

Report to Development Permit Panel

To:

Development Permit Panel

Date:

July 30, 2012

From:

Brian J. Jackson, MCIP

File:

DP 10-541227

Re:

Director of Development

Application by Gagan Deep Chadha and Rajat Bedi for a Development Permit

at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road)

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of 14 townhouse units at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road) on a site zoned Low Density Townhouses (RTL4); and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum lot coverage for buildings from 40% to 42%;
 - b) Reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 m to 0.0 m for a trellis located at the southeast corner of the site; and
 - c) Allow a total of 16 tandem parking spaces in eight (8) townhouse units.

Brian J. Jackson, MCIP Director of Development

BJJ:el Att.

Staff Report

Origin

Gagan Deep Chadha and Rajat Bedi have applied to the City of Richmond for permission to develop 14 townhouse units at 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road). This site is being rezoned from Two-Unit Dwellings (RD1) and Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8762 (RZ 10-536067).

The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 11-589429). Works include, but are not limited to: frontage improvements along No. 3 Road, improvements to the east-west vehicle lane and pedestrian walkway along the entire north property line of the subject site, and improvements to the north-south walkway located within the city-owned parcel west of the subject site.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Directly across the existing east-west lane, two (2) newer dwellings and coach

houses on small lots zoned "Coach Houses (RCH)", created through rezoning and

subdivision in 2004;

To the East: Directly across No. 3 Road, older and newer dwellings on large lots zoned

"Single Detached (RS1/E)" along with an older character townhouse complex on

a lot zoned "Low Density Townhouses (RTL1)" further south;

To the South: Two (2) newer dwellings on medium-sized lots zoned "Single Detached

(RS1/B)", created through rezoning and subdivision in 2000, along with a townhouse complex constructed in the late 1990's on a lot zoned "Low Density

Townhouses (RTL1)" beyond that; and

To the West: Across the existing rear lane and city-owned lot, older and newer dwellings on

large lots zoned "Single Detached (RS1/E)", fronting Belair Drive and Bates

Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 7, 2011. At the Public Hearing, a resident from the single-family neighbourhood to the west expressed his concern related to additional vehicle traffic on the back lane.

Transportation Department staff confirmed that the OCP objective for the Broadmoor sub-area to use lanes to provide vehicular access to multiple-family developments is met by the proposed development. Transportation has reviewed the proposal and is satisfied; the anticipated traffic generated by the proposed 14-unit townhouse development will result in only a marginal increase in traffic and is within the capacity of the adjacent lane. The available right of way width for the lane is typical of lanes outside City Centre.

3486620

As well, as part of the servicing agreement for off-site works, vehicular and pedestrian upgrades to the adjacent lanes are required by the development. Improvements include roll over curb, repaving and lighting for the east-west lane along the north property line and the north-south lane from the subject site to the north property line of 9491 No. 3 Road. As well, improvements to the pedestrian walkway along the eastern portion of the east-west lane north of the site connecting to No. 3 Road include redesigned ramps, pathway and landscaping.

Staff Comments

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

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Increase the maximum lot coverage for buildings from 40% to 42%.
 - (Staff supports the proposed variance, as the proposed 2% increase is consistent with the amount of lot area along No. 3 Road dedicated to the City as part of the Rezoning application, while the floor area ratio still remains under the maximum of 0.6 FAR. The proposal complies in terms of lot coverage with buildings, structures, and non-porous surfaces and lot coverage with live plant material. Also, 21.77% of the lot area is treated with permeable pavers within the outdoor amenity area, the vehicle drive-aisle, visitor parking area, and pedestrian pathways, which assists with on-site drainage.)
- 2) Reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 m to 0.0 m for a trellis located at the southeast corner of the site.
 - (Staff supports the proposed variance as it is a minor variance to allow a landscape structure that does not form part of the principal building to locate closer to the front property line to define a pedestrian access point and provide visual interest along the street. No projection into the actual Public Rights of Passage Right of Way is proposed or to be allowed.)
- 3) Allow a total of 16 tandem parking spaces in eight (8) townhouse units.
 - (Staff supports the proposed tandem parking arrangement on the basis that tandem parking reduces pavement area on site and facilitate a more flexible site layout. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space has been secured at rezoning.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel (ADP) for review on January 18, 2012, but the Panel had some reservations over some design elements of the proposal and asked the applicant to modify and return to ADP for further review. The project was once again presented to ADP for review on February 22, 2012 and the Panel supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 22, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been

included immediately following the specific Design Panel comments and is identified in 'bold italics'.

Analysis

Conditions of Adjacency

- Three-storey units are proposed along No. 3 Road. The proposed Building D is stepped down from three (3) storeys to two (2) storeys at the south end. While the required side yard setback is 3.0 m, a 3.5 m setback is provided to the first and second storeys, as well as a 5.5 m setback to the third storey is provided to minimize overlooking opportunity.
- The proposed Building E is stepped down from three (3) storeys to one (1) storey. While the required side yard setback is 3.0 m, a 4.6 m setback to the first storey, as well as a 6.2 m setback to the second and third storeys is provided. Together with the existing 6.0 m wide east-west walkway/laneway along the north property line, a generous separation (up to 12.2 m) between the proposed three-storey townhouse building and the existing two-storey single-family dwelling units to the north along No. 3 Road is provided to minimize overlooking and shadowing opportunity.
- All units along the west property line, adjacent to the unopened lane and the city own property to the west, have been kept to two storeys in recognition of the adjacent existing single-family development.
- The proposed rear yard setback of 4.6 m exceeds the requirements of the RTL4 zone (3.0 m) and the guidelines in the Arterial Road Redevelopment Policy (4.5 m). Together with the unopened lane (6 m wide) and the city own property to the west, issues related to privacy and overlook are minimized.

Urban Design and Site Planning

- All units along No. 3 Road have direct access from the street. The grade level of the unit entry is approximately 1.9 m above the grade of the sidewalk along No. 3 Road. A landscaped terrace with an approximately 1.0 m tall retaining wall and a sloped landscaping area (approximately 21%) is proposed to reach the new grade.
- All rear units have direct access from the adjacent existing laneway or proposed public walkway. The rear yards are elevated (ranging from 0.5 m to 0.9 m) to provide useable yard spaces closer to the minimum flood construction level.
- The layout of the townhouse units is organized along one (1) short north-south drive aisle, providing access to the site and access to all unit garages from the existing east-west lane along the north property line. No cross access to the adjacent property to the south is required.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in all of the street fronting units (8 units).
- Two (2) standard and one (1) accessible visitor parking spaces are provided throughout the site.
- The outdoor amenity area is proposed at the northwest corner of the site adjacent to the existing lane and currently vacant city owned parcel for maximum exposure. The size and location of the outdoor amenity space is appropriate in providing a feature open landscape and amenity convenient to all of the units.

- The garbage and recycling enclosure is located on the west side of the entry driveway and has been incorporated into the design of the adjacent building to minimize its visual impact.
- Two (2) pedestrian walkways are proposed to provide assess from No. 3 Road to the internal drive isle. These walkways will also be used as fire rescue access routes.

Architectural Form and Character

- A pedestrian scale is achieved along the public street, public walkway, and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual internal unit entrances.
- The proposal takes on a more urban approach with brick massing and modern charcoal-gray metal bay windows.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and lighting fixtures.
- The impact of continuous balconies has been mitigated with the addition of trellis on every other unit.
- The proposed building materials (Hardie panel, brick, Hardie siding, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in this development (i.e. blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage and five (5) bylaw-sized trees and a hedgerow comprised of 30 specimens on-site were identified for removal due to general poor condition. A total of ten (10) replacement trees are required.
- The applicant is proposing to plant 34 replacement trees on-site, including 17 conifer and 17 deciduous trees; in addition, hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- In response to the urban setting along No. 3 Road, stepped retaining walls and plantings of trees, shrubs, and groundcovers are proposed. The stepping of landscaping allows for gardening along the edges of the entry walks and provides a green face to the streetscape.
- Traditional townhouse fenced yards with gates to patios and small garden spaces are provided at the rear of the site.
- Children's play equipment catering for 2 to 6 years old age group is proposed in the outdoor amenity area.
- Mailbox kiosk, benches, bicycle racks, and a large specimen tree are also proposed in the outdoor amenity area to encourage social activities among the future residents.
- Feature paving highlights at the site entrance as well as in front of the outdoor amenity area provide a break to the long asphalt driveway.

• Indoor amenity space is not proposed on-site. A \$14,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street public walkway.
- Space differentiation (public, semi public, private) is achieved through the use of change of grade, fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlooking the outdoor amenity space are integrated in the building design to increase surveillance opportunity.

Sustainability

- Light color pavement and siding are proposed to reduce island effect.
- Large amount of glazing is proposed to increase illumination to optimize energy performance.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on the entire internal drive aisle to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 46.7%.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.

Edwin Lee Planner 1 (604-276-4121)

EL:rg

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

• Receipt of a Letter-of-Credit for landscaping in the amount of \$47,223.80 (based on gross floor area of 23,611.9 ft²).

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.

• 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 Division at 604-276-4285.



Development Application Data Sheet

Development Applications Division

DP 10-541227 Attachment 1

Address: 9551 No. 3 Road (formerly 9511/9531 and 9551 No. 3 Road)

Applicant: Gagan Deep Chadha and Rajat Bedi Owner: Kraftsmen Holdings Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 2,193.5 m² (23,611.9 ft²) Floor Area Net: 1,333.2 m² (14,350.0 ft²)

	Existing	Proposed
Site Area:	2,230.99 m ² (24,014.14 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Two-Unit Dwellings (RD1) and Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	42%	variance requested
Lot Coverage – Non-porous Surfaces	Max. 70%	51.8%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (North) (m):	Min. 3 m	4.6 m	none
Setback – Side Yard (South) (m):	Min. 3 m	3.5 m	none
Setback – Rear Yard (m):	Min. 3 m	4.6 m	none
Setback – PROP ROW (East) (m):	Min. 2 m	0.0 m	variance requested
Height (m):	12.0 m (3 storeys)	11.7 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	Approx. 53 m wide x 42 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	28 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	not permitted	16	variance requested
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site.	none	none

Off-street Parking Spaces - Accessible	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces - Total:	18 (Class 1) and 3 (Class 2)	18 (Class 1) and 3 (Class 2)	none
Amenity Space - Indoor:	Min. 70 m ² or Cash-in-lieu	\$14,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	84 m²	none

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, February 22, 2012 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

Comments from the Panel were as follows (applicant's responses in **bold italics**):

The following comments were submitted by Simon Ho (absent) and read by Sara Badyal:

1. transition at grade on No. 3 Road is extremely severe; appreciate use of brick but upstanding wall adjacent unit entry stairs is abrupt;

The brick walls next No3 Road are revised. Take Unit 3 as an example, the grade of private yard next to No. 3 Road is 1.262 m. The 1st brick wall next to No. 3 Road is 1.816 m (the difference between the top of the 1st brick wall and the grade of private yard is 0.554 m). The 2nd brick wall next to No. 3 Road is 2.422 m (the difference between the top of the 2nd brick wall and the grade of private yard is 1.16 m). (Please refer to Sheet A202, A401.)

2. frame elements along No. 3 Road need to be expressed more either in height or in the introduction of additional transom-type glazing;

Transom-type glazing proposed. (Please refer to Sheet A300.)

3. frame elements are foreign as they only appear on the No. 3 Road facade; need to see these elements included somewhere else in the project to provide visual connectivity;

Similar brick frame elements are provided at rear to garage doors. (Please refer to Sheet A301 and A302.)

4. trellis elements look weak and lack "layering" to make them successful;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

5. double height trellis at the corner of the lane and No. 3 Road looks weak; concern whether it will stand up structurally;

The trellis (at Grid Line D and 10.8) are removed. (Please refer to Sheet A202.)

6. very weak resolution of the garbage room/lean-to structure; either needs to be pulled away and treated as a separate "pavilion" type building or needs to be integrated more successfully into the project;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

7. appreciate colour differentiation of garage doors but stay away from primary colours as they are visually too strong as shown;

The colour of garage doors is revised to one colour. (Please refer to Sheet $A300 \sim A302$.)

8. glazed guardrail seems too contemporary for this building [west elevation] as it is more "Craftsman" – style"; consider traditional balustrade-type guardrail;

The guardrails are revised to simple style. (Please refer to Sheet A302.)

9. project identification looks out of place, i.e. not residential, and too simplistic;

Residential project identification provided. (Please refer to Sheet Landscape 3D.)

Comments of the Panel members present:

10. noted some improvements from previous presentation to the Panel particularly on the No. 3 Road frontage; it is now livable and the separation of public and private realms is better; design of stairs work better;

Noted.

11. brick wall at pedestrian entrance off No. 3 Road sidewalk is too abrupt; needs more articulation;

The brick walls next No3 Road are revised. Take Unit 3 as an example, the grade of private yard next to No.3 Road is 1.262 m. The 1st brick wall next to No. 3 Road is 1.816 m (the difference between the top of the 1st brick wall and the grade of private yard is 0.554 m). The 2nd brick wall next to No. 3 Road is 2.422 m (the difference between the top of the 2nd brick wall and the grade of private yard is 1.16 m). (Please refer to Sheet A202, A401.)

12. trellis elements look isolated and are not well integrated into architecture or landscape; language is not cohesive; trellis elements don't relate to the fence along the walkway on the south side; could relate to the barge boards and could be picked up throughout the project; use of glass and balustrade is appropriate but need to tie in to the wood trellis;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

13. concern on the tall trellis element at the northeast corner; does not work well from a design standpoint; consider tying in to wood elements, barge board, shading devices and signage;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

14. differentiation of garage doors with colour helps break up the elevation but primary colours are too strong; applicant needs to reconsider using primary colours;

The colour of garage doors is revised to one colour. (Please refer to Sheet $A300 \sim A302$.)

15. garbage/recycling enclosure is not well resolved;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

16. good move on the visitor parking; it is much clearer now;

Noted.

17. signage is not well integrated with the building elements; looks like it is made of a different material; applicant should redesign integrate better into the entrance and building architecture;

The comment was made in reference to architectural detail that was in conflict with landscape detail. (Please refer to Landscape Sheet)

18. landscape is better resolved now than in the previous presentation to the Panel;

Noted.

19. improvements have been made from site design and landscape perspective particularly along the No. 3 Road frontage;

Noted.

20. applicant's style of presentation is somewhat simplistic or diagrammatic as seen in the renderings of the 3-dimensional model; renderings need to be carefully represented in the plan as they help convey the actual intent of the elements;

Noted.

21. agree with the comments on the impact of the brick wall; appreciate the intent and direction of present design but minimize the extent of visible brick from the street by making the slope steeper or lowering the cheek wall on the upper stair; consider simplifying handrails to one side;

The brick walls next No3 Road are revised. Take Unit 3 as an example, the grade of private yard next to No.3 Road is 1.262 m. The 1st brick wall next to No. 3 Road is 1.816 m (the difference between the top of the 1st brick wall and the grade of private yard is 0.554 m). The 2nd brick wall next to No. 3 Road is 2.422 m (the difference between the top of the 2nd brick wall and the grade of private yard is 1.16 m). (Please refer to Sheet A202, A401.)

22. entry appears to respond to laneway pedestrian circulation path width, but consider narrowing it to avoid being mistaken as a connection for vehicles;

The civil has designed the walkway to Richmond requirements for the walkway. The path has 3 bollards across both ends of the walk adjacent our site to protect from vehicular access.

23. right approach on the pedestrian walkway, i.e. planting on the fire access pathway and just allowing access through and providing emphasis to the southern pedestrian entrance way;

Noted.

24. agree with comments that trellis elements don't feel integrated into the building language; consider adding brick elements to trellises at the walkway and play area;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

25. integrate mailbox and other utilities with signage; consolidate in a cohesive manner;

Done. Please refer to Landscape Plan.

26. big improvement on the No. 3 facade; appreciate the efforts made on the facade treatment along the internal drive aisle;

Noted.

27. frame elements on No. 3 Road stand out from other developments in Richmond; they look modern; however, proportion needs to be refined, either through treatment or use of materials;

Frame elements are refined by use of more time-less brick material per ADP comments. (Please refer to Sheet $A300 \sim A302$.)

28. tall trellis at the northeast corner does not work; does not look comfortable proportion-wise; what is its purpose and how does it feel under the trellis?

The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

29. outdoor amenity space feels like a left-over space; design development is needed to separate it from a high-traffic area to make it more enjoyable for people to use;

The outdoor amenity space is relocated to next to west property line. (Please refer to Sheet A201.)

30. agree with comments that using primary colours on the garage doors doesn't work;

The colour of garage doors is revised to one colour. (Please refer to Sheet $A300 \sim A302$.)

31. like the contemporary nature of the No.3 Road frontage;

Noted.

32. transition around the corner becomes confusing; entry way planks coming over fits in with the contemporary nature of the project;

Building by No. 3 Road has more contemporary approach. The use of brick continues around corners of front buildings. The rear building fits better into the context of single family house to the rear (west). (Please refer to Sheet A300 ~302.)

33. function of trellises is confusing; they appear neither an architectural nor landscape element; consider bringing them down to the landscape; strengthen the entry way by possibly moving the trellis structure to the property line and become a landscape feature instead of another architectural treatment;

The trellis (at Grid Line D and 1.3) are shrank and relocated. The trellis (at Grid Line B and 1.3) are removed. The trellis (at Grid Line B and 10.8) are removed. (Please refer to Sheet A202.)

34. garbage and recycling structure is somewhat weak; not in proportion; threshold is confusing but could be strengthened to improve arrival sequence;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

35. there is good and bad stamped concrete; consider opportunity to slope central drive court to central drainage strip; consider using natural materials, e.g. stone cobble to layer the central courtyard and as an organizing element;

The slope is designed to central drainage strip and the concrete is water permeable material. (Please refer to A201.)

36. location of garbage and recycling is close to the bedroom on the second floor of the two-storey adjacent unit; consider relocating the garbage and recycling structure adjacent to a three-storey unit (where the bedroom is on the third floor) to mitigate the noise;

The enclosed garbage/recycling room is relocated adjacent to a three-storey unit, Unit 1. (Please refer to Sheet A201- Grid Line 10.8&C.)

37. garbage and recycling structure is adjacent to the only convertible unit in the proposed development; consider relocating it adjacent to one of the regular units;

The enclosed garbage/recycling room is relocated adjacent to a three-storey unit, Unit 1. (Please refer to Sheet A201- Grid Line 10.8&C.)

38. proposed stair climber require wide stairs but cannot facilitate movement of disabled people between floor levels; would require a mobility unit at each floor; consider using a garaventa platform stair climber to access multi-level stairs;

Garaventa Wheelchair lifts is proposed. (Please refer to Sheet A210.)

39. to economize on floor space, consider using standard stair design and locating a storage closet in the corner of the garage which could be connected through storage closets on each floor; storage closets could be built in but capable of being removed if needed;

Option considered. (Please refer to Sheet A210.)

40. applicant has done a good job on the issues brought up by the Panel;

Noted.

41. No. 3 Road frontage is very well done; responded well to the comments of the Panel;

Noted.

42. two of the weakest elements of the project are the north facades of the two buildings;

More architectural elements are incorporated such as different bay windows, weather protection for mail box, integrated with the building E for garbage room, and removed trellis. (Please refer to Sheet A300.)

43. there is opportunity to integrate the trellis signage, mail box and other elements in a more cohesive manner;

Trellis signage and mailbox details are revised. (Please refer to 3A and 3D.)

44. recycling and garbage area looks like an add-on; needs to be improved as it located in the gateway to the project;

The mass of garbage room is revised and integrated with the building E. (Please refer to Sheet A300, A301, A302, A807, and A808.)

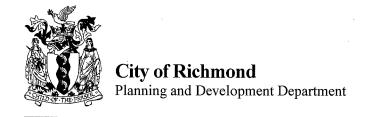
45. integrating elements in the facades of the two buildings will strengthen the entrance to the development; Use of same roof material, siding color and brick contributing to a cohesive entrance. (Please refer to Sheet A300 ~ A302.)

