



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 6, 2024

From: Joshua Reis
Director of Development

File: DP 17-772227

Re: **Application by Enrich Cambie No 5 Development Corp. for a General Compliance Ruling at 11671 Cambie Road**

Staff Recommendation

That the attached plans involving changes to on-site trees, building cladding, privacy fencing and other minor site features, be considered to be in General Compliance with the approved Development Permit (DP 17-772227).

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ac
Att. 3

Staff Report

Origin

Enrich Cambie No 5 Development Corp. (Directors: B. Tsang and J. Ning) has applied on behalf of the property owners (Strata EPS9361) to request a General Compliance (GC) ruling regarding changes to the approved Development Permit (DP) (DP 17-772227) to construct 20 townhouse units at 11671 Cambie Road. A location map of the properties is provided in Attachment 1.

The rezoning of the site to the “Low Density Townhouse (RTL4)” zone, (RZ 14-670471) was approved by Council on November 25, 2019. The Development Permit (DP 17-772227) was also issued on November 25, 2019. The development has since been constructed.

A Servicing Agreement (SA 17-784946) has been entered into and the final design of the off-site works is nearly finalized. The proposed changes to the DP do not impact any works associated with the Servicing Agreement.

This GC application is for a modification to the issued DP (DP 17-772227) to address minor changes to the approved development. This includes on-site trees, building cladding, privacy fencing and other minor site features.

Background

Development surrounding the subject site is as follows:

- To the North: Across Mellis Drive, single-family residential development on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Mellis Drive.
- To the South: Across Cambie Road, a surface parking lot of a shopping centre on a lot zoned “Community Commercial (CC)”.
- To the East: Along Cambie Road, an existing commercial development, currently occupied by a financial institution on a lot zoned “Neighbourhood Commercial (CN)”; and a 33-unit two-storey townhouse development on a lot zoned “Low Density Townhouses (RTL1)” with vehicular access from Mellis Drive.
- To the West: Along Cambie Road, single-family residential development on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”. The properties fronting onto Cambie Road are designated “Residential”, which may include multiple family housing, and the properties fronting onto Mellis Drive are designated “Residential (Single-Family Only)” in the East Cambie Area Plan.

Staff Comments

Staff have reviewed the proposed changes to on-site trees, building cladding, privacy fencing and other minor site features and determined they are in general compliance with the original approved DP (Attachment 2). The modifications (Attachment 3) comply with the intent of applicable design guidelines in the Official Community Plan (OCP).

Analysis

A. On-Site Trees (See Plan #3A)

- Through the prior rezoning and DP application the applicant was required to plant 14 replacement trees and had proposed to plant 61.
- Out of the total of 61 trees, only 56 trees were planted due to spatial constraints and unforeseen underground on-site servicing requirements that were not confirmed at the DP stage. A letter was received from the applicant's landscape architect expressing concerns about site overcrowding and potential impact to tree health and longevity
- The applicant has since installed two new trees on-site including a 4 m White pine tree at the bermed planting area and an 8 cm cal. Sweet gum adjacent to the mailboxes. This brings the total number of trees planted on-site to 58.
- In lieu of the three trees that could not be accommodated on-site, the applicant has agreed to voluntarily contribute \$2,304.00 to the City's Tree Compensation Fund prior to Council's consideration of the general compliance ruling.

B. Cladding Material (See Plan #4F)

- The applicant has incorporated subtle cladding changes on all townhouse buildings throughout the site.
- Portions of the Hardie plank siding have been changed from gray mist to an off-white tan colour.
- Dark brown unit entry doors have been installed in place of red entry doors.
- Board and batten gable shingles have been incorporated in the building's roofline in place of fibre-cement shingles.
- Staff support these changes to the cladding as they are subtle changes with lighter tones and contrasting materials, offering an overall cohesive look to the development.

C. Drive Aisle Crossing (See Plan #1)

- The approved design incorporated a slightly raised area on the internal drive aisle in front of the visitor parking spaces and the outdoor amenity areas at the center of the site for traffic calming purposes.
- Through site construction it was determined that this feature was not possible to include due to site drainage concerns as the surface rainwater is designed to flow continuously from the T-intersection to the north and the raised surface would disrupt this flow.
- The developer has installed 4-inch visibility speed bumps as an alternative measure to achieve the traffic calming effect without disrupting site drainage.
- The proposed alteration has been reviewed and accepted by City Transportation staff.

D. Privacy Fencing (See Plan #1)***Privacy Fencing on Cambie Road***

- The approved DP noted that the six-foot-high privacy fencing dividing unit patios along Cambie Road was not permitted to project into the open yard past the covered entry porch.
- Through a construction oversight the privacy fencing installed extended past the overhanging entry canopies.
- To reduce the impact the lattice dividers have been reduced to 4 ft. in height.

Privacy Fencing adjacent to the Pedestrian Walkway)

- The approved DP noted that the six-foot-high wooden dividers for units of Building 3, along the public walkway, were not permitted to project into the open yard past the covered entry porch.
- Through a construction oversight the solid wooden privacy fencing was installed and extended past the overhanging entry canopies.
- Staff are supportive of these dividers remaining at 6 ft. in height as they provide a visual screen between patios as well as a solid noise barrier for the condenser units located in each yard.

E. Canada Post Mailbox Kiosk (See Plan #1)

- Through further consultation during the construction phase of the project, it was determined by Canada Post that the mailbox kiosk on-site should be relocated from the west side of Building 5 to the south side of Building 1.
- The relocation was required by Canada Post due to the presence of a manhole cover which was deemed a potential tripping hazard and not acceptable for postal worker safety.
- The new location of the kiosk continues to be visible and is located opposite the main drive entry into the complex from Cambie Road. This area was previously occupied by small grasses and shrubs.

Landscape Securities

The City is currently holding a letter-of-credit in the amount of \$196,074.00 to ensure that the on-site landscaping improvements are carried out in accordance with the previously approved plans. The proposed changes to the landscaping are within amount previously secured. Should Council grant the general compliance ruling, the City will continue to hold the letter-of-credit until all of the landscaping improvements have been completed and inspected to the City's satisfaction and that a portion of the letter-of-credit be held for a period of at least one year to ensure the landscaping is maintained.

Conclusions

Enrich Cambie No 5 Development Corp. has requested a GP ruling on behalf of the property owners (Strata EPS9361) for proposed changes including on-site trees, building cladding, privacy fencing and other minor site features. The proposed changes are consistent with the OCP Development Permit Guidelines and are generally consistent with the previously approved DP.



Alex Costin
Planner 1
(604-276-4200)

AC:js

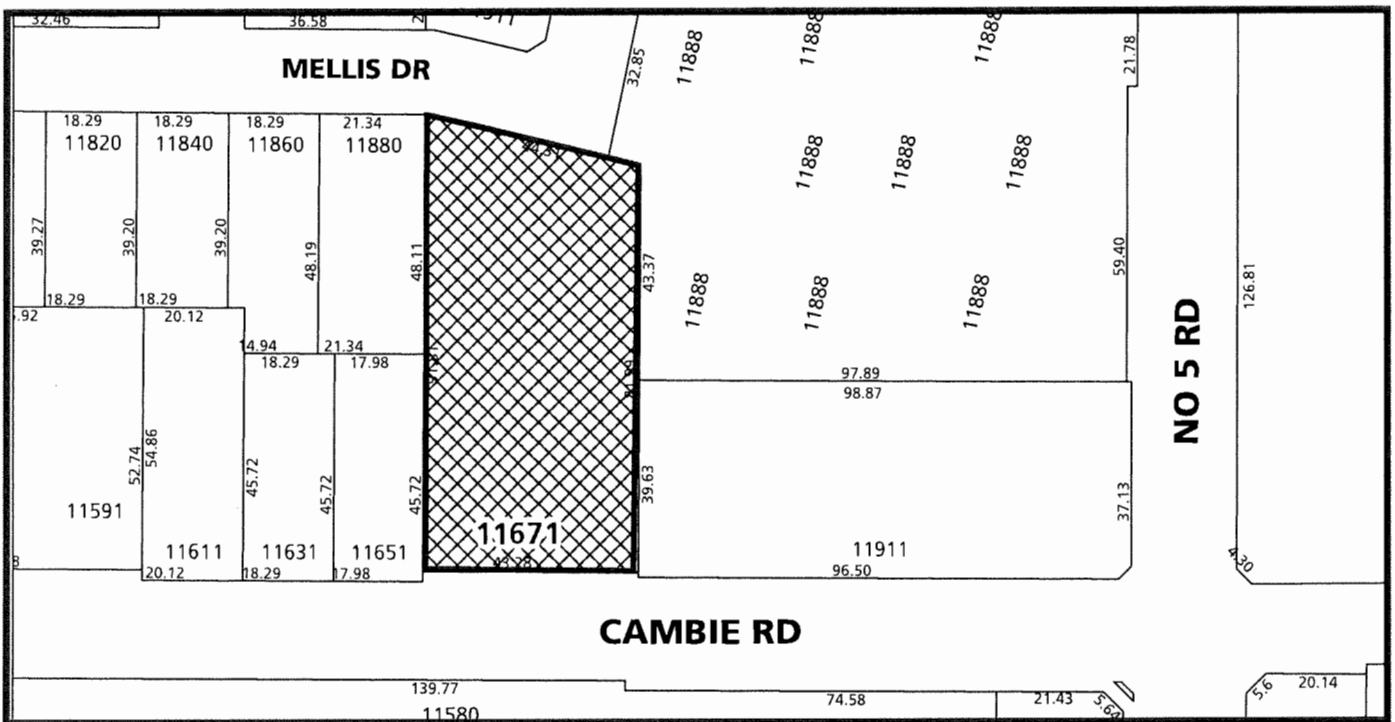
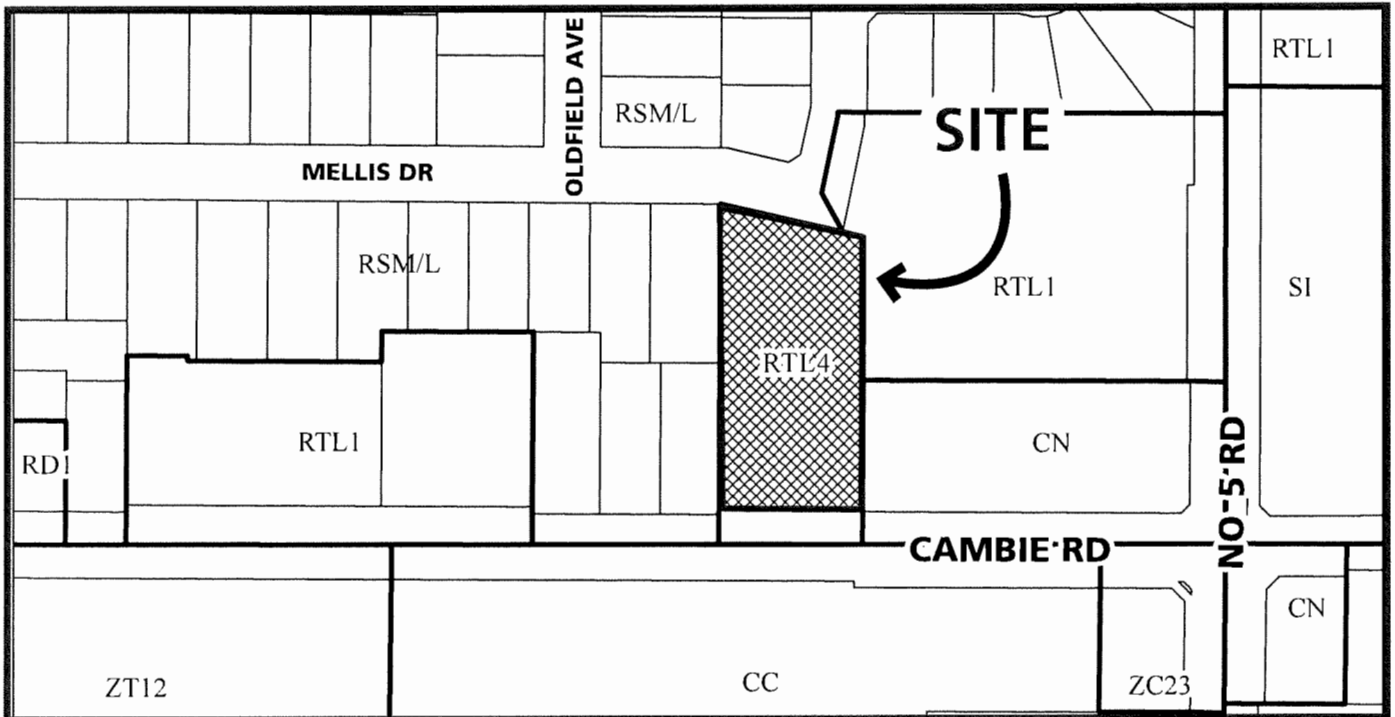
- Att. 1: Location Map
2: Relevant Approved Development Permit Plans
3: Proposed Revised Plans

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

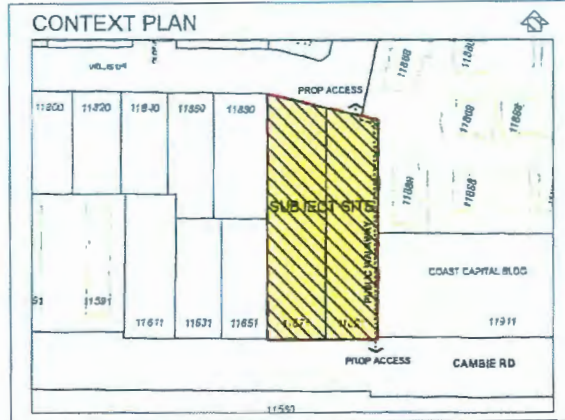
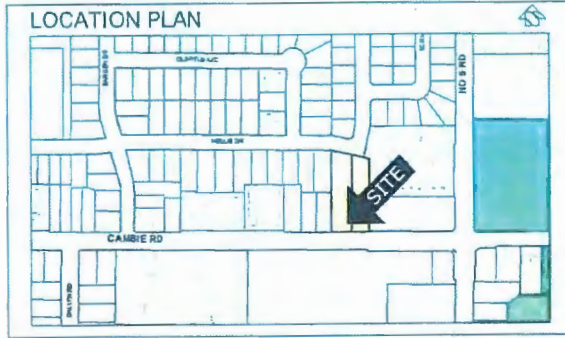
- City acceptance of the developer's offer to voluntarily contribute \$2,304.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.



City of
Richmond



	<p style="text-align: center; font-size: 24pt; font-weight: bold;">DP 24-040925</p>	<p>Original date: 08/20/24 Revision Date: Note: Dimensions are in METRES</p>
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ZONING SUMMARY Zoning Bylaw No. 8500

CIVIC ADDRESS:	11871 / 11891 CAMBIE ROAD, RICHMOND BC
LEGAL DESCRIPTION:	LOT A & B, BOTH EXCEPT: PART SUBDIVIDED BY PLAN 83682 SECTION 25 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 9472 ORIGINAL SITE: 41,376 SF = 0.95 ACRES (3,844.0 M ²) ROAD DEDICATION (2.0M WIDE ALONG CAMBIE ROAD) 932 SF = 0.02 ACRES (86,564 M ²) NET SITE: 40,444 SF = 0.93 ACRES (3,757.4 M ²)
LOT SIZE (2-LOTS):	
HERITAGE/RES/NEF:	NO / NO / NO / YES (AND AREA 3 - ALL USE TYPES MAY BE CONSIDERED)
AREA PLAN / OCP:	EAST CAMBIE 2.118 / NEIGHBOURHOOD RESIDENTIAL
LOT ZONING:	CURRENTLY: RS1E) PROJECT SPECIFICS (PROPOSED) RT14 PROPOSED (LOW DENSITY TOWNHOUSES)
MINIMUM LOT SIZE:	40M WIDTH x 35M DEPTH 142 (43.3M) WIDE X 284 (86.7M) DEEP (AVERAGE)
DENSITY (MAX):	FAR 0.6 = 24,268 SF FAR 0.1 AMENITY 40.0% (18,182 SF / 40,444 SF)
LOT COVERAGE:	40% MAX FOR BLDGS 54.3% (21,969 SF / 40,444 SF)
LOT PERMEABILITY:	25% MIN LANDSCAPED 25.0% (10,114 SF / 40,444 SF)
YARD SETBACKS:	FRONT YARD (S) 6.0 M (19.87) MIN 4.5 M (14.78) MIN * SIDE YARD 1 (W) 3.0 M (9.84) MIN 3.3 M (10.87) MIN SIDE YARD 2 (E) 3.0 M (9.84) MIN 8.9 M (27.5) MIN REAR YARD (N) 6.0 M (19.87) MIN (ROAD) 4.5 M (14.78) MIN *
YARD PROJECTIONS:	PRINCIPAL BLDG MAX 1.5M FRONT YD N/A BAY WINDOWS 1.0M FRONT, 0.6M REAR 0.46 M (1.5) AT FRONT YARD BALCONIES 1.9M, BUT NOT AT SIDE N/A PERGOLAS ETC BY CASE N/A
AVERAGE SITE GRADE:	= 1.51 M (4.95')
BUILDING HEIGHT:	12.0 M (39.37) MAX 3 STOREYS 12.0 M (39.37) TO TOP OF ROOF PEAK 3 STOREYS
FLOODPLAIN C.L.	TOP OF HSB FLR AT 0.33M MIN ABOVE RD CROWN
PARKING REQUIRED:	40 (2.0 UNIT RESIDENTS) 40 RESIDENT SPACES (2.0 UNIT (30 STD, 10 SMALL)) ** EV CHARGING PROVIDED IN EACH GARAGE ** ONE 240V OUTLET FOR A STANDARD SIZE SPACE ** ONE 120V OUTLET FOR THE SECONDARY SPACE
SMALL CARS:	4 (0.2 UNIT VISITORS) 4 VISITOR SPACES (3 STD, 1 HC)
TANDEM SPACES:	MIN 50% STANDARD MAX 50% OF UNITS 23% (10 SMALL / 44 SPACES)
HVC SPACES:	2% OF SPACES MIN, 1 ACCESSIBLE SPACE REQUIRED, 1 PROVIDED (V4)
BICYCLE PARKING:	CLASS 1 25 (1.25 PER UNIT) 25 PROVIDED IN 20 UNITS (WITHIN UNITS) CLASS 2 4 (0.2 PER UNIT) 4 PROVIDED (OUTDOOR)
AMENITY SPACE:	COMMON OUTDR 120 M ² (1300 SF) (20) 130 M ² (1400 SF) (3 AREAS TOTAL) PRIVATE OUTDR 35 M ² (375 SF) (UNIT MIN) 70 M ² OR PAY-IN-LIEU INDOOR 70 M ² OR PAY-IN-LIEU
GARBAGE DEPOT:	1 DEPOT (FOR 20 UNITS) 2 x 95 GAL CARTS PAPER 2 x 95 GAL CARTS CONTAINERS 2 x 95 GAL CARTS FOOD SCRAPS 1 x 65 GAL CART GLASS 1 x 35 GAL CART GARBAGE 4 x 95 GAL CARTS CARDBOARD 1 x 2 CY BIN ON-SITE LOADING: MEDIUM SIZE SPACE N/A - CAN MANOEUVRE ON SITE

CONTACTS

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 Tel: 604-492-2592
 Attn: ERIC DE SANTIS Email: eric@bapacoustics.com

- DRAWING LIST**
- Architectural**
- A1.1 PROJECT DATA AND SITE PLAN
 - A1.2 FIRE ACCESS / PARKING / TRUCK TURNING PLAN
 - A1.3 SITE AREA OVERLAYS / AVG FINISHED GRADE
 - A1.4 F.A.R. OVERLAY & FLOOR AREA BREAKDOWN
 - A2.1 UNIT PLANS - UNIT A, UNIT A3
 - A2.2 UNIT PLANS - UNIT B (CONVERTIBLE)
 - A2.3 UNIT PLANS - UNIT C, UNIT D
 - A2.4 UNIT PLANS - UNIT E (CONVERTIBLE)
 - A3.1 BUILDING PLANS - BUILDING 1 & 3
 - A3.2 BUILDING PLANS - BUILDING 2 & 5
 - A3.3 BUILDING PLANS - BUILDING 4
 - A4.1 BUILDING ELEVATIONS: BUILDING 1
 - A4.2 BUILDING ELEVATIONS: BUILDING 2 & 5
 - A4.3 BUILDING ELEVATIONS: BUILDING 3 & 4
 - A5.1 STREETS CAPES - MELLIS DR. AND CAMBIE RD.
 - A5.2 STREETS CAPES - ALONG PROPERTY LINES AND DRIVE AISLES
 - A6.0 SITE SECTIONS
 - A6.0 MATERIAL BOARD
- Landscape**
- L0 OFFSITE STREET TREE
 - L1 TREE PLAN
 - L2 SHRUB PLAN
 - L3 LANDSCAPE DETAILS
 - L4 LANDSCAPE SPECIFICATION
- Civil (On-Site)**
- C0 COVER
 - C1 TOPOGRAPHIC SURVEY
 - C2 KEY PLAN
 - C3 SITE GRADING PLAN
 - C4 SITE SERVICING PLAN

ENGINEERING ISSUES

Human Comfort
 TO MEET COMFORT LEVELS PER ASHRAE 55-2004 (I.E. SUFFICIENT VENTILATION/FRESH AIR WHEN WINDOWS ARE CLOSED DUE TO NOISE), A DUCTED AIR CONDITIONING SYSTEM WILL BE INSTALLED TO PROVIDING COOLING.

