



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

To: DPP mtg. March 10, 2010

Date: February 9, 2010

File: DP 06-333170

Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
8680 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of six (6) townhouse units at 8680 No. 3 Road on a site zoned Low Density Townhouse (RTL3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.);
 - b) reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building; and
 - c) reduce the lot coverage for landscaping with live plant material from 30% to 26%.

Brian J. Jackson, MCIP
Director of Development

EL:rg
Att.

Staff Report

Origin

This staff report addresses the Development Permit Panel referral at the January 13, 2010 Development Permit Panel meeting in regards to the Development Permit Application at 8680 No. 3 Road. The project was referred back to staff in order to allow the architect to address the following three (3) issues:

- 1. review the architectural details of this development in order to explore how this development can better integrate with the design of the project to the north;*
- 2. bring forward more information on the status of the trees on and adjacent to the site, including the rationale for the removal of trees; and*
- 3. submit details with regard to tree planting viability in the narrow strip of landscaping on the south property line.*

The Development Permit Panel requested this application be brought back to the January 27, 2010 meeting but the applicant was not able to provide the required information in time. Therefore, this application is being brought forward to the March 10, 2010 meeting.

This staff report summarizes revisions made to the project related to the Panel's referral and presents the amended proposal and requested variances for consideration by the Development Permit Panel and Council. The requested variances do not change with the amended proposal.

Development Information

Please refer to the attached updated Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements. Please refer to the original staff report contained in **Attachment 2** for information pertaining to the background, rezoning history, site context, design review and analysis of requested variances submitted in the staff report to the January 13, 2010 Development Permit Panel.

Review of Proposed Revisions

Architectural Details

Building A elevations have been revised to better integrate with the design of the project to the north with similar architectural elements including the following:

- box windows on the second and third floor clad with hardie shingles;
- steep roof with gable end clad with vertical hardie plank with hardie board at 24" on centre; and
- deep covered porch with culture stone columns.

In order to provide a cohesive appearance thought out the project, Building B elevations have also been revised to integrate with the design of Building A with large gables. On the north and south elevations, the building masses are broken up by a series of box windows, bays and balconies with gable roofs. These elements are further articulated with hardie shingles and

vertical hardie plank gables to differentiate from the 4" hardie siding facades. The ground floors façade are clad with 6" hardie sidings.

Staff feel that the changes introduced to the proposal (especially to units fronting No. 3 Road) have reached an appropriate level of character compatibility with the existing townhouse development to the north.

Tree Preservation

Trees On Subject Site:

Two (2) bylaw-sized trees were noted onsite at rezoning stage. These trees were subsequently removed in October 2006 due to poor condition (see Plan #3A for locations). This was done by the previous owner of the site with a Tree Permit (TP 06-352156). Four (4) replacement trees are required to be replanted on site. A total of 24 trees are being proposed as part of the townhouse development.

Trees On Adjacent Site:

The applicant is also seeking permission to remove two (2) bylaw-sized trees on the adjacent property to the north (8660 No. 3 Road) (see Plan #3A for locations). These trees were preserved on the site as part of the townhouse development at 8660 No. 3 Road. An Arborist Report was submitted by the applicant in support of the application. The Arborist Report indicates that the Hemlock tree is dead and the Western Red Cedar tree is in decline. The Arborist recommends that both trees be removed.

The City's Tree Preservation Coordinator conducted a site visit again on January 19, 2010. He confirmed that the Hemlock tree is dead with a broken top and the Western Red Cedar tree is in poor condition; 60% of the branches on the north side of the Western Red Cedar tree have been removed (the arboriculture standard is to remove no more than 25-30%). The excessive removal of branches has created an unbalanced canopy, significantly reduced the tree's ability to recover from construction impacts and thus contributing to the tree's decline. In order to balance the canopy a significant amount of the existing trees canopy would have to be removed.

During the visit to the subject site, the Tree Preservation Coordinator also noted that site preparation has been undertaken. No tree protection barriers are installed and there is now approximately 0.3 m of sand piled under the dripline of the tree. Although the compaction of the critical root zone is not the main cause to the decline of the tree, it is a contributing factor. A municipal ticket was issued for the offence and a fine of \$1000 has been paid by the property owner.

In summary, the Tree Preservation Coordinator concurs with the Arborist report's conclusion that the Hemlock tree is dead and the Western Red Cedar tree is unlikely to recover from the above noted impacts and will continue to decline. A separate Tree Permit is required for the removal of the two (2) bylaw-sized trees on 8660 No. 3 Road. A consent letter for the removal of the two (2) trees submitted by the Strata Council of 8660 No. 3 Road is on file. A Tree Permit application to remove the Hemlock tree and the Western Red Cedar tree on 8660 No. 3 Road must be submitted prior to the issuance of the Development Permit. Four (4) replacement trees are required and will be planted on the subject site.

Landscaping Design

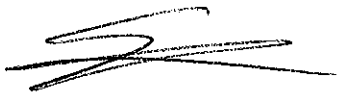
The landscaping design has been amended to provide for a more sustainable buffer strip of trees and landscape along the south property line of this project. While the width of the buffer strip and the proposed planting materials remain as proposed previous, the landscape architect is proposing to make the adjacent driveway surface treatment and base materials an asset to landscape growth. The following upgrades are noted:

- the landscape strip will have extruded curbs only so that tree rooting into adjacent available soil volume will not be interrupted;
- the drive aisle will be finished in permeable pavers to allow storm water to penetrate the hard surface into the rooting area of the proposed trees;
- a half tree grate will provide for tree trunk expansion. The drivable surface will allow for expansion in a circle of area around the base of the tree; and
- structural soil will be provided under the whole driveway of permeable pavers to provide soil volume to the trees.

The Landscape Architect confirmed that structural soil would not only support the paved surface but also provide a rooting zone for trees. Structural soil is an angular rock (much like railway ballast) with large gaps filled with growing medium. It has the proven ability to provide for sustainable urban tree growth in hard surface areas.

Conclusions

The applicant has revised the proposal to address the concerns raised by the Development Permit Panel on January 13, 2010. Elevations are revised to better integrate with the architectural design of the project to the north. Confirmation on the poor condition of the two (2) bylaw-sized trees located on the adjacent property to the north is provided. Measures to increase tree planting viability in the narrow strip of landscaping on the south property line is detailed on the landscape plan. On this basis, staff recommend approval of the revised Development Permit application at 8680 No. 3 Road.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:rg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$21,857.26 (based on total floor area of 10,928.63 ft²).
- Receipt of a proof of contract with a Certified Arborist to oversee construction works adjacent to the existing hedge on along the east property line.
- Submission of a Tree Permit application to removal the Hemlock tree and Western Red Cedar trees on 8660 No. 3 Road.

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/tp/special.htm>).



City of Richmond

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

**Development Application
 Data Sheet**
 Development Applications Division

DP 06-333170 **Attachment 1**

Address: 8680 No. 3 Road
 Applicant: Matthew Cheng Architect Inc. Owner: A Lo Development Inc
 Floor Area Gross: 1,015.27 m² Floor Area Net: 733.78 m²

	Existing	Proposed	
Site Area:	1,327 m ²	1,327 m ²	
Land Uses:	Single-Family Residential	Multiple-Family Residential	
OCP Designation:	Low-Density Residential	No Change	
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL3)	
Number of Units:	1	6	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.55	none permitted
Lot Coverage for Building:	Max. 40%	39%	none
Lot Coverage for Landscaping:	Min. 30%	26%	variance supported
Setback – Front Yard:	Min. 6 m	6.0 m	none
Setback – Side Yard (North):	Min. 3 m	2.43 m	variance supported
Setback – Side Yard (South):	Min. 3 m	5.75 m	none
Setback – Rear Yard:	Min. 3 m	3.63 m	none
Height (m):	Max. 12 m	10.74 m	none
Lot Size:	30 m wide x 35 m deep	22.86 m wide x 58.04 m deep	variance supported
Off-street Parking Spaces – Residential/Visitor:	12 and 2	12 and 2	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	14	14	none
Tandem Parking Spaces	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m ²	\$6,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 36 m ²	56.8 m ²	none



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: December 8, 2009
File: DP 06-333170
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
8680 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of six (6) townhouse units at 8680 No. 3 Road on a site zoned Low Density Townhouse (RTL3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.);
 - b) reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building; and
 - c) reduce the lot coverage for landscaping with live plant material from 30% to 26%.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop six (6) townhouses at 8680 No. 3 Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouse (RTL3) for this project under Bylaw No. 8082 (RZ 05-294804). The site currently vacant.

A Servicing Agreement for frontage works is required prior to Building Permit issuance.

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 site is as follows:

To the North: A recently developed 13-unit townhouse development (DP 04- 279621) on a site zoned Low Density Townhouse (RTL3);

To the East: Large lot single-family properties zoned Single Detached (RS1/E);

To the South: A local commercial facility zoned Neighbourhood Commercial (CN); and

To the West: Across No. 3 Road, a number of townhouse developments on sites zoned Low Density Townhouse (RTL1).

Rezoning and Public Hearing Results

The rezoning application for this development (RZ 05-294804) was presented to Planning Committee on June 20, 2006. The Public Hearing for the rezoning of this site was held on July 17, 2006. During the rezoning process, concerns were expressed about the impact of construction traffic and location of recycling bins to the adjacent development to the north. Staff worked with the applicant to address these issues in the following ways:

Construction Traffic

The applicant understands that although a cross-access agreement is registered on title of the adjacent property to the north (8660 No. 3 Road) to provide vehicle access to the proposed development, no construction traffic may come through from 8660 No. 3 Road. Access to the development site during construction will be directly from No. 3 Road. The applicant is required to submit a construction traffic and parking management plan to the Transportation Division at Building Permit Stage.