46. it is not necessary to enlarge or emphasize the corner at the southwest entrance to the project; consider detailing it in a more integrated manner; and

The trellis at the southwest corner is shrank and relocated. (Please refer to Sheet A202.)

47. there is an obvious difference between the coloured elevations and the three-dimensional views; coloured elevations have much darker colours while the three-dimensional views are sunny; applicant should present similar tones in the future.

Noted.



Development Permit

No. DP 10-541227

To the Holder:

GAGAN DEEP CHADHA AND RAJAT BEDI

PROPERTY ADDRESS:

9551 NO. 3 ROAD (FORMERLY 9511/9531 AND 9551 NO. 3

ROAD)

Address:

c/o WILSON CHANG

WILSON CHANG ARCHITECT INC.

288 WEST 8TH AVENUE VANCOUVER, BC V6Y 1N5

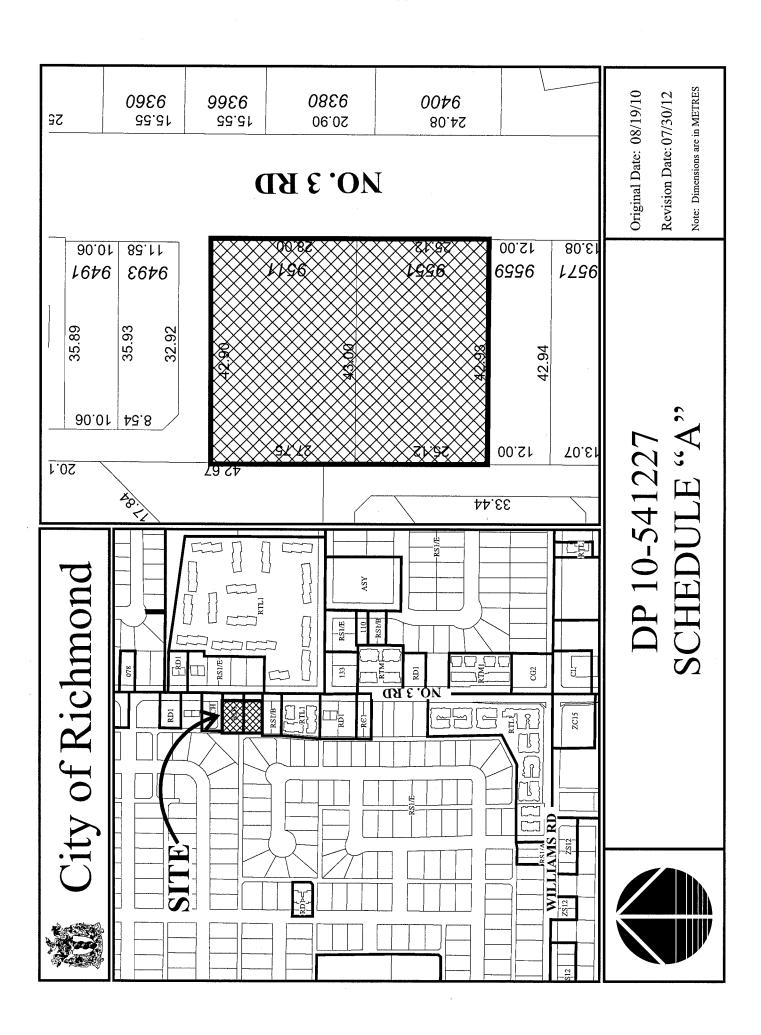
- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum lot coverage for buildings from 40% to 42%;
 - b) Reduce the minimum landscape structure setback to a Public Rights of Passage Right of Way from 2.0 m to 0.0 m for a trellis located at the southeast corner of the site; and
 - c) Allow a total of 16 tandem parking spaces in eight (8) townhouse units.
- 4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
- 5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$47,223.80 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 10-541227	No.	DP	10-	541	227
------------------	-----	----	-----	-----	-----

		No. DP 10-5412
To the Holder:	GAGAN DEEP CHAD	HA AND RAJAT BEDI
Property Address:	9551 NO. 3 ROAD (FOR ROAD)	ORMERLY 9511/9531 AND 9551 NO. 3
Address:	c/o WILSON CHANG WILSON CHANG ARG 288 WEST 8 TH AVENU VANCOUVER, BC VG	UE
	s of this Permit and any	nerally in accordance with the terms and plans and specifications attached to this
This Permit is not a Build	ding Permit.	
AUTHORIZING RESOLUT DAY OF ,	TION NO.	ISSUED BY THE COUNCIL THE
DELIVERED THIS	DAY OF ,	•

MAYOR



MULTI-FAMILY RESIDENTIAL DEVELOPMENT @9551 NO 3 ROAD, RICHMOND, BC

DRAWING SET_REZONING

A000 PROJECT DATA A100 CONTEXT PLAN & ENLARGED CONTEXT A101 LOT COVERAGE OVERLAY FAR OVERLAY- FIRST FLOOR A103 FAR OVERLAY- SECOND FLOOR A104 FAR OVERLAY-THIRD FLOOR A105 PRIVATE OUTDOOR SPACE/ OUTDOOR AMENITY SPACE A106 FIRE HYDRANT ACCESS PLAN A107 FIRE TRUCK ACCESS PLAN A201 LOWER SITE PLAN

A202 UPPER SITE PLAN FIRST / SECOND FLOOR PLAN A203 (BUILDING A. B. AND C) ROOF PLAN (BUILDING A, B, AND C) A205 FIRST FLOOR PLAN (BUILD.D & E) SECOND FLOOR PLAN (BUILD, D & E) THIRD FLOOR PLAN (BUILD, D & E)

ROOF PLAN (BUILD. D AND E) A209 UNIT PLAN_TYPE B AND C A210 CONVERTIBLE LINIT PLAN A300 NORTH / EAST(BUILD, D&E)

ELEVATIONS EAST ELEVATION (BUILD. A, B, AND C)/ SOUTH ELEVATION

WEST ELEVATIONS

NORTH ELEV. (BLDG. B & C, D) / SOUTH ELEV. (BLDG. B & C, E)

SECTIONS (BUILDING A, B, AND C) SECTIONS (BUILD, D & E) & STREETSCAPE

A402 SECTIONS

DRIVE AISLE WIDTHS / GARBAGE / RECYCLING AREA

A800 ISOMETRIC NORTH-EAST

ISOMETRIC SOUTH-WEST A802 ISOMETRIC 1 BUILD. A, B, AND E

ISOMETRIC NORTH-EAST BUILD, D & E A804 ISOMETRIC SOUTH-WEST BUILD, D & E

A805 ISOMETRIC - OUTDOOR AMENITY

A806 ISOMETRIC - OUTDOOR AMENITY SPACE 02

A807 ISOMETRIC NORTH-EAST -1 A808 ISOMETRIC NORTH-WEST-1

Mr. GAGAN CHADHA (gagan@kraftsmen.com) SUITE 113 – 6033 LONDON ROAD RICHMOND, BC V7E 0A7

ARCHITECTURAL: WILSON CHANG ARCHITECT INC Mr. RICHARD LIN (rlin@wcai.ca)
Mr. WILSON CHANG (wchang@wcai.ca)

F:604-773-1802

288 WEST 8TH AVE. VANCOUVER, BC V5Y 1N5 T:604.630.9488

LANDSCAPE:
PMG LANDSCAPE ARCHITECTS
Mrs. DENITSA DIMITROVA (Denitsa@pmglandscape.com)
Mrs. PAT CAMPBELL (Pat@pmglandscape.com)
SUITE C100-4185 STILL CREEK DRIVE T:604.294.0011 F:604.294.0022

CIVIL: MPT ENGINEERING Co. Ltd. Mr. AI GERREBOS (agerrebos) 320-11120 HORSESHOE WAY. RICHMOND, BC V7A 5H7 F:604.270.4137

<u>SURVEY:</u> MATSON PECK & TOPLISS SURVEYORS & ENGINEERS #320 - 11120 HORSESHOE WA' RICHMOND, BC V7A 5H7 T:604 270 9331 F:604.270.4137

THE VARIANCE REQUEST: 1. TRELLIS 2 (PLEASE REFER TO SHEET A202 GRID LINE D&1) 2. BUILDINGS COVERAGE (PLEASE REFER TO A101) 3. 16 TANDEM PARKING SPACES (PLEASE REFER TO A201)

LANDSCAPING AND SCREENING PROPOSED

PARKING ANALYSIS

VEHICLE RESIDENT +VISITOR	:2.0 X 14 UNIT :0.2 X 14 UNIT	REQUIRD = 28 (THE VA = 2.8	PROVIDED 12 (SIDE BY SIDE) 16 (TANDEM) RIANCE REAUEST) 3
TOTAL		31	31
ACCESSIBLE	:0.02 X 14 UNIT	= 0.28	1
BICYCLE CLASS 1 +CLASS 2	:1.25 X 14 UNIT :0.2 X 14 UNIT	= 17.5 = 3	18 3
TOTAL	:	21	21

ON-SITE VEHICLE AND BICYCLE

PARKING PROPOSED ACCORDING TO THE STANDARDS SET OUT IN SECTION 7.0

THREE BEDROOM UNIT (DOUBLE GARAGE) TYPE A :5 UNIT X 103.333 m²(1112.268 SF) = 516.665 m² 5561.341 SF THREE BEDROOM UNIT (DOUBLE GARAGE) TYPE A-1 : 1 UNIT X 101.295 m² (1090.331 SF) = 101.295 m² 1090.331 SF THREE-BEDROOM UNIT (TANDEM GARAGE) TYPE B : 2 UNIT X 93.237 m² (1003.595 SF) = 186.474 m² 2007.19 SF 1025,909 SF THREE-BEDROOM UNIT (TANDEM GARAGE) TYPE B-1 :1 UNIT X 95.31 m^2 (1025.909 SF) = 95.31 m^2 THREE-BEDROOM UNIT (TANDEM GARAGE) TYPE B-2 : 1 UNIT X 97.596 m² (1050.515 SF) = 97.596 m² TWO-BEDROOM UNIT (TANDEM GARAGE) TYPE C : 2 UNIT X 77.36 m² (832.696 SF) = 157.65 m² 1696.93 SF TWO-BEDROOM UNIT (TANDEM GARAGE) TYPE C-1:1 UNIT X 81.319 m2 (875.314 SF)= 81.319 m2 875.314 SF THREE-BEDROOM UNIT (TANDEM GARAGE) TYPE D :1 UNIT X 96.844 m² (1042.421 SF) = 96.844 m² 1042.421 SF 1333,154 m2 14349,951 SF

CONVERTIBLE

& AGING-IN-PLACE:

UNIT 9 IN BUILDING A IS A

AGING-IN-PLACE FEATURES BE

INSTALLED IN ALL UNITS.
LEVER HANDLES FOR FAUCETS

LEVER HANDLES FOR DOOR HANDLES SOLID BLOCKING IN WASHROOM WALLS

PROJECT DATA

CIVIC ADDRESS 9551 NO 3 ROAD, RICHMOND, B.C.

RZ 10-536067, DP 10-541227

LEGAL DESCRIPTION LEUAL DESCRIPTION SURVEY PLAN OF PART OF SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PARCEL IDENTIFIER (PID): Rem 1: 001-101-528 LOT 160: 004-151-160

TOTAL LOT AREA #9511 #9531 NO3 ROAD LOT SIZE +#9551 NO3 ROAD LOT SIZE: =1078.1 SQM (APPROX. 11.605 SF =2249.76 SQM(24,217 SF) = 18.7739 SQM (202.0804 SF) TOTAL LOT AREA = 2230.9866 SQM (24014.1397 SF)

ZONING ANALYSIS:RTL4

PROPOSED

(DEVELOPMENT PRINCIPAL BUILDINGS)
MINIMUM FRONT YARD 6m 6.553 m MINIMUM REAR YARD 4.634 m MINIMUM NORTHERN SIDE YARD MINIMUM SOUTHERN SIDE YARD 4 538m ~ 4 616m 0.5976

MAXIMUM FAR: 0.6 = 1338.592 SQM (14408.4838 SF) (0.6 PROPOSED WITH AFFORDABLE HOUSING

PROPOSED FAR: = 0.5976 1333.154 SQM (14349.951 SF)/ 2230.9866 SQM (24,014.1397 SF)

COVERED AREA OF BUILDING :133.859 SQ M 109.478 m² /PORCHES (MAXIMUM 10 % OF FAR)

COVERAGE BUILDINGS + STRUCTURES 41.82% 908.11 SQM (9774.83 SF) /2230.9866 SQM (24014.1397 SF) =41.82% (THE VARIANCE REQUEST)

BUILDINGS, STRUCTURES, AND 51.82% NON-POROUS SURFACES 1187.439 m² (12781.490 SF) /2230.9866 SQM (24014.1397 SF) =51.82%

LIVE PLANT MATERIAL 557.7654 m² (6003.7370 SF) /2230.9866 SQM (24014.1397SF) =25.00 %

21.77% NON-LIVE PERMEABLE SURFACE -485.7836 m² (5228.9316 SF) /2230.9866 SQM (24014.1397SF)

=21.77% BUILD. A, B, AND C MAX. BUILDING HT. BUILD. D AND E

AVERAGE FINISHED

(1.169 m) 6"/12" ROOF PITCH

MID-POINT TO ROOF RIDGE BUILD, A. B. AND C: 1,542 M MID-POINT TO AVERAGE BUILD. A, B, AND C: 8.568 m BUILD. D AND E: 9.890 m

MINIMUM OUTDOOR AMENITY SPACE (904.33 SF)

=84 SQM MINIMUM INDOOR :70SQ M 0 SQM

OUTDOOR SPACE PER UNIT

PROVIDE \$14.000 FOR 14-UNIT TOWNHOUSE DEVELOPMENT) MINIMUM PRIVATE

:37SQ M

6 SOM X 14 UNIT

: 33.20 SQ M~84.09 SQ M BUILDING D AND E : 27.84 SQ M~72.39 SQ M ,PLEASE REFER A105

BUILDING A. B. AND C

DP10541227

Wilson Chang Architect maibe

288 West 8th Ave

T 604,630,9488

ISSUED FOR DP APPLICATION FEB. 2 MAY. 14 2011 ISSUED FOR REZONING RESUBMISSION JUN. 24 2011 ISSUED FOR REZONING RESUBMISS JUN. 29 2011 OCT, 11 2011 NOV, 17 2011 ISSUED FOR DP RESUBMISSION NOV. 30 2011 JAN, 09 2012 JAN, 18 2012 ISSUED FOR FEB. 10 2012 ISSUED FOR 2ND ADP MAY. 2 2012 ISSUED FOR CLIENT REVIEW MAY. 30 2012 ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW 0 JUL 26 2012 ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NO 3 ROAD

RZ 10-536067 DP 10-541227

PROJECT NO: W1002 SCALE: 1/4" = 1'-0"

DRAWN: RL CHECKED: WC

PROJECT DATA

A000

01 of 31

JUL 3 0 2012



NOTE 1:

AVERAGE FINISHED SITE GRADE:

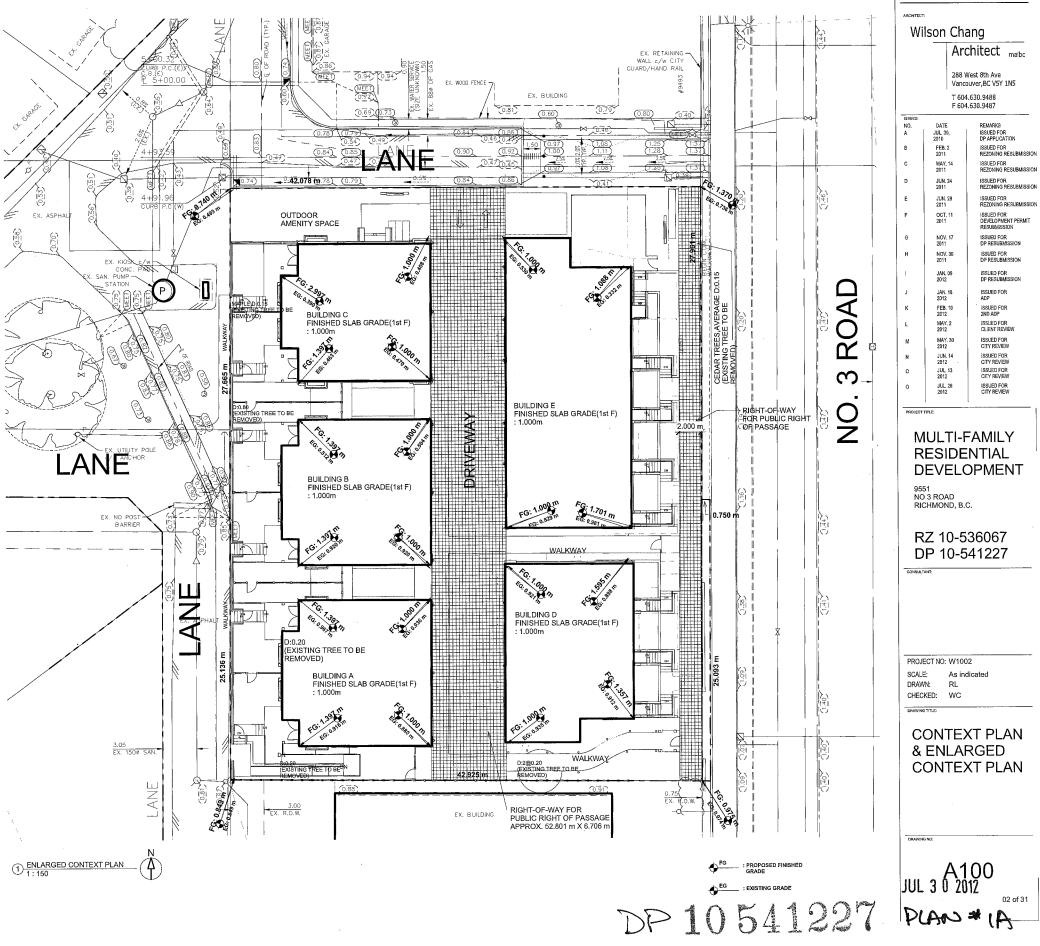
FINISHED GRADES AT EACH OF THE PROPOSED LOT AND BUILDING CORNERS / 24 LOT : 0.740m + 1.376m + 0.975m + 0.484m = 3.934m
BUILDING A : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
BUILDING B : 1.397m + 1.000m + 1.000m + 1.397m = 4.794m
BUILDING C : 1.397m + 0.997m + 1.000m + 1.397m = 4.794m
BUILDING D : 1.397m + 1.000m + 1.397m + 1.397m = 4.794m
BUILDING D : 1.000m + 1.955m + 1.307m + 1.000m = 4.952m
BUILDING C : 1.000m + 1.008m + 1.701m + 1.000m = 4.784m

28.054 / 24 = 1.169m MAX, BUILDING HEIGHT:

PROPOSED 8.568 m

= 28.054m

NOTE 2: THE UNIT OF SURVEY ELEVATION SPOT: METER



Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

REMARKS ISSUED FOR DP APPLICATION FEB, 2 2011 JUN. 24 2011 JUN. 29 2011

OCT. 11 2011

ISSUED FOR DP RESUBMISSION ISSUED FOR ADP

ISSUED FOR CLIENT REVIEW ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW

ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL

DEVELOPMENT

NO 3 ROAD RICHMOND, B.C.

