



**To:** Development Permit Panel

**Date:** December 18, 2023

**From:** Wayne Craig  
Director, Development

**File:** DP 22-021165

**Re:** Application by 0853803 BC Ltd. and 1121648 BC Ltd. for a Development Permit at 6571 and 6591 No. 1 Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width on major arterial roads from 50.0 m to 40.2 m.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:ak  
Att. 3

## Staff Report

### Origin

0853803 BC Ltd. (Director: Simerjit and Gurjit Malhi) and 1121648 BC Ltd. (Director: Ajit Thaliwal) has applied to the City of Richmond for permission to develop eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned “Low Density Townhouses (RTL4)”. The site currently contains one single-family dwelling (on 6591 No 1 Road).

The site is being rezoned from “Single Detached (RS1/F)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 10288 (RZ 16-731275).

A Servicing Agreement is required as a condition of rezoning and includes, but is not limited to, the following improvements:

- Permanent closure of the existing southerly driveway (at 6591 No. 1 Road); and
- Installation of new water, storm and sanitary service connections.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north: A single detached dwelling on property designated for arterial road townhouse development in the Official Community Plan (OCP) and zoned “Single Detached (RS1/F)”.
- To the east: Across from No. 1 Road, single detached dwellings, designated for single detached development in the OCP and zoned “Single Detached (RS2/C)”.
- To the south: A three-storey townhouse complex zoned “Town Housing (ZT27) – Robson Drive/Court (Terra Nova)”.
- To the west: A three-storey townhouse complex zoned “Town Housing (ZT27) – Robson Drive/Court (Terra Nova)”.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of landscape design, fencing and interface with abutting lots.
- Review of retaining wall heights and requirements for guardrails.
- Further assessment of the potential relocation of the front yard hedge.
- Refinement of the outdoor amenity area design, including the choice of play equipment.

- Review of relevant accessibility features for the proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal and ensuring that the development meets or exceeds the City's required Energy Step Code for Part 9 construction applicable at time of construction.

The Public Hearing for the rezoning of this site was held on March 21, 2022. No public correspondence was received at the Public Hearing.

Staff worked with the applicant to address the above issues in the following ways:

- Detailed architectural and landscape plans have been provided to demonstrate that the proposed development is generally consistent with the Development Permit guidelines for multi-family projects and Arterial Road Guidelines for Townhouses in the OCP.
- Detailed landscape plans have been submitted and provides a mix of coniferous and deciduous replacement trees, which meet the bylaw size requirements.
- The applicant has refined the design of the retaining wall and has provided handrails for the proposed steps by the southwest corner of the site as per BC Building Code requirements.
- The hedge on-site is proposed to be relocated to the rear of the site and integrated as part of the landscaping.
- The design of the outdoor amenity area for this townhouse development includes a children's play structure and a bench for parental interaction and to promote social interaction surrounded by landscaping.
- The proposed accessibility features include aging-in-place features in all units and one convertible unit.
- The applicant has provided a sustainability strategy and a letter from a Certified Energy Advisor indicating that the project will achieve Step 3 of the BC Energy Step Code with Low Carbon Emission Systems, consistent with current City regulations.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application (Plans #1 to #20). In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Low Density Townhouses (RTL4)" zone, except for the zoning variance noted below.

### **Zoning Compliance/Variance** (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot width from 50.0 m to 40.2 m.

***Staff supports the proposed variance as the proposal is generally consistent with the guiding principles of the Arterial Road Land Use Policy and guidelines. The need for this variance was identified in the rezoning staff report and no concerns were raised during the Public Hearing at rezoning stage. The applicant was unable to acquire the adjacent site to the north to increase the lot width as the owner advised they were not interested in selling.***

***A development concept plan for the adjacent site to confirm its development potential has been provided on file. In addition, the applicant has been able to demonstrate compliance with all remaining zoning bylaw and design guidelines on the smaller sized site.***

## **Analysis**

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

- The proposed townhouses have been designed with consideration of the existing surrounding context. All of the units are three-storeys which interface with adjacent townhouse developments. The outdoor amenity space and a visitor parking spot are located to the south. The local drive aisle is located along the north, providing a larger setback of 7.61 m on the north side adjacent to the existing single-family house.
- A Statutory Right-of-Way (SRW) allowing vehicle access to the subject site as well as to and from the adjacent future development site to the north at 6551 No. 1 Road has been secured at rezoning. Signage indicating that the driveway on the subject site will be connected to and serve the adjacent site to the north when it redevelops will be installed at the north end of the site adjacent the drive aisle.
- Due to the existing sanitary sewer line along the west side of the rear property line, there is a retaining wall on the adjacent townhouse site to the west at 6888 Robson Court. This retaining wall results in a tiered yard with its lower portion abutting the shared lot line. As the majority of this sanitary sewer line will be removed as part of the site development, the applicant proposes to raise the grade of this depressed area to approximately 2.22 m, matching the adjacent grade at the west property line (Plan #15). A new retaining wall at the north and south ends of the proposed off site backfill area will be provided by the applicant. A letter from Strata LMS3191 (governing 3711 Robson Court and 3888 Robson Drive) approving installation of the fencing along the shared property line has been provided (Attachment 2).
- No retaining walls are being proposed on site along the north property line of the development site. There is an existing retaining wall on site along the south property line to be retained.

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

- The proposed development general complies with the Terra Nova Sub-Area Plan Development Permit Guidelines.
- The proposed development consists of eight townhouse dwellings in one four-unit cluster to the west and two two-unit clusters to the east, arranged on either side of a central north-south drive aisle.
- Vehicular access to the proposed development is to be from No. 1 Road through a new driveway, with future connection enabled to the neighbouring property to the north (6551 No. 1 Road), which was secured by an SRW at the time of rezoning.
- Four units in the front building along No. 1 Road are proposed to have direct pedestrian access from the street through landscaped front yards. The four units at the rear of the property have pedestrian access from the drive aisle.
- All units are three-storeys, with living space primarily located on the second and third storeys, and with private outdoor space at grade in the form of a landscape front or rear yard.

For the four units fronting No. 1 Road, balconies facing the interior drive aisle are provided in addition to the front yards facing No. 1 Road. The four units at the rear of the site also have balconies facing the drive aisle in addition to rear yards.

- All townhouse units are proposed to have two enclosed vehicle parking spaces in a side-by-side arrangement. Level 2 EV charging is accommodated in each garage in accordance with City requirements. Class 1 bicycle parking spaces are accommodated in the garages.
- Two visitor parking spaces are provided. One is located at the southwest end of the drive aisle and one is located at the northwest corner of the site. Visitor bicycle parking is provided between Buildings B and C.
- The common outdoor amenity area is proposed at the southeast corner of the site, benefiting from sun exposure and includes a play structure for young children and bench seating.
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$14,440.00) consistent with OCP policy.
- The garbage and recycling room is located at the site entrance and is to be shared with the future development to the north at 6551 No. 1 Road as secured at rezoning.

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

- The proposed development presents a traditional architectural approach with the use of brick and a neutral colour scheme. The apparent mass of the buildings is reduced through the use of projections, recesses, materials, colours and windows.
- Pitch roofs are proposed with varied gables to provide for a residential home character consistent with the surrounding developments.
- Individuality of each unit is expressed through private landscape yards with gates, covered entry porches for the street-fronting units and material and colour changes.
- The proposed main building materials include Hardie panel in grey taupe and white, facing brick to provide a distinct first-storey and shingle roofing.
- The proposed colour palette consists of a combination of grey taupe and black with white colour for accent walls, alternating dark grey and dark brown front door and facing brick to add warmth and visual interest.

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

- On-site tree removal was assessed as part of the rezoning application, at which point it was determined that two trees, one tree on-site and one tree on neighbouring property to the west, both in poor condition, are to be removed (with a letter of permission).
- Two trees on City property and 11 neighbouring trees are to be retained and protected as indicated on Plan #20, consistent with the rezoning staff report.
- At rezoning, the applicant indicated a willingness to relocate the on-site hedge located along a portion of the east property line. The cedar hedge proposed is to be relocated to the rear yard along the west property line as indicated on Plan #18.
- Consistent with the 2:1 tree replacement ratio in the OCP, four replacement trees are proposed on the Landscape Plans in addition to five new trees. A mix of deciduous and coniferous trees are proposed in addition to a variety of shrubs, grass, perennials and ground cover.
- The Landscape Plan notes that high-efficiency automatic irrigation, as per industry standards, will be provided to all soft landscape areas.

- The shared outdoor space is located at the southeast corner of the site, ideal for solar exposure. The space contains children's play structure and bench seating. Bollards are proposed to separate the outdoor amenity space from the drive aisle to help ensure pedestrian safety.
- To define the street edge along No. 1 Rd, a 1.1 m (3.5 ft.) high fencing with gates for pedestrian entry is proposed. A 0.41 m wide SRW for Public Right of Passage (PROP) along the east property line has been secured as part of the rezoning for future upgrades to the City boulevard.
- With authorization from the Strata LMS3191 (governing 3711 Robson Court and 3888 Robson Drive), new retaining walls at the north and south ends of the proposed backfill area (off-site) will be provided by the applicant. No retaining walls are being proposed on site along the north property line. There is an existing retaining wall along the south property line to be retained.
- A landscape security in the amount of \$94,956.09 is required in order to ensure that the proposed landscaping works are completed.

#### ***Crime Prevention Through Environmental Design***

- A 1.8 m (6 ft.) wood fence is proposed along the side and rear property lines for privacy and security. The fence along the front property line will be 1.1 m (3.5 ft.) tall to provide clear sightlines from the units to the sidewalk while maintaining separation of the public and private realms.
- Pedestrian site access is controlled by gates at each of the walkways to the unit entries.
- The mailbox kiosk is located near the site entrance by the southeast unit (Unit 1) and is covered, but not enclosed. Landscaping around the mailbox provides separation between the mail area and the entrance of the townhouse unit.
- Building-mounted lighting is proposed beside each garage door and unit entrance. Building-mounted lighting is also provided along the common areas including visitor parking, bicycle racks, mail kiosk and outdoor amenity space. The proposed lighting is designed to be low glare and limit any light spillover onto adjacent properties.

#### ***Sustainability***

- The applicant has submitted written confirmation from their Certified Energy Advisor indicating that the project will achieve Step 3 of the BC Energy Step Code with Low Carbon Emission Systems, consistent with current City regulations. The air source heat pumps are proposed to be located in the rear and side yards. Prior to Building Permit issuance, the applicant is required to provide a report from an Acoustical Engineer confirming that the heat pumps will comply with the City's Noise Regulation Bylaw.
- Level 2 EV Charging will be provided in each garage as per Richmond Zoning Bylaw 8500.
- High-efficiency automatic irrigation system will be provided for all soft-landscaped areas of the development.

#### ***Accessible Housing***

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit 1). The potential conversion of this unit will require the installation of an elevator.

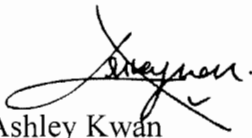
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### **Site Servicing**

- The applicant has entered into a Servicing Agreement (SA 22-025267) for the design and construction of the required site servicing and frontage works including:
  - Installation of a new water, sanitary and storm service connections;
  - Removal of approximately 37 m of the existing sanitary main , existing manhole SMH7218, service connection, and related inspection chamber located to the west of the subject site;
  - Permanent closure of the existing south driveway and letdown at 6591 No. 1 Road and reinstate the barrier curb/gutter, boulevard and concrete sidewalk; and
  - Design and construct the north driveway letdown at 6571 No 1 Road, which is to be shared with the adjacent property at 6551 No. 1 Road.

### **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

  
Ashley Kwan  
Planner 1  
(604-276-4713)

AK:js

- Att.   1. Development Application Data Sheet  
      2. Letter from Neighbouring Strata LMS3191 on 6888 Robson Drive  
      3. Development Permit Considerations



**DP 22-021165**

**Attachment 1**

Address: 6571 & 6591 No 1 Road

Applicant: 0853803 BC Ltd. and 1121648 BC Ltd. Owner: 0853803 BC Ltd. and 1121648 BC Ltd.

Planning Area(s): Thompson (Terra Nova Sub-Area)

Floor Area Gross: 1,402.10 m<sup>2</sup> (15,092 ft<sup>2</sup>) Floor Area Net: 970.84 m<sup>2</sup> (10,450 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	1,618 m <sup>2</sup>	1,618 m <sup>2</sup>
Land Uses:	Single Detached	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/F)	Low Density Townhouses (RTL4)
Number of Units:	1	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Building: Max. 40% Non-porous surfaces: 65% Live plant material: 25%	Building: 31.7% Non-porous surfaces: 63.5% Live plant material: 25.0%	None
Setback – Front Yard:	Min. 6.0 m	6.11 m	None
Setback – Side Yard (North):	Min. 3.0 m	7.61 m	None
Setback – Side Yard (South):	Min. 3.0 m	3.84 m	None
Setback – Rear Yard:	Min. 3.0 m	4.36 m	None
Height (m):	Max. 12.0 m, 3 storeys	11.3 m	None
Lot Size:	Width: Min. 50.0 m Depth: Min. 35.0 m	Width: 40.2 Depth: 40.2	Variance required to Lot Width
Off-street Parking Spaces – Regular (R) / Visitor (V)	2 (R) and 0.2 (V) per unit	16 (R) and 2 (V)	None
Off-Street Parking Spaces – Total:	18	18	None
Bicycle Parking Spaces:	Class 1: 1.25 per unit Class 2: 0.2 per unit	Class: 16 Class 2: 2	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash in-lieu	Cash in-lieu	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit (48 m <sup>2</sup> )	59.3 m <sup>2</sup>	None



Date: 16 June 2020

Attn: **Strata LMS3191**

6888 Robson Dr, Richmond

**6571 No 1 Road – Restating the Fence to Legal Property Lines**

We confirm that **1121648 BC LTD & 0853803 BC LTD** are the Developers & Legal Owners of 6571 & 6591 No 1 Road, Richmond

Scope of Work: **To Reinstate the legal property lines.**

As per the illustrated drawings provided to the strata the developer agrees to reinstate the property line to its original line.

New wood fence panels and posts will be installed to move the fence to its legal boundary approx. 10ft. All new wood panels will look the same or similar to the existing fence panels.

The lands will be back filled to the existing grade of the townhomes at Robson Drive, new turf/sod materials will be applied to the 10 feet to match the existing rears yards of the owner's townhomes.

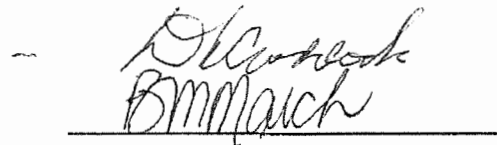
Any owners with artificial turf, the developer agrees to match the existing turf shade if it is not possible, the developer will replace the whole turf with new artificial turf.

