



**City of
Richmond**

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 8, 2012
File: DP 10-556907
Re: **Application by KENNETH E. KING Architecture + Planning for a Development Permit at 6311, 6331, 6351, 6371 No. 4 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site to be rezoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum 40% lot coverage to permit a 43% lot coverage;
 - b) Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;
 - c) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.

Brian J. Jackson, MCIP
Director of Development

BJJ:tcb
Att.

Staff Report

Origin

Kenneth E. King MAIBC has applied to the City of Richmond for permission to develop twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site zoned “Low Density Townhouses (RTL4)”. The site is currently vacant.

The site is being rezoned from “Single Detached, (RS1/F)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 8614 (RZ 06-346055).

No upgrades are required to the water service. Storm sewer and sanitary sewer upgrades, frontage improvements, and lane improvements will be secured under a Servicing Agreement prior to adoption of the rezoning bylaw.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: a parcel zoned “Coach House District (RCH)” containing a single-family dwelling with a coach house unit to the rear, and a parcel zoned “Town House (ZT32) North McLennan (City Centre)”;
- To the East: parcels across No. 4 Road zoned “Assembly District (ASY)” and “Agriculture (AG1)” containing a church complex and single-family dwellings;
- To the South: an adjacent parcel zoned “Single Detached, Subdivision Area F (RS1/F)” containing a single-family dwelling; and
- To the West: an adjacent parcel zoned “Town House (ZT32) North McLennan (City Centre)” containing two (2) storey townhouse dwellings.

Proposal History

The owners are cooperating in a joint venture to consolidate the four (4) subject parcels and redevelop under one (1) rezoning application and development permit application. Originally three (3) separate rezoning applications had been submitted for the four subject (4) parcels. The developers attempted to purchase a fifth lot to the south but were unable to do so.

The proposed rezoning site is located in *Residential Area 4* of the *McLennan North Sub-Area Plan* bounded by No. 4 Road, Westminster Highway, Alberta Road and Birch Street. The proposed land use is in compliance with the “Residential” Official Community Plan Land Use designation in the City Centre Area Plan. Relevant Area Plan goals include:

- To emphasize grade-oriented housing in the form of townhouses and/or low-rise apartments;
- To promote a “people-friendly” neighbourhood that is safe, recognizable, visually pleasing, and easy to move around in; and
- To establish a distinct, park-like environment and complementary residential character.

While the Official Community Plan designates Residential Area 4 for one and two-family dwellings and townhouses of 2½-storeys typical 3-storeys maximum height, with a base density of 0.55 FAR, and 30% lot coverage, the applicant is proposing a density of 0.59 F.A.R., which is slightly above the base density of 0.55 F.A.R. In recognition of the proposed additional density, and to satisfy the requirements of the RTL4 zone, the applicant is proposing a voluntary contribution to the Affordable Housing Strategy reserve fund, Public Art contribution, and frontage improvements along No. 4 Road.

Applicable Development Permit Guidelines

OCP Schedule 1: 9.2 General Guidelines; OCP McLennan North Sub-Area Plan Schedule 2: 8.0 Development Permit Guidelines

Rezoning and Public Hearing Results

Rezoning:

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

- Design development to the site plan in relation to the landscape plans to enhance pedestrian amenity and permeability;
- Detail design of the outdoor amenity area, including the play area;
- Detail design of the recycling/garbage enclosure;

Public Hearing:

The Public Hearing for the rezoning of this site was held on July 19, 2010. At the Public Hearing, no concerns were expressed or in correspondence.

Public Input:

- Required Site Signage is posted on the subject properties to provide public notification of the proposed development;
- No public comments have been received to date.

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 and is generally in compliance with the “Low Density Townhouses (RTL4)” except for the variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Increase the maximum 40% Lot Coverage to permit a 43% Lot Coverage;

(Staff supports the proposed variance to enable a lower, less compact massing onsite, and to enable a 0.59 F.A.R. density which is slightly below the maximum permitted 0.60 F.A.R.)

- 2) Reduce the north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure there;

(Staff supports the proposed variance because it is associated with a low free standing enclosure located within the required interior side yard. Please see Plans 7, 11, and 12 for details of the lattice enclosure. The enclosure is 1.85m [approximately 6 feet] in height. A 1.85m [approximately 6 feet] solid wood fence separates the garbage enclosure from the access ROW on the neighbouring property. This will facilitate efficient collection on-site with no collection truck stopping on No. 4 Road.)

- 3) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.

(Staff supports the proposed variance to enable to enable more efficient lot coverage. A Restrictive Covenant is required as a condition of the Development Permit to prevent conversion of tandem parking garages to habitable space.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel on October 11, 2011. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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*'.

Staff worked with the applicant to address issues noted by the ADP in the following ways:

- Design development in regard to the site plan and landscape plans to enhance pedestrian amenity and permeability with greater inclusion of decorative paving, correlation of plantings with pedestrian nodes, and softening the linearity of the pathway layouts;
- Detail design of the outdoor amenity area, including the play area, to include a handicap visitor parking stall and enhance the liveability of the outdoor amenity space;
- Detail design of the Recycling/Garbage Enclosure.

Analysis

Conditions of Adjacency

- Four (4) parcels are being consolidated to achieve City Planning's and the owners' goals.
- This has resulted in greater efficiencies and economies as follow:
 - Elimination of redundancies;
 - Flexibility of design fulfilling the OCP Area Plan goals;
 - Coordination of servicing upgrades; and
 - Reduction of required access points to No. 4 Road.
- The proposal relates well to the immediate context; which consists of 2-storey single family houses and townhouses to the north, west and south of the subject site. A church complex is located to the east side of No. 4 Road.
- The surrounding developments' open space patterns, access roads and lanes have influenced the proposed siting and orientation of the proposal, including the massing and scale.
- A network of landscaped walkways provides a high level of pedestrian permeability, and a safe and secure internal circulation system for residents and visitors.
- The active Outdoor Amenity/Playspace has been centrally located across from the Mailboxes.

- The passive Outdoor Amenity Space has been separated and located in close proximity to the large existing Sequoia Tree to respond to suggestions made by the Advisory Design Panel.
- The owners have made attempts to acquire the additional site to the south but have not been successful. The applicant has provided a conceptual proposal for townhouses to the property to the south that would not require direct access to No 4 Road. The development concept is on file.
- As a condition of Development Permit Issuance, an *ALR Landscape Buffer Agreement* is to be registered. At the December 8, 2012 Meeting of the Agricultural Advisory Committee, the following comments and recommendations were made:
 - *City staff summarized the components of the low-density townhouse project and composition of the ALR buffer along the No. 4 Road frontage of the development site.*
 - *The architect (Kenneth King) and landscape architect (Meredith Mitchell) provided further information to reflect that no vacciniums (berry specie plants) were implemented in the plan. The landscape consultant also confirmed that a mix of deciduous and conifer plantings were implemented within the buffer where possible, but some conifer plant types required a much larger footprint and planting area.*
 - *Members noted that a shore pine might be an ideal planting to implement within the ALR buffer where possible.*
 - *The AAC forwarded the following motion:*
That the proposed ALR buffer associated with the townhouse development at 6311 to 6371 No. 4 Road be supported. Carried Unanimously
- In addressing this recommendation, the following is being considered:
 - A restrictive covenant is to be registered prior to forwarding the DP to Council for issuance to identify that: (a) the landscaping located along the development site's No. 4 Road frontage is to provide screening and buffering for adjacent agricultural operations; and (b) the buffer will help mitigate against typical noise, dust and odour nuisances associated with the agricultural operations.
 - The attached landscape plan(s) cannot be removed or substantially modified without prior approval of the City.
- The value of the ALR buffer is included in the Landscaping Letter of Credit.

Urban Design and Site Planning

- Variations have been introduced to the recommended minimum 10m OCP Front Yard Setback to modulate the street frontage, achieve a soft transition to adjacent existing buildings to the north and south, and improve the overall quality of the streetscape
- The 26 unit townhouse proposal is arranged in five (5) four- unit clusters and two (2) three-unit clusters along the street frontage of the site with pedestrian access from No. 4 Road.
- The internal north-south drive aisle provides vehicular access to all units. Units fronting No. 4 Road screen the drive aisle from public view along No. 4 Road.
- Upon entry, the drive aisle directs vehicles to the south (toward the centrally-located outdoor amenity area) of the proposed development) and north (to the existing townhouse development) .
- The units fronting No. 4 Road are provided with direct pedestrian access from the street.
- The meandering main north-south walkway within the No. 4 Road front setback respects and responds well to the existing sequoia on that frontage which is being incorporated into the proposed development's landscape design.
- The east-west pedestrian paths/links from the internal drive aisle to the north-south walkway provide pedestrian access to the units along the rear yard and also reflect some of this meandering character between the rear clusters.

Architectural Form and Character

- The form and character of the 26-2½-storey residential townhouse units included in the proposal meet the intent and requirements of the neighbourhood plan.
- The small townhouse clusters have been staggered in plan and section with variations in siding, colour, roofing, porch, window details, trims and ornamentation.
- Plan layouts of the units include an innovative use of private patios and courtyard features.
- The buildings have been designed in a traditional “heritage style” with facades articulated with dormers, brackets, various trims and robust wood/metal pickets.
- Fenestration in the units along the west property line, facing the side yard walkways, has been carefully coordinated with internal functions to enhance architectural form and character and strengthen the CPTED qualities of the site.