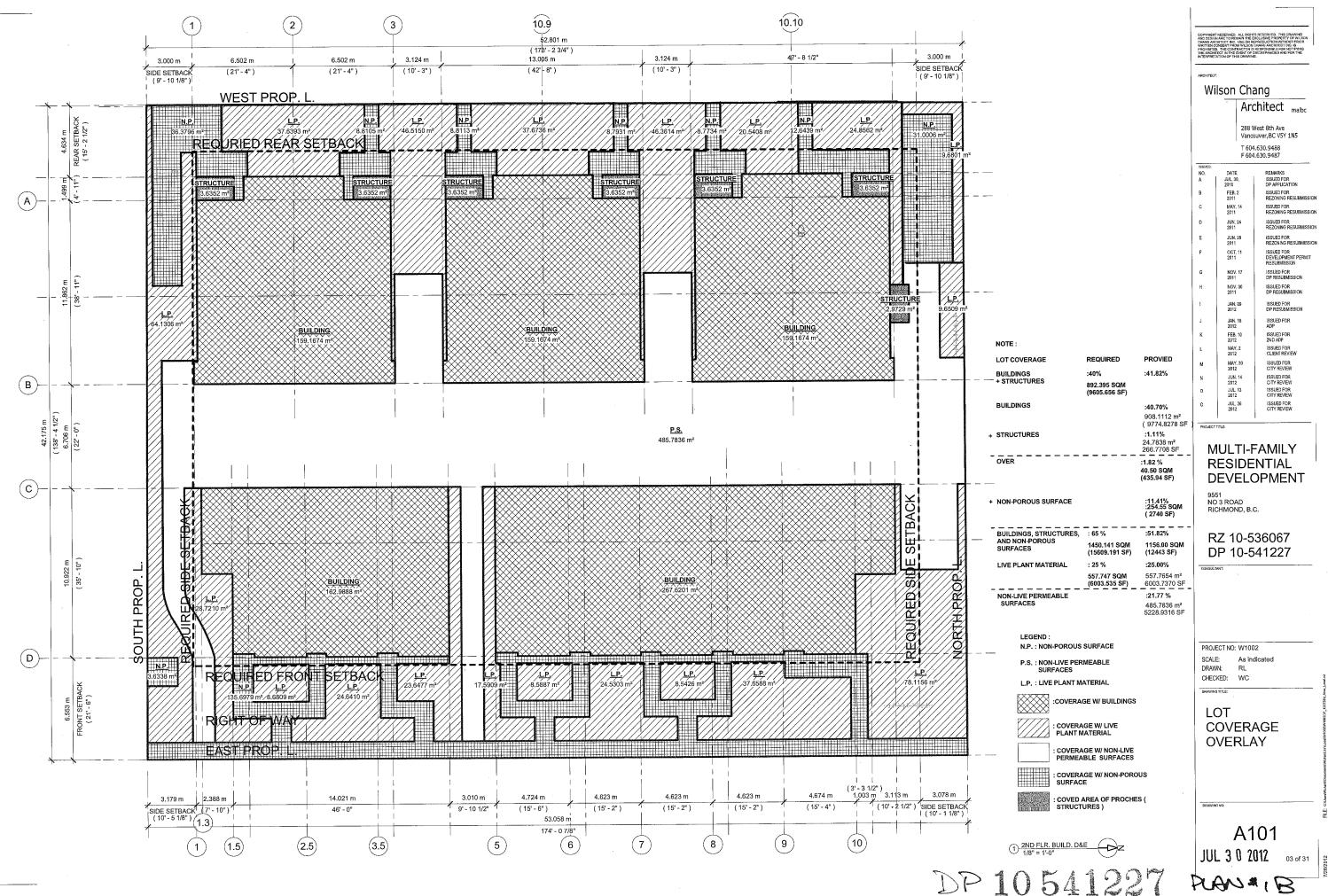
RZ 10-536067 DP 10-541227

PROJECT NO: W1002

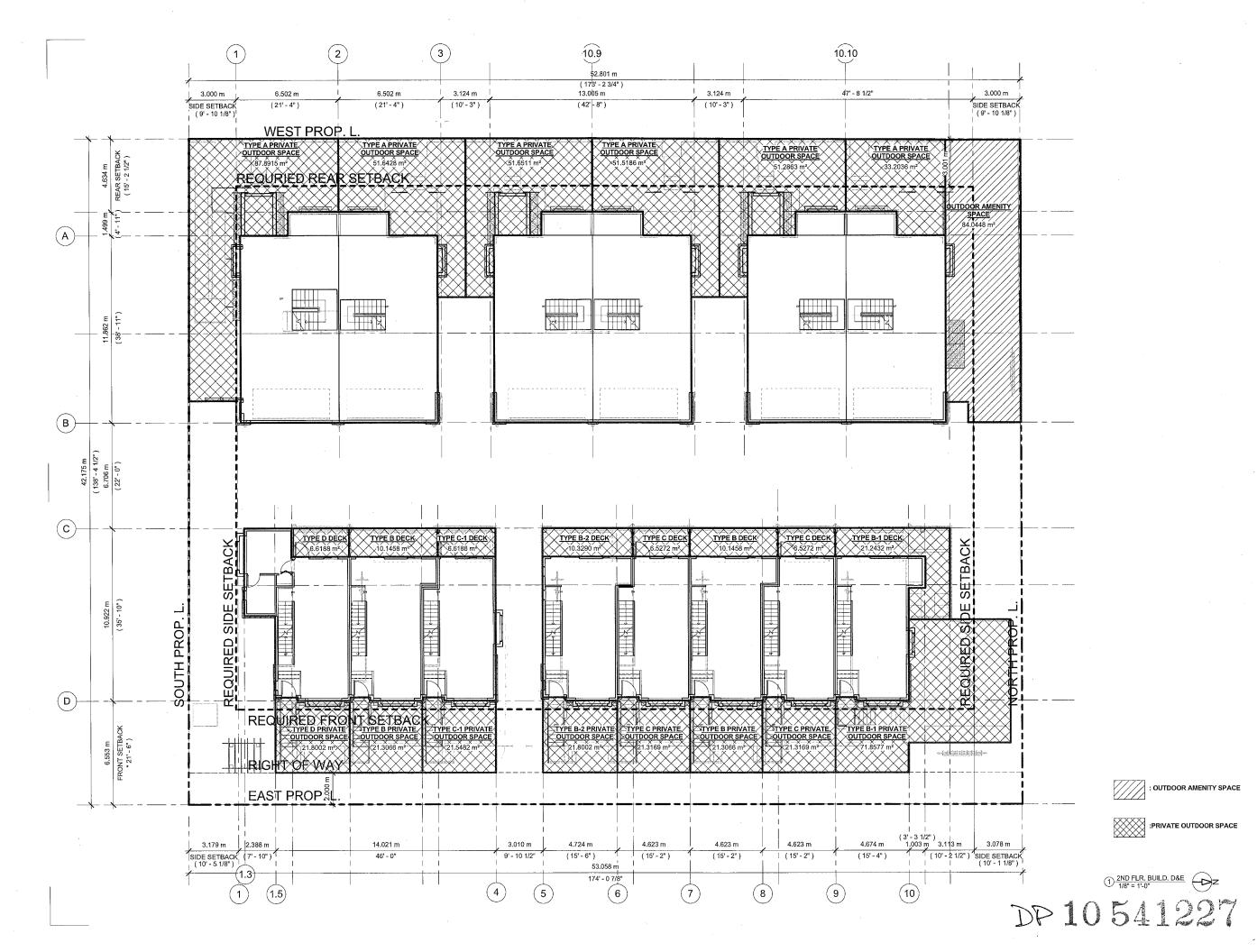
SCALE: As indicated DRAWN;

CHECKED: WC

CONTEXT PLAN & ENLARGED **CONTEXT PLAN**



DP 10541227



Wilson Chang

Architect maibo

288 West 8th Ave Vancouver,BC V5Y 1N5

F 604.630.9487

ISSUED:		
NO.	DATE	REMARKS
A	JUL. 30, 2010	ISSUED FOR DP APPLICATION
В	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSIO
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSIO
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSIO
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSIO
F	OCT. 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
Н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
K	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
М	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN, 14 2012	ISSUED FOR CITY REVIEW
0	JUL. 13 2012	ISSUED FOR CITY REVIEW
0	JUL. 26 2012	ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

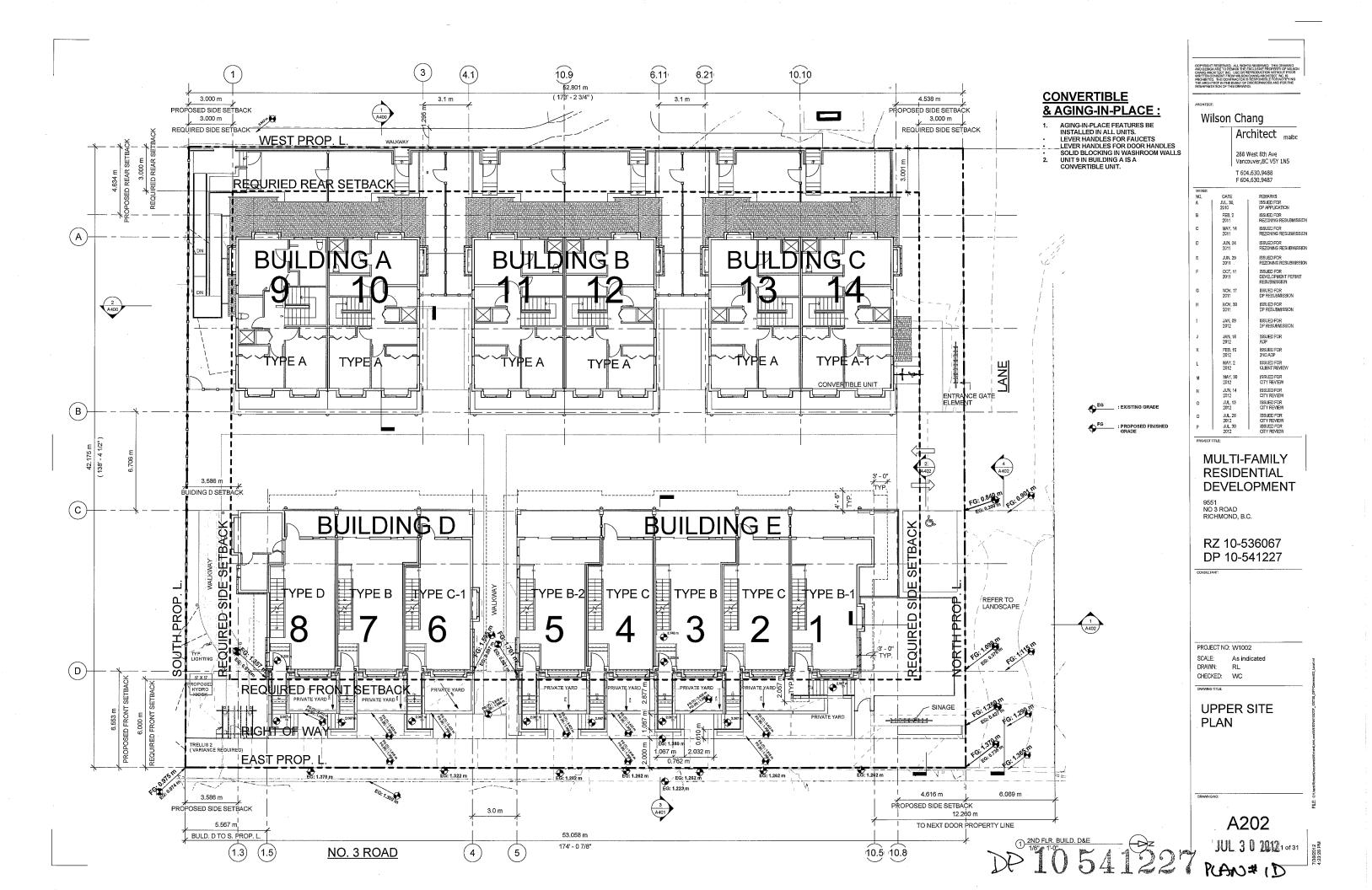
DRAWN: CHECKED: WC

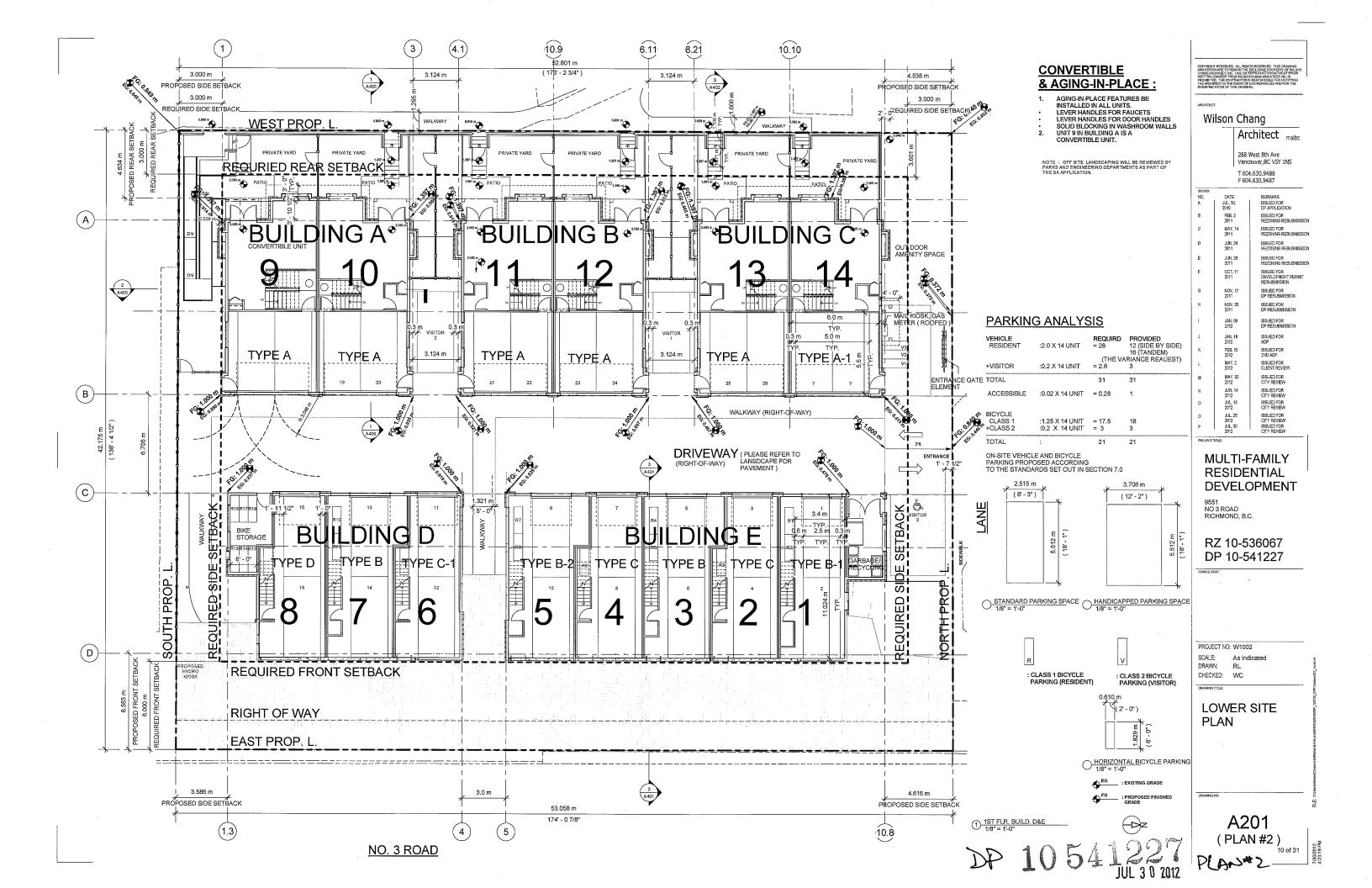
PRIVATE **OUTDOOR** SPACE/ OUTDOOR **AMENITY SPACE**

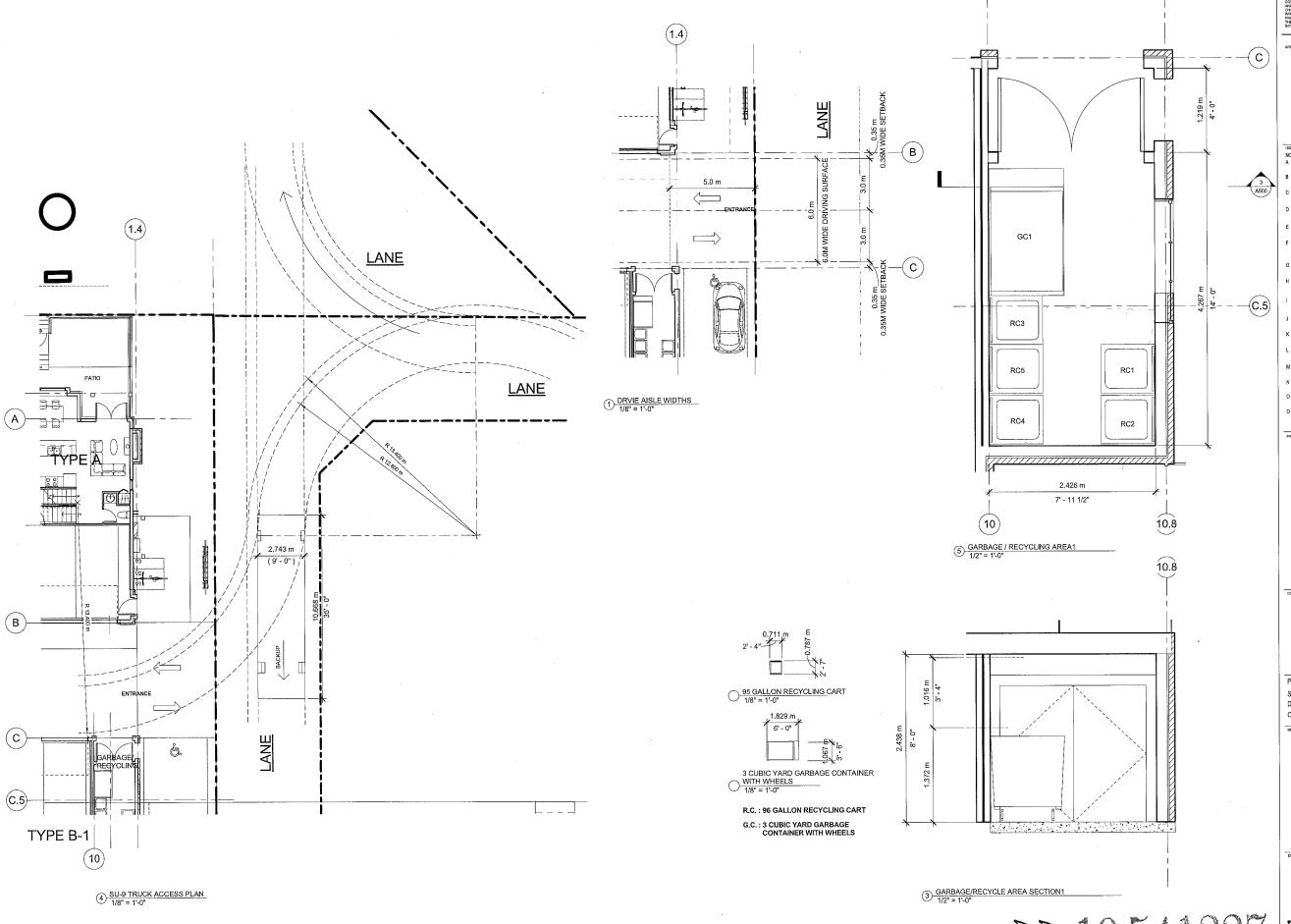
A105

PCAN# C 07 of 31

JUL 3 0 2012







Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

DATE JUL. 30, 2010 FEB. 2 2011 MAY. 14 2011 REMARKS ISSUED FOR DP APPLICATION ISSUED FOR REZONING RESUBMISSIO JUN, 24 2011 JUN, 29 2011 OCT, 11 2011 ISSUED FOR DP RESUBMISSION NOV, 30 2011 ISSUED FOR DP RESUBMISSION JAN, 18 2012 FEB. 10 2012 MAY, 2 2012 MAY, 30 2012 JUN, 14 2012 JUL, 13 2012 JUL, 13 2012