Best Regards,



**1121648 BC LTD**

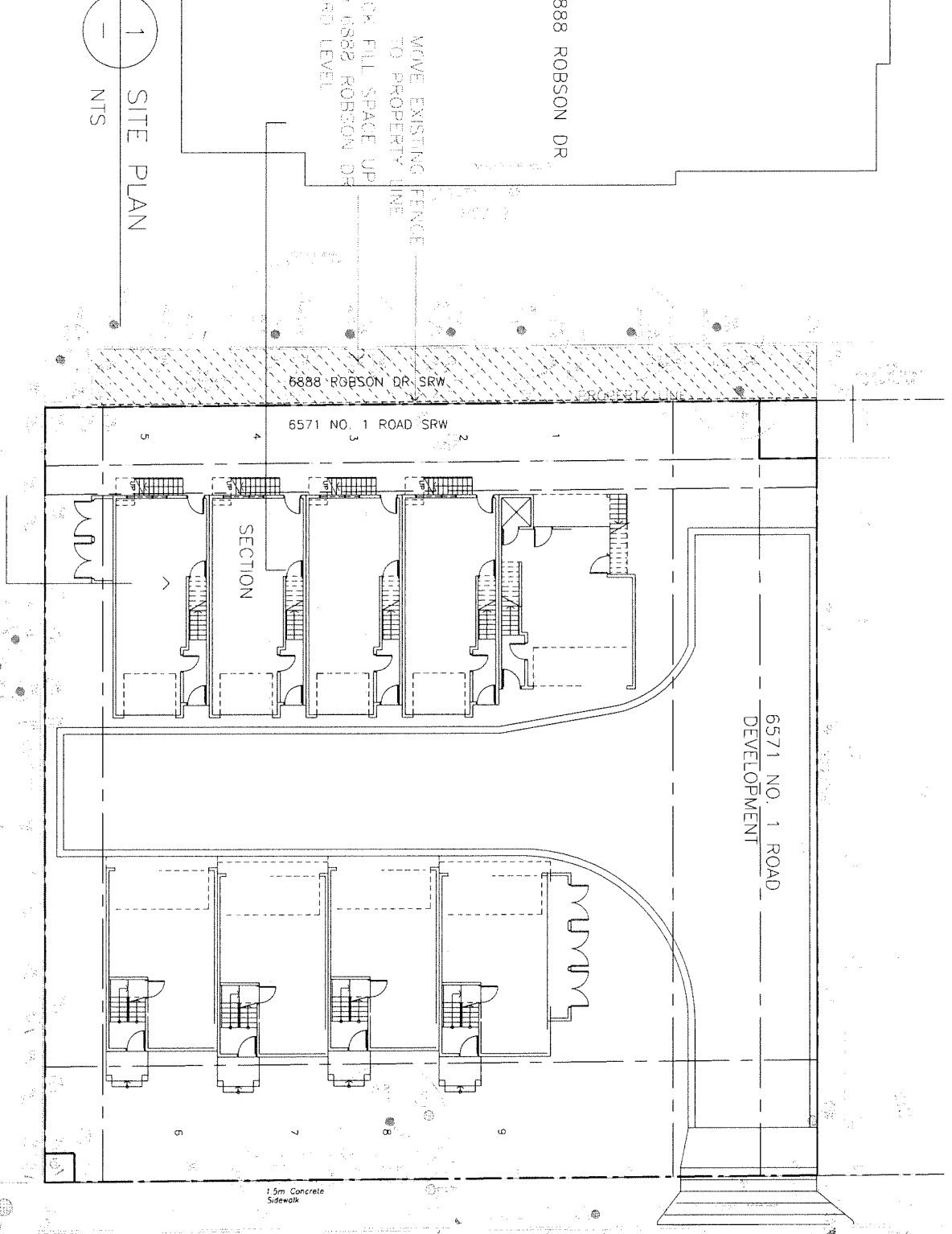
**0853803 BC LTD**



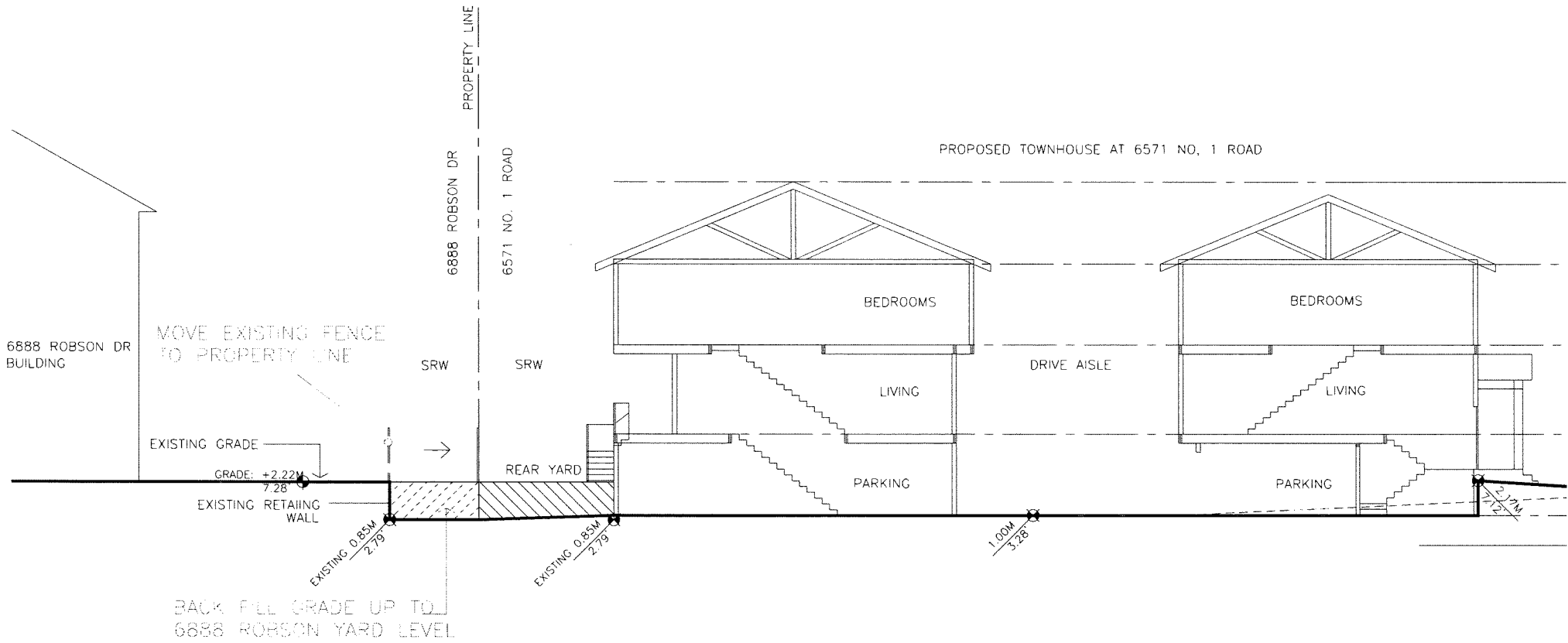
**Strata Council Representative**

**Strata LMS3191**

1 SITE PLAN  
NTS



6/8/2



2 SECTION  
 — NTS

6/8/2020



**Address:** 6571/6591 No. 1 Road

**File No.:** DP 22-021165

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

1. Submission of a Landscape Security in the amount of \$94,956.09 (based on the costs estimate provided by a CSLA registered Landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.

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

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes.
2. Provide a report from a Registered Professional confirming that the heat pumps will comply with the City's Noise Regulation Bylaw.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Submission of a Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

**Note:**

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



No. DP 22-021165

To the Holder: 0853803 BC Ltd. and 1121648 BC Ltd.  
Property Address: 6571 & 6591 No 1 Road  
Address: C/O: Eric Law  
216-288 W 8<sup>th</sup> Avenue,  
Vancouver, BC, V5Y 1N5

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum lot width on major arterial roads from 50.0 m to 40.2 m.
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 #20 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 \$94,956.09 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 22-021165**

To the Holder: 0853803 BC Ltd. and 1121648 BC Ltd.

Property Address: 6571 & 6591 No 1 Road

Address: C/O: C/O: Eric Law  
216-288 W 8<sup>th</sup> Avenue,  
Vancouver, BC, V5Y 1N5

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- 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.
- 9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

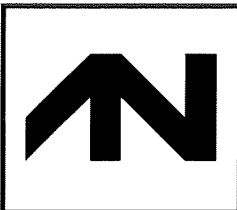
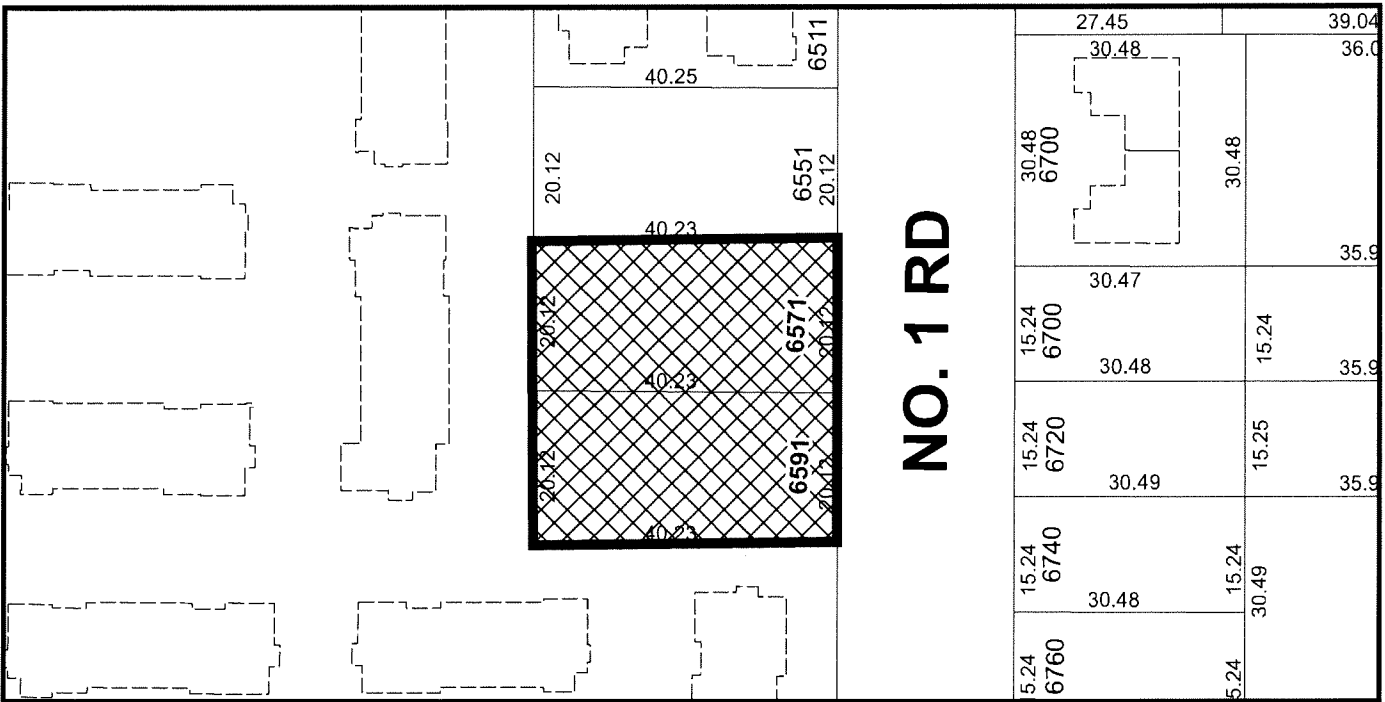
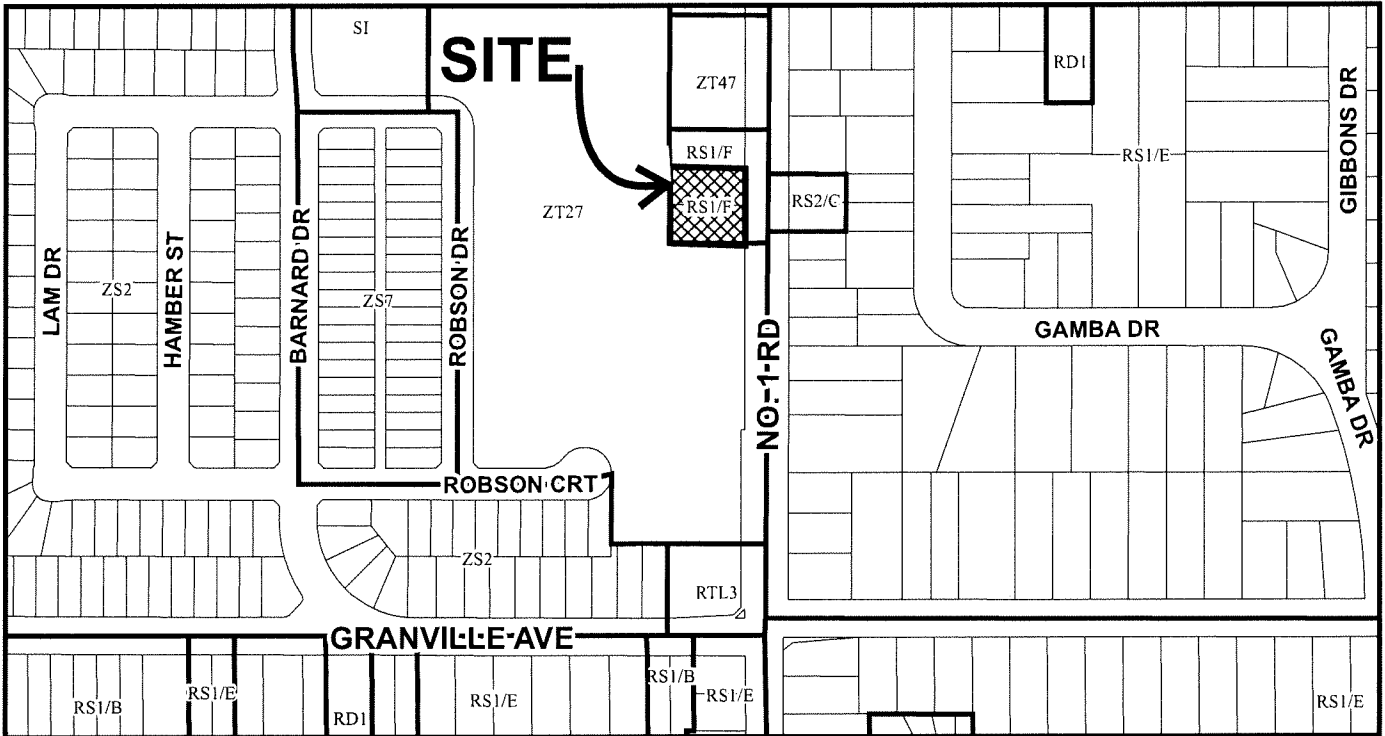
ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR



# City of Richmond



DP 22-021165  
SCHEDULE "A"

Original Date: 09/27/22

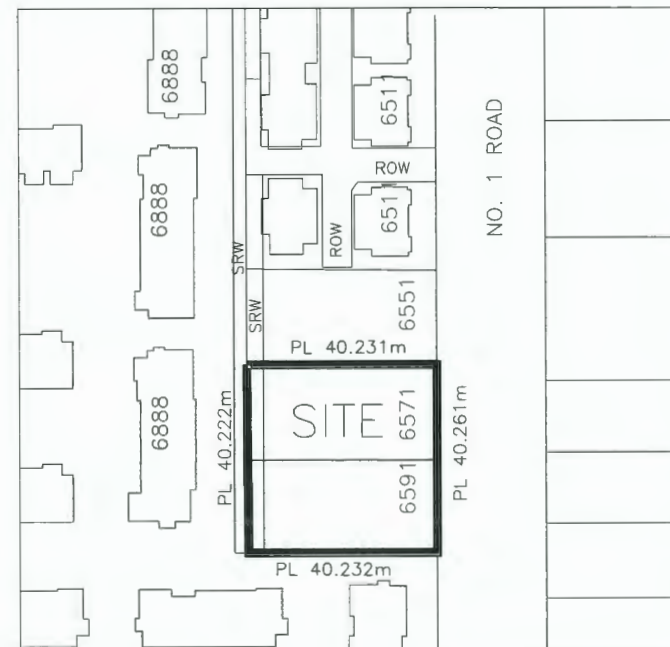
Revision Date: 04/03/23

Note: Dimensions are in METRES

# PROPOSED TOWNHOUSE DEVELOPMENT AT 6571-6591 NO. 1 ROAD, RICHMOND, BC

## DEVELOPMENT DATA

(A) CIVIC ADDRESS:	6571 & 6591 NO 1 ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	LOT 15 & 16, SECTION 10, BLOCK 4 NORTH, RANGE 7 WEST, NWD PLAN 33370		
(C) LOT AREA:	1,618 SM (17,416 SF),		
(D) ZONING USE	CURRENT: RS1/F, PROPOSED: RTL4	PROPOSED REZONING (UNDER RS1/F ZONING)	PROPOSED DEVELOPMENT (RTL4)
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.60 TOTAL FAR FLOOR AREA 0.60 X1618 SM = 970.8 SM (10,450 SF)	0.60 970.8 SM (10,450 SF) FAR FLOOR AREA
(F) LOT SIZE		MINIMUM 50M WIDE	40.22M (VARIANCE REQUIRED)
(G) NUMBER OF UNIT:	1 PER LOT	8 UNITS	8 UNITS
(H) BUILDING COVERAGE:	MAX - 45%	MAX - 40% (6966 SF)	31.6% (512SM 5514 SQ. FT.) 25.0% FOR LIVE PLANT MATERIALS (SEE LANDSCAPE) 36.5% FOR LIVE PLANT AND PERMEABLE SURFACES (SEE LANDSCAPE)
(I) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 10.43M
(J) SETBACK:	FRONT YARD - 6M SIDE YARD - 2M REAR YARD - 6M	FRONT YARD FACING NO. 1 - 6M SIDE YARD - 3M REAR YARD - 3M	FRONT YARD FACING NO.1 RD - 6.11M (20'0") NORTH SIDE YARD - 7.61M (24'11") SOUTH SIDE YARD - 3.84M (12'7") WEST REAR YARD - 4.36M (14'4")
(K) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X8 = 16 0.2 VISITOR PARKING / UNIT X8 = 2 TOTAL = 18 REQUIRE	RESIDENTIAL PARKING: 16 REGULAR VISITOR PARKING: 2 REGULAR (ALL PARKING EXCEPT VISITOR SPACE SHALL HAVE LEVEL 2 EV CHARGING OUTLETS)
(L) BICYCLE		1.25 PER DWELLING UNIT X8=10 0.2 PER DWELLING UNIT X8= 2 VISITOR	BICYCLE 16 VISITOR BIKE RACK 2
(M) OPEN SPACE		OPEN AMENITY SPACE= 6 SM PER UNIT X8= 48 SM (516 SF)	OUTDOOR AMENITY PROVIDED: 59.35M (639 SQ. FT.)