Landscape Design and Open Space Design

- Alternative building configurations were considered by the Architect and Landscape Architects during the planning stages to enable retention of existing trees. The following factors prohibited greater retention of existing trees:
 - Loss of density
 - Quality of specimen trees on the site (often compromised), and
 - Viability of tree survival during construction.
- Thirty-nine (39) trees are to be removed. Ninety-six (96) will be planted as replacement in accordance with policy (exceeding the required 2:1 ratio). Approximately 30% will be coniferous evergreens. The site should easily accommodate this number of trees.
- Additional small and medium-sized shrubs, predominantly broad-leafed evergreens, will be planted on private outdoor spaces, along walkways, and within the required landscape buffer.
- An ALR Buffer Covenant is to be registered on title of the consolidated properties to identify and declare that the purpose of the landscaping located along the No. 4 Road frontage is to provide screening and buffering for adjacent agricultural operations and to mitigate against expected noise, dust and odours associated with agricultural operations.
- Outdoor Amenity Space (minimum 156m²) is provided on site at a central location. This space satisfies the OCP requirements for size, location, visual surveillance and access. This outdoor amenity space has been designed for active children’s play and for passive recreation.
- The Outdoor amenity space provided is separated into an Active (100m²) area and a Passive (60m²) amenity space .
Note: The passive Outdoor Amenity Space is located in close proximity to and under the large existing Sequoia Tree to respond to a suggestion made by the Advisory Design Panel.
- Active Outdoor Amenity Space (100m²) is provided in a visible location at the centre of the site, is intended for a children’s play area, and includes benches for parental supervision and surveillance.
- The design of the children’s play area and landscape details has been refined under the Development Permit Application to:
 - integrate a required handicap parking stall in this central area,
 - accommodate an additional lighting strip under the Servicing Agreement at the entry point from No 4 Road, and
 - enhance the CPTED qualities of the complex.

Aircraft Noise Sensitive Use Response

- Registration of an Aircraft Noise Sensitive Use Covenant on title is a requirement of Rezoning (RZ 06-346055) to ensure that the following appropriate indoor sound levels (determined by CMHC) and industry standard thermal comfort levels are provided in the residential units.

- **Indoor sound level criteria (with doors and windows closed)**

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- **Indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy".**
- The proposed covenant is to include specifications for acceptable indoor noise levels, thermal comfort in the summer months, and the requirement to have construction measures designed and reviewed by registered professionals.
 - The acceptable indoor noise levels are set for the different areas of the residential units, with bedrooms as the quietest rooms. (See table above.)
 - Thermal comfort is needed for the summer months when residents would open their windows and lose the benefit of noise insulating construction measures.
- The covenant requires that a registered professional confirm compliance of the project design and construction of the dwelling units with the standards set forth above.
- A legal agreement is to be registered on title to require that the specific construction recommendations set forth in the professional engineer’s report comply with the standards above and have been incorporated in the building permit plans.
- A subsequent letter of assurance from the Registered Professional is to be prepared stating that the recommended features have been incorporated in accordance with the professional engineer’s report.

Crime Prevention Through Environmental Design

- Passive surveillance opportunities are provided by the siting of the buildings and the relationships between the indoor spaces, outdoor walkways and landscaped areas.
- To extend the sense of ownership from private to semi-public spaces, symbolic boundaries have been defined through landscaping barriers, variation in planting, changes in paving patterns and colours, and changes in grades and fences.
- Fenestrations has been designed and carefully located to provide good unobtrusive surveillance and overview to the access lane, side yard pedestrian walkways, and outdoor amenity spaces.
- As part of the Building Permit submission, a lighting plan for pedestrian entrances, access walkways and drive aisle will be provided to ensure uniform levels of coverage and security.
 - Note: All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimize conflict with neighbouring dwellings.

Accessibility

- Accessibility features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles, etc.);

- In addition, one (1) unit per block of townhouses for a total of seven (7), includes enhanced convertible features such as one (1) wheelchair accessible bathroom with adequate access as required, flush and bevelled thresholds, structural framing for a lift, and wider corridors and doors
- Convertible features have been noted on the site plan and are fully noted and shown at larger scale on the block sheets of the Development Permit Drawings.
- All features will be fully detailed on the Building Permit Drawings.

Sustainability

A Letter of Assurance has been provided by the Applicant (Kenneth King MAIBC) to ensure that the following sustainable features have been specified in the Development Permit drawings, and will be included in the Building Permit drawings:

- Landscaping and permeable paving that assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect.
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets.
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;
- Low-e glazing to reduce heat gain; demolition/construction to divert waste from landfills; products made out of recycled material or with recycled content used where applicable and concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project.
- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable.
- Operable windows specified to contribute to the quality of the indoor environment.

Conclusions

The Applicant has satisfactorily addressed design issues that were identified through the rezoning and development permit process including: conditions of adjacency, site planning and urban design, architectural form and character, and landscape design.

The applicant has presented a development that is both compatible with, and complementary to, the existing context. Staff recommends support for this Development Permit application.



Terry Brunette
Planner 2

TCB:cas

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 approximately \$212,543.65.
- Registration of a restrictive covenant to prevent conversion of tandem parking garages to habitable space.
- Registration of an ALR Buffer Covenant on title of the consolidated properties to identify that the purpose of the landscaping located along the development site's No. 4 Road frontage is to provide screening and buffering for adjacent agricultural operations, and to help mitigate against typical noise, dust and odour nuisances

associated with the agricultural operations. The value of the ALR Buffer is included in the Landscaping Letter of Credit.

- Submission of a report with legal agreement registered on title that the recommendations prepared by a registered professional engineer ensure that the interior noise levels and thermal conditions comply with the City's *Official Community Plan* requirements for Aircraft Noise Sensitive Use Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards as follow:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

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



DP 10-556907

Attachment 1

Address: 6311, 6331, 6351, 6371 No. 4 Road

Applicant: Kenneth E. King Architecture + Planning Owner: Joint Venture

Planning Area(s): City Centre Area Plan, McLennan North Sub-Area Plan

Floor Area Gross: 2,812.76 m² Floor Area Net: 2,812.76 m²

	Existing	Proposed
Site Area:	4,829.00 m ²	4,760.85 m ²
Land Uses:	Neighbourhood Residential	Neighbourhood Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Residential Area 4: 0.55 base FAR	Residential Area 4: 0.55 base FAR
Number of Units:	NA	26

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none
Lot Coverage:	Max. 40%	43%	3% Required
Setback – Front Yard:	Min. 10 m OCP Min. 6 m RTL4	10 m & 6.45 m	none
Setback – Side Yard South:	Min. 3 m	Min. 3 m	none
Setback – Side Yard North:	Min. 3 m	Min. 0 m To permit a garbage enclosure to the north yard	3m Variance Required
Setback – Rear Yard:	Min. 3 m	Min. 3 m	none
Height (m):	12 m	9.3 m	none
Lot Size:	NA	4,760.85 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	39 (R) and 6 (V) per unit	44 (R) and 6 (V) per unit	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	45	50	none
Tandem Parking Spaces	Not Permitted	7	14 Spaces
Amenity Space – Indoor:	CIL	CIL	none
Amenity Space – Outdoor:	156 m ²	160 m ² (active & passive)	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 19, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 10-556907 – 26 townhouse Units In Seven Buildings

ARCHITECT: Kenneth King Architecture

PROPERTY LOCATION: 6311-6371 No. 4 Road

Panel Discussion

Comments from the Panel were as follows:

- site has a tight arrangement seen in many projects in Richmond; however, subject development has interesting variations;

Noted

- given the width of the front yard setback, interior walkway could be an interesting passage route; would support the addition of individual entrances off of each unit which create animation at the street edge; study the proportion of public and private realms, patio spaces could be smaller and the lawn could be made larger;

Noted; additional meander to path added to southern unit for continuity of path design. Patio sizes to stay same to ensure good private space for residents.

- concern on location of the amenity space; could be integrated with mature tree retention on site; consider creating a two-level amenity space: a passive amenity space around the tree and a more active one between the buildings;

Noted; passive seating added under existing sequoia; path to provide access for all residents. Children's play area stays at original location; under tree would be considered too dark and wet for children's play area as well as the excavation required for fall heights would be too much excavation within tree protection area.

- integrate architecture with landscaping, e.g. introducing cultured stone elements from the buildings into the gateway feature to create a better layered interface of architecture and landscape;

Noted; matching architectural stone columns added to entry trellis details; also entry columns at driveway and emergency access from street. Stone columns with lights to follow entry paths to rear units as well.

- rear walkway to unit entries needs to be illuminated and entry signage to Buildings 4-7 needs to be clear;

Noted; Stone columns with lights to follow entry paths to rear units and added to western property line access walkway. Entry signage installed at all path entries from internal road.

- consider further treatment of the future fire lane to make it feel like a sidewalk/pedestrian route;

Noted; decorative concrete unit pavers added to front of amenity space to break up road.

- reconsider crab-apple retention as this is a short-lived and disease-prone species;

Noted; existing crab apple noted to be retained is to be removed; partially due to short lived species but also to ensure no disease transference to agricultural lands per agricultural comments.

- pleased with the plan to provide a convertible unit in each of the buildings;

Noted.

- consider locating the elevator area in a small corner of the garage; will save some area of the living space on the main floor;

location of the elevator will reduce size of the parking stall and have other implications. layout kept as is.

- ensure sufficient width in entrance of the powder room to permit an approximately 30-inch opening for the sliding door;

noted

- hallway past the second floor courtyard appears to be a constricted area; will pose a problem for persons using walkers and wheelchairs; consider sharing of courtyard and hallway spaces;

noted

- pleased to see many desirable features incorporated into the project;

Noted.

- overall, design of the project is good – simple, straightforward and effective; different from other townhouse developments in Richmond; repetitive units work for the site;

Noted.

- concern on the usability and accessibility of the amenity area; residents will have to go through the parking area or to the front of the site to access the amenity area; reconsider location of the amenity area;

Noted; access to amenity area is central to site, access path on street frontage allows pleasant walk to amenity area and decorative paving in internal road designates location of amenity area for western units.

- landscaping is heavily focused on frontage along No. 4 Road; internal lanes look harsh and rear walkway is thin; consider transferring some of the planting on the frontage along No. 4 Road to the internal areas;

Noted; the 10m setback allows the proposed landscape to be lush at the street frontage; the narrowness of the buildable area on site precludes planting at internal road to allow planting and patios for individual units to the west and a buffer on the western property line.

- treatment of the internal courtyard is harsh; planting is minimal and the courtyard is too close to the building; internal lane and buildings facing the courtyard need further treatment;

Noted; the 10m setback allows the proposed landscape to be lush at the street frontage; the narrowness of the buildable area on site precludes planting at internal road to allow planting and patios for individual units to the west and a buffer on the western property line.

- like the treatment of the repetitive units with different colours; very effective; has a San Francisco rowhouse feel; seldom seen in Richmond;

Noted.

- general design fits the context of the neighbourhood;

Noted.

- applicant has done a good job to fit the townhouses into the tight site;

Noted.

- support the applicant's request for a variance to the minimum 10m OCP front yard setback; will achieve a soft edge for No. 4 Road;

Noted.