ISSUED FOR 2ND ADP ISSUED FOR CLIENT REVIEW ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL **DEVELOPMENT**

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

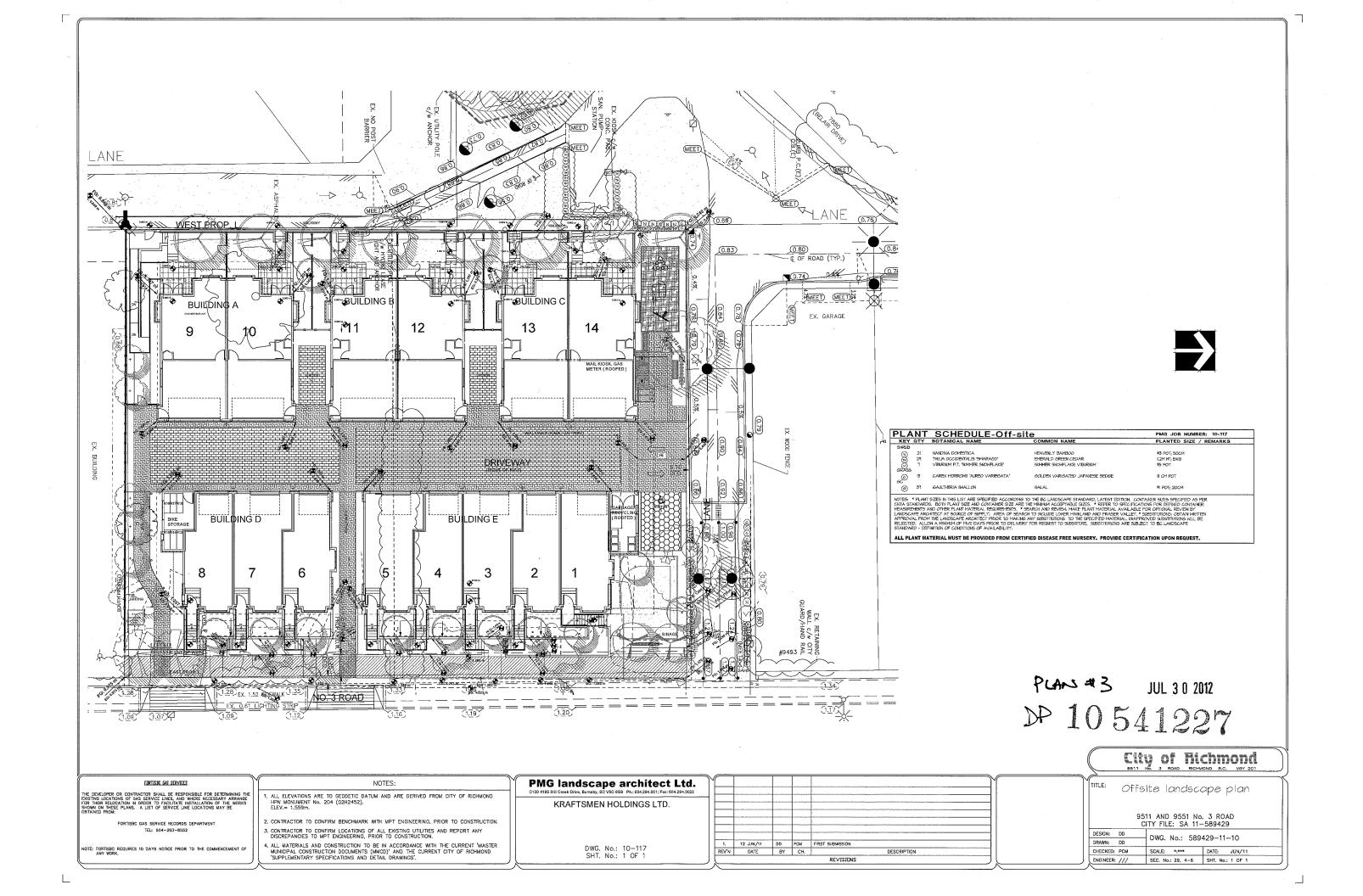
PROJECT NO: W1002

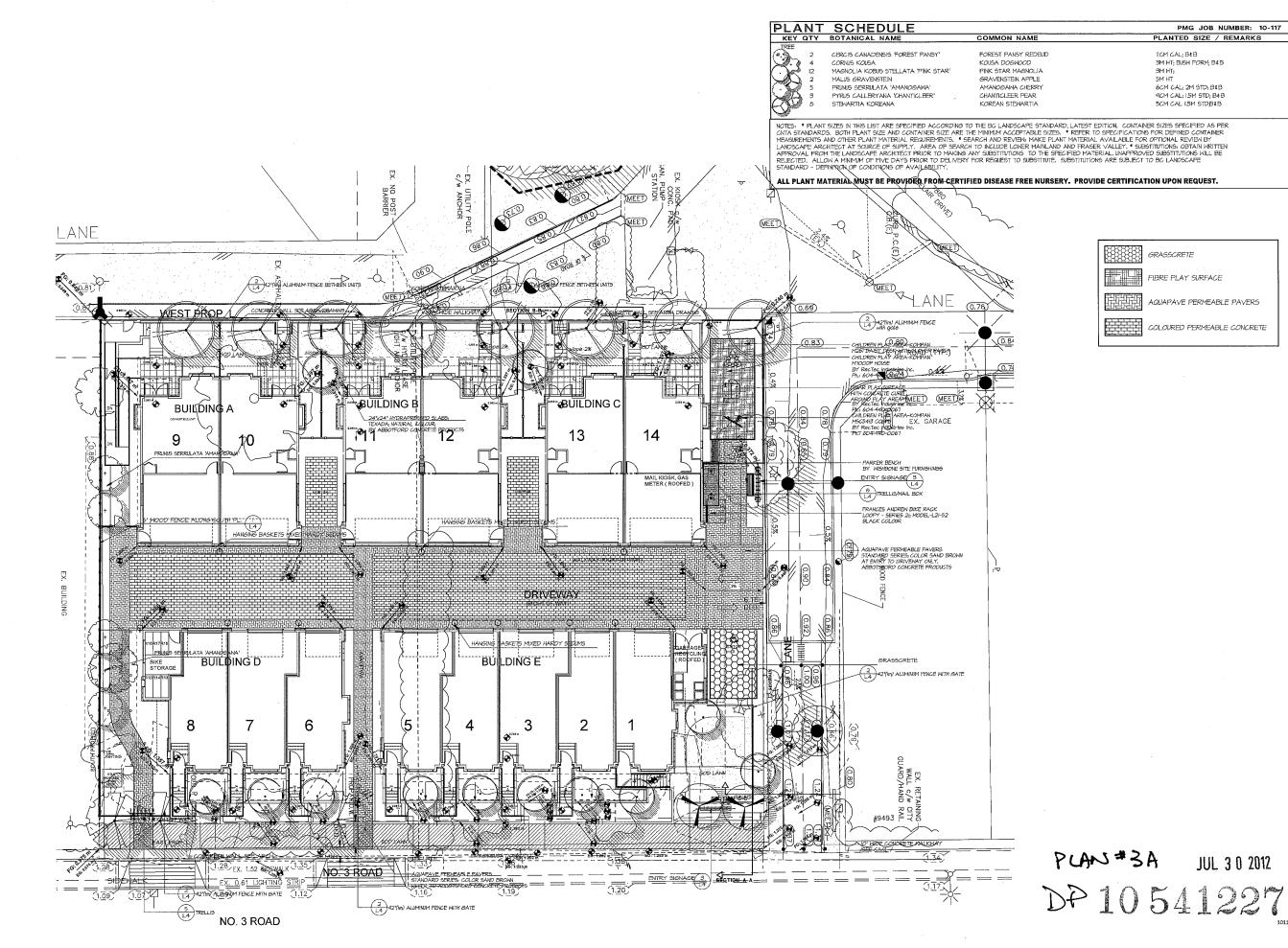
SCALE: As indicated DRAWN: RL CHECKED: WC

DRIVE AISLE WIDTHS / GARBAGE / **RECYCLING AREA**

A500

DP 10541227 PLAN#2A





© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their





15	12.JL.25	NEW SITE PLAN / GITY GOMMENTS	DD
14	12.11.12	NEW SITE PLANY CITY COMMENTS	סס
B	12.JNJ5	AS PER CITY COMMENTS	DD
12	12MAY.25	NEW SITE PLAN / GITY GOMMENTS	DD
П	12.APR.09	AS PER CITY COMMENTS	DD
Ю	12FEB.02	NEW SITE PLAN/ CITY COMMENTS	סס
9	12.JAK13	ISSUE FOR DP	
7	12,1411.09	NEW SITE PLAN	סמ
6	11.0CT.01	NEW SITE PLAN	DD
6	ILUNE.23	REVISE SITE PLAN AS PER CITY	RH
5	II.MAY.25	NEW SITE PLAN	RH
4	ILJAN31	REVISED SITE PLAN	RH
3	ILJAH26	REVISED SITE PLAN	RH
2	HJANJB	NEW SITE PLAN	RH
1	10.11.28	ISSUED FOR DP	RH
NO.	DATE	REVISION DESCRIPTION	DR.

KRAFTSMEN HOLDING LTD.

PROJECT:

TOWNHOUSE DEVELOPMENT 9551 No 3 Road RICHMOND, B.C.

WILSON CHANG ARCHITECT INC.

LANDSCAPE PLAN

DATE: 10.1Y.27 SCALE: 3/32"= 1'-0" 3A DESIGN: MM CHK'D:

PMG PROJECT NUMBER

10-117





Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

SEAL:



15	12.11.25	NEW SITE PLAN / CITY COMMENTS	D
14	12.JJL.12	NEW SITE PLAN/ CITY COMMENTS	D
B	12.LN.5	AS PER CITY COMMENTS	D
12	12HAY.25	NEW SITE PLAN / CITY COMMENTS	D
II	12.APR.O9	AS PER CITY COMMENTS	D
Ю	12FtB.02	NEW SITE PLAN/ CITY COMMENTS	D
9	12_JANJ3	ISSUE FOR DP	
7	12.JAH.09	NEW SITE PLAN	D.
6	H.OCT.01	NEW SITE PLAN	D.
6	ILLNE23	REVISE SITE PLAN AS PER CITY	R
5	ILMAY.25	NEW SITE PLAN	R
4	ILJAN31	REVISED SITE PLAN	R
3	ILJAN26	REVISED SITE PLAN	R
2	II.JANJB	NEW SITE PLAN	R
1	10.JL.28	ISSUED FOR DP	R
10.	DATE	REVISION DESCRIPTION	DI

CLIENT: KRAFTSMEN HOLDING LTD.

TOWNHOUSE **DEVELOPMENT** 9551 No 3 Road RICHMOND, B.C.

WILSON CHANG ARCHITECT INC.

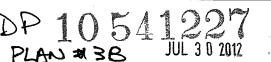
DRAWING TITLE:

SHRUB PLAN

DATE: 10.3Y.27 DRAWING NUMBER SCALE: 3/32"= 1'-0" 3B DRAWN: MM DESIGN: MM CHK'D: OF 5

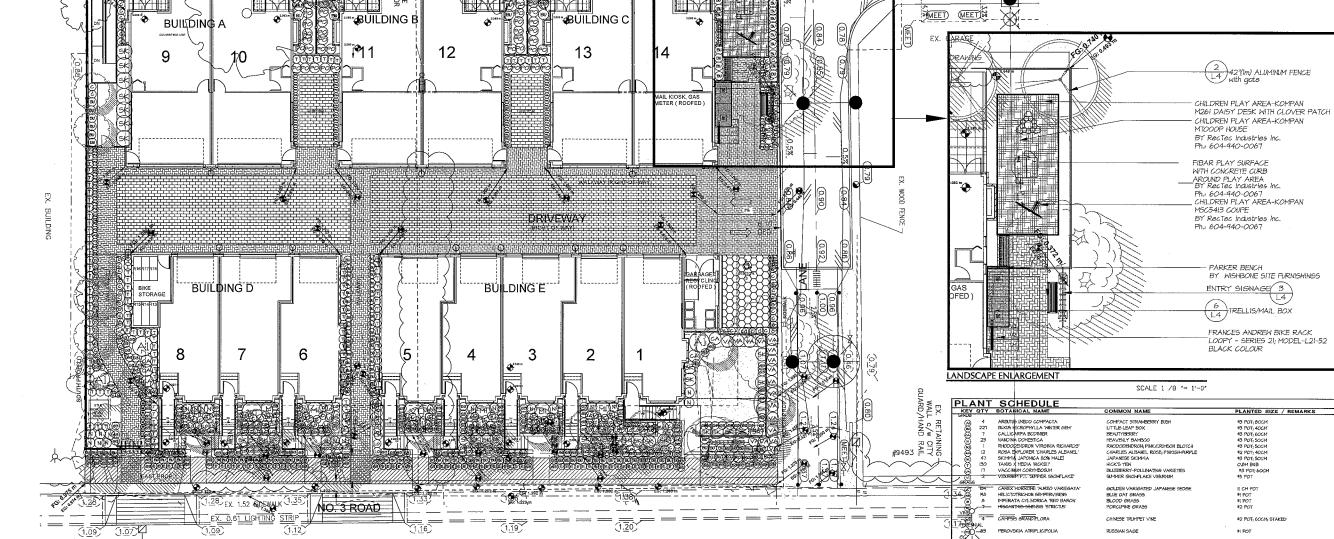
PMG PROJECT NUMBER:

10-117



HEATH PRIVET HONEYSUCKLE

ERICA CARNEA 'SFRINGMOOD PINK' LONICERA PILEATA PACHYSANDRA TERMINALIS POLYSTICHUM MINITUM



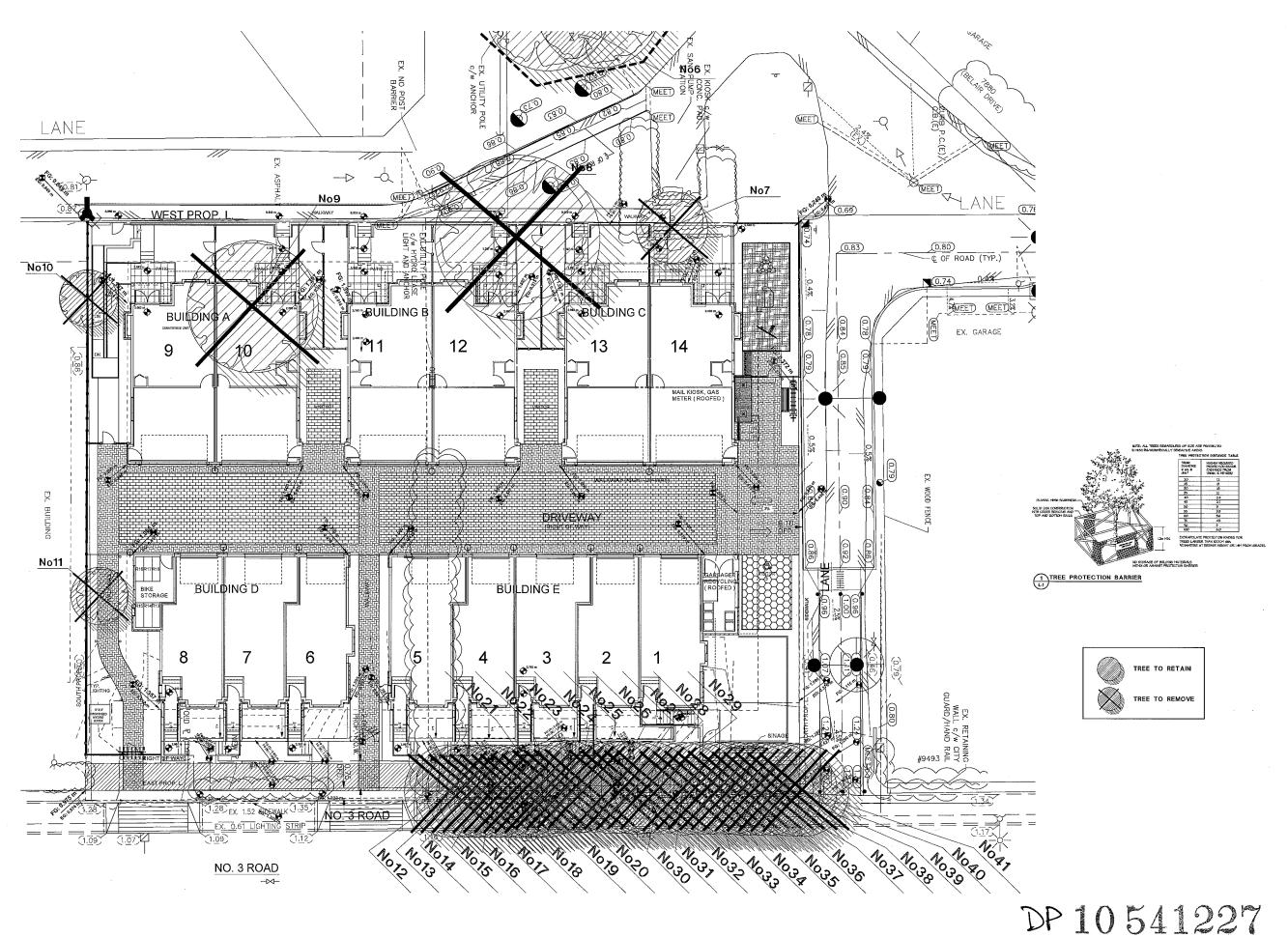
LANE

WEST PROP L

MEET

MEED LANE

- C OF ROAD (TYP.) <u>√0.74</u> 0/4/



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.





15	12.14.25	NEW SITE PLAN / CITY COMMENTS	Di
14	12,11.12	NEW SITE PLAN/ CITY COMMENTS	Di
13	12.111.5	AS PER CITY COMMENTS	Di
12	12MAY.25	NEN SITE PLAN / GITY COMMENTS	Di
II	12.APR.09	AS PER CITY COMMENTS	Di
Ю	12.FEB.02	NEW SITE PLANY CITY COMMENTS	Di
9	12.JANJ3	ISSUE FOR DP	
7	12.JAN.09	NEW SITE PLAN	Di
6	11.0CT.07	NEW SITE PLAN	Di
6	ILINE23	REVISE SITE PLAN AS PER CITY	R
5	ILMAY.25	NEW SITE PLAN	R
4	ILJAN31	REVISED SITE PLAN	R
3	II,JAN.26	REVISED SITE PLAN	R
2	BLANLIB	NEW SITE PLAN	R
I	10.11.28	ISSUED FOR DP	R
NO.	DATE	REVISION DESCRIPTION	DF

CLIENT: KRAFTSMEN HOLDING LTD.

PROJECT: TOWNHOUSE DEVELOPMENT 9551 No 3 Road

RICHMOND, B.C.

WILSON CHANG ARCHITECT INC.