Location of Recycling Carts

The recycling carts were originally proposed to be located along the north property line adjacent to the front building. The developer/residents at the townhouse development to the north expressed concerns that the carts may be unsightly and may generate undesirable odour. Therefore, a fully enclosed structure attached to the north side of the front building is being proposed for the storage the recycling carts and garbage bins. The enclosures will be screened from the adjacent building to north by a 6 ft. tall fence, a row of hedges, and a tree.

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 Townhouse (RTL3) except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.).

(Staff supports the variance as the subject property was included in a conceptual plan for the entire block (see Attachment 2) that was prepared as part of two separate rezoning applications to the north (RZ 04-267350 and RZ 04-274863). The conceptual plan made provision for this property to accommodate multiple-family residential, but with the provision that vehicle access to the development must come through the adjacent multi-family development to the north project (8660 No. 3 Road) – effectively making it an extension of the adjacent development and removing direct access to No. 3 Road from the subject property.)

- 2) Reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building.

(Staff supports the variance as it is considered minor. The variances permit the building to shift north and allow for a greater setback along the south property line to provide a more usable outdoor amenity area. A 6 ft. high fence, a row of hedges and a tree are proposed along the north property line to screen the view of the enclosure from the adjacent development to the north.)

- 3) Reduce the lot coverage for landscaping with live plant material from 30% to 26%.

(Staff supports the variance as it is considered minor. Due to the configuration of the site and the requirement of a long internal drive aisle, the area available for landscaping is limited. The applicant has made an effort to maximize the lot coverage for landscaping by reducing the lot coverage for building to 39% and the Floor Area Ratio (FAR) to 0.55. Permeable pavers are proposed on a portion of the internal drive aisle and visitor parking spaces to increase the lot coverage of permeable surface to 35%.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments. The design provided is generally consistent with the existing design on the adjacent townhouse site to the north.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the east and multiple-family development to the north.
- Under the current City's Lane Establishment and Arterial Road Redevelopment Policies, rear yard setback for two-storey buildings along the rear yard interface with single-family housing is 4.5 m. The developer is proposing a 3.23 m setback from the rear property line. Staff have no objection to this proposal based on the following:
 - The rezoning application was submitted on March 7, 2005 and the Development Permit application was submitted on April 5, 2006, prior to the current City's Lane Establishment and Arterial Road Redevelopment Policies were approved by Council in June, 2006.
 - The proposed rear yard setback complies with the provisions under Low Density Townhouse (RTL3).
 - The proposed east rear yard setback is consistent with the rear yard setback established at the townhouse development to the north.
 - Development is designed to address possible overlooking issue. Only one (1) transom window on the east elevation of the second floor is proposed.
 - Existing hedges on the adjacent property to the east, along the rear property line, are to be retained to provide a natural screen between the proposed development and the existing single-family development to the east. As a condition to the issuance of the Development Permit, a proof of a contract with a certified arborist to oversee construction works adjacent to the existing hedge is required.

Urban Design and Site Planning

- Pedestrian frontage character facing No. 3 Road has been incorporated to enhance the pedestrian residential streetscape; all units along No. 3 Road have direct access from the street.
- Vehicle access to the site will be through the driveway in the existing townhouse development to the north (8660 No. 3 Road). Cross-access easement granting the subject site access through 8660 No. 3 Road was secured as part of the adjacent development approval and is registered on Title of 8660 No. 3 Road.
- All units have two (2) vehicle parking spaces.
- A total of two (2) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- A recycling enclosure has been incorporated into the design of the building and carefully sited on the north side of the front building for convenience of pick-up.
- A walkway connecting No. 3 Road to the internal drive aisle is proposed along the north property line to provide direct access to the back units from No. 3 Road.
- The amenity area is situated at the southwest corner of the site for maximum sun exposure and is visible from No. 3 Road.

Architectural Form and Character

- Building design is consistent with the surrounding multiple-family residential character of the neighbourhood.
- A pedestrian scale is provided at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, balconies, and landscape features.
- Visual interest and variety has been incorporated with gable roof, entry porches, varying material combinations and a range of colour finishes.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (Hardi siding, Hardi shingles, wood window trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).
- One (1) adaptable unit (Unit 4) has been incorporated into the design. The stairs in this unit will be wide enough to accommodate future chairlift.

Landscape Design and Open Space Design

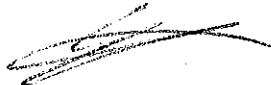
- Two (2) bylaw-sized trees were noted on site at rezoning stage and were subsequently removed in October 2006 under Tree Permit (TP 06-352156). Four (4) replacements are required.
- Removal of two (2) additional bylaw-sized trees located on the adjacent property to the north (8660 No. 3 Road) is required to facilitate the proposed development. The Strata Council at 8660 No. 3 Road has agreed to the proposed removal. A separate Tree Permit is required and four (4) replacement trees will be planted on the subject development site.
- A total of eight (8) replacement trees are required on the subject development site. The landscape design includes 24 new trees, which will contribute a maturity to the development identity and streetscape elevation.
- A landscaping strip is proposed along the south property line to screen the existing commercial development to the south.
- The amenity has been designed for convenience, safety and accessibility for building occupants. A children's play equipment is proposed in the outdoor amenity area.
- The lot coverage for landscaping is at 26%. Permeable pavers are proposed on a portion of the internal drive aisle and visitor parking spaces to improve the permeability of the site. The lot coverage for permeable area (including landscaping) is 35%.
- Cash-in-lieu (\$6,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 05-294804).

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$21,741.00 (based on total floor area of 10,870.5 ft²).
- Receipt of a proof of contract with a Certified Arborist to oversee construction works adjacent to the existing hedge on along the east property line.

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

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



City of Richmond

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

Development Application Data Sheet Development Applications Division

DP 06-333170

Attachment 1

Address: 8680 No. 3 Road

Applicant: Matthew Cheng Architect Inc.

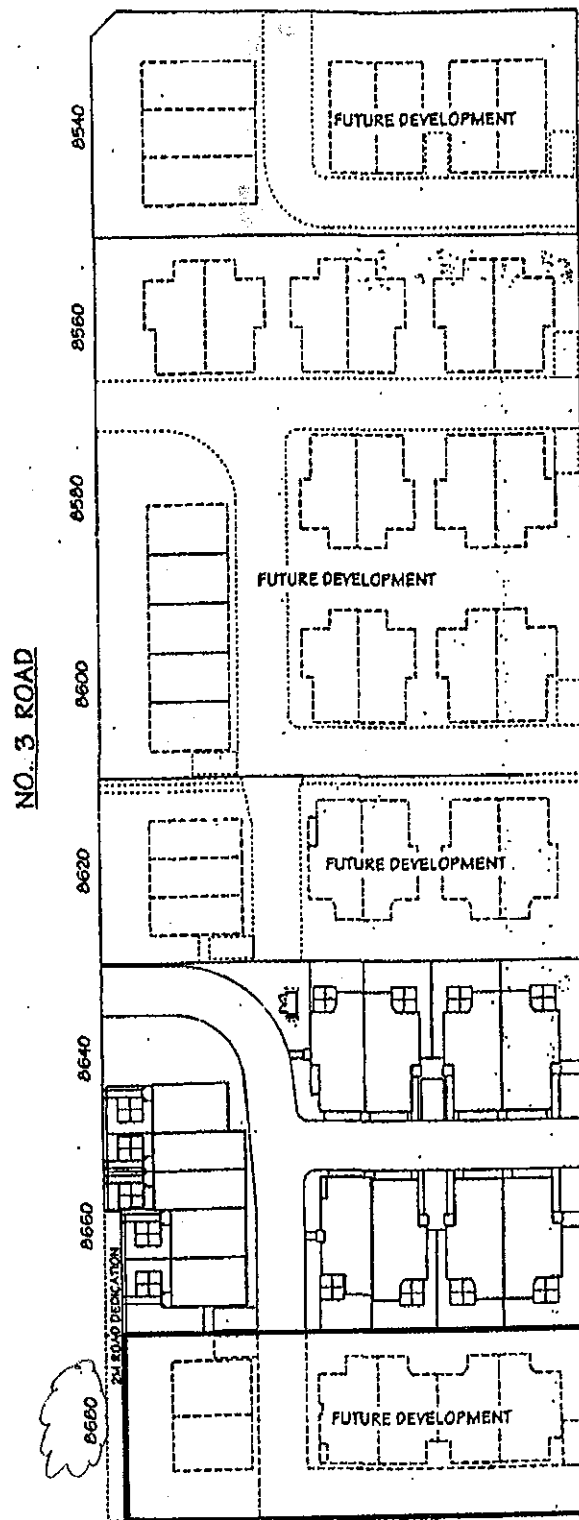
Owner: A Lo Development Inc

Floor Area Gross: 1,015.27 m²

Floor Area Net: 733.78 m²

	Existing	Proposed	
Site Area:	1,327 m ²	1,327 m ²	
Land Uses:	Single-Family Residential	Multiple-Family Residential	
OCP Designation:	Low-Density Residential	No Change	
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL3)	
Number of Units:	1	6	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.55	none permitted
Lot Coverage for Building:	Max. 40%	39%	none
Lot Coverage for Landscaping:	Min. 30%	26%	variance supported
Setback – Front Yard:	Min. 6 m	6.0 m	none
Setback – Side Yard (North):	Min. 3 m	2.43 m	variance supported
Setback – Side Yard (South):	Min. 3 m	5.75 m	none
Setback – Rear Yard:	Min. 3 m	3.63 m	none
Height (m):	Max. 12 m	10.74 m	none
Lot Size:	30 m wide x 35 m deep	22.86 m wide x 58.04 m deep	none
Off-street Parking Spaces – Residential/Visitor:	12 and 2	12 and 2	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	14	14	none
Tandem Parking Spaces	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m ²	\$6,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 36 m ²	56.8 m ²	none

