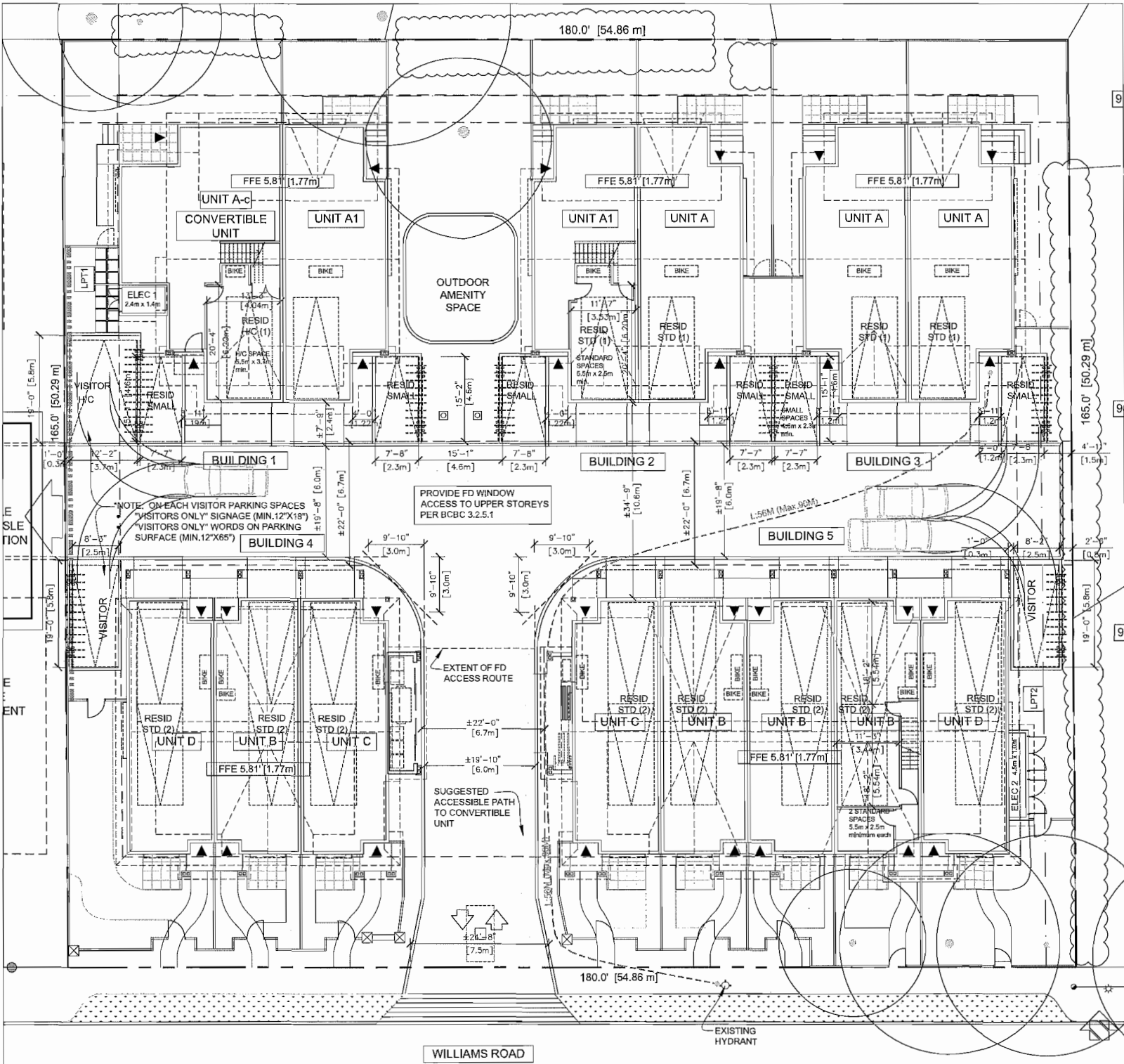
SHEET TITLE
 PROPOSED SITE PLAN

DRAWING
 A1.1

DP 13-630032

DP 13-630032 PLAN #1 PROPOSED SITE PLAN
 Scale: 3/32"=1'-0"

PLAN #1
 JAN 07 2014



CLASS 1 BIKE PARKING

No.	Unit Type	Class 1 hor	Class 1 vert	Total
3	A	3	—	—
2	A1	2	—	—
1	A-c	—	1	—
4	B	4	4	—
2	C	2	—	—
2	D	2	—	—
18		13 hor	5 vert	18

NOTES:
* Minimum 16 Class 1 spaces to be provided
* Minimum 12 are to be horizontal spaces

REVISIONS

DEC 23, 2013	DP Re-Submission
DEC 05, 2013	DP Re-Submission
OCT 30, 2013	DP Re-Submission
SEP 30, 2013	DP Re-Submission
AUG 13, 2013	DP Re-Submission
MAY 24, 2013	DP Re-Submission
JAN 30, 2013	DP Submission
OCT 12, 2012	RZ Re-Submission

CONSULTANTS

SEAL

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT

Proposed 14-Unit
Townhouse Development
6711, 6771, 6791 Williams Road
Richmond, B.C.

PROJECT NO.
1113

SCALE
As Noted

DATE
Nov. 25, 2011

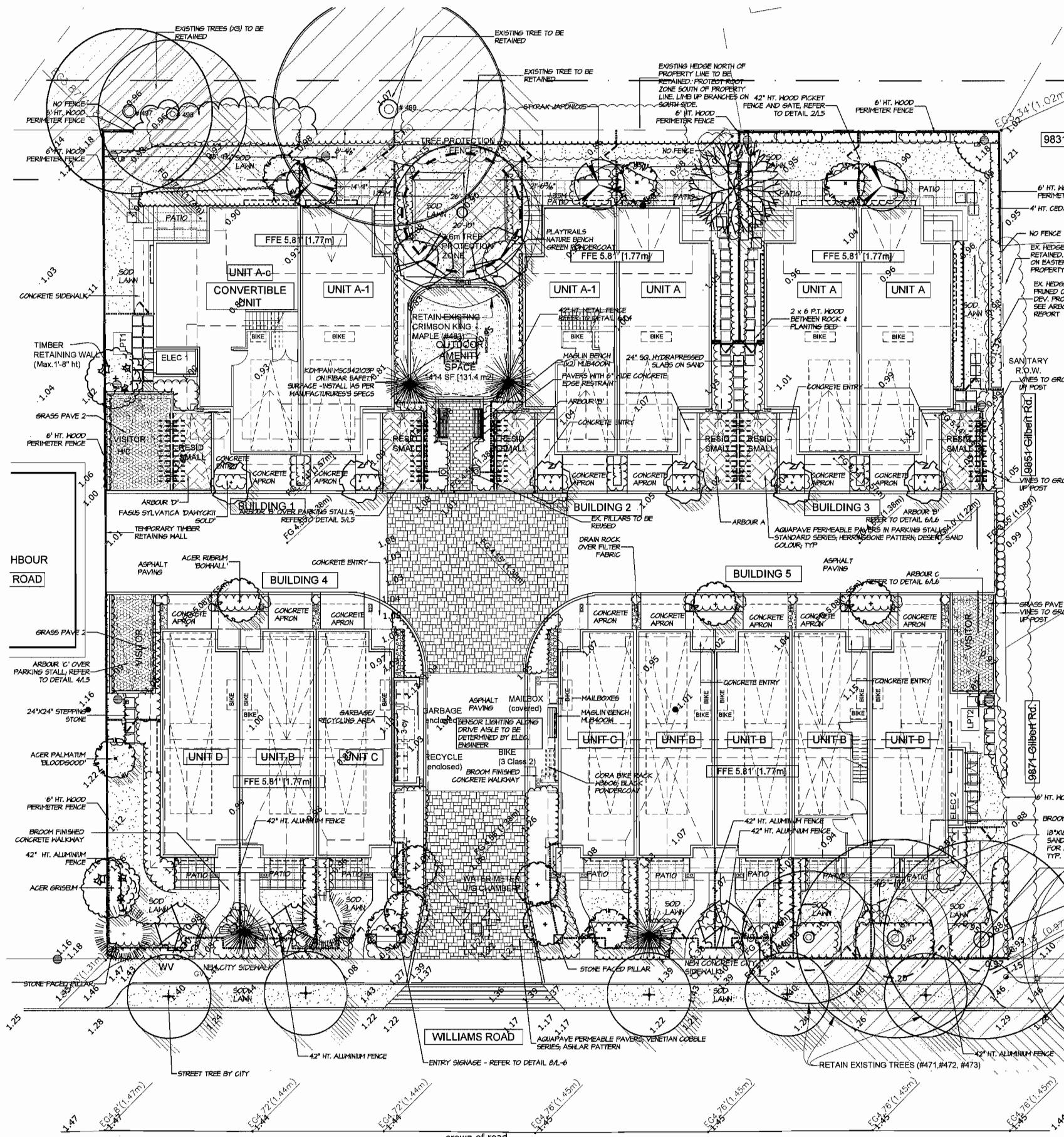
DRAWN BY
KYC, SRS, SP

CHECKED BY
KYC

SHEET TITLE
FIRE DEPT INFO AND
PARKING PLAN

DRAWING

SEAL:



PLANT SCHEDULE PMG PROJECT NUMBER: 12-131

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	2	ACER GRISELUM	PAPERBARK MAPLE	8CM CAL, 1.8M STD; B&B
2	7	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	8CM CAL, 1.8M STD; B&B; UPRIGHT FORM
3	1	ACER RUBRUM 'BOHMALL'	COLUMNAR BOHMALL MAPLE	8CM CAL, 2M STD; B&B
4	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL, 1.8M STD; B&B
5	4	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	4.0M HT; B&B
6	3	FAGUS SYLVATICA 'DAWYCKII GOLD'	GOLDEN FASTIGIATE BEECH	8CM CAL, 1.8M STD; B&B
7	6	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	8CM CAL, 1.8M STD; B&B
8	2	PIGEA OMORIKA 'BRUNS PENDULA'	WEEPING BRUNS SERBIAN SPRUCE	4.0M HT; B&B
9	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	8CM CAL, 1.5M STD; B&B
10	3	STRYRAX JAPONICUS	JAPANESE SNOWBELL	8CM, 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

PAVER LEGEND: ABBOTSFORD CONCRETE PRODUCTS

- AQUAPAVE PERMEABLE PAVERS VENEZIAN COBBLE SERIES ASHLAR PATTERN, DESERT SAND COLOUR, 60MM THICK, TYP
- AQUAPAVE PERMEABLE PAVERS IN PARKING STALLS; STANDARD SERIES, HERRINGBONE PATTERN, DESERT SAND COLOUR, 60MM THICK, TYP
- STANDARD SERIES PAVERS-RUNNER BOND PATTERN, 60MM THICK, DESERT SAND COLOUR, TYP
- 18"x18" HYDRAPRESSED SLABS, SANDSTONE FINISH, CHARCOAL COLOUR, FOR ALL PATIOS, WITH EDGE RESTRAINT, TYP.

NO.	DATE	REVISION DESCRIPTION	DR.
13	13.OCT.05	ADD NOTES	MM
12	13.OCT.08	REV. AS PER MUN. COMMENTS	MM
11	13.SEP.10	NEW SITE PLAN	MM
10	13.AUG.13	RE-SUBMISSION	VM
9	13.AUG.01	TREE NOTES	VM
8	13.JULY.19	NEW SITE PLAN	VM
7	13.JULY.08	MUN. COMMENTS	MM
6	13.JUN.27	CONTERS ADDED	MM
5	13.MAY.29	NEW SITE PLAN/DETAILS	MM
4	13.FEB.13	NEW SITE PLAN	MM
3	13.FEB.04	NEW SITE PLAN	DD
2	12.OCT.25	REMOVE APPLE TREE	DD
1	12.OCT.25	NEW SITE PLAN / CITY COMMENTS	DD

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

6711, 6771, 6791 WILLIAMS RD
RICHMOND

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 12.JUL.31 DRAWING NUMBER:

SCALE: 3/32"=1'-0" **L-1**

DRAWN: CW

DESIGN: CW

CHKD: MCY OF 7

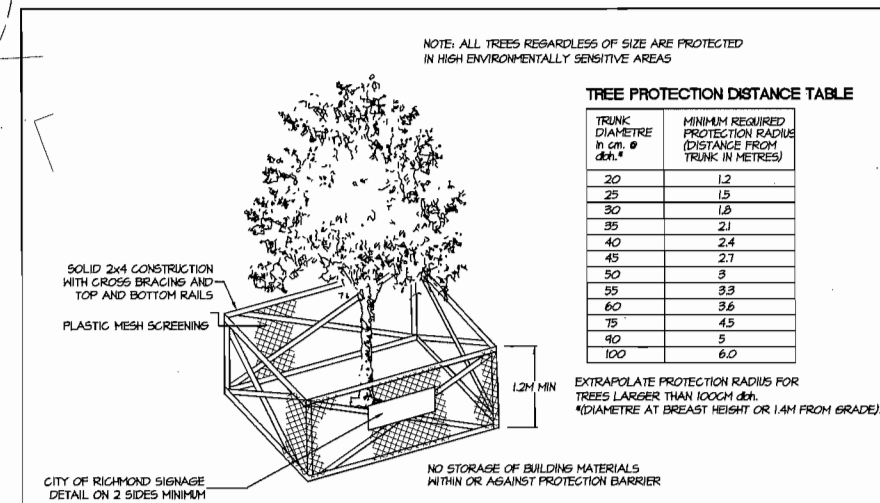
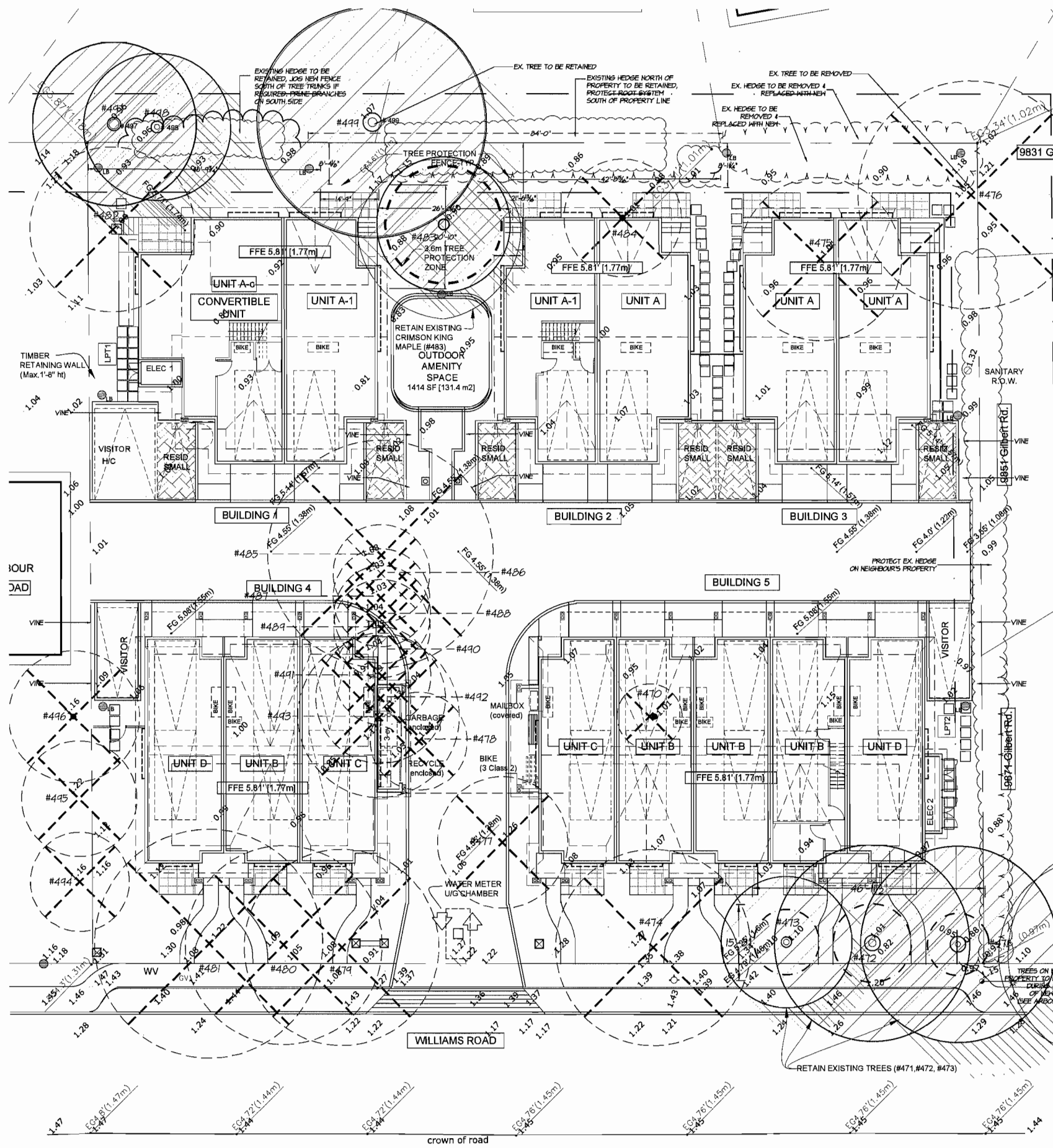
PMG PROJECT NUMBER: 12-131

PLAN #3A DP 13-630032

JAN 07 2014

12131-13.DP

SEAL:



TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETRE IN CM @ 1.4m	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100cm dbh. 1/4 DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE.

