



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** February 11, 2010  
**File:** DP 08-429669  
**Re:** **Application by Yamamoto Architecture Inc. for a Development Permit at 10999 Shell Road (formerly 10911, 10931, 10951, 10971 and 10991 Steveston Highway)**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 25 town houses at 10999 Shell Road (formerly 10911, 10931, 10951, 10971 and 10991 Steveston Highway) on a site zoned "Town Housing (ZT68) -- Steveston Highway/ Shell Road".

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop a 25-unit town house development at 10999 Shell Road (formerly 10911, 10931, 10951, 10971 and 10991 Steveston Highway). The 5-lot property assembly formerly contained single-family homes.

The site is being rezoned from “Single Detached (RS1/E)” to “Town Housing (ZT68) – Steveston Highway/ Shell Road” for this project under Bylaw 8309 (RZ 05-314267). There is an associated OCP amendment Bylaw 8317 to redesignate the subject property assembly from “Low-Density Residential” to “Medium-Density Residential” in OCP Schedule 1 Attachment 2 (Specific Land Use Map).

The zoning district names have changed as the rezoning application was submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/194)”. The applicant has also changed from Matthew Cheng Architect Inc. to Yamamoto Architecture Inc.

A Servicing Agreement (SA 09-475599) for frontage improvements, road widening, storm sewer upgrade, tree removal and planting was secured through the rezoning.

### Development Information

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

### Background

Development surrounding the subject Shellmont development parcel is as follows:

- To the north, Thomas Kidd Neighbourhood Park and Elementary School, zoned “School & Institutional Use (SI)”;
- To the east, across Shell Road, trail, railway track and ditches, are lane access single-family homes fronting onto Steveston Highway, under “Land Use Contract (LUC 007)”;
- To the south, across Steveston Highway in the Agricultural Land Reserve (ALR) is agricultural property and the small decommissioned Crestwood school, zoned “Agriculture (AG1)”. A rezoning application (RZ 05-301611) is in process to use the former Crestwood school site as an ecology centre; and
- To the west, between the development site and an unbuilt road access to Thomas Kidd Neighbourhood Park, are single-family homes, zoned “Single Detached (RS1/E)”. A rezoning application (RZ 07-365440) is under review for the adjacent property at 10891 Steveston Highway to allow for the construction of 4 town houses with access to/from Shell Road through the subject site.

## Rezoning and Public Hearing Results

During the rezoning process, staff identified a number of design issues to be resolved at the Development Permit stage. The application was transferred to a new owner, applicant architect, and the design was improved significantly. The unit count was also increased from 24 to 25 town houses.

- Design development throughout the project, including the Shell streetscape elevation, garbage and recycling enclosure, mailboxes and visitor parking – *Design improved through the project redesign process with the new architect.*
- Incorporation of Children’s play equipment – *Incorporated. Play equipment for toddlers has been included in the outdoor amenity area. It is anticipated that older children will play in the adjacent elementary school and neighbourhood park playground.*
- Careful detailing of the site perimeter drainage along the northeast edge of the site, which is within the drip line of existing Red Oak trees in the adjacent Thomas Kidd neighbourhood park – *The site perimeter drainage detail has been reviewed by the developer’s registered arborist and City Parks staff. The developer’s registered arborist will be on-site to review the installation.*
- Review of units providing opportunities for aging in place – *Blocking is provided in the walls of all bathrooms for future installation of grab bars.*
- The security will cover on-site landscaping works and an appropriate amount for the protection of the existing park Red Oak trees. Staff will be seeking a 2:1 replacement for trees removed from the development site with consideration given to an appropriate interface with the adjacent park Oak trees and a mix of deciduous and Evergreen trees in the landscape plan – *Incorporated. \$84,155 landscaping security is a requirement of the Development Permit, including protection of the five (5) existing Oak trees in Thomas Kidd Neighbourhood Park. The security may be held for an extended 2 year period to better monitor the success of the protection measures. The landscape plan includes 42 new trees to replace the removal of existing on-site trees and the planting of predominantly evergreen trees in the landscape areas fronting onto Steveston Highway. Refer to the ‘Tree Retention and Replacement Strategy’ section below for further details.*

The Public Hearing for the rezoning of this site was held on January 21, 2008. At the Public Hearing, a concern about rezoning the property was expressed and a reason for the setback variance was requested (Refer to Zoning Compliance/Variations section below). At the Public Hearing, Council identified the following items to be followed up through the Development Permit process:

- Review the convertible housing plan during the Development Permit application process with the applicant, and work with the developer to ensure there is sufficient internal structural reinforcement for chair lifts – *The proposal has been changed and now includes two (2) convertible units designed with stacked closets and open floor spaces to allow for future vertical lift installation.*
- Work with the applicant and the landscape architect with regard to the appropriate calliper of trees to ensure newly planted trees take root, grow and thrive – *The proposed trees are sized for successful growth in the planting areas. They range in size from 5 cm to 8 cm calliper for the deciduous trees and 2.5 m height for Evergreen trees.*

- Review the interface to the adjacent single-family homes and Thomas Kidd Park – *Appropriate interfaces are provided to Thomas Kidd Elementary School and Neighbourhood Park to the north, and to the existing single-family lots to the west. An active yard interface is proposed between the City Park and the development, with private lockable pedestrian entry gates at each unit and in the outdoor amenity area. The City has received a rezoning application for the adjacent single-family lot at 10891 Steveston Highway. Rezoning has been requested on the single lot for a Low-Density Residential town house development, which will provide a transition from the subject Medium-Density Residential town house development to the existing single-family homes further to the west.*

### **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 “Town Housing (ZT68) – Steveston Highway/ Shell Road” zoning district.

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the project and asked the applicant to consider making identified architectural and landscaping design improvements. An annotated excerpt from the Advisory Design Panel Minutes from September 23, 2009 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel decision item and is identified in *‘bold italics’*.

### **Agricultural Advisory Committee Comments**

The subject site is located across Steveston Highway from the Agricultural Land Reserve (ALR). The development provides an appropriate interface to the ALR. As sought in the Official Community Plan (OCP), a landscape buffer is provided in the front yards and City boulevard along Steveston Highway to define the urban/rural edge between the residential neighbourhood to the north and farming uses across Steveston Highway in the Agricultural Land Reserve (ALR) to the south. The ALR buffer was presented to the Agricultural Advisory Committee for review.

The Agricultural Advisory Committee was supportive of the project. A copy of the relevant excerpt from the Agricultural Advisory Committee Minutes from November 12, 2009 is attached for reference (**Attachment 3**).

A more general Agricultural Land Reserve (ALR) buffer concept was presented to the Agricultural Advisory Committee as part of the rezoning application process at their meeting of December 14, 2006. The concept was supported by the Committee subject to the submission of a more detailed planting and buffer scheme through the Development Permit application process.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed development includes appropriate interfaces to Steveston Highway and Shell Road, enhanced and animated with pedestrian-oriented front entries and landscaped front yards with predominantly Evergreen tree planting.

- The development presents an appropriate active yard interface to the adjacent Thomas Kidd Neighbourhood Park and Elementary School to the north. Overlook from the yards and upper floor living spaces will provide natural surveillance and improved security for the Park. A line of Oak trees at the south edge of the Park will soften the appearance of the proposed three-storey town house development. Roughly the east half of the site will be screened from the park behind five (5) large existing Oak trees, and the west half of the site will be screened in the future as new proposed Oak trees mature. Planting of the new proposed Oak trees is included in the required Servicing Agreement that was secured through the rezoning.
- An appropriate transition in scale between the proposed three-storey Medium-Density Residential town house development and the Low-Density Residential single-family lots to the west is intended to be provided through future redevelopment of the adjacent lot. The City has received a separate rezoning application for the adjacent property at 10891 Steveston Highway for a Low-Density Residential town house development on the single lot.
- The development provides an appropriate interface to the Agricultural Land Reserve (ALR) to the south. As sought in the Official Community Plan (OCP), a landscape buffer is provided in the front yards and City boulevards along Steveston Highway to define the urban/rural edge between the residential neighbourhood to the north and farming uses across Steveston Highway in the Agricultural Land Reserve (ALR) to the south. A combination of street trees, low level planting, and sidewalk is proposed for the boulevard. A combination of coniferous and deciduous trees, hedging, lawn and fencing is proposed for the front yards of the units along Steveston Highway.
- Registration of a restrictive covenant on Title was secured through rezoning to ensure that landscaping within the agricultural buffer along Steveston Highway is provided to limit any impact from normal farm operations (e.g. dust, odour, noise, spraying, etc.).

### ***Urban Design and Site Planning***

- The proposed development achieves a scale, design, circulation and internal road layout that contributes a pattern and transportation network to facilitate future town house redevelopment to the west along Steveston Highway.
- The proposed pedestrian-oriented town house street wall expression along Steveston Highway with three-storey building height is consistent with arterial road redevelopment elsewhere in the City. The street wall expression defines the edge of the public road.
- The proposed site layout includes 25 three-storey town houses in five (5) separate buildings. The size and location of the outdoor amenity space in the central portion of the site bordering on the park is appropriate in protecting the amenity space from Steveston Highway and increasing the open landscape along the park edge.
- Town house unit entries and vehicle garage entries are on opposite ends of the 15 townhouses along Steveston Highway; the 10 rear units have both front entry and vehicle garage entries fronting onto the internal drive aisle.
- Private pedestrian routes through the site are provided to Steveston Highway, Shell Road and Thomas Kidd Neighbourhood Park.
- A curving driveway entry with flanking entry signage arbour effectively shortens the view into the internal drive aisle and reduces vehicle speed at the interface with the sidewalk and road.

- Vehicular access is proposed to be from Shell Road with cross-access provided across the site for the benefit of 10851, 10871 and 10891, or any consolidation thereof. Registration of legal agreements for cross-access and prohibiting access to Steveston Highway (except for emergency vehicles) were secured through the rezoning.
- Road dedication of 2 m along the entire Steveston Highway and Shell Road frontages and a 4 m x 4 m corner cut at the intersection were secured through the rezoning.
- Transportation infrastructure improvements were secured through the rezoning and provided through a required Servicing Agreement for works including:
  - Steveston Highway Frontage Improvements: Removal of existing sidewalk pouring a 1.5 m concrete sidewalk at the new property line, creating a grass boulevard with trees between the sidewalk and the existing curb and gutter. Also, a landing pad is to be created for the existing bus stop and installation of a decorative bus shelter (still at concept stage with City).
  - Shell Road Frontage Improvements: Road widening as required, complete with creation of a right turn lane, removal of existing sidewalk pouring a 1.5 m concrete sidewalk at the new property line, creating a grass boulevard with trees and davit arm street lights between the sidewalk and the new curb and gutter.
- Off-street parking for residents and visitors complies with the Zoning Bylaw requirements, including accessible parking, and is accessed from the internal drive aisle. Visitor parking is located throughout the site. Registration of a legal agreement prohibiting conversion of parking area into habitable area was secured through the rezoning.
- Garbage and recycling are consolidated at a single location, accessed for pick-up from the internal drive aisle.
- Centralized mailboxes are located in the internal outdoor amenity area.