BOWCOCK ROAD



CONTEXT PLAN
 TOWNHOUSE DEVELOPMENT SCHEME
 FOR 8540 & 8620 NO.3 ROAD

JULY 07, 2004

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
 E-mail: tyarch@shaw.ca



No. DP 06-333170

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8680 NO. 3 ROAD
Address: C/O MATTHEW CHENG
 UNIT 202 – 670 EVANS AVENUE
 VANCOUVER, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.);
 - b) reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building; and
 - c) reduce the lot coverage for landscaping with live plant material from 30% to 26%.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 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 \$21,857.26 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 06-333170

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 8680 NO. 3 ROAD

Address: C/O MATTHEW CHENG
UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

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

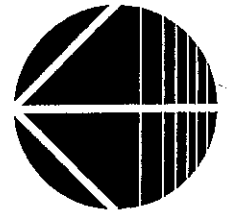
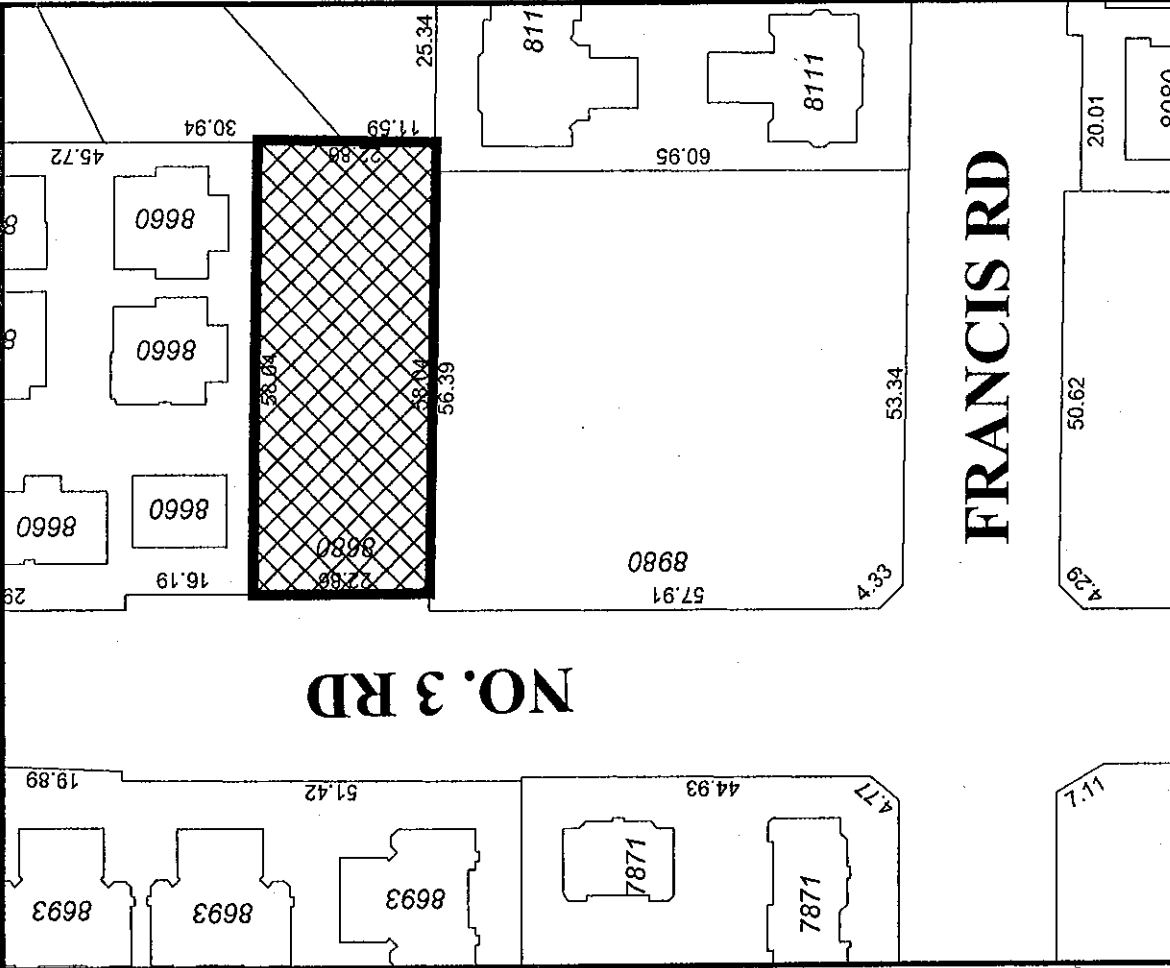
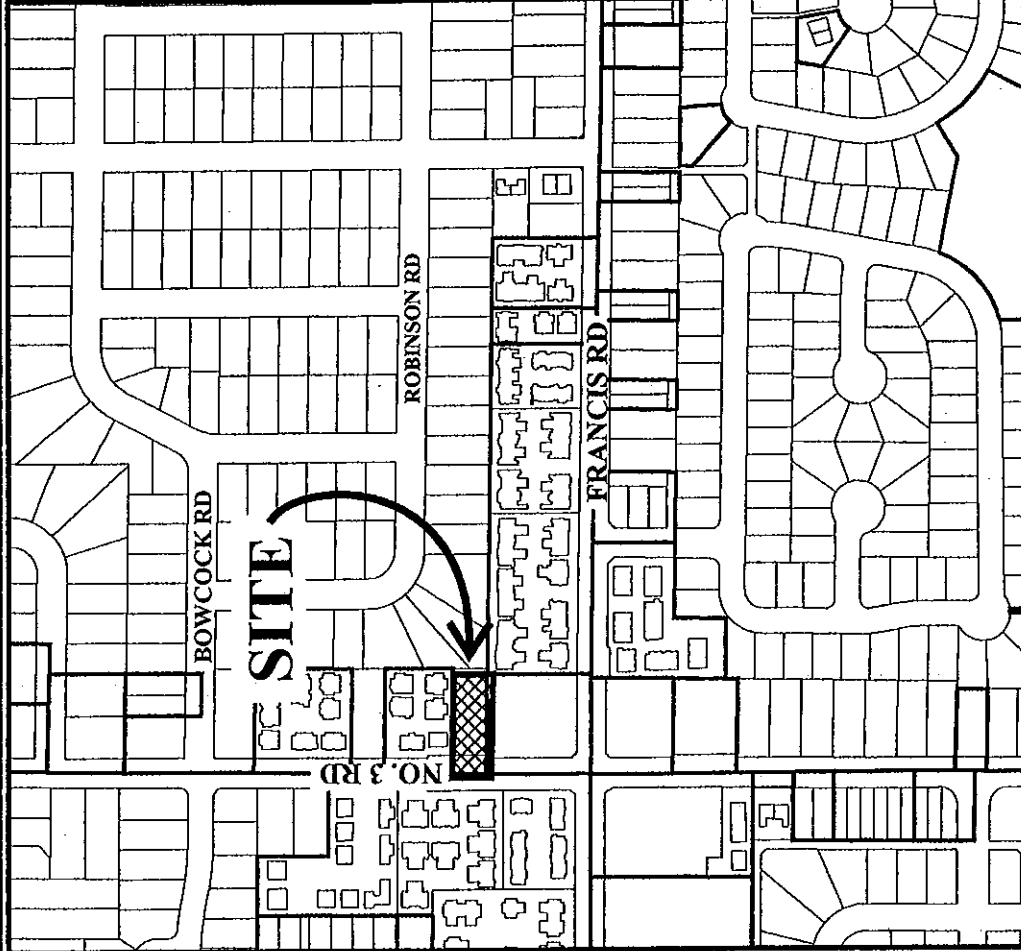
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 06-333170
SCHEDULE "A"

Original Date: 05/02/06
Revision Date: 12/09/09
Note: Dimensions are in METRES



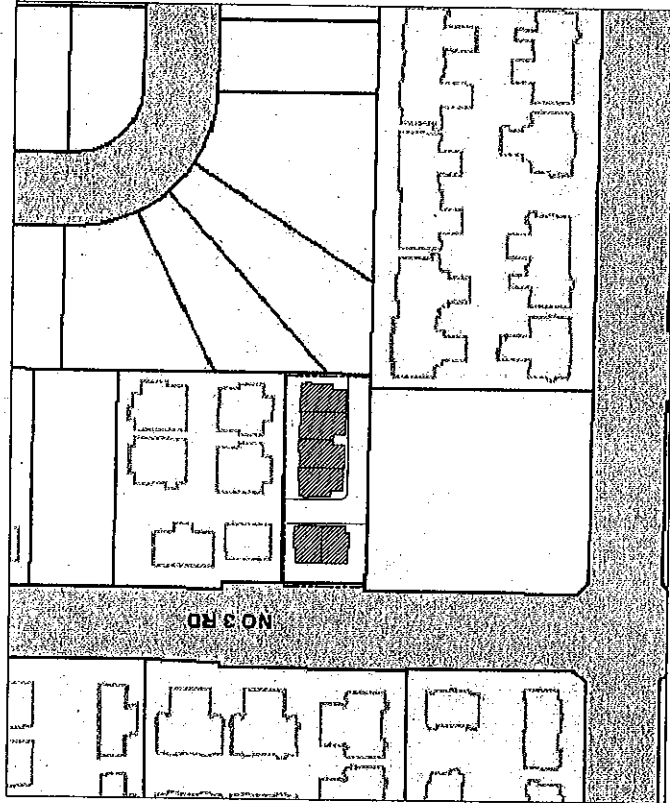
**MATTHEW CHENG
ARCHITECT INC.**

1480 WEST 42ND AVENUE
VANCOUVER, BC V6V 2S6
TEL: 604-273-7777 FAX: 604-273-7778
WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 02/09/2010
BY: MCH/2010
CHECKED BY: MCH/2010
DATE: 02/09/2010
BY: MCH/2010