Acoustic
 TO MEET CMHG NOISE CRITERIA FOR RESIDENTIAL PROJECTS WITHIN THE ANSO POLICY AREA, NOISE MITIGATION MEASURES ARE PROPOSED AT ALL BEDROOMS (PER OCT 10/17 ACOUSTIC STUDY):
 * WINDOWS: SPECIFIC UPGRADES A,B,C
 * EXTERIOR WALLS: ADD EXTRA LAYER 9/8" GWB
 * CEILINGS: ADD RESILIENT METAL CHANNELS

Energy
 TO MEET ENERGUIDE 82 CRITERIA, THE CEA REPORT (DATED APRIL 5/18) SPECIFIES THE MECHANICAL SPECIFICATION DETAILS OUTLINED BELOW:
 * SOLAR HOT WATER READY (2 PIPES TO FUTURE PANELS)
 * HIGH EFFICIENCY NATURAL GAS FURNACE (92% AFUE)
 * AIR SOURCE HEAT PUMP, PROVIDING BOTH DUCTED HEATING AND COOLING
 * PROJECT MECHANICAL ENGINEER TO PROVIDE LETTER TO CITY OF RICHMOND CONFIRMING THAT THE EQUIPMENT COMPLIES WITH NOISE REG BYLAW NO. 8858

Electric Vehicle Charging Bylaw
 * ALL RESIDENTIAL PARKING SPACES, EXCLUDING VISITOR PARKING SPACES, SHALL FEATURE EV CHARGING OUTLETS CAPABLE OF PROVIDING LEVEL 2 EV CHARGING
 * LEVEL 2 EV VOLTAGE 208 V TO 240 V, 15A TO 80A

PROJECT DESCRIPTION

A 20-UNIT TOWNHOUSE PROJECT IS PROPOSED FOR THIS DOUBLE-FRONTING SITE. GROSS SITE AREA IS 3,844 M² (NET 3757.4 M² AFTER ROAD DEDICATION). THE VEHICLE ENTRY IS AT CAMBIE ROAD (ARTESIAL ROAD). TWO UNITS FRONT ONTO MELLIS DRIVE (RESIDENTIAL STREET). THE PROJECT COMPRISES OF 20 UNITS IN 5 BUILDINGS, TEN ARE TANDEM PARKING UNITS (50%).

THE TARGET ZONING IS RT14, PERMITS UP TO FAR 0.60 + FAR 0.1 FOR INDOOR AMENITY SPACE, SUBJECT TO:

- (1) CONTRIBUTE TO AFFORDABLE HOUSING RESERVE
- (2) COMPLIANCE WITH MULTI-FAM DESIGN GUIDELINES
- (3) PROVIDE 2M ROAD DEDICATION ALONG CAMBIE ROAD
- (4) PROVIDE PUBLIC-RIGHT-OF-PASSAGE WALKWAY FROM MELLIS THROUGH THE SITE TO CAMBIE ROAD
- (5) REGISTER AN EASEMENT TO PERMIT FUTURE ACCESS TO WEST DEVELOPMENT PROPERTIES

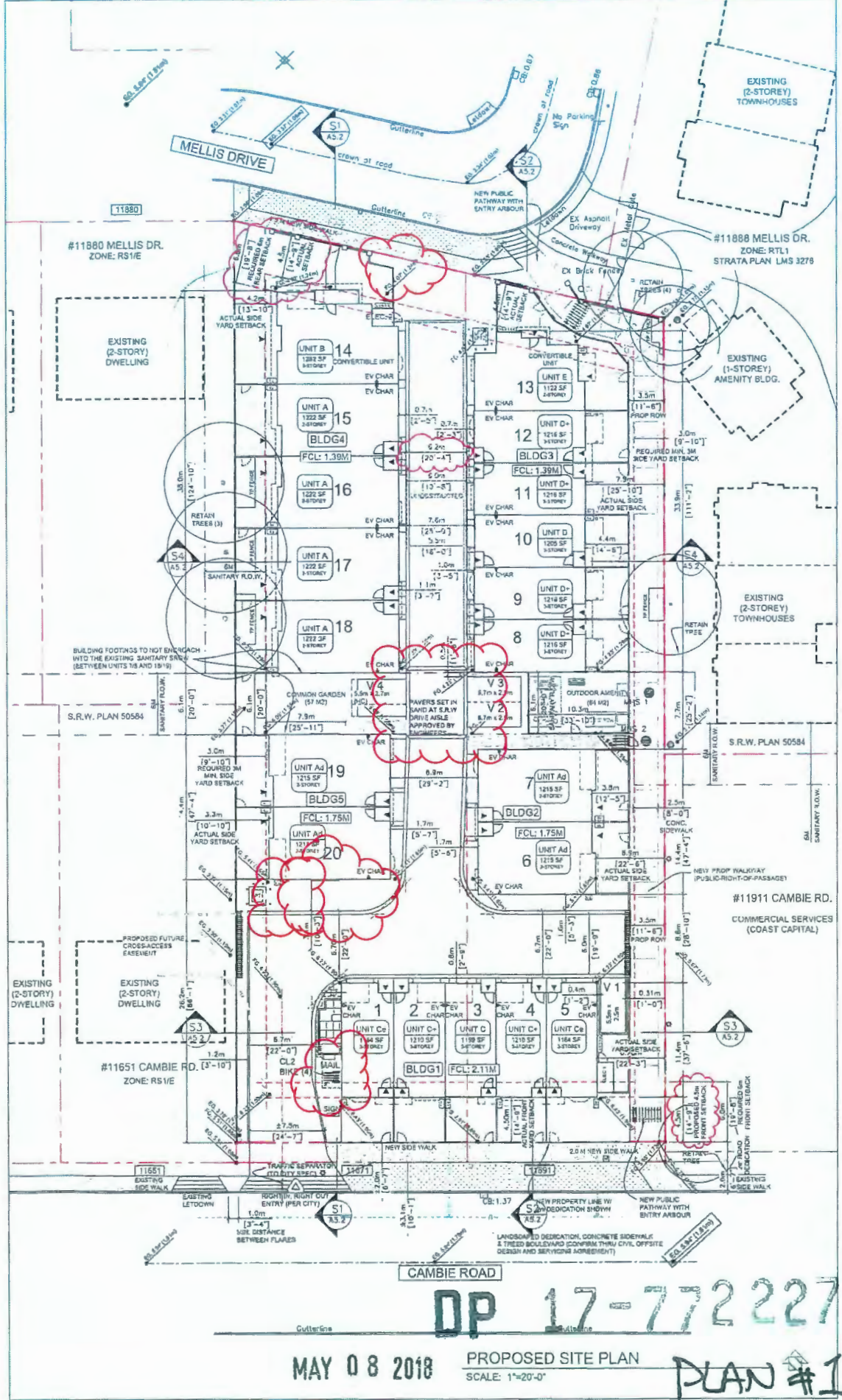
ZONING VARIANCES ARE REQUESTED:
 (A) INTERNAL DRIVE AISLE WIDTH REDUCED FROM 9.7 M TO 6.2 M (BACK-OF-CURB TO BACK-OF-CURB).
 (B) FRONT & REAR SETBACKS FROM 8.0 M TO 4.5 M.

AREA BREAKDOWN BY BUILDING (SF)

BUILDING	NO. UNITS	TYPE	TYPE 'A'	TYPE 'B'	TYPE 'C'	TYPE 'D'	TYPE 'E'	TYPE 'F'	TYPE 'G'	TYPE 'H'	TYPE 'I'	TYPE 'J'	COVERED AREA (NOT GROSS) (EXEMPT)	GROSS AREA	GARAGE EXEMPT	STAIR/ENT. EXEMPT	FAR AREA
BUILDING 1	5	---	1	2	2	---	---	---	---	---	---	---	218	9,312	(2,813)	(785)	5,934
BUILDING 2	2	---	---	---	---	---	---	---	---	---	---	---	46	3,422	(708)	(284)	2,430
BUILDING 3	5	---	---	---	1	4	1	---	---	---	---	---	432	10,969	(2,650)	(928)	7,191
BUILDING 4	5	4	1	---	---	---	---	---	---	---	---	---	152	8,733	(1,795)	(886)	6,249
BUILDING 5	2	---	---	---	---	---	---	---	---	---	---	---	46	3,422	(708)	(284)	2,430
TOTALS	20 units	4 x 'A'	1 x 'B'	1 x 'C'	2 x 'D'	2 x 'E'	1 x 'F'	1 x 'G'	1 x 'H'	1 x 'I'	1 x 'J'	---	902	35,855	(8,874)	(2,847)	24,234

REZONING CONDITIONS

- LOT CONSOLIDATION OF ALL LOTS INTO ONE DEVELOPMENT PARCEL. DEDICATE 2.0 M ACROSS CAMBIE ROAD FRONTAGE.
- AGREEMENT ON TITLE FOR A 3.5 M WIDE PUBLIC-RIGHT-OF-PASSAGE ALONG EASTERN EDGE FOR A PEDESTRIAN WALKWAY.
- AGREEMENT ON TITLE FOR THE ENTRY DRIVEWAY (AND A CROSS-ACCESS) FOR FUTURE USE BY WEST RESIDENTIAL PROJECT.
- AGREEMENT ON TITLE ENSURING THE ONLY MEANS OF VEHICLE ACCESS IS OFF CAMBIE ROAD (RIGHT IN, RIGHT OUT ONLY).
- AGREEMENTS ON TITLE: (1) FLOOD INDEMNITY COVENANT, (2) AN AIRCRAFT NOISE SENSITIVE USE RESTRICTIVE COVENANT.
- AGREEMENT ON TITLE PROHIBITING THE CONVERSION OF THE TANDEM PARKING AREA INTO HABITABLE SPACE.
- AGREEMENT ON TITLE UNITS MEET ENERGUIDE 82 FOR ENERGY EFFICIENCY; PRE-DUCTED FOR SOLAR HOT WATER HEATING.
- PROOF THAT A CERTIFIED ARBOURIST IS TO SUPERVISE ANY SITE WORKS CONDUCTED WITHIN TREE PROTECTION ZONES.
- VOLUNTARY CONTRIBUTIONS: PUBLIC ART FUND AFFORDABLE HOUSING FUND, PAYMENT-IN-LIEU INDOOR AMENITY SPACE.
- ENTER INTO A SERVICING AGREEMENT FOR THE OFFSITE WORKS (I.E. FRONTAGE IMPROVEMENTS, PROP WALKWAY, TRAFFIC INTERSECTION IMPROVEMENTS/CONTRIBUTIONS, INFRASTRUCTURE WORKS).



REVISIONS

AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 26, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 28, 2018	DP Resubmission

CONSULTANTS

I HEREBY CERTIFY this to be a true and correct copy of P 1 to 15 of DP 17-772227 approved by Richmond City Council on November 25, 2019

Claudia Jesson
 CLAUDIA JESSON, Corporate Officer

INTERFACE:
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 Richmond BC
 Canada V6X 3Z5
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 www.interfacearchitecture.com

PROJECT
 Proposed 20-Unit
 Townhouse Development
 11871 / 11891 Cambie Road
 Richmond, B.C.