ONE CONVERTIBLE UNIT (UNIT #1) IS PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

(1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH LOW CARBON BUILDING ENERGY SYSTEM (LCES)

(2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:

(a) STAIRWELL HANDRAILS

(b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES

(c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

REFER TO BKL ACOUSTIC REPORT DATED JULY 7, 2023 FOR THIS PROJECT. CONSTRUCTION TO FOLLOW ACOUSTIC REPORT RECOMMENDATION



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1 2023.04.28 REVISED PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE  
6571-6591 NO. 1 ROAD  
RICHMOND BC**

## DEVELOPMENT SUMMARY

PROJECT NUMBER: 16-03  
ISSUED: 12/14/2023  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNO\_231214-DP.DWG

**A1**

DP 22-021165

DEVELOPMENT PERMIT

**Plan #1  
DP 22-021165  
December 18, 2023**



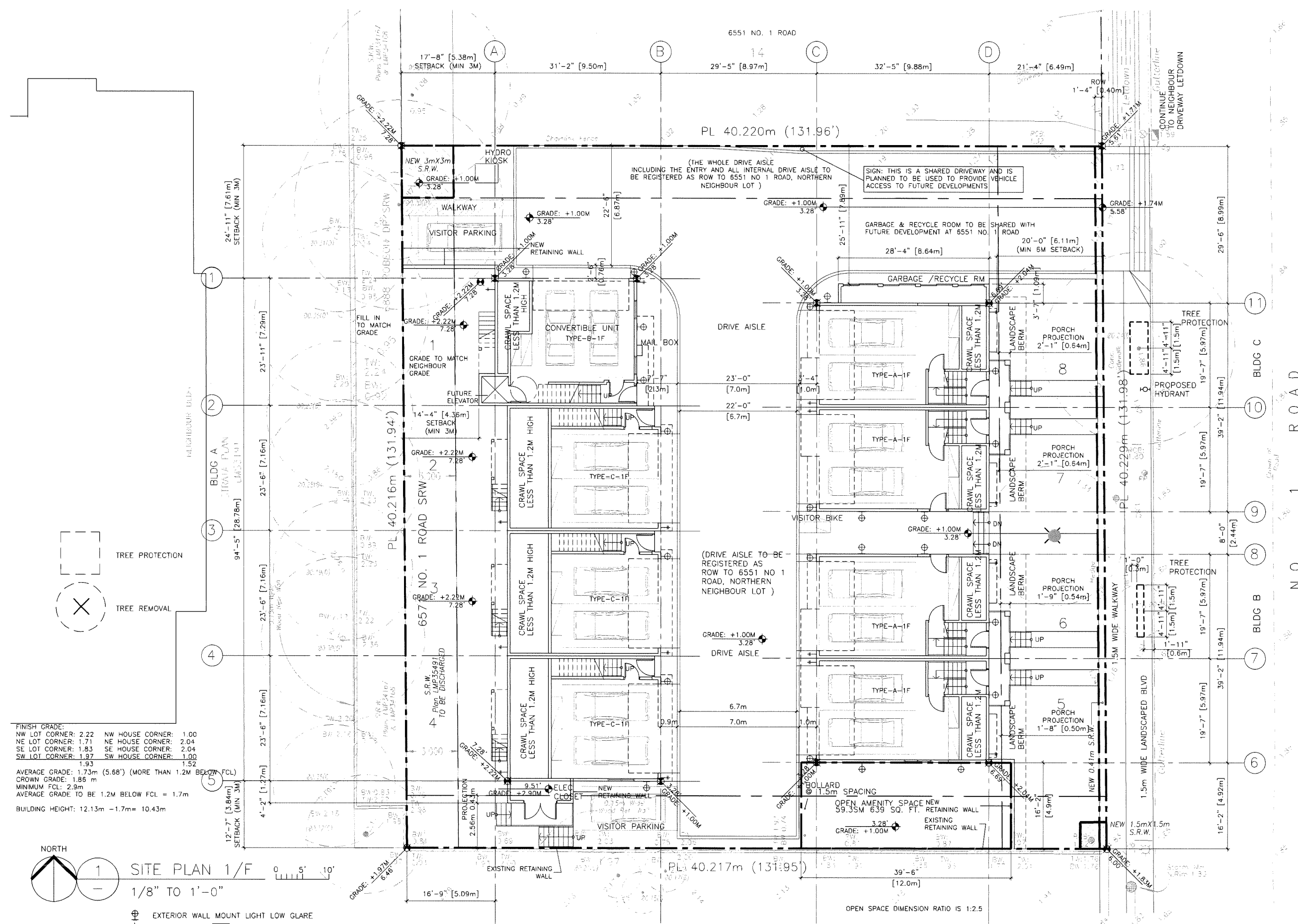
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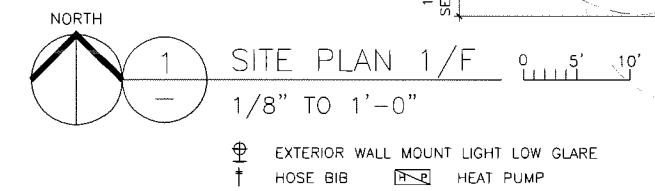
**PROPOSED TOWNHOUSE  
6571-6591 NO. 1 ROAD  
RICHMOND BC**

**SITE PLAN (1F)**

PROJECT NUMBER: 16-03  
ISSUED: 12/14/2023  
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FILENAME: 16-04\_SNO\_231214-DP.DWG



FINISH GRADE:  
NW LOT CORNER: 2.22 NW HOUSE CORNER: 1.00  
NE LOT CORNER: 1.71 NE HOUSE CORNER: 2.04  
SE LOT CORNER: 1.83 SE HOUSE CORNER: 2.04  
SW LOT CORNER: 1.97 SW HOUSE CORNER: 1.00  
1.93  
1.52  
AVERAGE GRADE: 1.73m (5.68') (MORE THAN 1.2M BELOW FCL)  
CROWN GRADE: 1.86 m  
MINIMUM FCL: 2.9m  
AVERAGE GRADE TO BE 1.2M BELOW FCL = 1.7m  
BUILDING HEIGHT: 12.13m - 1.7m = 10.43m



**Plan #2  
DP 22-021165  
December 18, 2023**

DP 22-021165

**A2**

DEVELOPMENT PERMIT

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**PROPOSED TOWNHOUSE  
 6571-6591 NO, 1 ROAD  
 RICHMOND BC**

**PARKING PLAN**

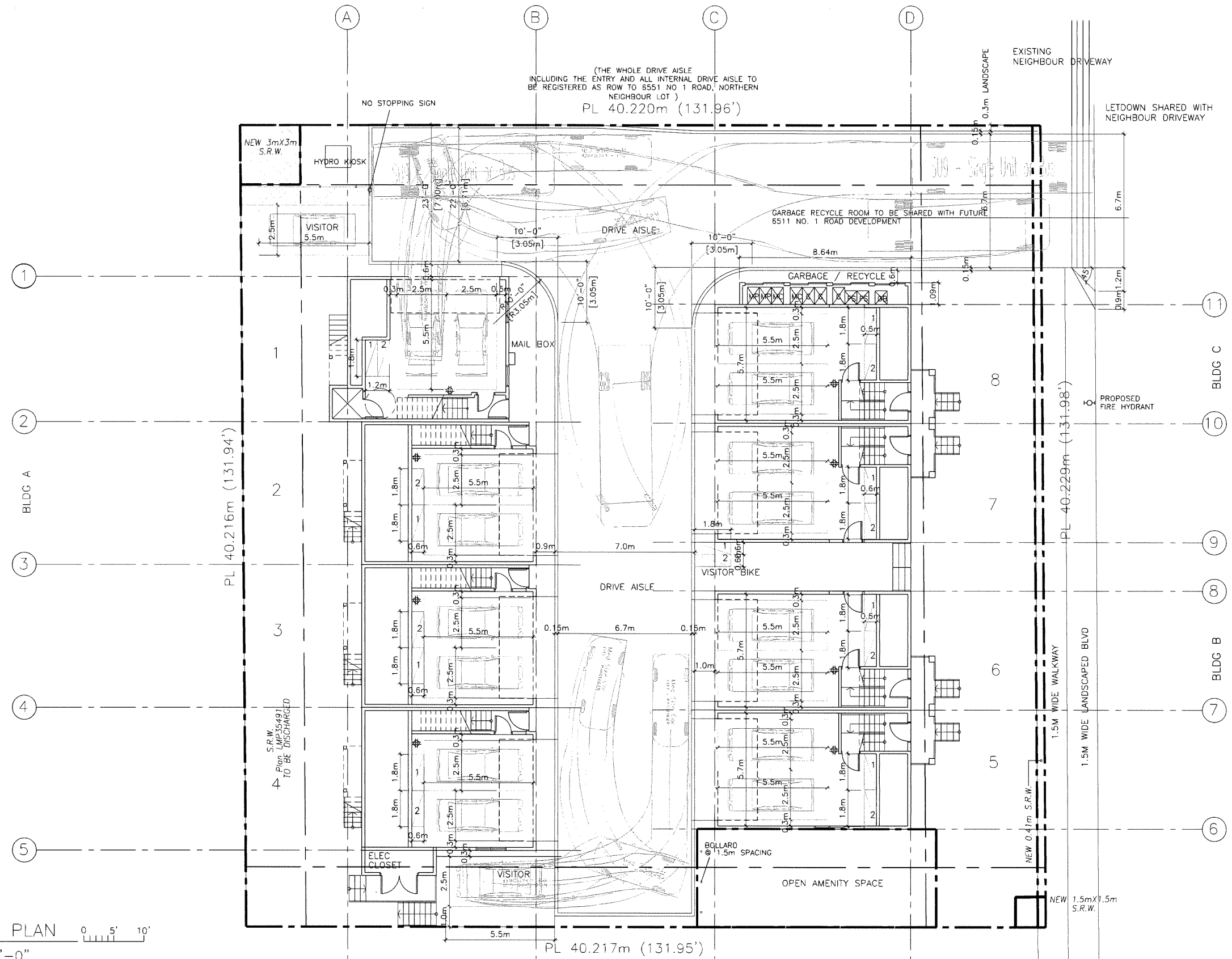
PROJECT NUMBER: 16-03  
 ISSUED: 12/14/2023  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_231214-DP.DWG

**A2A**

DEVELOPMENT PERMIT

6551 NO. 1 ROAD

(THE WHOLE DRIVE AISLE INCLUDING THE ENTRY AND ALL INTERNAL DRIVE AISLE TO BE REGISTERED AS ROW TO 6551 NO 1 ROAD, NORTHERN NEIGHBOUR LOT)  
 PL 40.220m (131.96')



- GARBAGE NOTES**
- G= GARBAGE
  - FS= FOOD SCARPS
  - GB= GLASS JARS & BOTTLES
  - MC= MIXED CONTAINER
  - MP= MIXED PAPER



ALL RESIDENTIAL PARKING (EXCLUDING VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS Level 2 EV charging (208V TO 240V AC AND CURRENT OF 16A TO 80A)

EV CHARGER

**Plan #3  
 DP 22-021165  
 December 18, 2023**

DP 22-021165

**ERIC LAW ARCHITECT**

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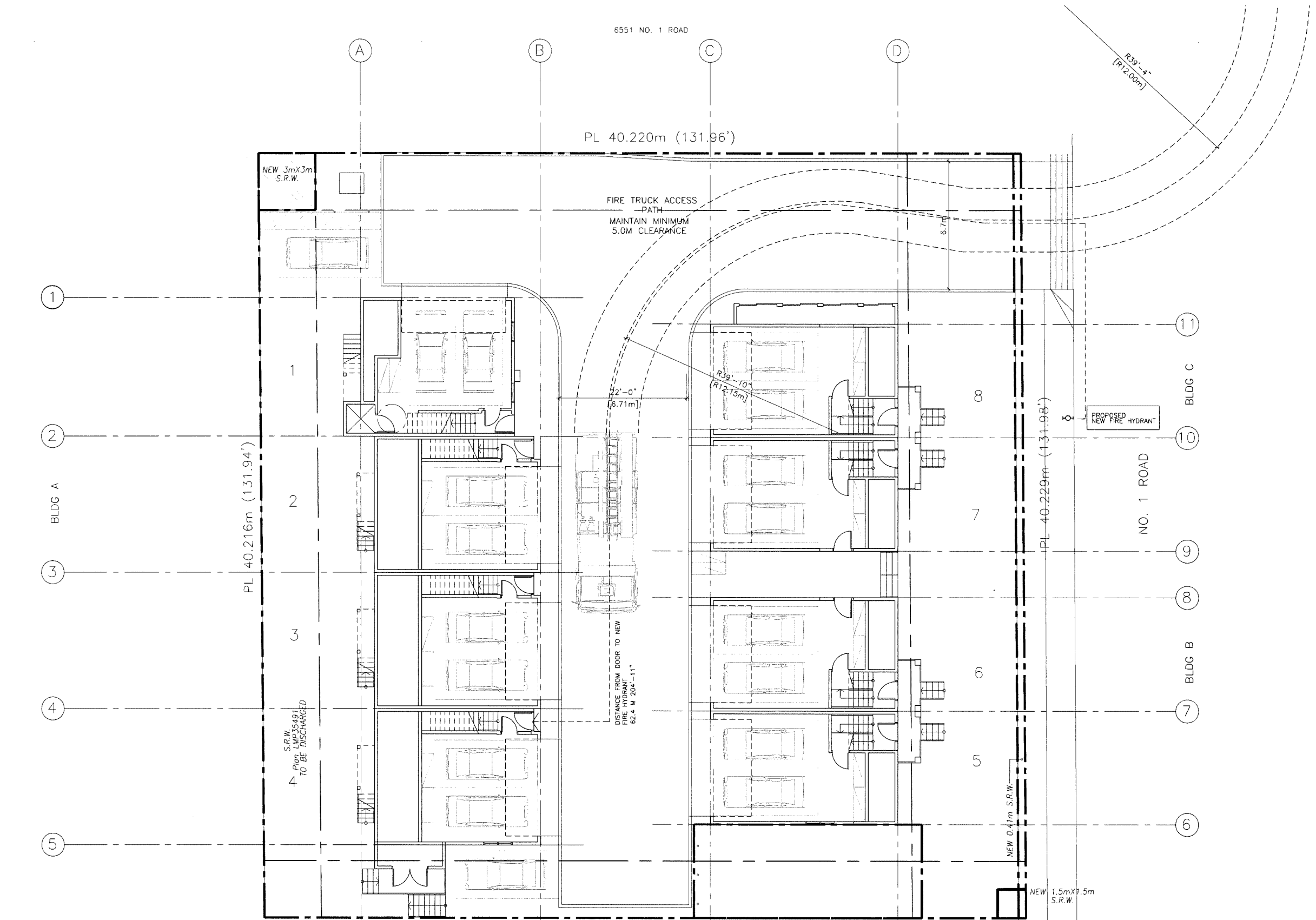
**PROPOSED TOWNHOUSE  
 6571-6591 NO. 1 ROAD  
 RICHMOND BC**

**FIRE ACCESS PLAN**

PROJECT NUMBER: 16-03  
 ISSUED: 12/14/2023  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_231214-DP.DWG