1 TREE PROTECTION BARRIER
L2 N.T.S.

TREE LEGEND

- TREES TO BE REMOVED
- TREES TO BE RETAINED
- TREE PROTECTION FENCING
- HEDGE TO BE PROTECTED, PRUNE BRANCHES ON DEV. SIDE IF REQ'D, MOVE FENCE TO ACCOMMODATE TREE TRUNKS & ROOT SYSTEM

NO.	DATE	REVISION DESCRIPTION	DR.
13	13.DEC.05	ADD NOTES	MM
12	13.OCT.26	REV. AS PER M.N. COMMENTS	MM
11	13.SEP.30	NEW SITE PLAN	MM
10	13.AUG.13	RE-SUBMISSION	MM
9	13.AUG.01	TREE NOTES	MM
8	13.JULY.19	NEW SITE PLAN	MM
7	13.JULY.08	M.N. COMMENTS	MM
6	13.JUN.17	COMPIERS ADDED	MM
5	13.MAY.29	NEW SITE PLAN/DETAILS	MM
4	13.FEB.13	NEW SITE PLAN	MM
3	13.FEB.04	NEW SITE PLAN	DD
2	12.OCT.25	REMOVE APPLE TREE	
1	12.SEP.25	NEW SITE PLAN / CITY COMMENTS	DD

CLIENT:

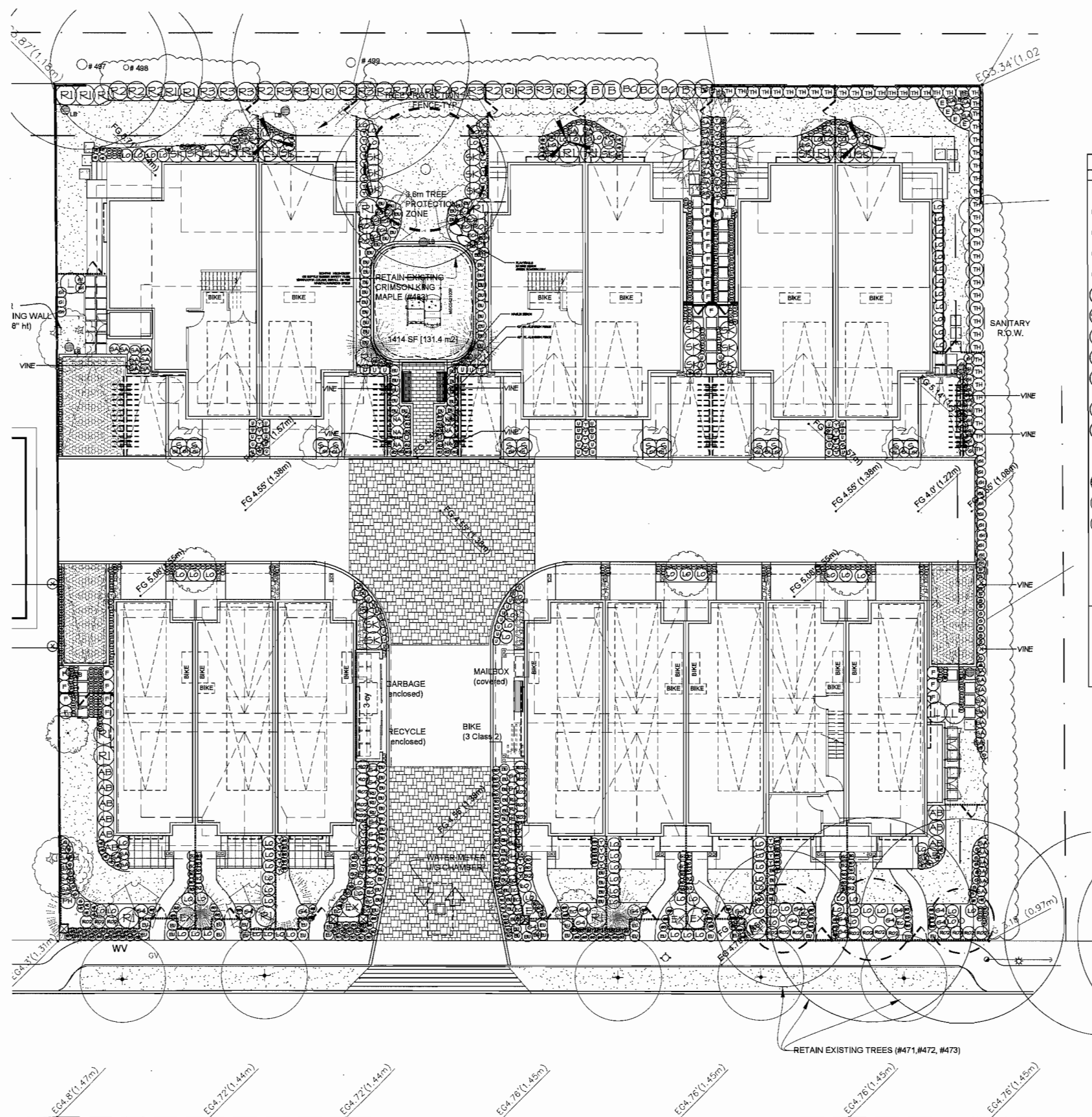
PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
6711, 6771, 6791 WILLIAMS RD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 12.JUL.31 DRAWING NUMBER:
SCALE: 3/32"=1'-0" **L-2**
DRAWN: CW
DESIGN: CW
CHKD: MCY OF 7
PLAN # 3B
PMG PROJECT NUMBER: 12-131

PLAN # 3B DP 13-630032
JAN 07 2014

SEAL:



PLANT SCHEDULE PMG PROJECT NUMBER: 12-131

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	10	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
BU	87	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
EX	6	EXCHORDA MACRANTHA 'THE BRIDE'	THE BRIDE PEARLBUSH	#3 POT; 60CM
LO	3	LIGUSTRUM 'LEMON, LIME AND CLIPPERS'	LEMON AND LIME PRIVET	#3 POT; 70CM
NA	105	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 30CM
R	6	NANDINA DOMESTICA FIREPOWER	HEAVENLY BAMBOO	#2 POT; 40CM
R	26	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
R	9	RHODODENDRON 'MAY DAY'	RHODODENDRON; RED; MAY	#3 POT; 30CM
R	11	RHODODENDRON 'NAOMI'	RHODODENDRON; PINK; E. MAY	#3 POT; 50CM
R	24	ROSA 'ALBA MEIDLAND'	ALBA MEIDLAND ROSE; WHITE	#3 POT; 60CM
R	3	ROSA EXPLORER 'CHAMPLAIN'	CHAMPLAIN ROSE; DARK RED	#3 POT; 60CM
SA	49	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#3 POT; 35CM
SK	24	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM
S	12	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
TH	59	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.5M B&B
BC	50	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
B	3	VACCINIUM OVALIFOLIUM 'CHANDLER'	CHANDLER HIGH BUSH BLUEBERRY	#3 POT; 60CM
B	4	VACCINIUM OVALIFOLIUM 'NORTHLAND'	NORTHLAND BLUEBERRY	#3 POT; 60CM
GRASS	89	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
SB	34	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
SI	48	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT; HEAVY
SA	30	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
VINE	11	LONICERA GOLDFLAME	GOLDFLAME HONEYSUCKLE	#2 POT; 60CM; STAKED
PERENNIAL	X			
EC	14	ECHINACEA PURPUREA 'SOUTHERN BELLE'	PURPLE CONEFLOWER - PINK/PURPLE	15CM POT
EC	14	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE CONEFLOWER	#1 POT
EU	24	EUPHORBIA BLACKBIRD	BLACKBIRD SPURGE	#1 POT
HE	34	HELLEBORUS X HYBRIDUS VARIETIES	HELLEBORE	#1 POT
PH	1	PHORMIUM TENAX	NEW ZEALAND FLAX	#3 POT
RU	6	RUDEBECKIA TRILOBA 'PRAIRIE GLOW'	RUDEBECKIA; YELLOW	15CM POT
SD	82	SEDUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD STONECROP	8CM POT
U	85	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINICK	#1 POT; 20CM
E	4	EUONYMUS JAPONICA 'EMERALD GAIEY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
S	31	GAULTHERIA SHALLOON	SALAL	#1 POT; 20CM
PT	334	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
F	23	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NO.	DATE	REVISION DESCRIPTION	DR.
13	13 DEC 05	ADD NOTES	MM
12	13 OCT 08	REV. AS PER MUN. COMMENTS	MM
11	13 SEP 10	NEW SITE PLAN	MM
10	13 AUG 13	RE-SUBMISSION	MM
9	13 AUG 01	TREE NOTES	MM
8	13 JUL 19	NEW SITE PLAN	MM
7	13 JUL 08	MUN. COMMENTS	MM
6	13 JUN 27	CONTERS ADDED	MM
5	13 MAY 29	NEW SITE PLAN/DETAILS	MM
4	13 FEB 13	NEW SITE PLAN	MM
3	13 FEB 04	NEW SITE PLAN	DD
2	12 OCT 25	REMOVE APPLE TREE	DD
1	12 SEP 25	NEW SITE PLAN / CITY COMMENTS	DD

CLIENT:

PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
6711, 6771, 6791 WILLIAMS RD
RICHMOND

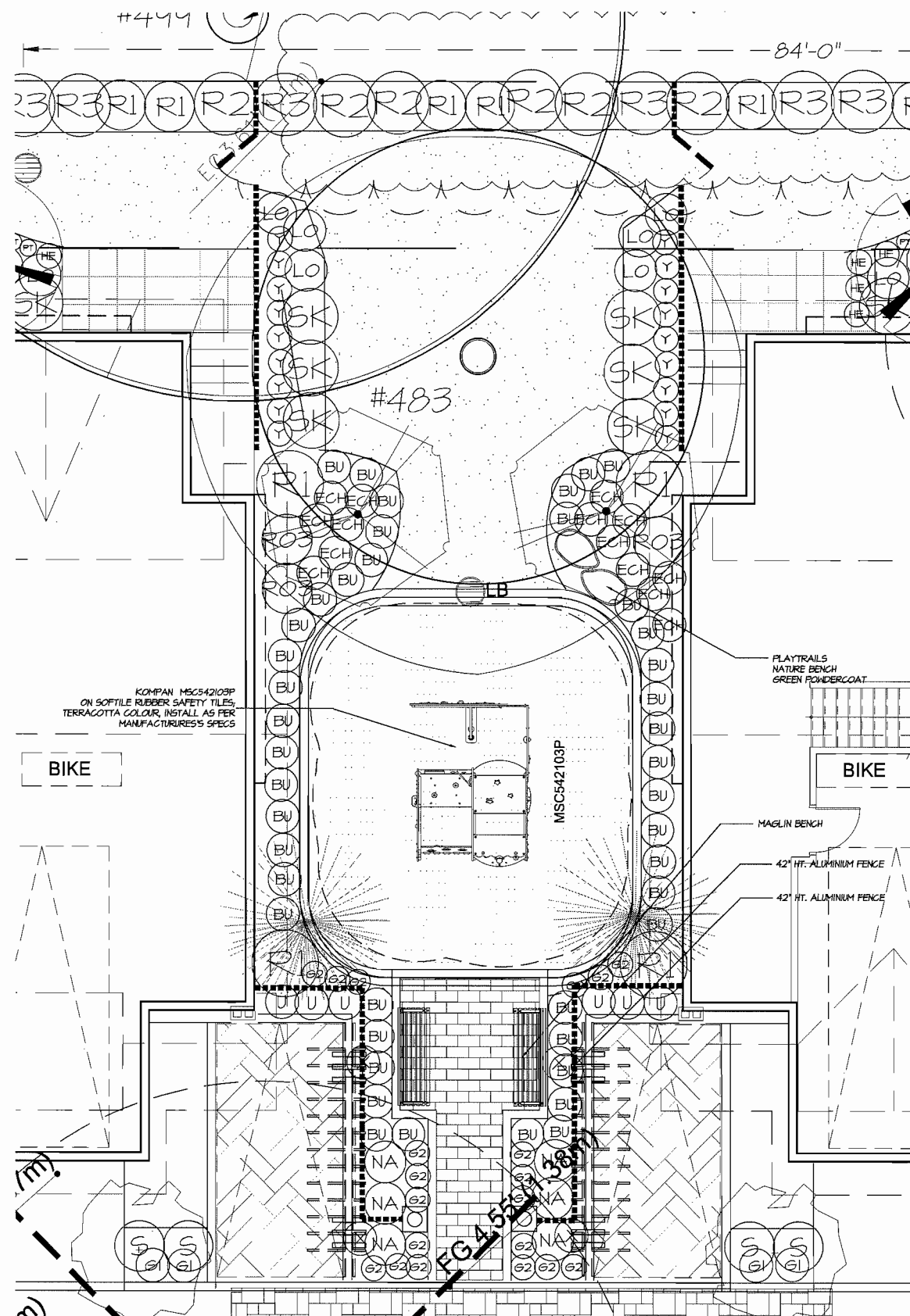
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SHRUB PLAN

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CHK'D: MCY
PMG PROJECT NUMBER: 12-131

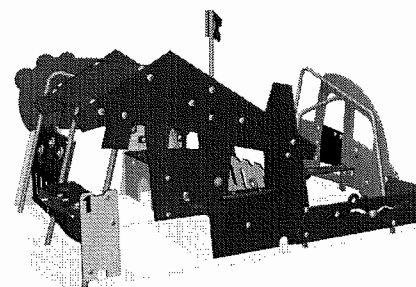
PLAN # 3C DP 13-630032

JAN 07 2014

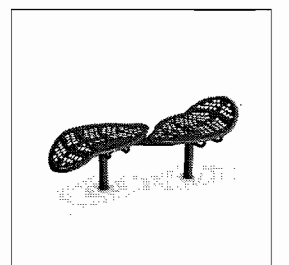
SEAL:



KOMPAN MSC542103P - HOME & GARDEN LABYRINTH



PLAYTRAILS - NATURE BENCH GREEN POWDERCOAT



KOMPAN MSC542103P
ON SOFTILE RUBBER SAFETY TILES,
TERRACOTTA COLOUR, INSTALL AS PER
MANUFACTURER'S SPECS

BIKE

BIKE

PLAYTRAILS
NATURE BENCH
GREEN POWDERCOAT

MAGLIN BENCH

42" HT. ALUMINIUM FENCE

42" HT. ALUMINIUM FENCE

MSC542103P

#483

#444

84'-0"

PLAY AREA ENLARGEMENT
SCALE: 1/4"=1'-0"

PLAN # 3D DP 13-630032

JAN 07 2014

NO.	DATE	REVISION DESCRIPTION	DR.
13	13 DEC 05	ADD NOTES	MM
12	13 OCT 08	REV. AS PER MUN. COMMENTS	MM
11	13 SEPT 10	NEW SITE PLAN	MM
10	13 AUG 13	RE-SUBMISSION	MM
9	13 AUG 01	TREE NOTES	MM
8	13 JULY 19	NEW SITE PLAN	MM
7	13 JULY 08	MUN. COMMENTS	MM
6	13 JUN 27	CONTERS ADDED	MM
5	13 MAY 29	NEW SITE PLAN/DETAILS	MM
4	13 FEB 13	NEW SITE PLAN	MM
3	13 FEB 04	NEW SITE PLAN	DD
2	12 OCT 25	REMOVE APPLE TREE	DD
1	12 SEP 25	NEW SITE PLAN / CITY COMMENTS	DD

CLIENT:

PROJECT:

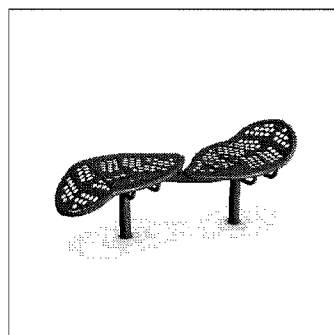
14 UNIT TOWNHOUSE
DEVELOPMENT
6711, 6771, 6791 WILLIAMS RD
RICHMOND

DRAWING TITLE:

PLAY
AREA

DATE: 12 JUL 31 DRAWING NUMBER:
SCALE: AS SHOWN L-4
DRAWN: CW
DESIGN: CW
CHKD: MCY OF 7
PLAN # 3D
PMG PROJECT NUMBER: 12-131

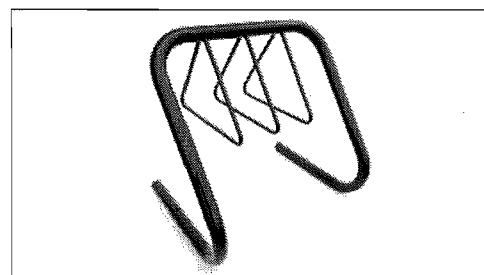
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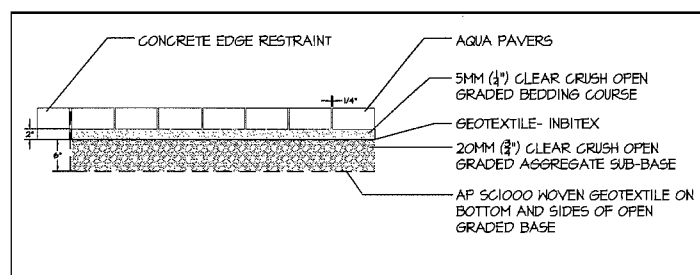
PLAYTRAILS NATURE BENCH 38043; GREEN POWDERCOAT; TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS



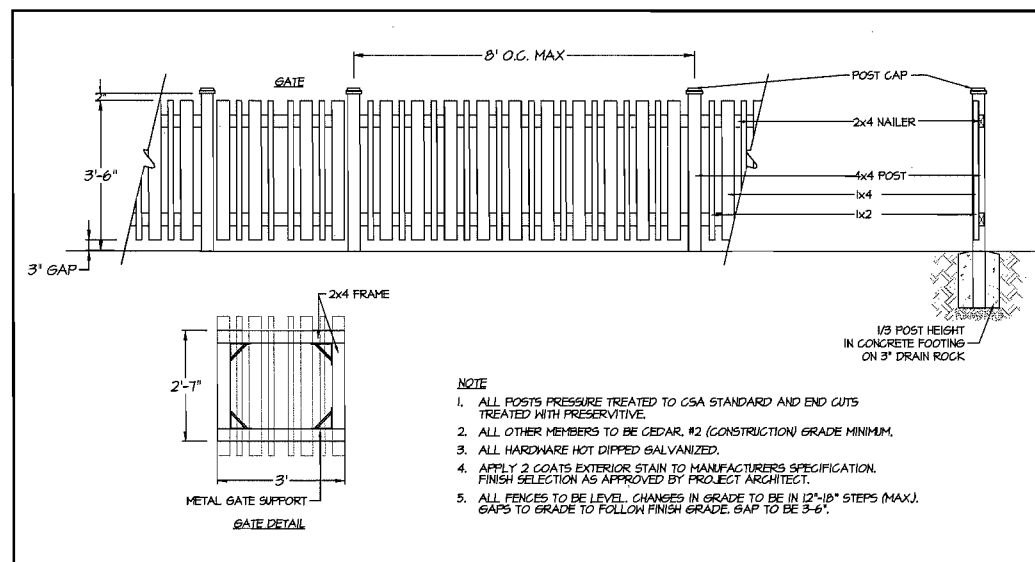
MAGLIN BENCH MLB400W; SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS COLOUR BRONZE FINETEX WITH IPE SLATS



CORA BIKE RACK (3 SPACES) W3606; BLACK POWDERCOAT; SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS

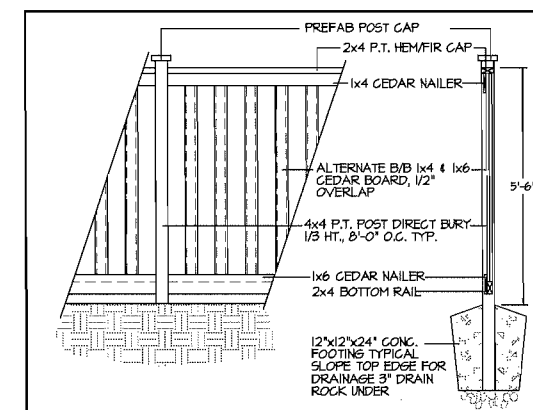


1
L1 PERMEABLE PAVERS
3/4"=1'-0"



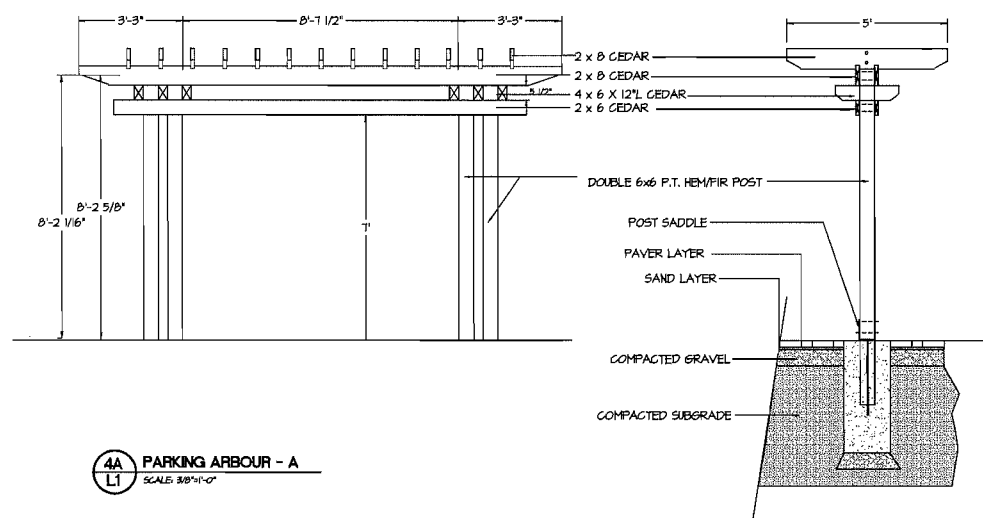
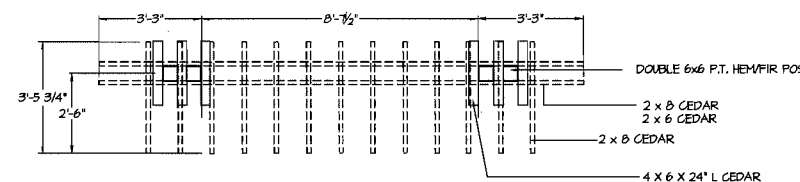
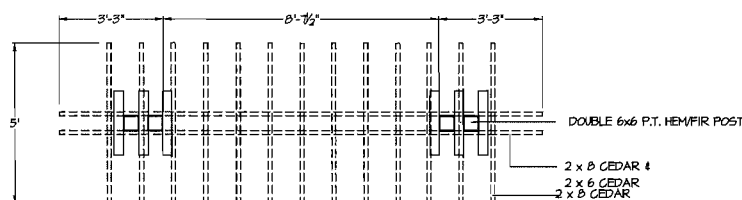
- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3'-6".

2
L1 42' HT. WOOD PICKET FENCE
1/2"=1'-0"

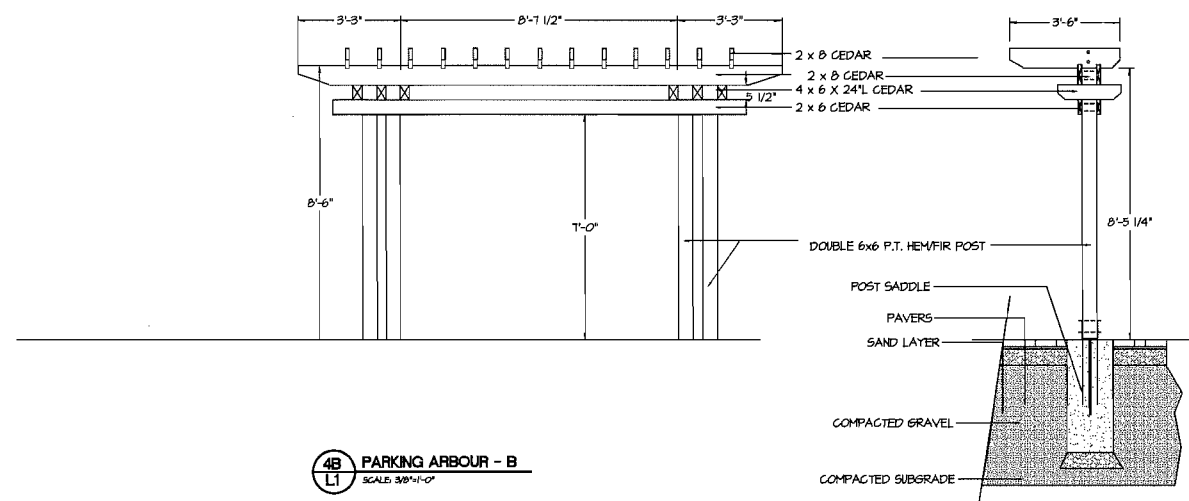


- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3'-6".

3
L1 6'0" HT. SOLID WOOD PERIMETER FENCE
1/2"=1'-0"



4A
L1 PARKING ARBOUR - A
SCALE: 3/8"=1'-0"



4B
L1 PARKING ARBOUR - B
SCALE: 3/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
12	13.OCT.28	REV. AS PER MUN. COMMENTS	MM
11	13.SEP.30	NEW SITE PLAN	MM
10	12.AUG.13	RE-SUBMISSION	MM
9	13.AUG.01	TREE NOTES	MM
8	13.JULY.19	NEW SITE PLAN	MM
7	13.JULY.08	MUN. COMMENTS	MM
6	13.JUN.27	CONIFERS ADDED	MM
5	13.MAY.29	NEW SITE PLAN/DETAILS	MM
4	13.FEB.13	NEW SITE PLAN	MM
3	13.FEB.04	NEW SITE PLAN	DO
2	12.OCT.25	REMOVE APPLE TREE	DO
1	12.SEP.25	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
6711, 6771, 6791 WILLIAMS RD
RICHMOND

DRAWING TITLE:
DETAILS

DATE: 12.JUL.13 DRAWING NUMBER:
SCALE: VARIES
DRAWN: CW
DESIGN: CW
CHKD: MCY
PLN # 3E
PMG PROJECT NUMBER: 12131-12.2IP

L-5

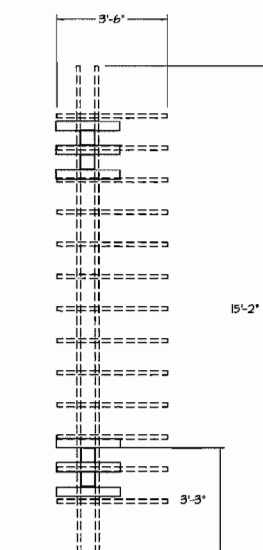
OF 7

12-131

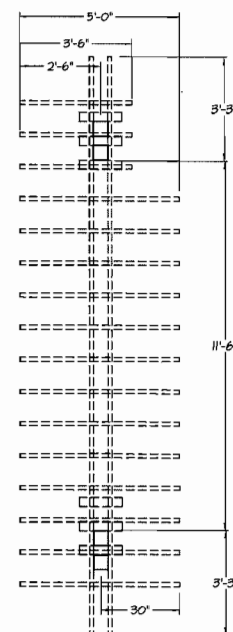
JAN 07 2014

PLAN # 3E DP 13-630032

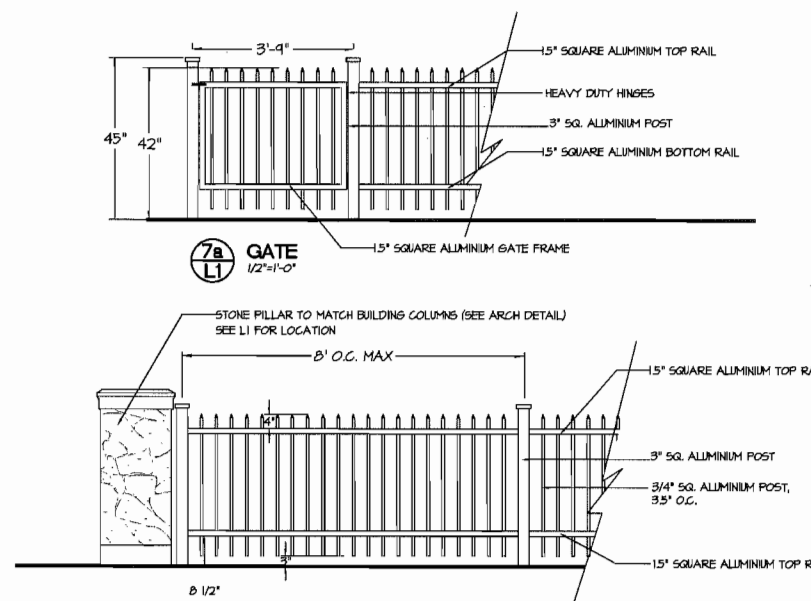
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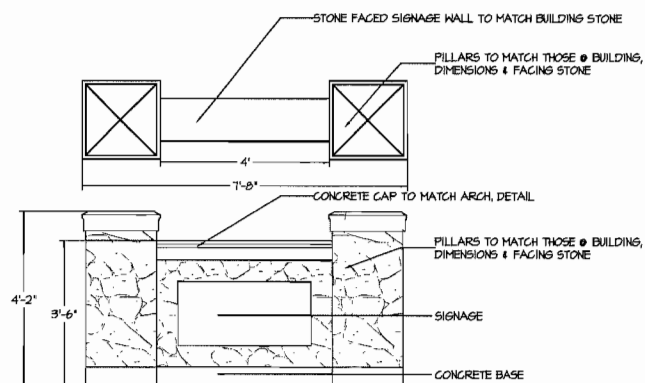
4C
L1 PARKING ARBOUR - C
SCALE: 3/8"=1'-0"



4D
L1 PARKING ARBOUR - D
SCALE: 3/8"=1'-0"



7
L1 42' HT. ALUMINIUM FENCE
SCALE: 1/2"=1'-0"



8
L1 ENTRY SIGNAGE
SCALE: 1/2"=1'-0"
**CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW

NO.	DATE	REVISION DESCRIPTION	DR.
12	13.OCT.13	REV. AS PER MUN. COMMENTS	MM
11	13.SEP.13	NEW SITE PLAN	MM
10	13.AUG.13	RE-SUBMISSION	MM
9	13.AUG.01	TREE NOTES	MM
8	13.JULY.13	NEW SITE PLAN	MM
7	13.JULY.08	MUN. COMMENTS	MM
6	13.JUN.17	CONFPERS ADDED	MM
5	13.MAY.29	NEW SITE PLAN/DETAILS	MM
4	13.FEB.13	NEW SITE PLAN	MM
3	13.FEB.04	NEW SITE PLAN	DO
2	12.OCT.12	REMOVE APPLE TREE	MM
1	12.SEP.12	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT
6711, 6771, 6791 WILLIAMS RD
RICHMOND

DRAWING TITLE:

DETAILS

DATE: 12.JUL.13 DRAWING NUMBER:
SCALE: VARIES
DRAWN: CW **L-6**
DESIGN: CW
CHK'D: MCY OF 7
PLAN # 3F
PMG PROJECT NUMBER: 12-131

JAN 07 2014

PLAN # 3F

OP

13-630032

SEAL:



SECTION A-A - EXISTING TREE AT AMENITY AREA

SCALE: 1/4"=1'-0"

PLAN # 3G DP 13-630032

JAN 07 2014

NO.	DATE	REVISION DESCRIPTION	DR.
17	13.OCT.28	REV. AS PER MUN. COMMENTS	MM
11	13.SEP.10	NEW SITE PLAN	MM
10	13.AUG.13	RE-SUBMISSION	MM
9	13.AUG.01	TREE NOTES	MM
8	13.JULY.19	NEW SITE PLAN	MM
7	13.JULY.08	MUN. COMMENTS	MM
6	13.JUN.27	CONTERS ADDED	MM
5	13.MAY.29	NEW SITE PLAN/DETAILS	MM
4	13.FEB.13	NEW SITE PLAN	MM
3	13.FEB.04	NEW SITE PLAN	DD
2	12.OCT.25	REMOVE APPLE TREE	MM
1	12.SEP.25	NEW SITE PLAN / CITY COMMENTS	DD

CLIENT:

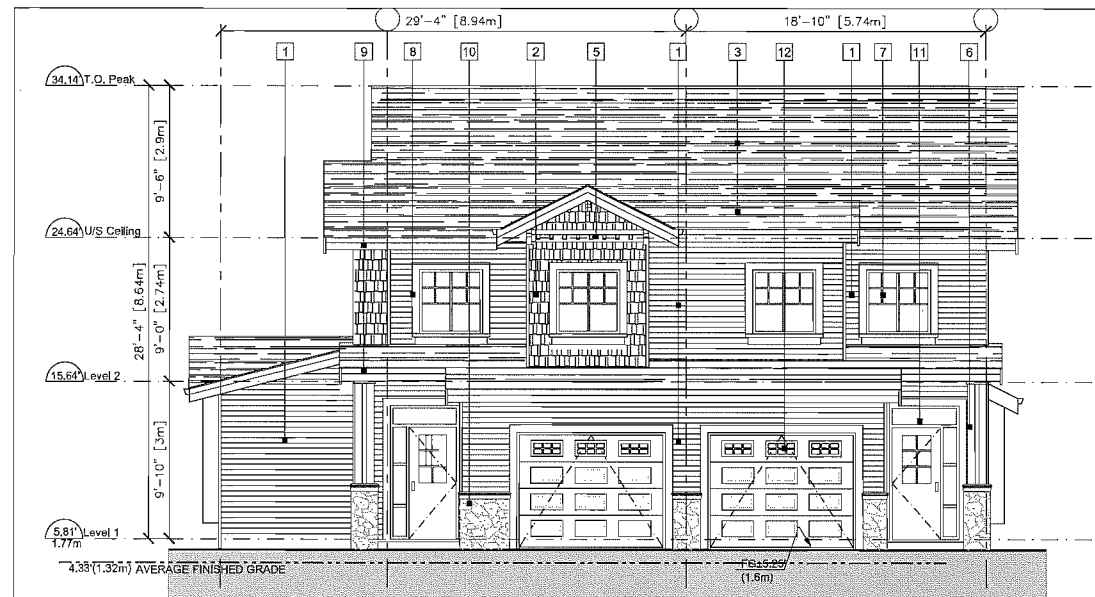
PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT
6711, 6771, 6791 WILLIAMS RD
RICHMOND

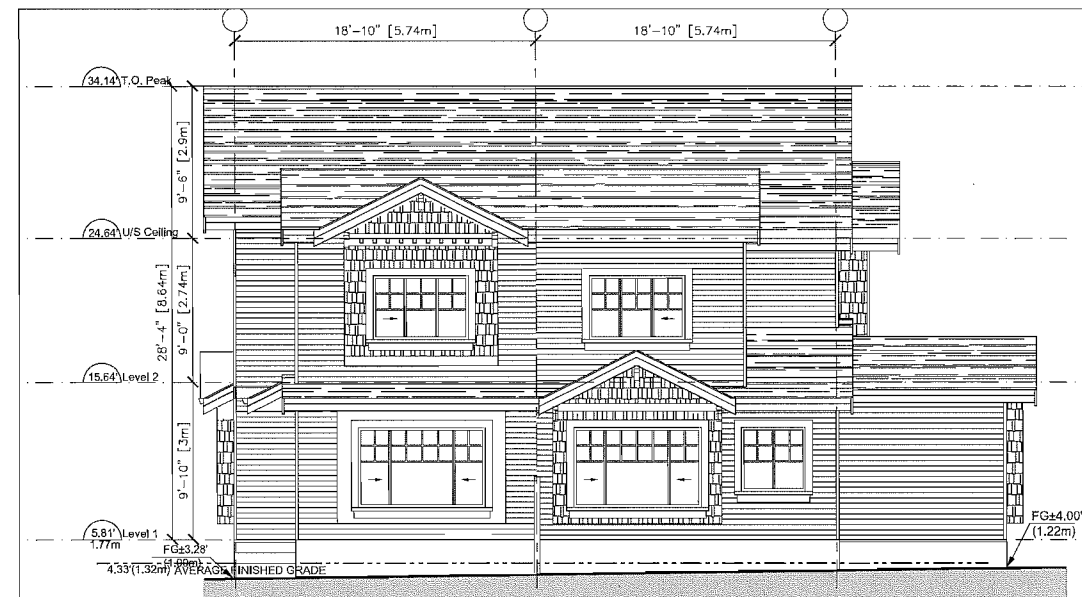
DRAWING TITLE:

LANDSCAPE SECTIONS

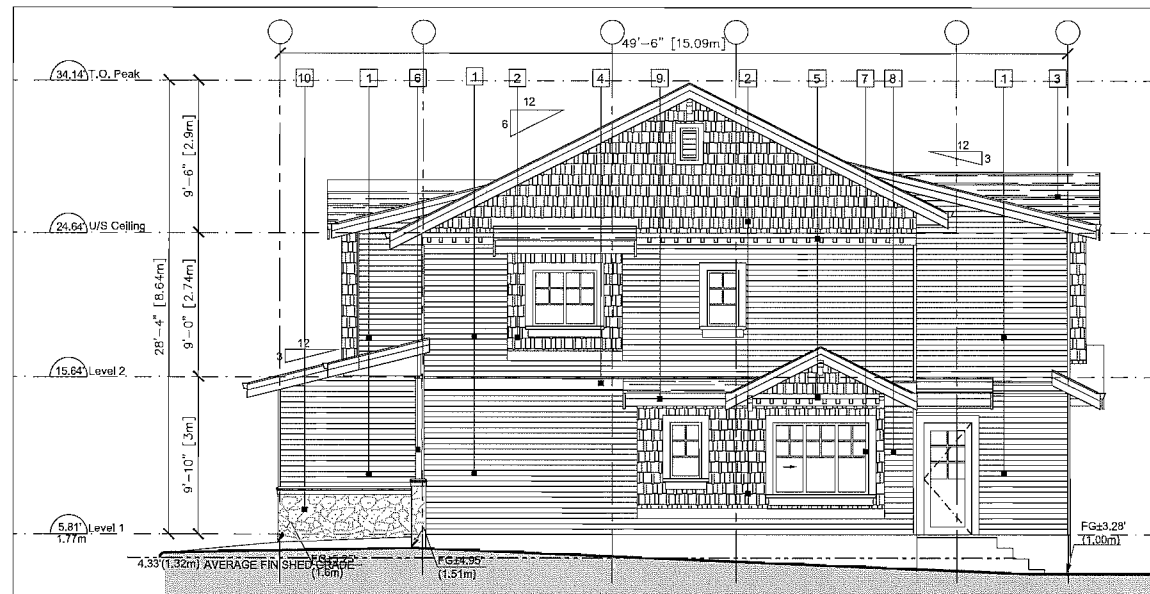
DATE: 12.JUL.31 DRAWING NUMBER:
SCALE: AS SHOWN L-7
DRAWN: CW OF 7
DESIGN: CW
CHKD: MCY
PLAN # 3G
PMG PROJECT NUMBER: 12-131



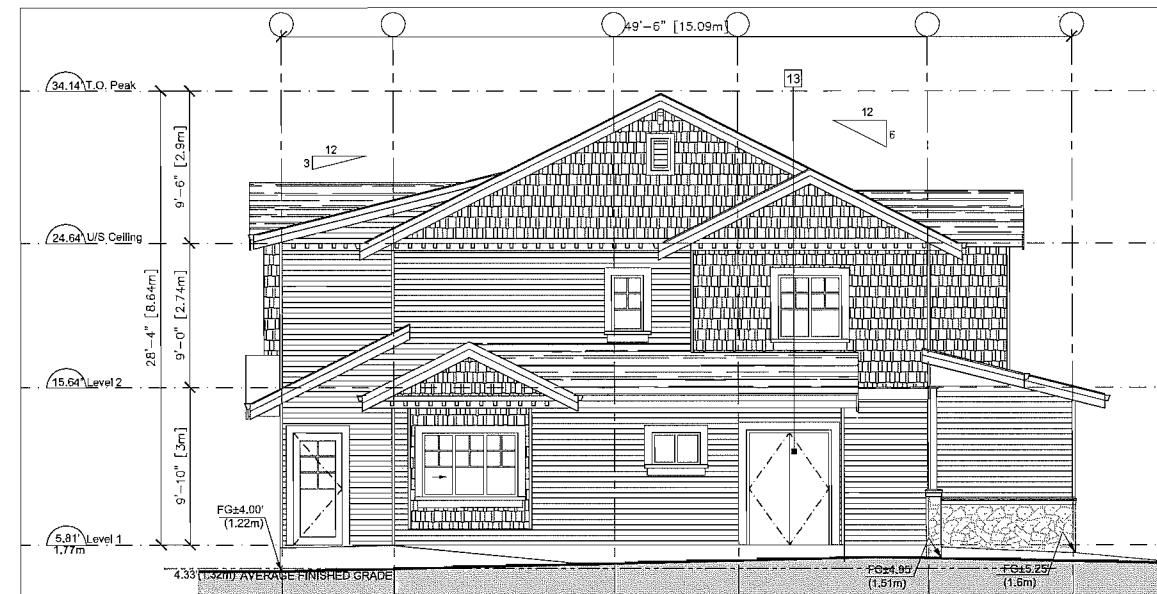
DRIVE AISLE ELEVATION
Scale: 3/16"=1'-0"



REAR YARD ELEVATION
Scale: 3/16"=1'-0"



SIDE ELEVATION - EAST
Scale: 3/16"=1'-0"



SIDE ELEVATION - WEST
Scale: 3/16"=1'-0"

EXTERIOR FINISHES

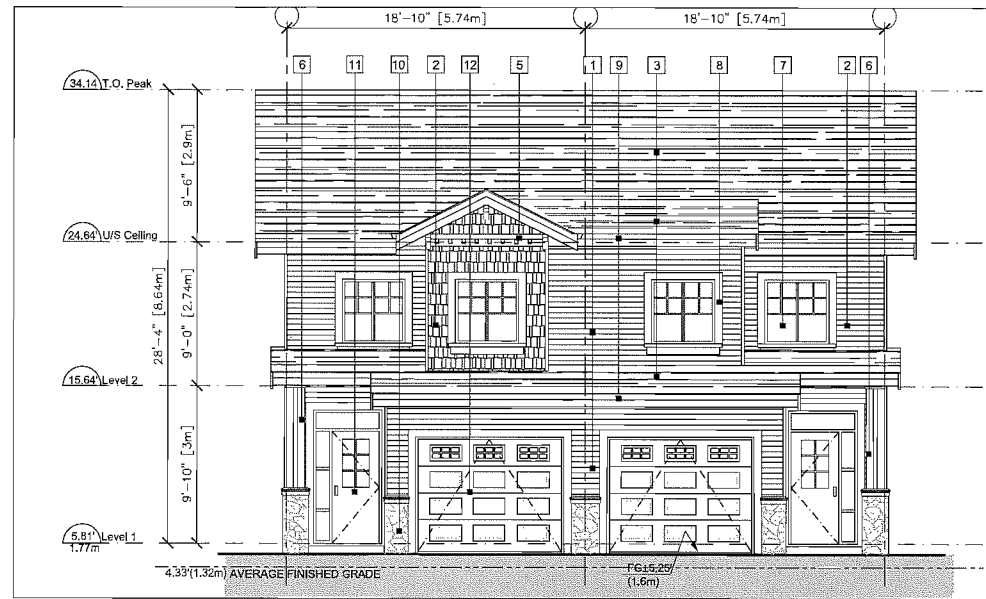
- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING
A - Colour: Woodstock Brown / Arctic White
B - Colour: Timber Bark / Arctic White</p> <p>2 HARDIE PLANK SHINGLES
Straight Edge Notched Panels
Colour: Sandstone Belge</p> <p>3 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)</p> <p>4 2x8 WOOD TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)</p> <p>5 1x4 TRIM BOARD ON 2X8 BARGE BOARD
Colour: GP 8685D (Woodlet)</p> <p>6 8"X6" POST
Colour: GP 8685D (Woodlet)</p> <p>7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Stand Ivory</p> <p>8 2x6 WINDOW TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)</p> | <p>9 ALUMINUM FASCIA GUTTER
Colour: Grey</p> <p>10 CULTURED STONE VENEER
Owens Corning Cultured Stone or Equivalent
Aspen Dressed Fieldstone (CSV-2040)</p> <p>11 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: GP AC 116N (Roasted Pepper)
Sidelight: Clear tempered glazing</p> <p>12 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: GP 8683W (Tinderbox)</p> <p>13 ELECTRICAL ROOM DOOR
Colour: GP 8684W (Oak Flats)</p> <p>14 METAL RAILING
Colour: Black</p> <p>15 GARBAGE / RECYCLE DEPOT DOOR
Colour: GP 8684M (Oak Flats)</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

REVISIONS	
DEC 23, 2013	DP Re-Submission
DEC 05, 2013	DP Re-Submission
OCT 30, 2013	DP Re-Submission
SEP 30, 2013	DP Re-Submission
AUG 13, 2013	DP Re-Submission
MAY 24, 2013	DP Re-Submission
JAN 30, 2013	DP Submission
OCT 12, 2012	FZ Re-Submission
CONSULTANTS	

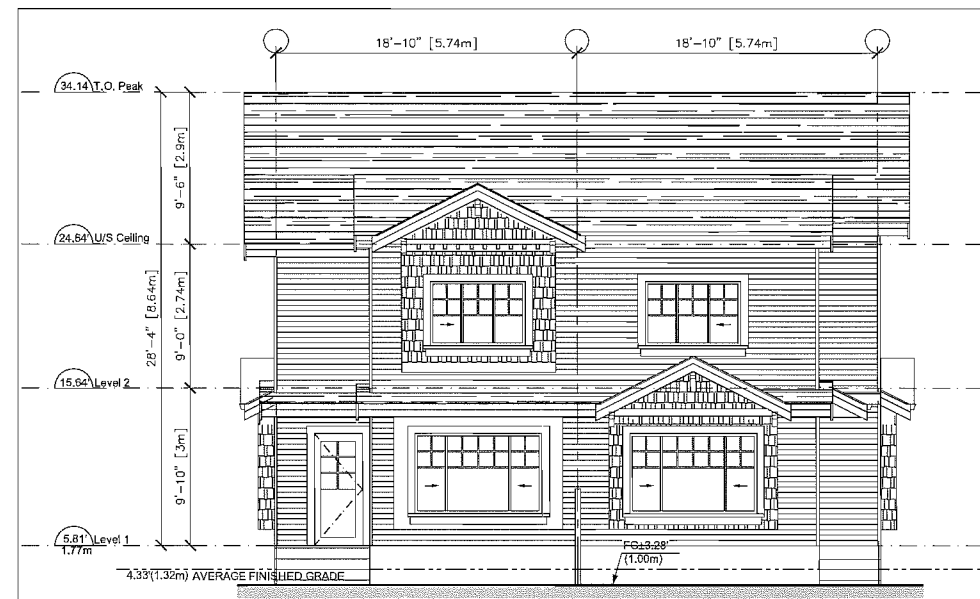
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This drawing shall not be reproduced without written permission from the office and unless the reproducer clearly states the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and the office will be informed of any variations from the drawings and conditions shown on the sheets.

SEAL:

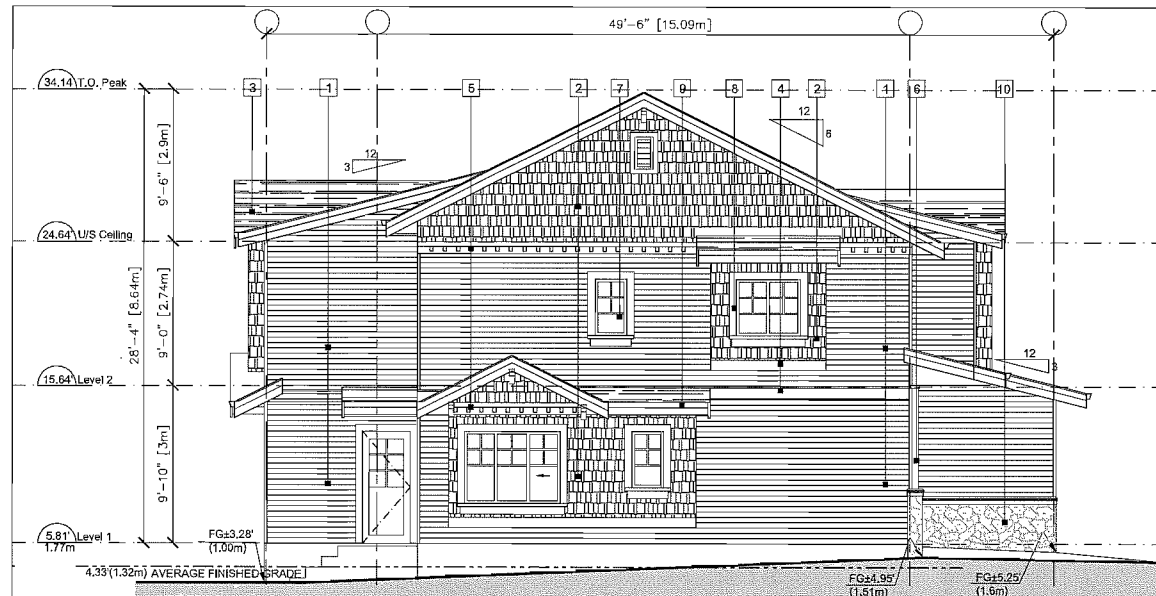
INTERFACE:	
Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5	
T 604 821 1162 F 604 821 1146 www.interfacearchitecture.com	
PROJECT	
Proposed 14-Unit Townhouse Development 6711, 6774, 6791 Williams Road Richmond, B.C.	
PROJECT NO. 1113	
SCALE As Noted	
DATE Nov. 25, 2011	
DRAWN BY KYC, SRS, SP	
CHECKED BY KYC	
SHEET TITLE	
ELEVATIONS - BUILDING 1	
DRAWING	



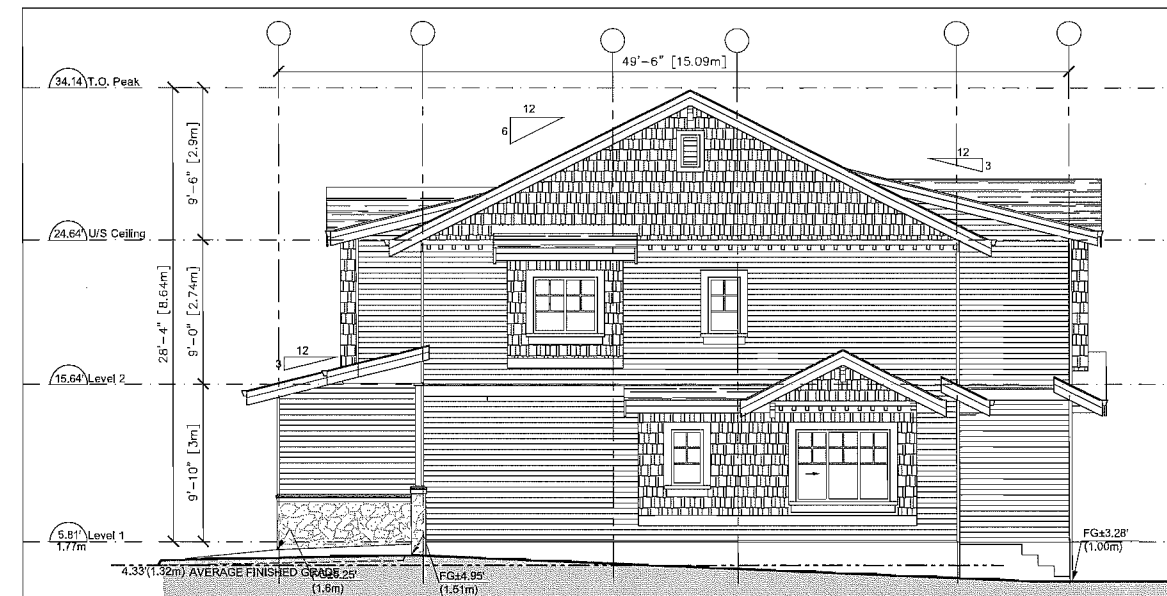
DRIVE AISLE ELEVATION
Scale: 3/16"=1'-0"



REAR YARD ELEVATION
Scale: 3/16"=1'-0"



SIDE ELEVATION - WEST
Scale: 3/16"=1'-0"



SIDE ELEVATION - EAST
Scale: 3/16"=1'-0"

EXTERIOR FINISHES

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING
A - Colour: Woodstock Brown / Arctic White
B - Colour: Timber Bark / Arctic White</p> <p>2 HARDIE PLANK SHINGLES
Straight Edge Notched Panels
Colour: Sandstone Beige</p> <p>3 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)</p> <p>4 2x8 WOOD TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)</p> <p>5 1x4 TRIM BOARD ON 2X8 BARGE BOARD
Colour: GP 8685D (Woodlet)</p> <p>6 6"X6" POST
Colour: GP 8685D (Woodlet)</p> <p>7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Stand Ivory</p> <p>8 2x6 WINDOW TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)</p> | <p>9 ALUMINUM FASCIA GUTTER
Colour: Grey</p> <p>10 CULTURED STONE VENEER
Owens Corning Cultured Stone or Equivalent
Aspen Dressed Fieldstone (CSV-2040)</p> <p>11 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: GP AC 116N (Roasted Pepper)
Sidelight: Clear tempered glazing</p> <p>12 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: GP 8683W (Tinderbox)</p> <p>13 ELECTRICAL ROOM DOOR
Colour: GP 8684W (Oak Flats)</p> <p>14 METAL RAILING
Colour: Black</p> <p>15 GARBAGE / RECYCLE DEPOT DOOR
Colour: GP 8684M (Oak Flats)</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