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 10.1Y.27

OF 5

DESIGN: MM

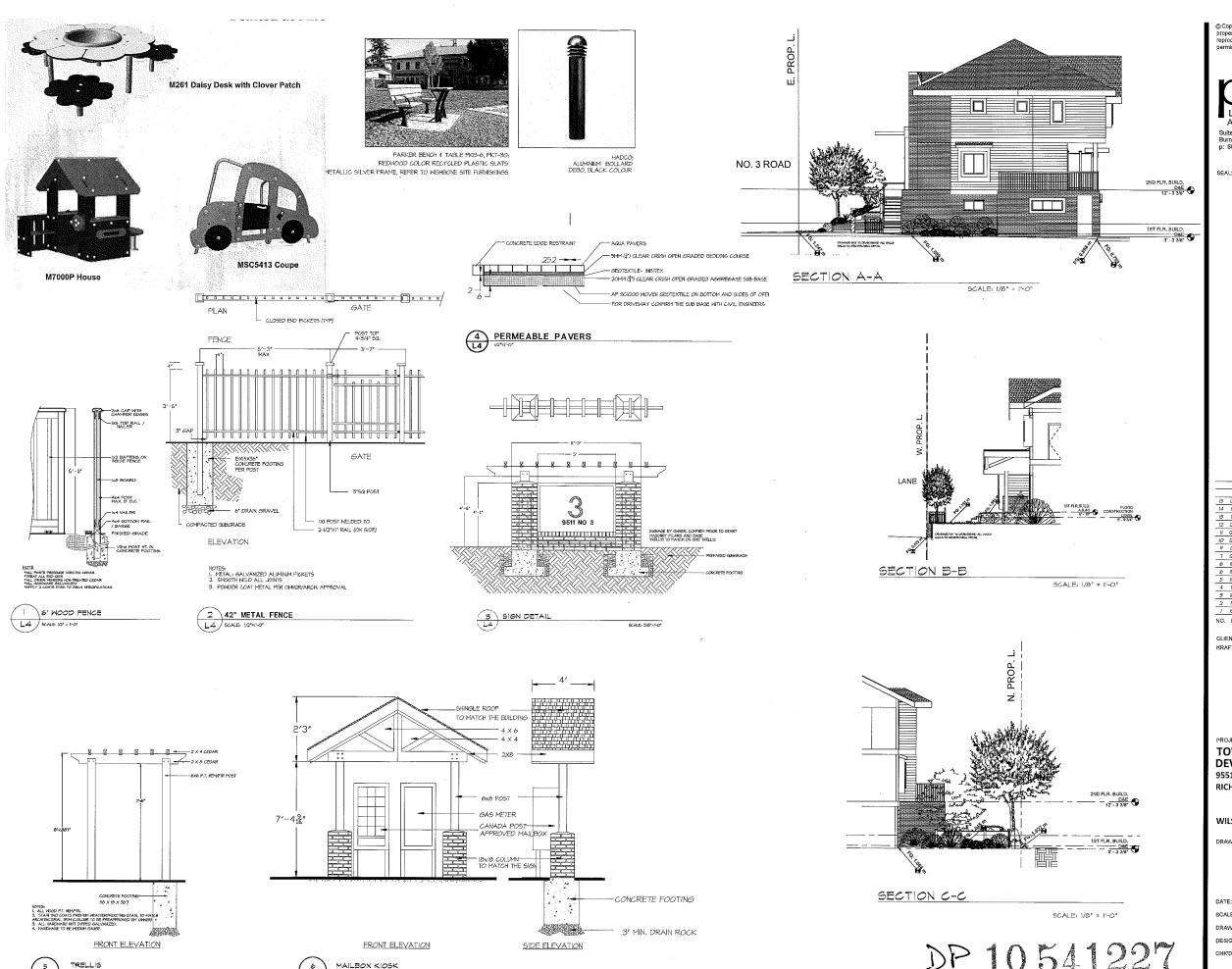
CHK'D:

3C

10-117

PLAN = 3 C JUL 3 0 2012 10117-18-219

PMG PROJECT NUMBER:



5CALE 3/8" = 1'-0"

5CALE 3/8" = 1'-0"

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their

Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

15	12.11.25	NEW SITE PLAN / CITY COMMENTS	DD
14	12.JH.12	NEW SITE PLAN/ CITY COMMENTS	DD
13	12_11/15	AS PER CITY COMMENTS	DD
12	12HAY25	NEW SITE PLAN / CITY COMMENTS	DD
H	12.APR.09	AS PER CITY COMMENTS	DD
Ю	12,FEB.02	NEW SITE PLAN/ CITY COMMENTS	DD
9	12.JAN.13	159UE FOR DP	
7	12.JAN.09	NEW SITE PLAN	סס
6	ILOCT.07	NEW SITE PLAN	DD
6	ILUNE28	REVISE SITE PLAN AS PER CITY	RH
5	/I.MAY.25	NEW SITE PLAN	RH
4	ILJAKSI	REVISED SITE PLAN	RH
3	II_IAN26	REVISED SITE PLAN	RH
2	ILJANJB	NEW SITE PLAN	RH
1	10.11.28	ISSUED FOR DP	RH
VO.	DATE	REVISION DESCRIPTION	DR

CLIENT: KRAFTSMEN HOLDING LTD.

PROJECT: **TOWNHOUSE**

DEVELOPMENT 9551 No 3 Road RICHMOND, B.C.

WILSON CHANG ARCHITECT INC.

DRAWING TITLE:

DETAILS

DATE: 10.3Y.21 SCALE: AS SHOWN

DRAWN: MM DESIGN: MM

3D OF 5

DRAWING NUMBER:

PMG PROJECT NUMBER:

PLAN #3D JUL 30 2012

10-117

PART ONE GENERAL REQUIREMENTS

- .1 CCDC Boc 2 2008 Comply with all articles in It
- 2 B.C. Landscape Standard, 7th edition 2008, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Norsery Association, jointly, All work and potentials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.
- .4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2668: Prepared by the Irrigation Industry Association of British Columbia
- .5 HUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

SUBHITTALS

.2 Submittats to consist of product sample or manufacturer's product description,

La their his forms of the Landscape Architect's Contract with the Owner and Where the Landscape Architect is the designated reviewer, the Landscape Architect will chearve construction as is executary in their opinion to confirm confirmmence to the place and applications. Control Genera Representative to arrange for site observation at the appropriate forms. Also we observations are confirmed to the confirmed to the confirmed to the Control Co

- 1.2 Start by Die Meering, Landscape Contract ôf separatel: At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a neeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing needom test results
- be held for resize sepected with and to verify the acceptability of the subgrade and general alto conditions to the tandicage Castractur. Provide growing medium text results for this aceting.

 13. Progress Size Visits. In discover nativities and variationable as exercising integrals the condition of the verification of the v

- Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medius initialists acceptance of the subgrade required are the responsibility of the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

- .8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition

PART TWO SCOPE OF WORK

- 2. Belantin of Esisting Trees where shown on drawings.
 2. Final foreign park Landscape Oralizage.
 2. Final foreign park Landscape Oralizage.
 2. Evening of Imperior of growing resident and for intropical.
 2. Evening of Imperior growing seaths and for intropical.
 2. Evening of Imperior growing seaths and for intropical.
 2. Evening of Imperior growing seaths and seath and patients.
 2. Preparation of rough grows serves, spoply of materials and seating.
 2. Preparation of rough grows serves, spoply of materials and seating.
 2. Separation of Imperior growing seath and seath an

Growing Medium Conform to BC Landscape Standard for definitions of imported and on-side (opsol. Refer to Table the below

The Conformation of the Conformation of

Applications	Low Traffix Areas. Trees and Large Shrubs	High Traffik Lawn Areas	Planting Areas and Planters	
Growing Medium Types	A.	2H	2P	
Texture	T .	Percent of Dry Weight at Total Growing Medium		
Coarse Gravel: Larger than 25mm	0 - 1%	0 - 1×	6 - 124	
All Gravet larger than 2mm	8-5%	å - 5%	4 - 5%	
		Percent Of Dry Weight of Growing Medium Ex	ccluding Gravel	
Sand: larger than 0.05mm smaller than 2.0mm	56 - 86X	78 - 90×	48 - 80%	
Sit: larger than 0.002mm challer than 0.05mm	16 - 25%	6 - 15%	10 - 25%	
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	ē - 25%	
Clay and Silt Combined	naxinun 35%	nacinun 15%	nazinun 35%	
Organic Content (coast):	3 - 10%	3 - 5%	16 - 20%	
Organic Content (Interior)	3 - 5%	3 - 5%	15 - 26%	
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5	
Drainage:	Percolation shall be such that no standing water is visible 66 ninutes after at least 16 ninutes of moderate to heavy rain or irrigation			

- 4. Organic Additive: Connectal compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-suppliers: The Answer Garden Products, Fraser Richaend Solls & Fibre, Stream Organics Menagement.
- 5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard
- 3 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate outherities in

- .10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 19mm.
- 11 Plant Material: To the requirements of the B.L. Landscape Standard. Refer to 3.5, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.
- Supplier and inchilers of expensival block valit to provide engineered devolops for all valids signed and sealed devolops for all valids, individually, in excess of 12th, inchilerable, increases and 12th, inchilerable valids of the reviewed and signed off by Certified Professional Engineer; reloads cost of engineering services in Tracker price.
- .14 Hiscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein

PART THREE SOFT LANDSCAPE DEVELOPMENT

- .6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

- Any damage to existing vegetation intended for preservation will be subject to evaluation by an LS.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition

- Ensure subgrade is prepared to conform to depths: specified in Section 3.5, Growing Hedium Supply, below. Where planning is indicated close to existing free Albeing planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drain
- 2 On slopes in excess of 3:1 trench subgrade across slape to 150nm (6*) minimum at 1,5m (5 ft.1 intervals minimum

- .7 Finished soil/mulch elevation at holding to comply with municipal requirement

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch

- 2. Work Northead: Ein Pricks grading and surface decisions, nationalises and any findings systems decisied on landscape plans. Note: Catch beains about no landscape plans for controllation with, confidence of the controllation with, confidence of the controllation and therefore shadings work to be the controllation of the controllation of the section plans and shadings which can be the controllation of the controllation of the section plans and shadings which can be a be controlled to the controllation of th

- umar trenshing and backfilling in accordance with engineering defalts and specifications. Grains on prepared bod, tree to line and grade with inverts smooth and free of sags or high points. Ensure barcel of each pipe is in contact with bed throughout full.

- ingle.

 3 Commons injuly give at writer and proceed in upstream direction.

 1 Up yet feel units gives un'ny entrealmine at figure and experience.

 1 Up yet feel units gives un'ny entrealmine at figure and experience.

 2 Up yet feel units gives un'ny entrealmine at figure and experience.

 3 Up yet in the first better a first better and the process of the first better and the first bett

- ROMAIN ETRING.
 Solid representative sample of graving medium proposed for use on this project to an independent inhoralisty. Provide leaf results in Landscape Architect prior to
 EXIST, Test results in Include:
 1 Physical properties, Comment of graved, sand, alth, (sty and organics.
 2 Addity if was equatities of these organics control position projects for any and although the properties of the projects for the projects of the
- .1.4 Carbon/Nitrogen level.

 SROWING HEDOUR SUPPLY AND PLACEHENT
- 3. Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when II is so well that its structure is likely to be

- 3 Place the arrended drowing medium in all grass and planting areas. Scread growing medium in uniform layers not exceeding 6" (150mm), ever un

- Also research and the second s

- .6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades

- 2. Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Bough grass) Section 7.1.13
 2.1 Clean existing soft by mechanical means of debois over 50mm in any disension.
 2.2 Roughly grade surfaces to allow for minitenance aspecified and for positive drainage.
- Time of Seeding-Seed from early spring (generally April 1st) to late fall (September 1Sth) of each year. Further extensions may be obtained at least of
- Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the fall A Manipuls of the seed mixture 2- Percentage of our kend type 5. Seed Michare All varieties chall be rated as strong performers in the Pacific Northwest and are subject to client approval. 10% Creeping Red Factors 20% Around Rys SX Salam Perennial Rys

- Hay not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding

- .6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harnful to the environment
- 3. Equipment: Use industry standard hydralic sector/multiur equipment with the trank volume certified by an identification plate or sticker afficed in plan view on the equipment. The hydralic sector/multier shall be capable of sufficient appliant to tak the material into a handgeous story and to material has story in a honogeous state until it is applied. The discharge pumps and on materials afficiently equipment of the discharge pumps and on materials afficiently expense in the discharge pumps and the materials afficiently expense in the discharge pumps and the materials afficiently expense in the discharge pumps and the materials afficiently expense in the discharge pumps and the materials afficiently expense.

ART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- Apparation nates Seed Histure: 136 kg/ha (125 lbs/acre) Fertilizer: 121 kg/ha (140 lbs/acre) Coastal Wildflower His: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)

- 9. Accorately measure the quantities of each of the materials to be charged into the table ciber by mass or by a commonly accepted system of mass-calibrated values necessarisms. The enterties shall be added to the Institute it is being filled with value; it is not following sequence; seed, fertitizes. Thoroughy not into a homogenous clury. After charging, and an outer or submanifold in the micritue. Do not see selectiny that the late nor then found to the form the filled or the materials.
- 12. Moleculars Begin multi-consocial installativity after seeding and confliction for 60 pin after Solution for 60 pin aft
- 3. Accordance of the Stupp Seas of Areas. Pringer personalism of all appointing groups options in the responsibility of the Landstrape Controller. The great shall be reasonably understanding-off the appoint of each be recognised paint of each bit recognised prince of each of the Controller Seasonable (Completing Seasonable of Seasonable Completing Seasonable of Seasonable Completing Seasonable

- .1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of reads and land

- .4 Sed Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

5 Specified Turfgrass by area. Refer to Table 2 below.

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boolevard grass	No. 1 Pression	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

- 7. Fertilizer. Refer to Settion 222 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours price to sodding. Apply separately from line.
- 3. Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overtapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture panetration of 3" to 4" (7 Mocni. Comply with requirements of 8C Landscape Standard Section 8, BC Standard for Turtgrass
- 9. Hinterance: Begin nobleware immediately after sedding and continue for 60 days ofter Southalbia Completion and will accepted by the Guere. Protect sedded areas from domay with Fergorapy vie or to their function complete in Strong will be the over by the Guere. Whether is a this involvement protection of 37 to 4 °C -Clefford in involved secretary or beginning and involved secretary. Every second will highly discharged in Strong and 25 Cleff. Provide decodage in protection of decide areas a spinst dismans with the forth has been taken over by Guere. Repair any domaged areas, res-grade as necessary. Available may be required in the Landscripe Architect's option, discharge through less actions around in implicate.
- .19 Acceptance of Lava Areas: The furt shall be reasonably wall satisfiabled, with an apparent deed updat or have sport and shall be reasonably free of weeds (fig. 8). Landauge, Shanker's, Section Stratement Level 2 (Apparament, Use benicioses in reasonary of west removal usless other conditions of contract famili there will be the control to the c

PLANTS AND PLANTING

- 2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations
- .3 Make edge of bods with smooth clean defined lines.
- 5 Shaded and Control to the represents of the CL Londony Shaded, 2077 cities, usines received by investigation shaded as the special control to the representation of the CL Londony Shaded (2077 cities), usines received by investigation of the CL London Plants of the Classification of the Shaded for Cardinal Country Classification (2077). The Classification of the Class
- Review.
 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.
- Avanantys:

 Area of search includes the Lower Hainland and Fraser Valley. Rofer to Plant Schedula for any extension of arei

 Supply grood of the availability of the specified plant material within 30 days of the avail of the Centract.

- Plant Species & Location.
 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of Irees is to be taken 6" (Bod) above grade. 9.2 Plant all specified species in the location as shown on the tandscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead see
- encountered.

 9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architec
- .10 Excavalion
 .10. These and large shrobs: Excavale a source shaped free pil to the depth of the rootball and to at least twice the width of the rootball. Assere that finished grade is at the eligibal grade the tree was grown at. .11 Onvious of Planting filter
 .11 Provide drainage of planting pilts where required in, or slaped conditions, break out the side of the planting pil to allow drainage down stape, and in flat conditions, nound to raise the resthail above inpervious types, but by the Landscape strollers where the enalogs of planting total is limited.
- 12. Planting and Fertilizing Procedures.
 12.1 Final life test and stricts with the resids pixed in their salarst growing position. If burstageed, leason second the top of the ball and cet away or field under. Do not pail bursting from score the Sul. Carefully resone entitles in which in June; the residuals. After settled in place, not helds. For vice baseled, tip and reasons to place rouse of
- 32. Leave the free certally vertical.

 33. Twish pre-spect connected, it did usewer polypergiven faint belt, miniman with this B/u*1. Appresed products Actor lin available from Deephack.

 43. Conference Treats over 5 ft shight: Goy with have E-stread when III gauged. Drive three stakes equidatand around the tree completely below grade.

 53. Trees 6 ft. all Word or Concrete Decks Goy as some using linese destination. In 272*u*1 burief is the nationary possible eight involved of shides.

 13. Havk all goy were with visible Engiging many.

taking of Trees: Use two 2"x2"x5" stakes, unless superseded by nunicipal requirenents. Set stakes nihinum 2 ft. in solt. Ou not drive stake through rootball.

- 19 That Interest interfaces:

 11 National Light anterior for 6d days after landsrape work for tredered a Certificate of Certificate of Certificate

 12 Verleining Centern in 6.E. Landscape Standard, Section 53.2 v. Verleining and generally as defined.

 12 Verleining Centern in 6.E. Landscape Standard, Section 53.2 v. Verleining and generally as defined aspects.

 12 Verleining Centern in 6.E. Landscape Standard, Section 53.2 v. Verleining and center of the Section 53.2 v. Verleining and center of the Section 53.2 v. Verleining work.

 13 De Center of Section 54.2 v. Verleining and Center of Center of Section 54.2 v. Verleining work.

 13 Verleining of Verleining Center of Center of Center of Center of Verleining Verleining Center of Verleining Work.

 14 Verleining Center of Verleining Center of Verleining Center of Center of Verleining Verleining Center of Verleining Verleining
- .39 Final Varranty.
 31 Replace all unartificatory plans material except those designated "Specimen" for a period of one III year after the Certificate of Completion. Replace all unartificatory plans material except those with the second the second of the III years after the Certificate of Completion. Replace all unartificatory preserved whose in complete are suitable forly in the Leadercape Architect. Such replacement materials be subject to the conflictation, respection and appeared in the second participation and an international constitution and the control of the co

ART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 1. Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

- 7. Pixe growing medium to depths specified in Section 33 shows for various surface treatments. Refer to Drawing details for any light weight filler required to after grade. Use Styrodom block over drain resk chapted to provide smooth particle transition of edges. But each pixel lightly logation and cover with filler fairful to prevent will from righting document.

ESTABLISHMENT HAINTENANCE (Provide a segarate price for this section)

- 2 Maintenance Period: Provide traintenance of installed landscaping for 12 poeths fallowing substantial completion
- .3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Posticide Control Act
- 5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Mainte the growing season between Harch 1st and November 36th, however visits at other times of the year may be required.
- .6 Haintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Haintenance Level "Hedium".
- 2. Flush Michael Litabilianush.
 Al. Watering Bring Be first groung season, waher new pitalis al least every ten Bill days between April bit and July 31st, and every leverty 200 days between April and September 50h. Brinnen 25 galance per tree per applicable. During the second proving season, water one pitalis at least every brushy days between April and July 31 and once beloves April and and September 30h, highly water a 1 and the offension should be the voluct consider endors find complety to the Gilden of the growing medium. April value of a position of the proving medium. April value of the proving a position of the proving a nation.
 April value application of the province of the province
- and September Date. Transmission of the September Date, Appropriate September Date, Transmission of the September Date, Septem A3 level Carbon Renow all vested from all vests all casts once per month during the growing session by protogy or collevorant or, a manume month on comprehensive, in executing the protogy of collevorant or a manume month on comprehensive, as a few and disease. Contribe logical style plant of a disease specifically and at least every two months during the growing seases by an experienced process. Carbon William Renowledge of collections of the contribution of the

- 9. Ears, ires (stabilization).
 3. Writing the force and sprisings, irrigaline systems or other methods in suply valee in Class 1 and Class 2 grassed ware ID. Classderage Standard, Section 1, I was and Classed stook that the grass is insolitated in a turget condition. Supply, and irrigal velts vale in the reset of any irrigation system maliferation, or incomplete including in one reports to the course. Apply valee to preven placing or exercise of the feel. Apply vale at a rate as to decrinine as that has valee condition in the growing ordinary in the stable specific ordinary.
 3. Veed, beset on difference classific departing or sear was such in the year mound for veed such or place in place and ordinary in the search of the specific ordinary in the course of the search ordinary in the search ordinary

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their



SEAL:

5 IZ.IL.25 NEW SITE PLAN / CITY COMMENTS DD 14 IZ.JLIZ NEW SITE PLAN CITY COMMEN 13 IZ.JNJ5 AS PER CITY COMMENTS 12 12MAY 25 NEW SITE PLAN / GITY COMMENTS DD II IZARCA AS FER CITY COMMENTS
IO IZFBJ02 NEW SITE PLANY CITY COMMEN
4 IZJANIS ISSUE FOR DP NEW SITE PLAN REVISED SITE PLAN 4 ILIANSI NEW SITE PLAN 1 10.11.28 ISSUED FOR DP NO. DATE REVISION DESCRIPTION

PROJECT

CLIENT:

KRAFTSMEN HOLDING LTD.