### ***Architectural Form and Character***

- The three-storey building massing is appropriate along Steveston Highway and Shell Road and is articulated with: projecting porches, a variety of projecting bays, main and secondary roof dormer elements with gable end treatment, and a mix of building materials.
- The 25 town house units are provided in five (5) three-storey buildings of four (4) to six (6) units each.
- The proposed building materials are generally consistent with the OCP guidelines, including: HardiePlank fibre cement horizontal siding, vinyl horizontal siding, HardieShingle fibre cement wall shingles, board and batten with HardiePanel fibre cement board, painted wood trim, and mixed shade wood shake profile asphalt shingles.
- The colour palette includes a range of browns, highlighted with darker browns for accent colour.
- The impact of blank garage doors has been mitigated with a panel pattern and transom windows in the garage doors, a mix of tandem and double wide door widths, pedestrian entries, small planting areas, and overhanging bay projections.
- Two (2) convertible units are provided, designed with conversion for universal accessibility in mind. Conversion would require installation of a vertical lift beside the stairwell to provide access to each floor of the three-storey unit. The floor framing includes framing for the potential shaft opening and the slab includes a 0.15 m depression for the potential pit. These units also include a layout for a kitchen and bathroom that is appropriate for wheelchair manoeuvring.
- All units include aging in place features, such as handrails, lever handles, and blocking in washroom walls for future grab bar installation.

**Tree Retention and Replacement Strategy**

- An Arborist report and tree removal strategy was included in the rezoning staff report presented to the public and Council. No concerns were expressed about tree retention at Public Hearing.

| Bylaw-sized Trees | Existing | Retain    | Remove    | Compensation  |
|-------------------|----------|-----------|-----------|---|
| On-site           | 11       | None      | All       | 42 new trees, exceeding 2:1 replacement ratio                                       |
| Thomas Kidd Park  | 20       | 5 Red Oak | 15 Poplar | 3 new Red Oak trees through SA at existing park oak tree spacing                    |
| Steveston Highway | 8        | None      | All       | 9 new street trees<br>\$3,500 cash-in-lieu of 7 trees to meet 2:1 replacement ratio |
| Neighbouring      | 2        | All       | None      |   |

- The removal of 11 bylaw-sized trees on-site will be replaced with the planting of 42 new trees ranging in size from 5 to 6 cm calliper for deciduous trees and 2.5 m height for evergreen trees. With almost a 4:1 replacement ratio, the proposal exceeds the 2:1 replacement ratio sought in the OCP.
- As required through the rezoning, the proposal includes the protection of five (5) Red Oak trees in the Thomas Kidd Neighbourhood Park that are adjacent to the northeast corner of the subject site. Although the ownership and applicant have changed since Public Hearing, the new applicant and developer have agreed to take special care to protect these mature trees through the construction process. Parks staff have continued to work with the developer’s arborist through the rezoning, Development Permit, and site preparation processes to establish appropriate tree protection area and site perimeter drainage design. Successful protection will need coordination between the contractor, site arborist and Parks Operations staff as the workspace in the tree management zone is tight. Proof of a contract with a registered arborist for the protection of the park trees as well as two (2) neighbouring trees in the lot to the west is a condition of the Development Permit. In addition, the landscaping security includes additional security for the protection of the park trees.
- The proposal includes the planting of three (3) new Red Oak trees in the adjacent park. As discussed in the rezoning staff report, Parks Department staff have reviewed and support the applicant’s proposal to remove the closely spaced and older 15 existing Poplar trees and to replace them with new Red Oak trees to extend the existing Red Oak tree line at the southeast corner of the park. At the established 12.8 m spacing of the existing five (5) Red Oak trees, three (3) new Red Oak trees will fit into the area occupied by the Poplar trees.
- The existing trees and hedges in the Steveston Highway boulevard and road dedication area conflict with required infrastructure improvements secured through the required Servicing Agreement as identified in the rezoning staff report. There is a variety of existing trees and hedges proposed for removal including eight (8) Bylaw-sized trees, for which staff would seek 16 replacement trees. The frontage improvements will include the planting of nine (9) new street trees. The developer has agreed to contribute \$3,500.00 to the City’s tree compensation fund in lieu of the remaining seven (7) replacement trees as a condition of the Development Permit.

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

- On-site outdoor amenity space is provided at a central location along the north edge of the site, and meets the OCP requirements for size, location, visual surveillance and access. The landscaped open amenity space provides a visual green link to the adjacent City park. The landscape design includes lush planting, trees, a play area for toddlers, and seating for supervision.
- Play equipment for toddlers has been included in the outdoor amenity area. It is anticipated that older children will play in the adjacent elementary school and neighbourhood park playground.
- The landscape plan includes communal, and semi-private landscaped spaces. In addition to the new trees noted above, the landscape design includes a variety of shrubs, vines, perennial, ground cover, grasses and lawn planting.
- As discussed above, evergreen tree and shrub planting along Steveston Highway creates a visual buffer along the boundary with the ALR to the south.
- Rear yards along the north edge of the site are provided at existing grade to minimize construction disturbance to the root zone of the existing oak trees in the park.
- Fencing will include open metal picket fencing along the streetscapes, 1.8 m height solid wood privacy fencing along the west property line outside of the road setback, and lower 1.5 m solid wood privacy fencing along the park edge.
- Paving treatment includes a variety of materials to mark the development entry, improve the internal streetscape, increase site permeability, and differentiate between pedestrian and vehicle areas. Materials include asphalt, concrete, interlocking and permeable pavers.

### ***Sustainability***

- The proposal complies with Smart Growth principles of providing denser residential development in close proximity to bus routes and neighbourhood amenities such as parks and schools.

The project will incorporate the following sustainable measures:

- Proximity to public transportation (bus stop adjacent to site)
- Drought tolerant/native plant species
- Enhanced on-site permeability in the form of soft landscaping and pavers
- Enhanced pedestrian realm to encourage walking, including direct pedestrian access to park from the development
- Rigid insulation beneath entire slab of ground floor habitable space to improve envelope performance
- Low E glass to improve envelope performance by reducing solar heat gain
- Energy efficient appliances

### ***Floodplain Management Implementation Strategy***

- The proposal complies with Flood Plain Designation and Protection Bylaw No. 8204. The Bylaw requires minimum flood construction level of 2.9 m (geodetic) and includes an exemption that allows the subject 'Area A' site to be developed with habitable area at 0.3 m above the highest crown of road. The proposal includes mechanical equipment, entry lobbies and vehicle storage on the ground floor and living areas on the upper floors.
- Registration of a flood indemnity covenant was secured through the rezoning.

### ***Servicing Capacity***

- Storm Sewer: A storm sewer upgrade across the Shell frontage and northward (approximately 83 m of 900 mm diameter pipe to 1200 mm) is included in the Servicing Agreement and secured through the rezoning.
- Sanitary Sewer: The downstream sanitary system has been identified as undersized and a contribution toward future upgrading was secured through the rezoning.

### ***Community Benefits***

As outlined in the rezoning staff report, the proposal includes the following community benefits, which were secured through the rezoning:

- Registration of cross-access over the internal drive aisle through the townhouse site and emergency vehicle access to facilitate future redevelopment to the west.
- Road dedication of 2 m along the entire Steveston Highway and Shell Road frontages and a 4 m x 4 m corner cut at the intersection
- The provision of \$95,160 toward upgrading the future upgrading of the undersized downstream sanitary system.
- The provision of \$185,000 toward improvements in the adjacent Thomas Kidd Neighbourhood Park, including a picnic shelter, a marked perimeter walking path, soccer field drainage and grading, playground equipment and Shell Road trail tree planting.
- The provision of \$0.60 per buildable ft<sup>2</sup> (e.g., \$17,829) towards affordable housing.
- The provision of \$31,000 in-lieu of on-site indoor amenity space for the town house development as per the OCP and Council policy.

### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design during the Development Permit review process. The design has improved significantly, and staff are supportive of this denser residential development, which is in close proximity to bus routes, a park, a school, and shopping. Staff recommend support of this Development Permit application.

*Sara Badyal*

Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)

SB:blg

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

- Proof of a contract with a registered arborist for the protection of neighbouring trees & five (5) Red Oak park trees;
- City acceptance of the developer's voluntary contribution in the amount of \$3,500.00 for tree planting in lieu of seven (7) replacement trees in the boulevard; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$84,155 (to be used all or in part for the protection of the five (5) Red Oak park trees, for which an additional \$23,000 has been provided on top of the estimated costs of landscaping), which may be held for an extended period of 2 years after landscape installation.

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

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

#### Attachments

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel minutes annotated excerpt (September 23, 2009)

Attachment 3: Agricultural Advisory Committee minutes excerpt (November 12, 2009)



**City of Richmond**

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

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 08-429669**

**Attachment 1**

Address: 10999 Shell Road (Formerly 10911, 10931, 10951, 10971 and 10991 Steveston Highway)

Applicant: Yamamoto Architecture Inc.

Owner: 0846930 BC Ltd.

Planning Area(s): Shellmont

Floor Area Gross: 3,791.2 m<sup>2</sup>

Floor Area Net: 2,621.6 m<sup>2</sup>

|                                  | <b>Existing</b>  | <b>Proposed</b>                                     |
|----------------------------------|--|---|
| <b>Site Area:</b>                | Formerly 3,730.6 m <sup>2</sup>  | 3,449.4 m <sup>2</sup><br>281.2 m <sup>2</sup>      |
| <b>Land Uses:</b>                | Formerly Single-Family Residential   | Multi-Family Residential                            |
| <b>OCP Land Use Designation:</b> | Formerly Low-Density Residential   | Medium-Density Residential                          |
| <b>Other OCP Designations:</b>   | ALR urban/rural boundary special landscape treatment along Steveston Highway | Complies  |
| <b>Zoning:</b>                   | Formerly R1/E  | Town Housing (ZT68) – Steveston Highway/ Shell Road |
| <b>Number of Units:</b>          | Formerly 5 homes   | 25 town houses                                      |

|                              | <b>Bylaw Requirement</b>            | <b>Proposed</b>            | <b>Variance</b> |
|------------------------------|-------------------------------------|----------------------------|-----------------|
| Floor Area Ratio:            | Max. 0.76                           | 0.76                       | None permitted  |
| Lot Coverage:                | Max. 43%                            | 41.9%                      | None            |
| Setback: Steveston Hwy       | Min. 5.1 m                          | 5.1 m                      | None            |
| Shell Rd                     | Min. 4.3 m first storey             | 4.3 m                      |                 |
|                              | Min. 5.1 m                          | 5.1 m                      |                 |
| Setback – Side & Rear Yard:  | Min. 3 m                            | 3 m Min.                   | None            |
| Building Height:             | Max. 12 m & three-storey            | 11.2 m Max & three-storey  | None            |
| Lot Size:                    | Min. 90 m Width & Min. 34.5 m Depth | 100 m Width & 34.5 m Depth | None            |
| Off-street Parking: Resident | 38                                  | 50                         | None            |
| Visitor                      | 5                                   | 5                          |                 |
| Accessible                   | (1)                                 | (1)                        |                 |
| Total                        | 43                                  | 55                         |                 |
| Tandem Parking:              | Permitted                           | 30 spaces in 15 units      | None            |
| Amenity Space – Indoor:      | Min. 70 m <sup>2</sup>              | cash-in-lieu               | None            |
| Amenity Space – Outdoor:     | Min. 150 m <sup>2</sup>             | 150 m <sup>2</sup>         | None            |

## Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

Wednesday, September 23, 2009

4. DP 08-429669 – 25-UNIT TOWN HOUSE DEVELOPMENT  
 Architect: Taizo Yamamoto, Yamamoto Architecture Inc.  
 Location: 10911/10931/10951/10971/10991 Steveston Highway

### Panel Discussion

- consider shrub planting instead of a lawn at the entrance to the amenity area; appreciate the choice of drought tolerant plants, however they are almost entirely deciduous; consider adding more evergreen plants; expect shade under oak trees, plants underneath should be tolerant of shade; increase genus diversity of trees;
- a very successful project; concern on the firefighter access; negotiate with City Fire Department whether hard surfaces could be reduced or eliminated;
- project works well considering the long and shallow site; site planning is appropriate; articulation of building form and selection of material and colour are appropriate; consider advantages and disadvantages of aligning firefighting access with the amenity area; visual connection between Steveston Highway and the park behind would be good, however, staggering allows more units to have visual openings into open and green space;
- structural engineer will need to review rear buildings;
- add sliding door to the washroom on the third floor of the adaptable unit to save on interior floor space; there is usable stacked space in the A unit floor plans to permit adaption if entry is revised; entry setback could be bumped out to accommodate an elevator shaft; and
- a well-designed project in a very challenging site; east wall of Building B2 looks blank; needs further treatment to enhance visual appeal as it is near the entrance.