PROJECT NO.
1412

SCALE
As Noted

DATE
Aug. 1, 2014

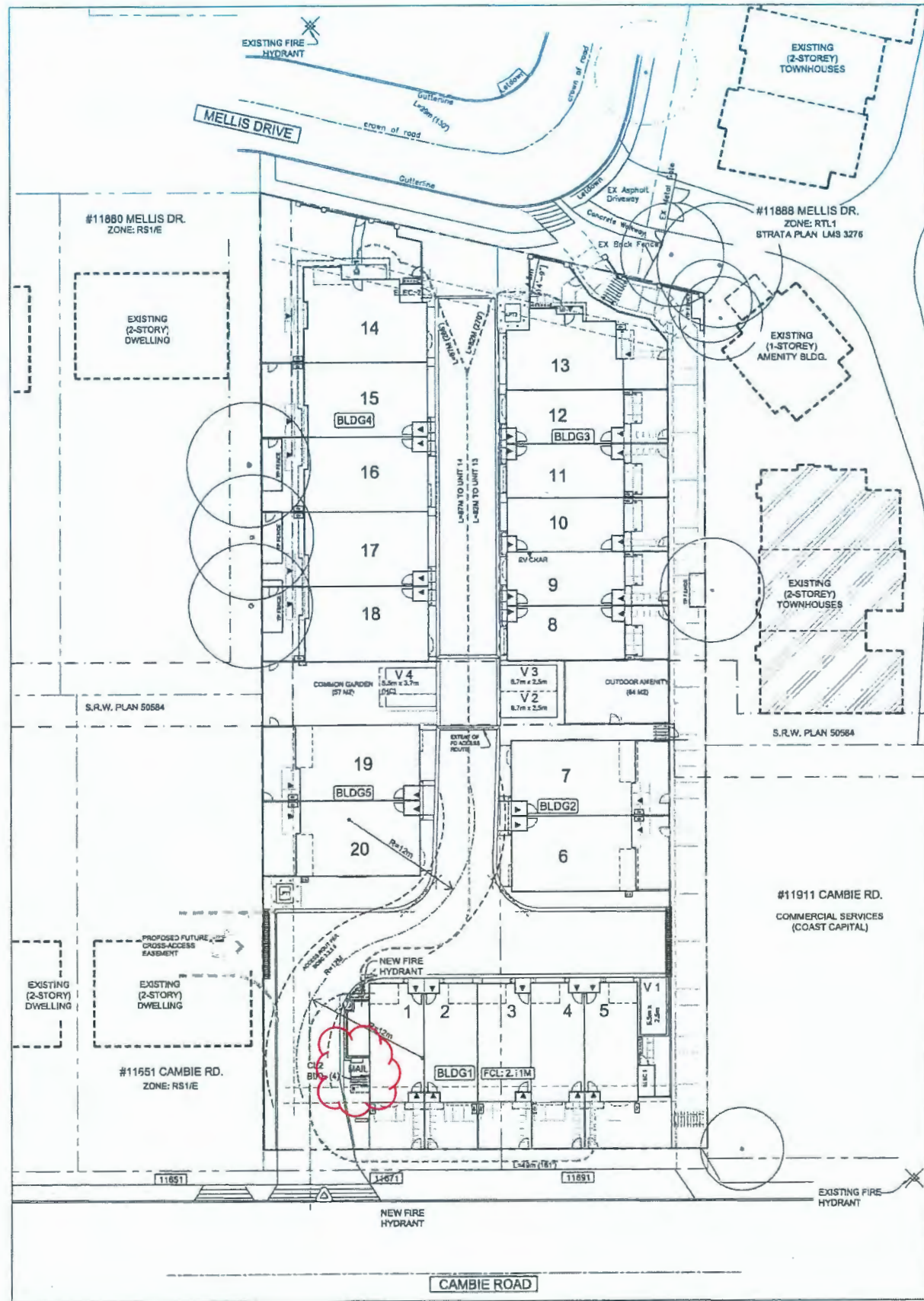
DRAWN BY
KYC, SRS, EL, AL

CHECKED BY
KYC

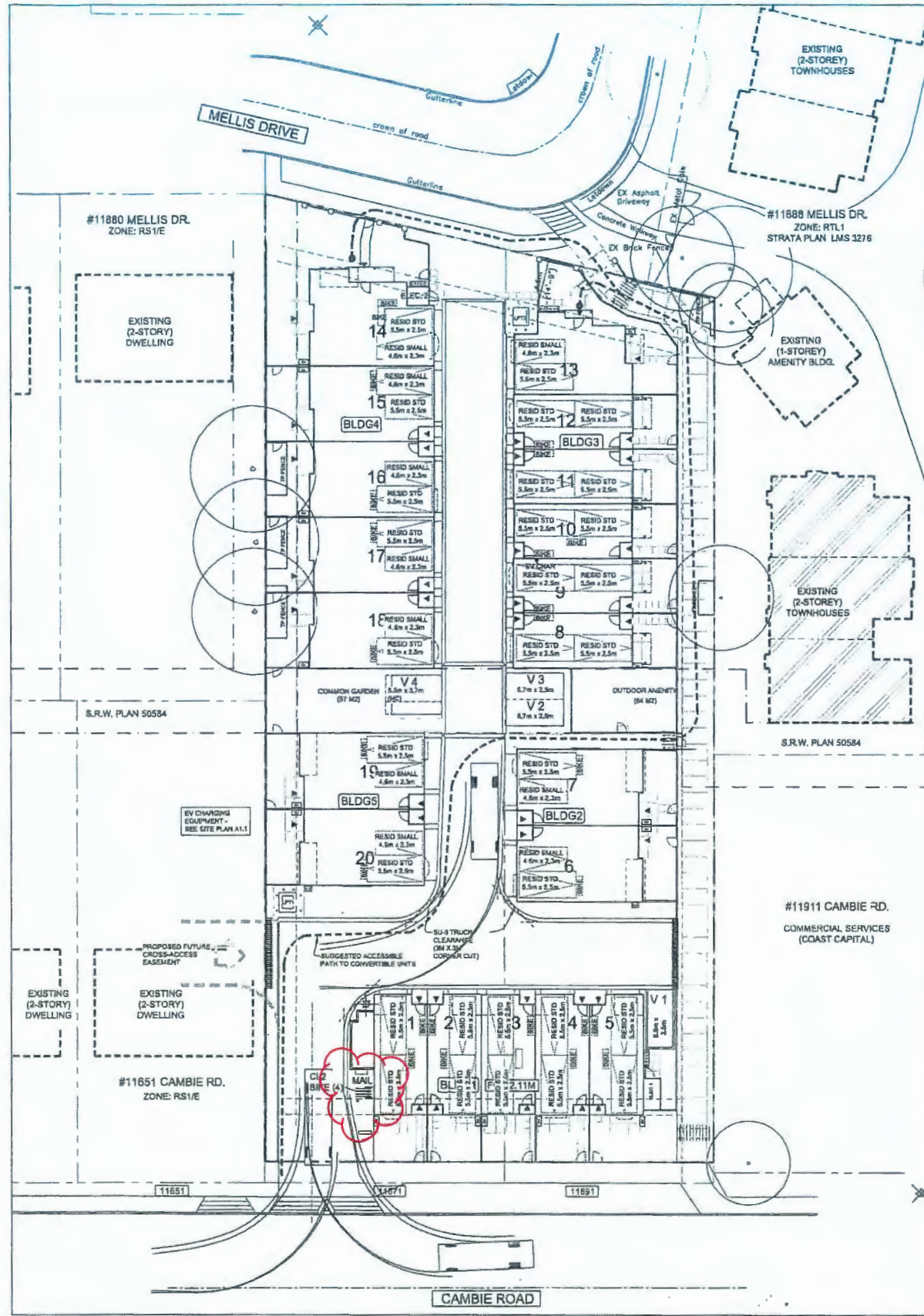
SHEET TITLE
PROJECT DATA AND SITE PLAN

DRAWING
A1.1

DP 17-772227
 MAY 08 2018 PROPOSED SITE PLAN SCALE: 1"=20'-0"
 PLAN #1



FIRE ACCESS PLAN
SCALE: 1"=20'-0"



PARKING / TRUCK TURNING PLAN
SCALE: 1"=20'-0"

PLAN # 2

MAY 08 2018

DP 17-772227

REVISIONS	
AUG 1, 2014	Issued for PZ Application
FEB 20, 2017	PZ Re-submission
MAY 12, 2017	DP Submission
SEP 26, 2017	DP Re-submission
JAN 30, 2018	DP Re-submission
MAR 05, 2018	DP Re-submission
MAR 21, 2018	DP Re-submission
APR 26, 2018	DP Re-submission

I HEREBY CERTIFY this to be a true and correct copy of P 3 to 15 of DP 17-772227 approved by Richmond City Council on November 25, 2014

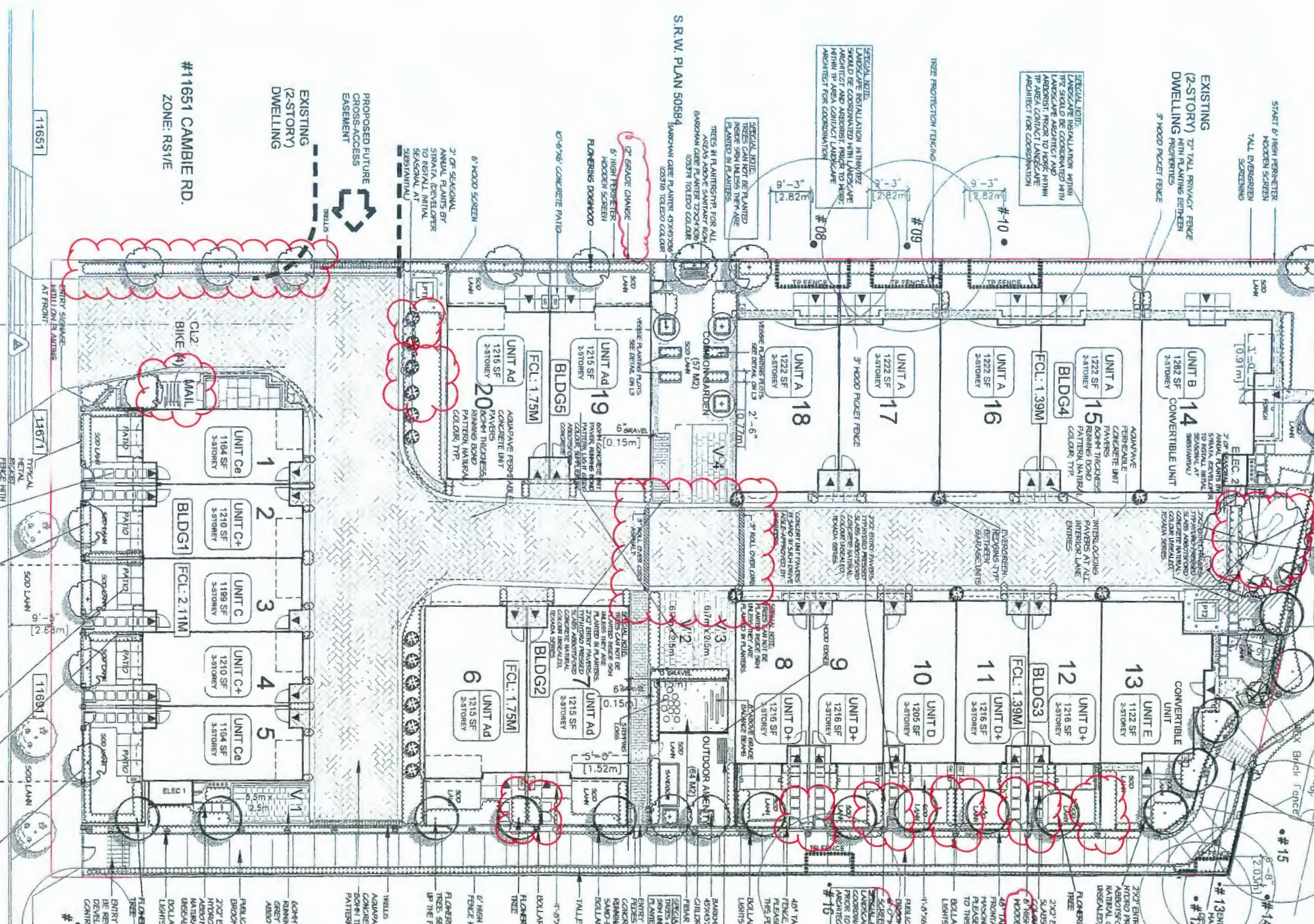
CONSULTANTS

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PROJECT	
Proposed 20-Unit Townhome Development 11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	FIRE ACCESS PLAN / TRUCK TURNING PLAN
DRAWING	

A1.2

CLAUDIA JESSON, Corporate Officer



S.R.W. PLAN 50584

#11651 CAMBIE RD.
ZONE: RS1/E

EXISTING (1-STORY) AMENITY BLDG.
 2'x7' ENTRY PAVERS, TYPHOTO PRESSED SLABS
 6" HIGH PERIMETER CONCRETE CURB SERIES
 4" TALL METAL PICKET FRONTIER FENCE GATE AND PLEAVE SET DETAIL ATTACHED TO THIS PLAN
 BELLAND LIGHTS
 1-4" x 8" CONCRETE PAVIO
 PUBLIC MALLWAY
 4" TALL METAL PICKET FRONTIER FENCE GATE AND PLEAVE SET DETAIL ATTACHED TO THIS PLAN
 BELLAND LIGHTS
 40" TALL METAL PICKET FRONTIER FENCE GATE AND PLEAVE SET DETAIL ATTACHED TO THIS PLAN
 BELLAND LIGHTS
 40" TALL METAL PICKET FRONTIER FENCE GATE AND PLEAVE SET DETAIL ATTACHED TO THIS PLAN
 BELLAND LIGHTS

Only allowed under the covered entry porch, not to project into open yard area

#11911 CAMBIE RD.
COMMERCIAL SERVICES

AGAGAVE REPERABLE CONCRETE UNIT PAVERS
 6" HIGH PERIMETER WOODEN FENCE WITH PRIVACY HEDGING
 FLOWERS STRAK JAPONICA
 40" TALL METAL PICKET FRONTIER FENCE GATE AND PLEAVE SET DETAIL ATTACHED TO THIS PLAN

PLANT SCHEDULE

NO.	PLANT NAME	PLANT SIZE / REPAIRS	NO. REQ'D
1	Japanese Maple	4" x 8" x 8"	1
2	Dogwood	4" x 8" x 8"	1
3	Magnolia	4" x 8" x 8"	1
4	Flowering Dogwood	4" x 8" x 8"	1
5	Flowering Dogwood	4" x 8" x 8"	1
6	Flowering Dogwood	4" x 8" x 8"	1
7	Flowering Dogwood	4" x 8" x 8"	1
8	Flowering Dogwood	4" x 8" x 8"	1
9	Flowering Dogwood	4" x 8" x 8"	1
10	Flowering Dogwood	4" x 8" x 8"	1
11	Flowering Dogwood	4" x 8" x 8"	1
12	Flowering Dogwood	4" x 8" x 8"	1
13	Flowering Dogwood	4" x 8" x 8"	1
14	Flowering Dogwood	4" x 8" x 8"	1
15	Flowering Dogwood	4" x 8" x 8"	1
16	Flowering Dogwood	4" x 8" x 8"	1
17	Flowering Dogwood	4" x 8" x 8"	1
18	Flowering Dogwood	4" x 8" x 8"	1
19	Flowering Dogwood	4" x 8" x 8"	1
20	Flowering Dogwood	4" x 8" x 8"	1



STREETSCAPE ON MELLIS DRIVE
Scale: 1/8" = 1'-0"



PLAN #4

STREETSCAPE ON CAMBIE ROAD
Scale: 1/8" = 1'-0"

MAY 08 2018 DP 17-772227

REVISIONS	
AUG 1, 2014	Issued for RZ Application
FEB 22, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 26, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 26, 2018	DP Resubmission
CONSULTANTS	
I HEREBY CERTIFY this to be a true and correct copy of P19 to 15 of DP 17-772227 approved by Richmond City Council on November 25, 2019	

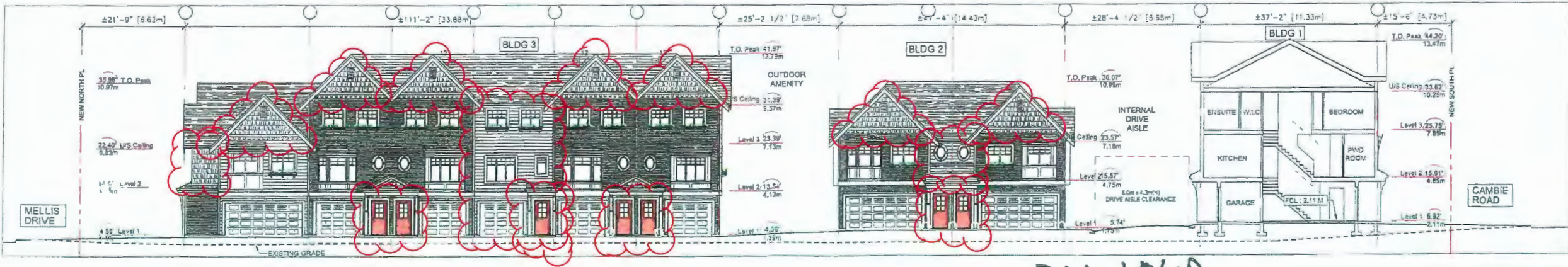
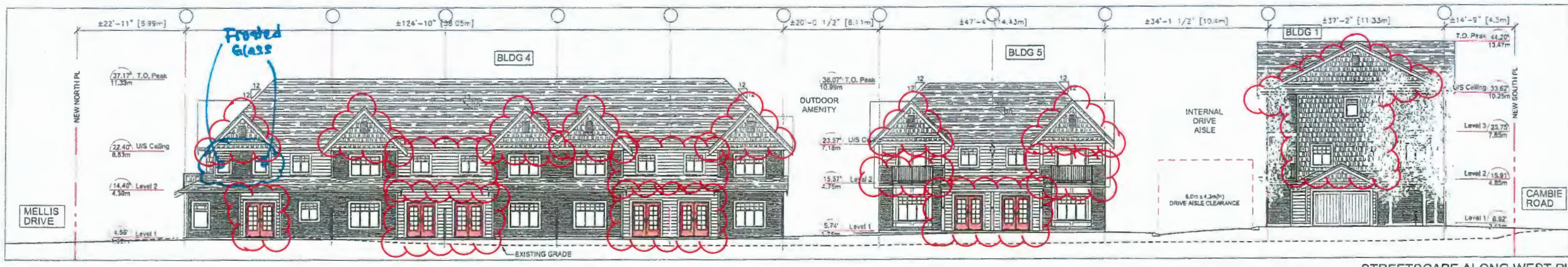
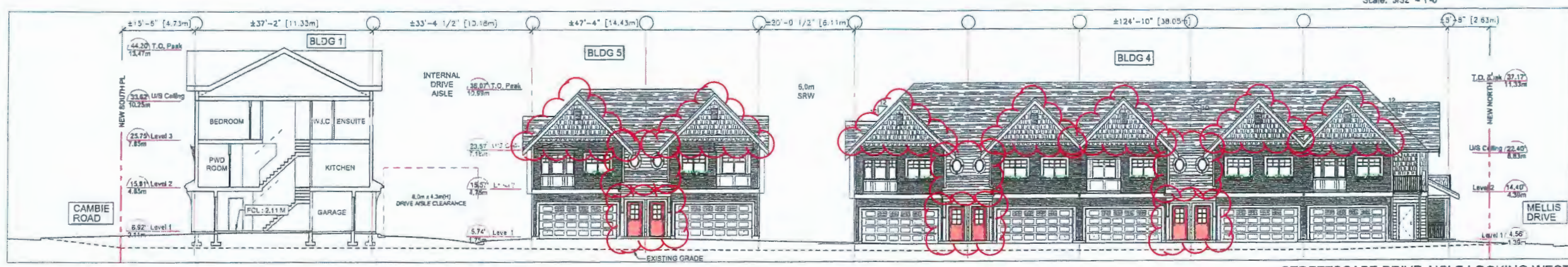
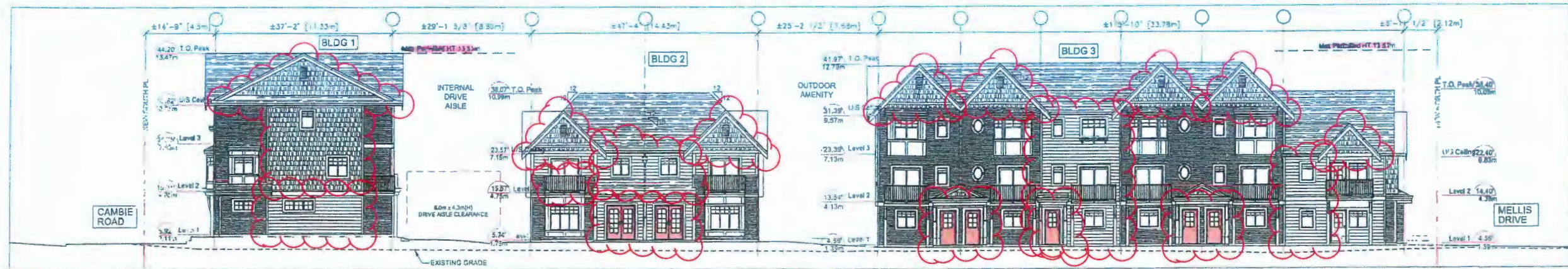
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PROJECT	
Proposed 21-Unit Townhouse Development 11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	STREETSCAPES - MELLIS DRIVE, AND CAMBIE ROAD
DRAWING	

A5.1



REVISIONS	
AUG 11, 2014	Issued for RZ Application
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JAN 30, 2018	DP Resubmission
MAR 02, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 26, 2018	DP Resubmission
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CLAUDIA JESSON, Corporate Officer

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Contractors shall verify the responsibility for all dimensions and conditions on the job with the architect and the engineer of any work from the drawings and any other source on the drawing.