TOWNHOUSE DEVELOPMENT 9551 No 3 Road RICHMOND, B.C.

> LANDSCAPE **SPECIFICATIONS**

WILSON CHANG ARCHITECT INC.

DATE: 10.JY.27 SCALE:

DESIGN: MM CHK'D:

3E

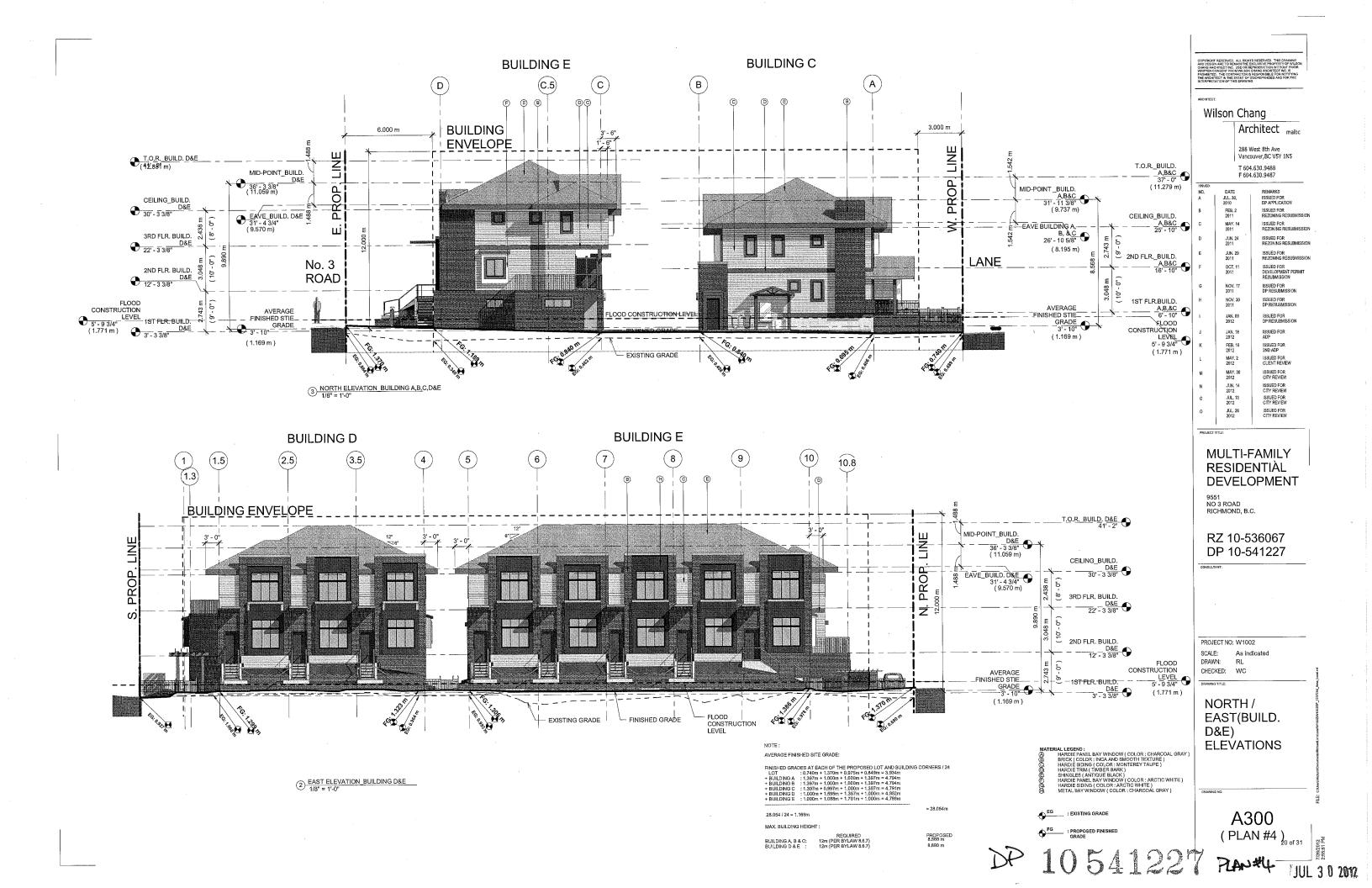
10-117

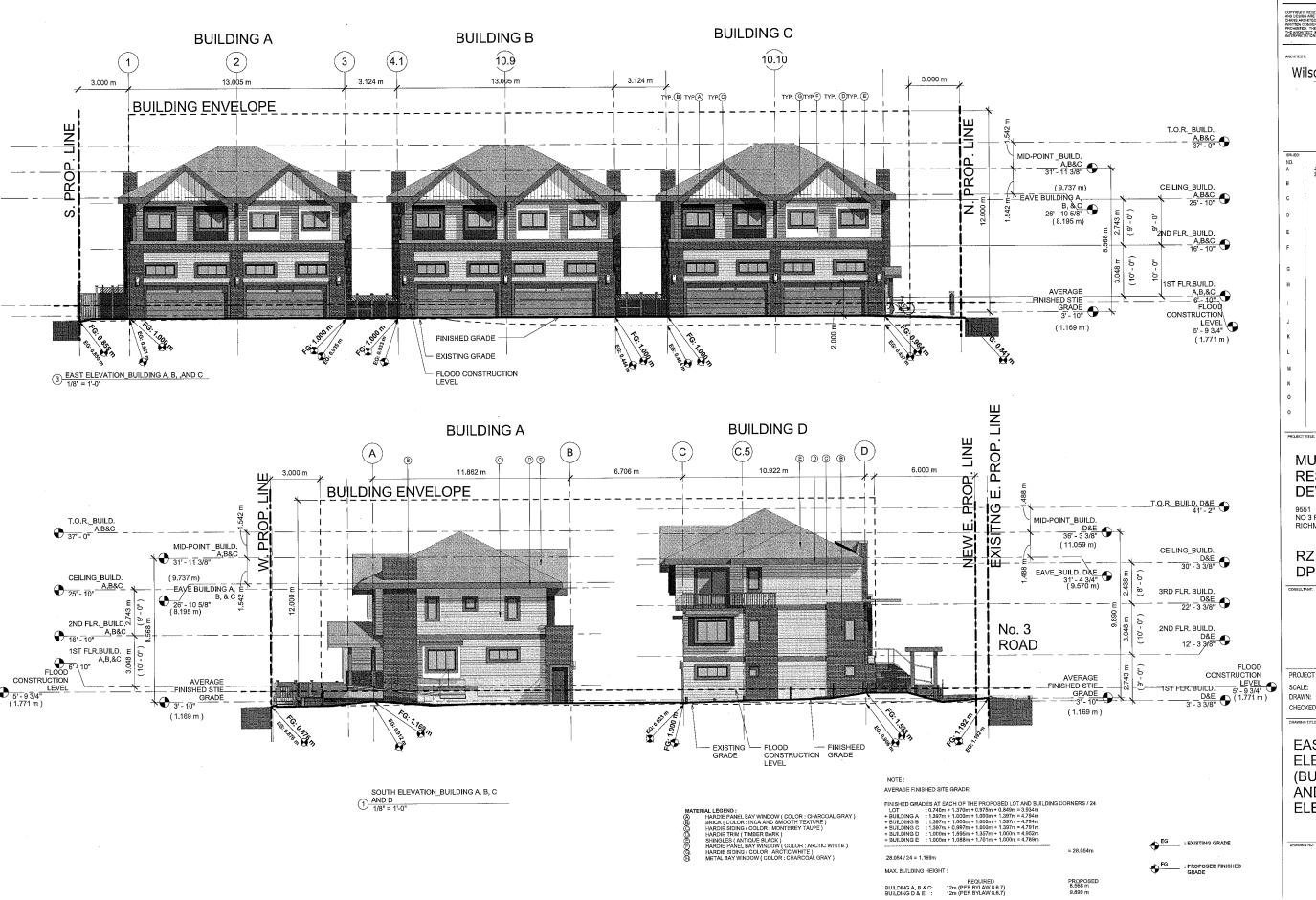
DRAWING NUMBER

OF 5

PLAN *3E JUL 3 0 2012

DP 10541227 10117-18.2IP PMG PROJECT NUMBER:





Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5 T 604.630.9488

	F 604.630.9487		
ISSUED:			
NO.	DATE JUL. 30, 2010	REMARKS ISSUED FOR DP APPLICATION	
В	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSIO	
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSIO	
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSIO	
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSIO	
F	OCT, 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION	
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION	
Н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION	
1	JAN. 09 2012	ISSUED FOR DP RESUBMISSION	
J	JAN, 18 2012	ISSUED FOR ADP	
К	FEB. 10 2012	ISSUED FOR 2ND ADP	
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW	
м	MAY. 30 2012	ISSUED FOR CITY REVIEW	
N	JUN. 14 2012	ISSUED FOR CITY REVIEW	
0	JUL, 13 2012	ISSUED FOR CITY REVIEW	
0	JUL. 26 2012	ISSUED FOR CITY REVIEW	

MULTI-FAMILY RESIDENTIAL **DEVELOPMENT**

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002 SCALE: As indicated

CHECKED: WC

EAST ELEVATION (BUILD. A, B, AND C)/ SOUTH **ELEVATION**

A301

JUL 3 0 2012

DP 10541227



BUILDING D

BUILDING E

COPYRIGHT RESERVED. ALL RIGHTS RESERVED, THIS DRAWING AND DESIGN ARE TO REMAIN THE EXCLUSIVE PROPERTY OF WELSON CHARGE ACCRETICATION. USE OR REPRESOLUCION WITHOUT PRICE WHITELL CONTROL OF THE CONTROL O

Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

ISSUED FOR DP APPLICATION FEB. 2 2011 ISSUED FOR REZONING RESUBMISSION JUN. 24 2011 JUN, 29 2011 OCT, 11 2011 NOV. 30 2011 ISSUED FOR DP RESUBMISSION JAN. 18 2012 ISSUED FOR ADP FEB. 10 2012 MAY. 2 2012 ISSUED FOR 2ND ADP ISSUED FOR CLIENT REVIEW MAY. 30 2012 ISSUED FOR CITY REVIEW JUN. 14 2012 JUL. 13 2012 JUL. 26 2012 ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

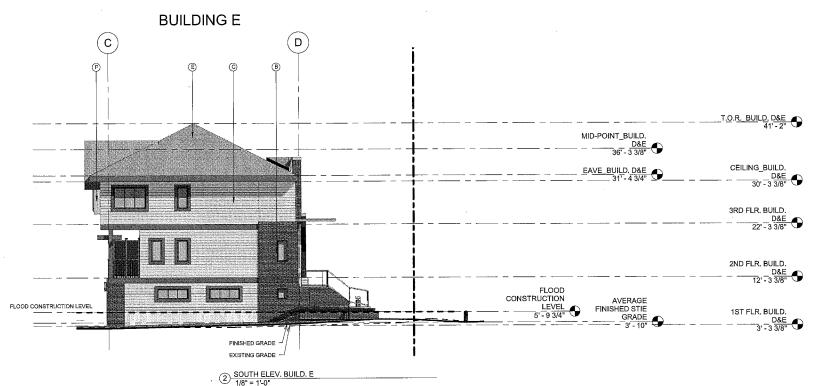
PROJECT NO: W1002

SCALE: As indicated DRAWN: RL. CHECKED: WC

WEST ELEVATIONS

A302

PCAN # 48 JUL 3 8 2012

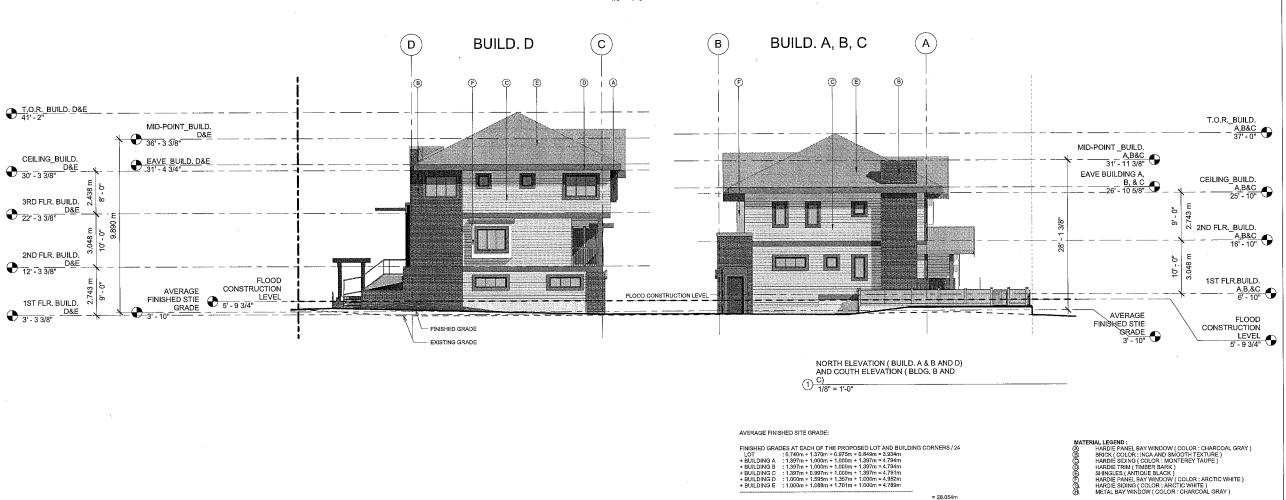


28,054 / 24 = 1,169m

MAX. BUILDING HEIGHT:

REQUIRED
BUILDING A, B & C: 12m (PER BYLAW 8.6.7)
BUILDING D & E : 12m (PER BYLAW 8.6.7)

PROPOSED 8.568 m 9.890 m



Wilson Chang

Architect maibo

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

ISSUED:		
NO.	DATE	REMARKS
Α	JUL. 30, 2010	ISSUED FOR DP APPLICATION
В	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSION
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
Н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
1	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
K	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
М	MAY, 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
0	JUL 13 2012	ISSUED FOR CITY REVIEW
0	JUL, 26	ISSUED FOR

MULTI-FAMILY RESIDENTIAL **DEVELOPMENT**

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

SCALE: As indicated DRAWN: Author CHECKED: Checker

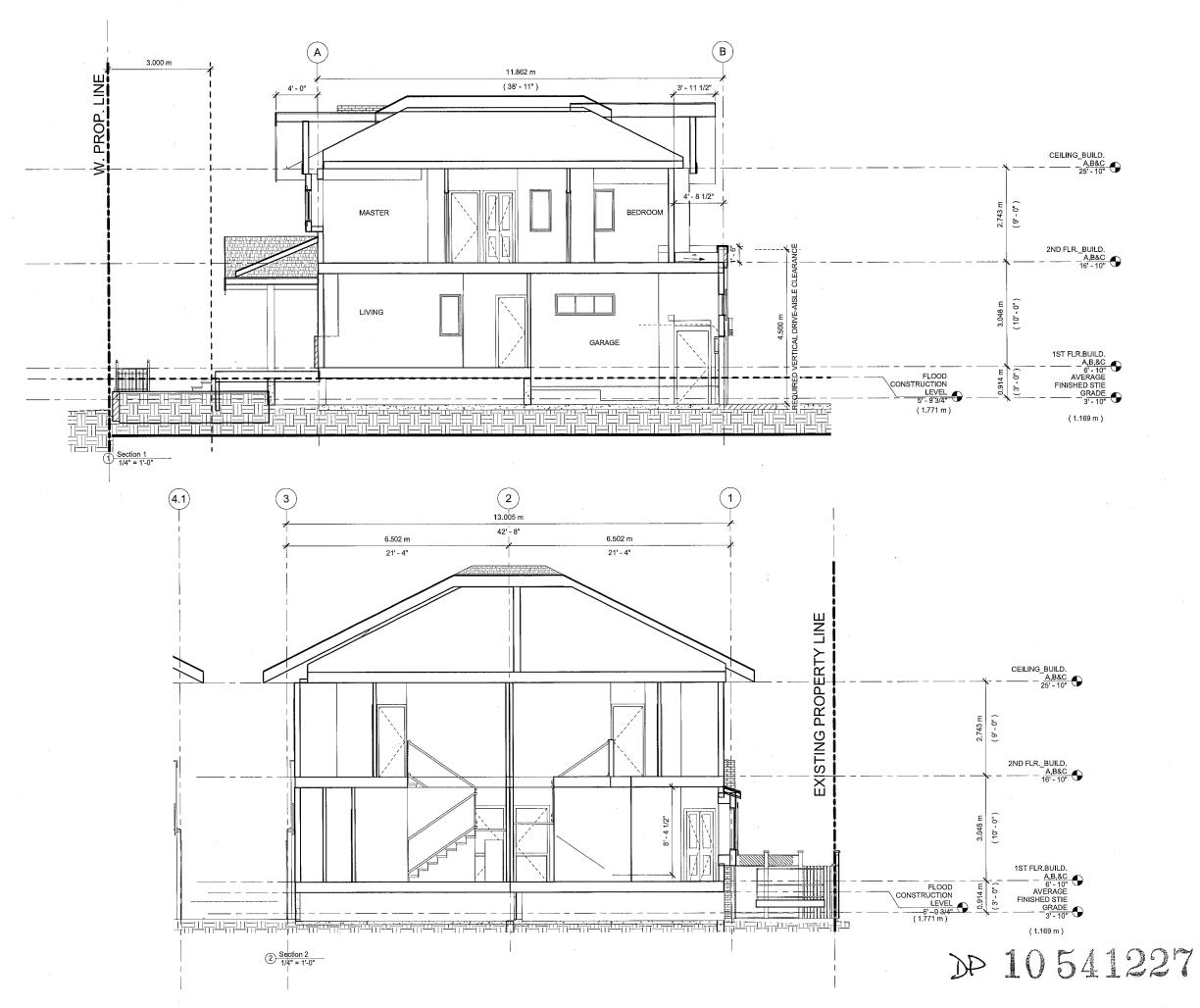
NORTH ELEV. (BLDG. B & C, D) / SOUTH EĹEV. (BLDG. B & C, È)

EG: EXISTING GRADE

A303

DP 10541221

JUL 3 9 2012



COPYRIGHT RESERVED. ALL RIGHTS RESERVED. THIS DRAWING AND DESIGN ARE TO REMAIN THE EXCLUSIVE PROPERTY OF WILSON CHAIR OWNERFOR THE THORN WITHOUT PROOR PROPERTY OF THE PROPERT

ARCHITECT:

Wilson Chang

Architect maibo

288 West 8th Ave Vancouver,BC V5Y 1N5 T 604.630.9488 F 604.630.9487

(SSUED:		_
NO.	DATE	REMARKS
A	JUL. 30, 2010	ISSUED FOR DP APPLICATION
В	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSION
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSION
Ε	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT, 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
Н	NOV, 30 2011	ISSUED FOR DP RESUBMISSION
1	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
К	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
М	MAY, 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
0	JUL. 13 2012	ISSUED FOR CITY REVIEW
0	JUL, 26 2012	ISSUED FOR CITY REVIEW

