



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: July 9, 2025

From: Joshua Reis
Director, Development

File: DP 23-030760

Re: **Application by Kenneth Kim Architecture Inc. for a Development Permit at
8240 Williams Road**

Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of three townhouse units at 8240 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum required lot width from 40.0 m to 18.0 m;
 - b) Reduce the minimum exterior side yard setback along Leonard Road from 6.0 m to 4.5 m; and
 - c) Allow three small vehicle parking spaces.

Joshua Reis
Director, Development
(604-247-4625)

JR:cl
Att. 2

Staff Report

Origin

Kenneth Kim Architecture Inc. has applied to the City of Richmond on behalf of 1412495 BC Ltd. (Directors: Jian Zhao, Cheng Ming He, Xiaobo Huang) for permission to develop three townhouse units at 8240 Williams Road on a site zoned “Low Density Townhouses (RTL4)”. Location and aerial maps of the subject site are provided in Attachment 1.

The subject site is being rezoned from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10578 (RZ 21-934592). The Bylaw was given third reading at the City Council meeting held on July 22, 2024, and the applicant is working to complete all rezoning requirements.

A Servicing Agreement (SA) for servicing and frontage improvements is required prior to final adoption of the rezoning bylaw and includes, without limitation, the design and construction of:

- A storm sewer upgrade to 600 mm along Williams Road, an extension of the sanitary sewer along Leonard Road, and the required water, storm and sanitary service connections;
- Installation of a new fire hydrant within the boulevard on Williams Road; and
- Road widening on the east side of Leonard Road and new treed/grass boulevards and sidewalks along both frontages at the new property lines after road dedication.

Development Information

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Background

The subject site is located on the southeast corner of the intersection of Williams Road and Leonard Road and is currently vacant. Existing development immediately surrounding the subject site is as follows:

- To the North: Across Williams Road is a lot zoned “Low Density Townhouses (RTL4)”, on which there are 10 new townhouse units nearing completion at 8233 Williams Road, as approved through the Rezoning (RZ 18-824503) and Development Permit (DP) applications (DP 19-858783).
- To the South: Is a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”, which contains a single detached dwelling at 10020 Leonard Road.
- To the East: Is a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”, which contains a single detached dwelling with a secondary suite at 8260 Williams Road.
- To the West: Across Leonard Road is a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”, which contains a single detached dwelling at 10031 Leonard Road.

Rezoning and First Reading Results

The associated rezoning bylaw was granted first, second and third readings by City Council at its regular meeting of July 22, 2024. No concerns regarding the rezoning application were expressed by the public during the Council meeting.

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 DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

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

- a) Reduce the minimum required lot width from 40.0 m to 18.0 m.

This is a technical variance as the redevelopment proposal involves only the subject lot, which will have an average lot width of 18.11 m after the required road dedication. Staff supports the proposed variance as the functional site plan meets the design guidelines in the OCP, can accommodate a viable townhouse proposal and provides the opportunity for the adjacent property to the east to redevelop in the future by way of a Statutory Right-of-Way (SRW) for shared vehicle access through the subject site, which is to be secured prior to final adoption of the rezoning bylaw. The proposed variance was previously identified as part of the rezoning application and no concerns on this matter were raised by members of the public at that time.

- b) Reduce the minimum exterior side yard setback along Leonard Road from 6.0 m to 4.5 m.

The proposed 4.5 m exterior side yard setback along Leonard Road results in a building footprint that enables larger than minimum setbacks to be provided to the south and east property lines. This provides greater separation to the existing single detached dwellings on neighbouring properties and also supports a functional drive aisle on-site that enables future shared vehicle access to the neighbouring property to the east. Although the exterior yard setback is reduced slightly, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP, primarily through the provision of yards at ground level. The proposed variance was previously identified as part of the rezoning application and no concerns on this matter were raised by members of the public at that time.

- c) Allow three small vehicle parking spaces.

The Zoning Bylaw allows small vehicle parking spaces on a site where the total resident parking provision is 31 or more spaces. Due to the small size of the proposed development, the total on-site resident parking requirement is only six spaces. The proposed ratio of small and standard vehicle parking spaces is consistent with what the Zoning Bylaw would otherwise allow for larger developments [i.e., minimum 50 per cent must be standard spaces]. This proposal enables all parking spaces to be provided in a side-by-side arrangement. The City's Transportation Department has reviewed the proposed design and supports the variance request. The proposed variance was previously identified as part of the rezoning application and no concerns on this matter were raised by members of the public at that time.

In support of the proposed variance, the applicant is proposing to increase the amount of resident bike parking spaces from 1.25 spaces per unit to 2.00 spaces per unit, for a total of six resident bike parking spaces. This Transportation Demand Management (TDM) measure is to be secured through registration of a legal agreement on Title prior to rezoning bylaw adoption.

Analysis

Conditions of Adjacency

- The proposed development has been designed with consideration of the existing surrounding housing context and is consistent with the design guidelines in the OCP for infill townhouses on arterial roads, including:
 - Larger than minimum setbacks to the east (7.2 m) and south (4.5 m to 6.0 m), providing greater building separation along the interface with existing adjacent single detached housing at 8260 Williams Road and 10020 Leonard Road;
 - Reduced building massing of the third storey by setting portions of the building back slightly from the storeys below and incorporating them into the roof forms, in keeping with the design of townhouses on arterial roads in the surrounding area; and
 - A reduction of the building height to two storeys along the interface with 10020 Leonard Road to the south to support appropriate building height transition to adjacent two-storey dwellings.
- The building and landscape design fronting Williams Road and Leonard Road provides for visual interest, an improved streetscape interface and enhanced pedestrian-oriented movement.

Site Planning, Access and Parking

- The proposed development is for three townhouse units on a site that will be approximately 782 m² in area after the required 4 m x 4 m corner cut and 0.91 m wide road dedication along Williams Road to allow for frontage improvements.
- The proposed site layout consists of a three-unit building with a north-south orientation, which is three storeys at its north end, and steps down to two storeys along the interface with existing two-storey single detached housing to the south.
- Garbage, recycling and green waste bins are proposed in a centralized storage room on the west side of the building, fronting Leonard Road, where collection of the bins will occur.
- Vehicle access to the site is proposed from Williams Road, at the eastern edge of the site, located as far as possible from the intersection of Leonard Road. The proposed vehicle access and on-site circulation were reviewed and supported by the City's Transportation Department as part of the rezoning application. Prior to final adoption of the rezoning bylaw, the applicant is required to register on Title, a SRW over the drive aisle to enable shared access to the neighbouring property to the east should it redevelop in the future. This would reduce the number of access points on an Arterial Road. The plans show that signage is to be posted on the east side of the drive aisle to indicate that it may be extending to provide future shared access to the neighbouring site.

- Pedestrian access to each unit is proposed via a pathway from Leonard Road. An additional pathway and pedestrian access are proposed to the north unit from Williams Road to provide an active residential street frontage. The use of the drive aisle by both vehicles and pedestrians is highlighted by decorative pavers throughout.
- Resident vehicle parking spaces are proposed in individual garages that can accommodate one standard and one small car parking space, while one visitor surface parking space is proposed at the south end of the site.
- Two resident bike parking spaces are proposed within each unit's garage beyond the minimum Zoning Bylaw requirement of 1.25 spaces per unit. This is a TDM measure proposed in support of the requested variance to allow three small vehicle parking spaces and is to be secured by way of registration of a legal agreement on Title prior to final adoption of the rezoning bylaw. A bike rack for one visitor's bike is proposed near the site's entrance off Williams Road.

Architectural Form and Character

- The proposed exterior design of the townhouses reflects architectural features common in surrounding properties. It is traditional in character with a prominent, pitched, sloped roof design with pitched gables. Shed and gable roof dormers are proposed on the east and west sides of the roof to provide a two-and-a-half-storey appearance.
- The proposed development has been designed to be in keeping with the surrounding area's lower-density residential character. This includes small-scale pedestrian-oriented features such as street-fronting unit entries with covered porches, projections and recessed areas, which provide visual interest and articulate the building façade to define each unit and break down the building into smaller components.
- The proposed colour and material palette consists of a mix of grey and brown brick and painted fibre-cement cladding, along with white accent trim and boards.

Open Space & Landscape Design

- Common outdoor amenity space of approximately 26 m² in area is proposed in the southeast corner of the site and contains a playhouse, bench, hard and soft landscaping and a Katsura tree. The proposed amenity space is larger than the 18 m² (6 m² per unit) area guideline in the OCP.
- Private outdoor space is proposed for each unit, consistent with the size guidelines in the OCP (min. 30 m² per unit). This is provided in the form of ground-level yards containing patios, and a secondary deck fronting Leonard Road on the third level of the proposed convertible unit.
- Although the subject site is vacant and does not contain any trees, it was identified as part of the rezoning application review process that eight bylaw-sized trees previously located on-site were assessed and approved for removal through a Tree Removal Permit associated with demolition of the former dwelling located on-site. As part of the rezoning application, it was identified that replacement trees were to be provided at a 2:1 ratio consistent with the OCP, for a total of 16 replacement trees.