### Panel Decision [Applicant design response comments inserted in *'bold italics'*]

It was moved and seconded

That DP 08-429669 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. consider the shade tolerance of plants under the oak tree – ***Incorporated. Landscape design revised to include more shade tolerant plant species under the oak trees.***
2. consider adding more evergreen plant materials into the palette – ***Complies. The predominant planting selections are evergreen.***
3. consider increasing the genus diversity of trees – ***Incorporated.***
4. consider adding planting behind the electrical kiosk between two blocks of A units and the parking lot at the west end of the site – ***Incorporated. Bedding plant added.***
5. consider replacing the lawn at the entrance to the amenity area with shrub planting – ***Incorporated. Shrubs and groundcover planting added.***
6. consider negotiating with the City to reduce or eliminate the closed off section of road set aside for firefighting – ***This is not possible due to the requirement of the drive aisle to serve future development to the west.***

7. consider alignment of the fire access with the amenity area – ***Considered. The amenity area is not aligned with the emergency access in order to create a more sheltered amenity area for safety and to reduce impact of Steveston Highway traffic noise on the amenity area.***
8. consider adding a sliding door to the bathroom on the third floor of the adaptable units – ***Incorporated.***
9. consider taking advantage of potential stacked spaces in A units by changing the entry to allow for vertical circulation – ***Considered, but not easily accommodated. Two convertible units are proposed including future potential for vertical lift installation.***
10. consider enhancing the façade of the east side of building B at the entrance to enhance its presence – ***Incorporated. Window area increased and aligned to enhance façade and frontage character.***

CARRIED

**Annotated Excerpt from the Minutes from  
AGRICULTURAL ADVISORY COMMITTEE (AAC)**

**Thursday, November 12, 2009**

b) Town house ALR Buffer (10911 to 10991 Steveston Highway)

Staff summarized that the AAC had previously reviewed the rezoning proposal and that the Development Permit application is being forwarded to them for consideration in relation to the Agricultural Land Reserve (ALR) buffer proposed along the Steveston Highway frontage. Staff outlined the buffer widths and landscape treatments within the City boulevard and along the front yards of the subject development site. A combination of street trees, low level planting and a sidewalk is proposed for the boulevard. A combination of coniferous and deciduous trees, hedging and fencing is proposed for the front yards of the units along Steveston Highway. Staff indicated that this proposed buffer scheme complies with Official Community Plan guidelines for screening and landscaping along ALR adjacencies.

In response to a question from the AAC, the proponent confirmed that the plantings along Steveston Highway contains a majority of coniferous trees to ensure a year-round green edge. The proponent also highlighted that ALC buffering guidelines were adhered to in the plan and that suitable equivalencies were implemented.

The following motion was introduced by the AAC:

That the Agricultural Advisory Committee support the ALR landscape buffer proposal for the town house project at 10911 to 10991 Steveston Highway.

Carried Unanimously



**No. DP 08-429669**

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To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 10999 SHELL ROAD (FORMERLY 10911, 10931, 10951, 10971  
& 10991 STEVESTON HIGHWAY)

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

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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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$84,155. 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 **two years** after inspection of the completed landscaping in order to ensure that plant material has survived.
6. 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 08-429669

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 10999 SHELL ROAD (FORMERLY 10911, 10931, 10951, 10971  
& 10991 STEVESTON HIGHWAY)

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

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7. 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

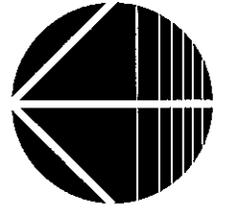
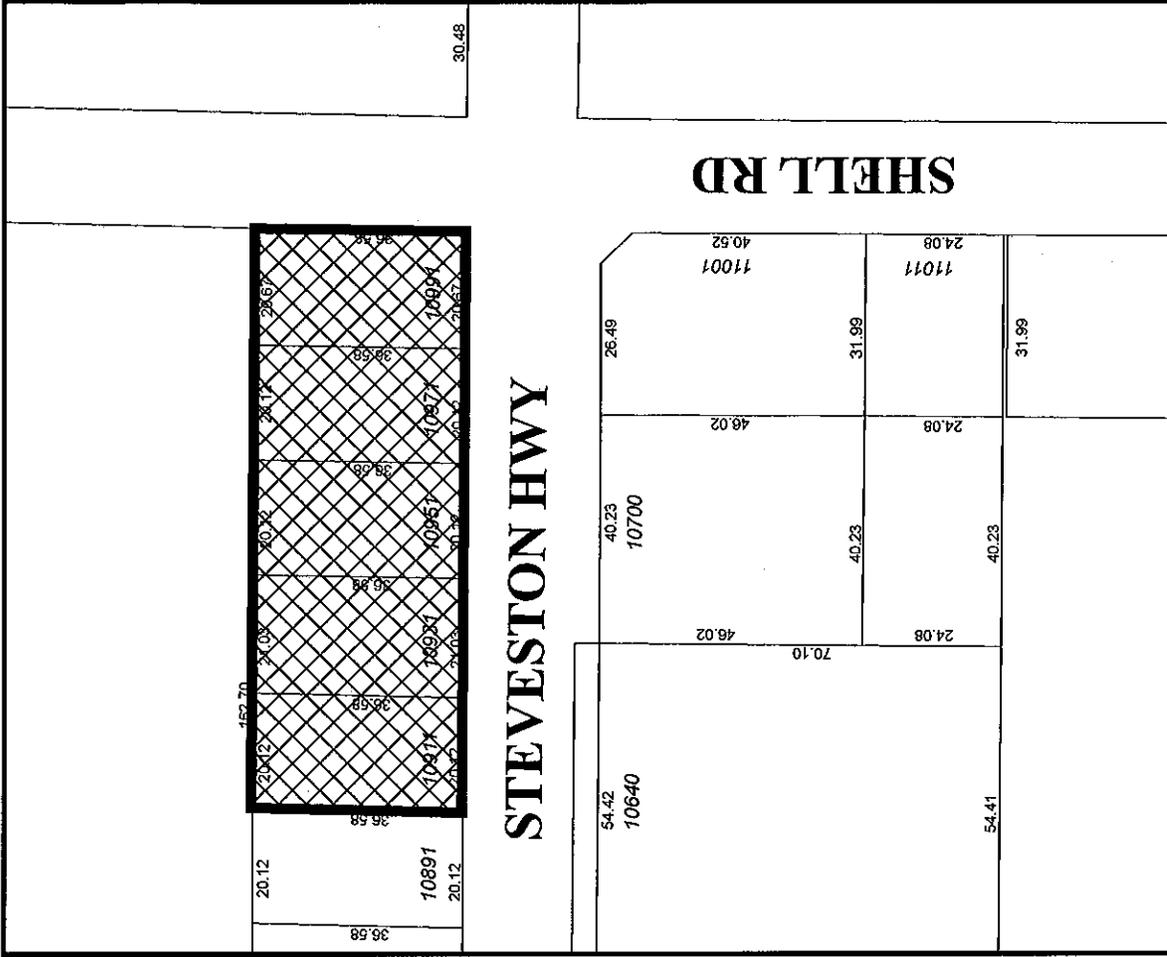
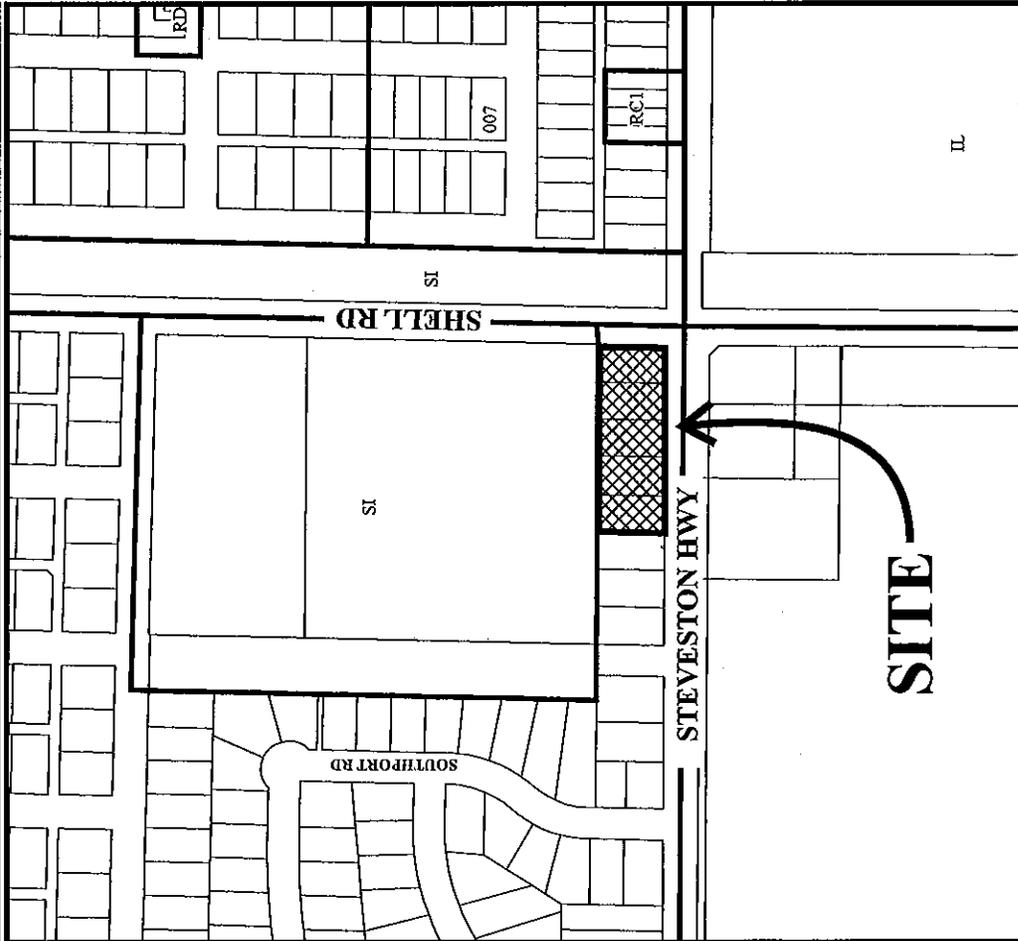
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 08-429669

### SCHEDULE "A"

Original Date: 07/31/08

Revision Date: 01/28/10

Note: Dimensions are in METRES

**STATISTICS:**

CIVIC ADDRESS: 1091, 1093, 1095, 1097, 1099 STEVESTON HWY  
 LEGAL DESCRIPTIONS:

ZONING: ZT 66

LOT AREA: 40,192.9 SQ.FT. (3,730.3 SQ.M.) / BEFORE ROAD DEDICATION  
 37,127.9 SQ.FT. (3,448.9 SQ.M.) / AFTER ROAD DEDICATION

MAX. LOT COVER: 37,127.9 SQ.FT. x 43% = 15,965.0 SQ.FT.

|           |                                  |
|-----------|----------------------------------|
| PROPOSED: | 14902.0 SQ.F. (BUILDINGS)        |
|           | 560.4 SQ.F. (PORCHES)            |
|           | 94.3 SQ.F. (GAR./REC/VCL. ENCL.) |
| TOTAL     | 15556.9 SQ.F. (41.9%)            |

**F.A.R.:**

MAX. ALLOWED FLOOR AREA (0.76): 37,127.9 SQ.FT. x 0.76 = 28,207.1 SQ.FT.