- support the idea of articulating nodes to mark the junction of the east-west side yard walkways and the main north-south walkway; could serve as a gathering area for residents;

Noted; added additional nodes for path recognition at western end of access walks, widened sidewalks and ensured pedestrian lighting at these locations.

- suggest increasing to the maximum allowable the fenestration facing the side yard walkways of the west townhouse blocks; will enhance pedestrian experience and improve surveillance;

additional windows have been added. see revised drawings

- windows above the garage entry too small; suggest increasing window sizes on laneway elevation of Buildings 1, 2 and 3; will improve the interior road;

bedroom windows have been enlarged. see revised drawings

- concern that rafter exposure on rear deck of Buildings 1, 2 and 3 will deteriorate; consider roof design and ways of letting light in without exposure of rafters to weather conditions;

galvanise metal flashing detailing of wood rafters and staining/paint will provide protection and minimize deterioration from the weather

- agree that changing colours of buildings is good; however, changing colours in such tight stepping may be difficult; consider how to handle changing colours between townhouses;

detailing of colour transitions between units will be taken into account.

- support the 10m front yard setback variance sought by the applicant; makes good sense for the project;

Noted.

- commend the applicant for the design; diversity of the design is appreciated; also appreciate the individual characters of townhouse units;

Noted.

- in view of the tightness of the site (in particular, the amenity space), suggest that the applicant consult with BC Hydro on the number and location of Hydro kiosks at an early stage of the project;

Noted; application in initial conversation with BC Hydro.

- there is opportunity to combine amenity space with existing sequoia tree retention; creating a combined passive and active amenity areas was not taken advantaged of by the applicant; could enhance the project;

Noted; passive seating added under existing sequoia; path to provide access for all residents. Children's play area stays at original location; under tree would be considered too dark and wet for childrens play area as well as the excavation required for fall heights would be too much excavation within tree protection area. Added bike racks to front walkway per city request.

- concentration of landscaping along No. 4 Road will enhance the livability of townhouse units along No. 4 Road; trees to be used for landscaping along No. 4 Road need to be mature and substantial; and

Noted.

- reconsider choice of tree species to be planted on site; *dawyck beech* and *acer rubrum Armstrong* are too large for the site; will compress the site in the future; consider other tree species.

Noted; tree species to be reviewed and shading considered to ensure good light exposure.

Panel Decision

It was moved and seconded

That DP 10-556907 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including the items highlighted below:

1. *consider treatment of the public realm;*
 - A. *Passive seating added under existing sequoia; path to provide access for all residents.*
 - B. *Decorative concrete unit pavers added to front of amenity space to break up road.*
 - C. *Existing crab apple noted to be retained is to be removed; partially due to short lived species but also to ensure no disease transference to agricultural lands per agricultural comments.*
 - D. *Tree species to be reviewed and shading considered to ensure good light exposure.*
 - E. *Added bike racks to front walkway per city request.*
2. *consider further treatment of the internal passages including relationship to No. 4 Road, increasing the fenestration facing the side yard walkways of the west townhouse blocks and articulating nodes at the junctions of the north-south and east-west walkways;*
 - A. *Added additional nodes for path recognition at western end of access walks, widened sidewalks and ensured pedestrian lighting at these locations.*
 - B. *additional windows have been provided.*
3. *consider the location of the amenity area; and*
 - A. *Children's play area stays at original location; under tree would be considered too dark and wet for children's play area as well as the excavation required for fall heights would be too much excavation within tree protection area.*
4. *consider enhancing the streetscape treatment with integration of architectural elements in landscaping.*
 - A. *Additional meander to path added to southern unit for continuity of path design. Patio sizes to stay same to ensure good private space for residents.*
 - B. *Matching architectural stone columns added to entry trellis details; also entry columns at driveway and emergency access from street.*
 - C. *Stone columns with lights to follow entry paths to rear units as well.*
 - D. *Stone columns with lights to follow entry paths to rear units and added to western property line access walkway. Entry signage installed at all path entries from internal road.*

CARRIED



No. DP 10-556907

To the Holder: KENNETH E. KING ARCHITECTURE + PLANNING

Property Address: 6311, 6331, 6351, 6371 NO. 4 ROAD

Address: 1931 HOLDOM AVENUE, BURNABY, BC V5B 3W4

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 40% lot coverage to permit a 43% lot coverage;
 - b) Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;
 - c) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #12 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$212,543.65 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 10-556907

To the Holder: KENNETH E. KING ARCHITECTURE + PLANNING

Property Address: 6311, 6331, 6351, 6371 NO. 4 ROAD

Address: 1931 HOLDOM AVENUE, BURNABY, BC V5B 3W4

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

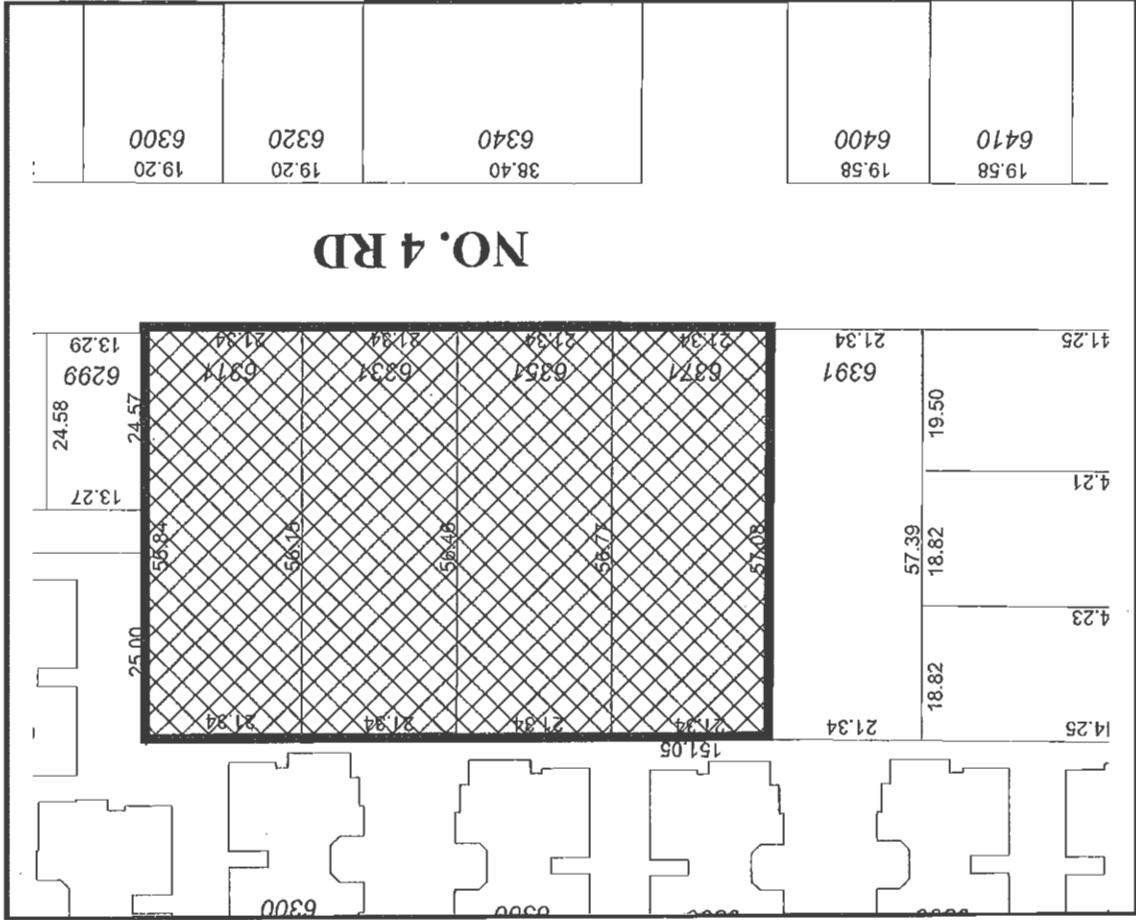
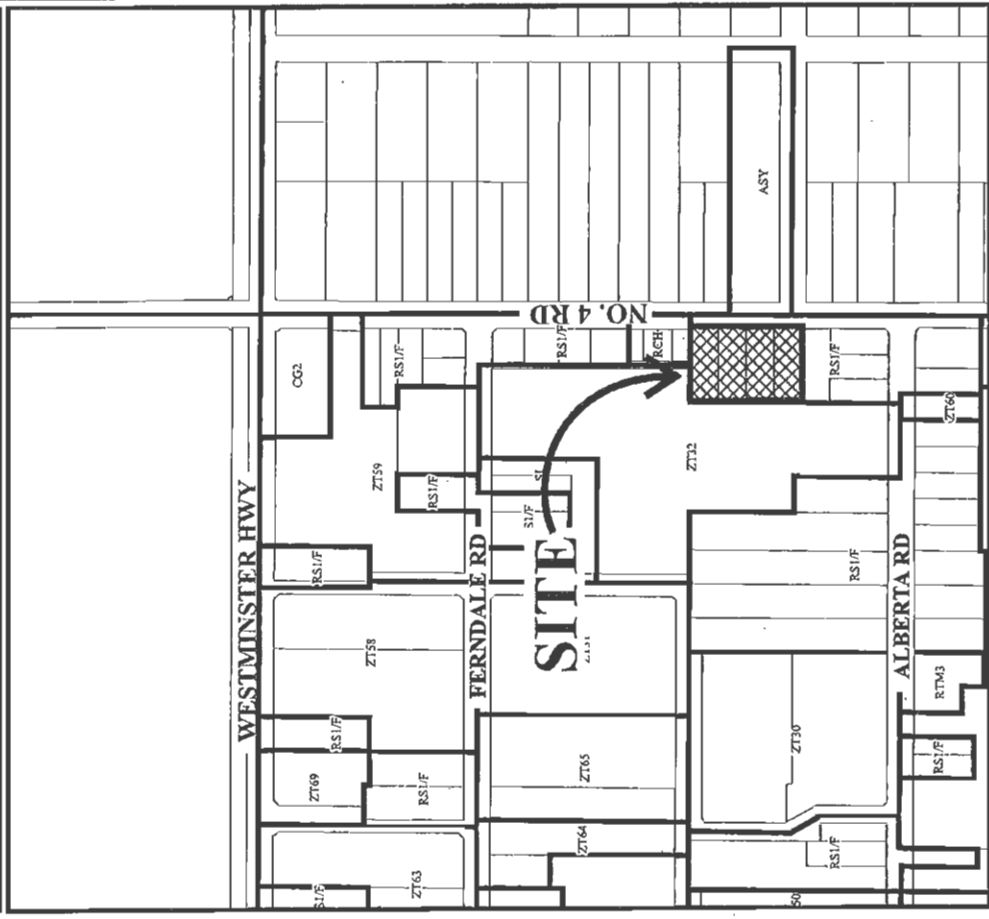
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 10-556907 SCHEDULE "A"