- Due to the limited space available on-site to accommodate all 16 replacement trees, the applicant had originally proposed to plant eight replacement trees and to provide a cash-in-lieu contribution in the amount of \$6,144.00 to the City's Tree Compensation Fund for the balance of the required replacement trees. However, with further refinements to the Landscape Plan made as part of the DP application review process, an additional four replacement trees are now proposed to be planted on-site (i.e., from eight to 12 replacement trees). On this basis, the value of the applicant's contribution to the City's Tree Compensation Fund as identified in the list of rezoning considerations can be reduced from \$6,144.00 to \$3,072.00, which is to be secured prior to DP issuance.
- The Landscape Plan illustrates that a mix of 12 deciduous and coniferous trees are proposed to be planted and maintained on-site in the north, west, and south yards, and in the common outdoor amenity space (e.g., Japanese maple, Katsura tree, Scotch pine, Slender Silhouette sweet gum). A variety of shrubs, perennials, grasses and groundcovers are also proposed on-site (e.g., David's Viburnum, Skimmia, Heather, Hydrangea, Kinnikinnick, Maiden Grass, Black Eyed Susan).
- The Landscape Plan identifies that all soft landscaped areas are to be equipped with an automatic irrigation system.
- To define the street edge and clearly distinguish between public and private space, low aluminum slatted fencing with pedestrian gates is proposed along the Williams Road and Leonard Road frontages, while solid wood privacy fencing is proposed along common property lines with adjacent properties.
- The proposed lot grading is designed to meet the required flood construction level, while transitioning down to match existing lot grade elevations along the street frontages and common property lines with adjacent properties to the extent possible. There will be a minor difference in lot grade elevations between the subject site and the neighbouring lot to the south, where a small retaining wall with new fencing is proposed (+/- 0.3 m). Lot grading will be finalized as part of the civil design review process, undertaking as part of the SA and Building Permit (BP) applications.
- A concept for exterior lighting is also provided, which consists of downward-oriented soffit lighting at front porches, building-mounted lighting along the drive aisle, and bollard lighting at the site entrance, common outdoor amenity space and visitor parking space.
- To ensure that the landscape plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of \$129,665.00 (based on 100 per cent of the cost estimate prepared by the Registered Landscape Architect, including all materials, installation and a 10 per cent contingency) prior to DP issuance. The applicant is also required to enter into a legal agreement that sets the terms for the use and release of the Landscaping Security.

Indoor Amenity Space

- As considered as part of the rezoning application, the applicant proposes to submit a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$6,198.00 in lieu of providing common indoor amenity space on-site.

Accessible Housing

- The proposed development includes one convertible unit that is designed to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a stair lift.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell handrails;
 - Lever-type handles for plumbing fixtures and door handles; and
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- At BP stage, the plans must demonstrate that these measures are incorporated into the building design, and a letter of assurance provided by the Registered Professional to confirm that these measures have been incorporated into building construction.

Sustainability

- The applicant has submitted written confirmation from their licensed Energy Advisor that the proposed design will meet BC Energy Step Code 3 + EL-4 and includes elements such as electric domestic hot water heating, and air source heat pumps for heating and cooling. To ensure that noise generated from heat pumps is mitigated, the applicant has retained an acoustic consultant to confirm compliance with the City's noise bylaw.
- Additional environmental sustainability features of the proposal identified by the applicant include:
 - Energized outlets to support electric vehicle charging for all resident parking spaces and opportunity charging for the one visitor parking space, as required by the Zoning Bylaw.
 - The use of permeable pavers within a portion of the drive-aisle, visitor parking space, and common outdoor amenity space to maximize stormwater infiltration potential.
- At BP stage, the plans must demonstrate that these measures are incorporated into the design and letters of assurance provided by the Registered Professionals to confirm that these measures have been incorporated into building construction.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has confirmed that the proposed design responds to the following CPTED principles:
 - Natural Access Control is provided through gated pedestrian pathways to street-fronting unit entries. Secondary entrances via garages are located along the vehicle drive aisle, which are visible from the public realm.
 - The single building design enables Natural Surveillance by minimizing hidden spaces, provides bay windows in each residential unit that overlook adjacent yards, and includes a common outdoor amenity space at the south end of the drive aisle that is visible from Williams Road.
 - Territorial Reinforcement is provided through clear separation between private and public spaces.

The area east of the proposed building serves as a semi-public space that includes the drive aisle, a screened visitor parking space and common outdoor amenity space. The area west of the proposed building is mainly dedicated to private yards for each unit, which are defined by low fencing, providing clear territorial boundaries and a sense of ownership.

- Maintenance is facilitated using high-quality and durable materials. Building-mounted, downward-facing exterior lighting also promotes security.

Site Servicing & Off-site Improvements

- A SA for servicing and frontage improvements is required prior to final adoption of the rezoning bylaw and includes, without limitation, the design and construction of:
 - A storm sewer upgrade to 600 mm along Williams Road, and a sanitary sewer extension along Leonard Road;
 - Water, storm and sanitary service connections;
 - Installation of a new fire hydrant within the boulevard on Williams Road;
 - Road widening on the east side of Leonard Road; and
 - New treed/grass boulevards and sidewalks along both site frontages after road dedication.

Conclusion

This proposal is for a three-unit townhouse development on the subject property at 8240 Williams Road, with vehicle access to and from Williams Road.

The applicant has addressed the design issues identified through the DP application review process, and the proposal conforms with the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the “RTL4” zone, except for the variances discussed.

On this basis, staff recommend that the DP be endorsed, and issuance by City Council be recommended.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

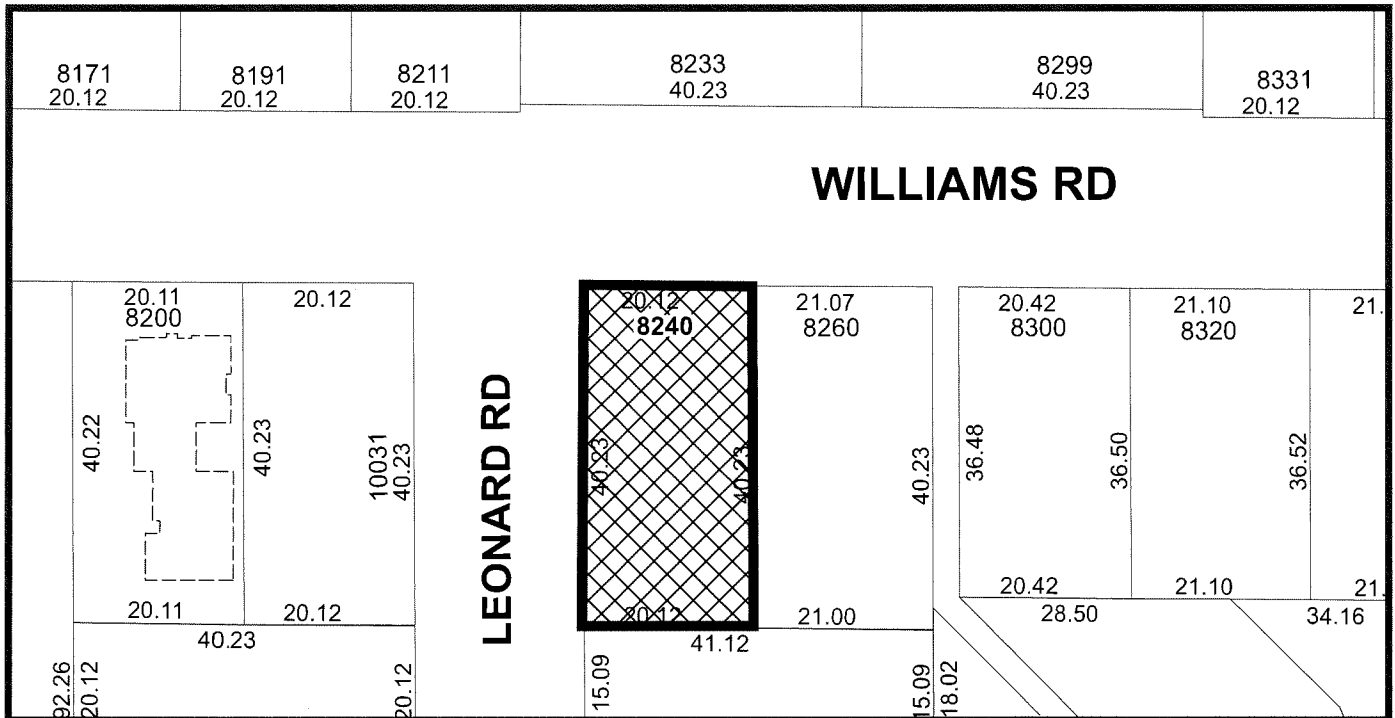
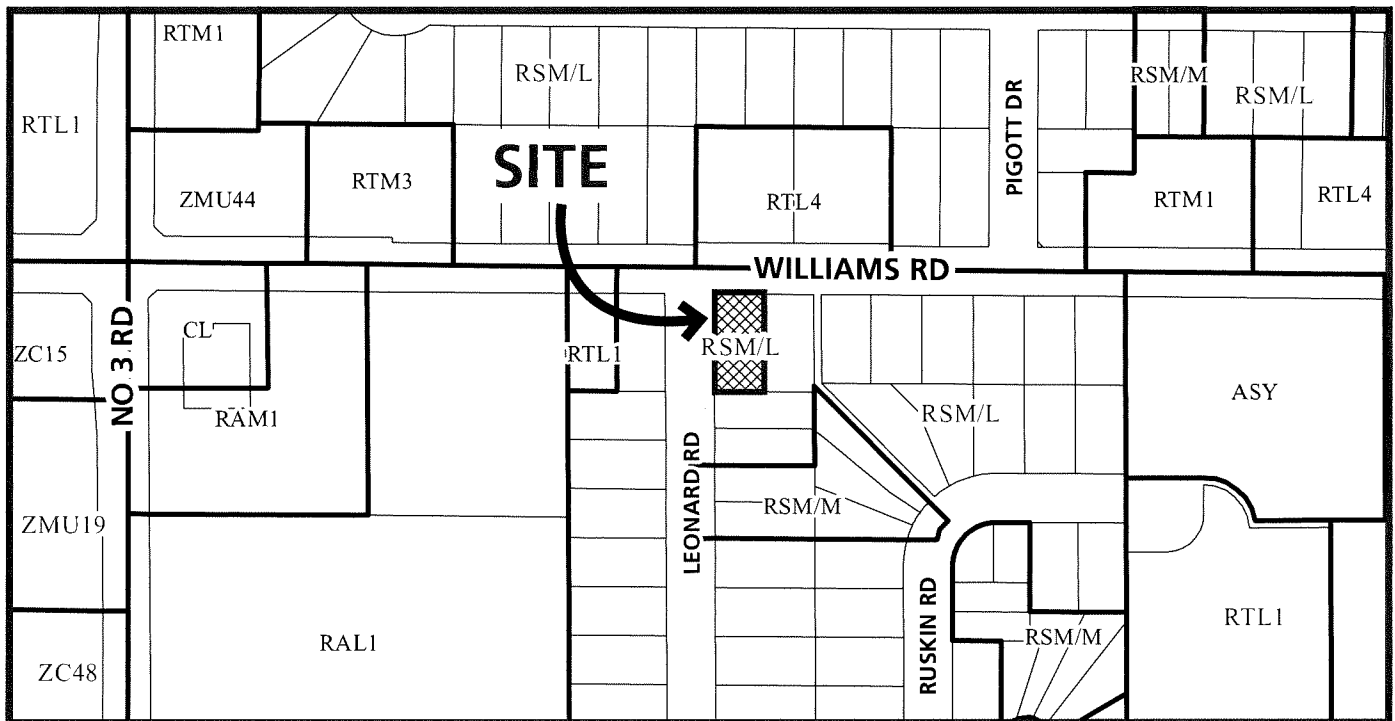
- Att.
1. Location Map/Aerial Photo
 2. Development Application Data Sheet