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PROJECT	
Proposed 21-Unit Townhouse Development 11571 / 11591 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	
STREETSCAPES - ALONG PROPERTY LINES, AND DRIVE AISLES	
DRAWING	

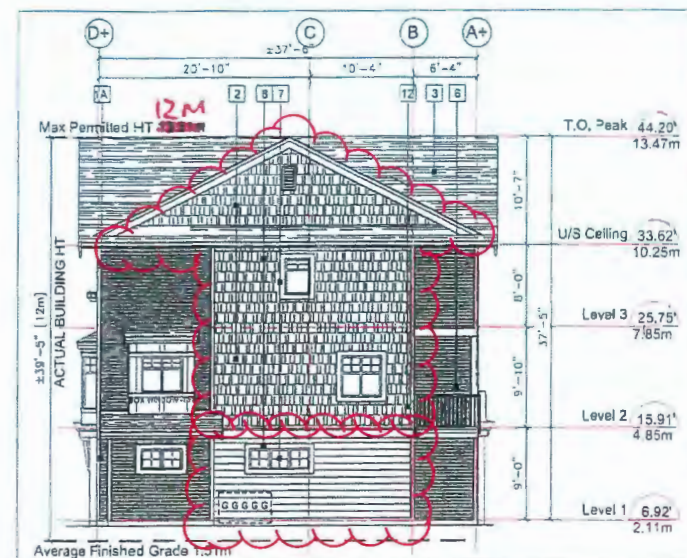
PLAN # 4A
MAY 08 2018

STREETSCAPE DRIVE AISLE LOOKING EAST
Scale: 3/32" = 1'-0"
DP 17-7-2227

A5.2



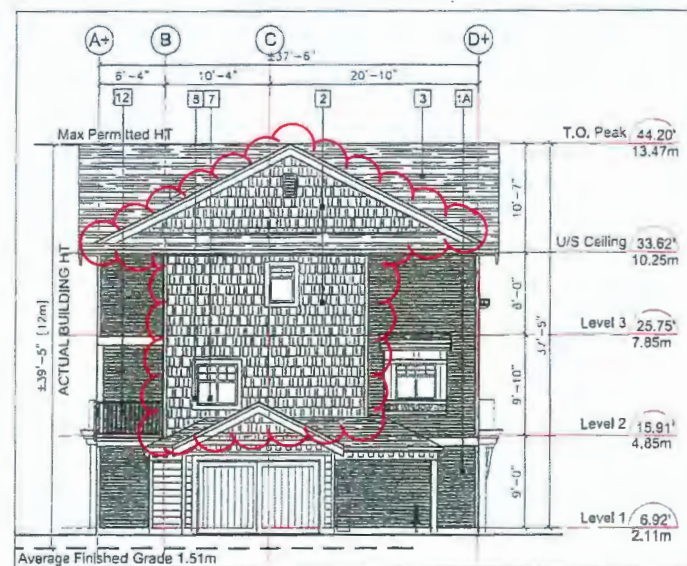
BUILDING 1 ELEVATION - SOUTH
Scale: 1/8"=1'-0"



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



BUILDING 1 ELEVATION - NORTH
Scale: 1/8"=1'-0"



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

EXTERIOR FINISHES

- 1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING
Colour: BM CC-80 (Gray Mist) - 8" exposed
A - Colour: BM HC-186 (Kendall Charcoal) - 4" exposed
B - Colour: BM CC-510 (Buckhorn) - 4" exposed
- 2 HARCIE PLANK SHINGLES
Straight Edge Notched Panels
Colour: BM CC-80 (Gray Mist)
- 3 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
- 4 2x8 WOOD TRIM BOARD - PAINTED
Colour: BM CC40 (Cloud White)
- 5 1x4 TRIM BOARD ON 2x8 BARGE BOARD
Colour: BM CC40 (Cloud White)
- 6 BUILT UP POST - REFER TO DETAILS
Colour: BM CC40 (Cloud White)
- 7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: Anodised Aluminium
- 8 2x6 WINDOW TRIM BOARD - PAINTED
Colour: BM CC40 (Cloud White)
- 9 ALUMINUM FASCIA GUTTER
Colour: BM AF56S (Mysterious)
- 10 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: BM CC124 (Louisiana Hot Sauce)
- 11 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM CC80 (Gray Mist)
- 12 METAL RAILING
Colour: BM AF56S (Mysterious)
- 13 DOUBLED GLAZE VINYL SLIDING DOOR
Colour: Anodised Aluminium
- 14 ELECTRICAL ROOM DOOR
Colour: BM CC80 (Gray Mist)
- 15 PLANTER BOX
Colour: BM 2122-70 (Snow White)

REVISIONS	
AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 26, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 28, 2018	DP Resubmission
CONSULTANTS	

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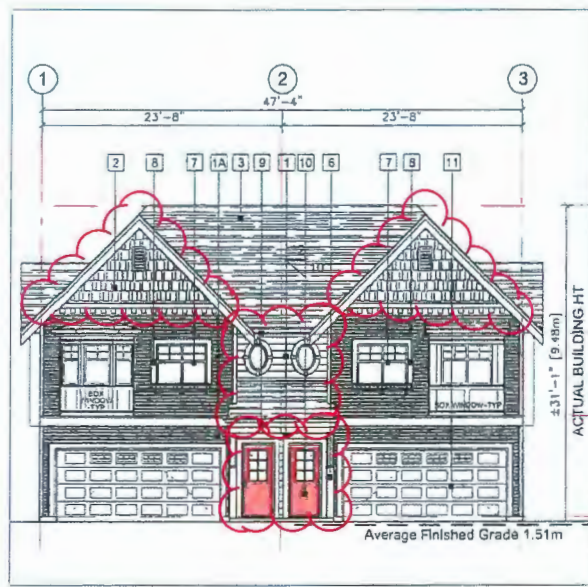
PROJECT	
Proposed 20-Unit Townhouse Development 11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	BUILDING ELEVATIONS : BUILDING 1
DRAWING	

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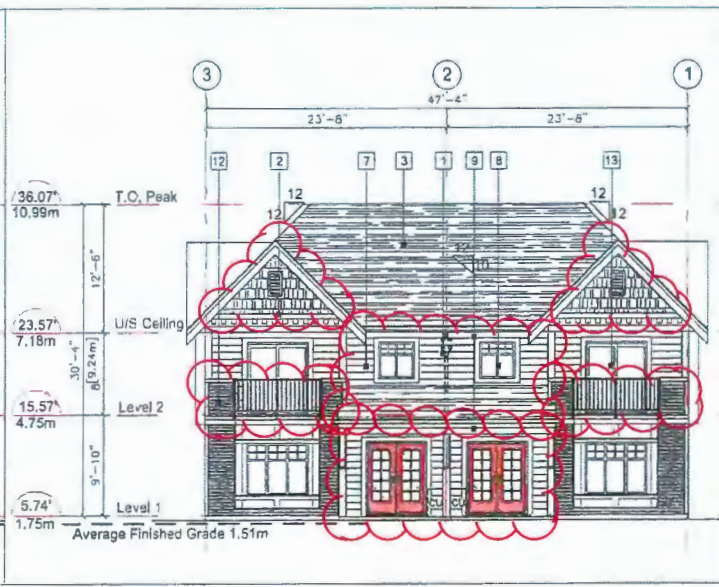
Claudia Jesson
CLAUDIA JESSON, Corporate Officer

PLAN #4B MAY 08 2018
DP 17-772227

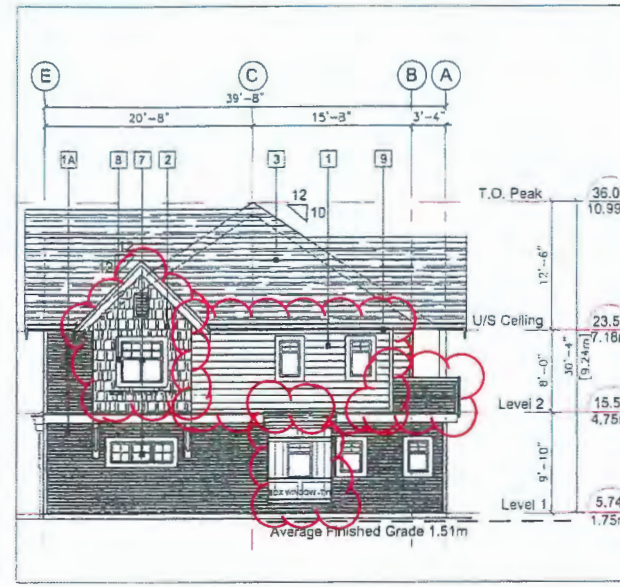
A4.1



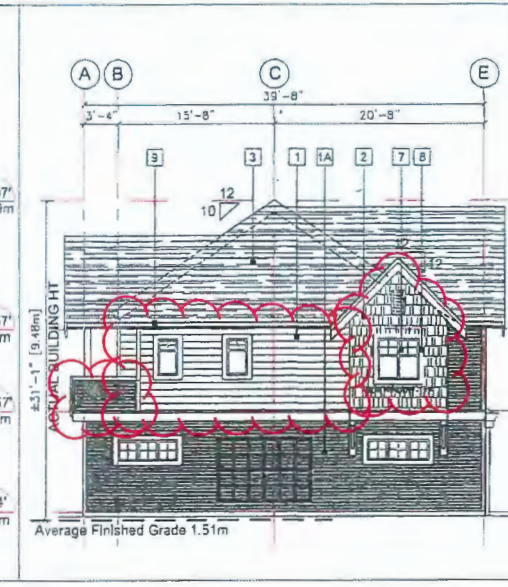
BUILDING 2 ELEVATION - WEST
Scale: 1/8"=1'-0"



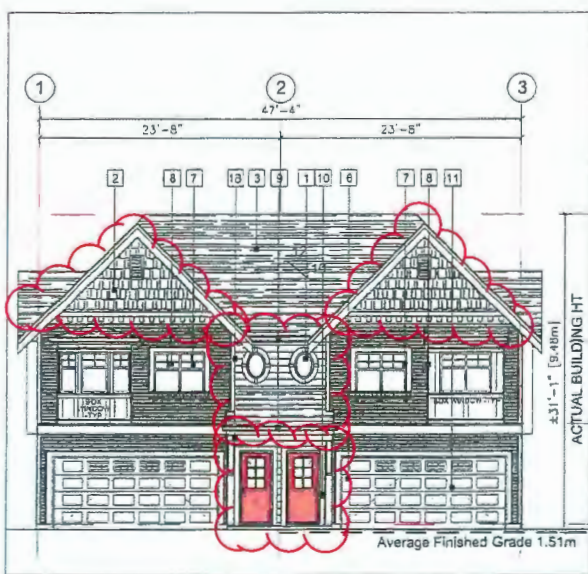
BUILDING 2 ELEVATION - EAST
Scale: 1/8"=1'-0"



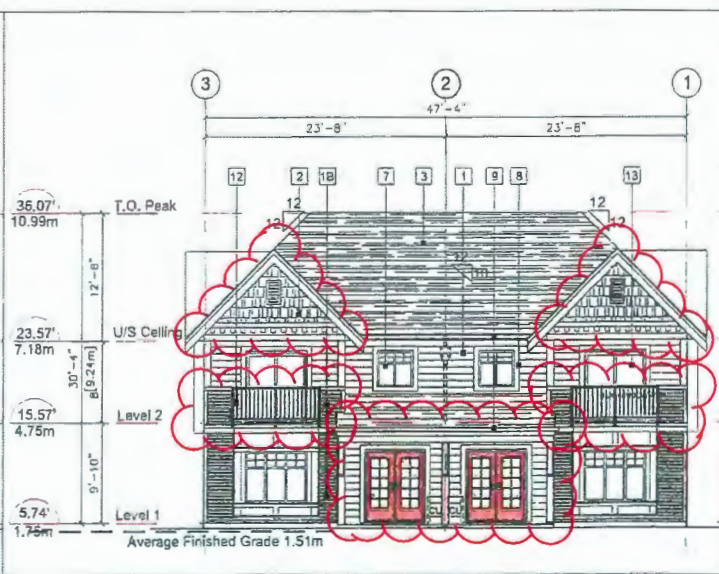
BUILDING 2 ELEVATION-SOUTH
Scale: 1/8"=1'-0"



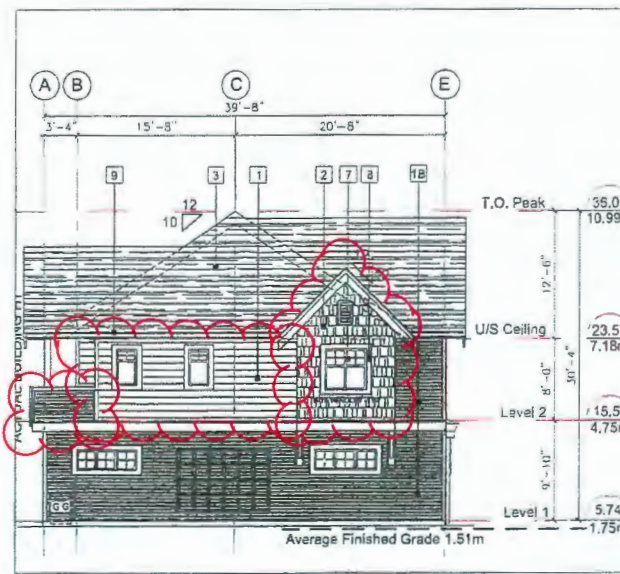
BUILDING 2 ELEVATION - NORTH
Scale: 1/8"=1'-0"



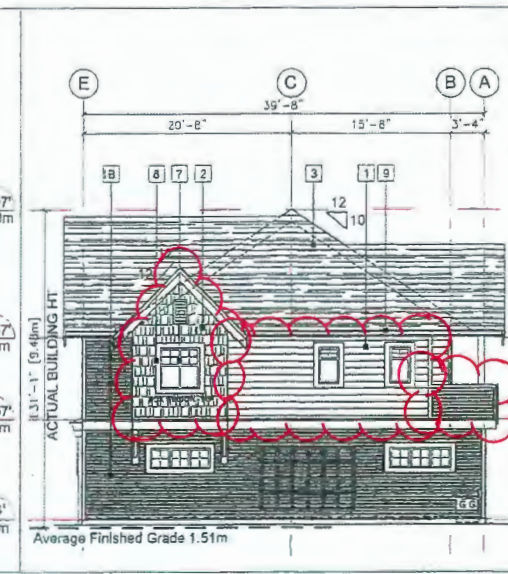
BUILDING 5 ELEVATION - EAST
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - WEST
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - SOUTH
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - NORTH
Scale: 1/8"=1'-0"

REVISIONS	
AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Rezultation
MAY 12, 2017	DP Submission
SEP 26, 2017	DP Rezultation
JAN 30, 2018	DP Rezultation
MAR 09, 2018	DP Rezultation
MAR 21, 2018	DP Rezultation
APR 26, 2018	DP Rezultation
CONSULTANTS	

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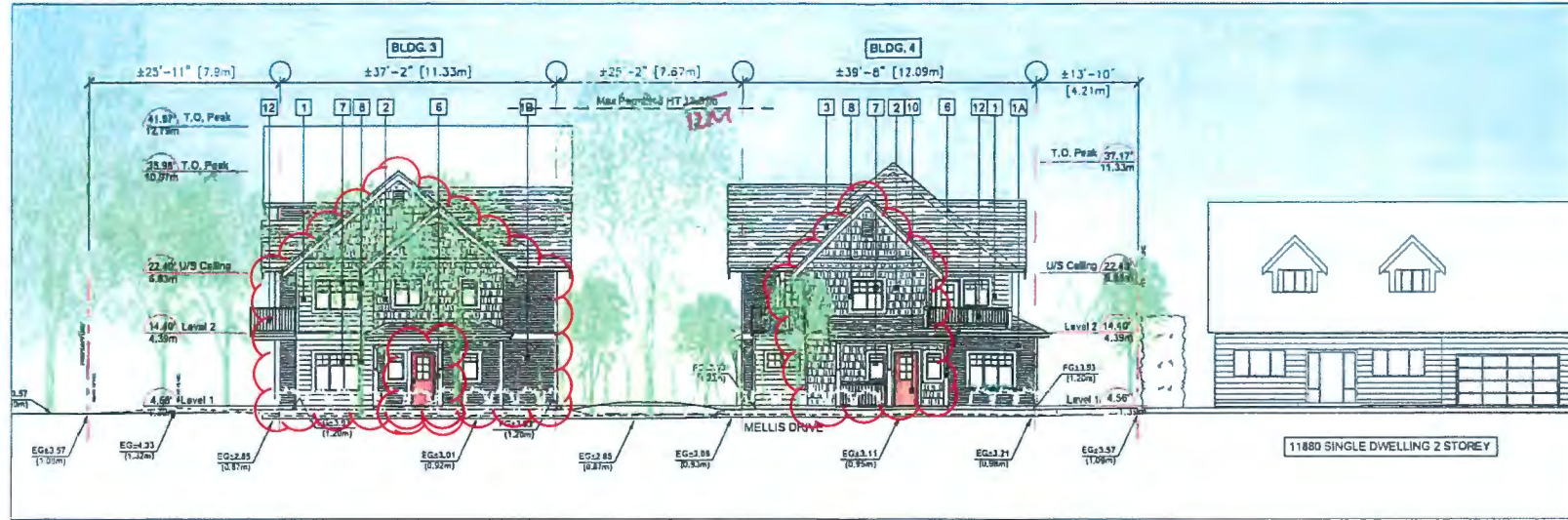
CLAUDIA JESSON, Corporate Officer

INTERFACE:

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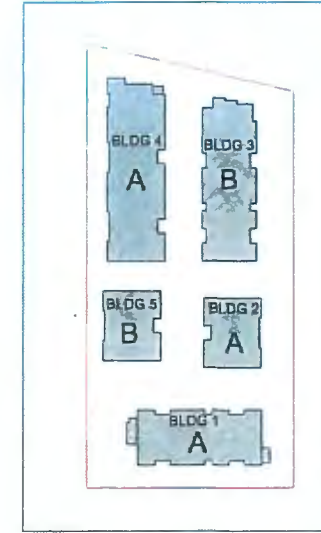
PROJECT	
Proposed 20-Unit Townhouse Development 11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL AL
CHECKED BY	KYC
SHEET TITLE	BUILDING ELEVATIONS : BUILDING 2 & 5
DRAWING	A4.2

PLAN #4C MAY 08 2018
DP 17-772227





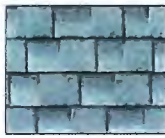


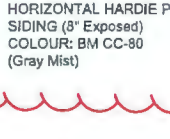
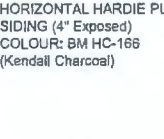

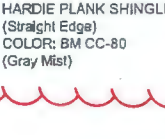





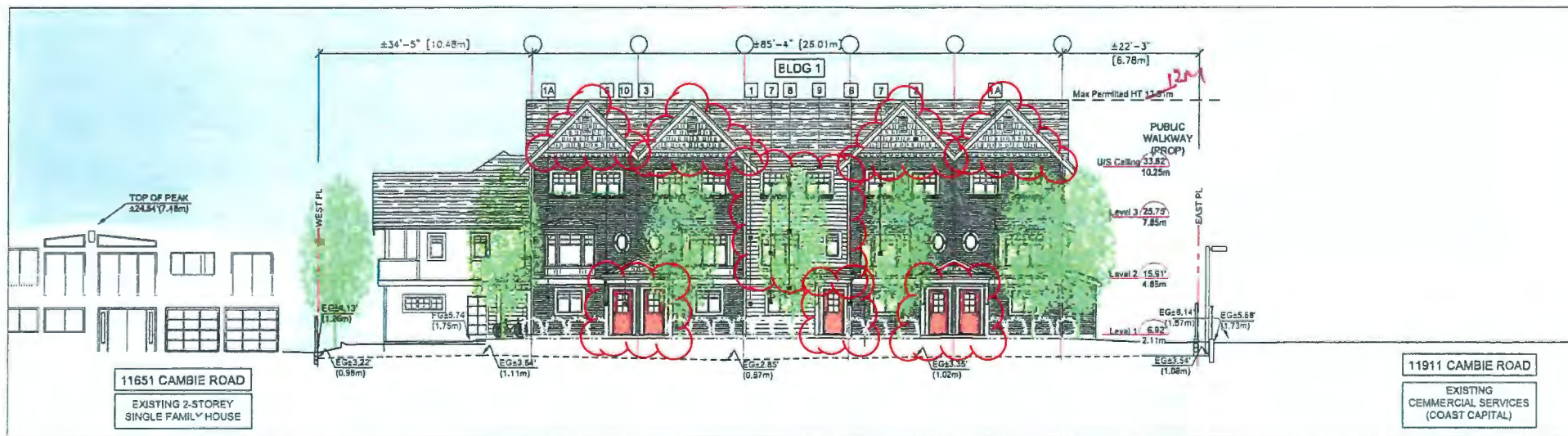
STREETSCAPE ON MELLIS DRIVE

Scale: 3/32" = 1'-0"