**A2B**

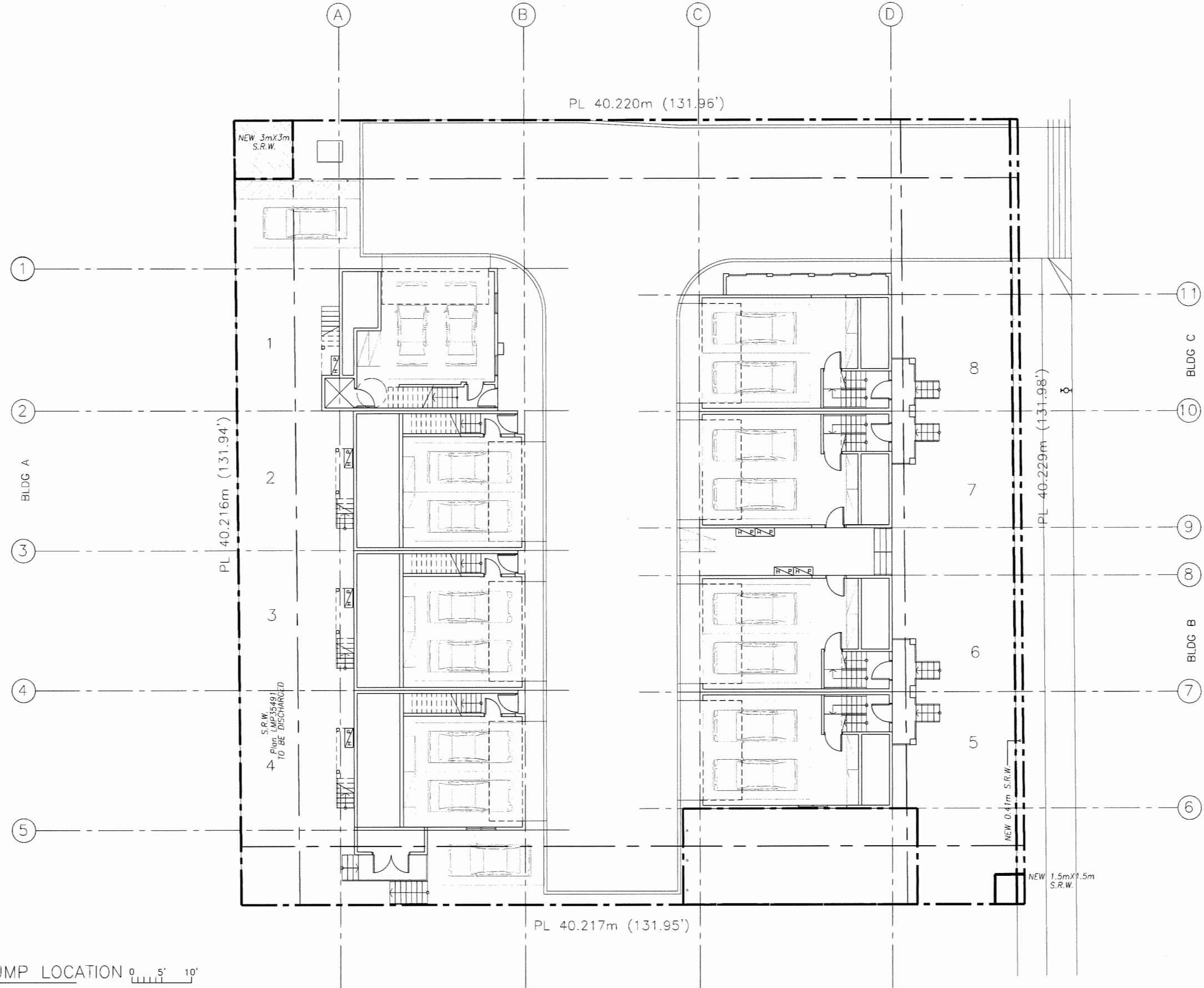
DEVELOPMENT PERMIT



**Plan #4  
 DP 22-021165  
 December 18, 2023**

DP 22-021165

6551 NO. 1 ROAD



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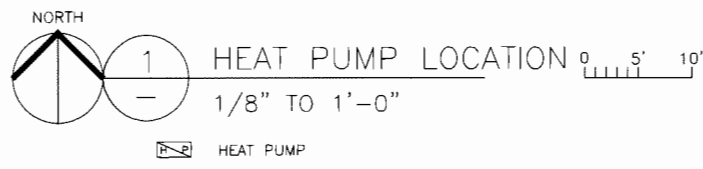
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**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**HEAT PUMP LOCATION**

PROJECT NUMBER: 16-03  
 ISSUED: 12/14/2023  
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 CHECKED BY: EL  
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**Plan #5**  
**DP 22-021165**  
**December 18, 2023**

DP 22-021165

**A2C**

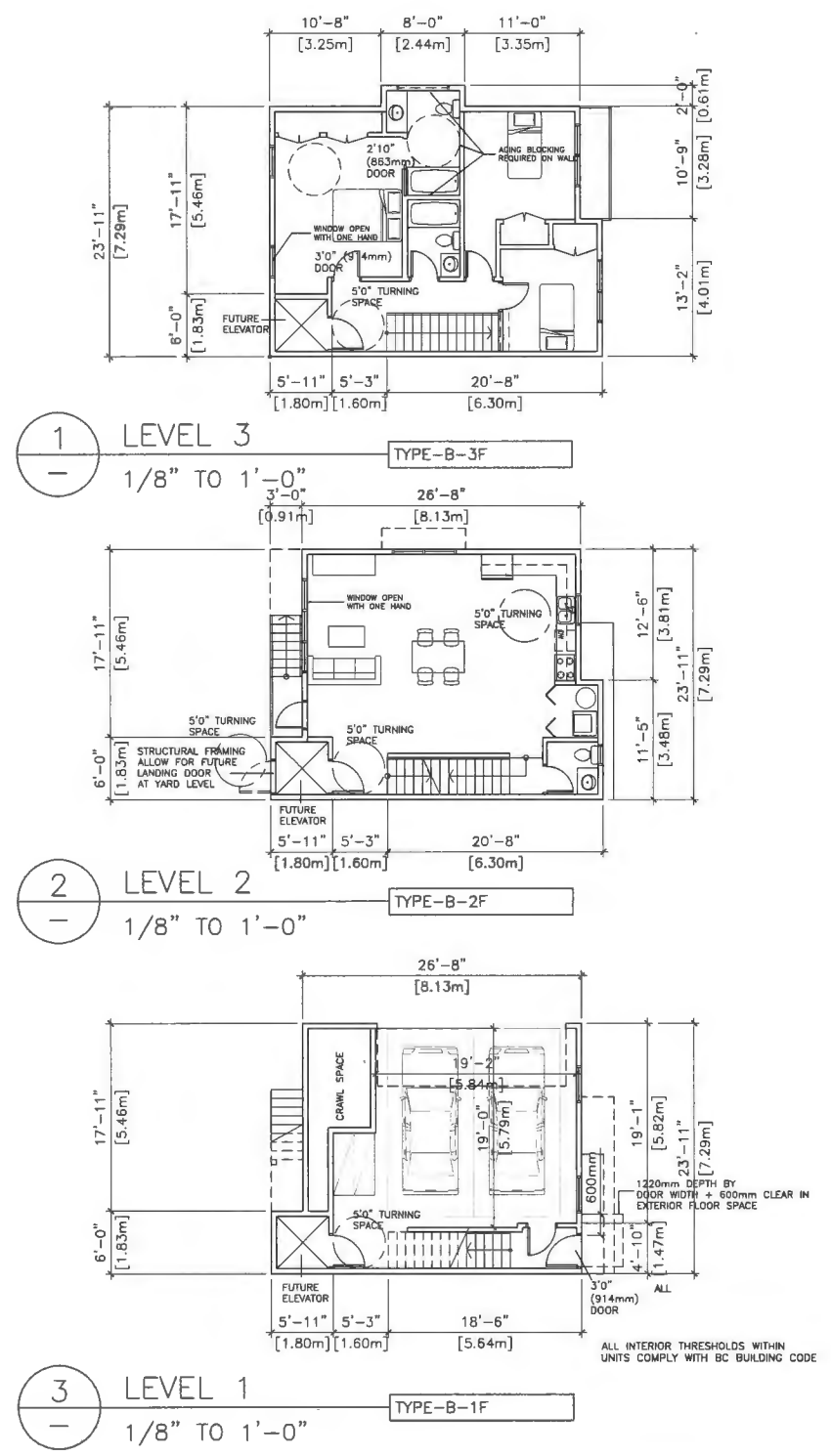
DEVELOPMENT PERMIT







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6	2023.12.14 FOR CITY DP REVIEW



**TYPE B UNIT PLAN (CONVERTIBLE)**  
3 BEDROOM

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
  - (a) STAIRWELL HANDRAILS
  - (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
  - (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

CONVERTIBLE UNIT GUIDELINES	
DOORS & DOORWAYS	<ul style="list-style-type: none"> <li>- ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.</li> <li>- ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).</li> <li>- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.</li> <li>- PATIO/BALCONY MIN. 860 MM CLEAR OPENING. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.</li> <li>- LEVER-TYPE HANDLES FOR ALL DOORS.</li> </ul>
VERTICAL CIRCULATION	<ul style="list-style-type: none"> <li>- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.</li> <li>OR</li> <li>- VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.</li> <li>- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.</li> </ul>
HALLWAYS	- MIN. 900 MM WIDTH.
GARAGE	<ul style="list-style-type: none"> <li>- MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.</li> <li>- ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.</li> </ul>
BATHROOM (MIN. 1)	<ul style="list-style-type: none"> <li>- TOILET CLEAR FLOOR SPACE MIN. 1020 MM IN FRONT.</li> <li>- WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.</li> <li>- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</li> <li>- PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.</li> <li>- CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>- CLEAR AREA FOR UNDER COUNTER FUTURE WORK SPACE TO BE ALLOWED.</li> <li>- PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK &amp; MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.</li> <li>- CABINETS UNDERNEATH SINK TO BE EASILY REMOVED.</li> <li>- 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.</li> <li>- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</li> </ul>
WINDOWS	- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	<ul style="list-style-type: none"> <li>- 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.</li> <li>- UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.</li> </ul>

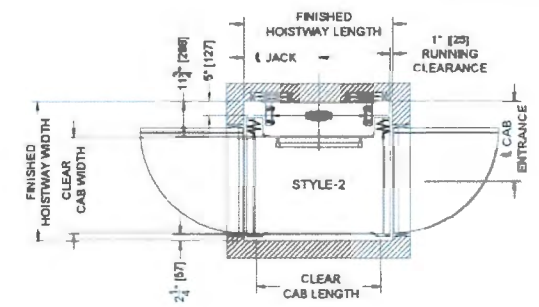
**FUTURE ELEVATOR**

**Dimensions**

Standard Door Package - swinging hall door with accordion car gate

Style 2	clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
	36" x 48"	51"	54-3/4"	27-3/8"	30-1/4"

Standard Door Package - swinging hall door with accordion car gate



**Plan #9**  
**DP 22-021165**  
**December 18, 2023**

DP 22-021165

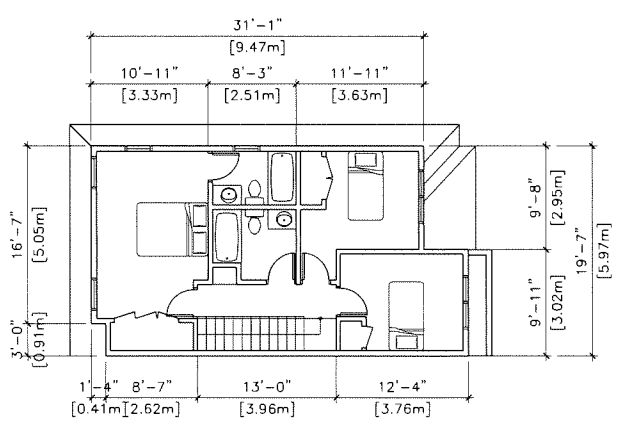
**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**UNIT PLANS**

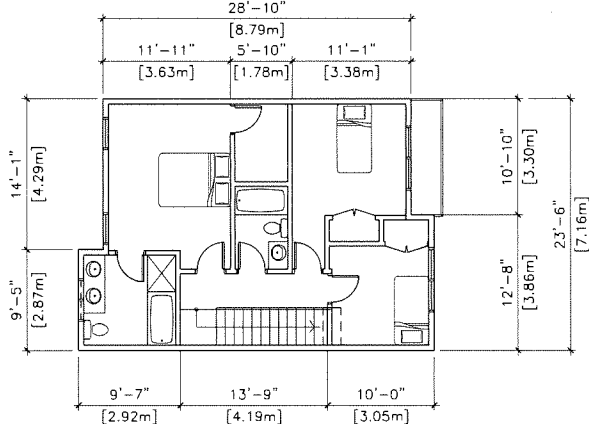
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**A6**

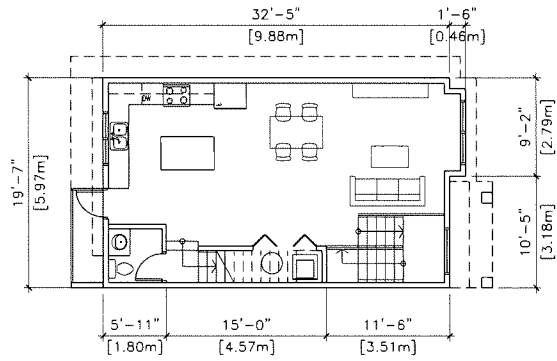




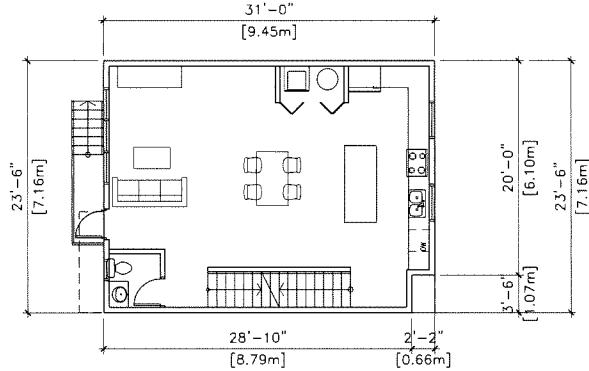
1 LEVEL 3  
1/8" TO 1'-0" TYPE-A-3F



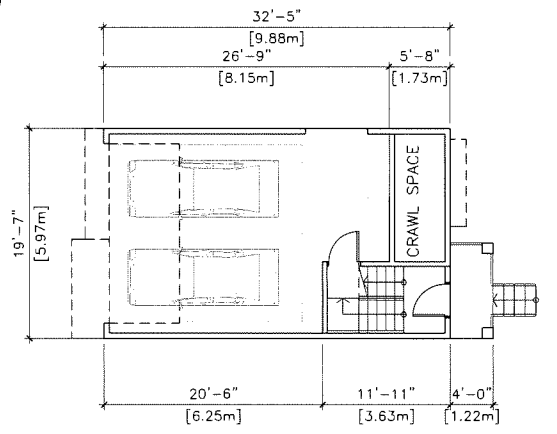
4 LEVEL 3  
1/8" TO 1'-0" TYPE-C-3F



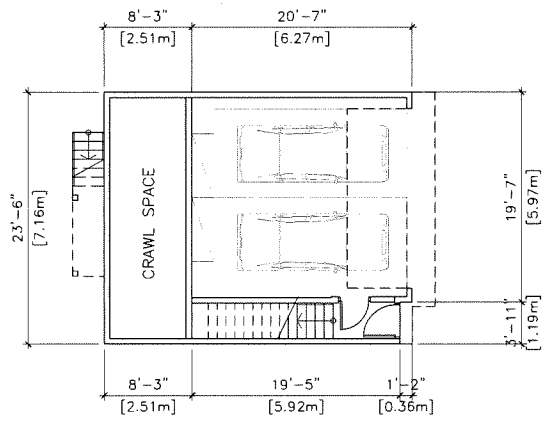
2 LEVEL 2  
1/8" TO 1'-0" TYPE-A-2F



5 LEVEL 2  
1/8" TO 1'-0" TYPE-C-2F



3 LEVEL 1  
1/8" TO 1'-0" TYPE-A-1F



6 LEVEL 1  
1/8" TO 1'-0" TYPE-C-1F

TYPE A UNIT PLAN  
3 BEDROOM

TYPE C UNIT PLAN  
3 BEDROOM

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**PROPOSED TOWNHOUSE**  
**6571-6591 NO, 1 ROAD**  
**RICHMOND BC**