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

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10578.
2. Receipt of a Letter-of-Credit, or other form of security acceptable to the City, for landscaping in the amount of \$129,665.00 (100 per cent of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10 per cent contingency). The City may release up to 90 percent of the security following completion of construction and landscaping on-site (subject to a landscape inspection to the City's satisfaction), and may release the balance of the security following a one-year maintenance period if the landscaping has survived. To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.
3. City acceptance of the applicant's voluntary contribution in the revised amount of \$3,072.00 (reduced from \$6,144.00 as previously identified in the RZ Considerations) to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
4. Confirmation from the applicant's acoustic consultant that noise generated from the proposed heat pumps complies with the City's noise bylaw.
5. Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

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

- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., aging-in-place features in all units and one convertible unit).
- Incorporation of energy efficiency measures in Building Permit plans and construction to meet or exceed the applicable Energy Step Code performance target.
- Incorporation of the required energized outlets for each resident vehicle parking space and opportunity charging for the visitor parking space, in accordance with the Zoning Bylaw.
- 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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 23-030760

Original Date: 10/30/23
Revision Date: 03/04/25

Note: Dimensions are in METRES



City of
Richmond



DP 23-030760

Original Date: 03/05/25
Revision Date:

Note: Dimensions are in METRES



DP 23-030760

Address: 8240 Williams Road

Applicant: Kenneth Kim Architecture Inc.

Owner: 1412495 BC Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Site Area:	809.02 m ²	782.54 m ² after road dedication
Land Uses:	Vacant	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Low Density Townhouses (RTL4)
Number of Units:	0	3

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 0.60 FAR	0.56 FAR	None permitted
Maximum Buildable Floor Area:	469.52 m ² (5,053.91 ft ²)	445.57 m ² (4,796.12 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 45%	33%	None
Lot Coverage – Buildings, structures and non-porous surfaces	Max. 65%	64%	None
Lot Coverage – Live plant material:	Min. 25%	26%	None
Setback – Front Yard (north):	Min. 6.0 m	6.0 m	None
Setback – Interior Side Yard (east):	Min. 3.0 m	7.27 m	None
Setback – Exterior Side Yard (west):	Min. 6.0 m	4.5 m	To reduce from 6.0 m to 4.5 m
Setback – Rear Yard (south):	Min. 3.0 m	4.5 m to ground floor and 6.0 m to second floor	None
Building Height (m):	Max. 12.0 m	11.4 m	None
Minimum Lot Width:	Min. 40.0 m	18.11 m average	To reduce from 40.0 m to 18.0 m
On-site Vehicle Parking Spaces - Resident:	2 spaces/unit = 6	6	None

	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking Spaces - Visitor:	0.2/unit = 1	1	None
On-site Vehicle Parking Spaces - Accessible:	N/A	N/A	N/A
Total On-site Vehicle Parking Spaces:	7	7	None
Tandem Parking Spaces:	Max. 50%	0%	None
Standard Parking Spaces:	6	3	To allow 3 small parking spaces
Small Parking Spaces:	N/A	3	



No. DP 23-030760

To the Holder: Kenneth Kim Architecture Inc.
(on behalf of 1412495 BC Ltd.)

Property Address: 8240 Williams Road

Address: Unit 211-2223 West Broadway
Vancouver BC V6K 2E4

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 required lot width from 40.0 m to 18.0 m;
 - b) Reduce the minimum exterior side yard setback along Leonard Road from 6.0 m to 4.5 m; and
 - c) Allow three small vehicle parking spaces.
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 #12 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 \$129,665.00. 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 23-030760

To the Holder: Kenneth Kim Architecture Inc.
Property Address: 8240 Williams Road
Address: Unit 211-2223 West Broadway
Vancouver BC V6K 2E4

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. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

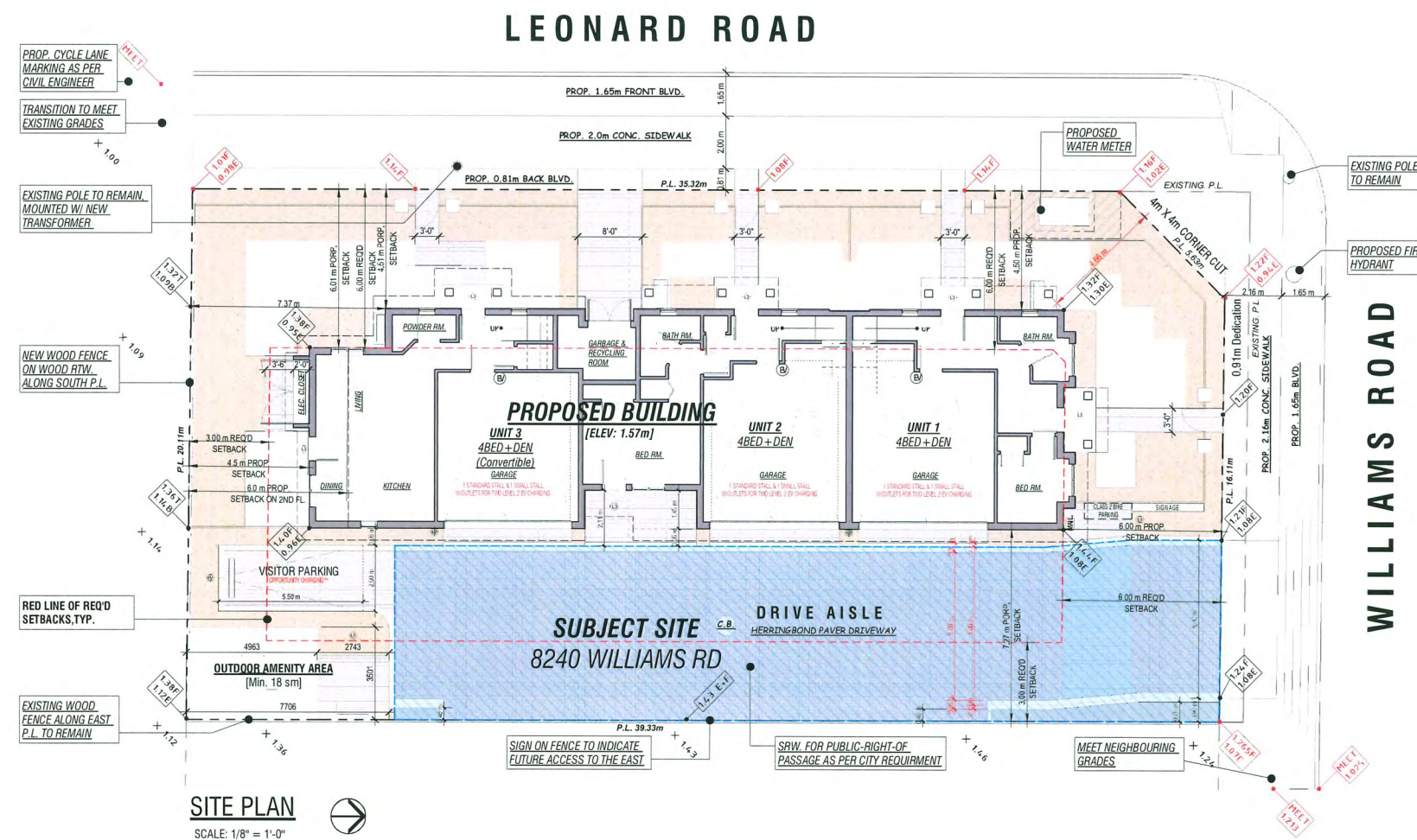
PROJECT DATA

Civic Address	8240 Williams Road, Richmond BC
Legal Description	LOT 3 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14866
PID	001-947-338
Gross Site Area	809.02 sm (8708.18 sf)
Dedications	4m X 4m Corner Cut & 0.91m Front Road Dedication - 26.47 sm [284.94 sf]
Net Site Area	782.54 sm [8423.23 sf]

	Existing	Proposed
Land Uses	Single-family	Townhouses
OCP Designation	Neighbourhood Residential	Neighbourhood Residential
Zoning	RSM/L Small Scale Multi Unit Housing	RLT 4 Low Density Townhouses
Number of Units	1	3

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max: 0.50	0.56	None
Buildable Floor Area (sm)	Max: 469.53 sm (5053.94 sq ft)	445.57 sm (4796.12 sq ft)	None
Lot Coverage (% of Net Site Area)	Building: Max: 40% Non-porous Surfaces: Max: 65% Live Landscaping: Min: 25%	Building: 33% Non-porous Surfaces: 64% Live Landscaping: 26%	None
Lot Size (sm)	None	782.54 sm	None
Lot Dimensions (m)	Width: 40m	Width: 20.1m (Average 18.11m)	Redaction needed
	Front: Min: 6.0m Rear: Min: 3.0m Exterior Side: Min: 6.0m Interior Side: Min: 3.0m	Front: 5.0m Rear: 4.5m @ 1st Fl. & 6.0m @ 2nd Fl. Exterior Side: 4.5m Interior Side: 7.27m	Redaction needed for Exterior Side yard (please refer to Site plan where the build footprint extends beyond the Red line of required setbacks)
Setbacks (m)			
Height (m)	Max: 12.0m	11.4m	None
Off-street Parking	6 Residents (2 per unit) + 1 Visitor (0.2 per unit)	6 Residents + 1 Visitor	None
Small Parking	None if fewer than 31	3 (50%)	Redaction needed
Tandem Parking	Max: 50%	None	None
Accessible Parking	None	None	None
EV charging	100% of resident parking spaces	100% of resident parking spaces Residential parking to have Level 2 charging. Visitor parking to have opportunity charging**	None
Bicycle Parking	4 Class 1 (1/25 per unit) + 1 Class 2 (0.2 per unit)	6 Class 1 + 1 Class 2	None
Amenity Space - Indoor	Min: 50 sm or Cash-in-lieu	Cash-in-lieu	None
Amenity Space - Outdoor	Min: 18 sm (6.0 m ² per Unit)	26.9 sm	None
Convertible Unit	Min: 1 Unit	1 Convertible Unit	None
Aging-in-Place Features	All Units	Provided in All Units	None

* * Opportunity charging is defined as Level 2 charging (or higher) for an electric vehicle supported by a minimum 40A with dedicated electrical circuit for the parking space.