Original Date: 01/14/11

Revision Date:

Note: Dimensions are in METRES

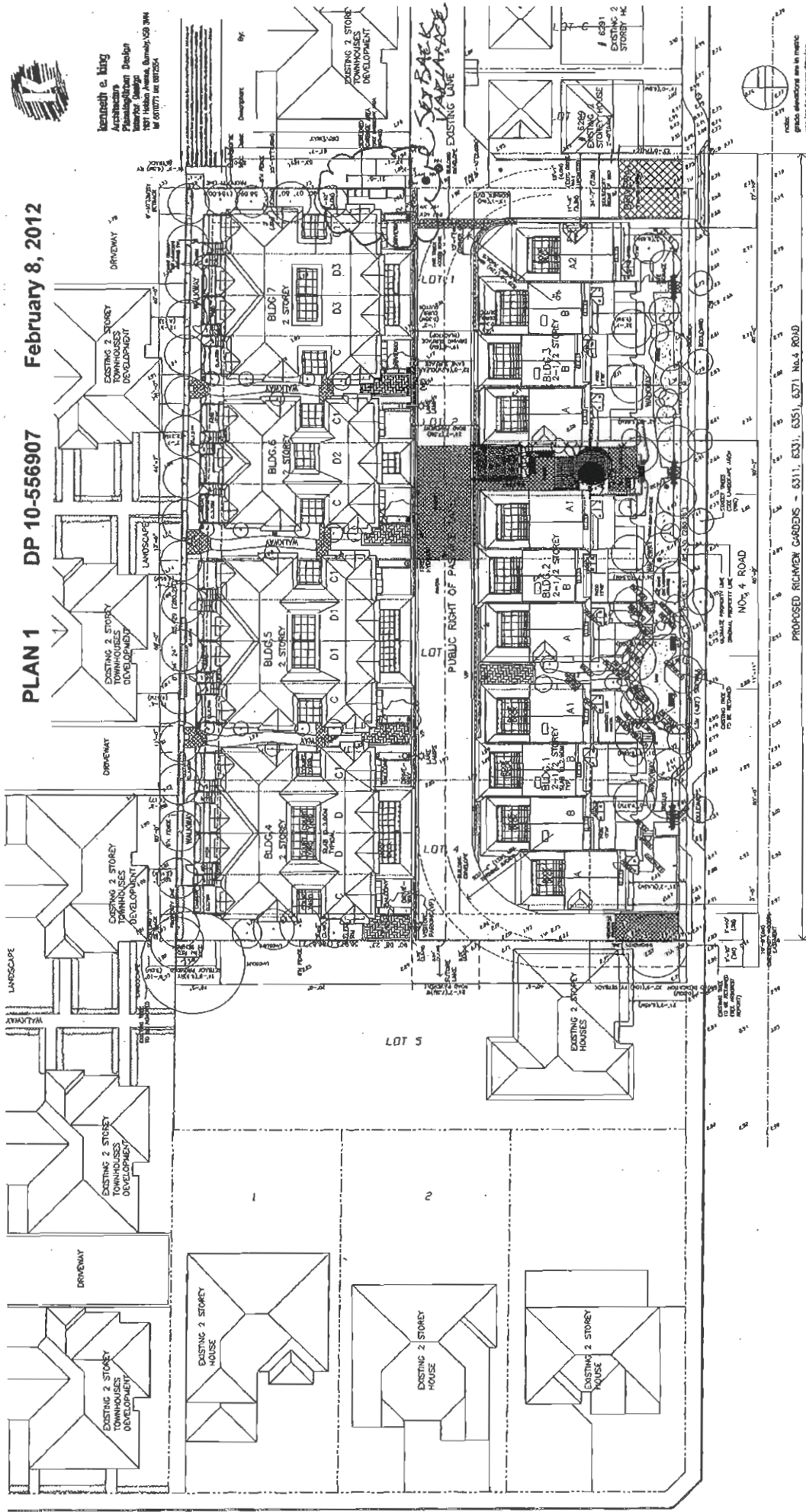


Kenneth e. King
 Architects
 Planning/Urban Design
 Interior Design
 1071 Hudson Avenue, Danvers, USA 304
 866.777.1616/1616.2624

PLAN 1

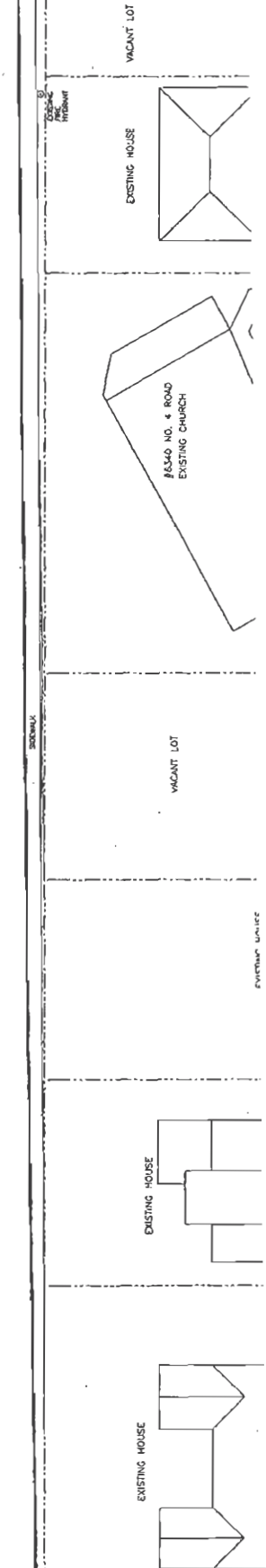
DP 10-556907

February 8, 2012



PROPOSED RICHMEN GARDENS - 6311, 6331, 6351, 6371 No. 4 ROAD

richmen-gardens
 townhouse-development
 re: 4 road, Richmond, B.C.
 Sheet Title
 context plan
 date: October 14, 2009 checked:
 scale: 1/8"=1'-0" drawn: m
 project no. 200912 sheet no. C11



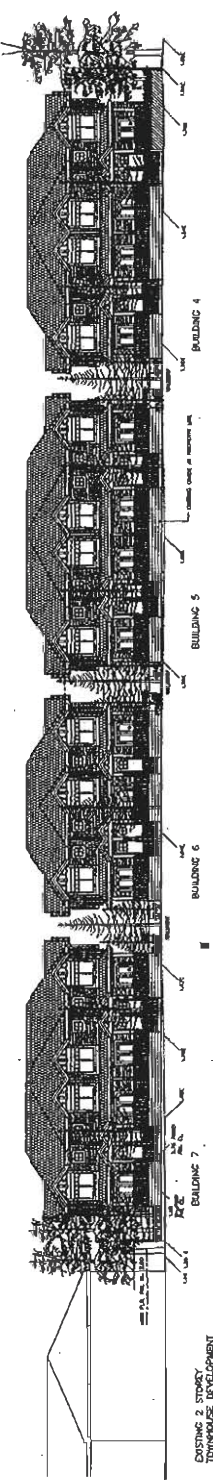
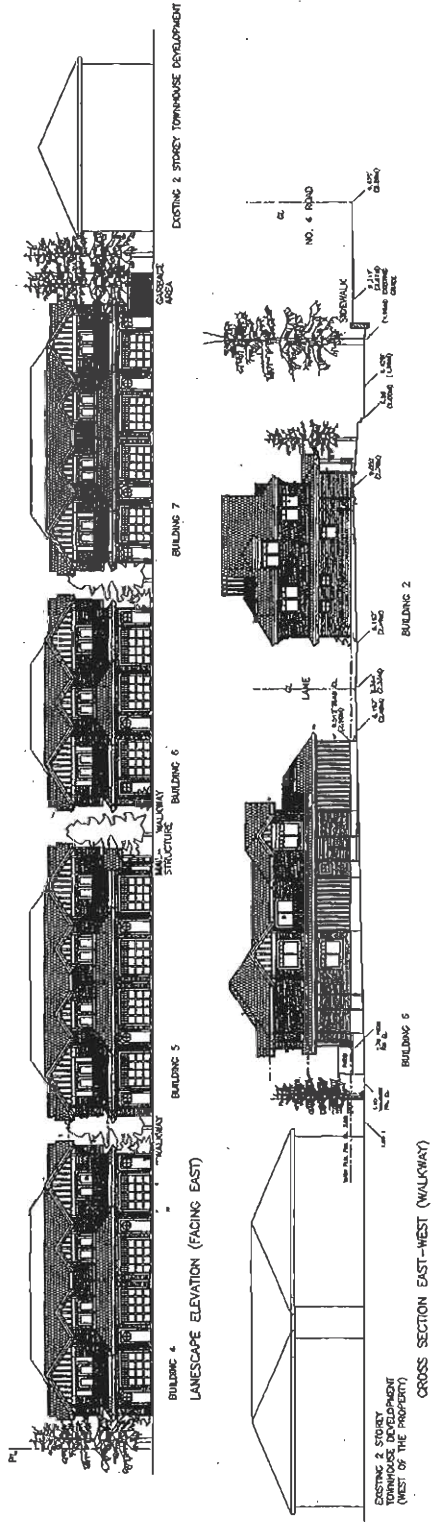
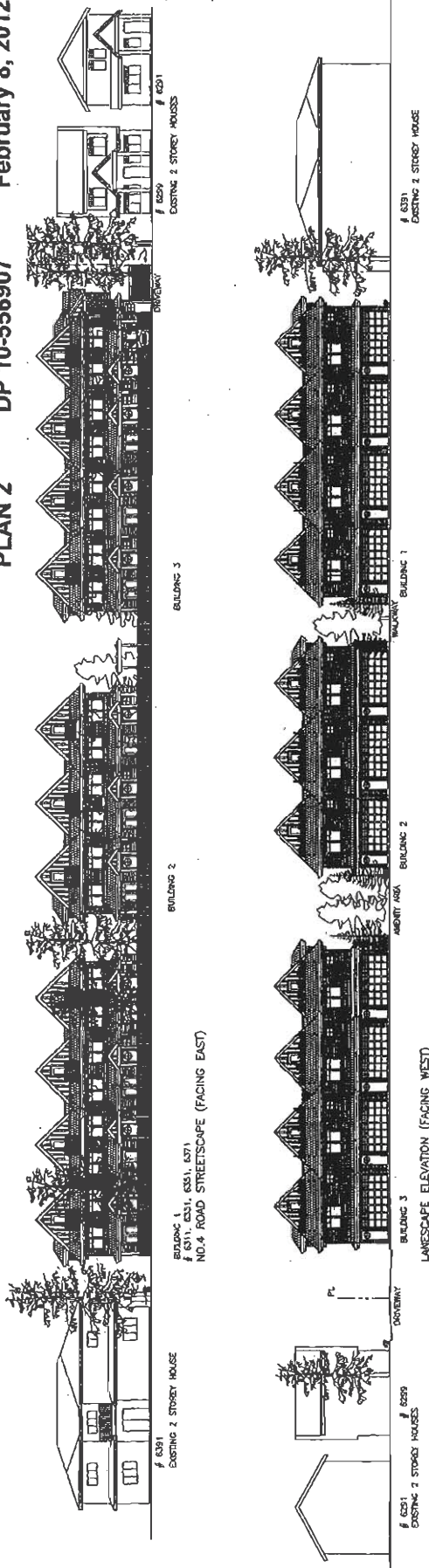
ALBERTA ROAD