**UNIT PLANS**

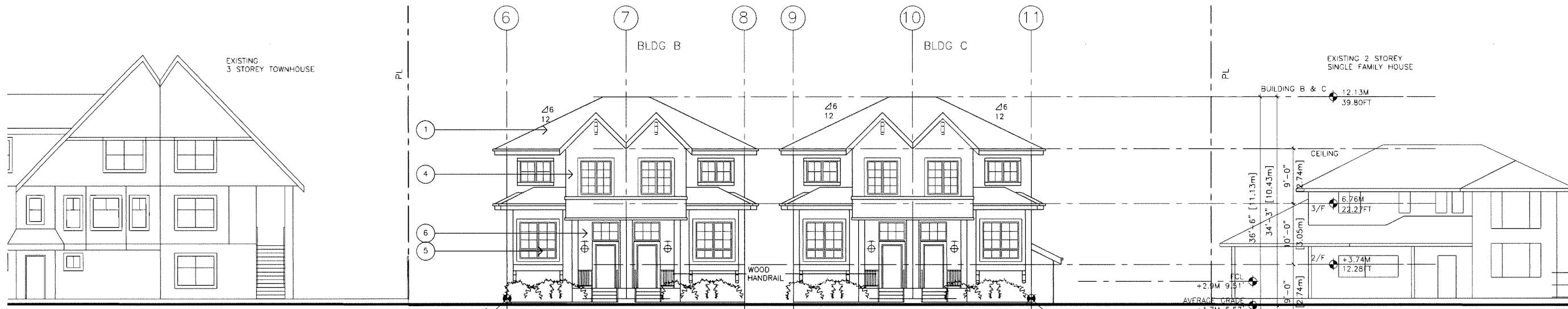
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**Plan #10**  
**DP 22-021165**  
**December 18, 2023**

DP 22-021165

**A7**

DEVELOPMENT PERMIT



1 EAST ELEVATION (NO, 1 ROAD)  
A8 1/8" TO 1'-0"

**ERIC LAW ARCHITECT**

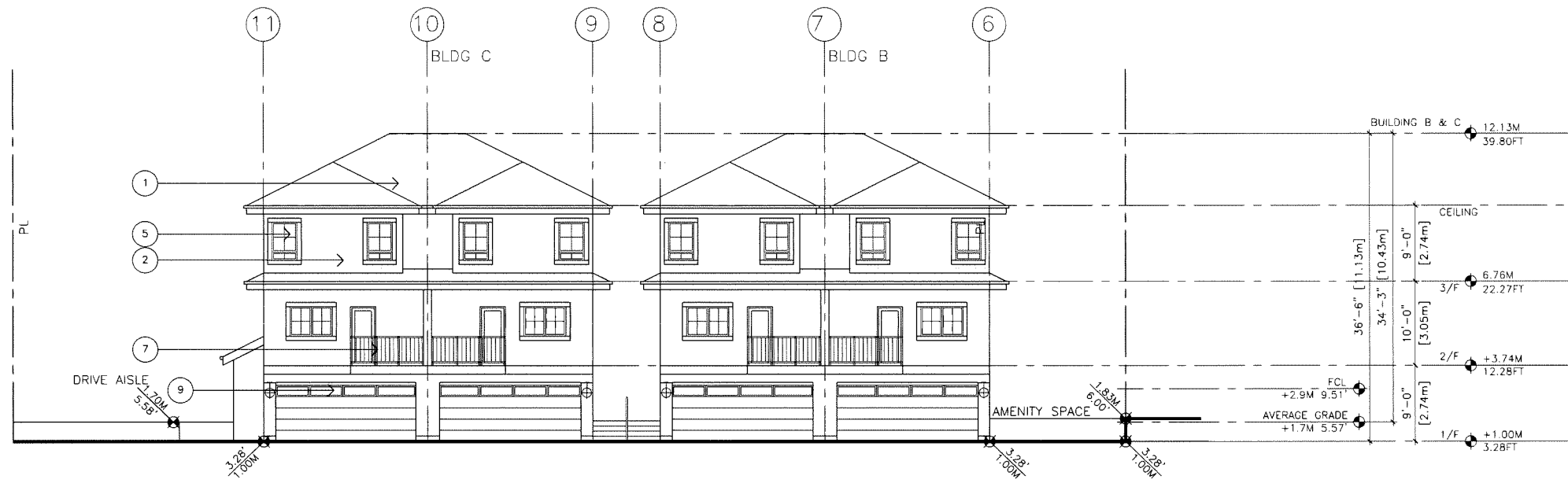
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- EXTERIOR FINISH LEGEND**
- 1 → BLACK ASPHALT SHINGLE ROOFING
  - 2 → HARDI SIDING (8") WITH TRIMS
  - 3 → HARDI SIDING (6") WITH TRIM
  - 4 → HARDI PANEL WITH TRIM
  - 5 → VINYL WINDOW WITH 6" TRIM
  - 6 → FACING BRICK
  - 7 → ALUMINUM PICKET HANDRAIL
  - 8 → WOOD TRIM
  - 9 → OVERHEAD GARAGE DOOR
  - 10 → WOOD FENCE - SEE LANDSCAPE
- ⊕ EXTERIOR LIGHT (WALL MOUNT LOW GLARE LED FILAMENT LIGHT)



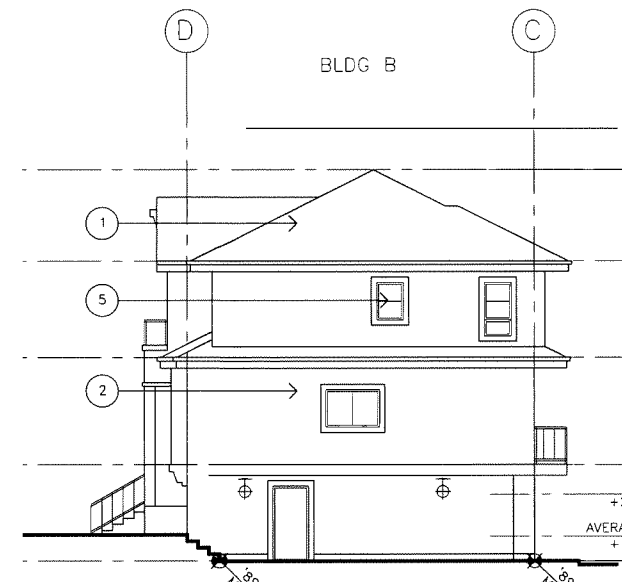
2 BLDG- B C WEST ELEVATION (INTERNAL)  
A8 1/8" TO 1'-0"

5	2023.12.14	REVISED PER CITY EMAIL COMMENTS
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3	2023.10.03	REVISED PER CITY EMAIL COMMENTS
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REVISION		

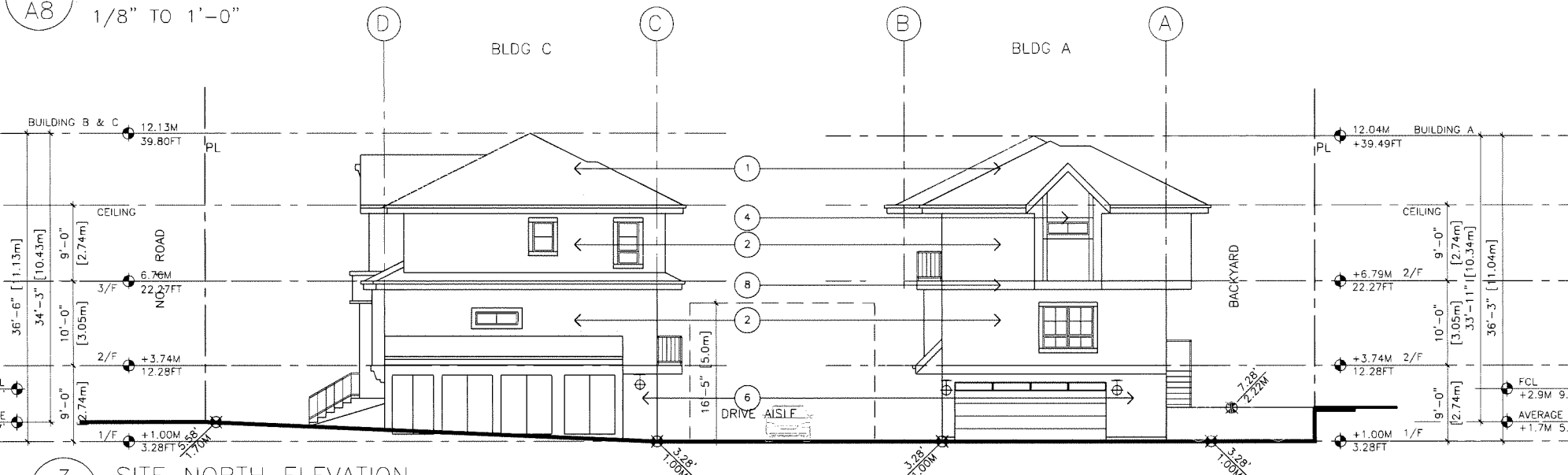
**PROPOSED TOWNHOUSE  
6571-6591 NO, 1 ROAD  
RICHMOND BC**

**ELEVATIONS**

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4 NORTH ELEV BLDG B  
A8 1/8" TO 1'-0"



3 SITE NORTH ELEVATION  
A8 1/8" TO 1'-0"

⊕ EXTERIOR WALL LIGHT WITH LED FILAMENT LIGHT

**Plan #11  
DP 22-021165  
December 18, 2023**

DP 22-021165

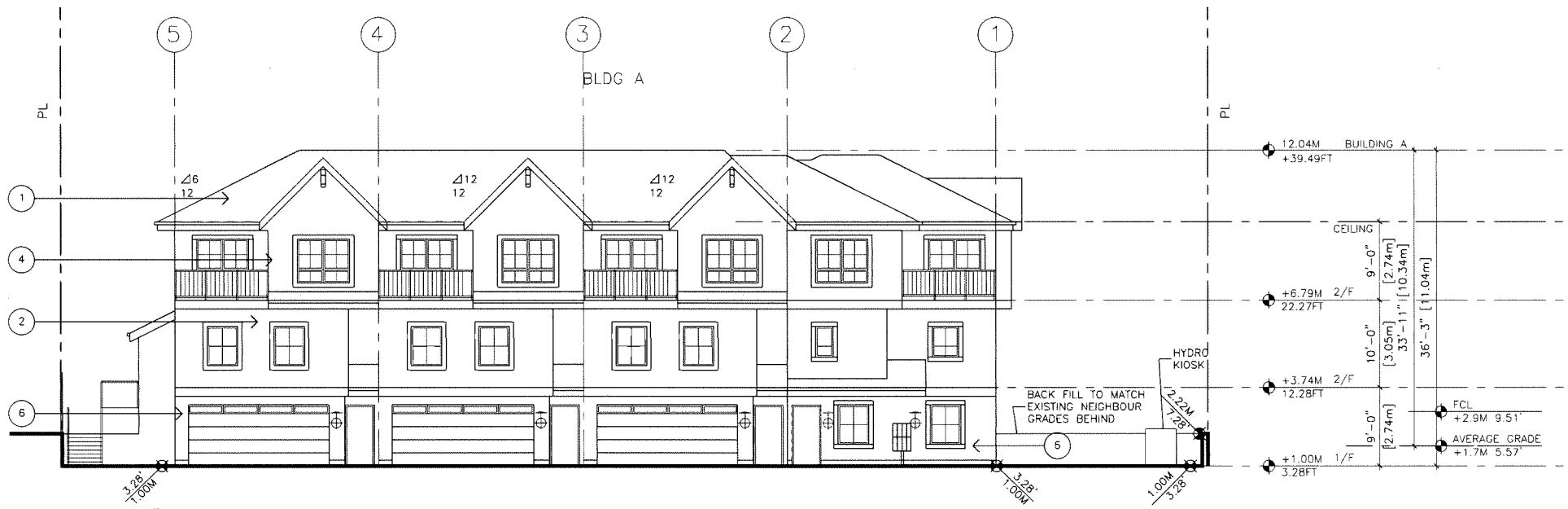
**A8**

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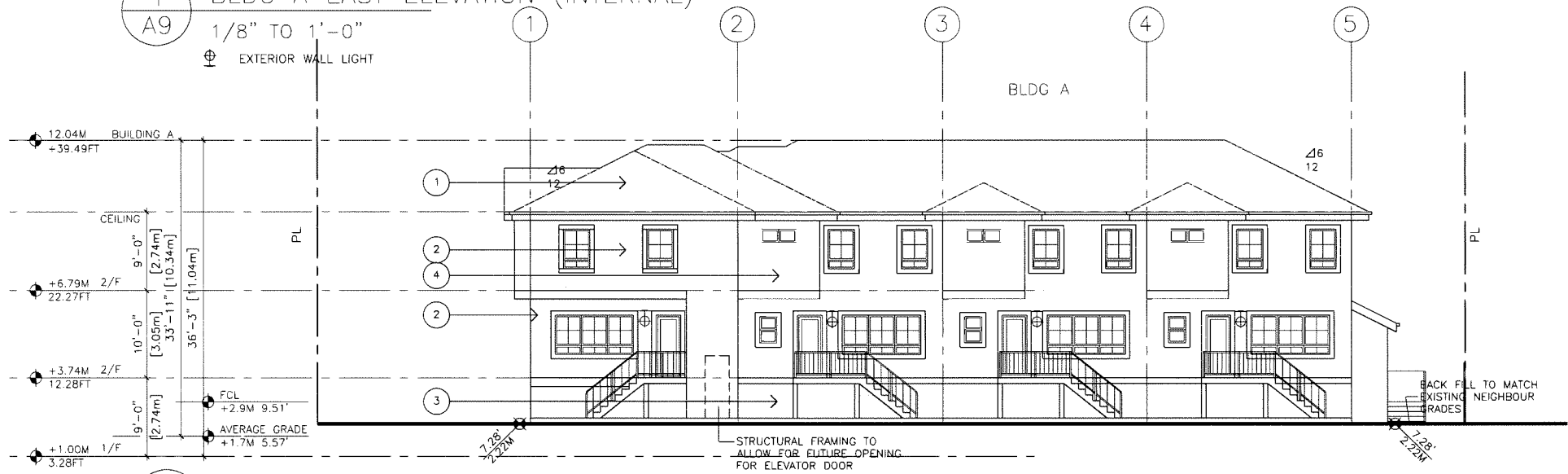
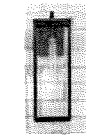
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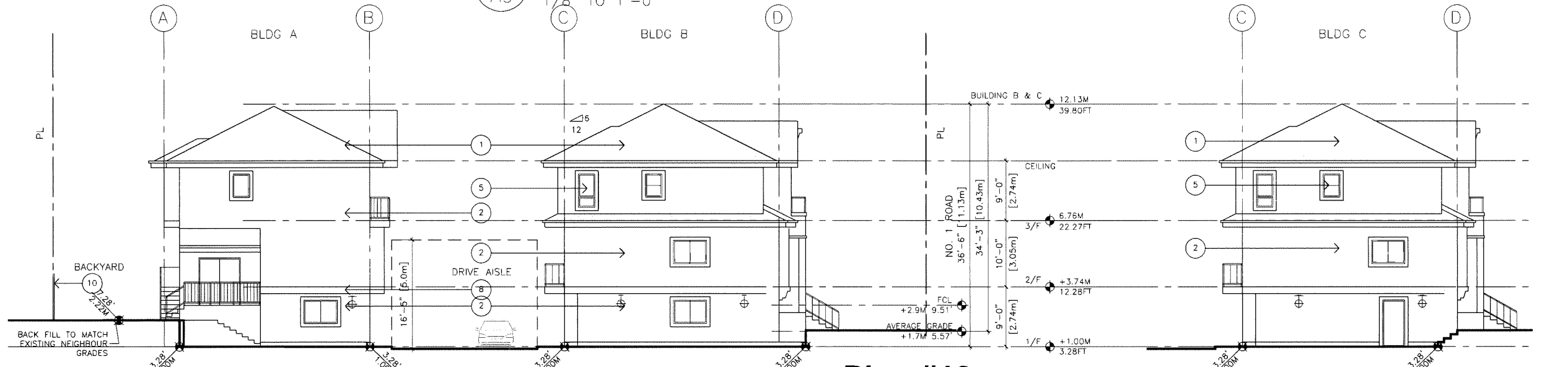
**1 BLDG A EAST ELEVATION (INTERNAL)**  
 A9 1/8" TO 1'-0"  
 EXTERIOR WALL LIGHT

- EXTERIOR FINISH LEGEND**
- 1 → BLACK ASPHALT SHINGLE ROOFING
  - 2 → HARDI SIDING (8") WITH TRIMS
  - 3 → HARDI SIDING (6") WITH TRIM
  - 4 → HARDI PANEL WITH TRIM
  - 5 → VINYL WINDOW WITH 6" TRIM
  - 6 → FACING BRICK
  - 7 → ALUMINUM PICKET HANDRAIL
  - 8 → WOOD TRIM
  - 9 → OVERHEAD GARAGE DOOR
  - 10 → WOOD FENCE - SEE LANDSCAPE