PROJECT

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

CONSULTAR

PROJECT NO: W1002

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

DRAWN: RL

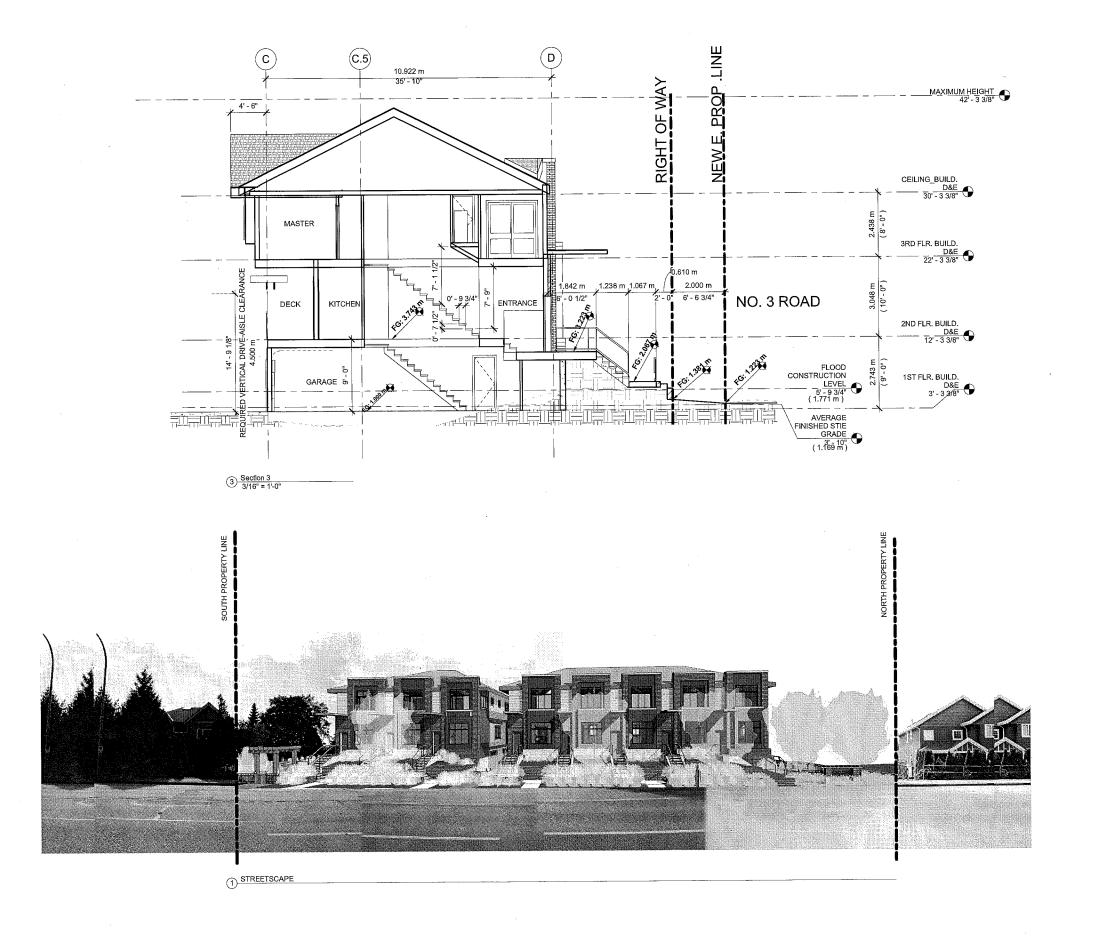
CHECKED: WC

SECTIONS (BUILDING A, B, AND C)

AWING NO:

A400

PCAN # 4D 23 of 31 BUL 3 & 2012



DP 10541227

COPYRIGHT RESERVED. ALL RIGHTS RESERVED. THIS DRAWING AND DESIGNA ARE TO REMAIN THE SECULIARYE PROPERTY OF WILES WITH A CONSENT FROM WILSON CHANG ARCHITECT INC. SPECIAL PROPERTY OF WILES AND CHANG ARCHITECT INC. SPECIAL PROPERTY OF MOTIFICIAL PROPERTY OF THE RESPONSIBLE FOR NOTIFICIAL PROPERTY OF THE REPORT OF THE RESPONSIBLE FOR THE PROPERTY OF THE RESPONSIBLE FOR THE PROPERTY OF SIGNED FOR THE PROPERTY OF THE

ARCHITEC

Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

ISSUED:		
NO.	DATE	REMARKS
A	JUL, 30, 2010	ISSUED FOR DP APPLICATION
В	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSION
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSI
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSI
F	OCT. 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
Н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
1	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
K	FEB. 10 2012	ISSUED FOR 2ND ADP
Ł	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
М	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
0	JUL. 13 2012	ISSUED FOR CITY REVIEW
0	JUL. 26 2012	ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

CONSULTA

PROJECT NO: W1002

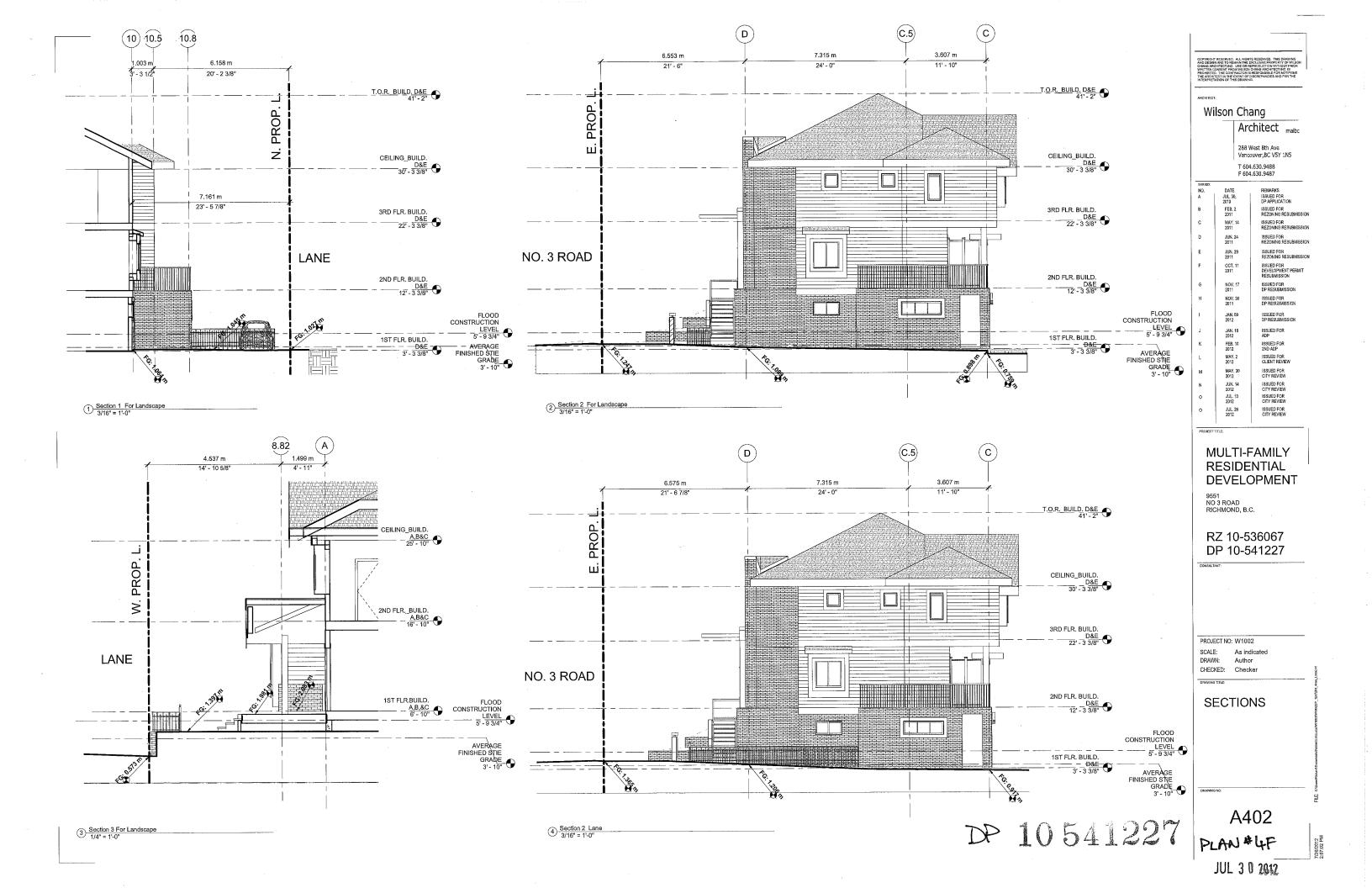
SCALE: 3/16" = 1'-0"
DRAWN: RL
CHECKED: WC

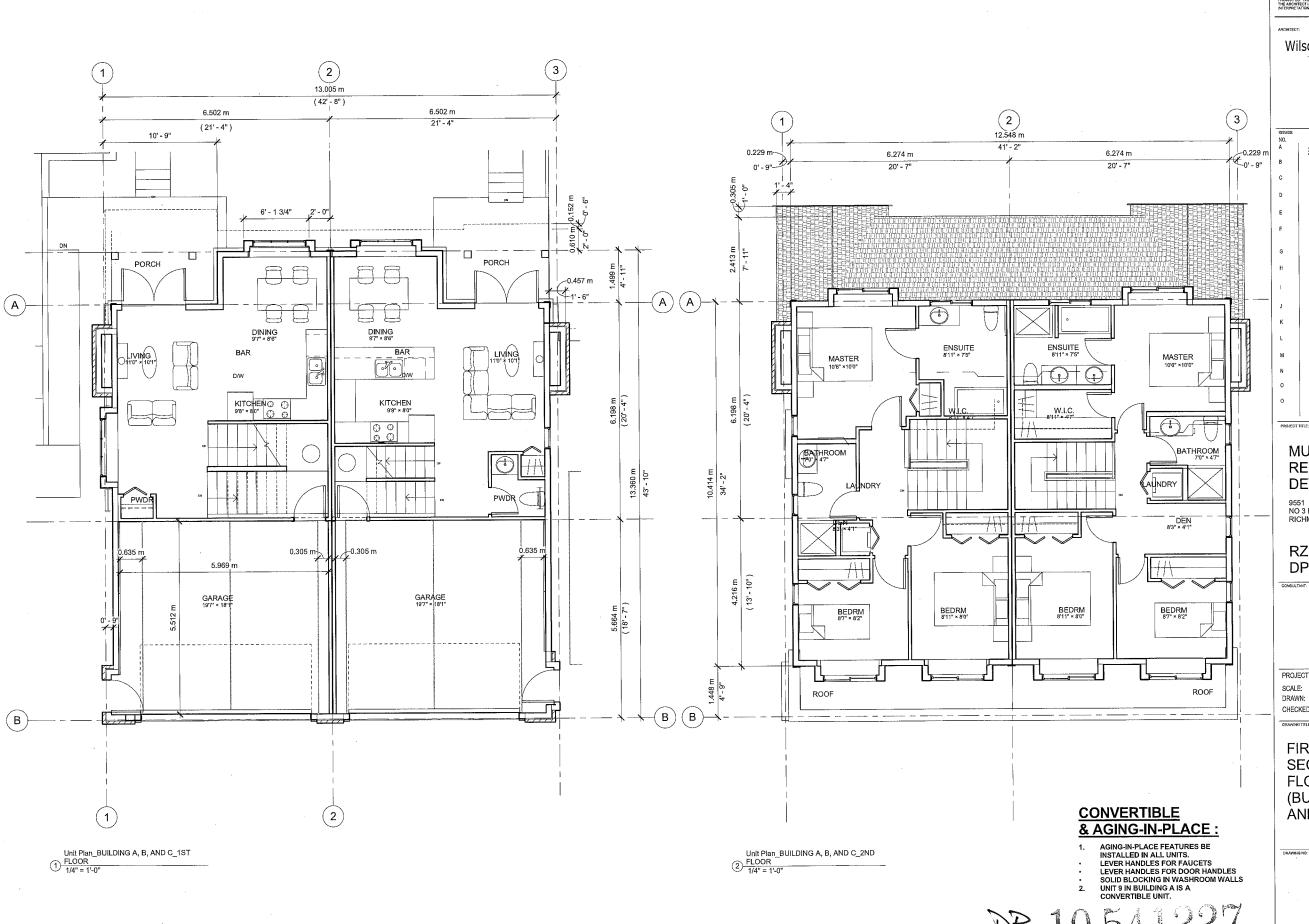
SECTIONS (BUILD. D & E) & STREETSCAPE

DRAWING

A401 PLAN #4E 24 of 31

JUL 3 @ 2012





Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

REMARKS ISSUED FOR DP APPLICATION FEB. 2 2011 ISSUED FOR REZONING RESUBMISSION ISSUED FOR DP RESUBMISSION

ISSUED FOR ADP ISSUED FOR CLIENT REVIEW

MAY. 30 2012 JUN. 14 2012 JUL. 13 2012 ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002 SCALE:

DRAWN: CHECKED: WC

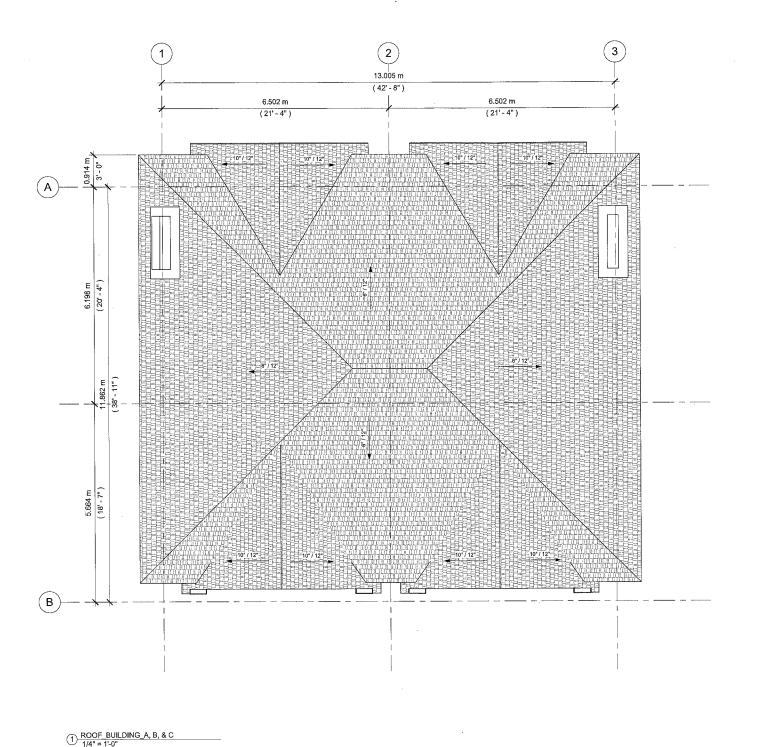
FIRST / **SECOND** FLOOR PLAN (BUILDING A, B, AND C)

JUL 3 0 2012

A203

12 of 31

REFERENCE PLAN



Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

- 1			
	ISSUED:		-
-	NO.	DATE	REMARKS
-	A	JUL. 30,	ISSUED FOR .
		2010	DP APPLICATION
ı	В	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSION
	С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
	D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSION
-		2011	REZUNING RESUBMISSION
- 1	E	JUN, 29	ISSUED FOR
1		2011	REZONING RESUBMISSION
	F	OCT. 11	ISSUED FOR
		2011	DEVELOPMENT PERMIT RESUBMISSION
	G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
	Н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
		2011	DI NEGGRINGSION
	1	JAN. 09	ISSUED FOR
		2012	DP RESUBMISSION
	1	JAN. 18	ISSUED FOR
		2012	ADP
	К	FEB. 10	ISSUED FOR
		2012	2ND ADP
	L	MAY. 2	ISSUED FOR
		2012	CLIENT REVIEW
	м	MAY. 30	ISSUED FOR
		2012	CITY REVIEW
	N	JUN. 14	ISSUED FOR
		2012	CITY REVIEW
	0	JUL. 13 2012	ISSUED FOR CITY REVIEW
	0	JUL. 26 2012	ISSUED FOR CITY REVIEW
	l	2012	OLLI DEVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

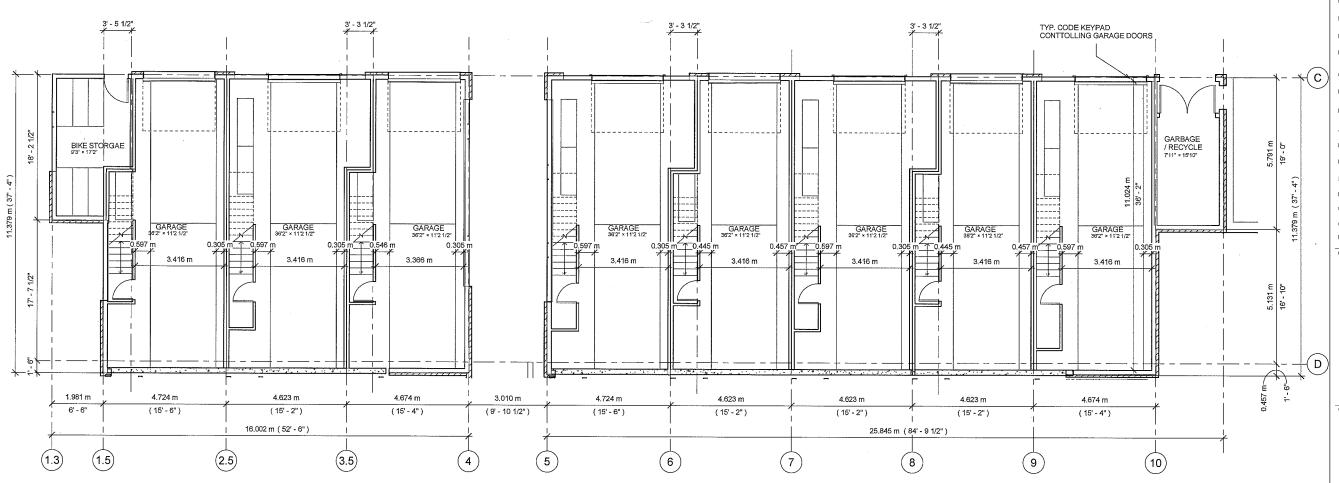
SCALE: 1/4" = 1'-0" DRAWN: RL CHECKED: WC

ROOF PLAN (BUILDING A, B, AND C)

A204

JUL 3 0 2012

DP 10541227



1 FIRST FLOOR PLAN_BUILDING D
3/16" = 1'-0"

CONVERTIBLE & AGING-IN-PLACE:

- AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
 LEVER HANDLES FOR FAUCETS LEVER HANDLES FOR DOOR HANDLES SOLID BLOCKING IN WASHROOM WALLS UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

DP 10541227

JUL 3 0 2012

Wilson Chang

Architect maibe

288 West 8th Ave Vancouver,BC V5Y 1N5 T 604,630,9488 F 604,630,9487

	A A	JUL 30, 2010	ISSUED FOR DP APPLICATION
	В	FEB. 2 2011	ISSUED FOR REZONING RESUBMISSIC
	С	MAY, 14 2011	ISSUED FOR REZONING RESUBMISSIC
	D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSIC
	E	JUN. 29 2011	ISSUED FOR REZONING RESUBMISSIC
	F	OCT, 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
:)	G	NOV, 17 2011	ISSUED FOR DP RESUBMISSION
	н	NOV, 30 2011	ISSUED FOR DP RESUBMISSION
	1	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
	J	JAN. 18 2012	ISSUED FOR ADP
	К	FEB. 10 2012	ISSUED FOR 2ND ADP
	L	MAY, 2 2012	ISSUED FOR CLIENT REVIEW
	М	MAY, 30 2012	ISSUED FOR CITY REVIEW
	N	JUN, 14 2012	ISSUED FOR CITY REVIEW
	0	JUL. 13 2012	ISSUED FOR CITY REVIEW
	0	JUL. 26 2012	ISSUED FOR CITY REVIEW
	P	JUL, 30 2012	ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL **DEVELOPMENT**