PLAN 2 DP 10-556907 February 8, 2012

Kenneth e. King
 Architects
 Planning/Design
 101 Hobson Avenue, Dorchester MA 01917
 Tel: 508/271-5555

Project Name:	Richview Gardens
Site:	6331 No. 4 Road
Scale:	1/8" = 1'-0"
Date:	02/08/12
Drawn by:	DK
Checked by:	DK
Project No.:	10-556907
Sheet No.:	C12



richview gardens
 townhouse development
 #6331, 6331, 6331, 6371
 no. 4 road, richmond, b.c.
 sheet 638
 streetscapes

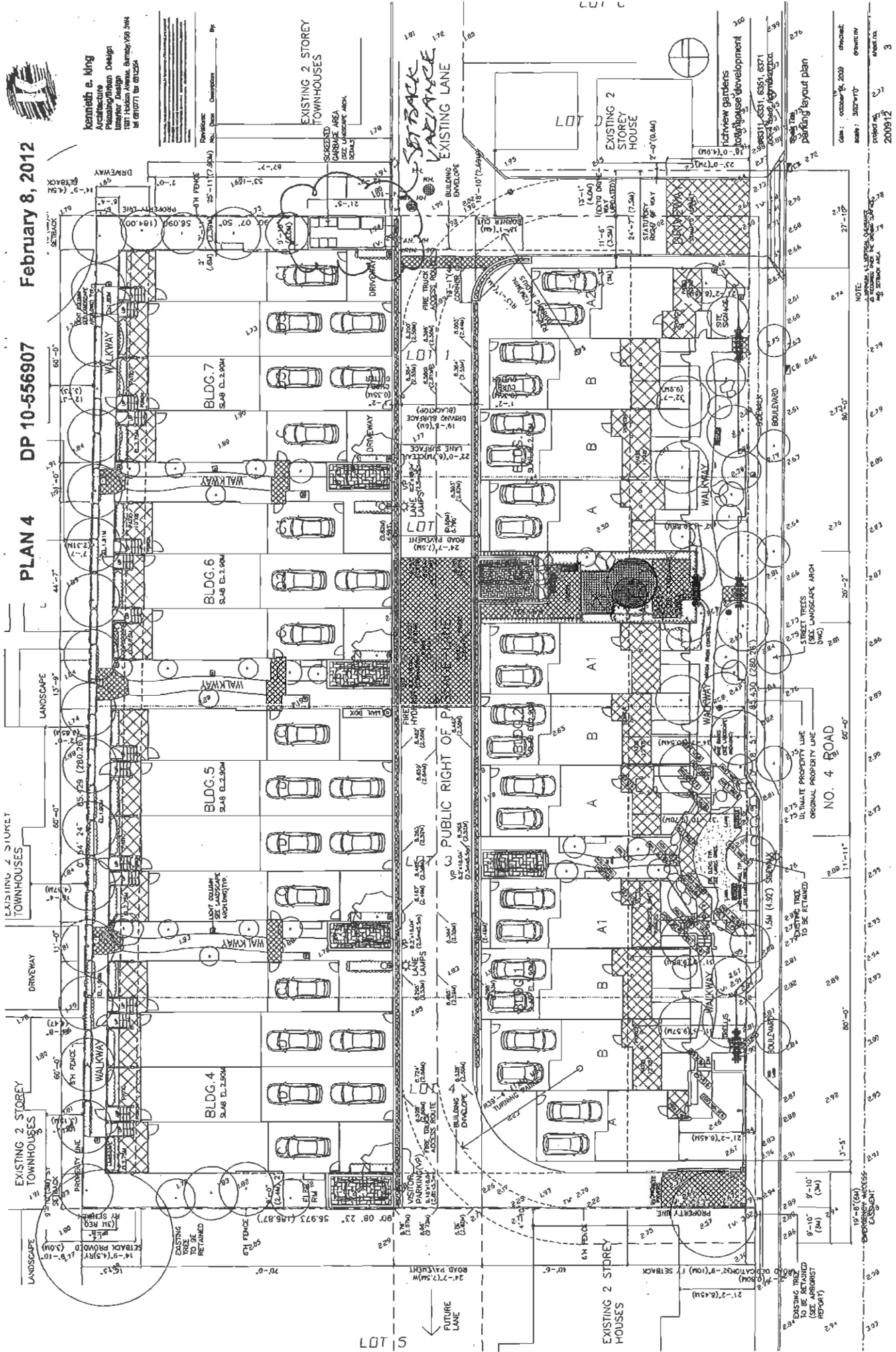
date: october 14, 2009 checked:
 scale: 1/8" = 1'-0" drawn by:
 project no. 10-556907 sheet no.
 200812 C12



Kenneth C. King
 Architecture and Design
 1387 Hudson Avenue, Barnaby, NJ 08004
 Tel: (609) 771-0171 Fax: (609) 254-1100

February 8, 2012

PLAN 4 DP 10-556907



DATE: October 16, 2009 CHECKED:
 DRAWN BY: JSC/WTJ
 PROJECT NO: 2-1
 SHEET NO: 3
 2009/12

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
 3. SEE CIVIL ENGINEERING DRAWINGS FOR UTILITY LOCATIONS AND DEPTHS.

EXISTING 2 STOREY TOWNHOUSES
 EXISTING 2 STOREY HOUSE
 VIEW GARDENS
 LONGHOUSE DEVELOPMENT

NO. 4 ROAD
 ORIGINAL PROPERTY LINE
 UTMATE PROPERTY LINE

BLDG. 4
 SLAB E.L. 2.50M

BLDG. 5
 SLAB E.L. 2.50M

BLDG. 6
 SLAB E.L. 2.50M

BLDG. 7
 SLAB E.L. 2.50M

EXISTING 2 STOREY TOWNHOUSES
 DRIVEWAY
 WALKWAY
 LANDSCAPE

EXISTING 2 STOREY HOUSES
 DRIVEWAY
 WALKWAY
 LANDSCAPE

EXISTING 2 STOREY HOUSES
 DRIVEWAY
 WALKWAY
 LANDSCAPE

EXISTING 2 STOREY HOUSES
 DRIVEWAY
 WALKWAY
 LANDSCAPE

EXISTING 2 STOREY HOUSES
 DRIVEWAY
 WALKWAY
 LANDSCAPE

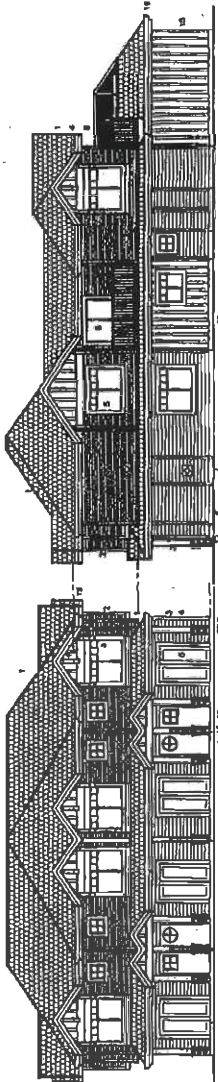


K
 Architecture
 and Planning, Inc.
 1201 Wilson Avenue, Suite 100
 Alexandria, VA 22304
 Tel: 703.771.8822

PLAN 6 DP 10-556907 February 8, 2012

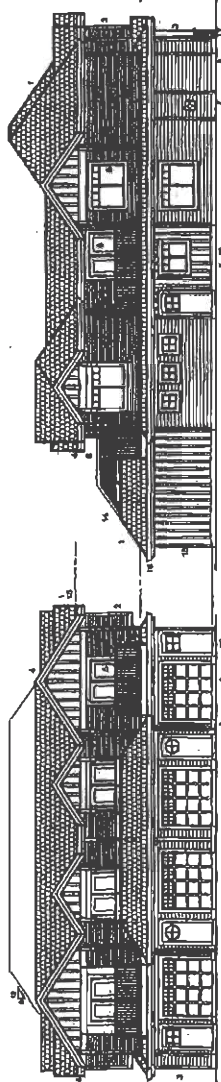
Legend Exterior Finishes

1. Brick
2. Hardwood Siding
3. Vertical Hardwood Siding
4. Horizontal Hardwood Siding
5. Vertical Hardwood Siding
6. Horizontal Hardwood Siding
7. Vertical Hardwood Siding
8. Horizontal Hardwood Siding
9. Vertical Hardwood Siding
10. Horizontal Hardwood Siding
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19. Vertical Hardwood Siding
20. Horizontal Hardwood Siding