REVISIONS	
DEC 23, 2013	DP Re-Submission
DEC 05, 2013	DP Re-Submission
OCT 30, 2013	DP Re-Submission
SEP 30, 2013	DP Re-Submission
AUG 13, 2013	DP Re-Submission
MAY 24, 2013	DP Re-Submission
JAN 30, 2013	DP Submission
OCT 12, 2012	RZ Re-Submission
CONSULTANTS	

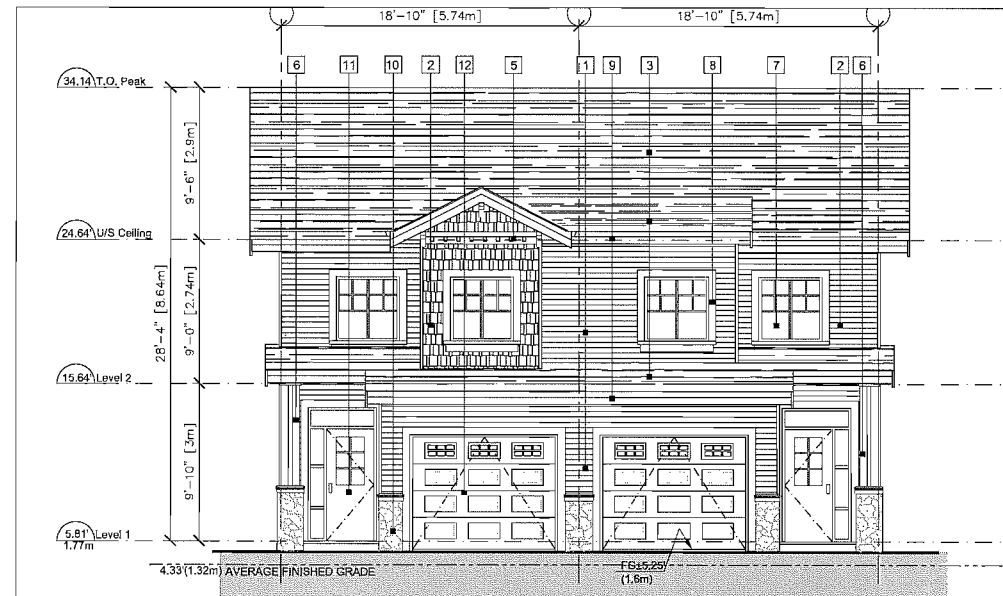
INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1182
F 604 821 1146
www.interfacearchitecture.com

PROJECT	
Proposed 14-Unit Townhouse Development 6711, 5771, 6791 Williams Road Richmond, B.C.	
PROJECT NO.	1113
SCALE	As Noted
DATE	Nov. 25, 2011
DRAWN BY	KYC, SRS, SP
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS - BUILDING 2
DRAWING	

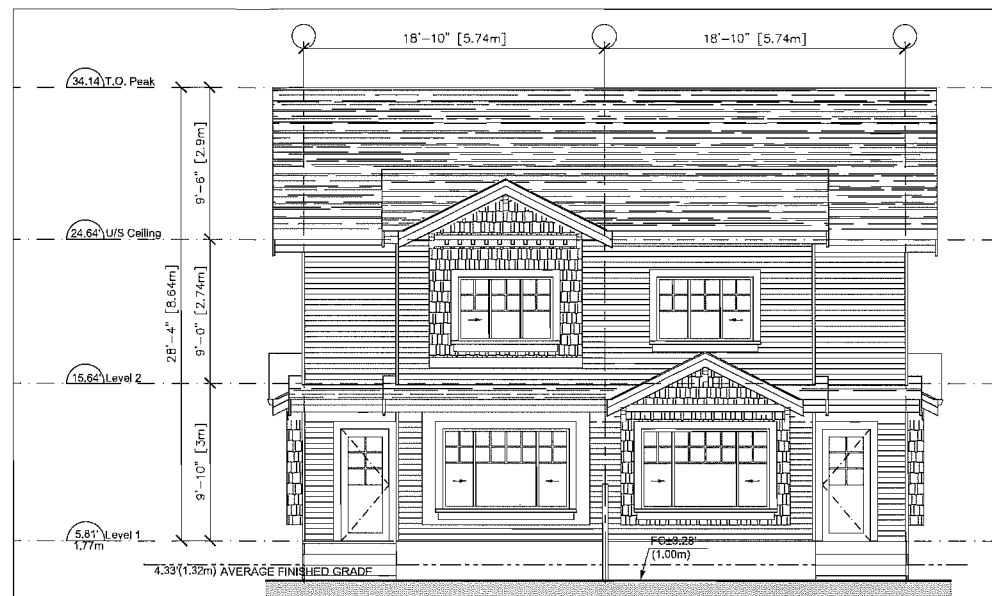
DP 13-630032 PLAN # 5

JAN 07 2014
DP 13-630032 PLAN #5

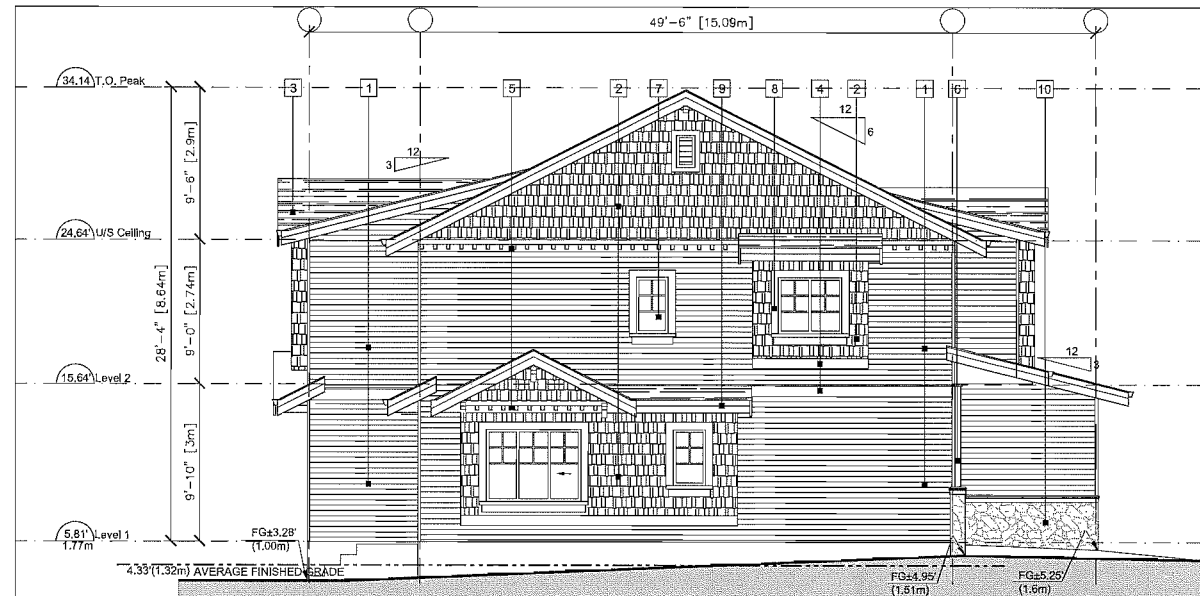
A3.2



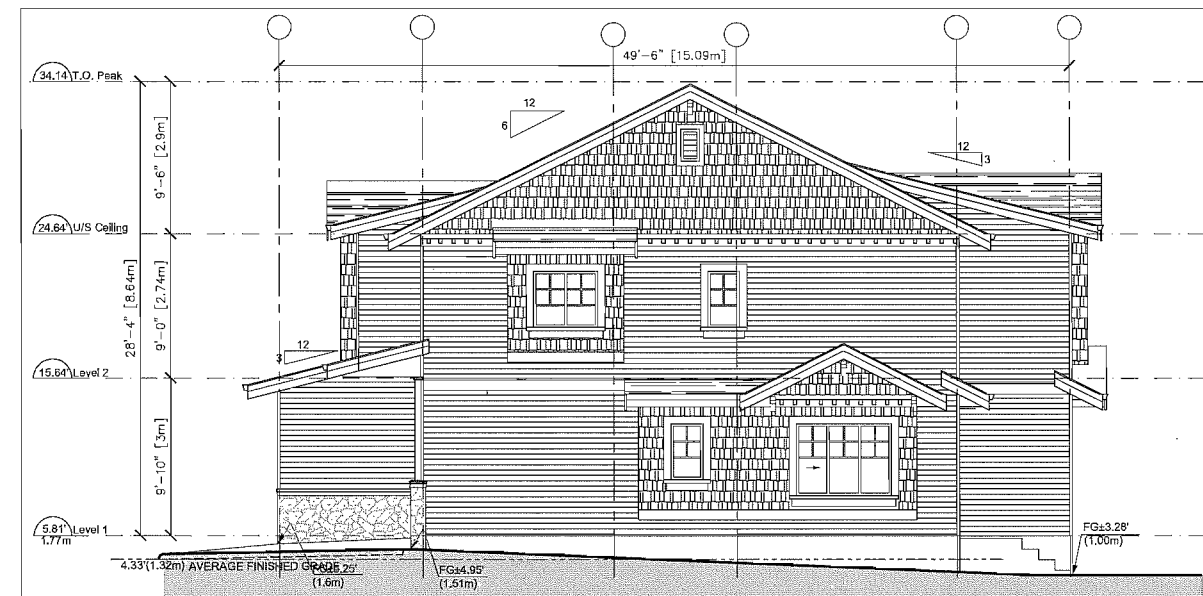
DRIVE AISLE ELEVATION
Scale: 3/16"=1'-0"



REAR YARD ELEVATION
Scale: 3/16"=1'-0"



SIDE ELEVATION - WEST
Scale: 3/16"=1'-0"



SIDE ELEVATION - EAST
Scale: 3/16"=1'-0"

EXTERIOR FINISHES

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING
A - Colour: Woodstock Brown / Arctic White
B - Colour: Timber Bark / Arctic White</p> <p>2 HARDIE PLANK SHINGLES
Straight Edge Notched Panels
Colour: Sandstone Belge</p> <p>3 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)</p> <p>4 2x8 WOOD TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)</p> <p>5 1x4 TRIM BOARD ON 2x8 BARGE BOARD
Colour: GP 8685D (Woodlet)</p> <p>6 6"X6" POST
Colour: GP 8685D (Woodlet)</p> <p>7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Stand Ivory</p> <p>8 2x6 WINDOW TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)</p> | <p>9 ALUMINUM FASCIA GUTTER
Colour: Grey</p> <p>10 CULTURED STONE VENEER
Owens Corning Cultured Stone or Equivalent
Aspen Dressed Fieldstone (CSV-2040)</p> <p>11 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: GP AC 116N (Roasted Pepper)
Sidelight: Clear tempered glazing</p> <p>12 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: GP 8683W (Tinderbox)</p> <p>13 ELECTRICAL ROOM DOOR
Colour: GP 8684W (Oak Flats)</p> <p>14 METAL RAILING
Colour: Black</p> <p>15 GARBAGE / RECYCLE DEPOT DOOR
Colour: GP 8684M (Oak Flats)</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

REVISIONS	
DEC 23, 2013	DP Re-Submission
DEC 05, 2013	DP Re-Submission
OCT 30, 2013	DP Re-Submission
SEP 30, 2013	DP Re-Submission
AUG 13, 2013	DP Re-Submission
MAY 24, 2013	DP Re-Submission
JAN 30, 2013	DP Submission
OCT 12, 2012	RZ Re-Submission
CONSULTANTS	

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT	
Proposed 14-Unit Townhouse Development 6711, 6771, 6791 Williams Road Richmond, B.C.	
PROJECT NO.	1113
SCALE	As Noted
DATE	Nov. 25, 2011
DRAWN BY	KYC, SRS, SP
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS - BUILDING 3
DRAWING	

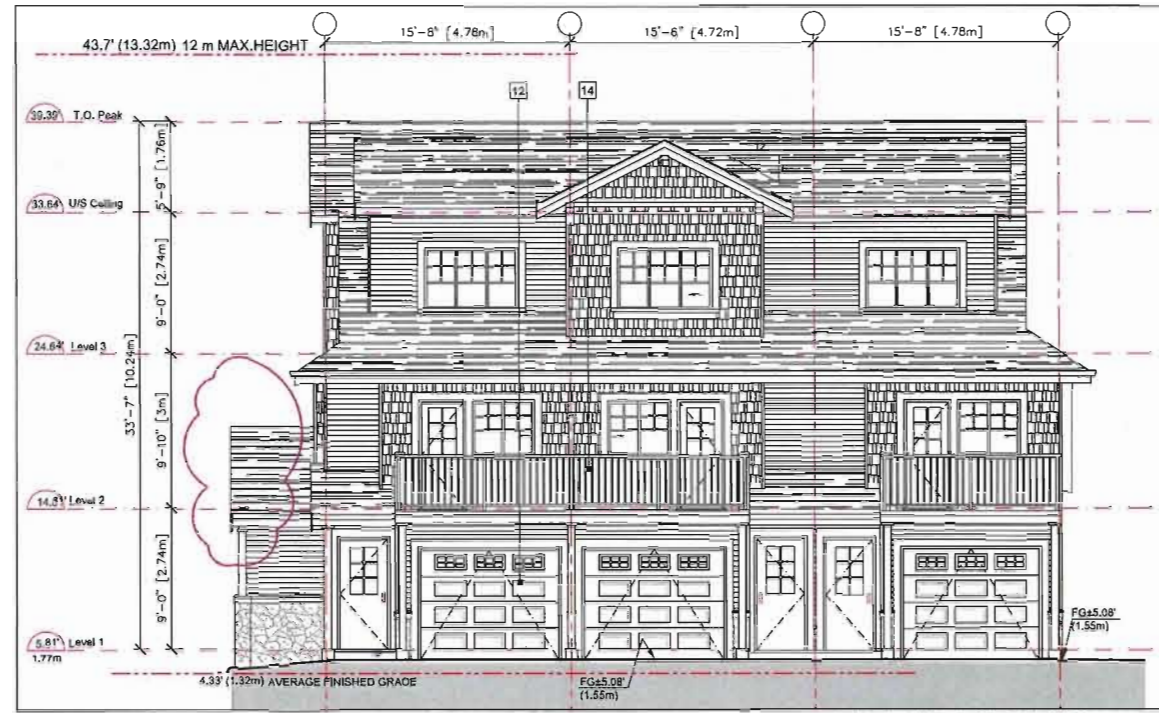
DP 13-630032 PLAN # 6

JAN 07 2014
DP 13-630032 PLAN #6

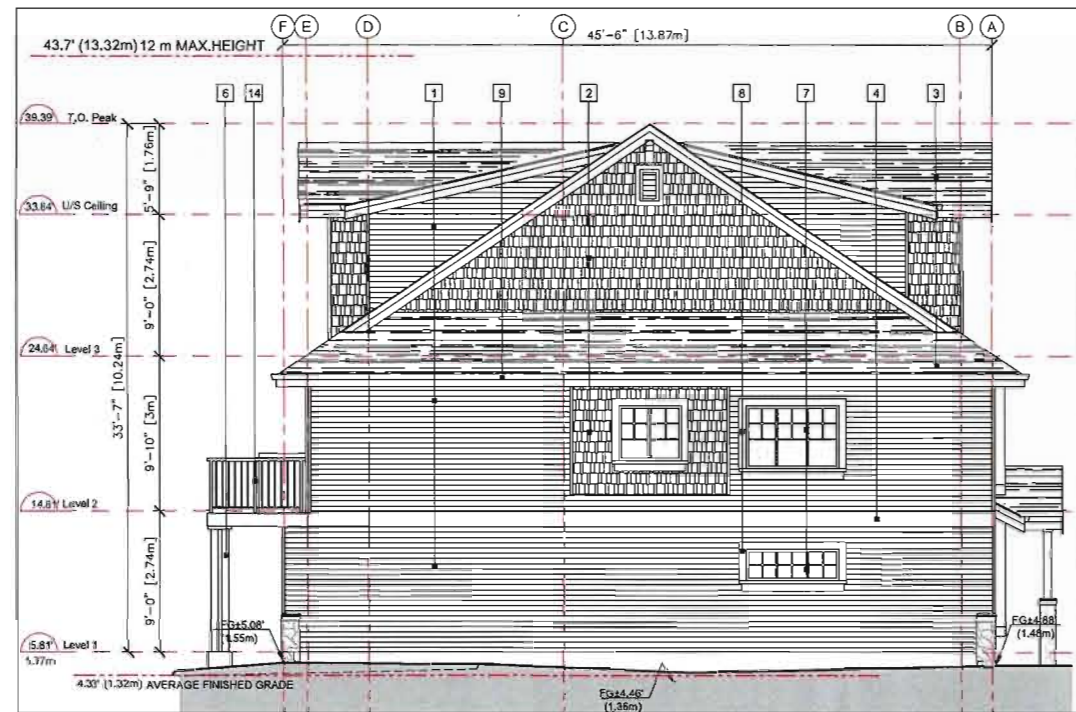
A3.3



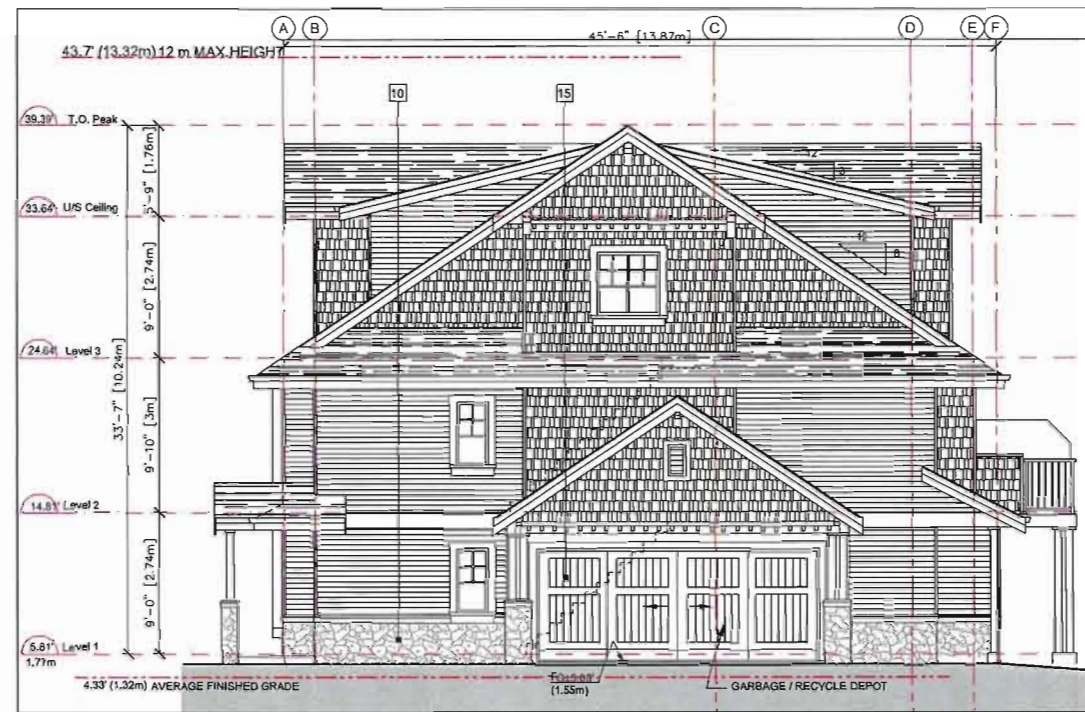
WILLIAMS ROAD ELEVATION
Scale: 1/8"=1'-0"