SITE PLAN

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

NOTE:
THE DESIGN OF FRONTAGE IMPROVEMENTS IS TO
BE FINALIZED THROUGH THE SA REVIEW PROCESS



SITE AERIAL PHOTO

JULY 9 2025
DP 23-030760
PLAN # 1



Kenneth Kim
Architecture Inc.

1 778-379-4918 / 1 804-800-0775
e: kenneth@kka.ca
211 2222 West Broadway
Vancouver, B.C. V6K 2E4

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

COPYRIGHT RESERVED
THIS PLAN AND DESIGN ARE AND SHALL REMAIN AT ALL TIMES THE EXCLUSIVE PROPERTY OF KENNETH KIM ARCHITECTURE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

No.	Date	Revision	No.	Date	Revision
5	Jun 6 2024	RZ Revision 3			
4	Nov 30 2023	RZ Revision 2			
3	Nov 3 2023	DP Submission			
2	Dec 16 2022	RZ Revision 1	6	Jul 7 2025	DP Revision 2
1	July 8 2021	RZ Submission	6	Jun 20 2025	DP Revision 1

Consultants

Project Title

3-UNIT TOWNHOUSE

8240 Williams Rd, Richmond

Sheet Title

PROJECT DATA

File number:		Scale:	
Drawn:	CL	Dwg. no.	
Checked:	KK		
Print date:	Jul 9, 2025		

A0.1



7788682378

YYU@POINTLASTUDIO.COM

WWW.POINTLASTUDIO.COM

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ISSUANCE

[illegible]

STAMP

JULY 9 2025
DP 23-030760
PLAN # 2

PROJECT NAME:

8240 WILLIAMS RD., RICHMOND

DRAWING TITLE:
SITE PLAN

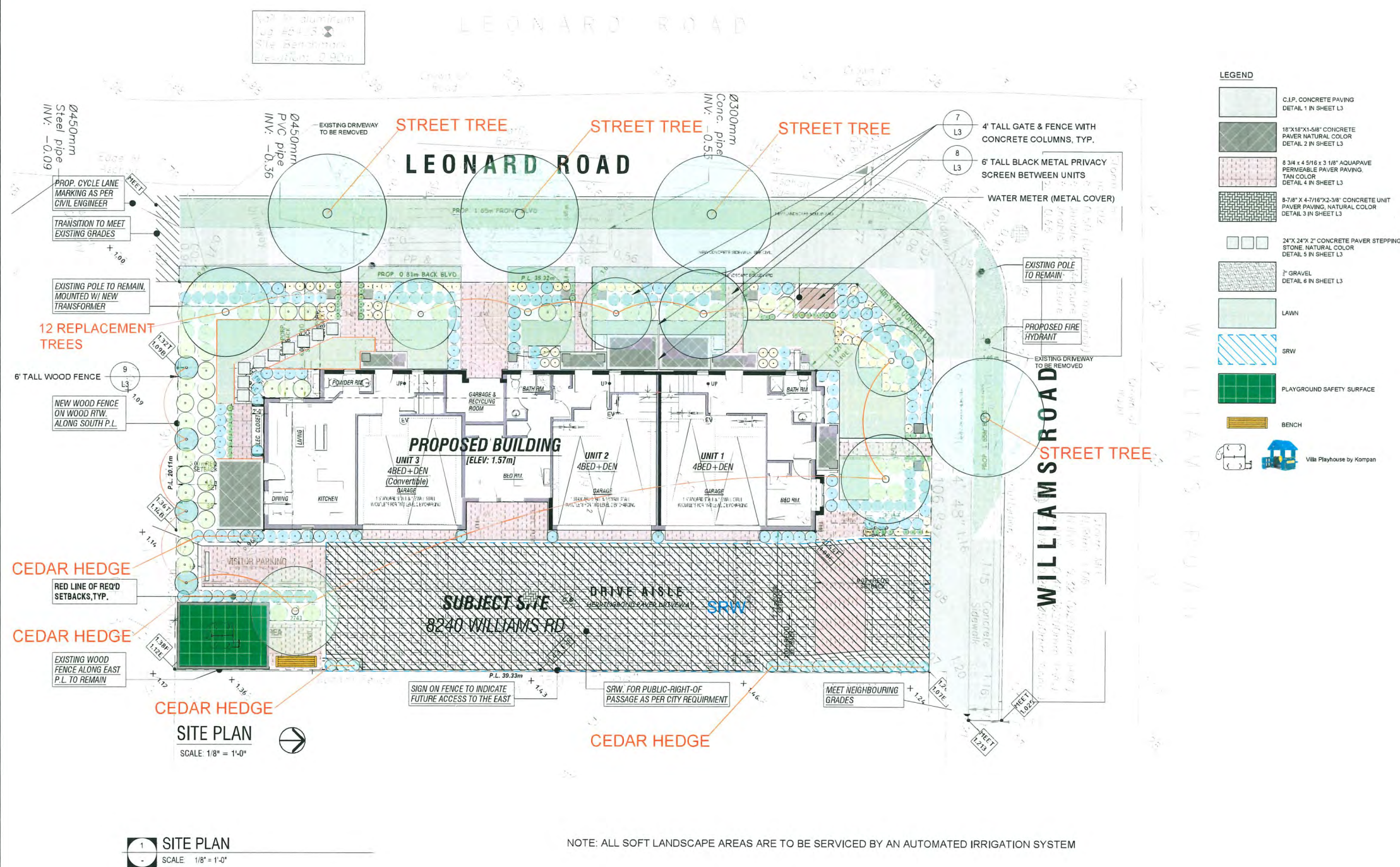
PLS PROJECT NUMBER:	DATE:
21010	JUL/26/2021

DRAWN BY
YY

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

DWG. NO.:

L1 OF: 3





7788682378

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JULY 9 2025
DP 23-030760
PLAN # 3

PROJECT NAME:

8240 WILLIAMS RD., RICHMOND

DRAWING TITLE:
PLANTING PLAN

PLS PROJECT NUMBER:	DATE:
21010	JUL/26/2021

DRAWN BY:
YY

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

DWG. NO.:

OF: 3



Code	Quantity	Scientific Name	Common Name	Size	Spacing	
On Site Trees						
AB	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	Cal. 8cm	As Shown	REPLACEMENT TREE
CJ	1	Cercidiphyllum japonicum	Katsura Tree	Cal. 8cm	As Show	REPLACEMENT TREE
GT	1	Gleditsia triacanthos	Honey Locust	Cal. 8cm	As Shown	REPLACEMENT TREE
LS	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	Cal. 8cm	As Shown	REPLACEMENT TREE
PS	2	Pinus sylvestris	Scotch Pine	Cal. 8cm	As Shown	REPLACEMENT TREE
PY	3	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	Cal. 8cm	As Shown	REPLACEMENT TREE

Street Trees

ST 4

Shrubs

Ag	51	Abelia grandiflora	Abelia	#2 pot	24" O.C.	
Aj	2	Aucuba japonica	Spotted Laurel	#2 pot	36" O.C.	
Bm	69	Boxus microphylla "Green Velvet"	Green Velvet Boxwood	#3 pot	18" O.C.	trim to hedge
Bb	13	Boxus microphylla "Green Velvet"	Green Velvet Boxwood	#10 pot	24" O.C.	ball shape
Ed	16	Erica Kramer	Kramer Heath	#1pot	24" O.C.	
Hm	3	Hydrangea macrophylla 'Forever Pink'	Forever Pink Hydrangea	#5pot	36" O.C.	
Hy	12	Hydrangea 'Limelight'	Limelight Hydrangea	#5pot	36" O.C.	
La	8	Lavandula angustifolia 'Munstead'	English Lavender	#1 Pot	18" O.C.	
Rc	14	Rhododendron 'Cynthia'	Cythia Rhododendron (Pink)	#5 Pot	36" O.C.	
Rd	12	Rhododendron 'Nacy Evans'	Nacy Evans Rholdo (Cream Yellow)	#5 pot	36" O.C.	
Rh	17	Rhododendron 'Hino Crimson'	Hino Crimson Azalea(Red)	#2pot	24" O.C.	
Sj	8	Skimmia japonica 'Reevesiana'	Skimmia	#2 pot	36" O.C.	
Tb	13	Taxus x media 'H.M. Eddie'	'H.M. Eddie' Yew	1,2m tall	900mm O.C.	
To	39	Thuja occidentalis 'Emerald Green'	Emerald Green Cedar	1,8m tall	24" O.C.	
Vd	2	Viburnum davidii	David Viburnum	#3 Pot	36" O.C.	