COLOUR SCHEME KEY PLAN

<p>1</p>  <p>HORIZONTAL HARDIE PLANK SIDING (8" Exposed) COLOUR: BM CC-80 (Gray Mist)</p>	<p>1A</p>  <p>HORIZONTAL HARDIE PLANK SIDING (4" Exposed) COLOUR: BM HC-166 (Kendall Charcoal)</p>	<p>1B</p>  <p>HORIZONTAL HARDIE PLANK SIDING (4" Exposed) COLOUR: BM CC-510 (Buckhorn)</p>	<p>2</p>  <p>HARDIE PLANK SHINGLES (Straight Edge) COLOUR: BM CC-80 (Gray Mist)</p>	<p>3</p>  <p>FIBERGLASS ASPHALT ROOF SHINGLES COLOUR: DARK GRAY (MULTICOLOR, TEXTURED)</p>	<p>4 5 6 8</p>  <p>BUILT UP POST - REFER TO DETAILS COLOUR: BM CC-40 (Cloud White)</p>	<p>10</p>  <p>ENTRY SOLID WOOD DOOR Door Colour: BM CC-124 (Louisiana Hot Sauce)</p>
<p>7</p>  <p>VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: White</p>	<p>9</p>  <p>ALUMINUM FASCIA GUTTER Colour: BM AF-565 (Mysterius)</p>	<p>11</p>  <p>OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM CC-80 (Gray Mist)</p>	<p>12</p>  <p>METAL RAILING Colour: BM AF-565 (Mysterius)</p>	<p>13</p>  <p>DOUBLED GLAZE VINYL SLIDING DOOR Colour: Anodised Aluminium</p>	<p>14</p>  <p>ELECTRICAL ROOM DOOR Colour: BM CC-80 (Gray Mist)</p>	<p>15</p>  <p>PLANTER BOX Colour: BM 2122-70 (snow white)</p>



STREETSCAPE ON CAMBIE ROAD

Scale: 3/32" = 1'-0"

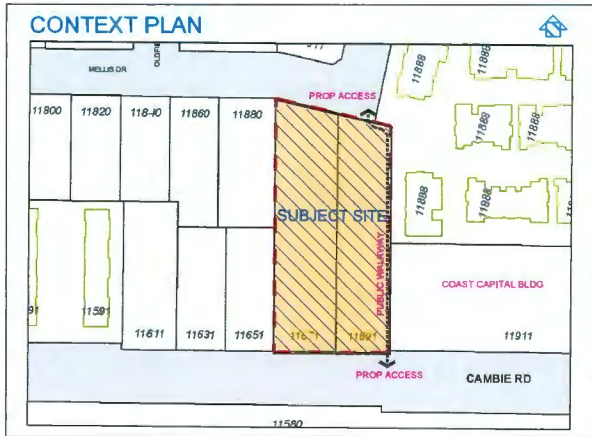
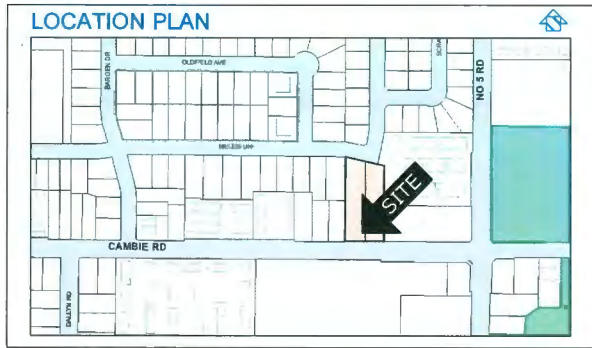
PLAN #4F

DP 17-772227

REVISIONS	
AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 28, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 26, 2018	DP Resubmission
CONSULTANTS	
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INTERFACE:	
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PROJECT	
Proposed 21-Unit Townhouse Development 11571 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	MATERIAL BOARD MELLIS DRIVE, AND CAMBIE ROAD
DRAWING	A8.0



ZONING SUMMARY Zoning Bylaw No. 8500

CIVIC ADDRESS: 11671 / 11691 CAMBIE ROAD, RICHMOND BC
 LEGAL DESCRIPTION: LOT A & B, BOTH EXCEPT: PART SUBDIVIDED BY PLAN 83682 SECTION 25 BLOCK 8 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 9472
 LOT SIZE (2-LOTS): ORIGINAL SITE: 41,376 SF = 0.95 ACRES (3,844.0 M²)
 ROAD DEDICATION: 2.0M WIDE ALONG CAMBIE ROAD
 932 SF = 0.02 ACRES (86,564 M²)
 NET SITE: 40,444 SF = 0.93 ACRES (3,757.4 M²)
 NO / NO / NO / YES (ANSI AREA 3 - ALL USE TYPES MAY BE CONSIDERED)
 AREA PLAN / OCP: EAST CAMBIE 2.119 / NEIGHBOURHOOD RESIDENTIAL

	PERMITTED	PROJECT SPECIFICS (PROPOSED)
LOT ZONING:	CURRENTLY: RS1(E)	RTL4 PROPOSED (LOW DENSITY TOWNHOUSES)
MINIMUM LOT SIZE:	40M WIDTH x 35M DEPTH	142' [43.3M] WIDE X 284' [86.7M] DEEP (AVERAGE)
DENSITY (MAX):	FAR 0.6 = 24,268 SF + FAR 0.1 AMENITY	FAR 0.6 (24,234 SF / 40,444 SF)
LOT COVERAGE:	40% MAX FOR BLDGS	40.0% (16,182 SF / 40,444 SF)
LOT PERMEABILITY:	65% MAX NON-POROUS 25% MIN LANDSCAPED	54.3% (21,969 SF / 40,444 SF) 25.0% (10,114 SF / 40,444 SF)
YARD SETBACKS:	6.0 M [19.69'] MIN 3.0 M [9.84'] MIN 3.0 M [9.84'] MIN 6.0 M [19.69'] MIN (ROAD)	4.5 M [14.76'] MIN * 3.3 M [10.83'] MIN 6.3 M [22.5'] MIN 4.5 M [14.76'] MIN *
YARD PROJECTIONS:	PRINCIPAL BLDG BAY WINDOWS BALCONIES PERGOLAS ETC	N/A 0.46 M [1.5'] AT FRONT YARD N/A N/A
AVERAGE SITE GRADE:	12.0 M [39.37'] MAX 3 STOREYS	1.51 M [4.95'] 3 STOREYS
FLOODPLAIN C.L.:	TOP OF HAB FLR AT 0.3M MIN ABOVE RD CROWN	BLDG 1: 2.11M (CAMBIE MAX. CROWN 1.81M) BLDG 3,4: 1.39M (MELLIS DR. MAX. CROWN 1.09M) BLDG 2,5: 1.75M (AVERAGE)
PARKING REQUIRED:	4.0 (2.0/UNIT RESIDENTS)	40 RESIDENT SPACES (2/UNIT) (30 STD, 10 SMALL) ** EV CHARGING PROVIDED IN EACH GARAGE *** ONE 240V OUTLET FOR A STANDARD SIZE SPACE *** ONE 120V OUTLET FOR THE SECONDARY SPACE
SMALL CARS	4 (0.2/UNIT VISITORS)	4 VISITOR SPACES (3 STD, 1 H/C)
TANDEM SPACES	MIN 50% STANDARD	23% (10 SMALL / 44 SPACES)
H/C SPACES	MAX 50% OF UNITS	50% (10 OF 20 UNITS)
BICYCLE PARKING:	CLASS 1 CLASS 2	1 ACCESSIBLE SPACE REQUIRED, 1 PROVIDED (V4) 25 PROVIDED IN 20 UNITS (WITHIN UNITS) 4 PROVIDED (OUTDOOR)
AMENITY SPACE:	COMMON OUTDR PRIVATE OUTDR INDOOR	130 M ² [1,400 SF] (3 AREAS TOTAL) MIN. 30 M ² (AT GRADE + DECK PER UNIT) PAY-IN-LIEU
GARBAGE DEPOT:	PAPER CONTAINERS FOOD SCRAPS GLASS GARBAGE CARDBOARD	1 DEPOT (FOR 20 UNITS) 2 x 95 GAL CARTS 2 x 95 GAL CARTS 1 x 65 GAL CART 1 x 35 GAL CART 4 x 95 GAL CARTS 1 x 2 CY BIN (OPTIONAL)
ON-SITE LOADING:	MEDIUM SIZE SPACE	N/A - CAN MANOEUVRE ON SITE

- CONTACTS**
- Architect**
INTERFACE ARCHITECTURE INC.
 #230 - 11590 CAMBIE ROAD
 RICHMOND, B.C. V6X 3Z5
 Tel: 604-821-1162 Attn: KEN CHOW
 Fax: 604-821-1146 Email: ken@interfacearchitecture.com
- Landscape Architect**
M2 LANDSCAPE ARCHITECTURE
 #220 - 26 LORNE MEWS
 NEW WESTMINSTER, BC V3M 3L7
 Tel: 604-553-0044 Attn: THOMAS KYLE
 Fax: 604-553-0045 Email: thomas.kyle@m2la.com
- Arbourist**
FROGGERS CREEK TREE CONSULTANTS LTD.
 7763 McGregor Avenue
 BURNABY, BC V5J 4H4
 Tel: 604-721-6002 Attn: GLENN MURRAY
 Fax: 604-437-0970 Email: glenn_murray@shaw.ca
- Surveyor**
J. C. TAM AND ASSOCIATES
 #115 - 8839 ODIN CRESCENT
 RICHMOND, BC V6X 3Z7
 Tel: 604-214-8928 Attn: J. C. TAM
 Fax: 604-214-8929 Email: office@jctam.com
- Electrical Engineer**
LIEW ENGINEERING LTD.
 #275 - 11780 RIVER ROAD
 RICHMOND, B.C. V6X 1Z7
 Tel: 604-231-8929 Attn: RICHARD LIEW
 Fax: 604-231-9247 Email: rliewengtd@telus.net
- Civil Engineer (onsite/offsite)**
CORE CONCEPT CONSULTING LTD.
 #220 - 2639 VIKING WAY
 RICHMOND, B.C. V6V 3B7
 Tel: 604-249-5040 Attn: BRUCE DUFFY
 Fax: 604-249-5041 Email: bduffy@coreconceptconsulting.com
- Acoustic**
BAP ACOUSTICS
 101 KLAHANIE DRIVE, SUITE 201A
 PORT MOODY, B.C. V3H 0C3
 Tel: 604-492-2992 Attn: ERIC DE SANTIS
 Email: eric@bapacoustics.com

PROJECT DESCRIPTION

A 20-UNIT TOWNHOUSE IS PROPOSED FOR THIS DOUBLE-FRONTING SITE. GROSS SITE AREA IS 3,844 M² (NET 3757.4 M² AFTER ROAD DEDICATION). THE VEHICLE ENTRY IS AT CAMBIE ROAD (ARTERIAL ROAD), TWO UNITS FRONT ONTO MELLIS DRIVE (RESIDENTIAL STREET). THE PROJECT COMPRISES OF 20 UNITS IN 5 BUILDINGS, TEN ARE TANDEM PARKING UNITS (50%).

THE TARGET ZONING IS RTL4, PERMITS UP TO FAR 0.60 + FAR 0.1 FOR INDOOR AMENITY SPACE. SUBJECT TO:
 (1) CONTRIBUTE TO AFFORDABLE HOUSING RESERVE
 (2) COMPLIANCE WITH MULTI-FAM DESIGN GUIDELINES
 (3) PROVIDE 2M ROAD DEDICATION ALONG CAMBIE ROAD
 (4) PROVIDE PUBLIC-RIGHT-OF-PASSAGE WALKWAY FROM MELLIS THROUGH THE SITE TO CAMBIE ROAD
 (5) REGISTER AN EASEMENT TO PERMIT FUTURE ACCESS TO WEST DEVELOPMENT PROPERTIES

ZONING VARIANCES ARE REQUESTED:
 (A) INTERNAL DRIVE AISLE WIDTH REDUCED FROM 6.7 M TO 6.2 M (BACK-OF-CURB TO BACK-OF-CURB).
 (B) FRONT & REAR SETBACKS FROM 6.0 M TO 4.5 M

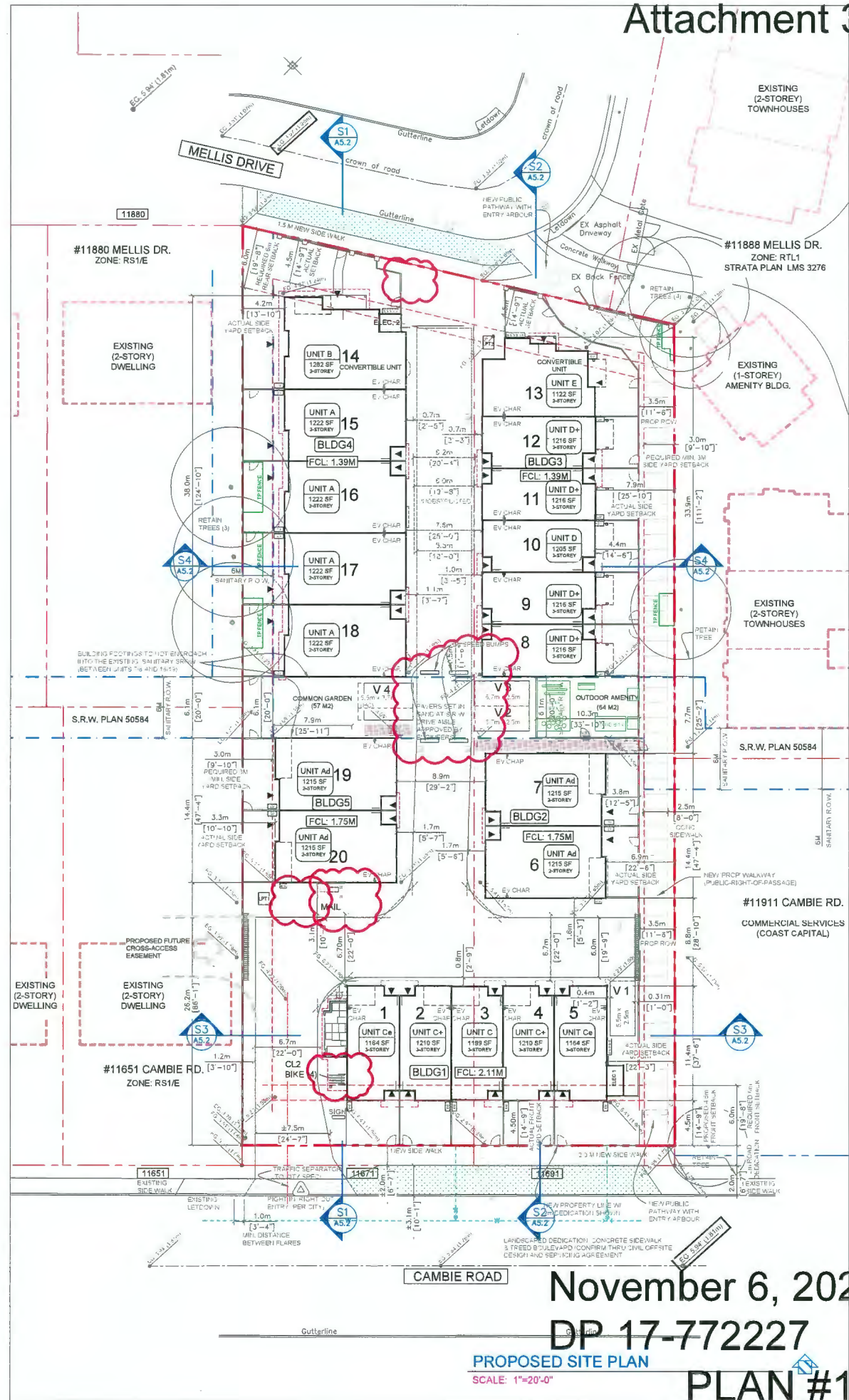
AREA BREAKDOWN BY BUILDING (SF)

BUILDING	NO. UNITS	TYPE 'A'	TYPE 'B' (ENV)	TYPE 'C'	TYPE 'C+'	TYPE 'C+' (Ce)	TYPE 'D'	TYPE 'D+'	TYPE 'E' (ENV)	TYPE 'E+'	COVERED AREA (NOT GROSS) (EXEMPT)	GROSS AREA	GARAGE EXEMPT	STAIR/ENT. EXEMPT	FAR AREA
BUILDING 1	5	—	—	1	2	2	—	—	—	—	216	9,312	(2,613)	(765)	5,934
BUILDING 2	2	—	—	—	—	—	—	2	—	—	46	3,422	(708)	(284)	2,430
BUILDING 3	6	—	—	—	—	—	1	4	1	—	432	10,969	(2,850)	(928)	7,191
BUILDING 4	5	4	1	—	—	—	—	—	—	—	162	8,730	(1,795)	(686)	6,249
BUILDING 5	2	—	—	—	—	—	—	—	2	—	46	3,422	(708)	(284)	2,430
TOTALS	20 units	4 x 'A'	1 x 'B'	1 x 'C'	2 x 'C+'	2 x 'C+' (Ce)	1 x 'D'	4 x 'D+'	1 x 'E'	4 x 'E+'	902	35,855	(8,674)	(2,947)	24,234

- REZONING CONDITIONS**
- LOT CONSOLIDATION OF ALL LOTS INTO ONE DEVELOPMENT PARCEL; DEDICATE 2.0 M ACROSS CAMBIE ROAD FRONTAGE.
 - AGREEMENT ON TITLE FOR A 3.5 M WIDE PUBLIC-RIGHT-OF-PASSAGE ALONG EASTERN EDGE FOR A PEDESTRIAN WALKWAY.
 - AGREEMENT ON TITLE FOR THE ENTRY DRIVEWAY (AND A CROSS-ACCESS) FOR FUTURE USE BY WEST RESIDENTIAL PROJECT.
 - AGREEMENT ON TITLE ENSURING THE ONLY MEANS OF VEHICLE ACCESS IS OFF CAMBIE ROAD (RIGHT IN, RIGHT OUT ONLY).
 - AGREEMENTS ON TITLE: (1) FLOOD INDEMNITY COVENANT, (2) AN AIRCRAFT NOISE SENSITIVE USE RESTRICTIVE COVENANT.
 - AGREEMENT ON TITLE PROHIBITING THE CONVERSION OF THE TANDEM PARKING AREA INTO HABITABLE SPACE.
 - AGREEMENT ON TITLE UNITS MEET ENERGUIDE 82 FOR ENERGY EFFICIENCY; PRE-DUCTED FOR SOLAR HOT WATER HEATING.
 - PROOF THAT A CERTIFIED ARBOURIST IS TO SUPERVISE ANY SITE WORKS CONDUCTED WITHIN TREE PROTECTION ZONES.
 - VOLUNTARY CONTRIBUTIONS: PUBLIC ART FUND AFFORDABLE HOUSING FUND, PAYMENT-IN-LIEU INDOOR AMENITY SPACE.
 - ENTER INTO A SERVICING AGREEMENT FOR THE OFFSITE WORKS (I.E. FRONTAGE IMPROVEMENTS, PROP WALKWAY, TRAFFIC INTERSECTION IMPROVEMENTS/CONTRIBUTIONS, INFRASTRUCTURE WORKS).