**PROPOSED FLOOR AREA:**

| UNIT # (3 BRS)   | 1116.0 SQ.FT. x 1 UNITS = | 1116.0 SQ.FT.          | GARAGE AREA    |
|------------------|---------------------------|------------------------|----------------|
| UNIT-A1 (3 BRS)  | 1116.0 SQ.FT. x 2 UNITS = | 2232.0 SQ.FT.          | 434.4 SQ.FT.   |
| UNIT-A2 (3 BRS)  | 1117.8 SQ.FT. x 2 UNITS = | 2235.6 SQ.FT.          | 492.1 SQ.FT.   |
| UNIT-A3 (3 BRS)  | 1096.3 SQ.FT. x 2 UNITS = | 2192.6 SQ.FT.          | 512.0 SQ.FT.   |
| UNIT-A4 (3 BRS)  | 1068.8 SQ.FT. x 1 UNITS = | 1068.8 SQ.FT.          | 492.1 SQ.FT.   |
| UNIT-A5 (3 BRS)  | 1140.3 SQ.FT. x 1 UNITS = | 1140.3 SQ.FT.          | 512.0 SQ.FT.   |
| UNIT-A6 (3 BRS)  | 1144.6 SQ.FT. x 1 UNITS = | 1144.6 SQ.FT.          | 512.0 SQ.FT.   |
| UNIT-A7 (3 BRS)  | 1120.0 SQ.FT. x 1 UNITS = | 1120.0 SQ.FT.          | 512.0 SQ.FT.   |
| UNIT-A8 (3 BRS)  | 1031.0 SQ.FT. x 2 UNITS = | 2062.0 SQ.FT.          | 512.0 SQ.FT.   |
| UNIT-A9 (3 BRS)  | 1170.0 SQ.FT. x 1 UNITS = | 1170.0 SQ.FT.          | 494.4 SQ.FT.   |
| UNIT-A10 (3 BRS) | 1127.1 SQ.FT. x 1 UNITS = | 1127.1 SQ.FT.          | 504.4 SQ.FT.   |
| UNIT-B (3 BRS)   | 1135.8 SQ.FT. x 3 UNITS = | 3407.4 SQ.FT.          | 504.4 SQ.FT.   |
| UNIT-B1 (3 BRS)  | 1135.8 SQ.FT. x 1 UNITS = | 1135.8 SQ.FT.          | 504.4 SQ.FT.   |
| UNIT-B2 (3 BRS)  | 1135.8 SQ.FT. x 1 UNITS = | 1135.8 SQ.FT.          | 504.4 SQ.FT.   |
| TOTAL            | 25 UNITS =                | 28282.9 SQ.FT. (76.8%) | 12288.2 SQ.FT. |

**ADDITIONAL AREA:**

ELEC. ROOMS: 47.2 SQ.FT. x 2 = 94.4 SQ.FT.  
 TOTAL: 28282.9 SQ.FT. (76.8%)

**PARKING**

|           |                            |                              |
|-----------|----------------------------|------------------------------|
| REQUIRED: | 1.5 SPACES x 25 UNITS =    | 38 SPACES (RESIDENTS)        |
|           | 0.2 SPACES x 25 UNITS =    | 5 SPACES (VISITORS)          |
| TOTAL     |                            | 43 SPACES                    |
| PROVIDED: | 2 GAR. GARAGES x 25 UNIT = | 50 SPACES (50 TANDEM SPACES) |
|           | OPEN VISITORS PARKING =    | 9 SPACES (VISITORS)          |
| TOTAL     |                            | 59 SPACES                    |

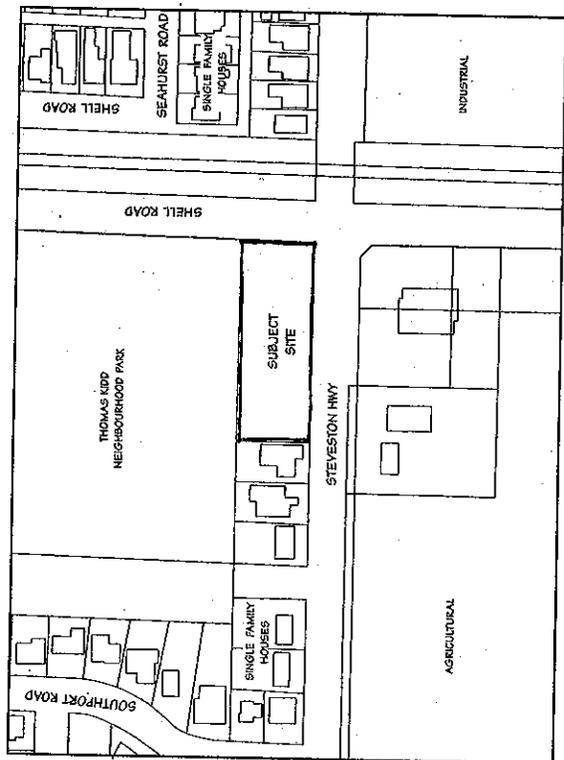
|                   |                          |                     |
|-------------------|--------------------------|---------------------|
| REQUIRED BICYCLE: | 1.25 SPACES x 25 UNITS = | 31 SPACES (CLASS 1) |
|                   | 0.2 SPACES x 25 UNITS =  | 5 SPACES (CLASS 2)  |
| TOTAL             |                          | 36 SPACES           |

|                   |                         |                     |
|-------------------|-------------------------|---------------------|
| PROVIDED BICYCLE: | 2 SPACES x 25 GARAGES = | 50 SPACES (CLASS 1) |
|                   | 1 SPACE x 2 GARAGES =   | 2 SPACES (CLASS 1)  |
| BICYCLE RACK      |                         | 6 SPACES (CLASS 2)  |
| TOTAL             |                         | 58 SPACES           |

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

**AMENITY AREA**

|          |         |                                |
|----------|---------|--------------------------------|
| REQUIRED | INDOOR  | MIN. 100 SQ.M. (1076.4 SQ.FT.) |
|          | OUTDOOR | 150 SQ.M. (1615 SQ.FT.)        |
| PROVIDED | INDOOR  | PAYMENT IN LIEU                |
|          | OUTDOOR | 150 SQ.M. (1615 SQ.FT.)        |



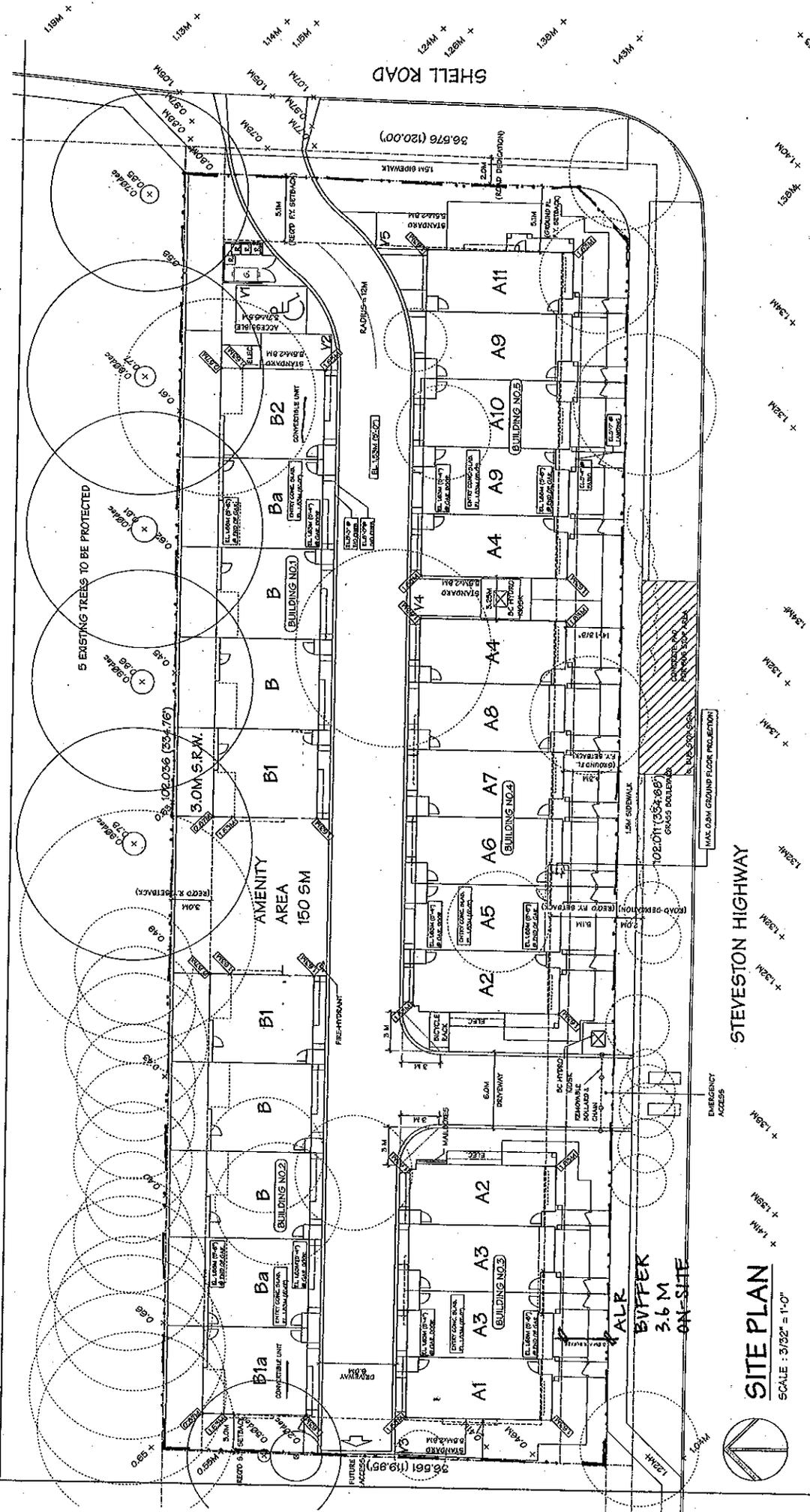
**CONTEXT PLAN**

SCALE: N.T.S.