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

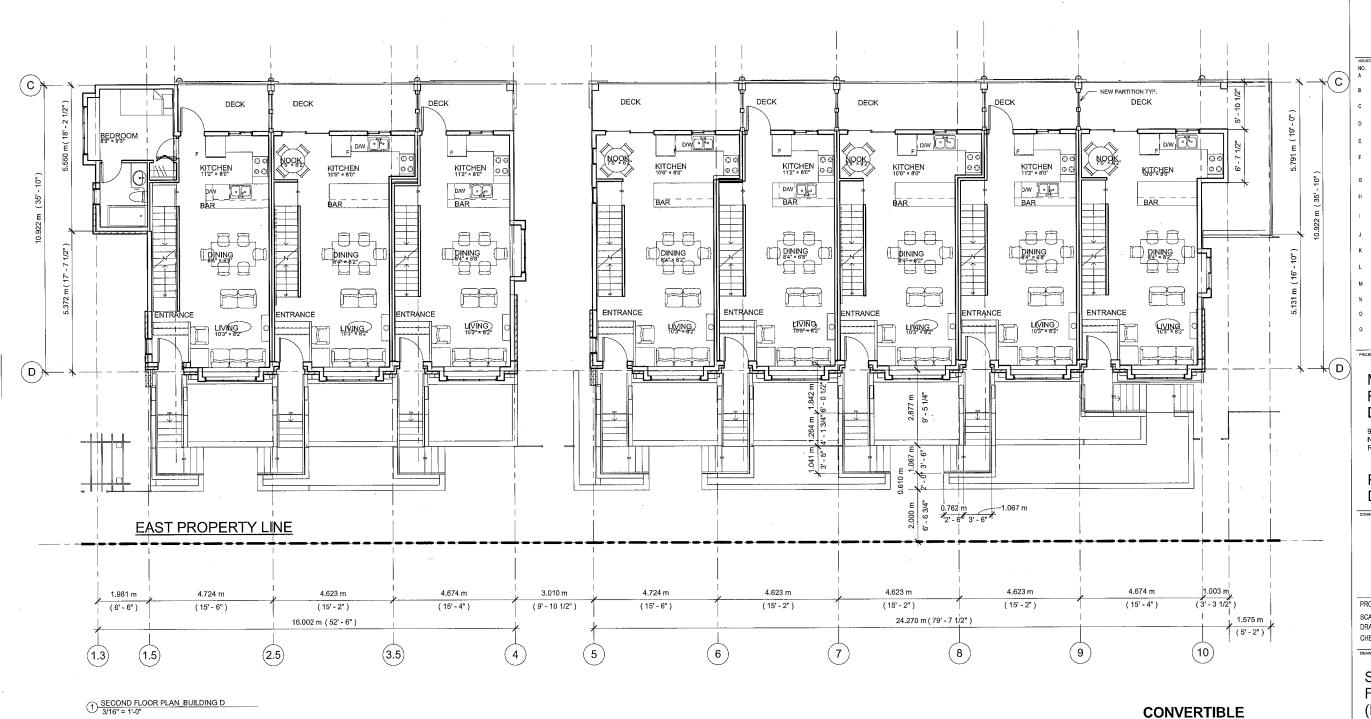
As indicated DRAWN: CHECKED: WC

FIRST FLOOR PLAN (BUILD.D & E)

A205

14 of 31

REFERENCE PLAN



Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

REMARKS ISSUED FOR DP APPLICATION

FEB. 2 2011 ISSUED FOR REZONING RESUBMISSIO JUN. 24 2011 ISSUED FOR DP RESUBMISSION ISSUED FOR DP RESUBMISSION ISSUED FOR DP RESUBMISSION ISSUED FOR ADP FEB. 10 2012 MAY. 2 2012 ISSUED FOR 2ND ADP ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

SCALE: As indicated RL DRAWN:

CHECKED: WC

SECOND FLOOR PLAN (BUILD. D & E)

A206

15 of 31

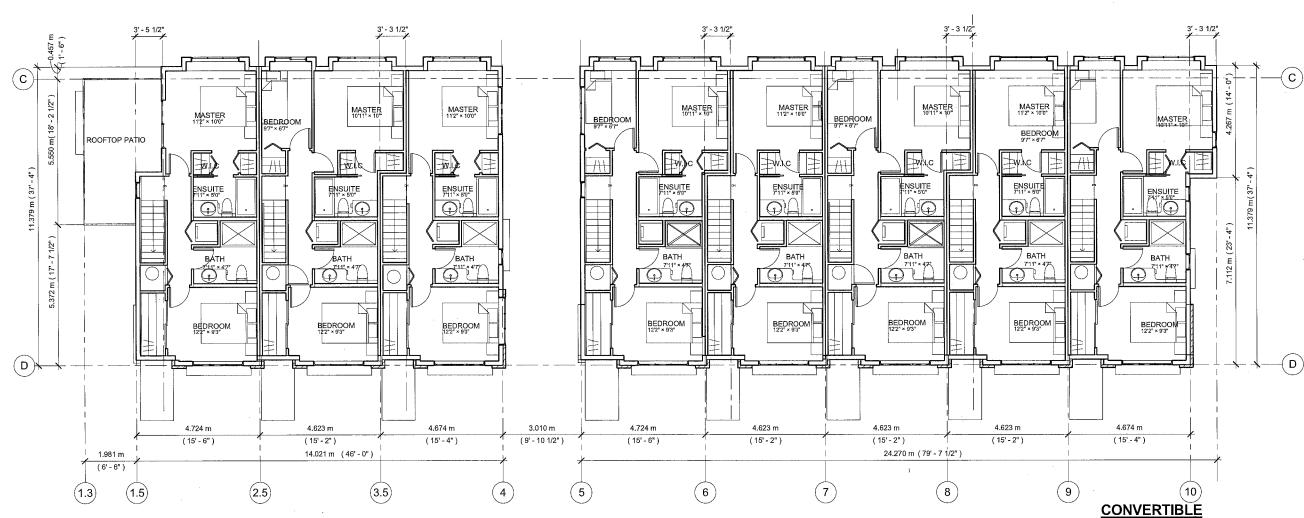
REFERENCE PLAN

& AGING-IN-PLACE:

DP10541227

AGING-IN-PLACE FEATURES BE
INSTALLED IN ALL UNITS.
LEVER HANDLES FOR FAUCETS
LEVER HANDLES FOR DOOR HANDLES
SOLID BLOCKING IN WASHROOM WALLS
UNIT 9 IN BUILDING A IS A
CONVERTIBLE UNIT.

JUL 3 0 ZUIZ



1 THIRD FLOOR PLAN_BUILDING D 3/16" = 1'-0"

COPYRIGHT RESERVED. ALL RIGHTS RESERVED. THIS DRAWING AND DESIGN ARE TO REMAIN THE EXCLUSIVE PROPERTY OF WILSON CHAING ARCHITECT INC. USE OR REPRODUCTION WITHOUT PRIOR WRITTEN CONSENT FROM WILSON CHAING ARCHITECT INC. IS PROHIBITED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT INC. IN THE EVENT OF DISCREPANCIES AND PORT THE

ARCHITECT:

Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

ISSUED:		
NO.	DATE	REMARKS
A	JUL, 30, 2010	ISSUED FOR DP APPLICATION
В	FEB, 2 2011	ISSUED FOR REZONING RESUBMISSION
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN, 24 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN, 29 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT, 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
1	JAN. 09 2012	ISSUED FOR . DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
К	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
М	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
0	JUL. 13 2012	ISSUED FOR CITY REVIEW
0	JUL, 26	ISSUED FOR CITY REVIEW

PRO.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

SCALE: As indicated DRAWN: RL

CHECKED: WC

THIRD FLOOR PLAN (BUILD. D & E)

DRAWIN

A207

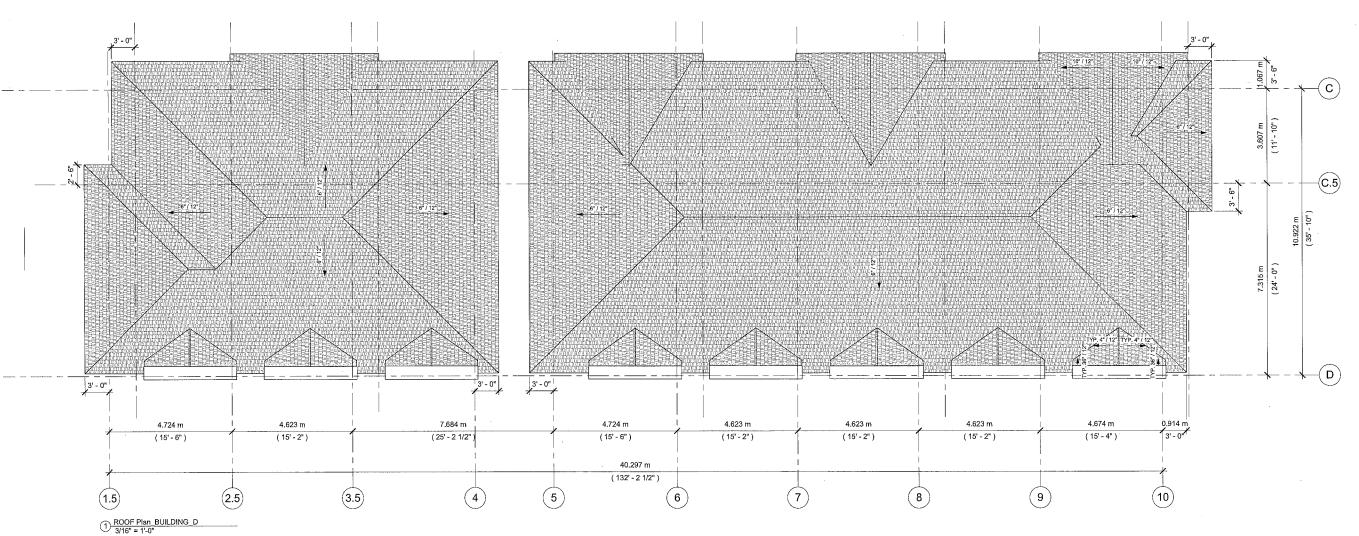
JUL 3 0 2012 16 of 31

REFERENCE PLAN

& AGING-IN-PLACE:

DP 10 541227

AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
LEVER HANDLES FOR FAUCETS
LEVER HANDLES FOR DOOR HANDLES SOLID BLOCKING IN WASHROOM WALLS UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.



DP 10541227

REFERENCE PLAN

Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5

T 604.630.9488 F 604.630.9487

ISSUED:		
NO. A	DATE JUL. 30, 2010	REMARKS ISSUED FOR DP APPLICATION
8	FEB. 2 2011	ISSUED FOR REZONING RESUBMISS
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISS
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISS
E	JUN. 29 2011	ISSUED FOR REZONING RESUBMIS
F	OCT, 11 2011	ISSUED FOR DEVELOPMENT PERMI RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
Н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
I	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
К	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
М	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
0	JUL. 13 2012	ISSUED FOR CITY REVIEW
0	JUL, 26 2012	ISSUED FOR CITY REVIEW

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

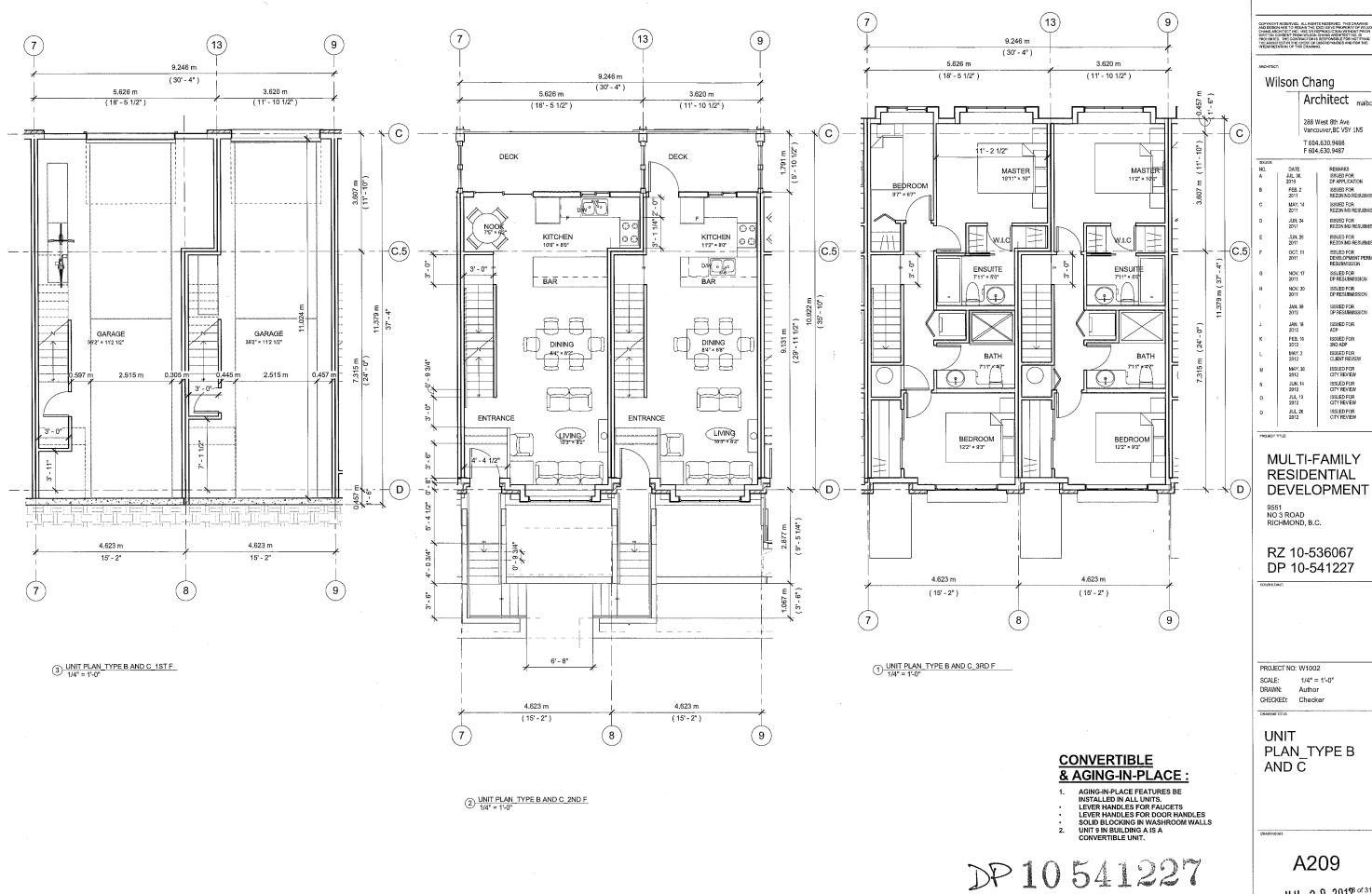
SCALE: 3/16" = 1'-0"
DRAWN: RL
CHECKED: WC

ROOF PLAN (BUILD. D AND È)

A208

JUL 3 0 2012

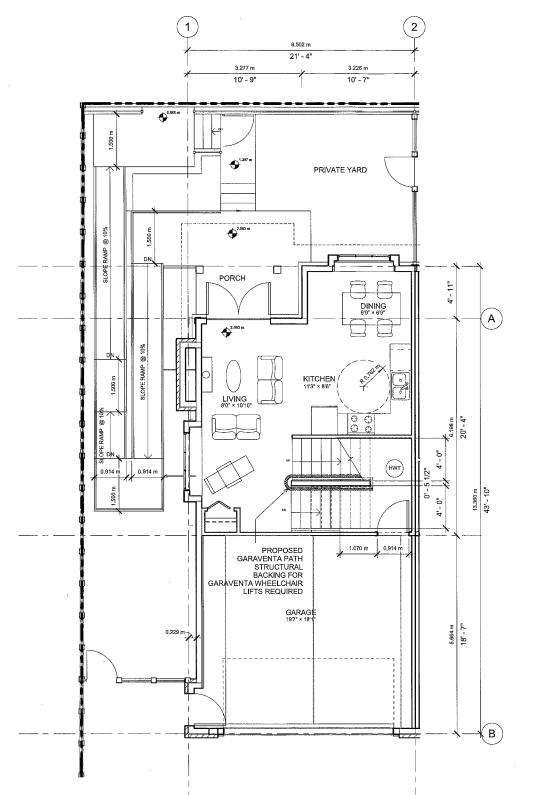




ISSUED FOR REZONING RESUBMISSIO ISSUED FOR REZONING RESUBMISSION ISSUED FOR REZONING RESUBMISSION ISSUED FOR REZONING RESUBMISSION

JUL 3 0 2012 of 31

REFERENCE PLAN



AGING-IN-PLACE UNIT FEATURES: LEVER HANDLES FOR FAUCETS LEVER HANDLES FOR DOOR HANDLES SOLID BLOCKING IN WASHROOM WALLS

LIST OF RELEVANT

CONVERTIBLE &

CONVERTIBLE & AGING-IN-PLACE :

- 1. AGING-IN-PLACE FEATURES BE INSTALLED IN ALL UNITS.
 2. LEVER HANDLES FOR FAUCETS
 3. LEVER HANDLES FOR DOOR HANDLES SOLID BLOCKING IN WASHROOM WALLS
 3. UNIT 9 IN BUILDING A IS A CONVERTIBLE UNIT.

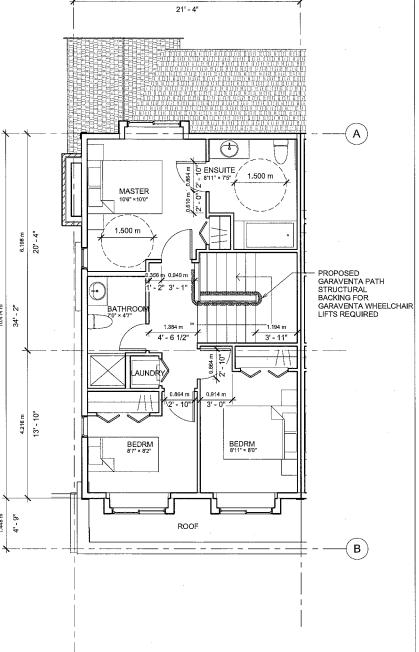
NOTE: PLEASE CONFIRM WITH SPEC





IMAGE FROM http://www.garaventabc.com/index.cfm/BCAD/Artira/Lifts/C

1/4" = 1'-0"



6.502 m

DP 10541227

2 Unit Plan_CONVERTIBLE_2ND FLOOR 1/4" = 1'-0"

REFERENCE PLAN

COPYRIGHT RESERVED. ALL RIGHTS RESERVED. THIS DRAWING AND DESIGN ARE TO REMAIN THE EXCLUSIVE PROPERTY OF WILSON WRITTEN COMMONSITY FROM WESON CHAMA SACRIFECT INC. IS PROMBITED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFHING THE ARCHITECT IN THE EVENT OF DISCREPANIES AND FOR THE

ARCHITECT:

Wilson Chang

Architect maibc

288 West 8th Ave Vancouver,BC V5Y 1N5 T 604.630.9488 F 604.630.9487

ISSUED:		
NO. A	DATE JUL, 30,	REMARKS ISSUED FOR
		DP APPLICATION
В	FEB, 2 2011	ISSUED FOR REZONING RESUBMISSION
С	MAY. 14 2011	ISSUED FOR REZONING RESUBMISSION
D	JUN. 24 2011	ISSUED FOR REZONING RESUBMISSION
E	JUN, 29 2011	ISSUED FOR REZONING RESUBMISSION
F	OCT. 11 2011	ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
G	NOV. 17 2011	ISSUED FOR DP RESUBMISSION
н	NOV. 30 2011	ISSUED FOR DP RESUBMISSION
1	JAN. 09 2012	ISSUED FOR DP RESUBMISSION
J	JAN. 18 2012	ISSUED FOR ADP
К	FEB. 10 2012	ISSUED FOR 2ND ADP
L	MAY. 2 2012	ISSUED FOR CLIENT REVIEW
М	MAY. 30 2012	ISSUED FOR CITY REVIEW
N	JUN. 14 2012	ISSUED FOR CITY REVIEW
0	2012	ISSUED FOR CITY REVIEW
0	JUL. 26 2012	ISSUED FOR CITY REVIEW
	MG. A B C D E F G H I J K L M N O	NO. DATE A JULI, 30, 2010 B FEB, 2 2011 C MAY, 14 2011 D JUN, 24 2011 E JUN, 29 2011 F OCT, 11 G NOV, 17 2011 H NOV, 30 2011 I JAN, 99 2012 J JAN, 18 2012 K FEB, 10 2012 L MAY, 2 2012 M MAY, 30 2012 N JUL, 14 2012 O JUL, 13 2012

PROJECT

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9551 NO 3 ROAD RICHMOND, B.C.

RZ 10-536067 DP 10-541227

PROJECT NO: W1002

SCALE: As indicated DRAWN: Author CHECKED: Checker

DAWING TITLE

CONVERTIBLE UNIT PLAN

DRAWING N

A210

JUL 3 0 2012 19°