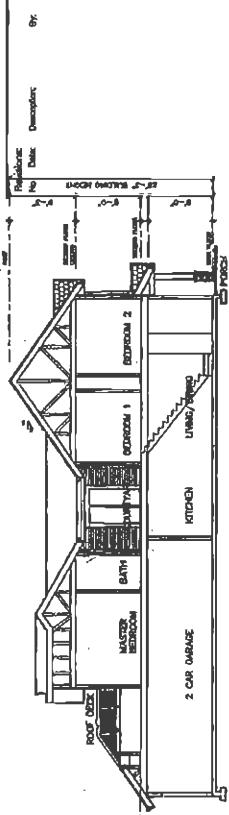
WEST ELEVATION-WALKWAY

NORTH ELEVATION-WALKWAY



EAST ELEVATION-LANE

SOUTH ELEVATION-WALKWAY



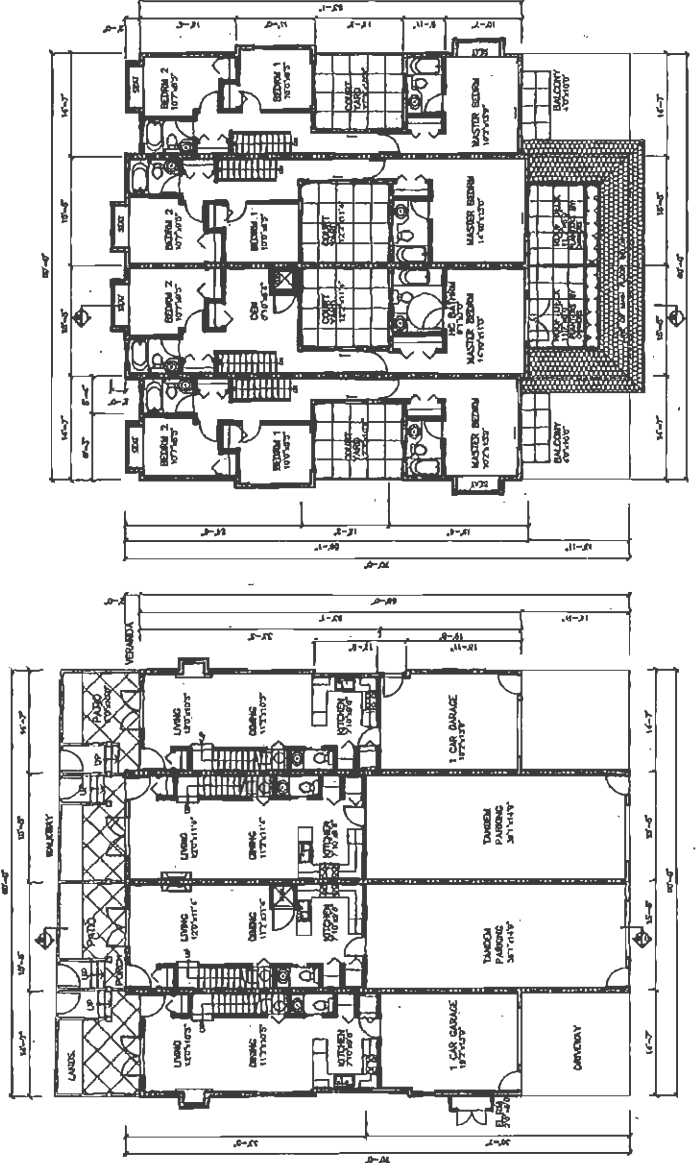
SECTION B-B

- ACCESSIBILITY NOTES**
- ACCESSIBILITY FEATURES WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) AND THE 2010 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) FOR THE ACCOMMODATION OF PHYSICALLY HANDICAPPED PERSONS. THE ACCOMMODATION OF PHYSICALLY HANDICAPPED PERSONS WILL BE PROVIDED AT A FUTURE DATE AND PROVISION OF LEASEHOLD AGREEMENTS.
 - A MAXIMUM ONE (1) UNIT PER BLOCK OF TOWNHOUSES WILL BE PROVIDED (1) TOWNHOUSE ACCESSIBLE BATHROOM WITH WHEELCHAIR ACCESSIBLE TOILET AND SHOWER, (2) WHEELCHAIR ACCESSIBLE KITCHEN, AND (3) WHEELCHAIR ACCESSIBLE LAUNDRY ROOM. THE ACCESSIBILITY FEATURES WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) AND THE 2010 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) FOR THE ACCOMMODATION OF PHYSICALLY HANDICAPPED PERSONS. THE ACCOMMODATION OF PHYSICALLY HANDICAPPED PERSONS WILL BE PROVIDED AT A FUTURE DATE AND PROVISION OF LEASEHOLD AGREEMENTS.
 - ACCESSIBILITY FEATURES WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) AND THE 2010 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) FOR THE ACCOMMODATION OF PHYSICALLY HANDICAPPED PERSONS. THE ACCOMMODATION OF PHYSICALLY HANDICAPPED PERSONS WILL BE PROVIDED AT A FUTURE DATE AND PROVISION OF LEASEHOLD AGREEMENTS.
 - ALL FEATURES WILL BE FULLY ENCLOSED ON THE BUILDING FRONT ENTRANCE.



Richview Gardens
 Townhouse development
 RES11, G351, G351, G371
 No. 4 Road, Herndon, VA

sheet no.
 building 4-floor plans,
 elevs. & section
 convertible unit
 date: October 14, 2003
 scale: 1/8"=1'-0"
 drawn by
 checked by



UNIT C UNIT D UNIT C1
 CONVERTIBLE UNIT
 MAIN FLOOR PLAN
 BUILDING 4

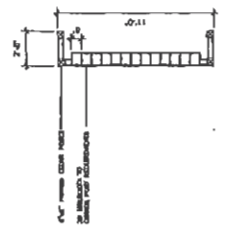
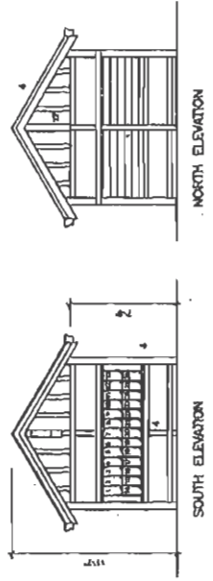
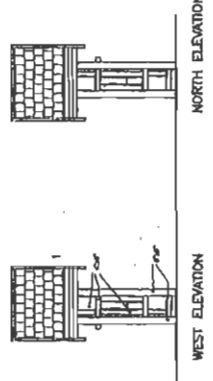
UNIT C UNIT D UNIT C1
 CONVERTIBLE UNIT
 SECOND FLOOR PLAN
 BUILDING 4



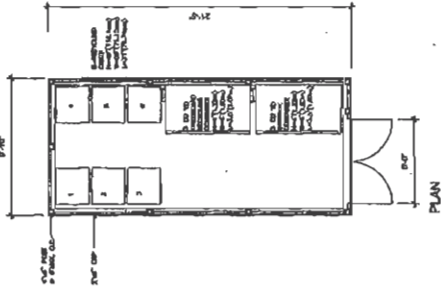
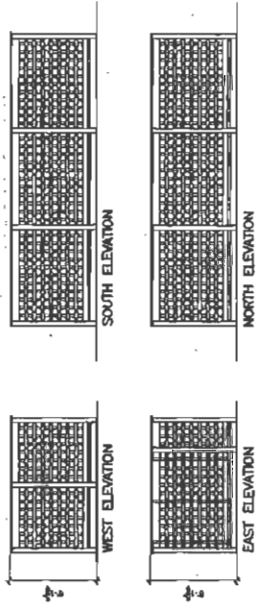
Kenneth C. King
 Architect
 Professional Design
 2201 Lakeside Drive, Suite 400
 Raleigh, NC 27607
 Tel: 919/771-3000 Fax: 919/771-3001

Revision	Date	Description	By

- Legend Exterior Finishes**
- 1 light beige stucco
 - 2 white stucco
 - 3 white stucco with horizontal lines
 - 4 white stucco with vertical lines
 - 5 white stucco with diagonal lines
 - 6 white stucco with brick pattern
 - 7 white stucco with random stone pattern
 - 8 white stucco with random stone pattern
 - 9 white stucco with random stone pattern
 - 10 white stucco with random stone pattern
 - 11 white stucco with random stone pattern
 - 12 white stucco with random stone pattern
 - 13 white stucco with random stone pattern
 - 14 white stucco with random stone pattern
 - 15 white stucco with random stone pattern
 - 16 white stucco with random stone pattern
 - 17 white stucco with random stone pattern
 - 18 white stucco with random stone pattern
 - 19 white stucco with random stone pattern
 - 20 white stucco with random stone pattern



PLAN
 ROOFED MAILBOX STRUCTURE



PLAN
 GARAGE/ RECYCLING ENCLOSURE
 (SEE LANDSCAPE ARCH. DETAILS)



richview gardens
 townhouse development
 #6314, 6321, 6361, 6371
 no. 4 road, richmond, n.c.