PLANT LIST

Code	Quantity	Scientific Name	Common Name	Size	Spacing
Groundcovers & Perennials					
au	48	Arctostaphylos uva-ursi	Kinnikinnick	#1 Pot	12" O.C.
cp	9	Crocasmia 'Prince of Orange'	Prince of Orange Crocasmia	#1 Pot	24" O.C.
hp	7	Host spp.	Hostas	#1 Pot	24" O.C.
mm	18	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#3 Pot	24" O.C.
ru	6	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	#1 Pot	18" O.C.
sv	7	Salvia verticillata 'Purple Rain'	Purple Rain Salvia	#1 Pot	12" O.C.

Lawn

sod	526 sf	—	—	—
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JULY 9 2025
DP 23-030760
PLAN # 4

PROJECT NAME:

8240 WILLIAMS RD., RICHMOND

DRAWING TITLE:
DETAILS

PLS PROJECT NUMBER:	DATE:
21010	JUL/26/2021

DRAWN BY
YY

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

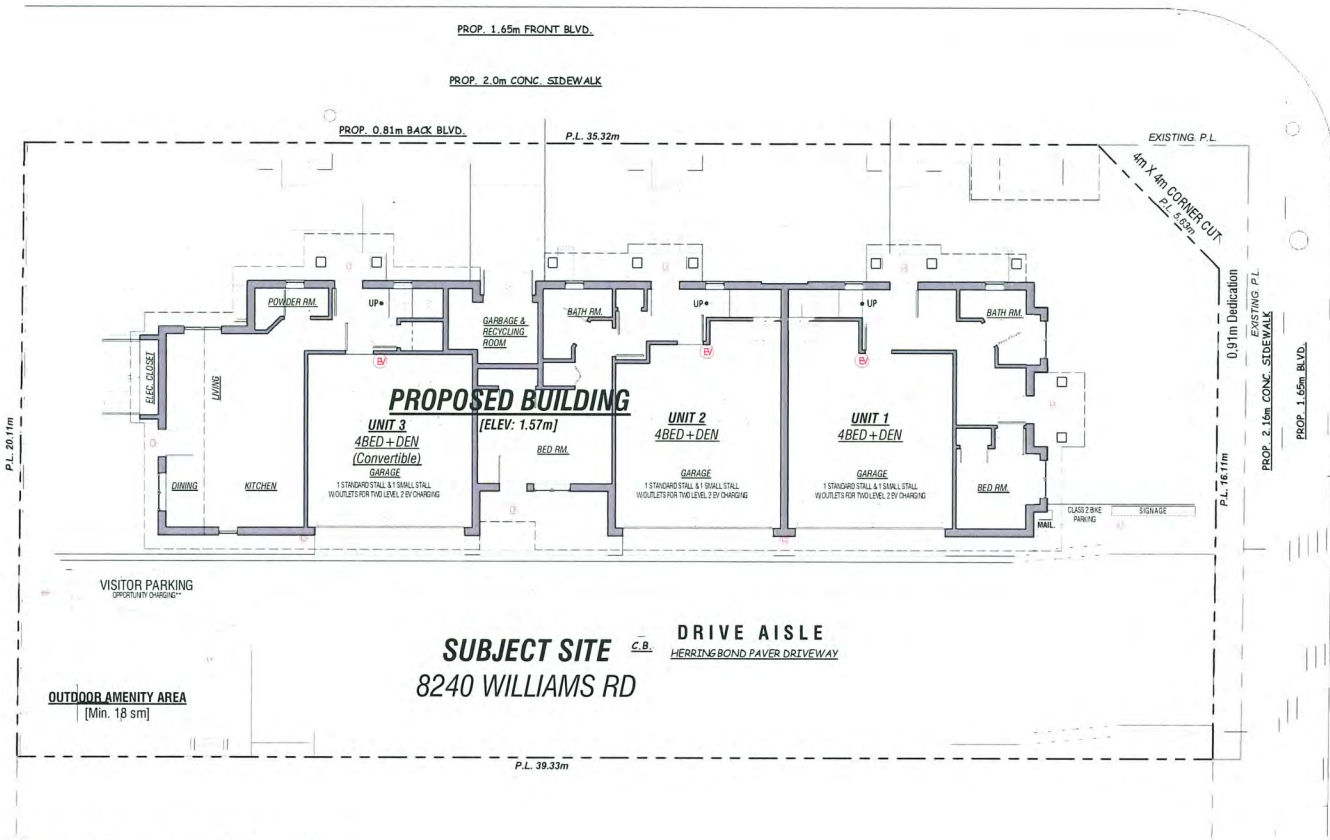
DWG. NO.:

L3

OF: 3



LEONARD ROAD



SITE LIGHTING PLAN



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

SITE LIGHTING & EV CHARGING NOTES:

- OUTLETS FOR LEVEL 2 EV CHARGING
- LIGHTING BOLLARD W/ OUTS FOR EV
- LIGHTING BOLLARD
- WALL LIGHTING, LOW-GLARE, POINTING DOWN
- SOFFIT LIGHTING, LOW-GLARE

JULY 9 2025
DP 23-030760
PLAN # 5



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No.	Date	Revision	No.	Date	Revision
5	Jun 6 2024	RZ Revision 3			
4	Nov 30 2023	RZ Revision 2			
3	Nov 3 2023	DP Submission			
2	Dec 16 2022	RZ Revision 1	6	Jul 7 2025	DP Revision 2
1	July 8 2021	RZ Submission	6	Jun 20 2025	DP Revision 1

Consultants

Project Title
3-UNIT TOWNHOUSE
8240 Williams Rd, Richmond

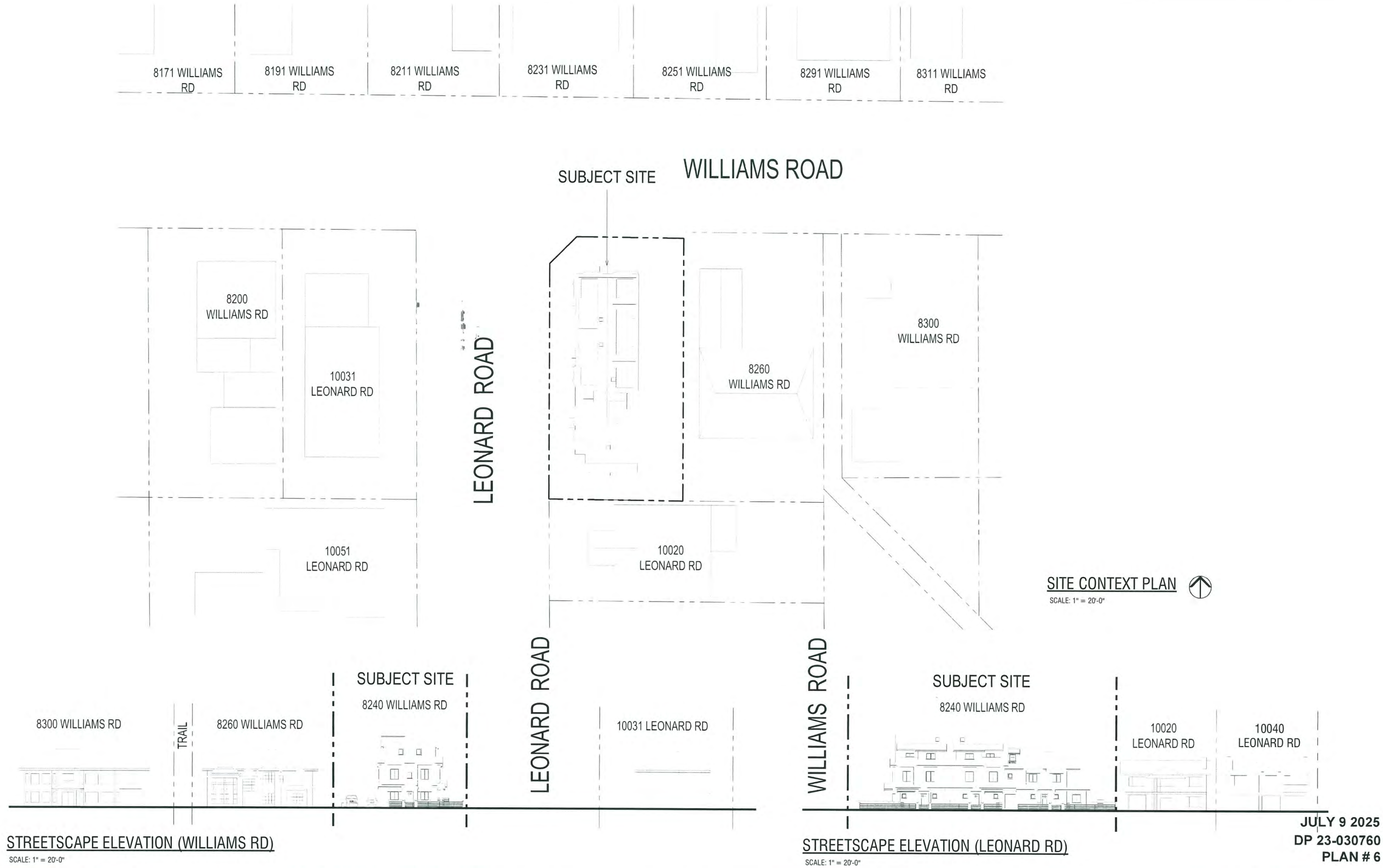
Sheet Title
SITE LIGHTING PLAN

File number:
Drawn: CL
Checked: KK
Print date: Jul 9, 2025

Scale:

Dwg no

A1.5



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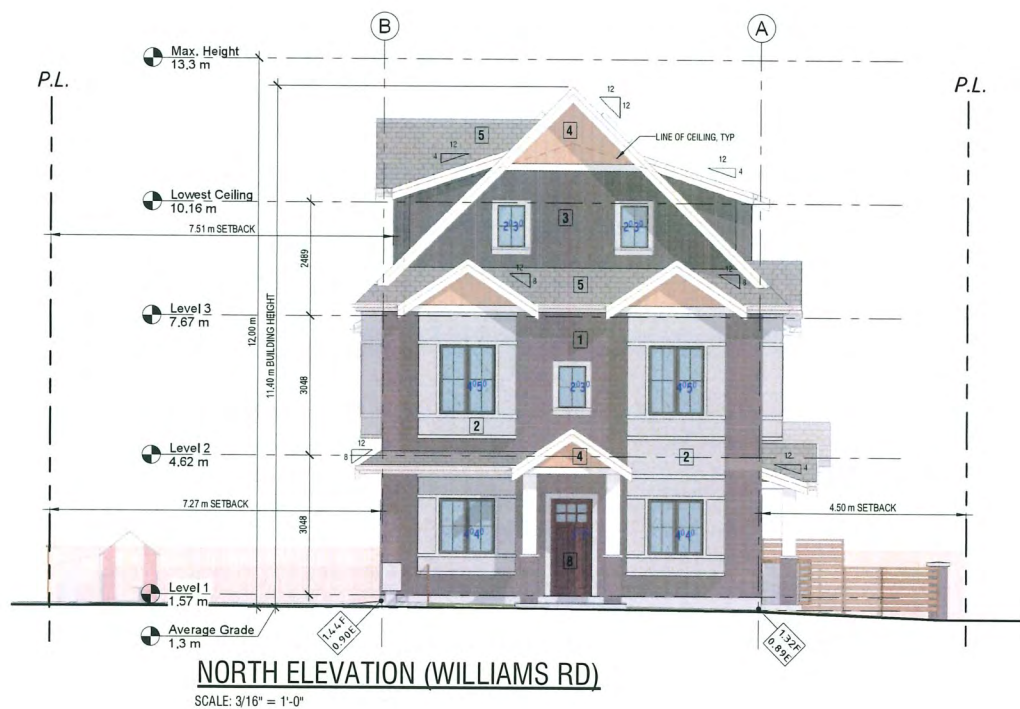
Consultants

Project Title
3-UNIT TOWNHOUSE
8240 Williams Rd, Richmond

Sheet Title
SITE CONTEXT PLAN

File number:	Scale:
Drawn: CL	Dwg. no.
Checked: KK	
Print date: Jul 9, 2025	

A0.3



VIEW FROM WILLIAMS ROAD



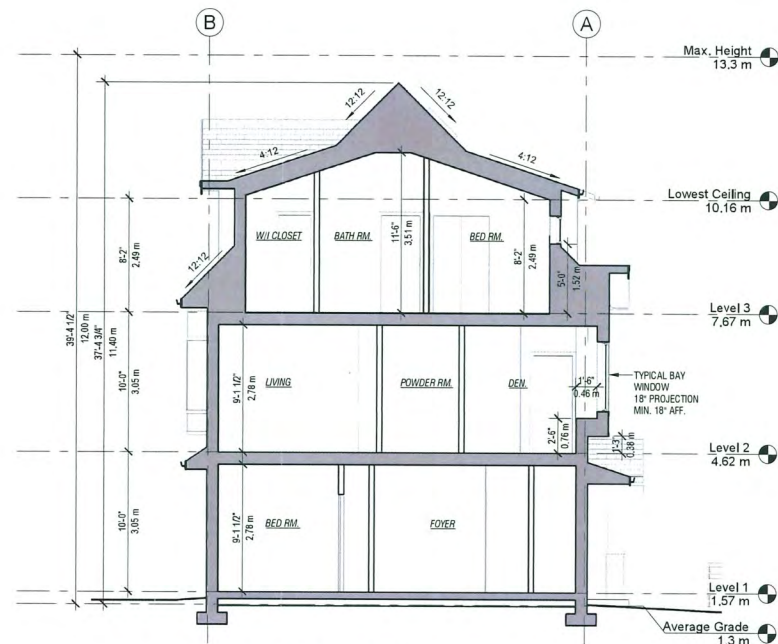
ELEVATION NOTES

- 1 Face Brick, Redish Charcoal
- 2 Hardie Board with Trims, Grey
- 3 Board & Batten Siding, Charcoal
- 4 Hardie Shingle Sidings, Tan Brown
- 5 Asphalt Shingles, Charcoal
- 8 Unit Exterior door, Dark brown
- 9 Utility Door & Door trim, Charcoal

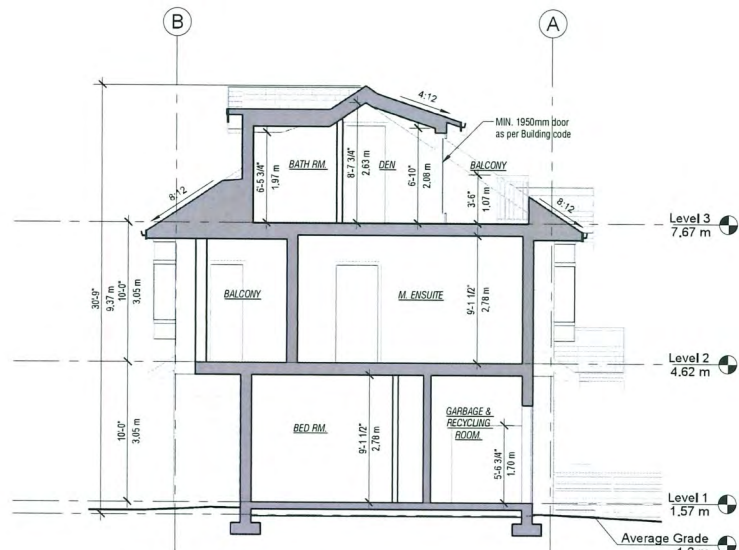


JULY 9 2025
DP 23-030760
PLAN # 7

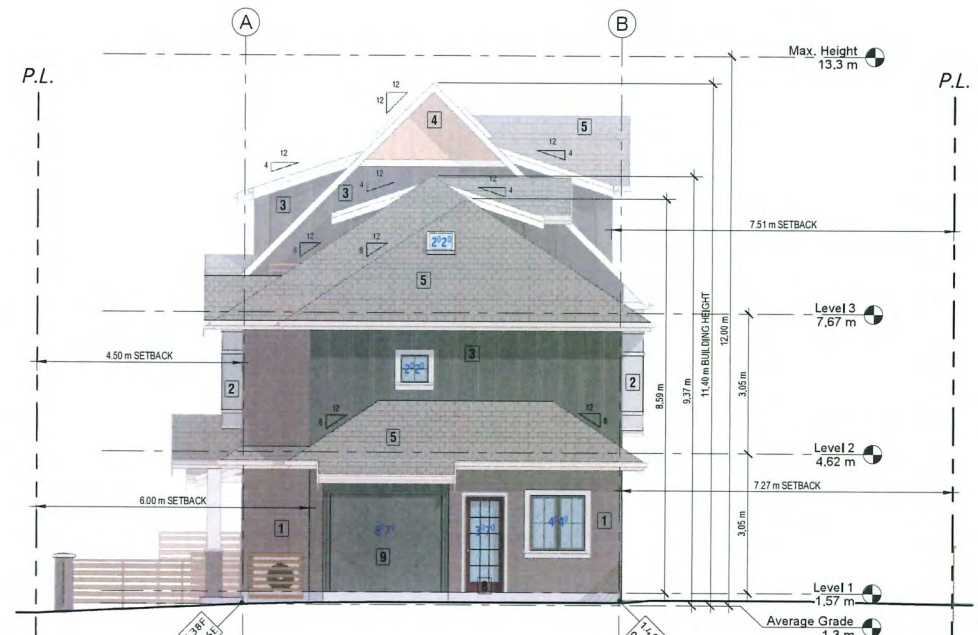
<p>Kenneth Kim Architecture Inc. 1 778-379-8918 / 1 804-800-0775 © kennethkim.ca 211-2223 West Broadway Vancouver, B.C. V6K 2E4</p>	THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.			Consultants			Project Title 3-UNIT TOWNHOUSE 8240 Williams Rd, Richmond	Sheet Title ELEVATIONS	File number:	Scale:
	No.	Date	Revision	No.	Date	Revision			Drawn: CL	Dwg. no.
	5	Jun 6 2024	RZ Revision 3						Checked: KK	
	4	Nov 30 2023	RZ Revision 2						Print date: Jul 9, 2025	
	3	Nov 3 2023	DP Submission							
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			1	July 8 2021	RZ Submission	6	Jun 20 2025	DP Revision 1		



1. CROSS SECTION 1
SCALE: 3/16" = 1'-0"



2. CROSS SECTION 2
SCALE: 3/16" = 1'-0"



3. SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION NOTES

1 Face Brick, Redish Charcoal

2 Hardie Board with Trims, Grey

3 Board & Batten Siding, Charcoal

4 Hardie Shingle Sidings, Tan Brown

5 Asphalt Shingles, Charcoal

8 Unit Exterior door, Dark brown

9 Utility Door & Door trim, Charccol



4. EAST ELEVATION
SCALE: 3/16" = 1'-0"

JULY 9 2025
DP 23-030760
PLAN # 8



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1	July 8 2021	RZ Submission	6	Jun 20 2025	DP Revision 1

Consultants

Project Title
3-UNIT TOWNHOUSE

8240 Williams Rd, Richmond

Sheet Title
ELEVATIONS

File number:

Drawn: CL

Checked: KK

Print date: Jul 9, 2025

Scale:

Dwg no.