- ALL OFF-SITE WORKS TO BE DESIGNED & CONSTRUCTED VIA SEPARATE REQUIRED SERVICING AGREEMENT
- 2 CONVERTIBLE UNITS INCLUDED (TYPE 'B1a' & 'B2')
- AGING IN PLACE FEATURES IN ALL UNITS (INCL. BLOCKING IN ALL WASHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION)

Plan 1 Feb 17 2010  
 DP 08-429669

|                  |                            |              |                     |                  |    |
|------------------|----------------------------|--------------|---------------------|------------------|----|
| OWNER TITLE      | STATISTICS                 | CONCEPT PLAN | SCALE: 1/8" = 1'-0" | DATE: 04.12.2008 | 00 |
| PROJECT          | TOWNHOUSE DEVELOPMENT      |              |                     |                  |    |
| DESIGNER         | Yamamoto Architecture Inc. |              |                     |                  |    |
| DATE OF PLAN     | 02/17/2010                 |              |                     |                  |    |
| DATE OF REVISION |                            |              |                     |                  |    |
| NO.              | DATE                       | DESCRIPTION  |                     |                  |    |

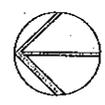


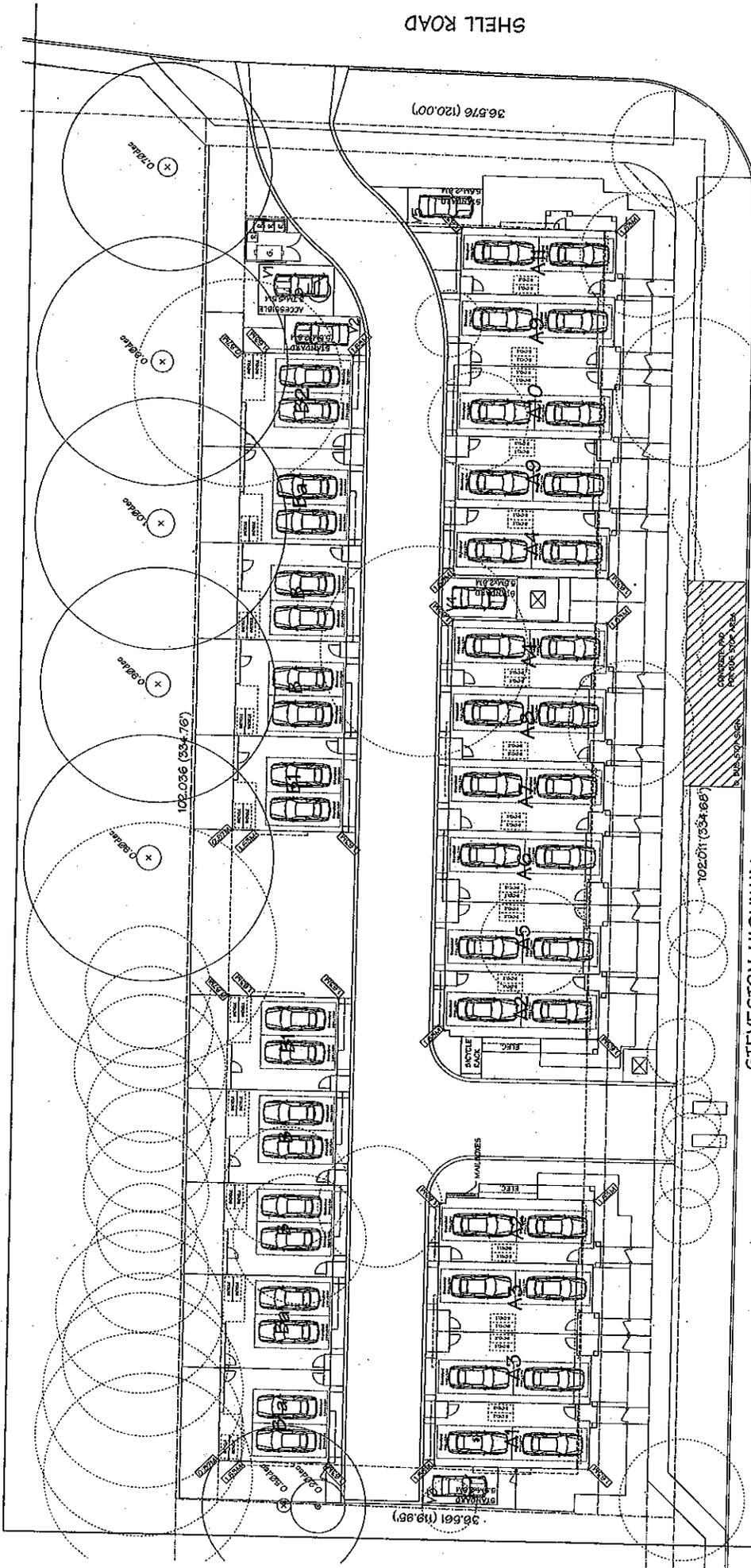
Plan 2 Feb 17 2010  
 DP 08-429669

|                  |                               |
|------------------|-------------------------------|
| PROJECT          | 28 UNIT TOWNHOUSE DEVELOPMENT |
| DRAWING TITLE    | SITE PLAN                     |
| DATE             | 01                            |
| SCALE            | 1" = 1'-0"                    |
| PROJECT NO.      | 01                            |
| DATE OF ISSUE    | 10/17/08                      |
| DATE OF REVISION | 02/17/10                      |
| REVISION         | REVISED                       |

Yamamoto  
 Architecture Inc.

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





STEVESTON HIGHWAY

|                          |   |
|--------------------------|---|
| <b>PARKING REQUIRED:</b> | 15 SPACES x 25 UNITS = 375 SPACES (RESIDENTS) |
|                          | 0.2 SPACES x 25 UNITS = 5 SPACES (VISITORS)   |
| <b>TOTAL</b>             | <b>380 SPACES</b>                             |
| <b>PROVIDED:</b>         | 50 SPACES (30 TANDEM SPACES)                  |
|                          | 8 SPACES (VISITORS)                           |
| <b>TOTAL</b>             | <b>58 SPACES</b>                              |
| <b>REQUIRED BICYCLE:</b> | 125 SPACES x 25 UNITS = 3125 SPACES (CLASS 1) |
|                          | 0.2 SPACES x 25 UNITS = 5 SPACES (CLASS 2)    |
| <b>TOTAL</b>             | <b>3130 SPACES</b>                            |
| <b>PROVIDED BICYCLE:</b> | 2 SPACES x 25 GARAGES = 50 SPACES (CLASS 1)   |
|                          | 1 SPACE x 2 GARAGES = 2 SPACES (CLASS 1)      |
| <b>BICYCLE RACK</b>      | <b>6 SPACES (CLASS 2)</b>                     |
| <b>TOTAL</b>             | <b>58 SPACES</b>                              |

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

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

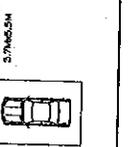


Plan 3 Feb 17 2010  
DP 08-429669

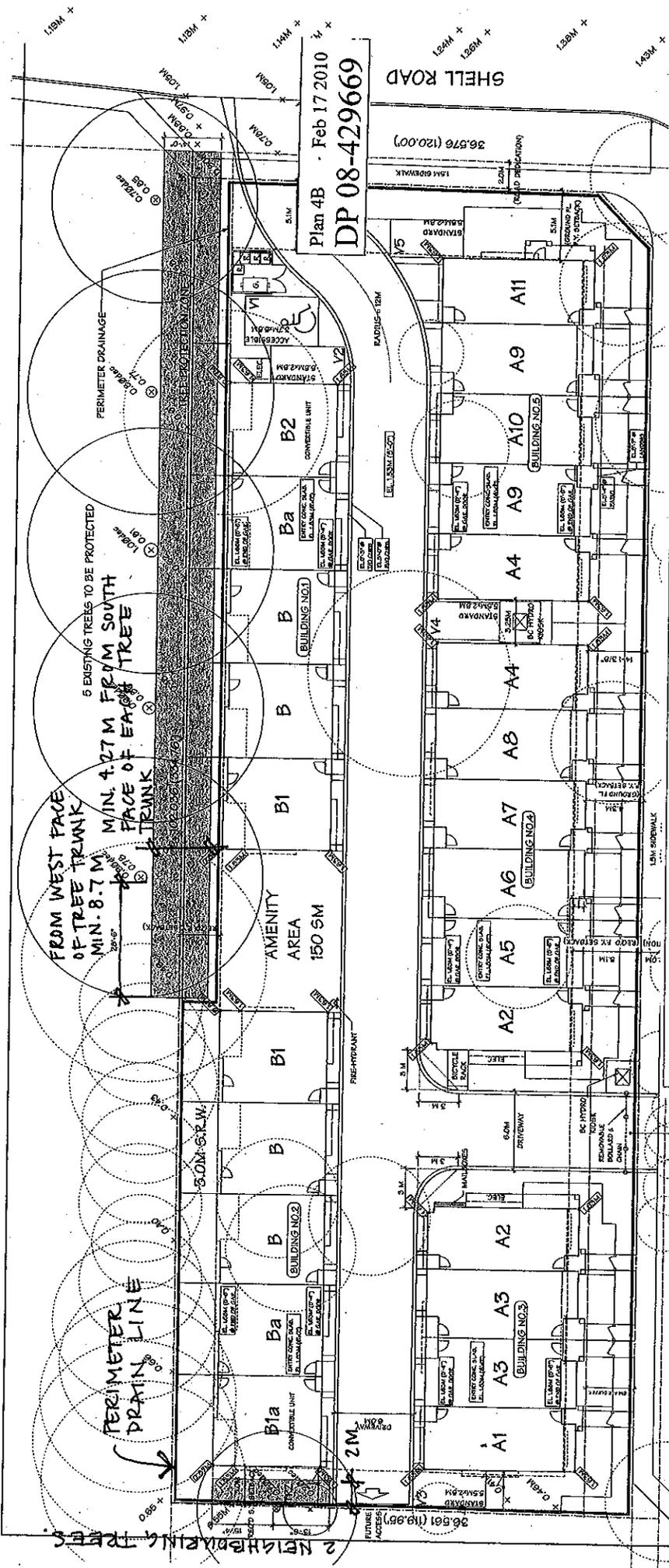
|         |                               |
|---------|-------------------------------|
| PROJECT | 25 UNIT TOWNHOUSE DEVELOPMENT |
| DATE    | JAN 25 2010                   |
| SCALE   | 3/32" = 1'-0"                 |
| 02      |                               |

Yamamoto Architecture Inc.  
1871 WEST LAKE AVENUE, SUITE 100, BOCA RATON, FL 33433

|     |      |          |
|-----|------|----------|
| NO. | DATE | REVISION |
|     |      |          |
|     |      |          |







**TREE PROTECTION NOTES:**

- DO NOT SCALE PLAN. REFER TO DIMENSIONS.
- DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.2M HIGH & CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO WOOD OR METAL STAKES, OR PLYWOOD FASTENED TO WOODEN STAKES, OR OTHER BARRIER SATISFACTORY TO RICHMOND TREE BY-LAW STAFF. SIGNAGE TO BE PLACED ON TPZ (TREE PROTECTION ZONE) AS PER CITY TREE BY-LAW.
- NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TPZ. THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.
- CITY OF RICHMOND PARKS ARBORIST TO BE NOTIFIED PRIOR TO ANY WORK WITHIN CITY PARKLANDS OR WITHIN TPZ FOR PARK TREES. PROJECT ARBORIST TO BE NOTIFIED IN ADVANCE OF ANY WORK OF ANY KIND IN TPZ. WORK IN TPZ OF PARK TREES MAY NOT BE PERMITTED BY CITY STAFF (PLAN AHEAD).
- CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.
- REFER PROMPTLY TO CITY OF RICHMOND STAFF IF IN DOUBT ABOUT ANY ISSUES REGARDING CITY OWNED TREES ON MUNICIPAL BOULEVARDS OR PARK LANDS.
- ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM.
- ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.
- PRUNING, FOOT PRUNING, AND ALL WORK WITHIN 1.5 (TIMES) THE EXISTING TREE'S DRIPLINE SHALL BE SUPERVISED BY THE PROJECT ARBORIST, AS PER TREE PROTECTION B1-LAW NO. 8057.
- ANY CLEARING, GRUBBING, OTHER SITE PREP IN PARKS TREES TPZ TO BE DONE AT LANDSCAPE PHASE USING RUBBER TIERED MACHINE UNDER ARBORIST SUPERVISION. PARKS POPLARS TO BE REMOVED TO BE FELLED INTO SUBJECT SITE, AWAY FROM TPZ. STUMPS TO BE GROUND, NOT PULLED OUT WITH MACHINE.
- PARKS TREES TPZ: PROJECT ARBORIST & CITY PARKS ARBORIST TO BE CONSULTED PRIOR TO LANDSCAPING PHASE. MAXIMUM DEPTH OF FILL (PLANTING SOILS OR SAND AS BASE FOR MODULAR PAVING) FOR LANDSCAPING TO BE 6" OVER EXISTING GRADES.