DRIVE AISLE ELEVATION
Scale: 1/8"=1'-0"



SIDE ELEVATION - WEST
Scale: 1/8"=1'-0"



SIDE ELEVATION - DRIVE AISLE
Scale: 1/8"=1'-0"

EXTERIOR FINISHES

- 1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING
A - Colour: Woodstock Brown / Arctic White
B - Colour: Timber Bark / Arctic White
- 2 HARDIE PLANK SHINGLES
Straight Edge Notched Panels
Colour: Sandstone Belge
- 3 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
- 4 2x8 WOOD TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)
- 5 1x4 TRIM BOARD ON 2x8 BARGE BOARD
Colour: GP 8685D (Woodlet)
- 6 6"X6" POST
Colour: GP 8685D (Woodlet)
- 7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Stand Ivory
- 8 2x6 WINDOW TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet)
- 9 ALUMINUM FASCIA GUTTER
Colour: Grey
- 10 CULTURED STONE VENEER
Owens Corning Cultured Stone or Equivalent
Aspen Dressed Fieldstone (CSV-2040)
- 11 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: GP AC 116N (Roasted Pepper)
Sidelight: Clear tempered glazing
- 12 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: GP 8683W (Tinderbox)
- 13 ELECTRICAL ROOM DOOR
Colour: GP 8684W (Oak Flats)
- 14 METAL RAILING
Colour: Black
- 15 GARBAGE / RECYCLE DEPOT DOOR
Colour: GP 8684M (Oak Flats)

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PROJECT
Proposed 14-Unit
Townhouse Development
6711, 6771, 6791 Williams Road
Richmond, B.C.

PROJECT NO. 1113

SCALE As Noted

DATE Nov. 25, 2011

DRAWN BY KYC, SRS, SP

CHECKED BY KYC

SHEET TITLE

ELEVATIONS - BUILDING 4

DRAWING

A3.4

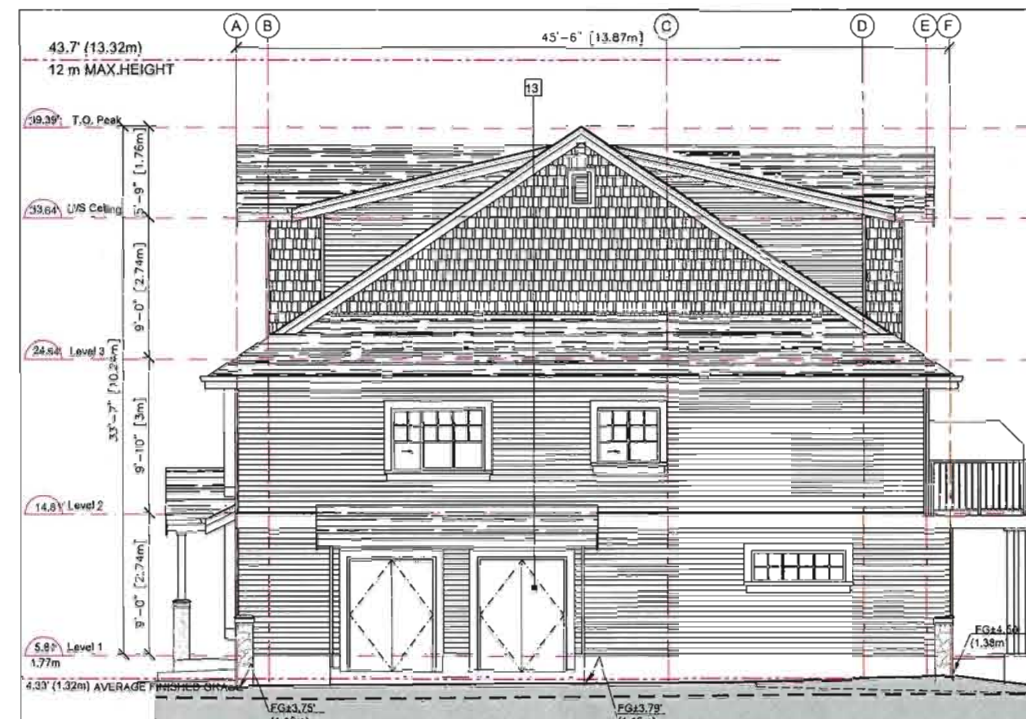
Lot	1.18	1.02	0.97	1.31	4.48 m
BLDG 1	1.60	1.51	1.22	1.00	5.33 m
BLDG 2	1.60	1.51	1.00	1.00	5.11 m
BLDG 3	1.60	1.51	1.00	1.00	5.11 m
BLDG 4	1.55	1.55	1.48	1.38	5.96 m
BLDG 5	1.55	1.55	1.15	1.38	5.63 m
					31.62 m
					1.32 m
					[4.33]
AVERAGE FINISHED SITE GRADE					

DP 13-630032 PLAN #7

JAN 07 2014
DP 13-630032 PLAN #7



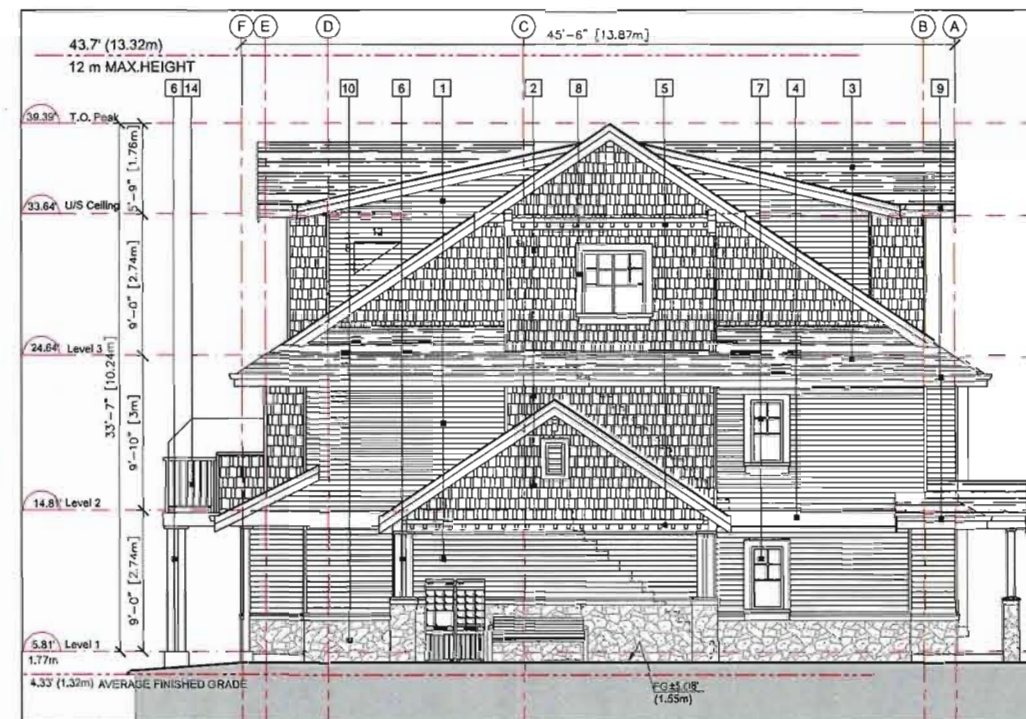
WILLIAMS ROAD ELEVATION
Scale: 1/8"=1'-0"



SIDE ELEVATION - EAST
Scale: 1/8"=1'-0"



DRIVE AISLE ELEVATION
Scale: 1/8"=1'-0"



SIDE ELEVATION - DRIVE AISLE
Scale: 1/8"=1'-0"

EXTERIOR FINISHES

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING
A - Colour: Woodstock Brown / Arctic White
B - Colour: Timber Bark / Arctic White | 6 6"X6" POST
Colour: GP 8685D (Woodlet) | 11 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: GP AC 116N (Roasted Pepper)
Sidelight: Clear tempered glazing |
| 2 HARDIE PLANK SHINGLES
Straight Edge Notched Panels
Colour: Sandstone Belge | 7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Stand Ivory | 12 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: GP 8683W (Tinderbox) |
| 3 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured) | 8 2x6 WINDOW TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet) | 13 ELECTRICAL ROOM DOOR
Colour: GP 8684W (Oak Flats) |
| 4 2x8 WOOD TRIM BOARD - PAINTED
Colour: GP 8685D (Woodlet) | 9 ALUMINUM FASCIA GUTTER
Colour: Grey | 14 METAL RAILING
Colour: Black |
| 5 1x4 TRIM BOARD ON 2X8 BARGE BOARD
Colour: GP 8685D (Woodlet) | 10 CULTURED STONE VENEER
Owens Corning Cultured Stone or Equivalent
Aspen Dressed Fieldstone (CSV-2040) | 15 GARBAGE / RECYCLE DEPOT DOOR
Colour: GP 8684M (Oak Flats) |

DP 13-630032
PLAN #8

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DP 13-630032 PLAN #8

REVISIONS	
DEC 23, 2013	DP Re-Submission
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PROJECT	
Proposed 14-Unit Townhouse Development 5711, 6771, 6791 Williams Road Richmond, B.C.	
PROJECT NO.	1113
SCALE	As Noted
DATE	Nov. 25, 2011
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CHECKED BY	KYC
SHEET TITLE	
ELEVATIONS - BUILDING 5	
DRAWING	
A3.5	



WILLIAMS ROAD STREETSCAPE (LOOKING NORTH)



DRIVE AISLE STREETSCAPE (LOOKING NORTH)

REVISIONS	
DEC 23, 2013	DP Re-Submission
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PROJECT NO. 1113
SCALE As Noted
DATE Nov. 25, 2011
DRAWN BY KYC, SRS, SP
CHECKED BY KYC
SHEET TITLE STREETSCAPE ELEVATIONS
DRAWING

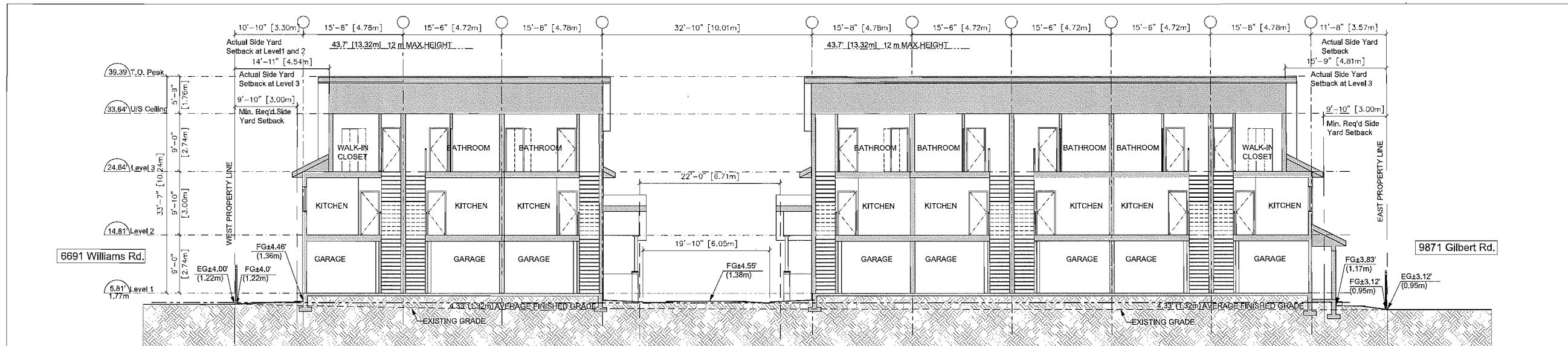
DP 13-630032

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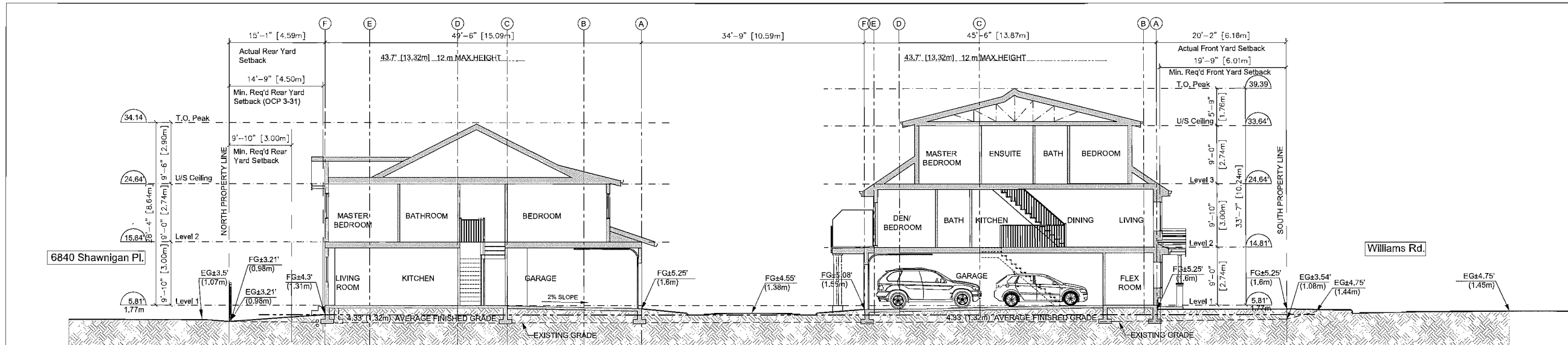
PLAN #9

DP 13-630032

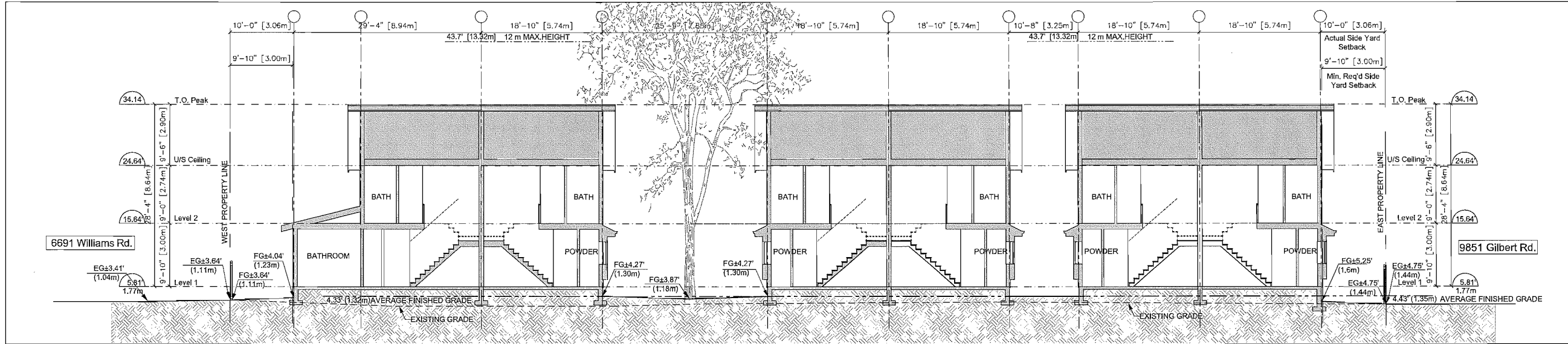
A8.1



1 SITE SECTION AA
A1.1 Scale: 1/8"=1'-0"



1 SITE SECTION BB
A1.1 Scale: 1/8"=1'-0"



1 SITE SECTION CC
A1.1 Scale: 1/8"=1'-0"

REVISIONS	
DEC 23, 2013	DP Re-Submission
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PROJECT NO.	1113
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DATE	Nov. 25, 2011
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SHEET TITLE	SITE SECTIONS A, B, C
DRAWING	