sheets
 mailbox structure
 garbage & recycling enclosure

date: october 14, 2008
 scale: 1/8"=1'-0"
 project no. 200812
 sheet no. 9

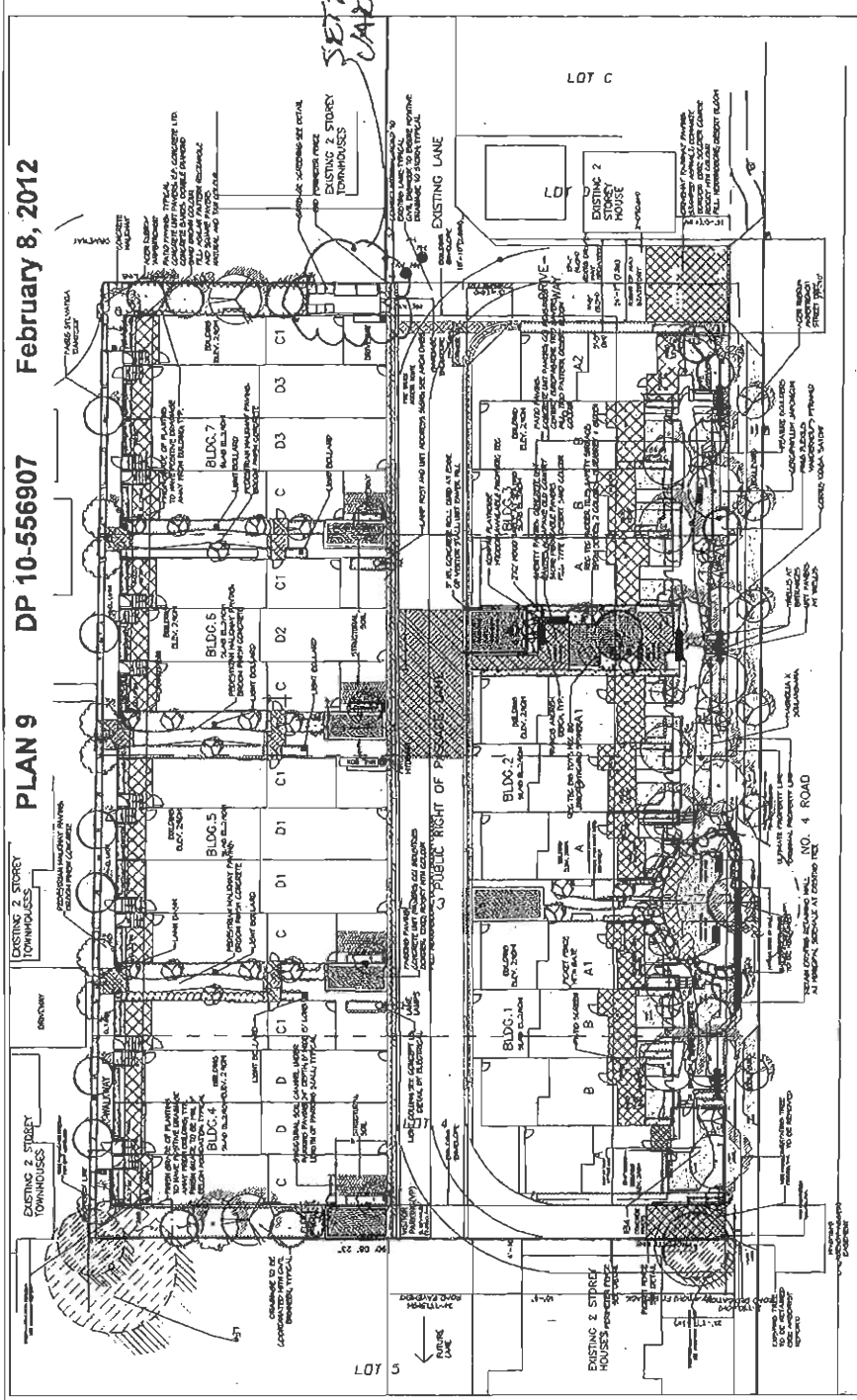


M2 LANDSCAPE ARCHITECTURE
 5811 Falcon Drive
 Coquitlam, British Columbia
 TEL: 604-941-5788
 FAX: 604-934-3888

NO.	DESCRIPTION	DATE
1	CONCEPT PLAN	2011-08-15
2	PRELIMINARY PLAN	2011-09-15
3	FINAL PLAN	2012-02-08
4	AS-BUILT PLAN	2012-03-15
5	CONCEPT PLAN	2012-04-15
6	PRELIMINARY PLAN	2012-05-15
7	FINAL PLAN	2012-06-15
8	AS-BUILT PLAN	2012-07-15
9	CONCEPT PLAN	2012-08-15
10	PRELIMINARY PLAN	2012-09-15
11	FINAL PLAN	2012-10-15
12	AS-BUILT PLAN	2012-11-15
13	CONCEPT PLAN	2012-12-15
14	PRELIMINARY PLAN	2013-01-15
15	FINAL PLAN	2013-02-15
16	AS-BUILT PLAN	2013-03-15
17	CONCEPT PLAN	2013-04-15
18	PRELIMINARY PLAN	2013-05-15
19	FINAL PLAN	2013-06-15
20	AS-BUILT PLAN	2013-07-15

TOWNHOUSE DEVELOPMENT
 608 608 608 608
 408 408 408 408

DATE:	02/08/12
SCALE:	1/8"=1'-0"
PROJECT NO.:	12
DATE:	02/08
PROJECT NAME:	TOWNHOUSE DEVELOPMENT
PROJECT NUMBER:	12
DATE:	02/08



PLANT SCHEDULE

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	PLANT 1
2	(Symbol)	PLANT 2
3	(Symbol)	PLANT 3
4	(Symbol)	PLANT 4
5	(Symbol)	PLANT 5
6	(Symbol)	PLANT 6
7	(Symbol)	PLANT 7
8	(Symbol)	PLANT 8
9	(Symbol)	PLANT 9
10	(Symbol)	PLANT 10
11	(Symbol)	PLANT 11
12	(Symbol)	PLANT 12
13	(Symbol)	PLANT 13
14	(Symbol)	PLANT 14
15	(Symbol)	PLANT 15
16	(Symbol)	PLANT 16
17	(Symbol)	PLANT 17
18	(Symbol)	PLANT 18
19	(Symbol)	PLANT 19
20	(Symbol)	PLANT 20

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3611 Falcon Drive
Columbus, British Columbia
V5Z 2Z2 TEL: 604.538.3388
FAX: 604.538.3688

*STREET
LAMP*

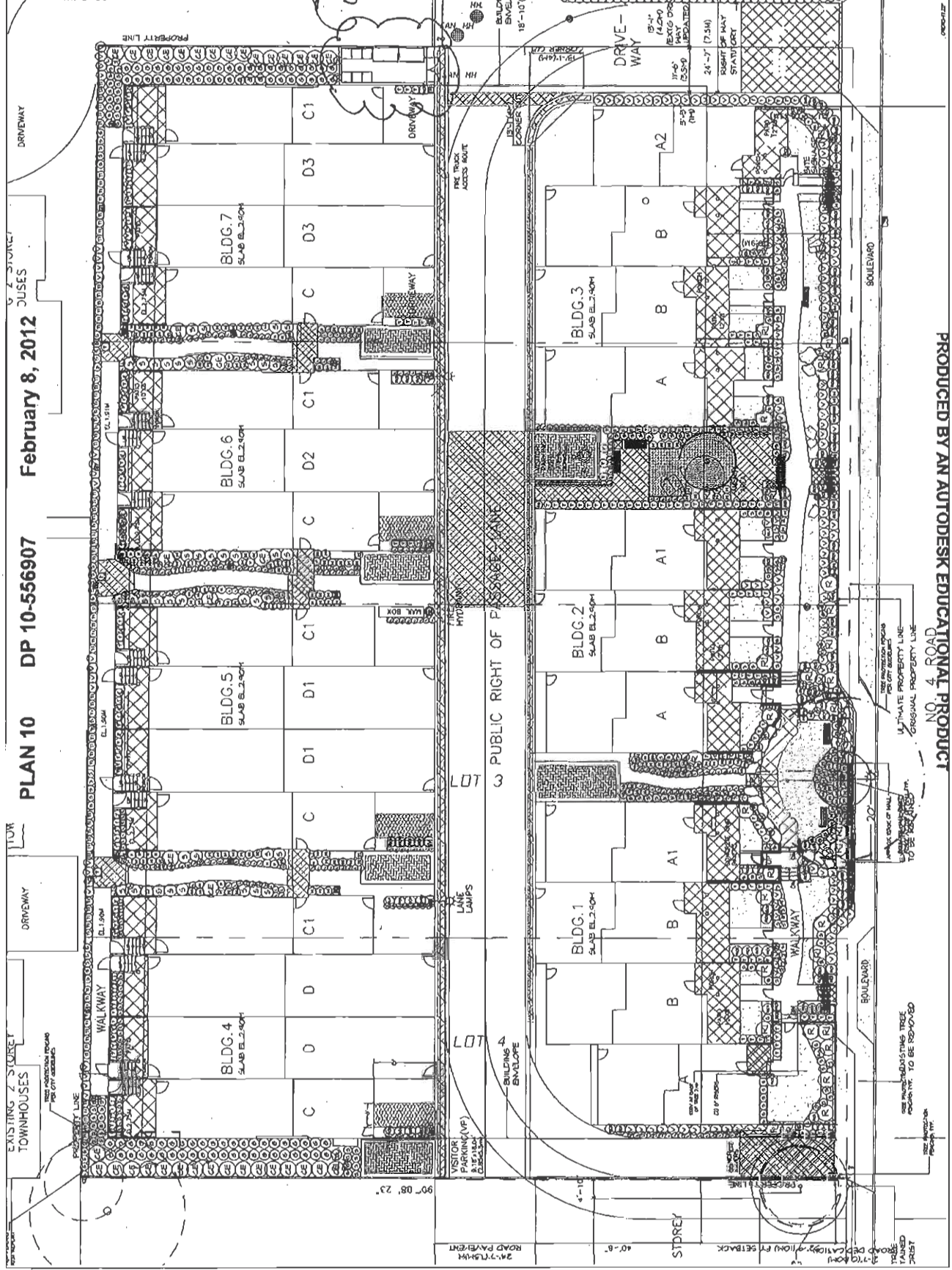
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TOWNHOUSE DEVELOPMENT
6000 40th Street
NO. 4 RD. RD-16040