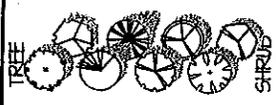
# PLANT SCHEDULE

DMG JOB NUMBER: 07-081

PLANTED SIZE / REMARKS

COMMON NAME

| KEY QTY | BOTANICAL NAME                       | COMMON NAME                    | PLANTED SIZE / REMARKS |
|---------|--------------------------------------|--------------------------------|------------------------|
| 1       | ACER RIJERUM 'OCTOBER GLORY'         | OCTOBER GLORY MAPLE            | 6 CM CAL; 2M STD; B&B  |
| 4       | FAGUS SYLVATICA 'DANYCKII'           | DANYCK BEECH                   | 6CM CAL; B&B           |
| 10      | PICEA ABIES                          | NORWAY SPRUCE                  | 2.5 M HT; B&B          |
| 4       | FINUS STROBUS FAGIATA                | PYRAMIDAL WHITE PINE           | 2.5M HT; B&B           |
| 2       | POPULUS TREMULOIDES ERECTA           | PYRAMIDAL TREMBLING ASPEN      | 6CM CAL; 2M STD; B&B   |
| 3       | QUERCUS RUBRA                        | RED OAK                        | 8 CM CAL; B&B          |
| 5       | SOPHORA JAPONICA                     | JAPANESE PAGODA TREE           | 5CM CAL; 1.5M STD; B&B |
| 5       | STRAX JAPONICUS 'PINK CHIMES'        | JAPANESE SNOWBELL              | 5CM CAL; 1.2M STD; B&B |
| 30      | ARBUTUS UNEDO COMPACTA               | COMPACT STRAWBERRY BUSH        | #3 POT; 80CM           |
| 21      | AUCUBA JAPONICA PICTURATA (FEMALE)   | JAPANESE AUCUBA                | #3 POT; 50CM           |
| 244     | BUXUS SEMPERVIRENS                   | COMMON BOXWOOD                 | #2 POT; 25CM           |
| 3       | CORNUS ALBA 'SIBIRICA'               | SIBERIAN DOGWOOD               | #3 POT; 80CM           |
| 8       | HYDRANGEA QUERCIFOLIA                | HYDRANGEA                      | #2 POT; 50CM           |
| 114     | PRUNUS LAUROCERASUS 'REYNVAANII'     | RUSSIAN LAUREL                 | #3 POT; 60CM           |
| 4       | RIBES TYPHINA 'LACINIATA'            | LACELEAF SUMAC                 | 1.2M; 3 STEM           |
| 5       | RIBES SANGUINEUM                     | RED FLOWERING CURRANT          | #3 POT; 80CM           |
| 167     | ROSA 'NOARE'                         | CARPET ROSE, RED               | #2 POT; 40CM           |
| 26      | SARCOCCOA HOOKERANA RUSCIFOLIA'      | FRAGRANT SARCOCCOA             | #2 POT; 30CM           |
| 87      | TAXUS X MEDIA 'HICKSII'              | HICKS YEW                      | 80 CM HT.              |
| 14      | VACCINIUM VITIS-IDAEA                | LINGONBERRY                    | #2 POT;                |
| 64      | VIBURNUM DAVIDII                     | DAVID'S VIBURNUM               | #2 POT; 30CM           |
| 20      | VIBURNUM TINUS 'ROBUSTUM'            | ROUND LEAF LAURISTINUS         | #2 POT; 40CM #         |
| 134     | CAREX MORRONII 'ICE DANCE'           | VARIGATED JAPANESE SEDGE       | #1 POT                 |
| 52      | MISCANTHUS SINENSIS MORNING LIGHT    | MORNING LIGHT JAP SILVER GRASS | #2 POT                 |
| 2       | HYDRANGEA FETIOLARIS                 | CLIMBING HYDRANGEA             | #2 POT; 40CM           |
| 16      | JASMINUM OFFICINALE                  | COMMON WHITE JASMINE           | #2 POT; 40CM STAKED    |
| 3       | ASTER NOVAE-ANGLIAE 'SEPTEMBER RUBY' | ASTER                          | 15CM POT               |
| 51      | HOSTA HADSPEN BLUE                   | HOSTA; BLUE                    | #1 POT                 |
| III     | GAULTHERIA SHALLON                   | SALAL                          | #1 POT; 20CM           |

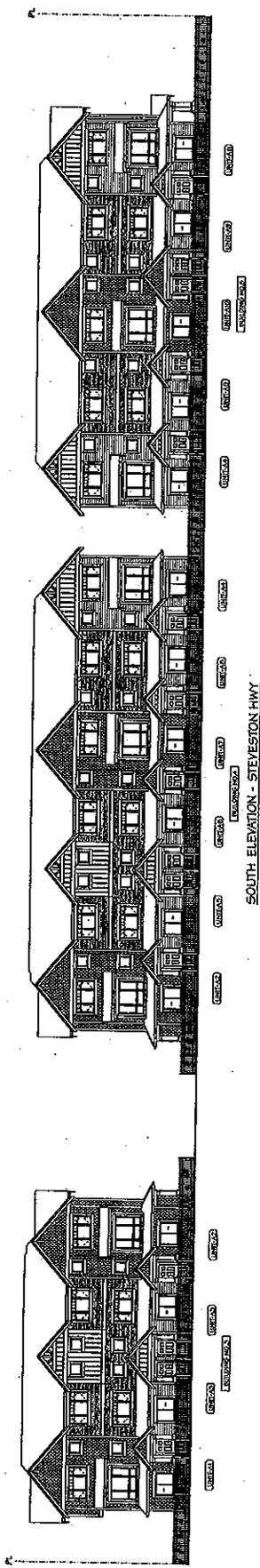


NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT 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.

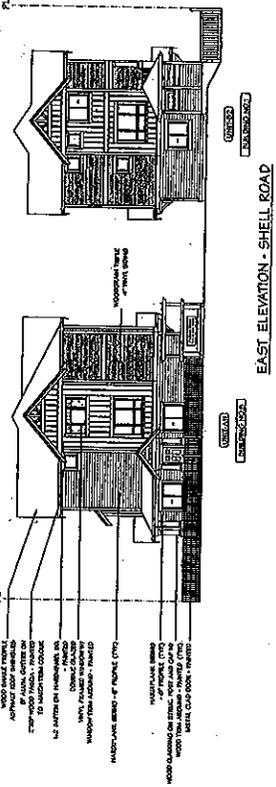
**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**

Plan 4E Feb 17 2010

DP 08-429669



SOUTH ELEVATION - STEVESTON HWY



EAST ELEVATION - SHELL ROAD

- WOOD SHAKE SHINGLES
- APPLY TO ROOF AND PORCHES
- 2" X 4" STUDS
- 2" X 6" JOISTS
- 2" X 8" JOISTS
- 2" X 10" JOISTS
- 2" X 12" JOISTS
- 2" X 14" JOISTS
- 2" X 16" JOISTS
- 2" X 18" JOISTS
- 2" X 20" JOISTS
- 2" X 22" JOISTS
- 2" X 24" JOISTS
- 2" X 26" JOISTS
- 2" X 28" JOISTS
- 2" X 30" JOISTS
- 2" X 32" JOISTS
- 2" X 34" JOISTS
- 2" X 36" JOISTS
- 2" X 38" JOISTS
- 2" X 40" JOISTS
- 2" X 42" JOISTS
- 2" X 44" JOISTS
- 2" X 46" JOISTS
- 2" X 48" JOISTS
- 2" X 50" JOISTS
- 2" X 52" JOISTS
- 2" X 54" JOISTS
- 2" X 56" JOISTS
- 2" X 58" JOISTS
- 2" X 60" JOISTS
- 2" X 62" JOISTS
- 2" X 64" JOISTS
- 2" X 66" JOISTS
- 2" X 68" JOISTS
- 2" X 70" JOISTS
- 2" X 72" JOISTS
- 2" X 74" JOISTS
- 2" X 76" JOISTS
- 2" X 78" JOISTS
- 2" X 80" JOISTS
- 2" X 82" JOISTS
- 2" X 84" JOISTS
- 2" X 86" JOISTS
- 2" X 88" JOISTS
- 2" X 90" JOISTS
- 2" X 92" JOISTS
- 2" X 94" JOISTS
- 2" X 96" JOISTS
- 2" X 98" JOISTS
- 2" X 100" JOISTS

Plan 5 Feb 17 2010  
 DP 08-429669

|               |                               |
|---------------|-------------------------------|
| FILE NO.      | 08-429669                     |
| DATE          | 02/17/2010                    |
| PROJECT       | 25 UNIT TOWNHOUSE DEVELOPMENT |
| CLIENT        | YAMAMOTO ARCHITECTURE INC.    |
| DESIGNER      | YAMAMOTO ARCHITECTURE INC.    |
| DATE          | 02/17/2010                    |
| SCALE         | 1/4" = 1'-0"                  |
| DRAWING TITLE | STREETSCAPE                   |

25 UNIT TOWNHOUSE DEVELOPMENT  
 PROJECT

YAMAMOTO ARCHITECTURE INC.  
 ARCHITECTS

Yamamoto  
 Architecture Inc.