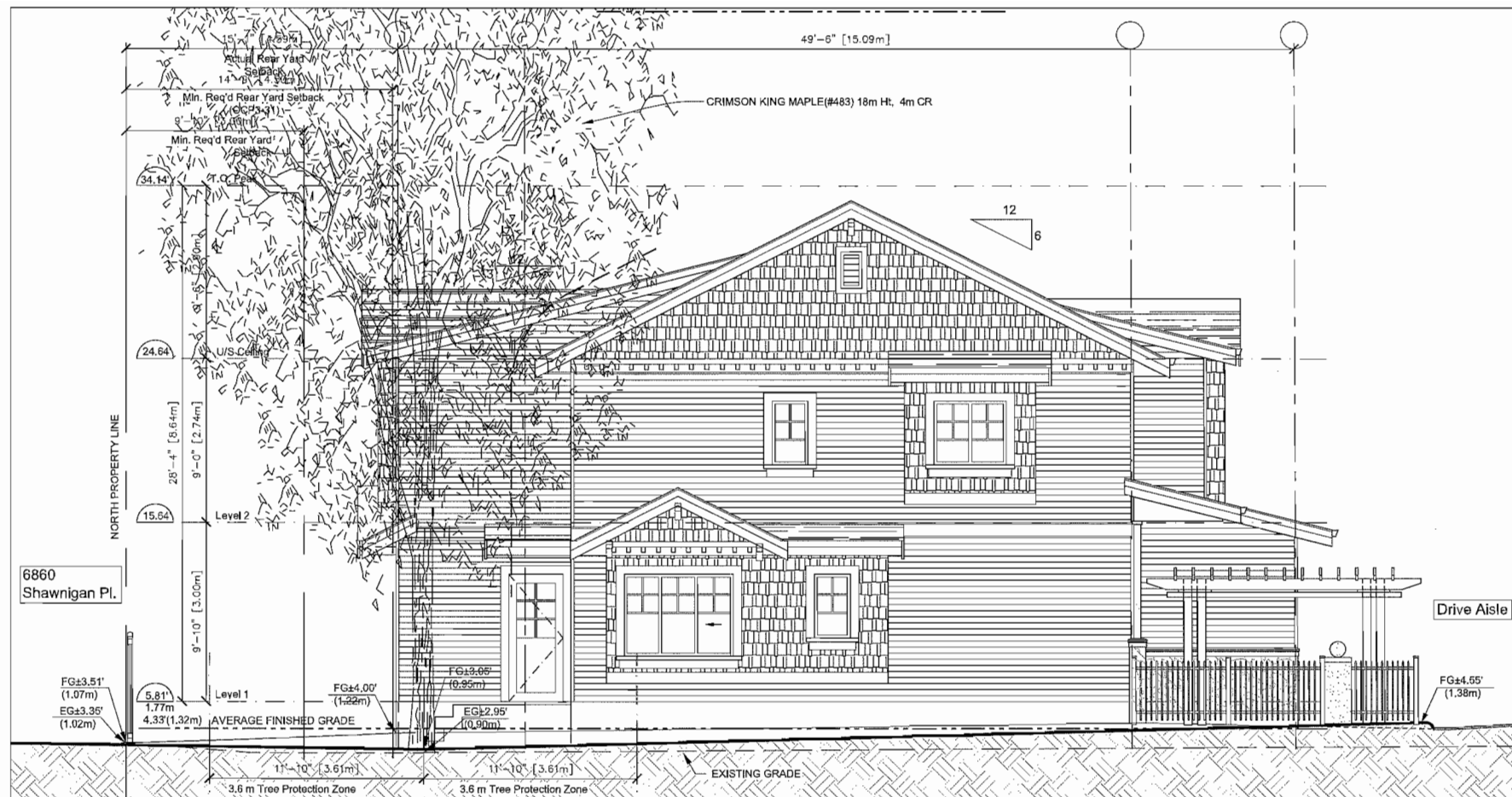
DP 13-630032

PLAN #10 A

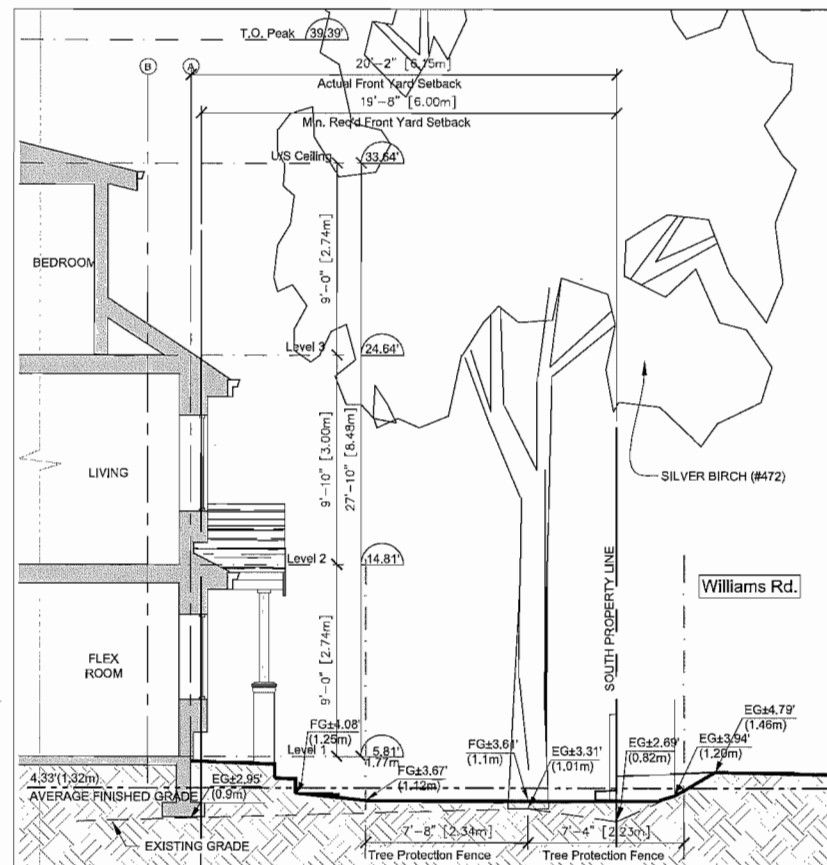
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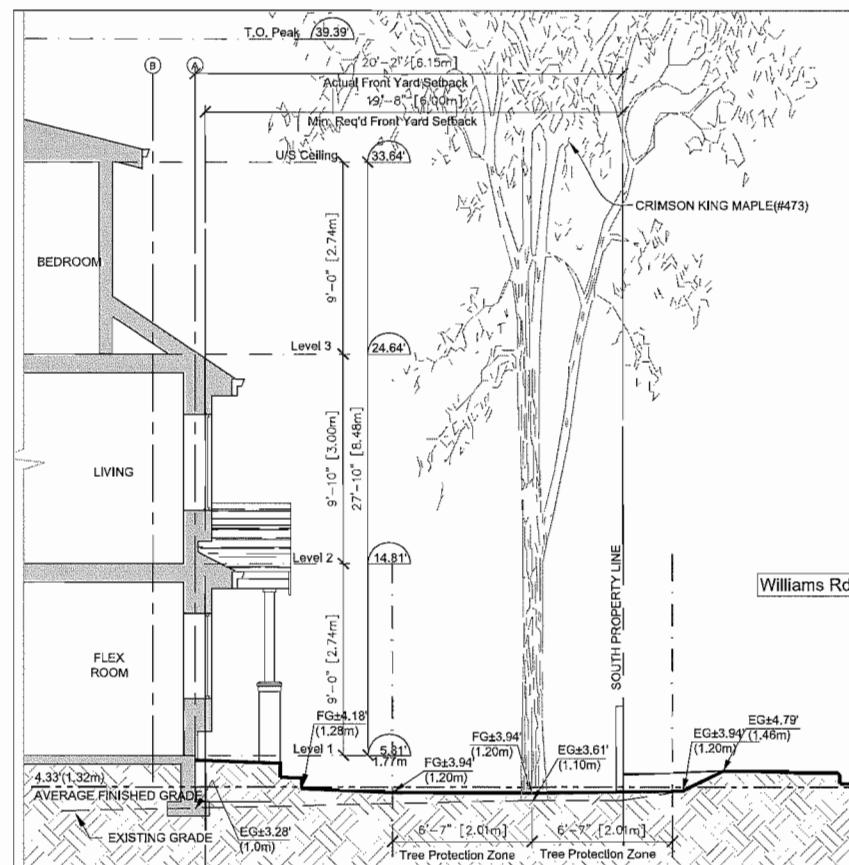
A5.1



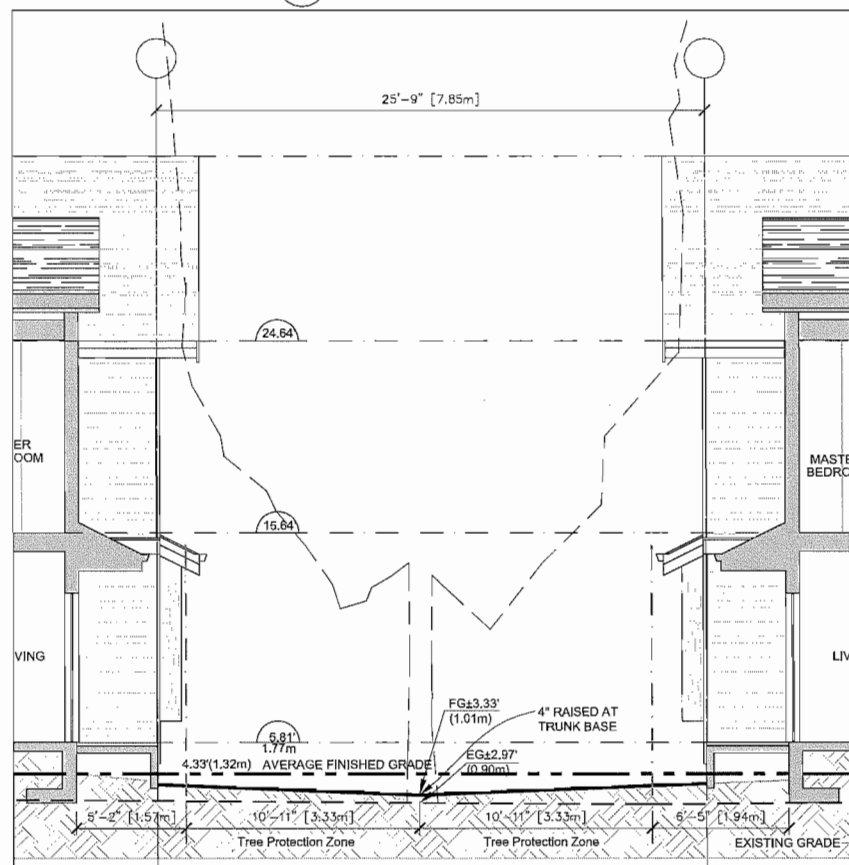
1 PARTIAL SITE SECTION DD
A1.1 Scale: 1/4"=1'-0"



1 PARTIAL SITE SECTION EE
A1.1 Scale: 1/4"=1'-0"



1 PARTIAL SITE SECTION FF
A1.1 Scale: 1/4"=1'-0"



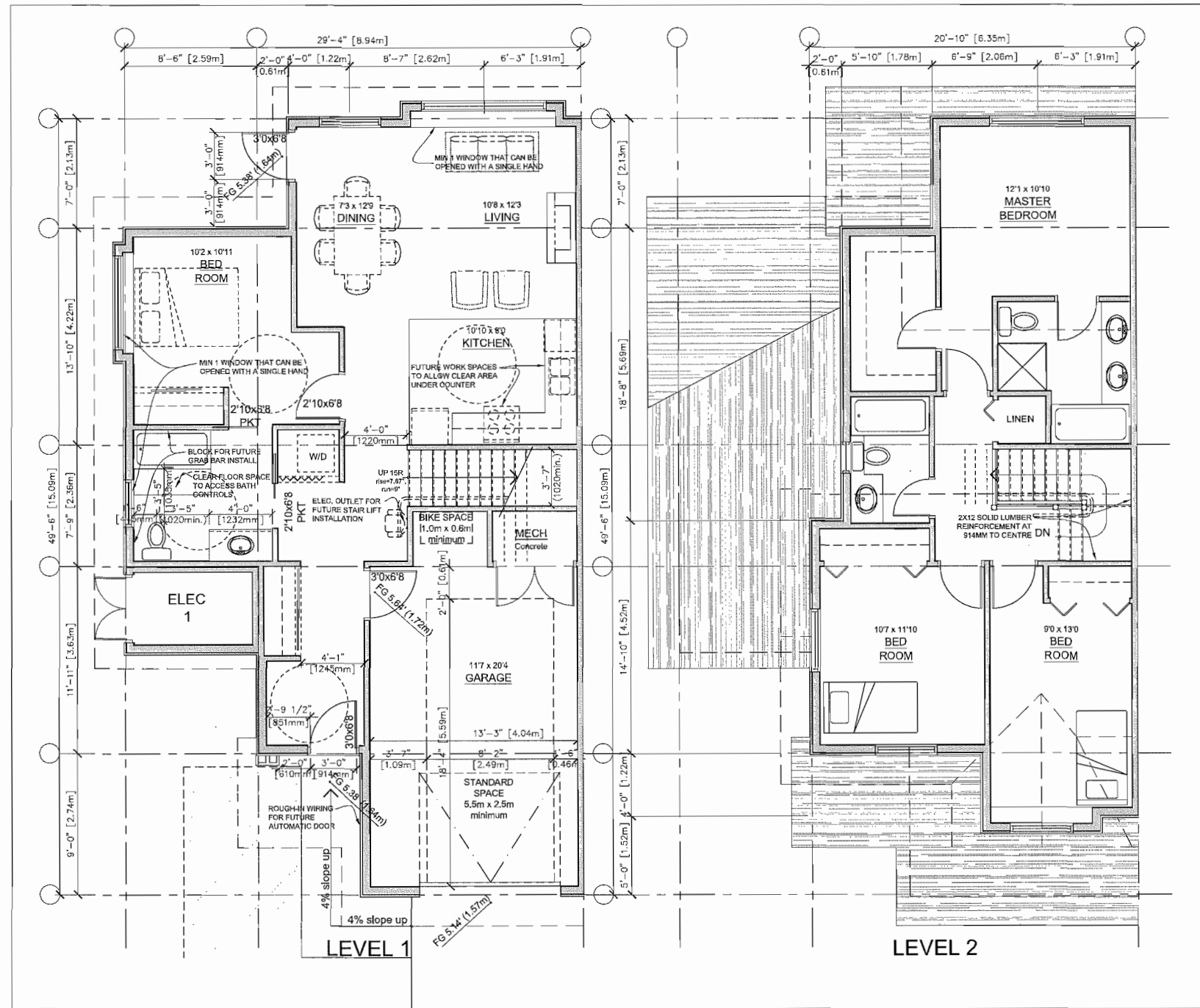
1 PARTIAL SITE SECTION GG
A1.1 Scale: 1/4"=1'-0"

REVISIONS	
DEC 23, 2013	DP Re-Submission
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PROJECT NO.	1113
SCALE	As Noted
DATE	Nov. 25, 2011
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CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS D, E, F, G
DRAWING	

CONVERTIBLE UNIT FEATURES CHECKLIST		
DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS	V
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)	V
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS	V
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	V
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.	V
VERTICAL CIRCULATION	LEVER-TYPE HANDLES FOR ALL DOORS	V
	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC.	V
	SPEC NOTE: BRUNO CURVED RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS, POWER: 24VDC COMPRISED OF (2) 7AH 12V BATTERIES	V
HALLWAYS	VERTICAL LIFT: DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	V
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.	V
GARAGE	MIN. 900 MM WIDTH	V
	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH	V
BATHROOMS (MIN 1/UNIT)	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING	V
	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT	V
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER. REINFORCED WITH 2"x12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	V
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	V
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	V
KITCHEN	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	V
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM	V
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	V
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	V
	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	V
OUTLETS & SWITCHES	UPGRADE TO FOUR-PL EX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	V



CONVERTIBLE UNIT PLAN A-c
Scale: 1/4"=1'-0"

UNIT FEATURES	
AGING-IN-PLACE MEASURES (ALL UNITS)	
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2")
	WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES
	WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	2-8" SLIDING DOORS WHERE POSSIBLE
KITCHEN	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	MIN. 900 MM WIDTH