- DRAWING LIST**
- Architectural**
- A1.1 PROJECT DATA AND SITE PLAN
 - A1.2 FIRE ACCESS / PARKING / TRUCK TURNING PLAN
 - A1.3 SITE AREA OVERLAYS / AVG FINISHED GRADE
 - A1.4 F.A.R. OVERLAY & FLOOR AREA BREAKDOWN
 - A2.1 UNIT PLANS - UNIT A, UNIT AD
 - A2.2 UNIT PLANS - UNIT B (CONVERTIBLE)
 - A2.3 UNIT PLANS - UNIT C, UNIT D
 - A2.4 UNIT PLANS - UNIT E (CONVERTIBLE)
 - A3.1 BUILDING PLANS - BUILDING 1 & 3
 - A3.2 BUILDING PLANS - BUILDING 2 & 5
 - A3.3 BUILDING PLANS - BUILDING 4
 - A4.1 BUILDING ELEVATIONS: BUILDING 1
 - A4.2 BUILDING ELEVATIONS: BUILDING 2 & 5
 - A4.3 BUILDING ELEVATIONS: BUILDINGS 3 & 4
 - A4.4 BUILDING ELEVATIONS: BUILDING 4
 - A5.1 STREETSCAPES - MELLIS DR. AND CAMBIE RD.
 - A5.2 STREETSCAPES - ALONG PROPERTY LINES AND DRIVE AISLES
 - A6.0 SITE SECTIONS
 - A6.0 MATERIAL BOARD
- Landscape**
- L0 OFFSITE STREET TREE
 - L1 TREE PLAN
 - L2 SHRUB PLAN
 - L3 LANDSCAPE DETAILS
 - L4 LANDSCAPE SPECIFICATION
- Civil (On-Site)**
- C0 COVER
 - C1 TOPOGRAPHIC SURVEY
 - C2 KEY PLAN
 - C3 SITE GRADING PLAN
 - C4 SITE SERVICING PLAN

- ENGINEERING ISSUES**
- Human Comfort**
- TO MEET COMFORT LEVELS PER ASHRAE 55-2004 (I.E. SUFFICIENT VENTILATION/FRESH AIR WHEN WINDOWS ARE CLOSED DUE TO NOISE), A DUCTED AIR CONDITION SYSTEM WILL BE INSTALLED TO PROVIDING COOLING.
- Acoustic**
- TO MEET CMHC NOISE CRITERIA FOR RESIDENTIAL PROJECTS WITHIN THE ANSD POLICY AREA, NOISE MITIGATION MEASURES ARE PROPOSED AT ALL BEDROOMS (PER OCT 10/17 ACOUSTIC STUDY):
 * WINDOWS: SPECIFIC UPGRADES A,B,C
 * EXTERIOR WALLS: ADD EXTRA LAYER 5/8" GWB
 * CEILING: ADD RESILIENT METAL CHANNELS
- Energy**
- TO MEET ENERGUIDE 82 CRITERIA, THE CEA REPORT ISATED APPROXIMATELY THE MECHANICAL SPECIFICATION DETAILS OUTLINED BELOW:
 * HIGH EFFICIENCY NATURAL GAS FURNACE (92% AFUE)
 * AIR SOURCE HEAT PUMP, PROVIDING BOTH DUCTED HEATING AND COOLING
 * PROJECT MECHANICAL ENGINEER TO PROVIDE LETTER TO CITY OF RICHMOND CONFIRMING THAT THE EQUIPMENT COMPLIES WITH NOISE REG BYLAW NO. 8856
- TO MEET THE CITY'S ELECTRIC VEHICLE CHARGING BYLAW:
 * ALL RESIDENTIAL PARKING SPACES, EXCLUDING VISITOR PARKING SPACES, SHALL FEATURE EV CHARGING OUTLETS CAPABLE OF PROVIDING LEVEL 2 EV CHARGING
 * LEVEL 2 EV: VOLTAGE 208 V TO 240 V, 16A TO 80A



November 6, 2024
 DP 17-772227
 PROPOSED SITE PLAN
 SCALE: 1"=20'-0"
PLAN #1

REVISIONS

AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 28, 2017	DP Resubmission
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MAR 21, 2018	DP Resubmission
APR 26, 2018	DP Resubmission
CONSULTANTS	

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

PROJECT

Proposed 20-Unit
 Townhouse Development
 11671 / 11691 Cambie Road
 Richmond, B.C.

PROJECT NO. 1412

SCALE As Noted

DATE Aug. 1, 2014

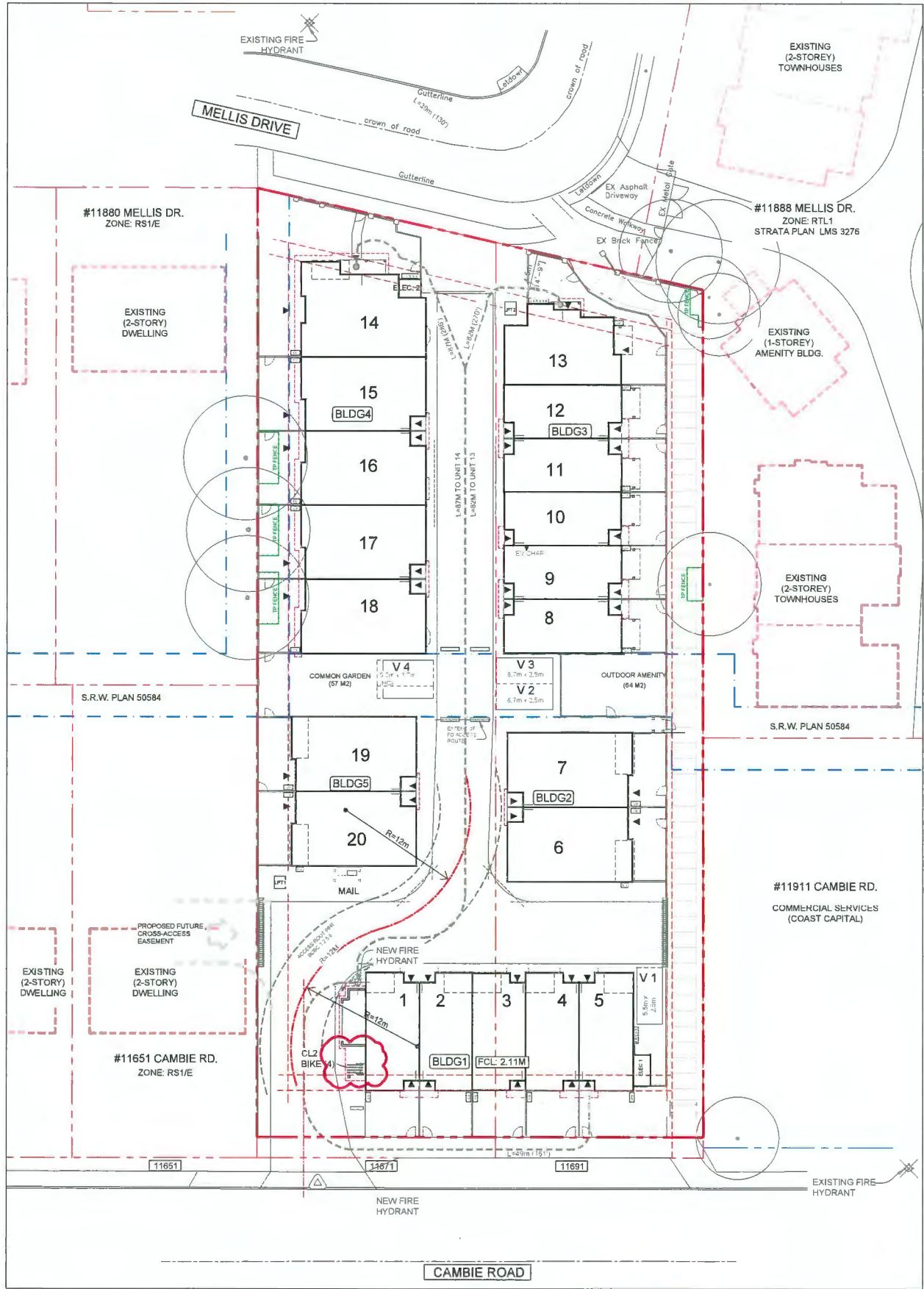
DRAWN BY KYC, SRS, EL, AL

CHECKED BY KYC

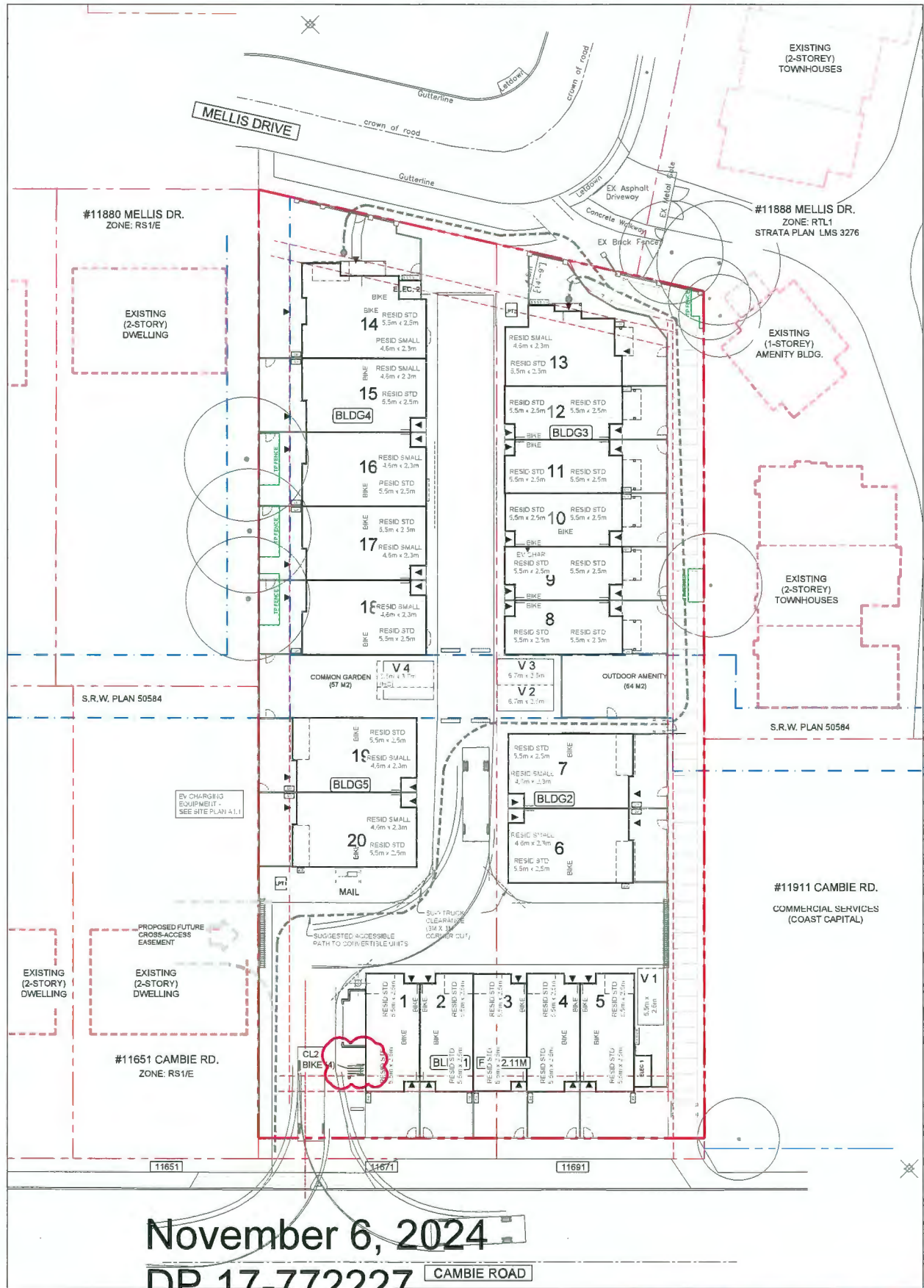
SHEET TITLE PROJECT DATA AND SITE PLAN

DRAWING

A1.1



FIRE ACCESS PLAN
SCALE: 1"=20'-0"



PARKING / TRUCK TURNING PLAN
SCALE: 1"=20'-0"

November 6, 2024
DP 17-772227
PLAN # 2

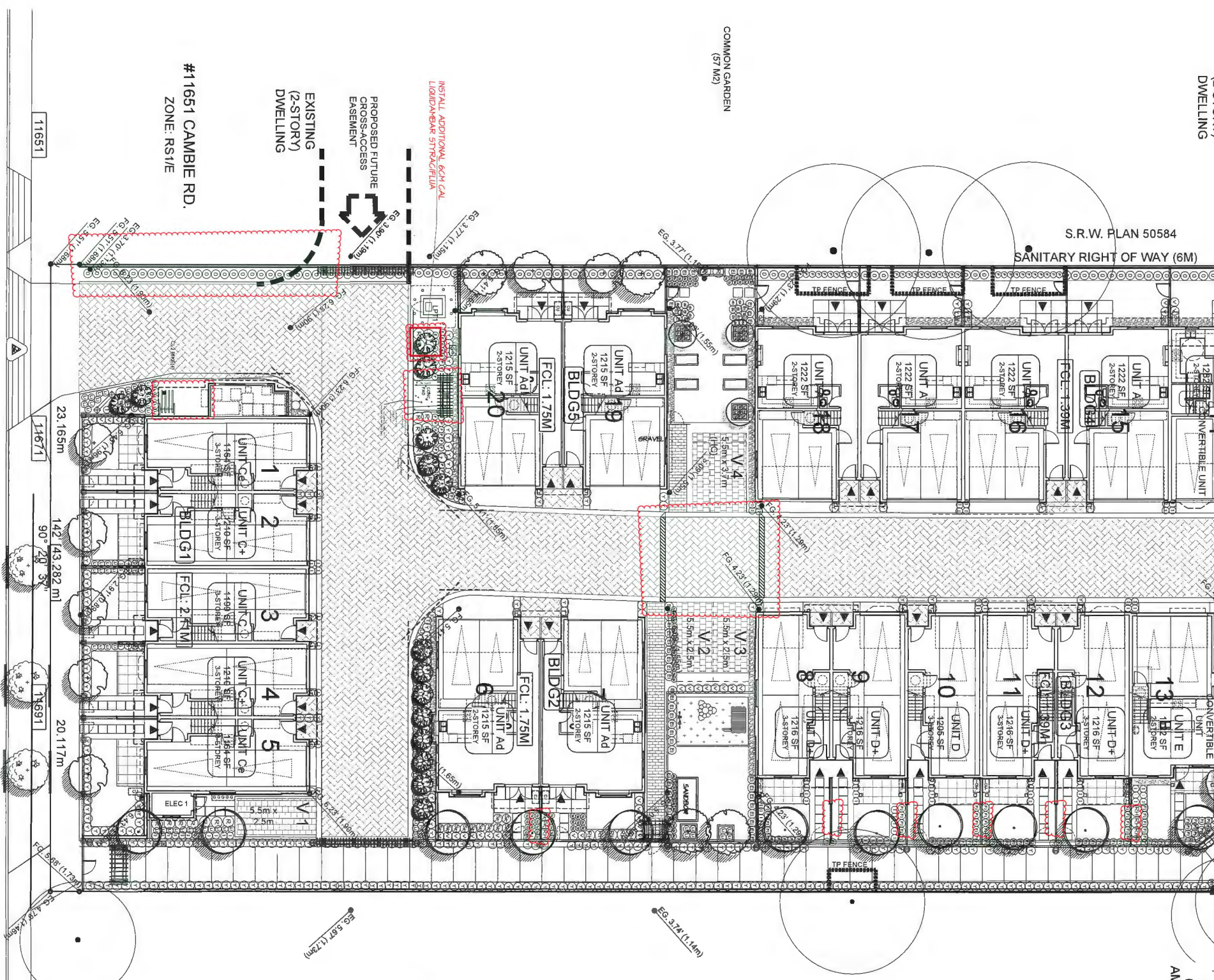
REVISIONS	
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SEAL	

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PROJECT	
Proposed 20-Unit Townhouse Development	
11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	
FIRE ACCESS PLAN / TRUCK TURNING PLAN	
DRAWING	

A1.2

November
DP 17-7722



#11651 CAMBIE RD.
ZONE: RS1/E

#11911 CAMBIE RD.
COMMERCIAL SERVICES
(COAST CAPITAL)

S. R. W. PLAN 50584
OUTDOOR AMENITY
(64 M2)

EXISTING
(2-STORY)
TOWNHOUSES

EXISTING
(1-STORY)
AMENITY BLDG.