EXTERIOR LIGHT (WALL MOUNT LOW GLARE LED FILAMENT LIGHT)



**2 BLDG A WEST ELEVATION**  
 A9 1/8" TO 1'-0"



**3 SITE SOUTH ELEVATION**  
 A9 1/8" TO 1'-0"

**Plan #12**  
**DP 22-021165**  
**December 18, 2023**

**4 SOUTH ELEVATION BLDG C DP 22-021165**  
 A9 1/8" TO 1'-0"

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

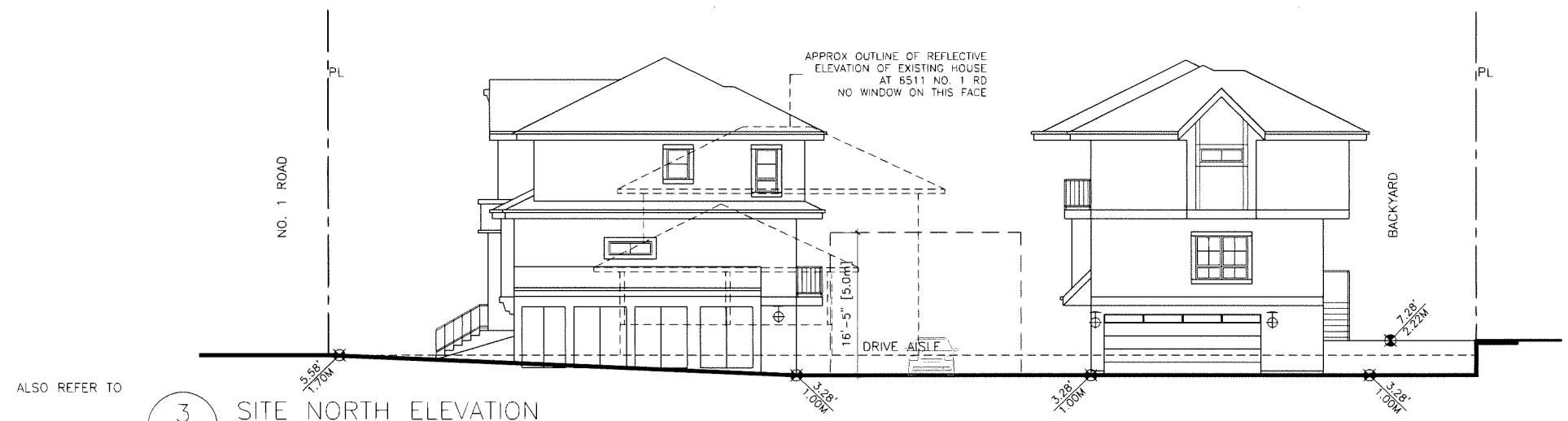
**ELEVATIONS**

PROJECT NUMBER: 16-03

ISSUED:	12/14/2023
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-04_SNO_231214-DP.DWG

**A9**

ISSUED
1 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2 2023.04.28 FOR CITY DP REVIEW
3 2023.08.08 FOR CITY DP REVIEW
4 2023.10.03 FOR CITY DP REVIEW
5 2023.11.23 FOR CITY DP REVIEW
6 2023.12.14 FOR CITY DP REVIEW



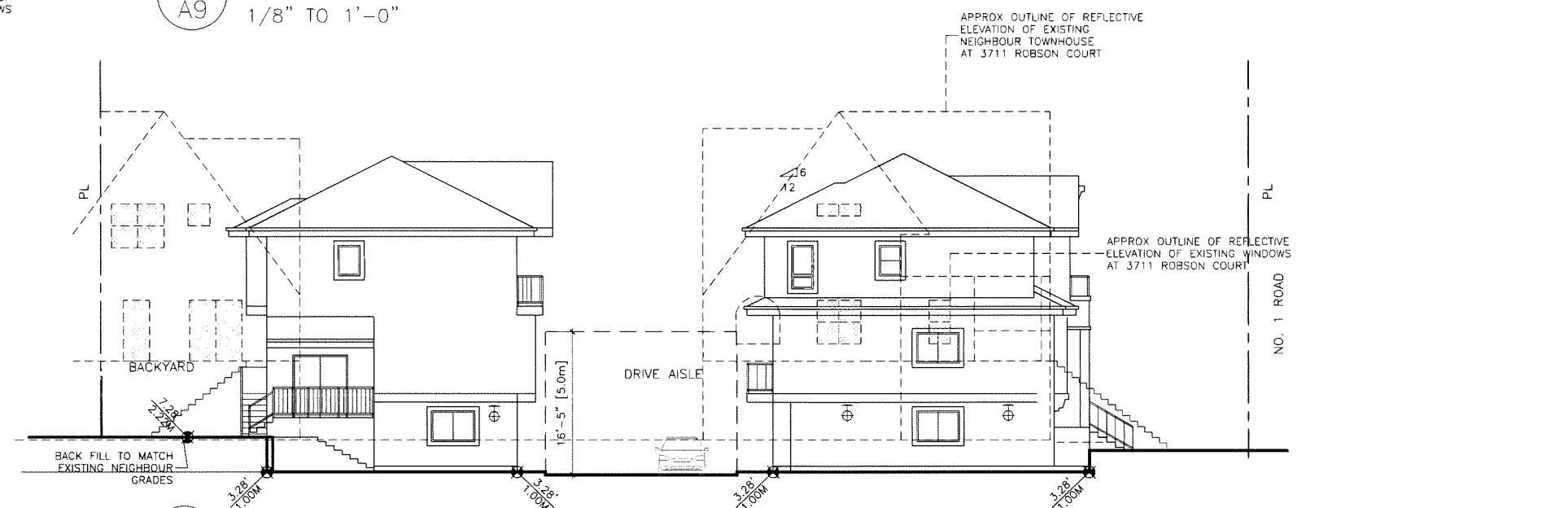
ALSO REFER TO **3** SITE NORTH ELEVATION  
 A8 1/8" TO 1'-0"

⊕ EXTERIOR WALL LIGHT WITH LED FILAMENT LIGHT



ALSO REFER TO **2** BLDG A WEST ELEVATION  
 A9 1/8" TO 1'-0"

APPROX LOCATION OF NEIGHBOUR WINDOWS



ALSO REFER TO **3** SITE SOUTH ELEVATION  
 A9 1/8" TO 1'-0"

REVISION
5 2023.12.14 REVISED PER CITY EMAIL COMMENTS
4 2023.11.23 REVISED PER CITY EMAIL COMMENTS
3 2023.10.03 REVISED PER CITY EMAIL COMMENTS
2 2023.08.08 REVISED PER CITY COMMENTS
1 2023.04.28 REVISED PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE  
 6571-6591 NO. 1 ROAD  
 RICHMOND BC**

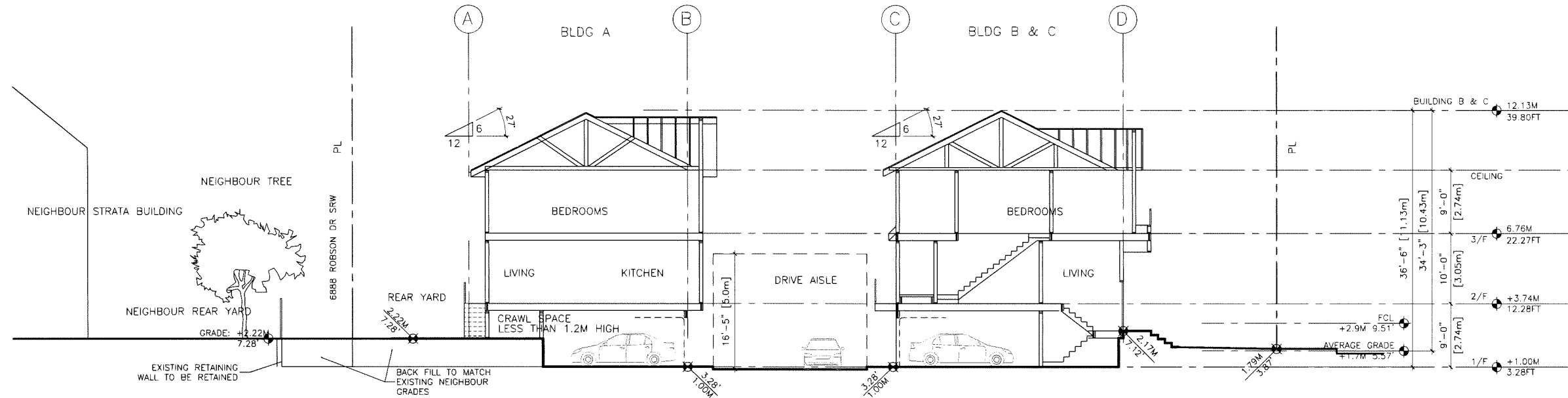
**REFLECTIVE ELEVATIONS**

PROJECT NUMBER:	16-03
ISSUED:	12/14/2023
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-04_SNO_231214-DP.DWG

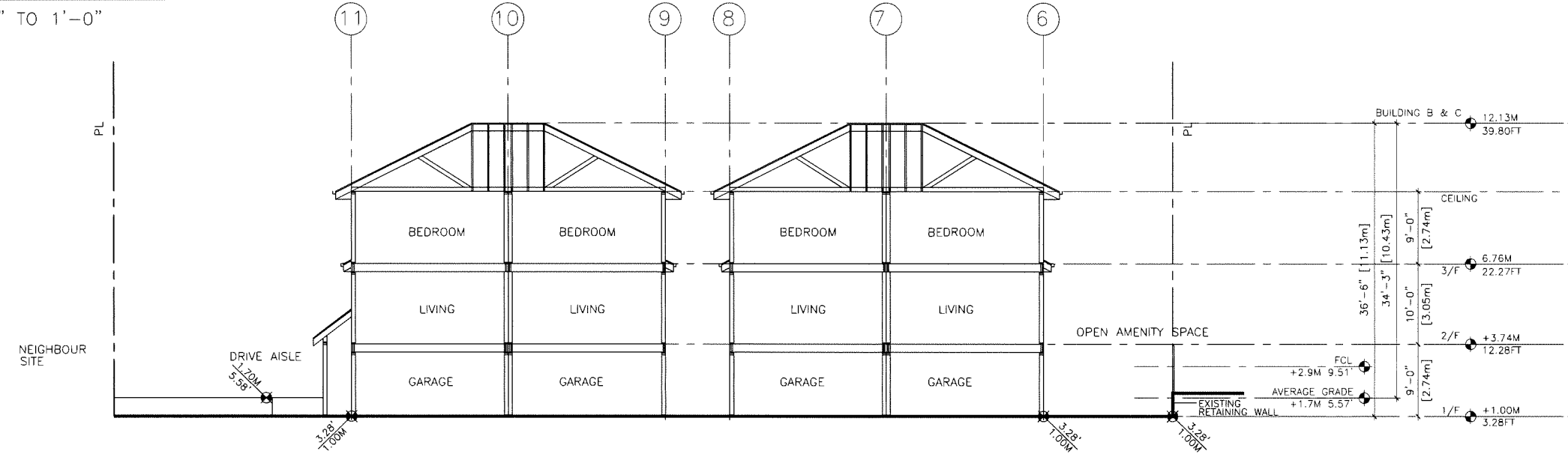
**A10**

DP 22-021165

**Plan #13  
 DP 22-021165  
 December 18, 2023**



1 SITE SECTION  
A11 1/8" TO 1'-0"



2 BLDG A SECTION  
A11 1/8" TO 1'-0"

ISSUED

1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.28 FOR CITY DP REVIEW
3	2023.08.08 FOR CITY DP REVIEW
4	2023.10.03 FOR CITY DP REVIEW
5	2023.11.23 FOR CITY DP REVIEW
6	2023.12.14 FOR CITY DP REVIEW

REVISION

5	2023.12.14 REVISED PER CITY EMAIL COMMENTS
4	2023.11.23 REVISED PER CITY EMAIL COMMENTS
3	2023.10.03 REVISED PER CITY EMAIL COMMENTS
2	2023.08.08 REVISED PER CITY COMMENTS
1	2023.04.28 REVISED PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE**  
**6571-6591 NO, 1 ROAD**  
**RICHMOND BC**

**SECTIONS**

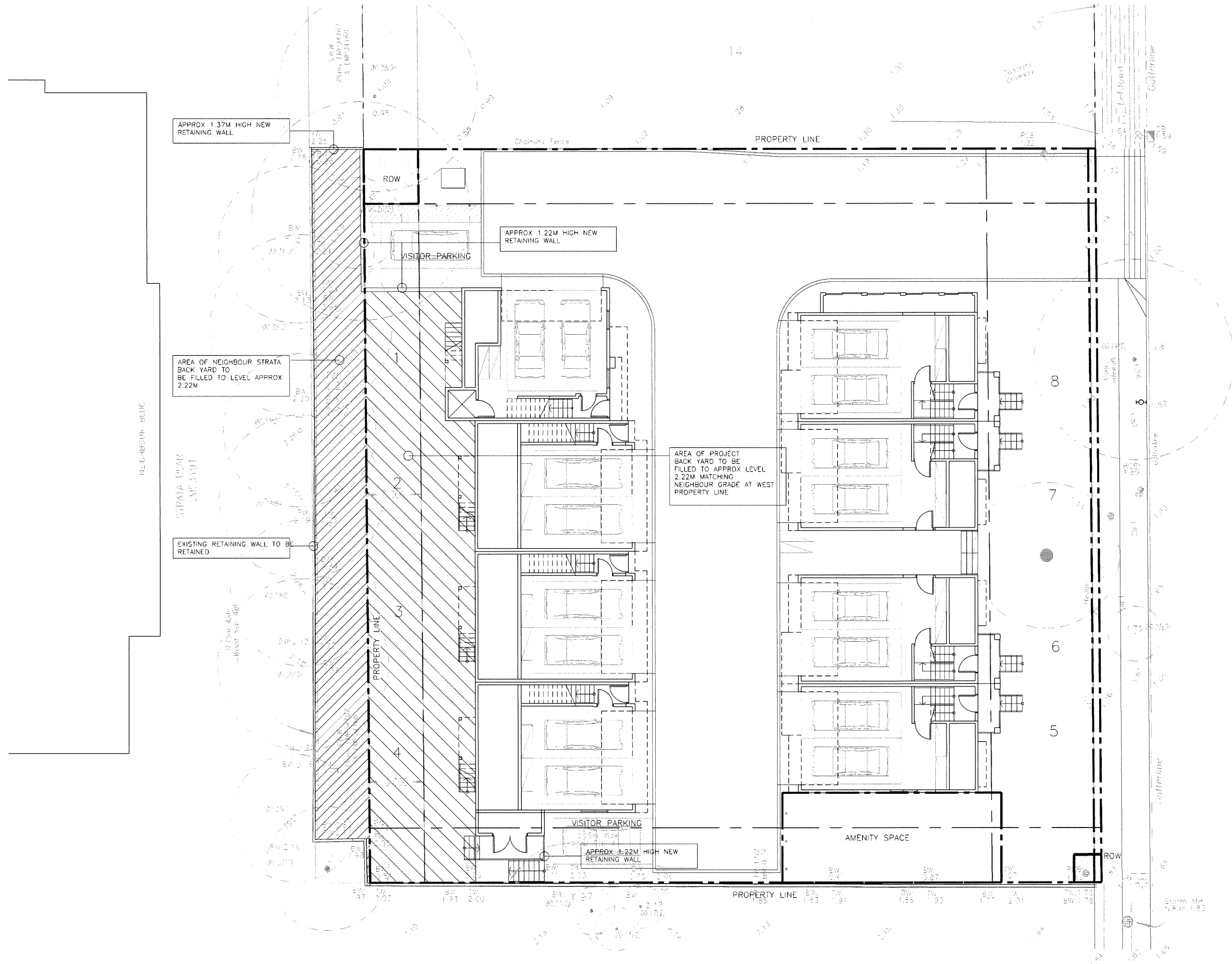
PROJECT NUMBER:	16-03
ISSUED:	12/14/2023
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-04_SNO_231214-DP.DWG

**A11**

**Plan #14**  
**DP 22-021165**  
**December 18, 2023**

DP 22-021165

DEVELOPMENT PERMIT



**ERIC LAW ARCHITECT**

eric.law.architect@gmail.com  
 216 288 WEST AVENUE VANCOUVER BC  
 V6Y1N5  
 TEL: (604) 909-2099  
 FAX: (604) 909-2697

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ISSUED

1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.28 FOR CITY DP REVIEW
3	2023.08.08 FOR CITY DP REVIEW
4	2023.10.03 FOR CITY DP REVIEW
5	2023.11.23 FOR CITY DP REVIEW
6	2023.12.14 FOR CITY DP REVIEW