Comments:



PROJECT TITLE
8660 NO. 3 RD
RICHMOND BC

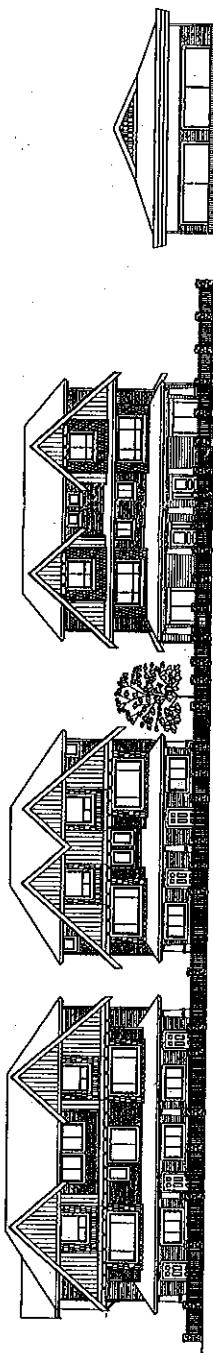
DP 06 333170

SHEET TITLE
STREETSCAPE
ELEVATIONS &
CONTEXT PLAN

FEB 09 2010

PLAN # 1

Drawn By:	
Checked By:	
Scale:	N/A
Project Number:	#0
Revision Date:	JAN. 24. 2009
Print Date:	JAN. 23. 2009



PROPOSED DEVELOPMENT
8660 NO. 3 ROAD

RUNNING STREETSCAPE - NO. 3 ROAD



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VANCOUVER, BC V6L 2G9
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DATE: 2010.02.09
DRAWN: MCH
CHECKED: MCH
PROJECT NO: 06333170
SHEET NO: 1A

PROJECT NO: 8660 NO. 3 RD
RICHMOND BC

DP 06333170

SITE PLAN & PROJECT DATA

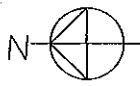
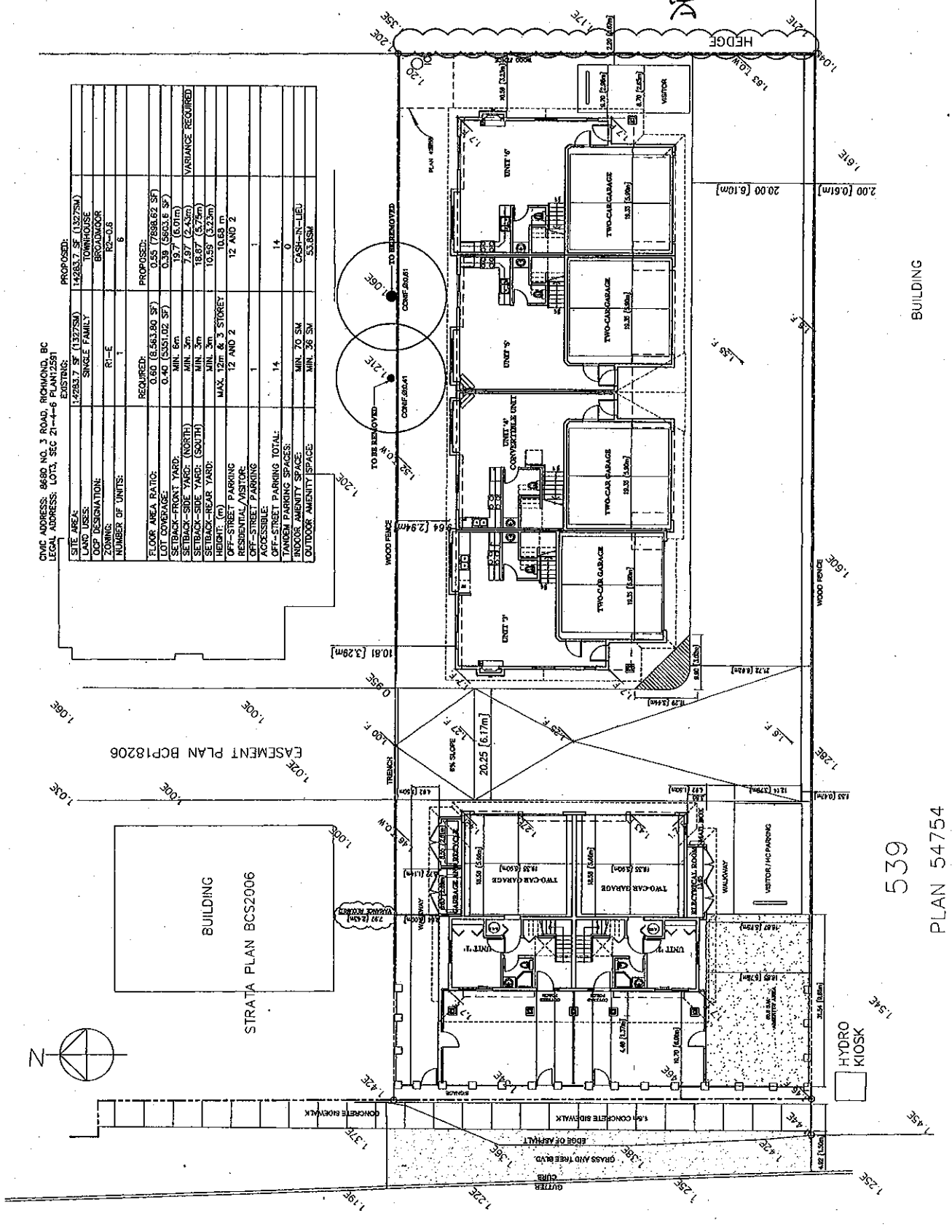
FEB 09 2010

PLAN # 1A

Client:	
Contract:	
Scale:	1/4" = 1'-0"
Project Number:	
Drawn By:	MCH
Checked By:	MCH
Date:	FEB 09 2010
Sheet No.:	#1

CIVIC ADDRESS: 8660 NO. 3 ROAD, RICHMOND, BC
LEGAL ADDRESS: LOTS, SEC 21-4-6 PLAN 12581

EXISTING:	PROPOSED:
SITE AREA: 14283.7 SF (1327SM)	14283.7 SF (1327SM)
LAND USE: SINGLE FAMILY	TOWNHOUSE
DCP DESIGNATION: BROADMOOR	BROADMOOR
ZONING: R1-E	R2-0.8
NUMBER OF UNITS: 1	6
FLOOR AREA RATIO: 0.60 (8,563.80 SF)	0.55 (7686.62 SF)
LOT COVERAGE: 0.40 (5531.02 SF)	0.39 (5603.6 SF)
SE-BACK-FRONT YARD: MIN. 5m	19.7' (6.01m)
SE-BACK-SIDE YARD: (NORTH) MIN. 5m	7.97' (2.43m)
SE-BACK-SIDE YARD: (SOUTH) MIN. 5m	18.87' (5.75m)
SE-BACK-REAR YARD: MIN. 5m	10.55' (3.23m)
HEIGHT: MAX. 12 AND 2	10.65 m
OFF-STREET PARKING: RESIDENTIAL/VISITOR	12 AND 2
OFF-STREET PARKING ACCESSIBLE: 1	1
ACCESSIBLE OFF-STREET PARKING TOTAL: 14	14
TANDEN PARKING SPACES: MIN. 20 SM	CASH-IN-LEU
INDOOR AMENITY SPACE: MIN. 26 SM	53.85M
OUTDOOR AMENITY SPACE:	