25 UNIT TOWNHOUSE DEVELOPMENT  
 PROJECT

|               |                               |
|---------------|-------------------------------|
| SCALE         | 1/4" = 1'-0"                  |
| DATE          | 02/17/2010                    |
| PROJECT       | 25 UNIT TOWNHOUSE DEVELOPMENT |
| CLIENT        | YAMAMOTO ARCHITECTURE INC.    |
| DESIGNER      | YAMAMOTO ARCHITECTURE INC.    |
| DATE          | 02/17/2010                    |
| SCALE         | 1/4" = 1'-0"                  |
| DRAWING TITLE | STREETSCAPE                   |

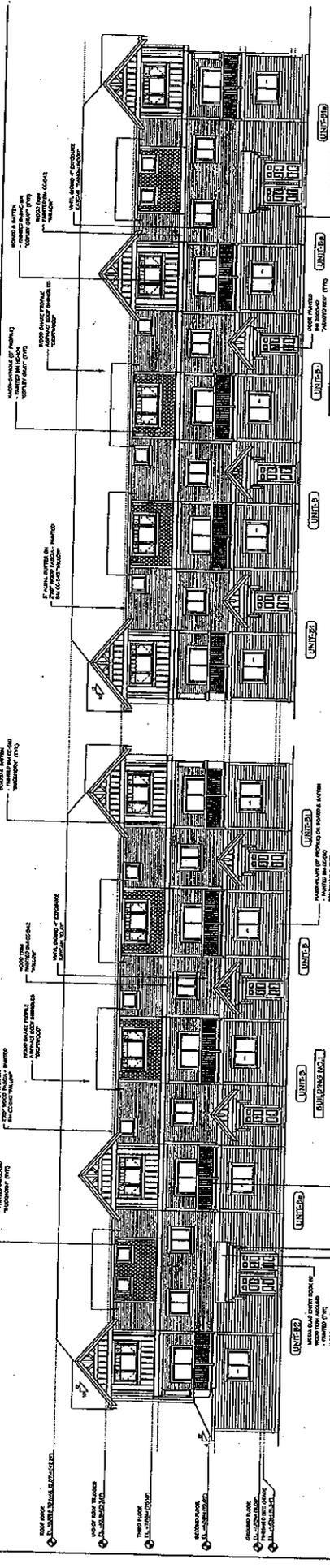


Plan 7 Feb 17 2010  
 DP 08-429669

| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 02/17/10 | PRELIMINARY |
| 2   | 02/17/10 | REVISIONS   |
| 3   | 02/17/10 | REVISIONS   |
| 4   | 02/17/10 | REVISIONS   |
| 5   | 02/17/10 | REVISIONS   |
| 6   | 02/17/10 | REVISIONS   |
| 7   | 02/17/10 | REVISIONS   |
| 8   | 02/17/10 | REVISIONS   |
| 9   | 02/17/10 | REVISIONS   |
| 10  | 02/17/10 | REVISIONS   |
| 11  | 02/17/10 | REVISIONS   |
| 12  | 02/17/10 | REVISIONS   |
| 13  | 02/17/10 | REVISIONS   |
| 14  | 02/17/10 | REVISIONS   |
| 15  | 02/17/10 | REVISIONS   |
| 16  | 02/17/10 | REVISIONS   |
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| 27  | 02/17/10 | REVISIONS   |
| 28  | 02/17/10 | REVISIONS   |
| 29  | 02/17/10 | REVISIONS   |
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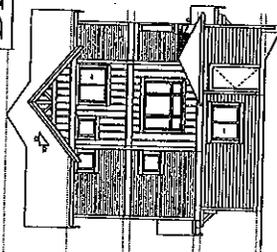
28 UNIT TOWNHOUSE DEVELOPMENT  
 YAMAMOTO ARCHITECTURE INC.  
 1000 W. 10TH AVE., SUITE 1000, DENVER, CO 80202  
 TEL: 303.733.7777 FAX: 303.733.7778  
 WWW.YAMAMOTOARCHITECTURE.COM

|          |               |
|----------|---------------|
| SCALE    | 1/4" = 1'-0"  |
| DATE     | JULY 18, 2009 |
| PROJECT  | 06            |
| DESIGNER | YAMAMOTO      |
| CLIENT   | YAMAMOTO      |
| LOCATION | DENVER, CO    |

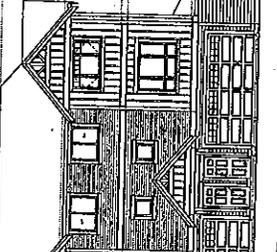


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 (COLOR SCHEME - A)

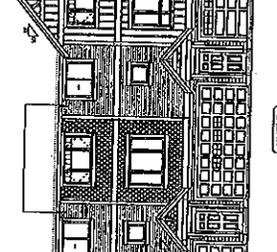
**NORTH ELEVATION**  
 (COLOR SCHEME - B)



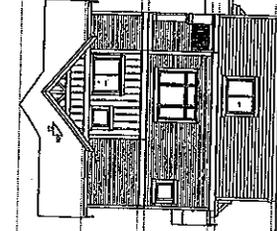
**EAST ELEVATION - SHELL ROAD**  
 (COLOR SCHEME - B)



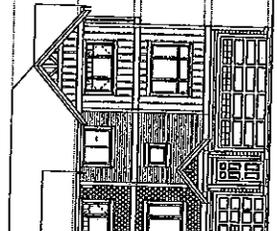
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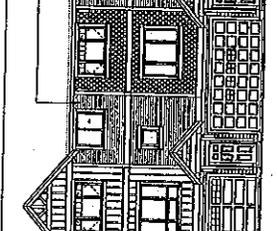
**WEST ELEVATION**  
 (COLOR SCHEME - B)



**EAST ELEVATION**  
 (COLOR SCHEME - A)



**SOUTH ELEVATION**  
 (COLOR SCHEME - A)



**WEST ELEVATION**  
 (COLOR SCHEME - A)

- 1. ROOF FINISH: ASPHALT/FLY ASH SHINGLES
- 2. ROOF TRUSS: 2x6 @ 24" O.C.
- 3. ROOF RAFTER: 2x6 @ 24" O.C.
- 4. ROOF BRACE: 2x4 @ 24" O.C.
- 5. ROOF HANGING: 2x4 @ 24" O.C.
- 6. ROOF JOIST: 2x6 @ 24" O.C.
- 7. ROOF SHEATHING: 1/2" CDX PLY
- 8. ROOF FLASHING: 3" ALUMINUM
- 9. ROOF DRAIN: 4" DIA. PVC
- 10. ROOF VENT: 12" DIA. PVC
- 11. ROOF GUTTER: 6" DIA. ALUMINUM
- 12. ROOF DOWNSPOUT: 4" DIA. PVC
- 13. ROOF HANGING: 2x4 @ 24" O.C.
- 14. ROOF BRACE: 2x4 @ 24" O.C.
- 15. ROOF JOIST: 2x6 @ 24" O.C.
- 16. ROOF SHEATHING: 1/2" CDX PLY
- 17. ROOF FLASHING: 3" ALUMINUM
- 18. ROOF DRAIN: 4" DIA. PVC
- 19. ROOF VENT: 12" DIA. PVC
- 20. ROOF GUTTER: 6" DIA. ALUMINUM
- 21. ROOF DOWNSPOUT: 4" DIA. PVC
- 22. ROOF HANGING: 2x4 @ 24" O.C.
- 23. ROOF BRACE: 2x4 @ 24" O.C.
- 24. ROOF JOIST: 2x6 @ 24" O.C.
- 25. ROOF SHEATHING: 1/2" CDX PLY
- 26. ROOF FLASHING: 3" ALUMINUM
- 27. ROOF DRAIN: 4" DIA. PVC
- 28. ROOF VENT: 12" DIA. PVC
- 29. ROOF GUTTER: 6" DIA. ALUMINUM
- 30. ROOF DOWNSPOUT: 4" DIA. PVC
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- 103. ROOF HANGING: 2x4 @ 24" O.C.
- 104. ROOF BRACE: 2x4 @ 24" O.C.
- 105. ROOF JOIST: 2x6 @ 24" O.C.
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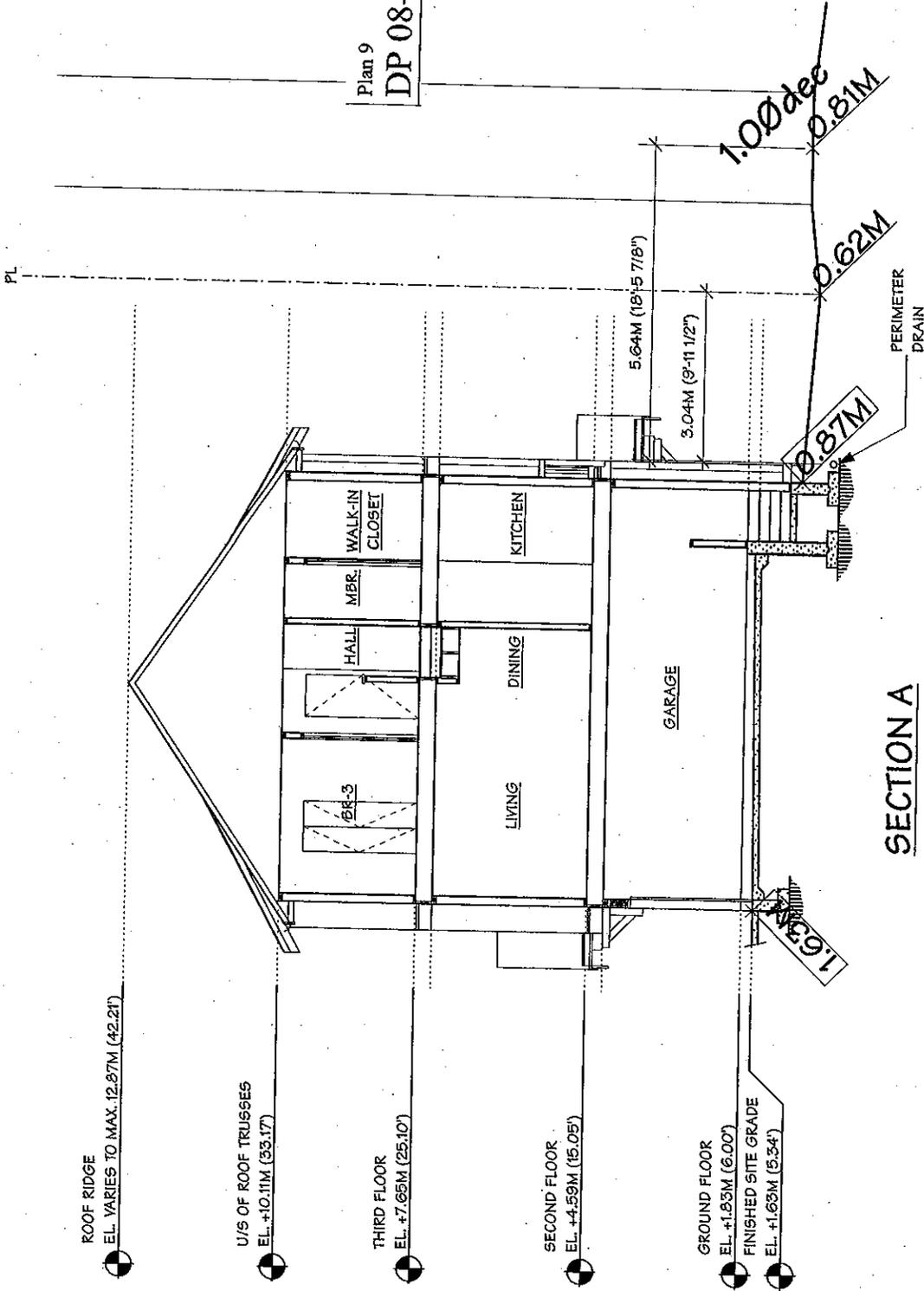


Yamamoto Architecture Inc.  
 2386 Oak Street, Vancouver  
 B.C. V6H 4J1 Tel. 604-731-1127 Fax. 604-731-1327  
 E-mail: yarch@shaw.ca  
 February 16, 2010