2	2023.12.14 REVISED PER CITY EMAIL COMMENTS
4	2023.11.23 REVISED PER CITY EMAIL COMMENTS
3	2023.10.03 REVISED PER CITY EMAIL COMMENTS
2	2023.08.08 REVISED PER CITY COMMENTS
1	2023.04.28 REVISED PER CITY EMAIL COMMENTS
REVISION	

**PROPOSED TOWNHOUSE**  
**6571-6591 NO, 1 ROAD**  
**RICHMOND BC**

**ADJACENT GRADING**

PROJECT NUMBER: 16-03  
 ISSUED: 12/14/2023  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_231214-DP.DWG

**Plan #15**  
**DP 22-021165**  
**December 18, 2023**

DP 22-021165

**A15**

DEVELOPMENT PERMIT

eric.law.architect@gmail.com  
 215 288 WETH AVENUE VANCOUVER BC V6Y1N5  
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 FAX: (604) 909-2897

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ISSUED

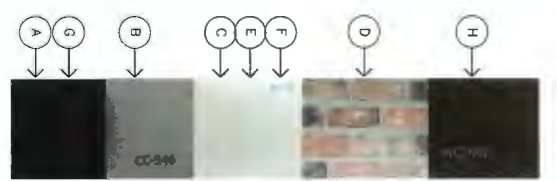
1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.28 FOR CITY DP REVIEW
3	2023.08.08 FOR CITY DP REVIEW
4	2023.10.03 FOR CITY DP REVIEW
5	2023.11.23 FOR CITY DP REVIEW
6	2023.12.14 FOR CITY DP REVIEW



REFER TO **1** EAST ELEVATION (NO. 1 ROAD)  
 A8 1/8" TO 1'-0"

- (A) → FASCIA & TRIM BENJAMIN MOORE 2126-20
- (B) → HARDI PANEL - BENJAMIN MOORE CC546
- (C) → HARDI BOARD - BENJAMIN MOORE AF20
- (D) → BRICK - HIGH DESERT
- (E) → WINDOW TRIM - BENJAMIN MOORE AF20
- (F) → GARAGE DOOR - BENJAMIN MOORE AF20
- (G) → DOOR BENJAMIN MOORE 2062-20
- (H) → DOOR BENJAMIN MOORE HC185

COLOUR LEGEND ALL WINDOW FRAME BLACK  
 ALL ALUMINUM RAILING FRAME BLACK  
 ALL SOFFIT AND GUTTER BLACK



REFER TO **2** BLDG- B C WEST ELEVATION (INTERNAL)  
 A8 1/8" TO 1'-0"



REFER TO **4** NORTH ELEV BLDG B  
 A8 1/8" TO 1'-0"

REFER TO **3** SITE NORTH ELEVATION  
 A8 1/8" TO 1'-0"

5	2023.12.14 REVISED PER CITY EMAIL COMMENTS
4	2023.11.23 REVISED PER CITY EMAIL COMMENTS
3	2023.10.03 REVISED PER CITY EMAIL COMMENTS
2	2023.08.08 REVISED PER CITY COMMENTS
1	2023.04.28 REVISED PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**COLOURS**

PROJECT NUMBER: 16-03  
 ISSUED: 12/14/2023  
 DRAWN BY: EL  
 CHECKED BY: EL  
 AVERAGE GRADE/FILENAME: 16-04\_SNO\_231214-DP.DWG

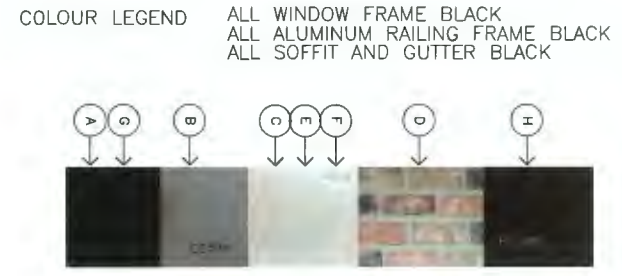
ericlawarchitect@gmail.com  
 216 288 WEST AVENUE VANCOUVER BC  
 V6Y1N5  
 TEL: (604) 905-2099  
 FAX: (604) 905-2697  
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ISSUED

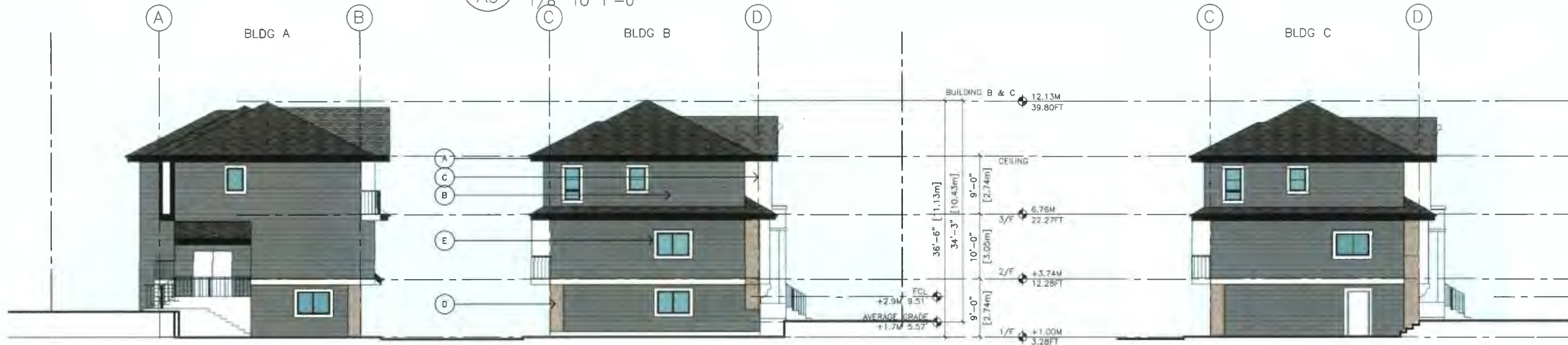
1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.28 FOR CITY DP REVIEW
3	2023.08.08 FOR CITY DP REVIEW
4	2023.10.03 FOR CITY DP REVIEW
5	2023.11.23 FOR CITY DP REVIEW
6	2023.12.14 FOR CITY DP REVIEW



- (A) → FASCIA & TRIM BENJAMIN MOORE 2126-20
- (B) → HARDI PANEL – BENJAMIN MOORE CC546
- (C) → HARDI BOARD – BENJAMIN MOORE AF20
- (D) → BRICK – HIGH DESERT
- (E) → WINDOW TRIM – BENJAMIN MOORE AF20
- (F) → GARAGE DOOR – BENJAMIN MOORE AF20
- (G) → DOOR BENJAMIN MOORE 2062-20
- (H) → DOOR BENJAMIN MOORE HC185



REFER TO **2** BLDG A WEST ELEVATION  
 A9 1/8" TO 1'-0"



REFER TO **3** SITE SOUTH ELEVATION  
 A9 1/8" TO 1'-0"

REFER TO **4** SOUTH ELEVATION BLDG C DP 22-021165  
 A9 1/8" TO 1'-0"

**Plan #17**  
**DP 22-021165**  
**December 18, 2023**

**PROPOSED TOWNHOUSE**  
**6571-6591 NO, 1 ROAD**  
**RICHMOND BC**

**COLOURS**

PROJECT NUMBER: 16-03  
 ISSUED: 12/14/2023  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_231214-DP.DWG

**A17**

DEVELOPMENT PERMIT



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	23 DEC.12	REVISED LIVE PLANT AREA	DD
8	23 NOV.17	NEW SITE PLANS/CITY COMMENTS	DD
7	23 JUL.28	NEW SITE PLAN	DD
6	23 APR.12	NEW SITE PLAN	DD
5	23 MAR.20	REVISION AS PER CITY COMMENTS	DD
4	22 JAN.20	REVISION AS PER CITY REQUEST	DD
3	22 JAN.14	NEW SITE PLAN & CITY COMMENTS	DD
2	21 NOV.23	NEW SITE PLAN & CITY COMMENTS	DD
1	21 MAR.15	UPDATED ARBORIST REPORT	DD

CLIENT: SUTTON GROUP - SEAFAIR REALTY  
WITH: ERIC LAW ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**

6571 - 6591 NO. 1 ROAD  
RICHMOND

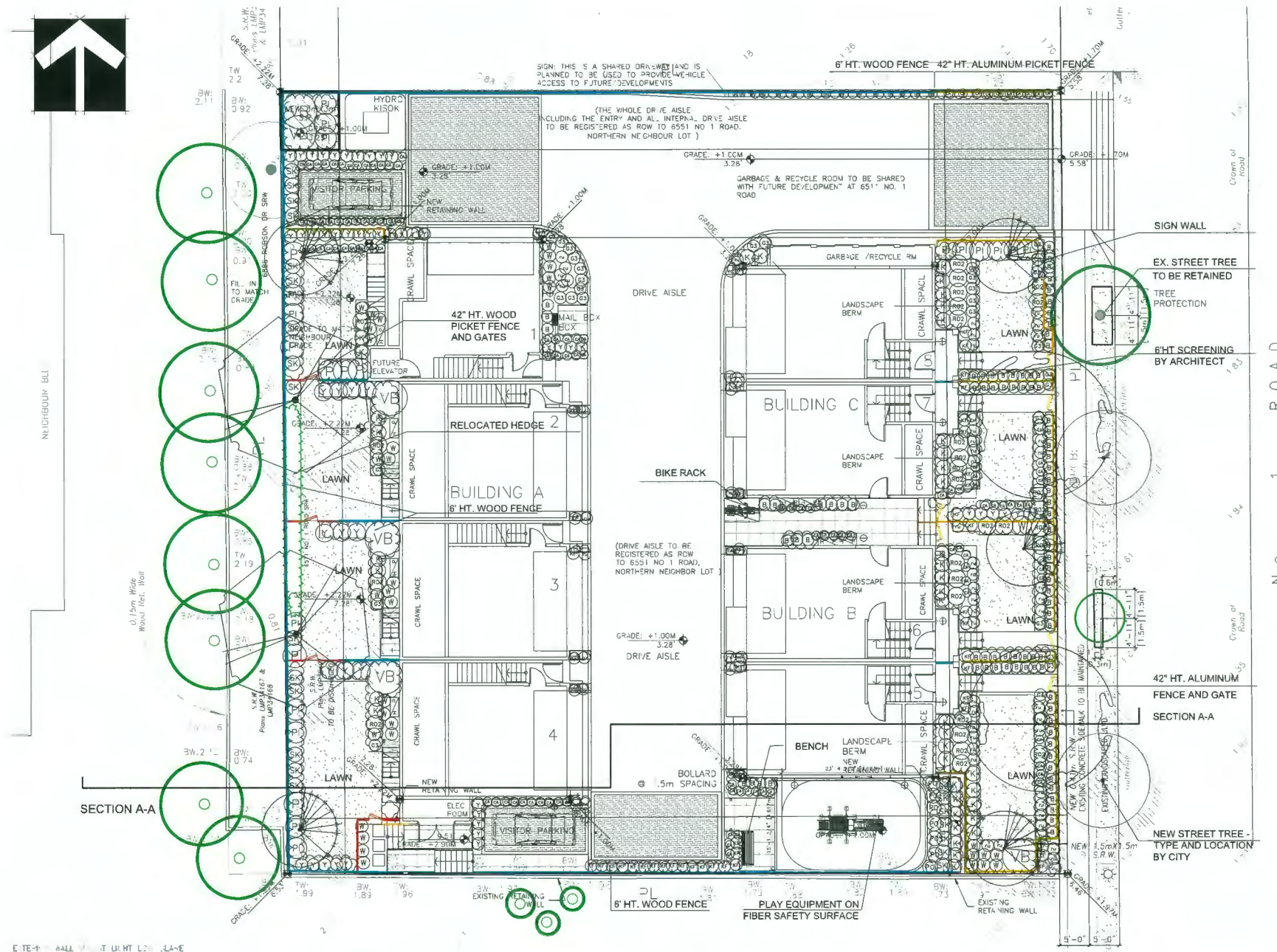
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: February 01, 2021 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHK'D: PCM OF 4

HARDSCAPE LEGEND	
ECO-PRIORA PERMEABLE PAVERS BY MUTUAL MATERIALS HERRINGBONE PATTERN; HARVEST BLEND INSTALLED PER MANUFACTURER SPECIFICATIONS	
2'x2' 2'x1' Vancouver Bay Architectural Slabs COLOR: GREY; BY MUTUAL MATERIALS	
FIBER SAFETY SURFACE ON PLAYGROUND	

FENCE LEGEND	
	42" HT. ALUMINUM PICKET FENCE AND GATES
	42" HT. WOOD PICKET FENCE AND GATES
	6' HT. WOOD FENCE
	RETAINING WALL

FURNITURE LEGEND	
	JAMBETTE 3' LUX FREE STANDING SLIDE L-22042, BY Parkworks
	VictorStanley bench Stel
	VictorStanley bike rack BRWA-101_black



PLANT SCHEDULE					PMG PROJECT NUMBER: 21-014
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	8CM CAL: 1.8M STD. B&B	
	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	4M HT. B&B	
	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL: 1.8M STD. B&B	
SHRUB	7	* CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT: 80CM	
	40	* KALMIA MICROPHYLLA	BOG LAUREL	#3 POT: 30CM	
	34	* MANHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT: 40CM	
	89	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT: 25CM	
	16	PIERIS JAPONICA 'FOREST FLAME'	PIERIS, WHITE BLOOMS	#3 POT: 50CM	
	29	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT: 40CM	
	22	SKOJMA REYESIANA	DWARF SKIMMIA	#2 POT	
	54	TAXUS X MEDIA 'HICKS'	HICKS' YEW	1.2M HT. B&B	
	54	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT. B&B	
GRASS	6				
	49	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY	
	117	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT	
	31	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	
VINE	15	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT: 60CM; STAKED	
PERENNIAL	61	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDBLOCK'	RUDBECKIA; YELLOW-ORANGE	15CM POT	
GC	7	* POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 20CM	

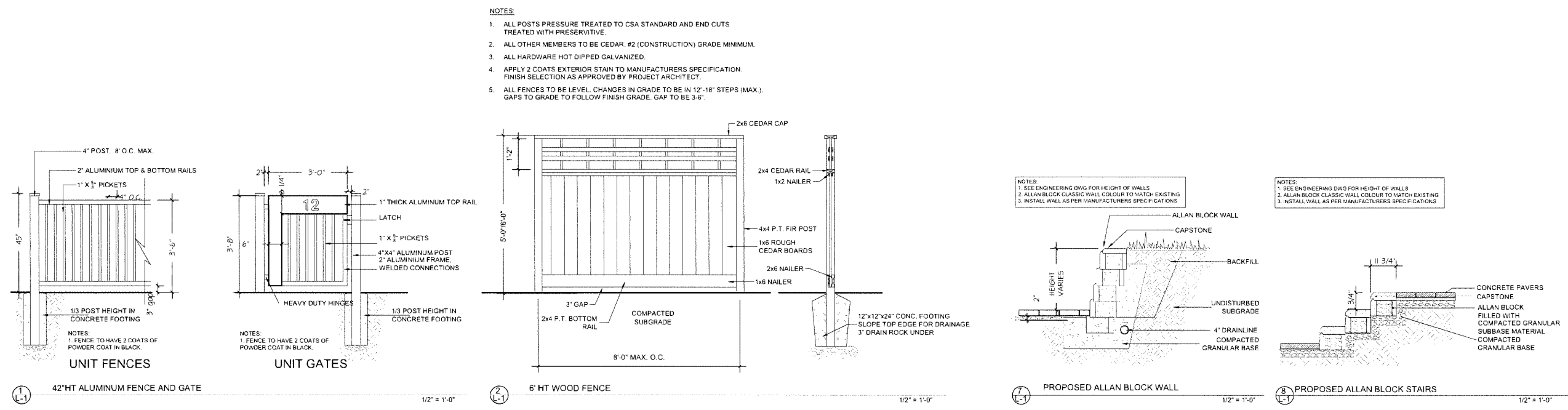
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE-STREET TREE					PMG PROJECT NUMBER: 21-014
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL: 1.8M STD. B&B	