STRATA PLAN BCS2006

539
PLAN 54754

NO. 3 ROAD

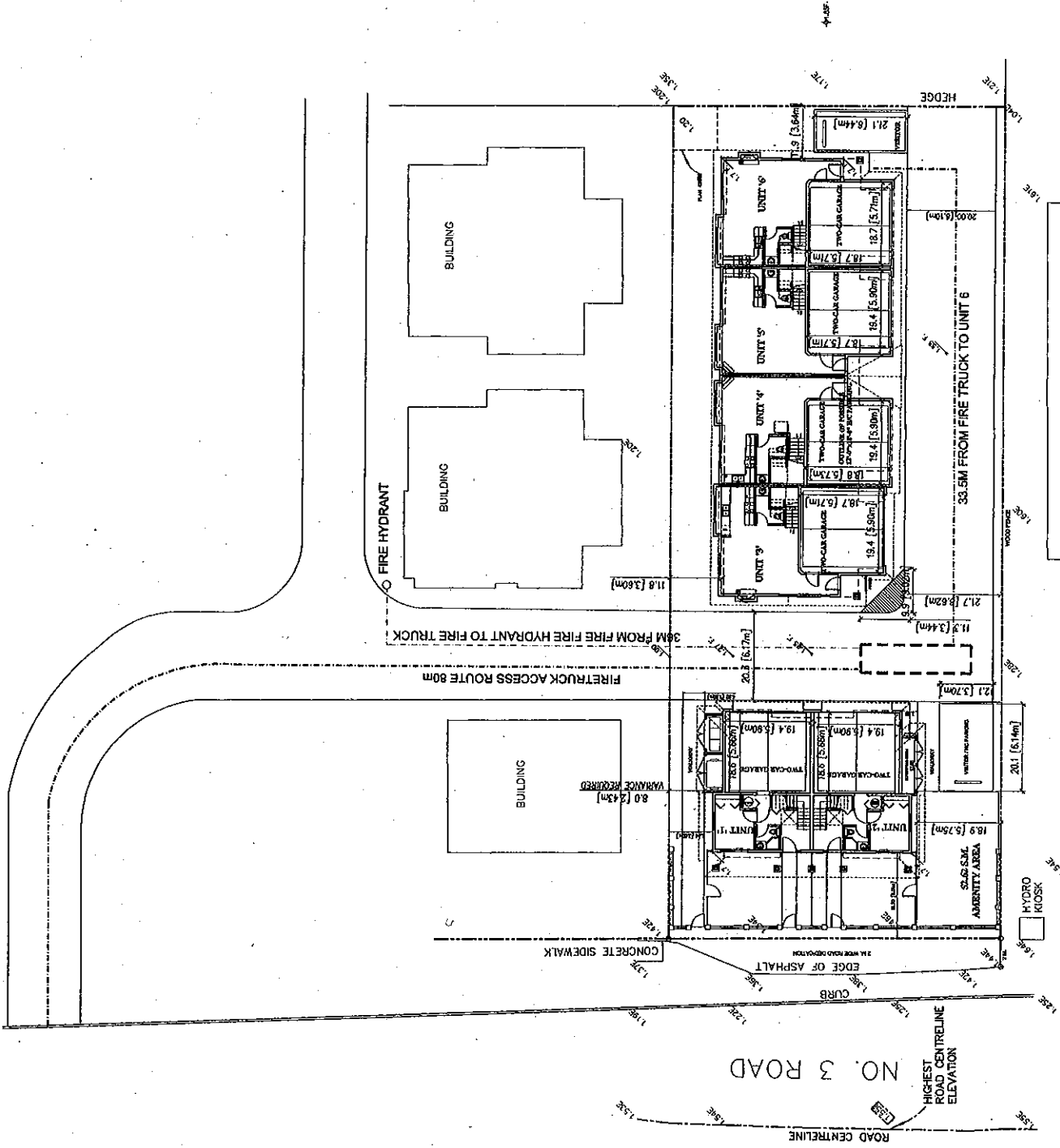
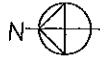


**MATTHEW CHENG
ARCHITECT INC.**

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DATE: 02/09/2010
PROJECT NO: 06333170
DRAWING NO: 06333170-01
SCALE: AS SHOWN
BY: MCH/ML



PROJECT NO: 06333170
8680 NO. 3 RD
RICHMOND BC

DP 06333170

PARKING PLAN

FEB 09 2010

PLAN #2

Drawn by:	MCH
Checked by:	MCH
Scale:	AS SHOWN
Project Number:	06333170
Revision:	01
Revision Date:	02/09/2010
Revision Description:	01
Sheet No.:	#2

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NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	2010		
2	REVISED AS PER COMMENTS	2010		
3	REVISED AS PER COMMENTS	2010		
4	REVISED AS PER COMMENTS	2010		
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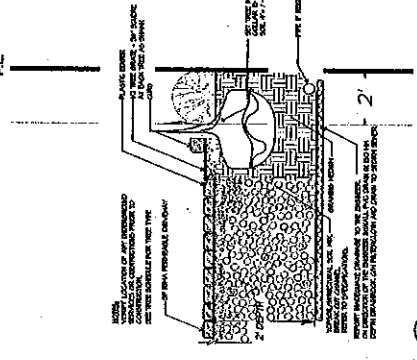
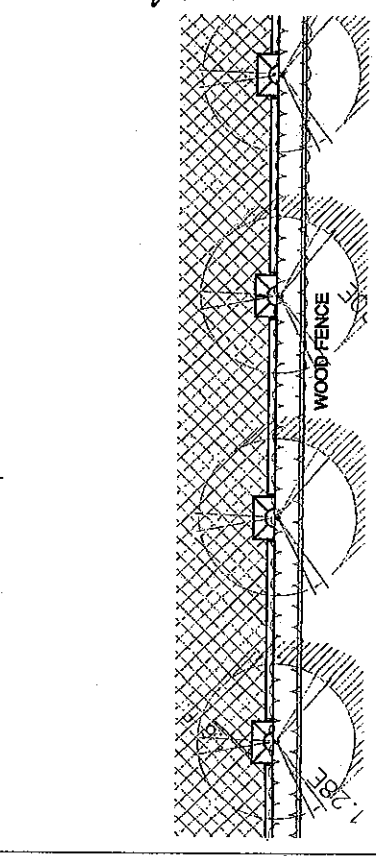
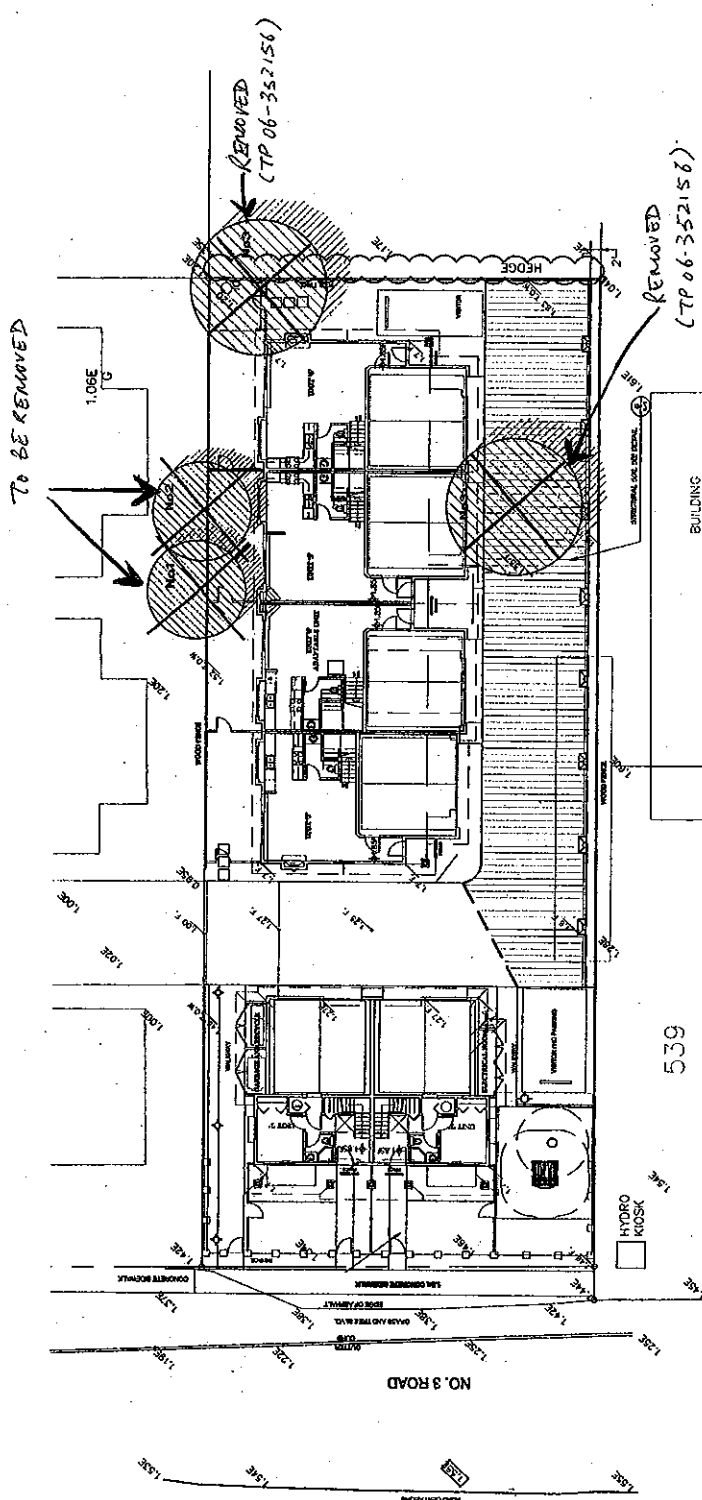
DMG
Landscape Architects
22, Main Street
Richmond, BC
V6V 2E9

DR06 333170

6-Unit Townhouse
Development
8880 NO. 3 ROAD
RICHMOND, BC

Matthew Cheng Architects
FEB 09 2010
TREE MANAGEMENT
PLAN #3A

DATE: JAN 08 2010	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	
DRAWN BY:	
CHECKED BY:	
DATE: 08	
OF 6	
PROJECT NUMBER:	06-070



TREE TO REMOVE

NOTE:
ALL TREES TO BE REMOVED

5 STRUCTURAL SOIL DETAIL
1/4" = 1'-0"

LANDSCAPE ENLARGEMENT
1/4" = 1'-0"

06/22/2010

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DMG
landscape architects

A Partnership of
DMG Landscape Architects, LLC
1100 42nd Street, Suite 1000
New York, NY 10018-3001
Tel: 212 692-3333
Fax: 212 692-3334

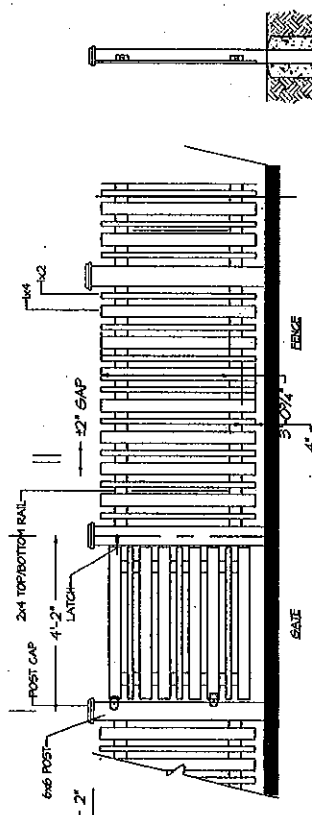
PROJECT: 6-Unit Townhouse Development
8550 RD. 3 ROAD
RICHMOND, BC
Matthew Cheng Architects