A3.2



AERIAL VIEW LOOKING SOUTHWESTWARD



AERIAL VIEW LOOKING WESTWARD



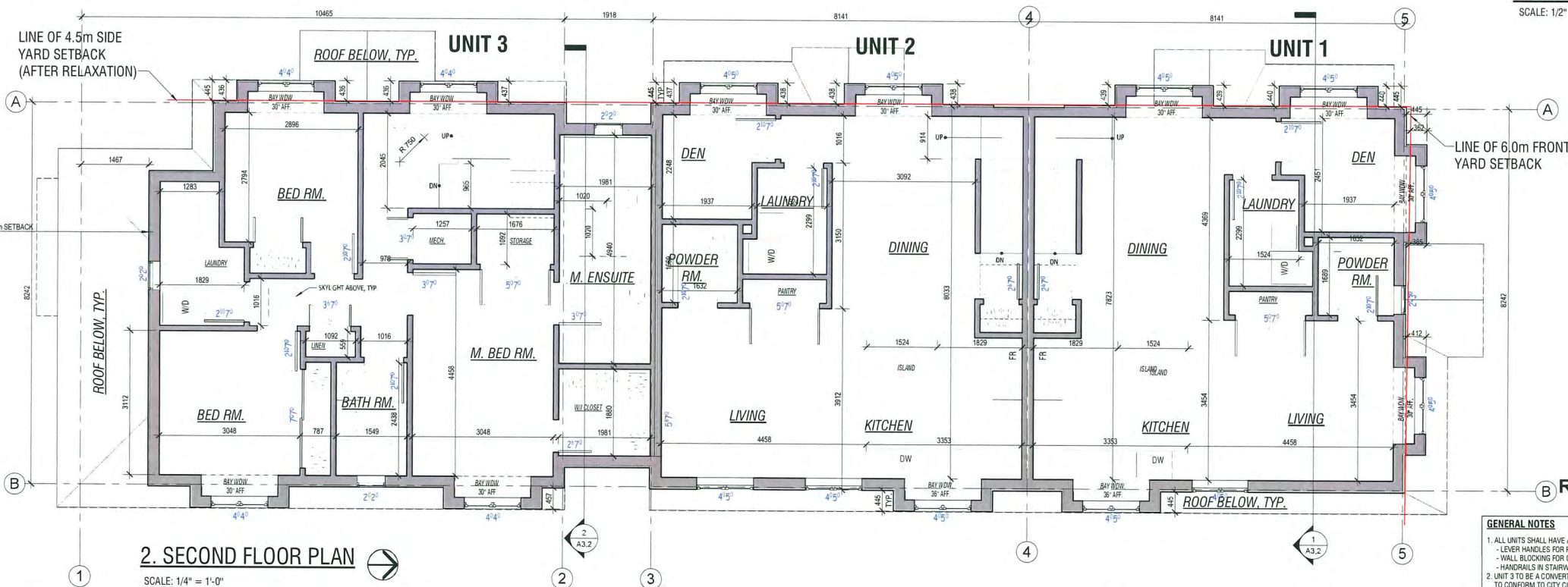
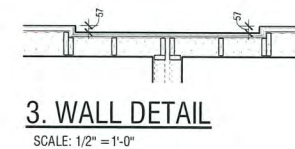
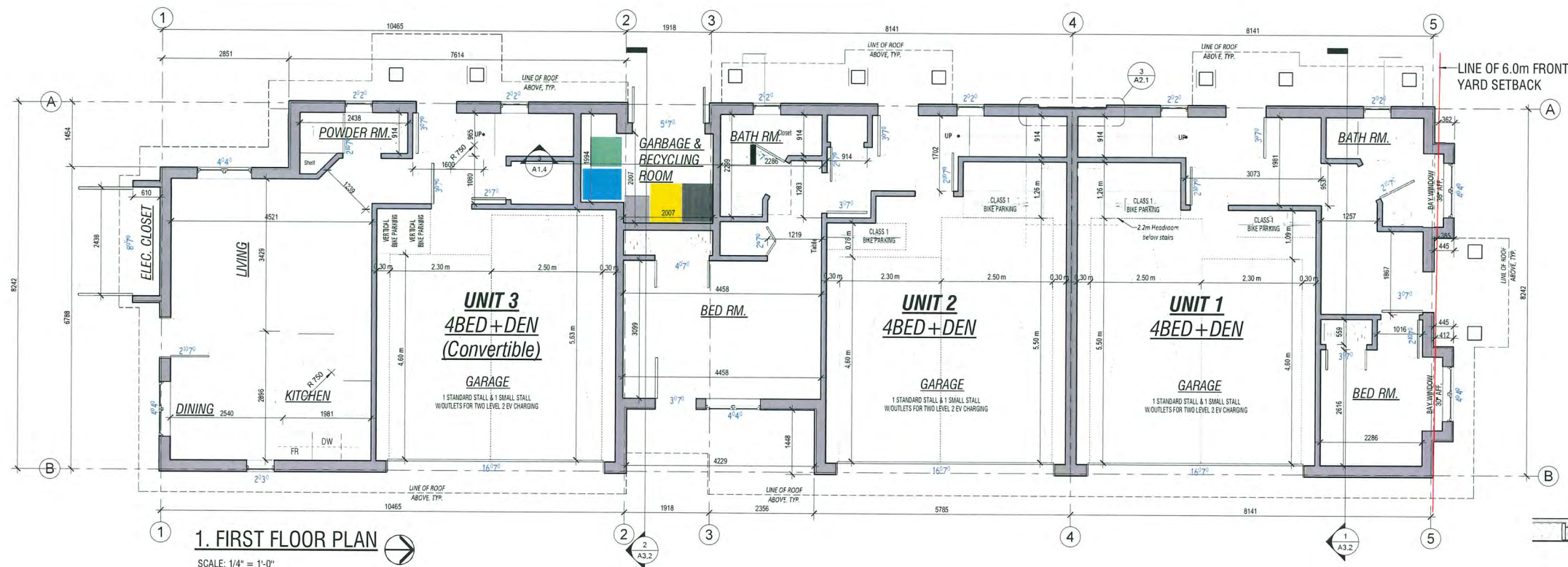
AERIAL VIEW LOOKING NORTHEASTWARD



AERIAL VIEW LOOKING EASTWARD

JULY 9 2025
DP 23-030760
PLAN # 9

 <div>Kenneth Kim Architecture Inc. <small>1: 778-379-8918 / f: 604-800-0775 e: kenneth@kai.ca 211-2223 West Broadway Vancouver, B.C. V6K 2E4</small></div>	THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED THIS PLAN AND DESIGN ARE AND SHALL REMAIN AT ALL TIMES THE EXCLUSIVE PROPERTY OF KENNETH KIM ARCHITECTURE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT						Consultants					
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Project Title		Sheet Title		File number:		Scale:						
3-UNIT TOWNHOUSE		PERSPECTIVES		Drawn: CL		Dwg. no.						
8240 Williams Rd, Richmond				Checked: KK		A0.2						
				Print date: Jul 9, 2025								



JULY 9 2025
DP 23-030760
REFERENCE PLANS

- GENERAL NOTES**
- ALL UNITS SHALL HAVE AGING IN PLACE FEATURES INCLUDING:
 - LEVER HANDLES FOR PLUMBING FIXTURES AND DOORS
 - WALL BLOCKING FOR GRAB BARS AT TOILET, TUB, AND SHOWER
 - HANDRAILS IN STAIRWELLS
 - UNIT 3 TO BE A CONVERTIBLE UNIT. W/ FEATURES SHOWN IN DRAWINGS ABOVE TO CONFORM TO CITY CONVERTIBLE UNIT REQUIREMENTS AND BC BUILDING CODE



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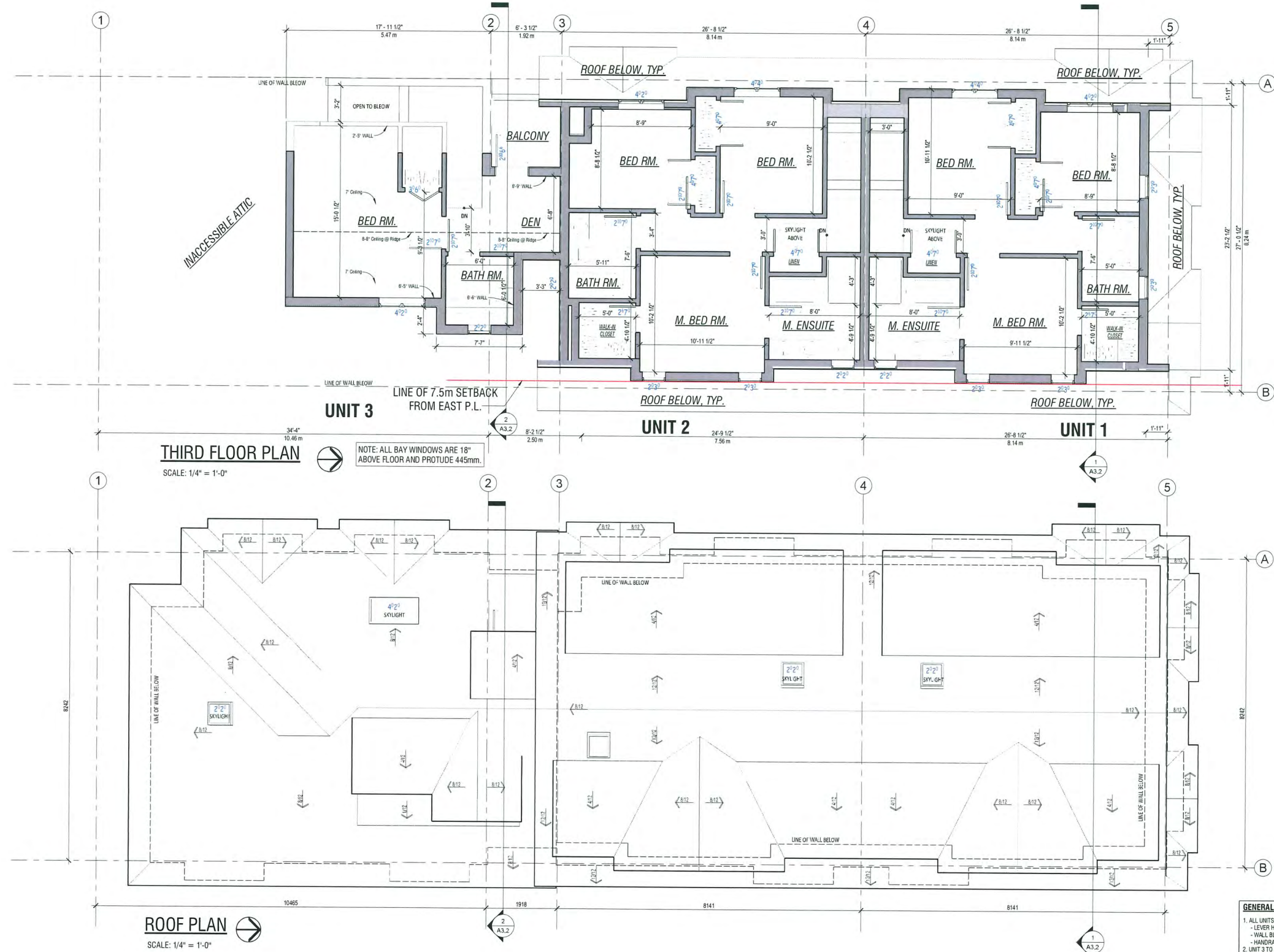
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Project Title
3-UNIT TOWNHOUSE
8240 Williams Rd, Richmond