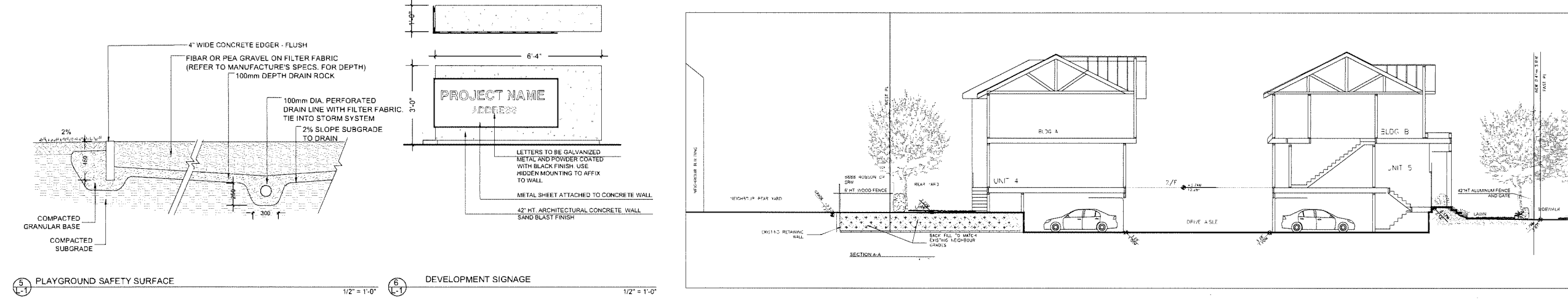
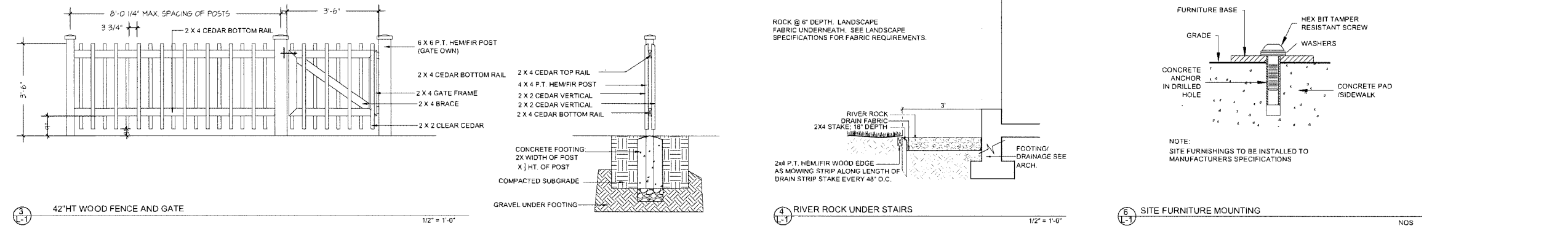
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**Plan #18**  
**DP 22-021165**  
**December 18, 2023**

SEAL:



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



NO	DATE	REVISION DESCRIPTION	DR.
9	23 DEC.12	REVISED LIVE PLANT AREA	DD
8	23 NOV.17	NEW SITE PLANS/CITY COMMENTS	DD
7	23 JUL.28	NEW SITE PLAN	DD
6	23 APR.12	NEW SITE PLAN	DD
5	23 MAR.20	REVISION AS PER CITY COMMENTS	DD
4	22 JAN.20	REVISION AS PER CITY REQUEST	DD
3	22 JAN.14	NEW SITE PLAN CITY COMMENTS	DD
2	21 NOV.23	NEW SITE PLAN CITY COMMENTS	DD
1	21 MAR.15	UPDATED ARBORIST REPORT	DD

CLIENT: SUTTON GROUP - SEAFAIR REALTY  
WITH: ERIC LAW ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**

6571 - 6591 NO. 1 ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: February 01, 2021  
DRAWING NUMBER:

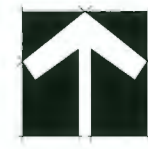
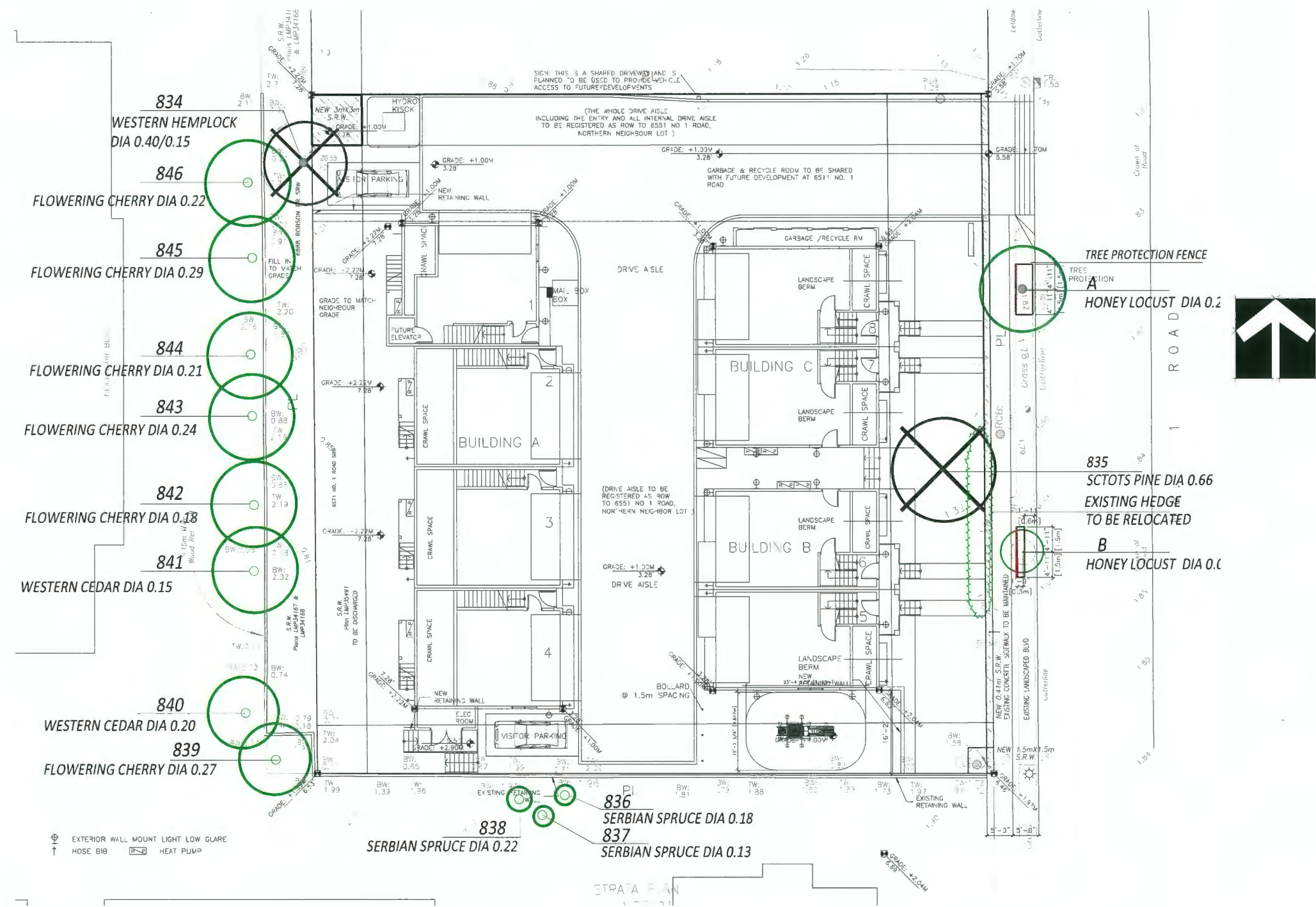
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DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**L2**

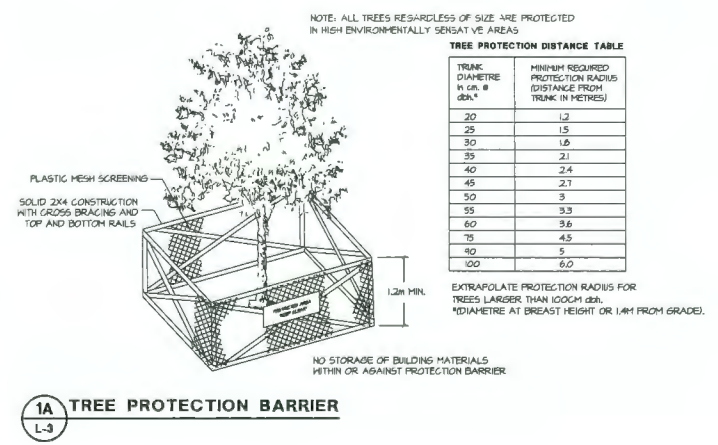
OF 4

**Plan #19**  
**DP 22-021165**  
**December 18, 2023**

SEAL:



⊕ EXTERIOR WALL MOUNT LIGHT LOW GLARE  
 † HOSE BIB



**Plan #20**  
**DP 22-021165**  
**December 18, 2023**

NO.	DATE	REVISION DESCRIPTION	DR.
9	23 DEC.12	REVISED LIVE PLANT AREA	DD
8	23 NOV.17	NEW SITE PLAN/CITY COMMENTS	DD
7	23 JUL.28	NEW SITE PLAN	DD
6	23 APR.12	NEW SITE PLAN	DD
5	23 MAR.20	REVISION AS PER CITY COMMENTS	DD
4	22 JAN.20	REVISION AS PER CITY REQUEST	DD
3	22 JAN.14	NEW SITE PLAN & CITY COMMENTS	DD
2	21 NOV.23	NEW SITE PLAN & CITY COMMENTS	DD
1	21 MAR.15	UPDATED ARBORIST REPORT	DD

CLIENT: SUTTON GROUP - SEAFAIR REALTY  
 WITH: ERIC LAW ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**

6571 – 6591 NO. 1 ROAD  
 RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: February 01, 2021  
 SCALE: 3/32"=1'-0"  
 DRAWN: DD  
 DESIGN: DD  
 CHKD: PCM

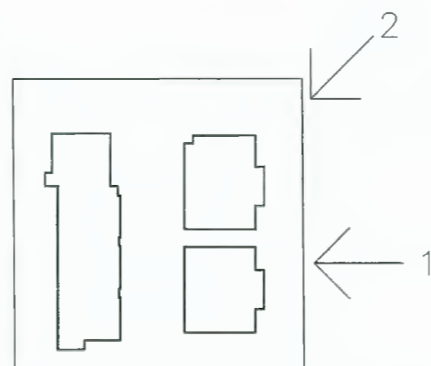
DRAWING NUMBER:  
**L3**  
 OF 4

ISSUED

1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.28 FOR CITY DP REVIEW
3	2023.08.08 FOR CITY DP REVIEW
4	2023.10.03 FOR CITY DP REVIEW
5	2023.11.23 FOR CITY DP REVIEW
6	2023.12.14 FOR CITY DP REVIEW



1. VIEW ALONG NO 1 ROAD



2. VIEW ALONG NO 1 ROAD SIDEWALK

5	2023.12.14 REVISED PER CITY EMAIL COMMENTS
4	2023.11.23 REVISED PER CITY EMAIL COMMENTS
3	2023.10.03 REVISED PER CITY EMAIL COMMENTS
2	2023.08.08 REVISED PER CITY COMMENTS
1	2023.04.28 REVISED PER CITY EMAIL COMMENTS
	REVISION

**PROPOSED TOWNHOUSE  
6571-6591 NO, 1 ROAD  
RICHMOND BC**

**ILLUSTRATIVE IMAGES**

PROJECT NUMBER:	16-03
ISSUED:	12/14/2023
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-04_SNO_231214-DP.DWG

**IMAGE (1)**

DEVELOPMENT PERMIT

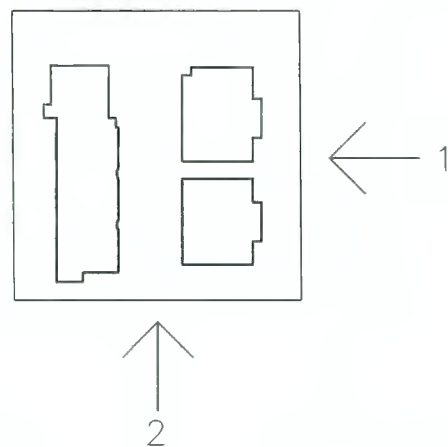
**Reference  
DP 22-021165  
December 18, 2023**

DP 22-021165

ISSUED
1. 2022.06.30 FOR DEVELOPMENT PERMIT APPLICATION
2. 2023.04.28 FOR CITY DP REVIEW
3. 2023.08.08 FOR CITY DP REVIEW
4. 2023.10.03 FOR CITY DP REVIEW
5. 2023.11.23 FOR CITY DP REVIEW
6. 2023.12.14 FOR CITY DP REVIEW



1. AERIAL VIEW ALONG NO 1 ROAD



2. AERIAL SOUTH VIEW

**Reference**  
**DP 22-021165**  
**December 18, 2023**

5. 2023.12.14 REVISED PER CITY EMAIL COMMENTS
4. 2023.11.23 REVISED PER CITY EMAIL COMMENTS
3. 2023.10.03 REVISED PER CITY EMAIL COMMENTS
2. 2023.08.08 REVISED PER CITY COMMENTS
1. 2023.04.28 REVISED PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE**  
**6571-6591 NO, 1 ROAD**  
**RICHMOND BC**

**ILLUSTRATIVE IMAGES**

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FILENAME: 16-04\_SNO\_231214-DP.DWG

**IMAGE (2)**

DP 22-021165

DEVELOPMENT PERMIT

**ERIC LAW  
ARCHITECT**

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V6Y1N5  
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ISSUED	
1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
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3	2023.08.08 FOR CITY DP REVIEW
4	2023.10.03 FOR CITY DP REVIEW
5	2023.11.23 FOR CITY DP REVIEW
6	2023.12.14 FOR CITY DP REVIEW

3	2022.12.14 REVISED PER CITY EMAIL COMMENTS
4	2023.11.23 REVISED PER CITY EMAIL COMMENTS
3	2023.10.03 REVISED PER CITY EMAIL COMMENTS
2	2023.08.08 REVISED PER CITY COMMENTS
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**PROPOSED TOWNHOUSE  
6571-6591 NO, 1 ROAD  
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FILENAME:	16-04_SNO_231214-DP.DWG

**IMAGE (3)**

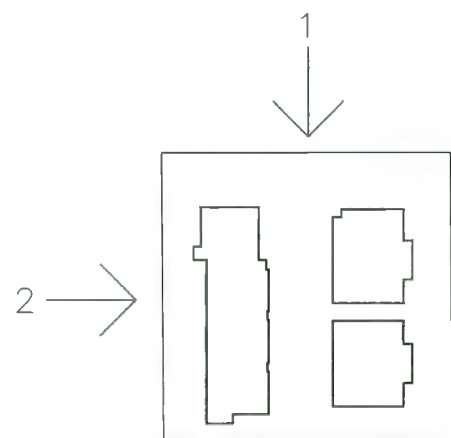
DEVELOPMENT PERMIT



1. AERIAL NORTH VIEW



2. AERIAL WEST VIEW



**Reference  
DP 22-021165  
December 18, 2023**

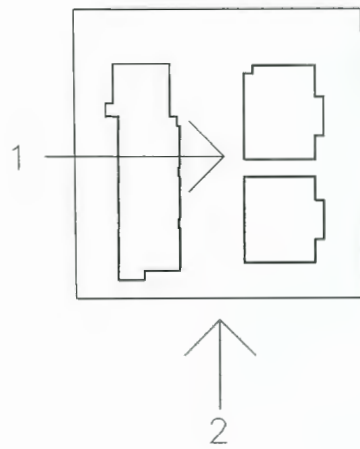
DP 22-021165



1. VIEW ALONG DRIVE AISLE



2. AERIAL VIEW OVER AMENITY SPACE



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REVISION

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PROJECT NUMBER:16-03  
 ISSUED: 12/14/2023  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_231214-0P.0WG

**IMAGE (4)**

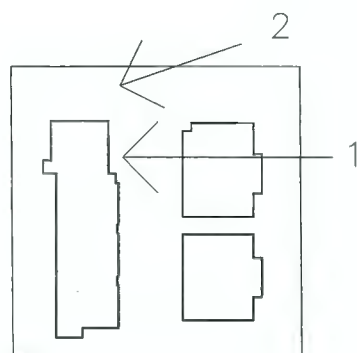
DEVELOPMENT PERMIT

**Reference**  
**DP 22-021165**  
**December 18, 2023**

DP 22-021165



1. VIEW ALONG MAIL BOX



2. VIEW ALONG VISITOR PARKING

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REVISION	
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**IMAGE (5)**

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**Reference  
DP 22-021165  
December 18, 2023**

DP 22-021165