Plan 9 Feb 17 2010  
 DP 08-429669

25 UNIT TOWNHOUSE DEVELOPMENT  
 10911/10931/10951/10971/10991 STEVESTON  
 HWY, RICHMOND, B.C.

0902



**SECTION A**

UNIT-B

BUILDING NO.1



Reference Plan Feb.17.2010  
 DP 08-429669

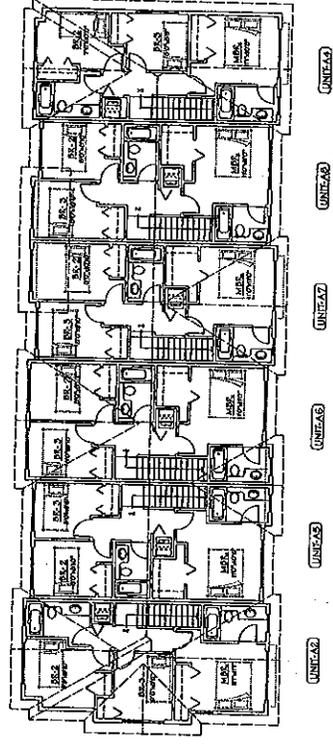
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| 08/11/10 | REVISIONS TO GENERAL REVISION |
| 08/11/10 | REVISIONS TO GENERAL REVISION |
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25 UNIT TOWNHOUSE DEVELOPMENT  
 PROJECT  
 1811 10TH AVE, UNIT, 1000, STATIONERY  
 HOUSTON, TX

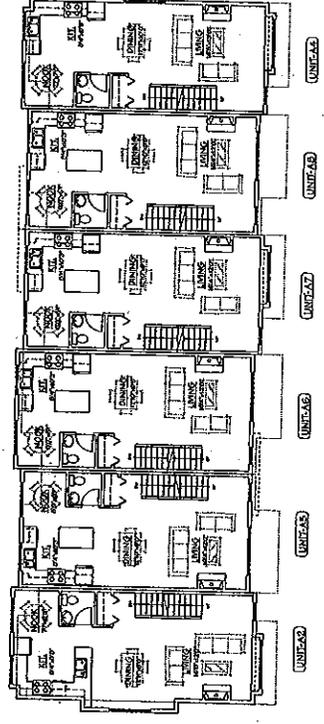
Yamamoto  
 Architecture Inc.

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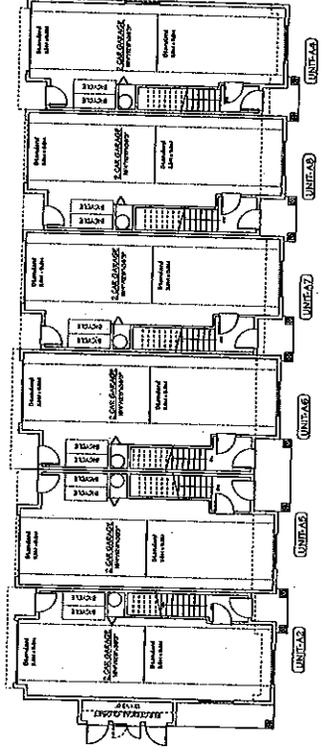
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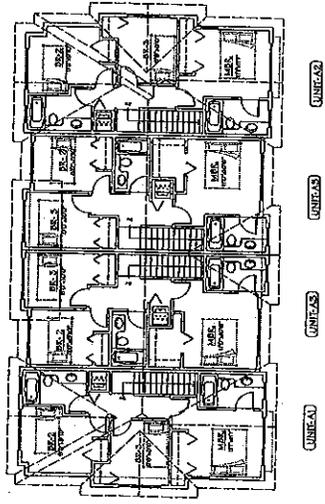
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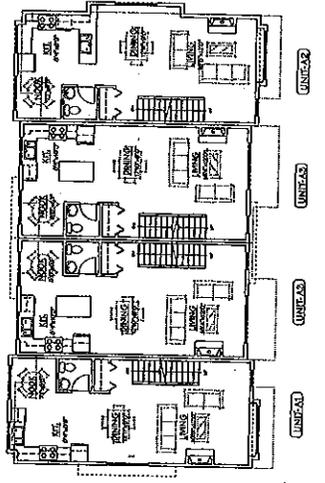
SECOND FLOOR PLAN  
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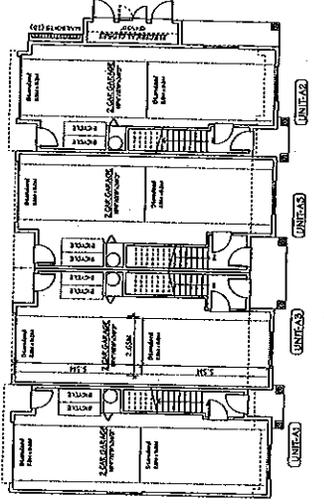
GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 BUILDING NO. 1



THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 BUILDING NO. 2



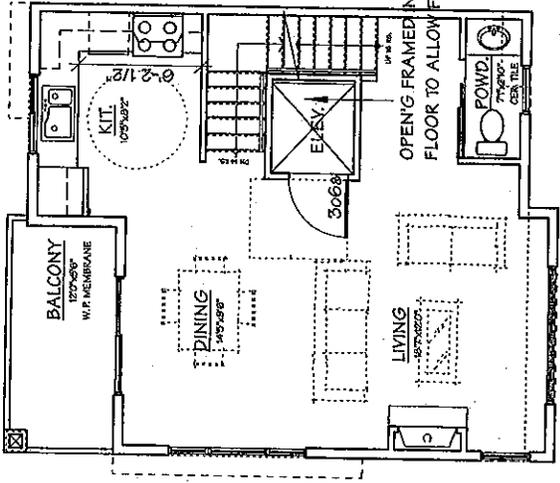
Yamamoto Architecture Inc.  
 2386 Oak Street, Vancouver  
 B.C. V6H 4J1 Tel: 604-731-1127 Fax: 604-731-1327  
 E-mail: yarch@shaw.ca

February 16, 2010

25 UNIT TOWNHOUSE DEVELOPMENT  
 10911/10931/10951/10971/10991 STEVESTON  
 HWY, RICHMOND, B.C.

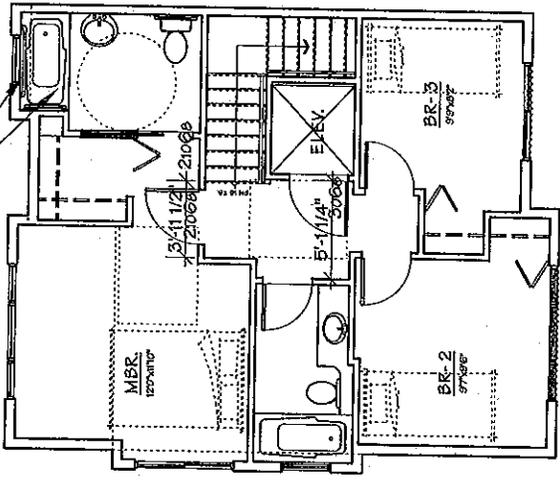
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Reference Plan Feb 17 2010  
 DP 08-429669



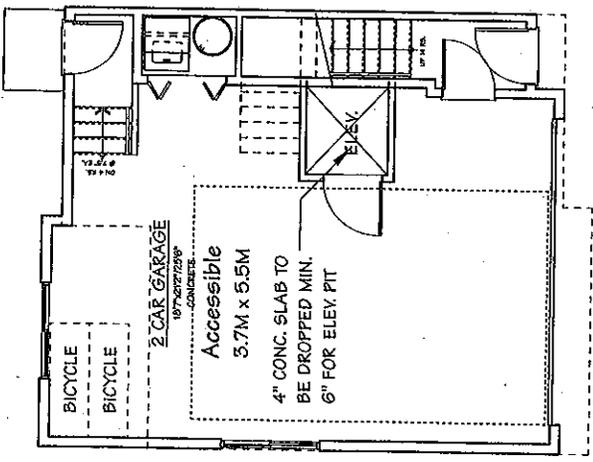
UNIT-B1a

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



UNIT-B1a

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



UNIT-B1a

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

POSSIBLE CONVERTIBLE  
 UNITS

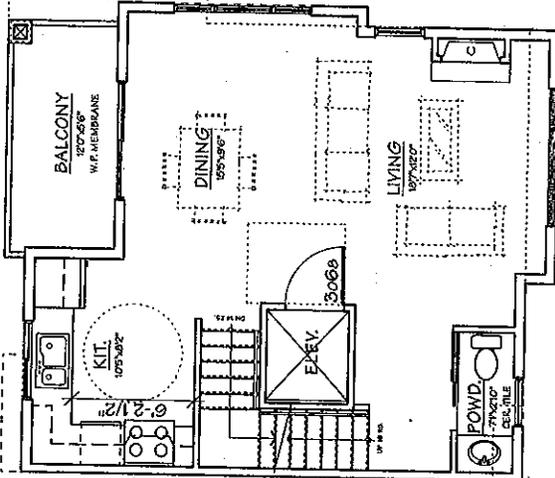
Yamamoto Architecture Inc.  
 2386 Oak Street, Vancouver  
 B.C. V6H 4J1 Tel. 604-731-1127 Fax. 604-731-1327  
 E-mail: yarich@shaw.ca

February 16, 2010

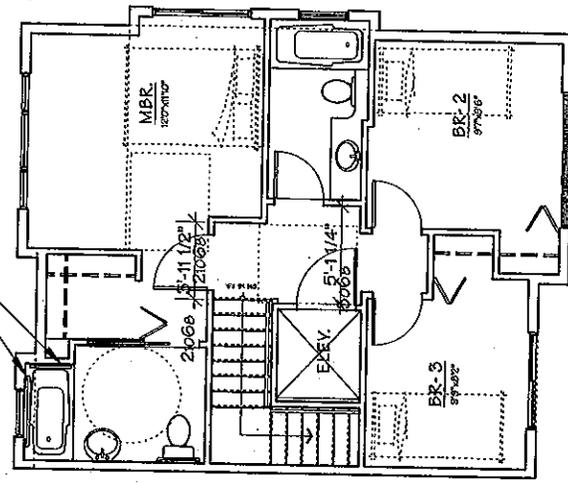
25 UNIT TOWNHOUSE DEVELOPMENT  
 10911/10931/10951/10971/10991 STEVESTON  
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0902

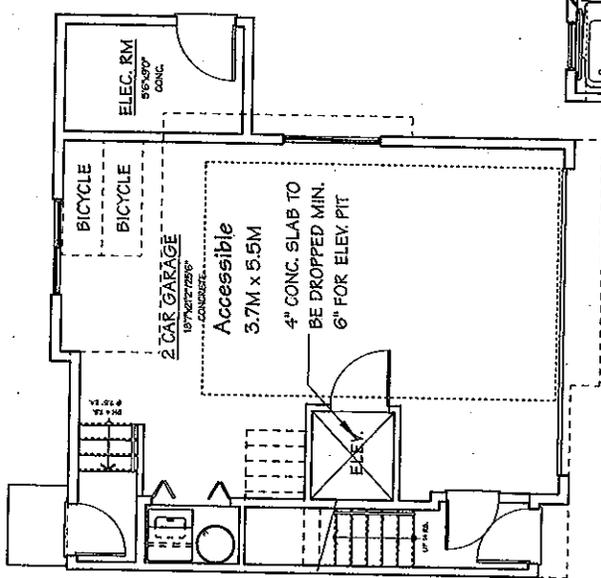
Reference Plan Feb 17 2010  
 DP 08-429669



UNIT-B2  
 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



UNIT-B2  
 THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



UNIT-B2  
 GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**POSSIBLE CONVERTIBLE UNITS**