PLANT SCHEDULE

KEY	SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS	NO. JOB NUMBER: 14083
1	(Symbol)	ASPL GREEN	PLANTED SIZE / REMARKS	
2	(Symbol)	ASPL GREEN	PLANTED SIZE / REMARKS	
3	(Symbol)	ASPL GREEN	PLANTED SIZE / REMARKS	
4	(Symbol)	ASPL GREEN	PLANTED SIZE / REMARKS	
5	(Symbol)	ASPL GREEN	PLANTED SIZE / REMARKS	

PLANT SCHEDULE-SHRUB LIST

SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS	NO. JOB NUMBER: 14083
1	HYDRANGEA PANICULATA	1.5m x 1.5m	
2	HYDRANGEA PANICULATA	1.5m x 1.5m	
3	HYDRANGEA PANICULATA	1.5m x 1.5m	
4	HYDRANGEA PANICULATA	1.5m x 1.5m	
5	HYDRANGEA PANICULATA	1.5m x 1.5m	
6	HYDRANGEA PANICULATA	1.5m x 1.5m	
7	HYDRANGEA PANICULATA	1.5m x 1.5m	
8	HYDRANGEA PANICULATA	1.5m x 1.5m	
9	HYDRANGEA PANICULATA	1.5m x 1.5m	
10	HYDRANGEA PANICULATA	1.5m x 1.5m	
11	HYDRANGEA PANICULATA	1.5m x 1.5m	
12	HYDRANGEA PANICULATA	1.5m x 1.5m	
13	HYDRANGEA PANICULATA	1.5m x 1.5m	
14	HYDRANGEA PANICULATA	1.5m x 1.5m	
15	HYDRANGEA PANICULATA	1.5m x 1.5m	
16	HYDRANGEA PANICULATA	1.5m x 1.5m	
17	HYDRANGEA PANICULATA	1.5m x 1.5m	
18	HYDRANGEA PANICULATA	1.5m x 1.5m	
19	HYDRANGEA PANICULATA	1.5m x 1.5m	
20	HYDRANGEA PANICULATA	1.5m x 1.5m	
21	HYDRANGEA PANICULATA	1.5m x 1.5m	
22	HYDRANGEA PANICULATA	1.5m x 1.5m	
23	HYDRANGEA PANICULATA	1.5m x 1.5m	
24	HYDRANGEA PANICULATA	1.5m x 1.5m	
25	HYDRANGEA PANICULATA	1.5m x 1.5m	
26	HYDRANGEA PANICULATA	1.5m x 1.5m	
27	HYDRANGEA PANICULATA	1.5m x 1.5m	
28	HYDRANGEA PANICULATA	1.5m x 1.5m	
29	HYDRANGEA PANICULATA	1.5m x 1.5m	
30	HYDRANGEA PANICULATA	1.5m x 1.5m	
31	HYDRANGEA PANICULATA	1.5m x 1.5m	
32	HYDRANGEA PANICULATA	1.5m x 1.5m	
33	HYDRANGEA PANICULATA	1.5m x 1.5m	
34	HYDRANGEA PANICULATA	1.5m x 1.5m	
35	HYDRANGEA PANICULATA	1.5m x 1.5m	
36	HYDRANGEA PANICULATA	1.5m x 1.5m	
37	HYDRANGEA PANICULATA	1.5m x 1.5m	
38	HYDRANGEA PANICULATA	1.5m x 1.5m	
39	HYDRANGEA PANICULATA	1.5m x 1.5m	
40	HYDRANGEA PANICULATA	1.5m x 1.5m	
41	HYDRANGEA PANICULATA	1.5m x 1.5m	
42	HYDRANGEA PANICULATA	1.5m x 1.5m	
43	HYDRANGEA PANICULATA	1.5m x 1.5m	
44	HYDRANGEA PANICULATA	1.5m x 1.5m	
45	HYDRANGEA PANICULATA	1.5m x 1.5m	
46	HYDRANGEA PANICULATA	1.5m x 1.5m	
47	HYDRANGEA PANICULATA	1.5m x 1.5m	
48	HYDRANGEA PANICULATA	1.5m x 1.5m	
49	HYDRANGEA PANICULATA	1.5m x 1.5m	
50	HYDRANGEA PANICULATA	1.5m x 1.5m	

(2-STORY)
DWELLING

S.R.W. PLAN 50584
SANITARY RIGHT OF WAY (6M)

EXISTING
(1-STORY)
AMENITY BLDG.

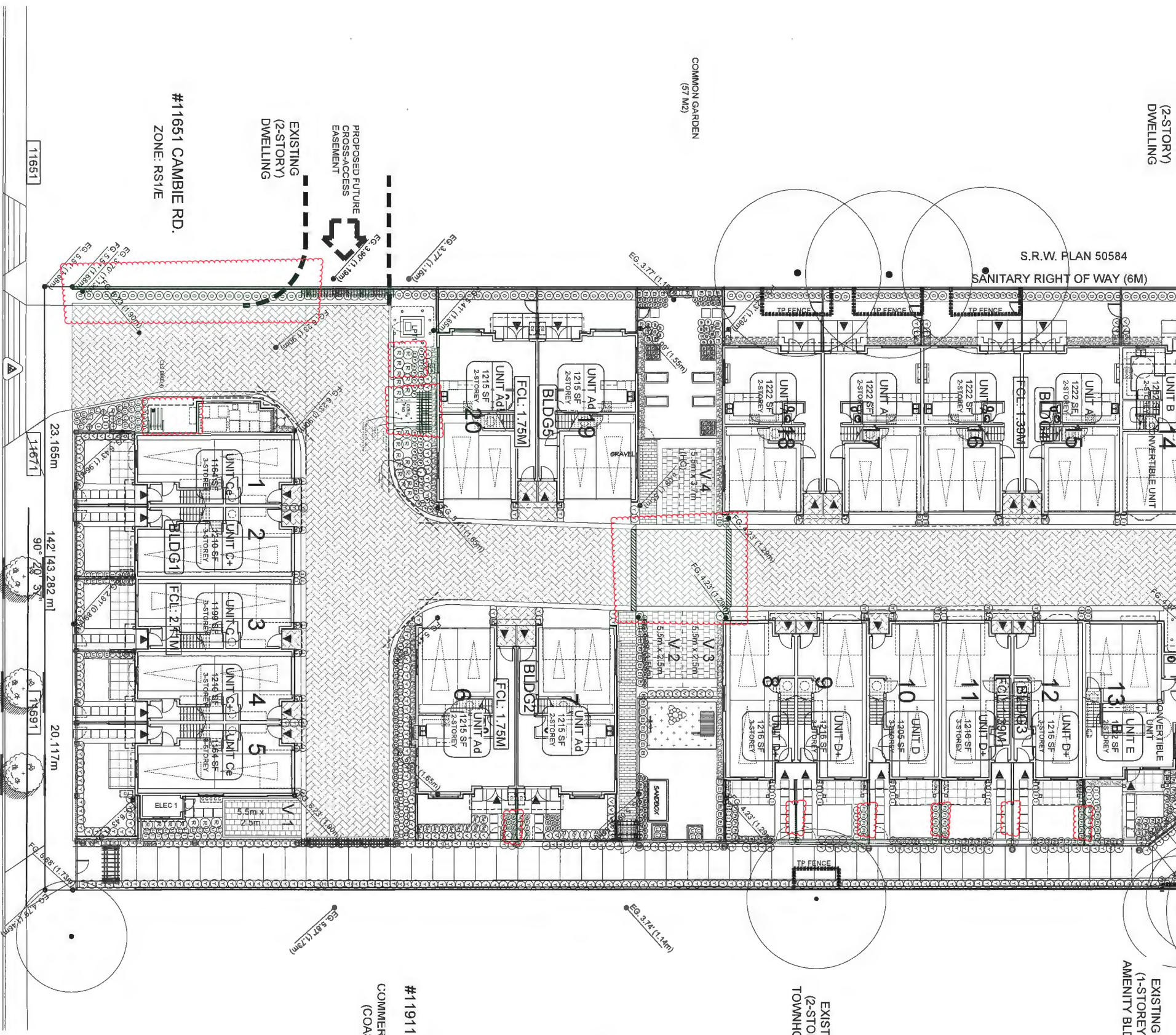
EXISTING
(2-STORY)
TOWNHOUSES

S.R.W. PLAN 50584
OUTDOOR AMENITY
(64 M2)

#11911 CAMBIE RD.
COMMERCIAL SERVICES
(COAST CAPITAL)

#11651 CAMBIE RD.
ZONE: RS1/E

COMMON GARDEN
(57 M2)



PLANT SCHEDULE-SHRUB LIST

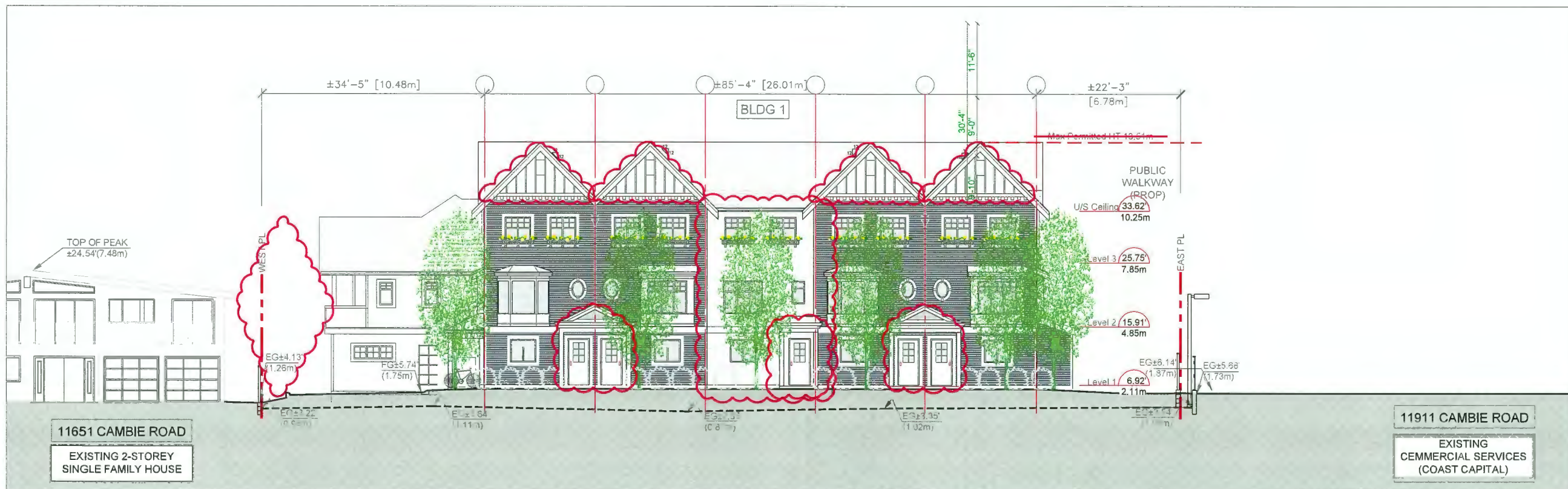
REV	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
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02	1	LEUCADENDRON	LEUCADENDRON	1200
03	1	LEUCADENDRON	LEUCADENDRON	1200
04	1	LEUCADENDRON	LEUCADENDRON	1200
05	1	LEUCADENDRON	LEUCADENDRON	1200
06	1	LEUCADENDRON	LEUCADENDRON	1200
07	1	LEUCADENDRON	LEUCADENDRON	1200
08	1	LEUCADENDRON	LEUCADENDRON	1200
09	1	LEUCADENDRON	LEUCADENDRON	1200
10	1	LEUCADENDRON	LEUCADENDRON	1200
11	1	LEUCADENDRON	LEUCADENDRON	1200
12	1	LEUCADENDRON	LEUCADENDRON	1200
13	1	LEUCADENDRON	LEUCADENDRON	1200
14	1	LEUCADENDRON	LEUCADENDRON	1200
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16	1	LEUCADENDRON	LEUCADENDRON	1200
17	1	LEUCADENDRON	LEUCADENDRON	1200
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96	1	LEUCADENDRON	LEUCADENDRON	1200
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99	1	LEUCADENDRON	LEUCADENDRON	1200
100	1	LEUCADENDRON	LEUCADENDRON	1200

CAMBIE ROAD

November
DP 17-772



STREETSCAPE ON MELLIS DRIVE
Scale: 1/8" = 1'-0"



November 6, 2024 PLAN #4
DP 17-772227

STREETSCAPE ON CAMBIE ROAD
Scale: 1/8" = 1'-0"

REVISIONS

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SEAL

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PROJECT

Proposed 21-Unit
Townhouse Development
11671 / 11691 Cambie Road
Richmond, B.C.

PROJECT NO.
1412

SCALE
As Noted

DATE
Aug. 1, 2014

DRAWN BY
KYC, SRS, EL, AL

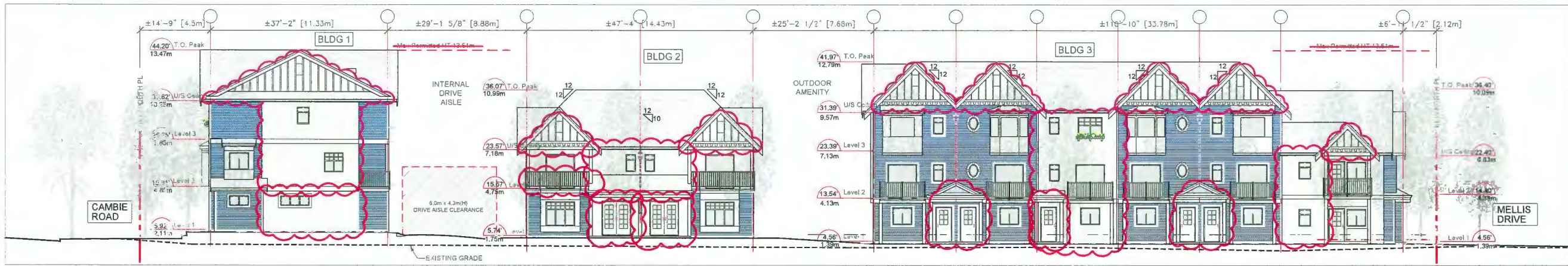
CHECKED BY
KYC

SHEET TITLE

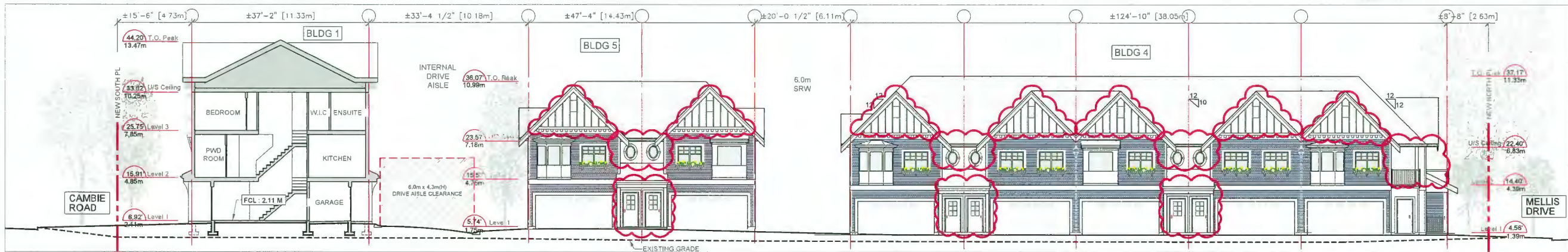
STREETSCAPES -
MELLIS DRIVE, AND
CAMBIE ROAD

DRAWING

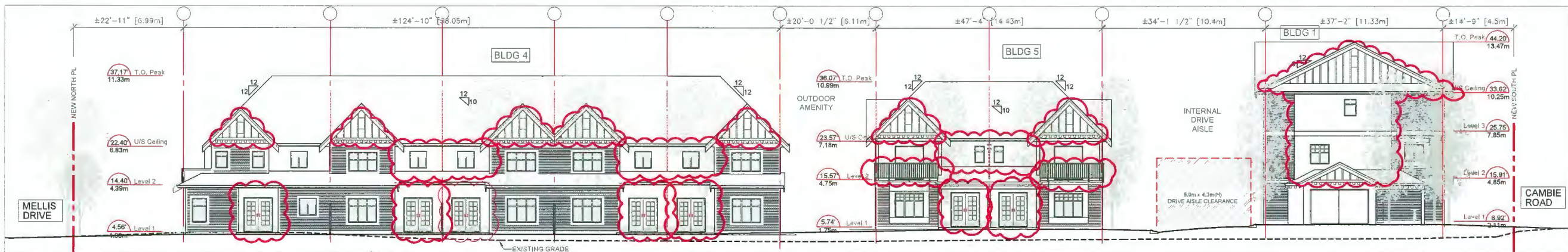
A5.1



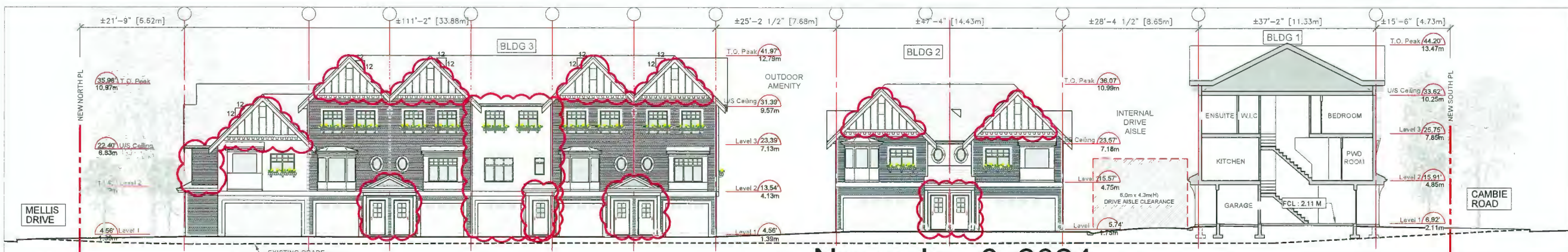
STREETSCAPE ALONG EAST PL
Scale: 3/32" = 1'-0"



STREETSCAPE DRIVE AISLE LOOKING WEST
Scale: 3/32" = 1'-0"



STREETSCAPE ALONG WEST PL
Scale: 3/32" = 1'-0"



STREETSCAPE DRIVE AISLE LOOKING EAST
Scale: 3/32" = 1'-0"

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PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	
STREETSCAPES - ALONG PROPERTY LINES, AND DRIVE AISLES	
DRAWING	

November 6, 2024 **PLAN #4A**
 DP 17-772227

A5.2



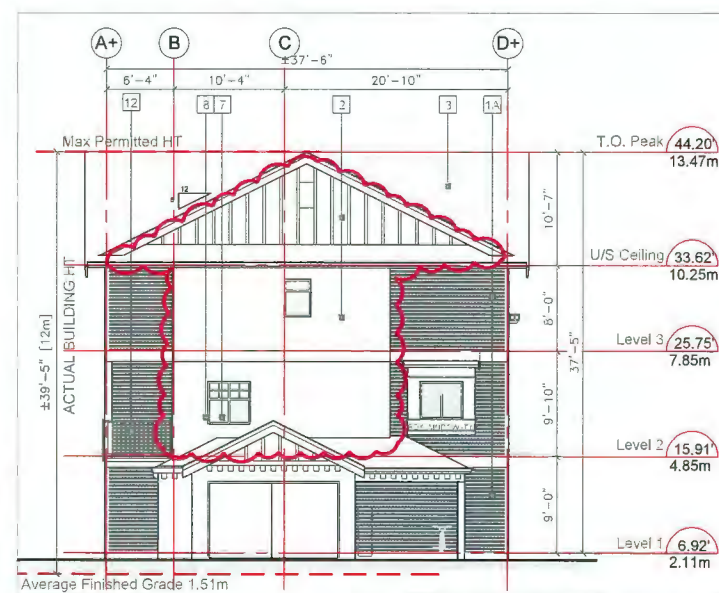
BUILDING 1 ELEVATION - SOUTH
Scale: 1/8"=1'-0"