Sheet Title
FLOOR PLANS

File number:
Drawn: CL
Checked: KK
Print date: Jul 9 2025

Scale:
Dwg. no.
A2.1



JULY 9 2025
DP 23-030760
REFERENCE PLANS

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Consultants

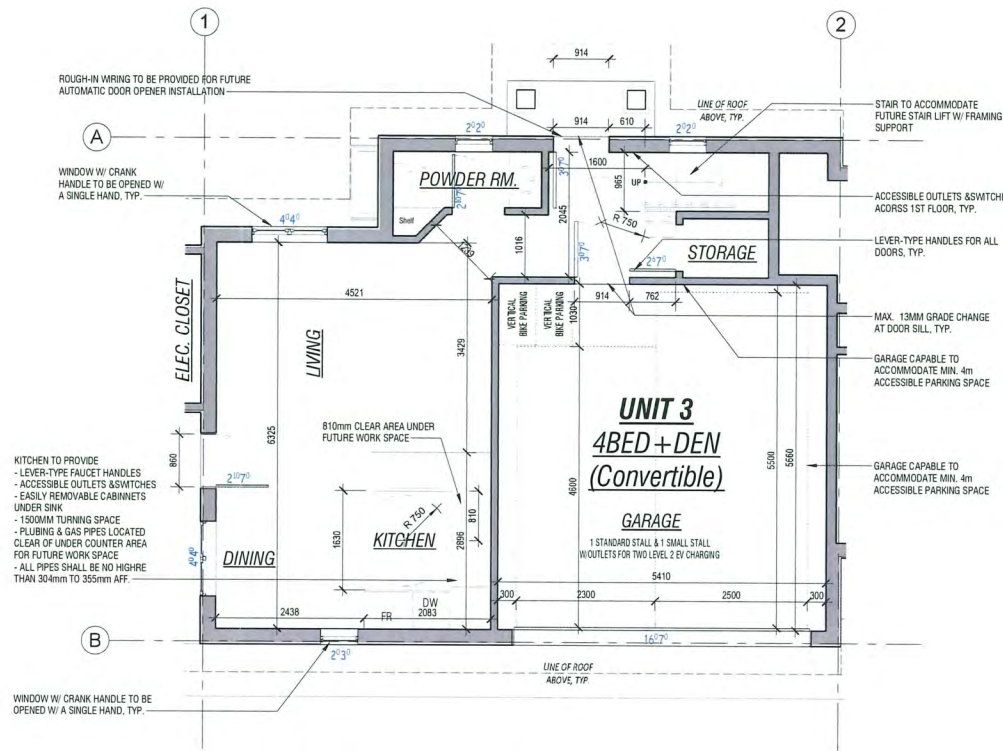
Project Title
3-UNIT TOWNHOUSE
8240 Williams Rd, Richmond

Sheet Title
FLOOR & ROOF PLAN

File number:
Drawn: **CL**
Checked: **KK**
Print date: **Jul 9, 2025**

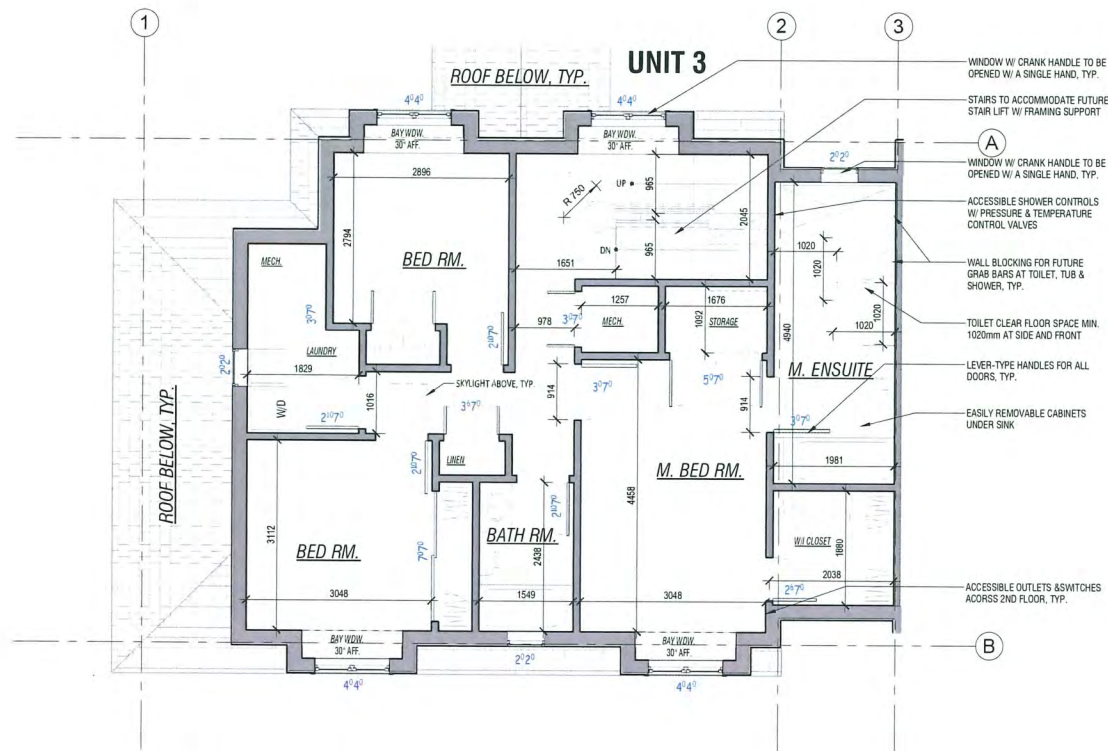
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Dwg. no.

A2.2



UNIT 3 - 1st FLOOR PLAN

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



UNIT 3 - 2nd FLOOR PLAN

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

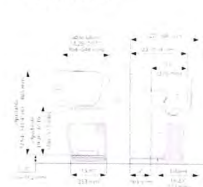
CONVERTIBLE UNIT GUIDELINES	
ENTRY DOORS	MIN. 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS
ENTRY DOOR	CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
DOORS & DOORWAYS	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM: MIN. 860 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
PATIO/BALCONY	MIN. 360 MM CLEAR OPENING. NOTE HOW ACCESSED.
ALL INTERIOR THRESHOLDS	WITHIN UNITS COMPLY WITH 90BC.
LEVER-TYPE HANDLES	FOR ALL DOORS
VERTICAL CIRCULATION	STAIR LIFT STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATION
HALLWAYS	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA MIN. 300 MM CLEAR OPENING TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATH/TUB, SHOWER, AND TOILET LOCATIONS
BATHROOMS (MIN. 1 UNIT)	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS CABINETS UNDER SINK ARE EASILY REMOVED DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL CABINETS UNDER SINK ARE EASILY REMOVED 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM LEVER-TYPE HANDLES FOR PLUMBING FIXTURES
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLET & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS UPGRADE TO FOUR-POLE OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM

GENERAL NOTES

- ALL UNITS SHALL HAVE AGING IN PLACE FEATURES INCLUDING:
 - LEVER HANDLES FOR PLUMBING FIXTURES AND DOORS
 - WALL BLOCKING FOR GRAB BARS AT TOILET, TUB, AND SHOWER
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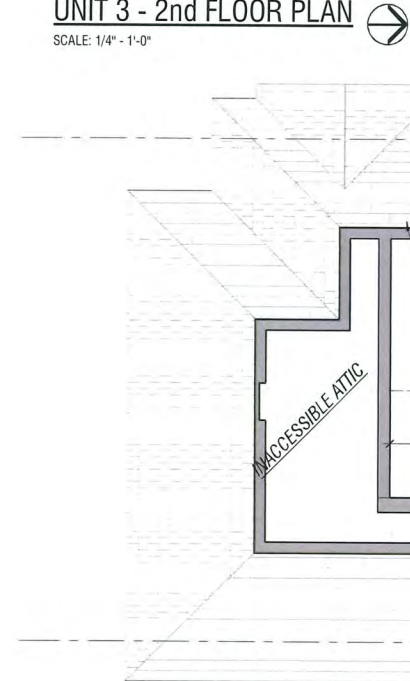
FUTURE STAIR LIFT DATA

DIMENSIONS



SPECIFICATIONS

STAIR LIFT	1. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	2. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	3. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	4. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	5. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	6. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	7. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	8. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	9. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.
STAIR LIFT	10. STAIR LIFT SHALL BE PROVIDED FOR FUTURE INSTALLATION.



UNIT 3 - 3rd FLOOR PLAN

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

JULY 9 2025
DP 23-030760
REFERENCE PLANS



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Project Title
3-UNIT TOWNHOUSE
8240 Williams Rd, Richmond

Sheet Title
**UNIT 3 CONVERTIBLE
DETAIL PLANS**

File number:
Drawn: **CL**
Checked: **KK**
Print date: **Jul 9, 2025**

Scale:
Dwg. no.

A5.0