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REFERENCE PLAN DP 13-630032

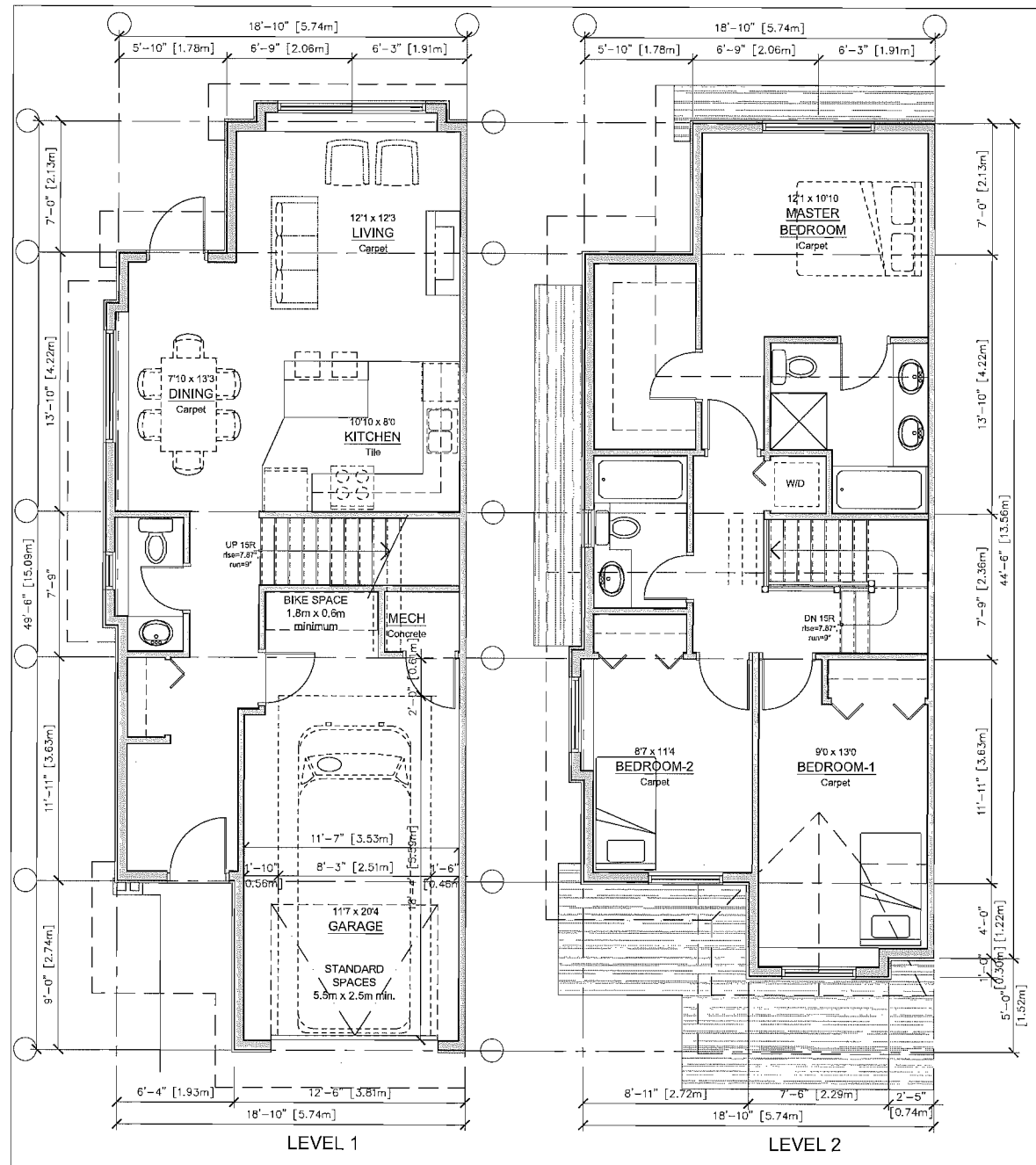
REVISIONS	
DEC 23, 2013	DP Re-Submission
DEC 05, 2013	DP Re-Submission
OCT 30, 2013	DP Re-Submission
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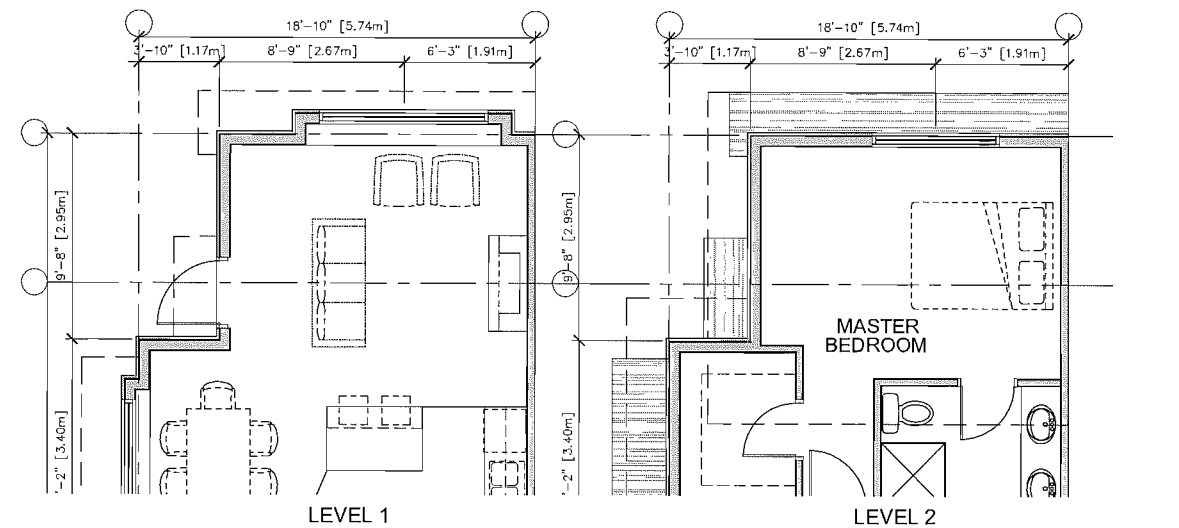
PROJECT	
Proposed 14-Unit Townhouse Development 8711, 8771, 8791 Williams Road Richmond, B.C.	
PROJECT NO.	1113
SCALE	As Noted
DATE	Nov. 25, 2011
DRAWN BY	KYC, SRS, SP
CHECKED BY	KYC
SHEET TITLE	UNIT PLANS - TYPE A-c (CONVERTIBLE)
DRAWING	

DP 13-630032

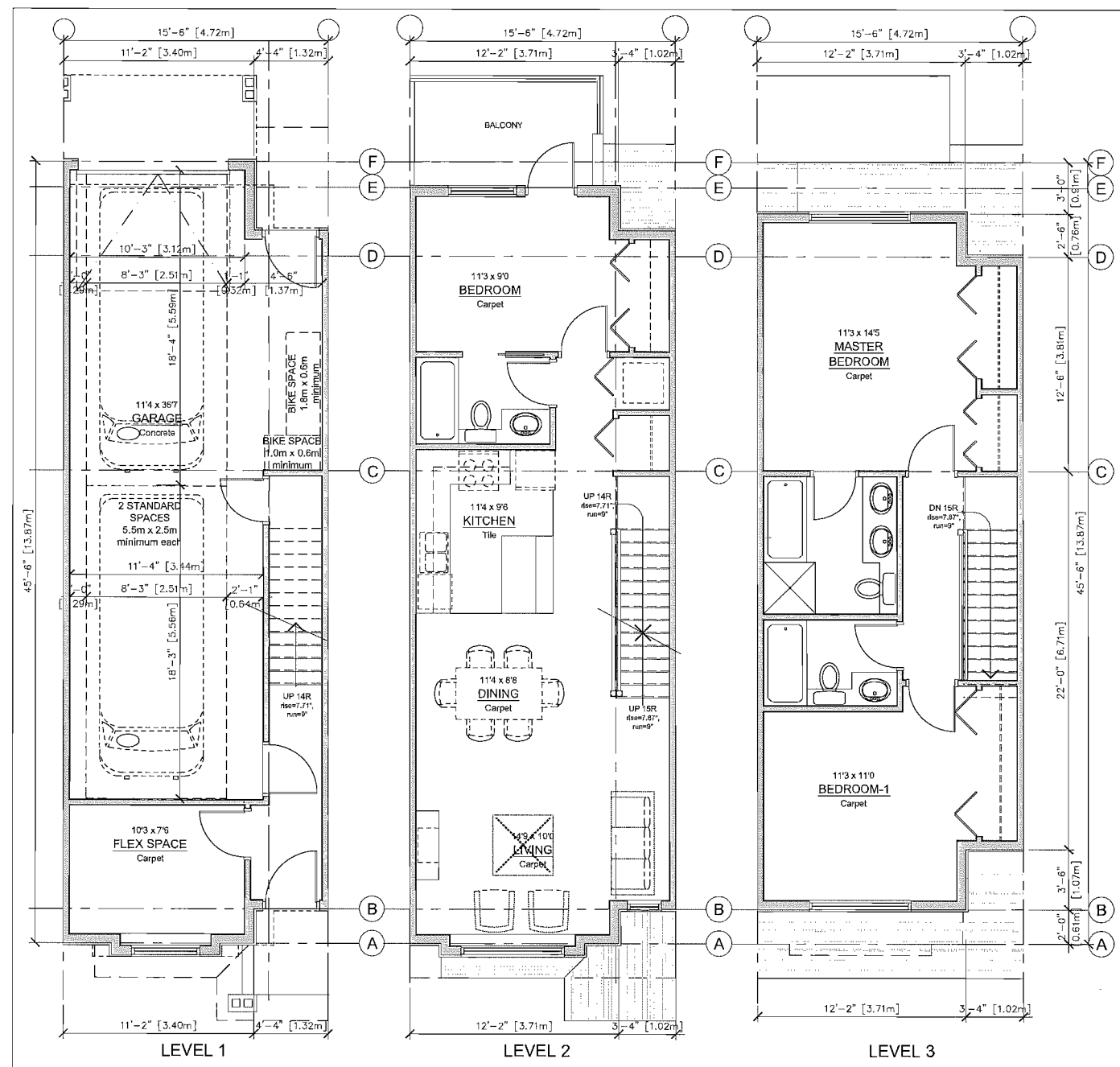
A2.2



UNIT PLANS - UNIT A
Scale: 1/4"=1'-0"



UNIT PLANS - UNIT A1 (UNIT A VARIATION)
Scale: 1/4"=1'-0"



UNIT PLANS - UNIT B
Scale: 1/4"=1'-0"

ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	2'-8" SLIDING DOORS WHERE POSSIBLE
KITCHEN	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	MIN. 900 MM WIDTH

UNIT FEATURES
AGING-IN-PLACE MEASURES (ALL UNITS)

REVISIONS	
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Townhouse Development
6711, 6771, 6791 Williams Road
Richmond, B.C.

PROJECT NO.	1113
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DRAWN BY	KYC, SRS, SP
CHECKED BY	KYC
SHEET TITLE	UNIT PLANS - TYPE A, A1, B
DRAWING	

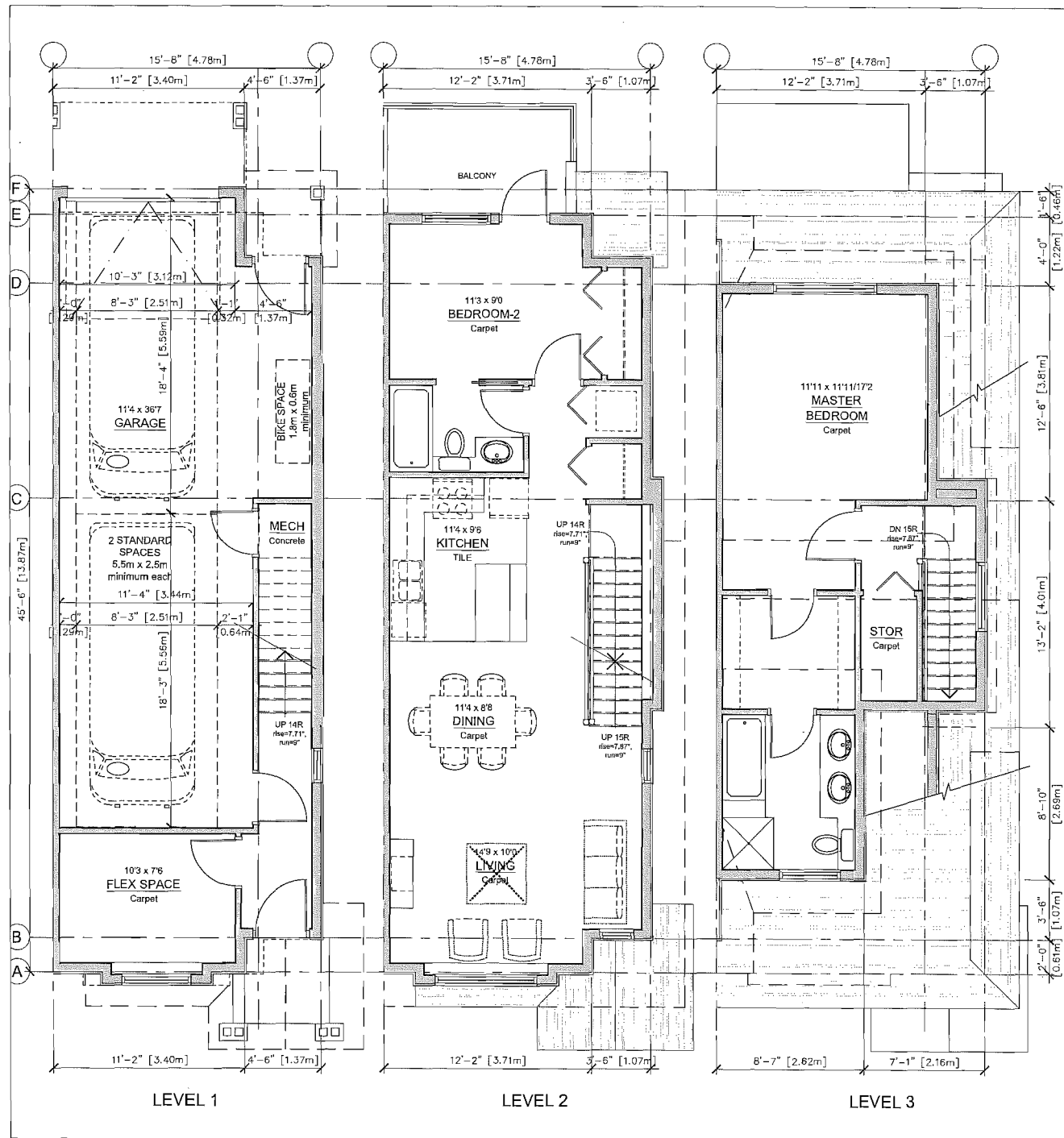
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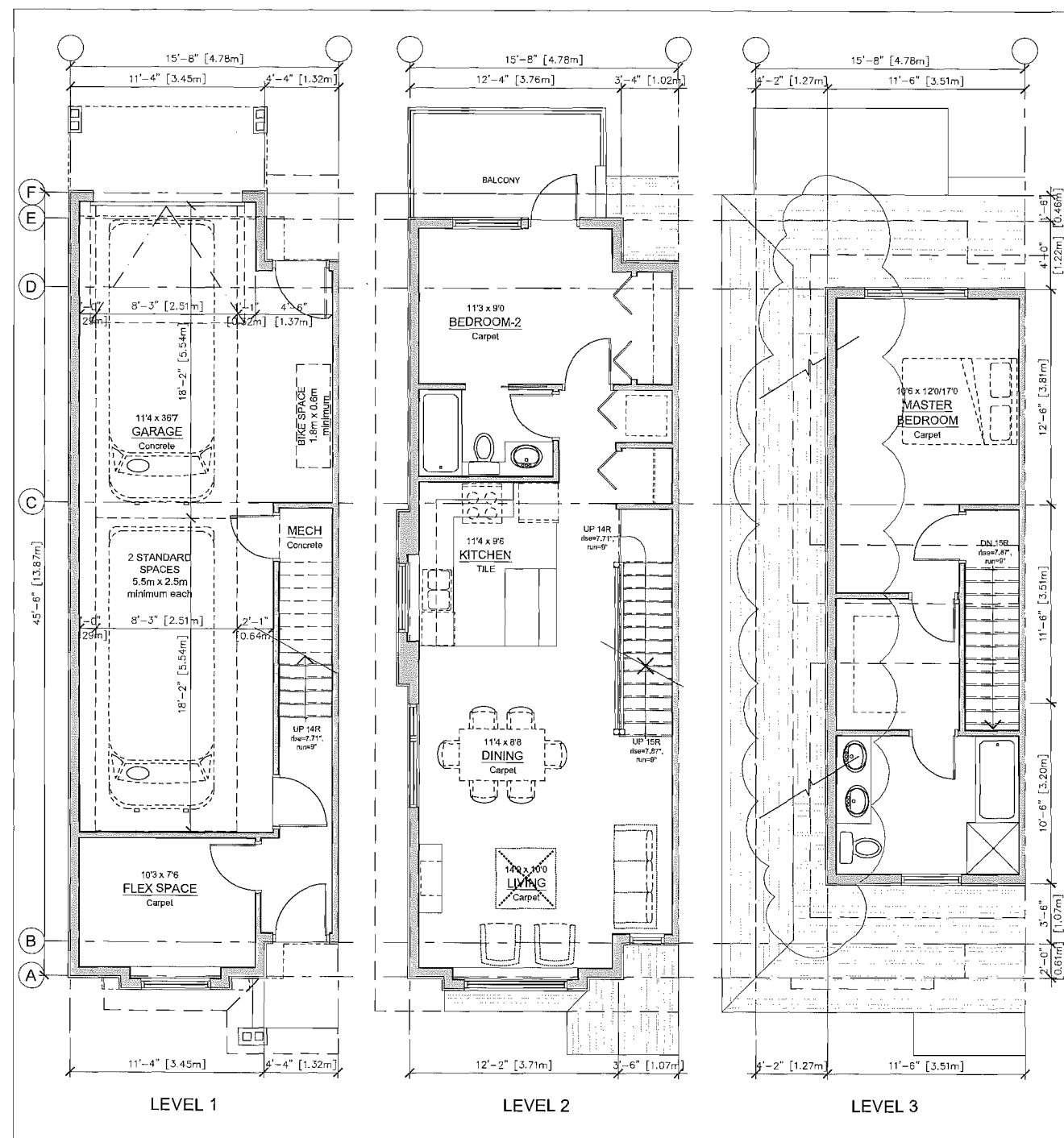
REFERENCE PLAN

DP 13-630032

A2.1



UNIT PLANS - UNIT C
Scale: 1/4"=1'-0"



UNIT PLANS - UNIT D
Scale: 1/4"=1'-0"

REVISIONS	
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CHECKED BY	KYC
SHEET TITLE	UNIT PLANS - TYPES C,D
DRAWING	

ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES LEVER TYPE DOOR HANDLES MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET) LEVER HANDLE TAPS AND FAUCETS 2'-8" SLIDING DOORS WHERE POSSIBLE
KITCHEN	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	MIN. 900 MM WIDTH

UNIT FEATURES
AGING-IN-PLACE MEASURES (ALL UNITS)

DP 13-630032

JAN 07 2014

REFERENCE PLAN

DP 13-630032

A2.3