DR06333170

LANDSCAPE PLAN #3
DETAILS
FEB-09 2010

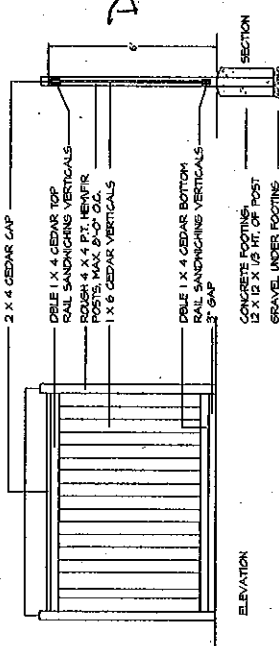
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CHECKED BY: [blank]
PROJECT NUMBER: 05-070

L3
OF 5

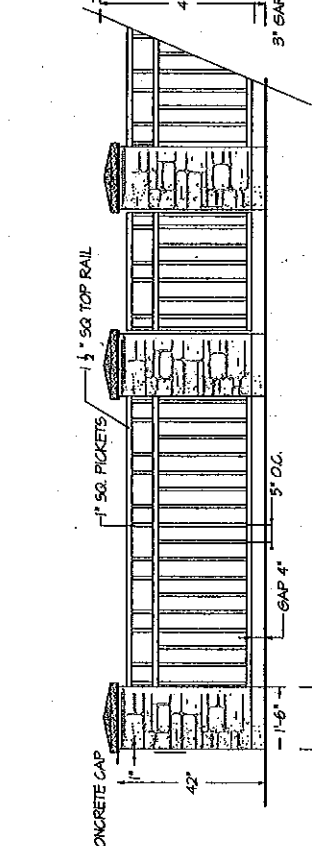


- WOOD CONSTRUCTION NOTES:**
1. ALL NEW PICKETS AND RAILS TO BE CEEDAR #2 (CONSTRUCTION GRADE FINISH) AND ALL OTHER HARDWARE TO BE CEEDAR #2 (CONSTRUCTION GRADE FINISH).
 2. ALL OTHER HARDWARE TO BE CEEDAR #2 (CONSTRUCTION GRADE FINISH).
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. FIRST 2 COATS OF FINISH TO BE APPLIED TO ALL PICKETS AND RAILS.
 5. ALL PICKETS TO BE LEVEL. CHANGES IN GRADES TO BE NOTED IN FIELD NOTES. GAPS TO BE SAUCED TO FOLLOW FINISH GRADE. GAPS TO BE 1/4\"/>

2 4' HT WOOD PICKET FENCE AND GATE
3/4" = 1'-0"



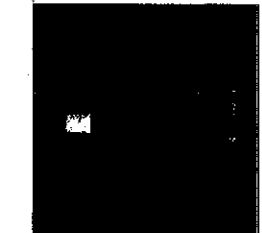
3 8' HT WOOD FENCE
1/8" = 1'-0"



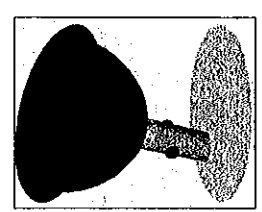
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THE 1/2\"/>

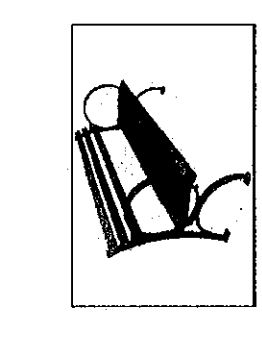
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BOLLARD LIGHT
LUMIERE ASPEN 1000-JL
COLOR-CITY SILVER



KOMPAN
EBLE ACCOYA Model
SPINNER BOWL



FRANCES ANDREW BENCH
CENTENNIAL - SERIES 22

05-070



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CONDITIONS

Project Title
**8680 NO. 3 RD
RICHMOND BC**

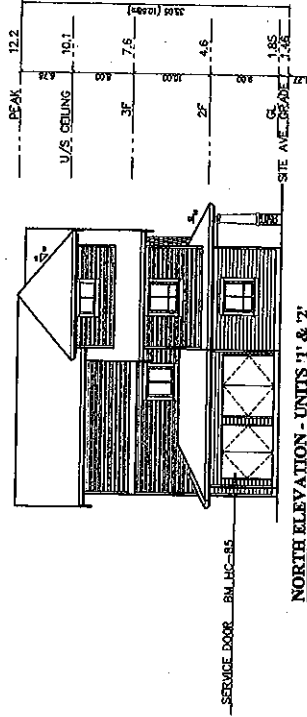
Sheet Title
**BUILDING A
UNITS 1 & 2
ELEVATIONS**

DP 06 333170

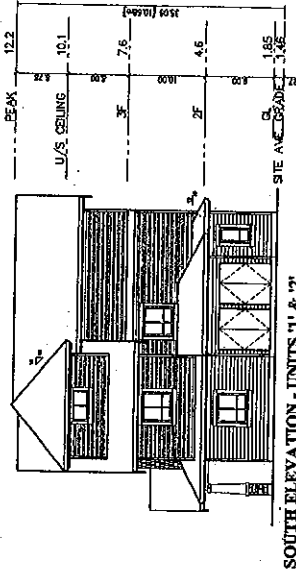
PLAN #4A

FEB 09 2010

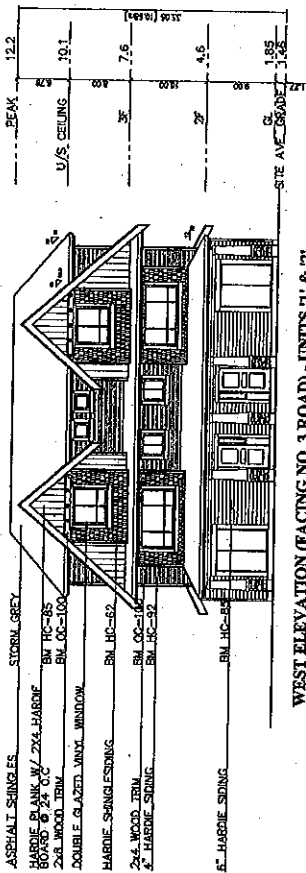
Revision No.
Revision Date
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Rev. 2
Rev. 3
Rev. 4
Rev. 5
Rev. 6
Rev. 7
Rev. 8
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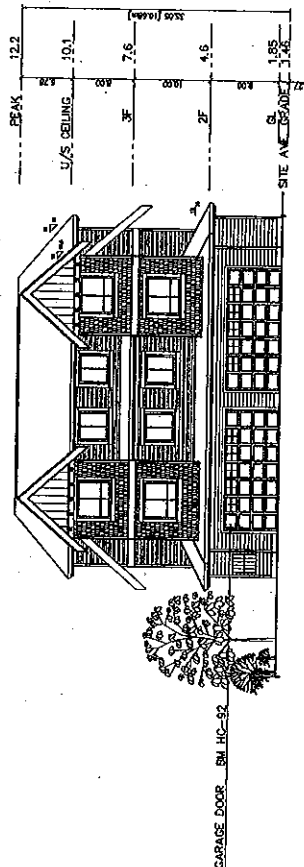
NORTH ELEVATION - UNITS 1 & 2'



SOUTH ELEVATION - UNITS 1 & 2'



WEST ELEVATION (FACING NO. 3 ROAD) - UNITS 1 & 2'



EAST ELEVATION (FACING DRIVEWAY) - UNITS 1 & 2'

- | | |
|----------------------------------|------------------------------------|
| ASPHALT SHINGLES | SPERMAL GREY |
| HARDIE PLANK W/ 2x4 HARDIE BOARD | BM HC-85 |
| 2x4 WOOD TRIM | BM OC-100 |
| DOUBLE GLAZED WINDY WINDOW | |
| HARDIE SHINGLES SIDING | BM HC-82 |
| 2x4 WOOD TRIM | BM OC-100 |
| HARDIE SHING | BM HC-85 |
| | BM OC-100 |
| | BM 2126-20 |
| | HC-82 |
| | MALARKEY'S HIGHLANDER (STORM GREY) |

- | | |
|-----------------------------|------------------------------------|
| BUILDING A | BM HC-82 |
| HARDIE SHINGLES | BM HC-85 |
| 6" HARDIE SIDING | BM HC-92 |
| 4" HARDIE SIDING | BM HC-85 |
| HARDI PLANK W/ HARDIE BOARD | BM OC-100 |
| TRIMS/FASCIAS | BM 2126-20 |
| ENTRY DOOR | HC-82 |
| GARAGE DOOR | MALARKEY'S HIGHLANDER (STORM GREY) |
| ASPHALT SHINGLES | |



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DATE: 01/11/2010
PROJECT: 8680 NO. 3 RD RICHMOND BC
DRAWN BY: J. CHENG
CHECKED BY: M. CHENG
SCALE: AS SHOWN
PROJECT NUMBER: 06333170

Comments:

Project No: 8680 NO. 3 RD RICHMOND BC

Sheet No: BUILDING B UNIT 3-6 ELEVATIONS

DP 06 333170

PLAN 4B

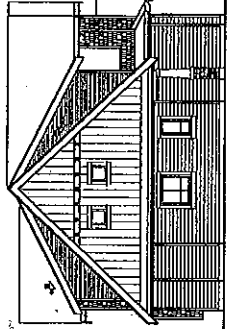
Date: FEB 09 2010

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

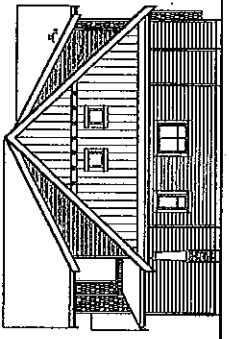
Project Name: #4b

Revision Date: NOV 19, 2009

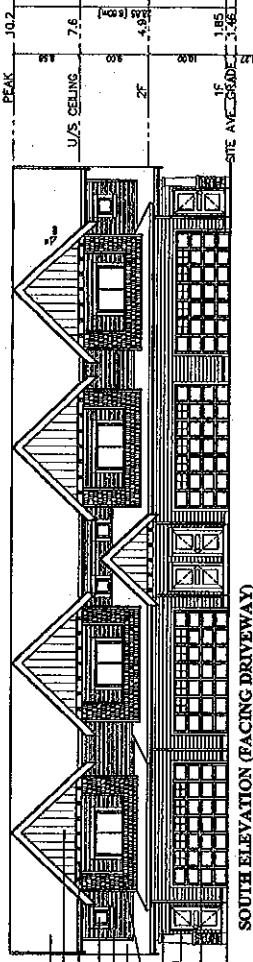
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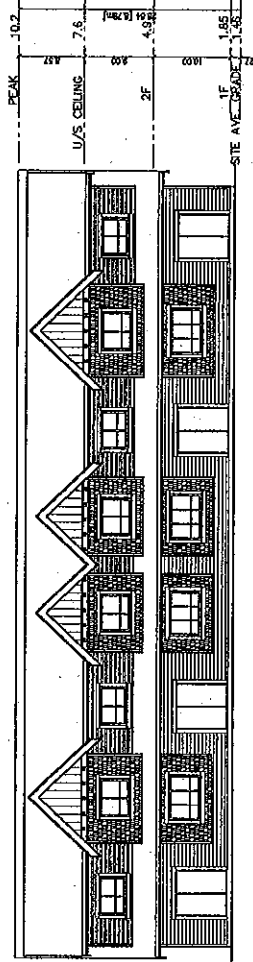
WEST ELEVATION - UNITS 3 & 6



EAST ELEVATION - UNITS 3 & 6



SOUTH ELEVATION (FACING DRIVEWAY) - UNITS 3 & 6



NORTH ELEVATION (FACING SIDE P.L.) - UNITS 3 & 6

- ASPHALT SHINGLES
- HARDIE PLANK W/ HARDIE SIDING
- DOUBLE GLAZED WINDOW
- 4" HARDIE SIDING
- 2"x4" WOOD TRIM
- 5" HARDIE SIDING
- ENTRY DOOR
- GARAGE DOOR

- STORM GREY
- BM HC-62
- BM OC-100
- BM HC-62
- BM HC-62
- BM HC-92
- BM OC-100
- BM 2126-20
- HC-92
- MALARKEY'S HIGHLANDER (STORM GREY)

- BUILDING B
- HARDIE SHINGLES
- HARDI PLANK W/ HARDIE BOARD
- 6" HARDIE SIDING
- 4" HARDIE SIDING
- TRIMS/FASCIAS
- ENTRY DOOR
- GARAGE DOOR



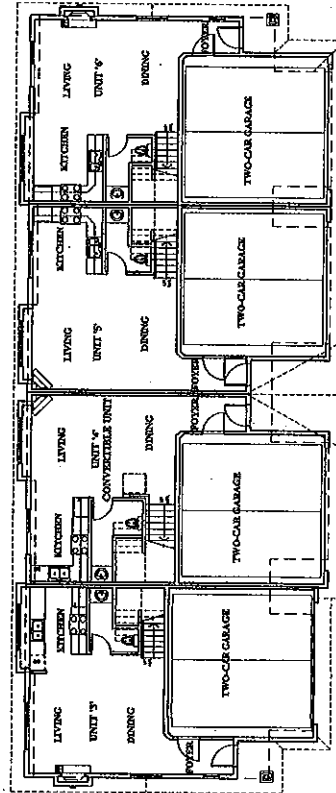
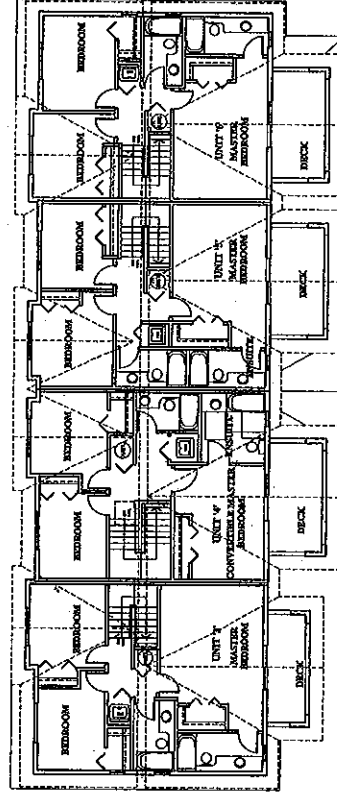
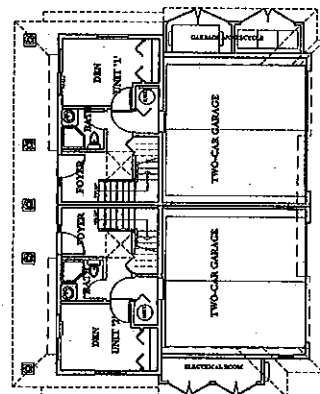
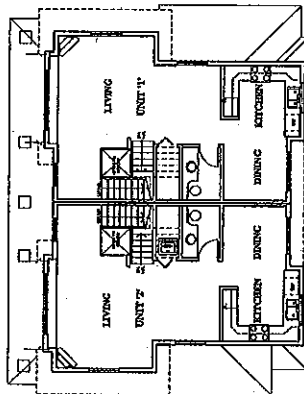
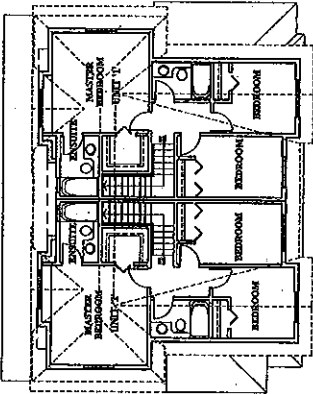
**MATTHEW CHENG
ARCHITECT INC.**

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VANCOUVER, BC V6H 1T1
TEL: 604-681-1111
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DATE: 05/15/2009
PROJECT: 8680 NO. 3 RD
DRAWN BY: J. CHENG
CHECKED BY: M. CHENG
SCALE: AS SHOWN
PROJECT NO: 333170

- * BLOCKING TO BE PROVIDED IN ALL BATHROOM FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS



PROJECT NO:
8680 NO. 3 RD
RICHMOND BC

DP
BUILDING PLAN 333170
FEB 09 2010

REFERENCE PLAN

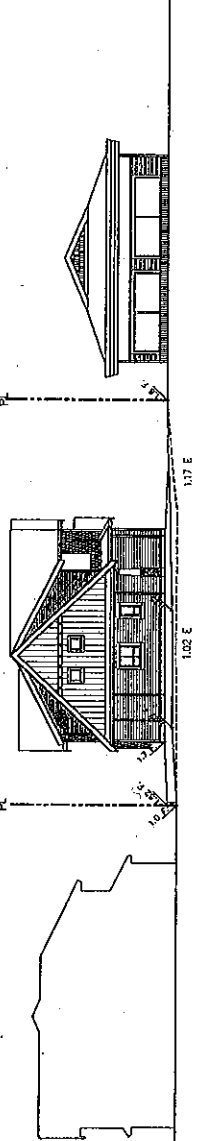
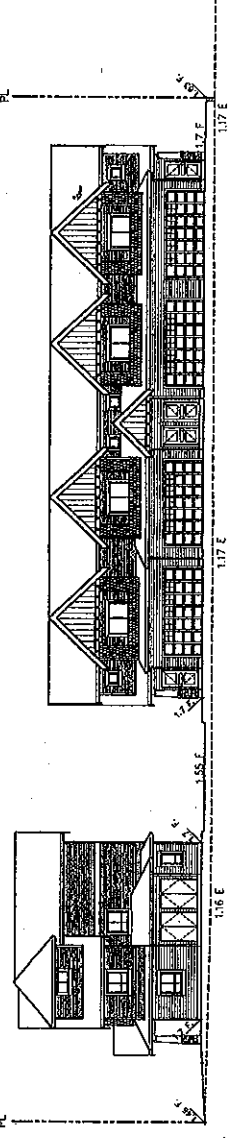
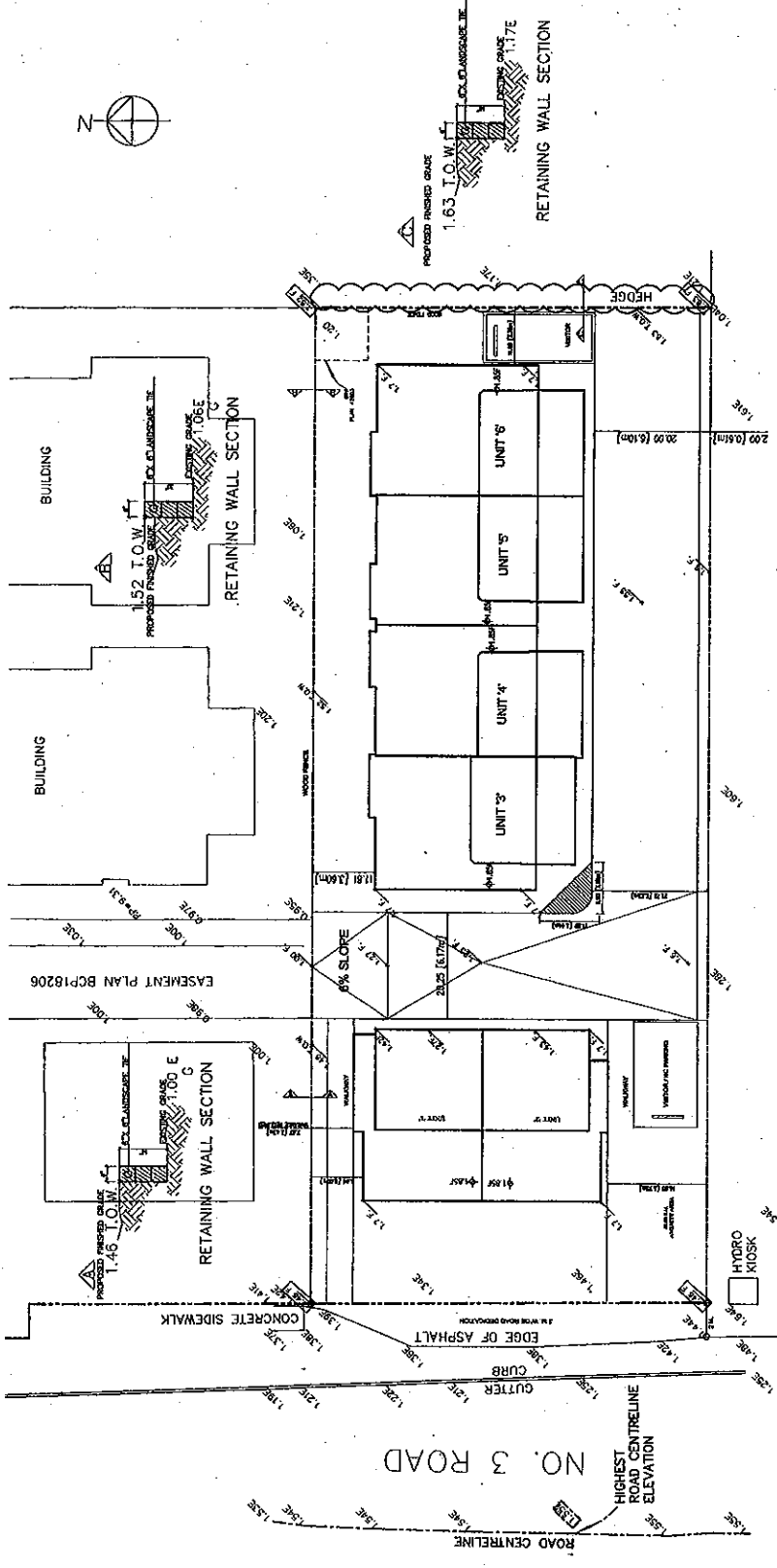
Drawn By:	JC
Checked By:	MC
Date:	05/15/09
Scale:	1/8" = 1'-0"
Project Name:	
Project No.:	333170
Revision No.:	#5
Issue Date:	MAY 15, 2009
Issue Description:	
Issue By:	
Issue Date:	MAY 15, 2009



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 100-1010 EAST 10TH AVENUE
 VANCOUVER, BC V6M 2K7
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NO. 3 ROAD
 8680 NO. 3 RD
 RICHMOND BC
 PROJECT TITLE
 SHEET TITLE
 DATE
 DRAWN BY
 CHECKED BY
 PROJECT NUMBER
 REVISED GRADE
 PROPOSED FINISHED GRADE



DP 06 333170

FEB 09 2010

REFERENCE PLAN

NO.	DATE	DESCRIPTION
1	02/09/2010	ISSUED FOR PERMIT
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DATE: 02/09/2010
BY: MCH/ML/ML
CHECKED BY: MCH/ML/ML
DATE: 02/09/2010
PROJECT NO: 06-01-0000
PROJECT NAME: 8680 NO. 3 RD
PROJECT LOCATION: RICHMOND, BC
PROJECT TYPE: F.A.R. CALCULATION

COMMENTS:

Project No: 8680 NO. 3 RD
RICHMOND BC

DP06 333170

Sheet No: F.A.R. CALCULATION

FEB 09 2010

REFERENCE PLAN

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PROJECT NAME:

PROJECT LOCATION:

PROJECT TYPE:

PROJECT NO:

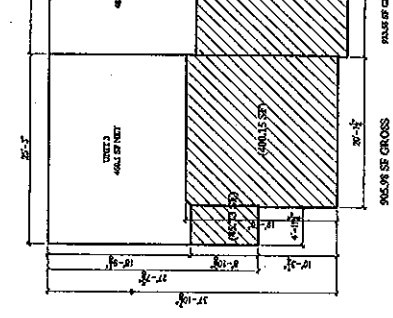
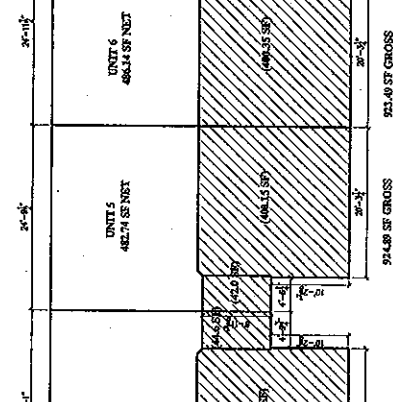
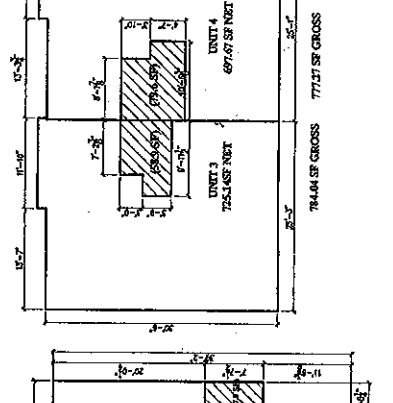
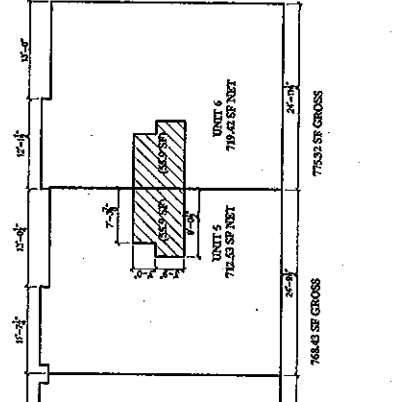
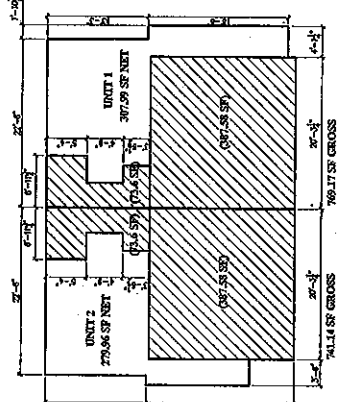
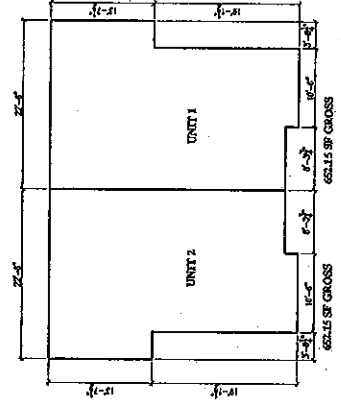
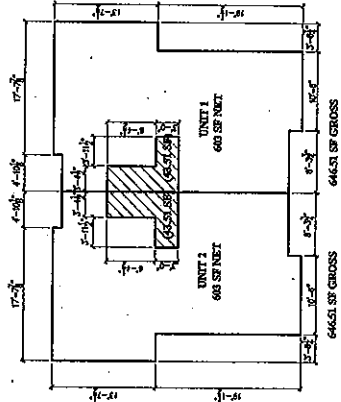
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UNIT #	GROUND FLOOR		SECOND FLOOR		THIRD FLOOR		GARAGE (EXCEPT UPTO 509M)	ENTR/STAIRS (UPTO 105M)	2F STAIRS (EXCEPT)	3F STAIRS TOP STAIRS (EXCEPT)	TOTAL	
	GROSS	NET	GROSS	NET	GROSS	NET					GROSS	NET
BUILDING A	1	789.17 SF	307.98 SF	852.15 SF	646.51 SF	646.51 SF	397.58 SF	73.60 SF	43.51 SF	43.51 SF	2,067.83 SF	1,563.14 SF
	2	741.14 SF	279.96 SF	852.15 SF	646.51 SF	646.51 SF	397.58 SF	73.60 SF	43.51 SF	43.51 SF	2,067.83 SF	1,563.14 SF
BUILDING B	3	905.98 SF	462.10 SF	784.04 SF	725.14 SF	420.15 SF	15.7 SF	15.7 SF	58.9 SF	58.9 SF	1,690.02 SF	1,185.24 SF
	4	531.55 SF	488.00 SF	777.27 SF	697.67 SF	400.34 SF	44.5 SF	44.5 SF	171.05 SF	171.05 SF	1,710.92 SF	1,185.27 SF
	5	524.89 SF	482.74 SF	768.43 SF	712.53 SF	400.15 SF	42.0 SF	42.0 SF	138.27 SF	138.27 SF	1,639.27 SF	1,185.27 SF
	6	523.49 SF	486.14 SF	775.32 SF	719.42 SF	400.35 SF	37.0 SF	37.0 SF	146.96 SF	146.96 SF	1,639.27 SF	1,185.27 SF
											10,328.63 SF	7,888.82 SF (0.85)



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