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



BUILDING 1 ELEVATION - NORTH
Scale: 1/8"=1'-0"



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

EXTERIOR FINISHES

- 1 HORIZONTAL HARDIE PLANK (CEILING) SIDING
Colour: BM CC-90 (Natural Linen) - 8" exposed
A - Colour: BM HC-166 (Kendal Charcoal) - 4" exposed
B - Colour: BM CC-510 (Buckhorn) - 4" exposed
- 2 HARDIE BOARD & BATTEN
Colour: BM CC-40 (Cloud White)
- 3 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
- 4 2x8 WOOD TRIM BOARD - PAINTED
Colour: BM CC-40 (Cloud White)
- 5 1x4 TRIM BOARD ON 2X8 BARGE BOARD
Colour: BM CC-40 (Cloud White)
- 6 BUILT UP POST - REFER TO DETAILS
Colour: BM CC-40 (Cloud White)
- 7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent. Colour: Anodised Aluminium
- 8 2x6 WINDOW TRIM BOARD - PAINTED
Colour: BM CC-40 (Cloud White)
- 9 ALUMINUM FASCIA GUTTER
Colour: BM AF565 (Mysterious)
- 10 ENTRY SOLID WOOD DOOR WITH SIPLEUP
Door Colour: BM 2109-30 (Wood Grain Brown)
- 11 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM CC80 (Gray Mist)
- 12 METAL RAILING
Colour: BM AF565 (Mysterious)
- 13 DOUBLED GLAZE VINYL SLIDING DOOR
Colour: Anodised Aluminium
- 14 ELECTRICAL ROOM DOOR
Colour: BM CC80 (Gray Mist)
- 15 PLANTER BOX
Colour: BM 2122-70 (Snow White)

REVISIONS	
AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 28, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 28, 2018	DP Resubmission
CONSULTANTS	
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SEAL	

INTERFACE:
Suite 230
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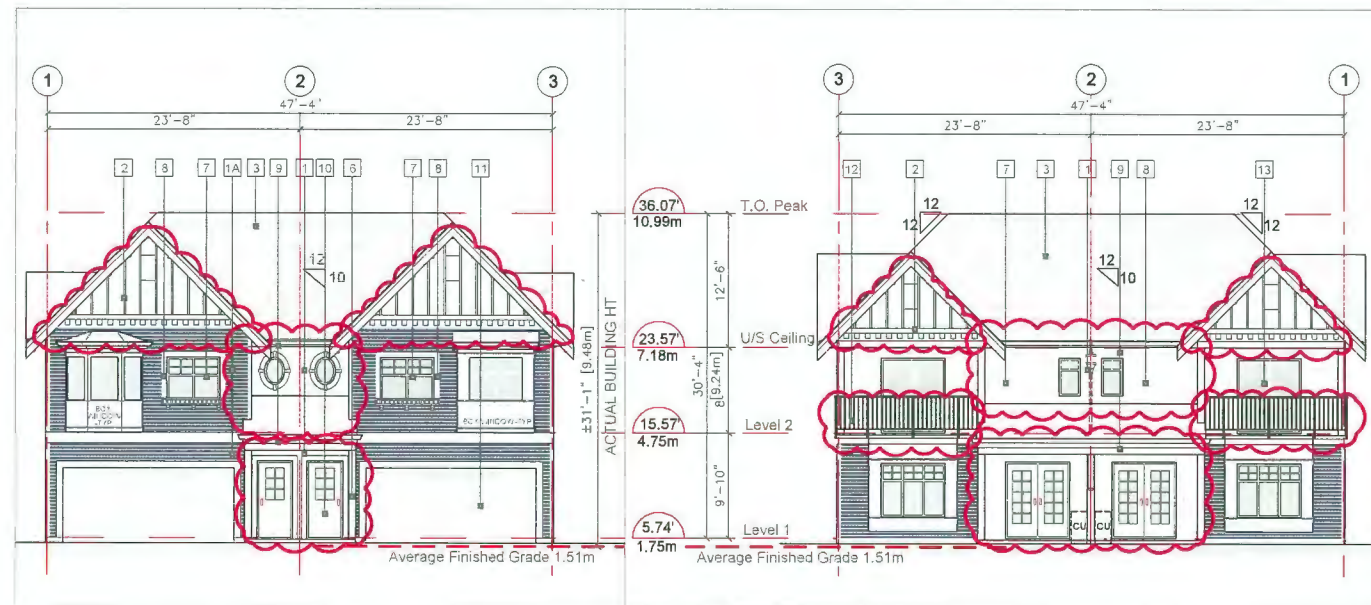
PROJECT	
Proposed 20-Unit Townhouse Development 11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	BUILDING ELEVATIONS : BUILDING 1
DRAWING	

November 6, 2024 PLAN #4B
DP 17-772227

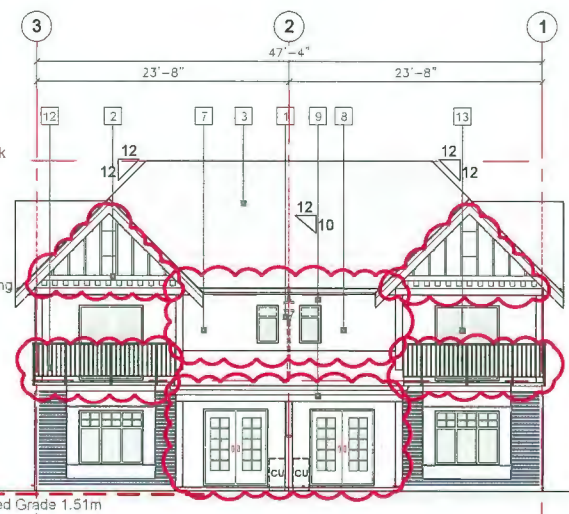
REVISIONS	
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FEB 20, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 26, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 26, 2018	DP Resubmission
CONSULTANTS	
SEAL	

INTERFACE:
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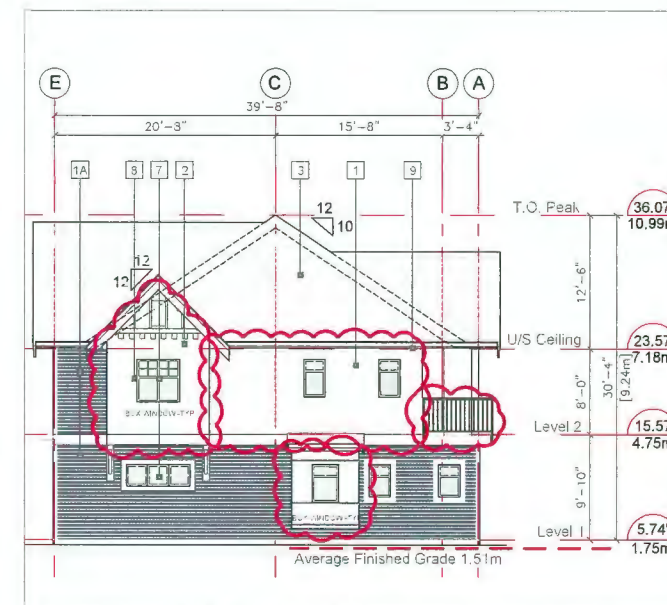
PROJECT	
Proposed 20-Unit Townhouse Development 11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	BUILDING ELEVATIONS : BUILDING 2 & 5
DRAWING	



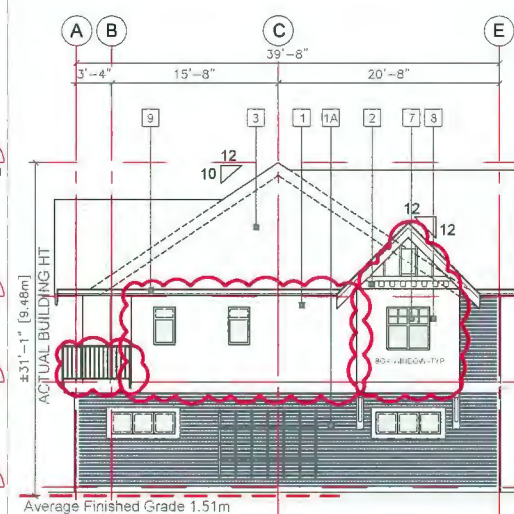
BUILDING 2 ELEVATION - WEST
Scale: 1/8"=1'-0"



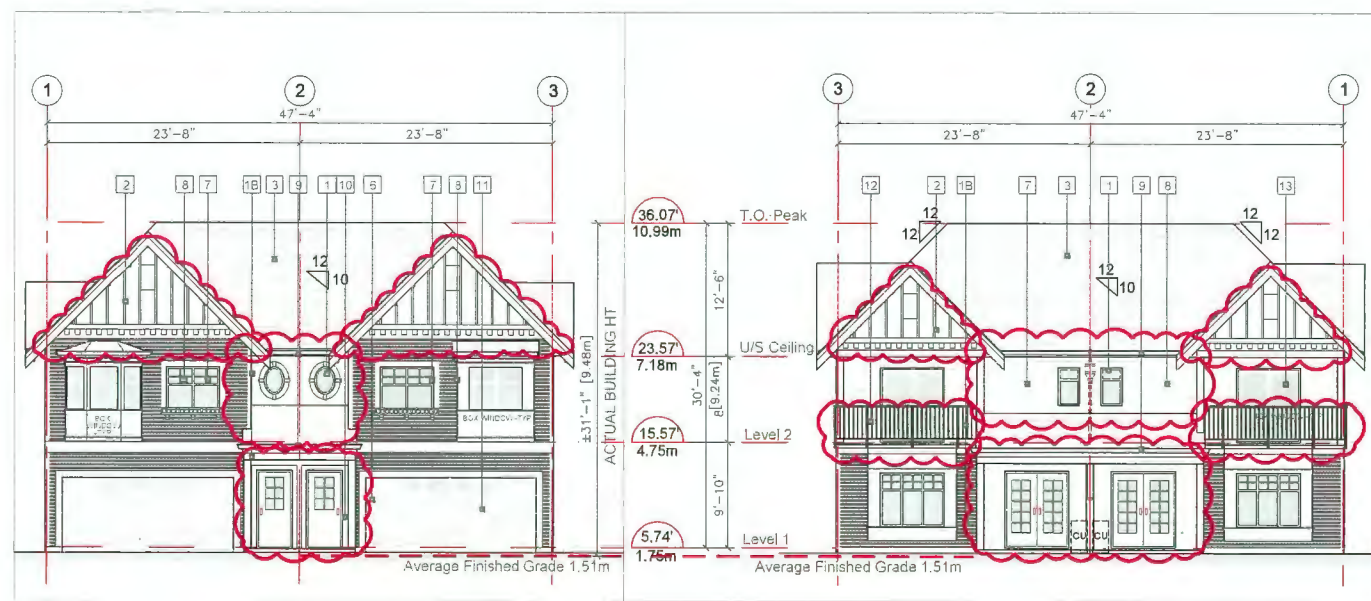
BUILDING 2 ELEVATION - EAST
Scale: 1/8"=1'-0"



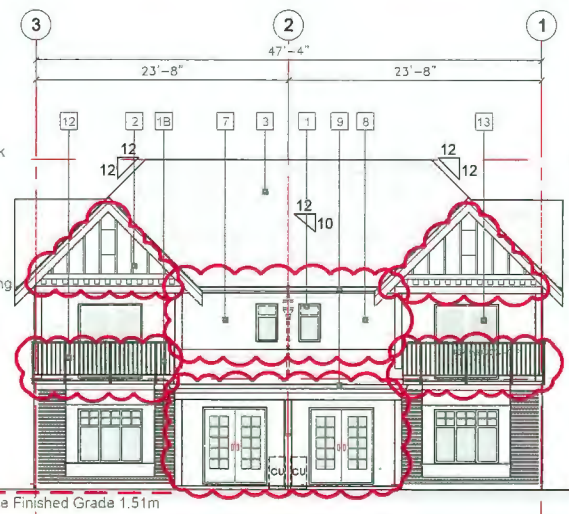
BUILDING 2 ELEVATION-SOUTH
Scale: 1/8"=1'-0"



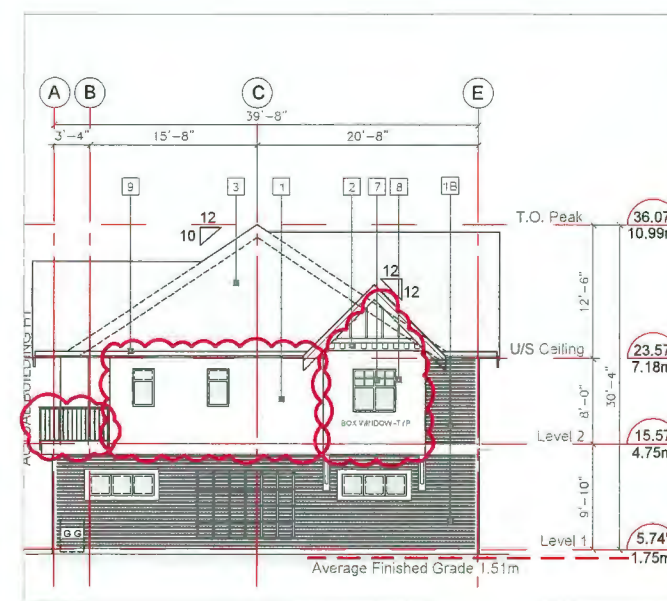
BUILDING 2 ELEVATION - NORTH
Scale: 1/8"=1'-0"



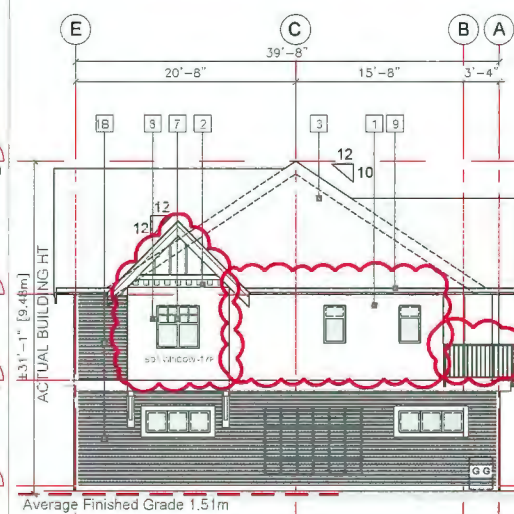
BUILDING 5 ELEVATION - EAST
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - WEST
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - SOUTH
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - NORTH
Scale: 1/8"=1'-0"

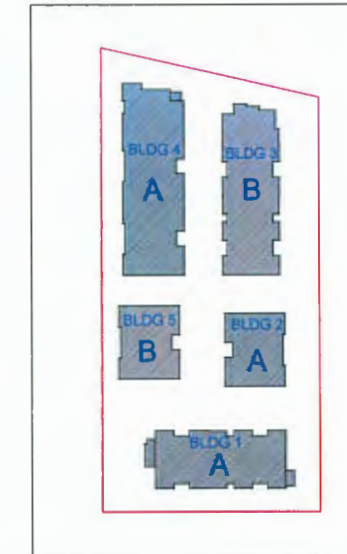
November 6, 2024 PLAN #4C
DP 17-772227

A4.2



STREETSCAPE ON MELLIS DRIVE

Scale: 3/32" = 1'-0"



COLOUR SCHEME KEY PLAN

<div data-bbox="500 788 801 1137" data-label="Image"> </div> <p>1 HORIZONTAL HARDIE PLANK SIDING (8" Exposed) COLOUR: BM CC-90 (Natural Linen)</p>	<div data-bbox="832 788 1006 1008" data-label="Image"> </div> <p>1A HORIZONTAL HARDIE PLANK SIDING (4" Exposed) COLOUR: BM HC-166 (Kendall Charcoal)</p>	<div data-bbox="1106 788 1280 1008" data-label="Image"> </div> <p>1B HORIZONTAL HARDIE PLANK SIDING (4" Exposed) COLOUR: BM CC-510 (Buckhorn)</p>	<div data-bbox="1330 788 1609 1137" data-label="Image"> </div> <p>2 HARDIE BOARD & BATTEN COLOR: BM CC-40 (Cloud White)</p>	<div data-bbox="1659 788 1833 1008" data-label="Image"> </div> <p>3 FIBERGLASS ASPHALT ROOF SHINGLES COLOUR: DARK GRAY (MULTICOLOR, TEXTURED)</p>	<div data-bbox="1933 788 2107 1008" data-label="Image"> </div> <p>4 5 6 8 BUILT UP POST - REFER TO DETAILS Colour: BM CC-40 (Cloud White)</p>	<div data-bbox="2175 788 2442 1110" data-label="Image"> </div> <p>10 ENTRY SOLID WOOD DOOR Door Colour: BM 2109-30 (Wood Grain Brown)</p>
<div data-bbox="618 1165 665 1205" data-label="Text"> <p>7</p> </div> <p>VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: White</p>	<div data-bbox="898 1165 944 1205" data-label="Text"> <p>9</p> </div> <p>ALUMINUM FASCIA GUTTER Colour: BM AF-565 (Mysterius)</p>	<div data-bbox="1174 1165 1221 1205" data-label="Text"> <p>11</p> </div> <p>OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM CC-80 (Gray Mist)</p>	<div data-bbox="1454 1165 1501 1205" data-label="Text"> <p>12</p> </div> <p>METAL RAILING Colour: BM AF-565 (Mysterius)</p>	<div data-bbox="1734 1165 1780 1205" data-label="Text"> <p>13</p> </div> <p>DOUBLED GLAZE VINYL SLIDING DOOR Colour: Anodised Aluminium</p>	<div data-bbox="2013 1165 2060 1205" data-label="Text"> <p>14</p> </div> <p>ELECTRICAL ROOM DOOR Colour: BM CC-80 (Gray Mist)</p>	<div data-bbox="2293 1165 2340 1205" data-label="Text"> <p>15</p> </div> <p>PLANTER BOX Colour: BM 2122-70 (snow white)</p>



STREETSCAPE ON CAMBIE ROAD

Scale: 3/32" = 1'-0"

PLAN #4F
November 6, 2024
DP 17-772227

REVISIONS	
AUG 1, 2014	Issued for RZ Application
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JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
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CONSULTANTS	
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PROJECT	
Proposed 21-Unit Townhouse Development 11671 / 11691 Cambie Road Richmond, B.C.	
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	
MATERIAL BOARD MELLIS DRIVE, AND CAMBIE ROAD	
DRAWING	
A8.0	