SHRUB PLAN

13

DATE: 02/08/12
SCALE: 1/8" = 1'-0"
SHEET NO. 13 OF 17



PLAN 10 DP 10-556907 February 8, 2012

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



2811 Falcon Drive
Atlanta, GA 30328
Tel: 604.941.5258
Fax: 604.941.3088

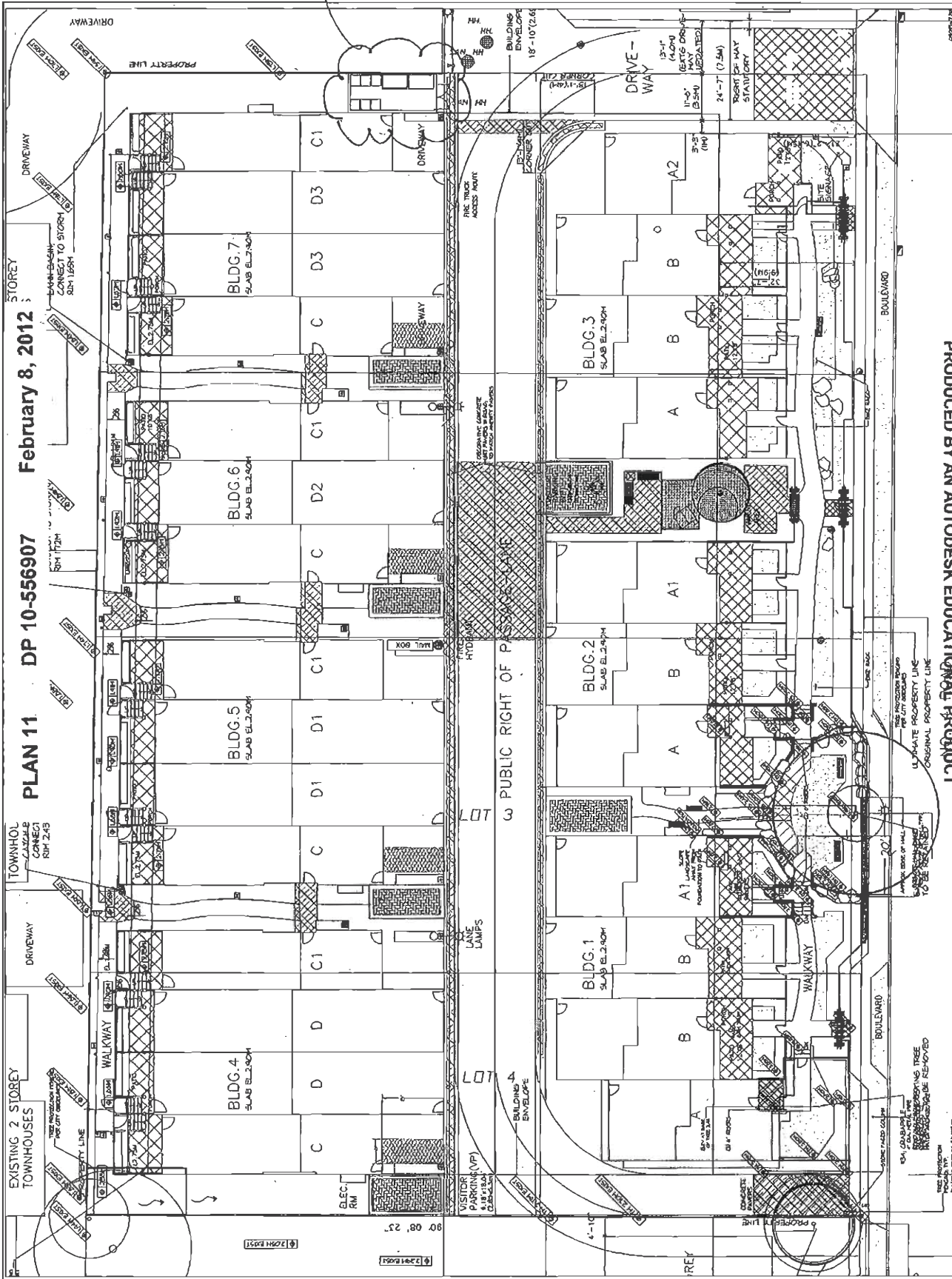
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NO.	DESCRIPTION	DATE
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91	REVISED	01/10/12
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93	REVISED	01/10/12
94	REVISED	01/10/12
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96	REVISED	01/10/12
97	REVISED	01/10/12
98	REVISED	01/10/12
99	REVISED	01/10/12
100	REVISED	01/10/12

TOWNHOUSE DEVELOPMENT
 6000 43RD AVE
 A/C # RD. 10-55690

DRAWING TITLE
 FENCING WALL
 LAYOUT PLAN

DATE: 02/07/12
 DRAWING NUMBER: L4
 SHEET NUMBER: 06 OF 7
 PROJECT NUMBER: 10-55690



PLAN 11 DP 10-556907 February 8, 2012

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

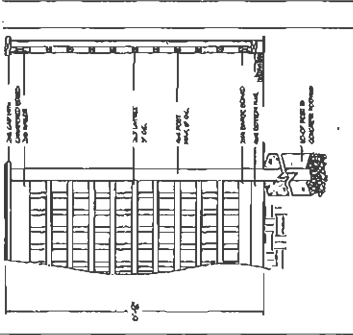
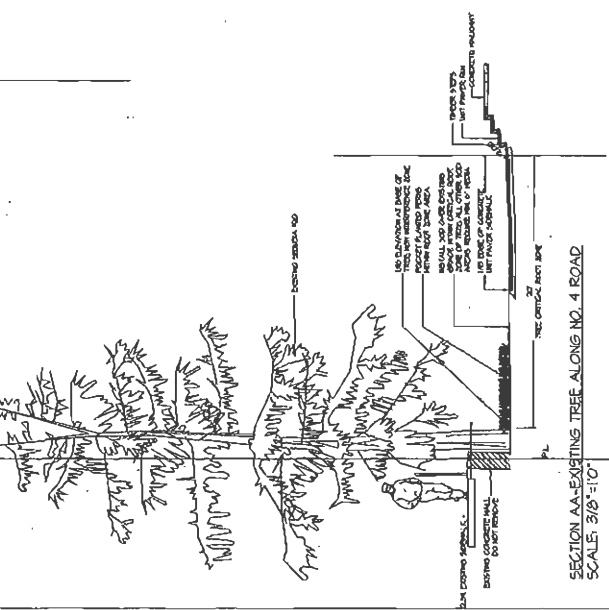
February 8, 2012

DP 10-556907

PLAN 12

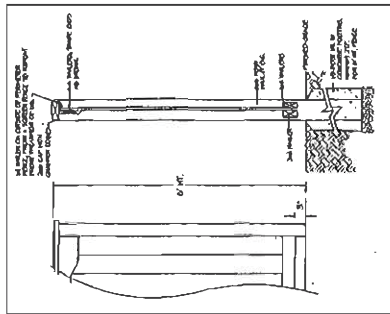


M2 Landscape Architecture
 1001 E. 18th Ave.
 Columbus, OH 43206
 TEL: 614.444.5288
 FAX: 614.434.3088



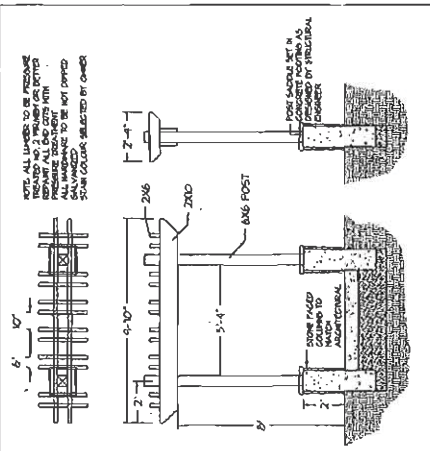
- NOTES:
1. THIS SCREEN IS TO BE USED TO SCREEN ALL DEBRIS FROM THE GARBAGE TRUCK.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ARCHITECT.
 4. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ARCHITECT.
 5. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ARCHITECT.

2. GARBAGE SCREEN
 1/2" = 1'-0"

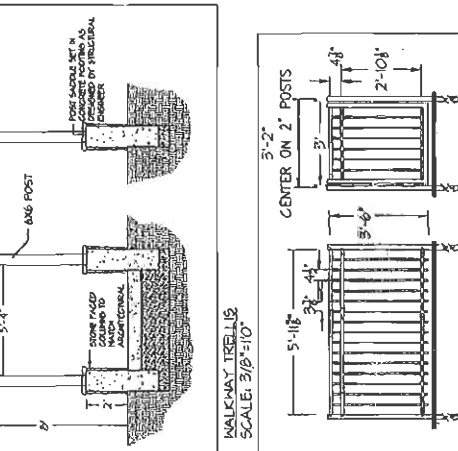
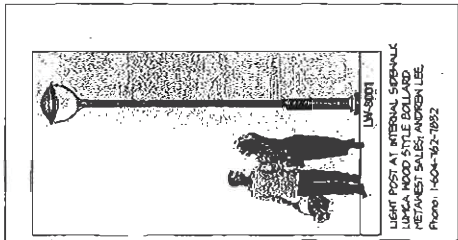


- NOTES:
1. THIS FENCE IS TO BE USED TO ENCLOSE THE PROPERTY.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ARCHITECT.
 4. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ARCHITECT.
 5. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ARCHITECT.

1. 6' HEIGHT SOLID WOOD FENCE
 1/2" = 1'-0"



PRIVACY SCREEN AND METAL PICKET FENCE
 SCALE: 3/8"=1'-0"



WALKWAY LIGHT COLUMN
 SCALE: 1/2"=1'-0"

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	02/08/12	MM	MM
2	ISSUED FOR PERMIT	02/08/12	MM	MM
3	ISSUED FOR PERMIT	02/08/12	MM	MM
4	ISSUED FOR PERMIT	02/08/12	MM	MM
5	ISSUED FOR PERMIT	02/08/12	MM	MM
6	ISSUED FOR PERMIT	02/08/12	MM	MM
7	ISSUED FOR PERMIT	02/08/12	MM	MM
8	ISSUED FOR PERMIT	02/08/12	MM	MM
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17	ISSUED FOR PERMIT	02/08/12	MM	MM
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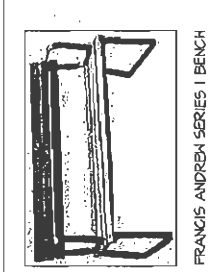
PROJECT: TOWNHOUSE DEVELOPMENT
 6801 48TH AVE. #301
 NO. 4 RD. RICHMOND

DATE: 02/08/12
 SCALE: AS NOTED
 DRAWN: MM
 CHECKED: MM
 APPR.: MM

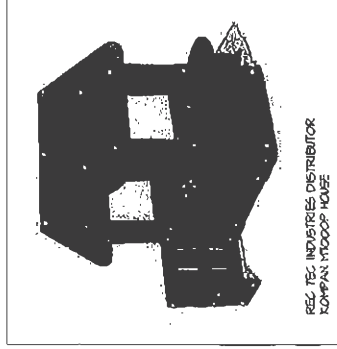
DRAWING NUMBER: L5

DATE: 02/08/12

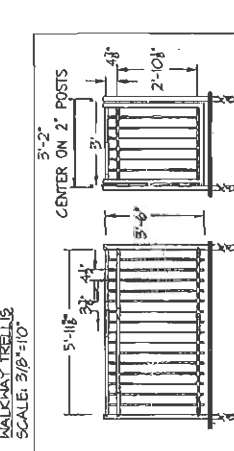
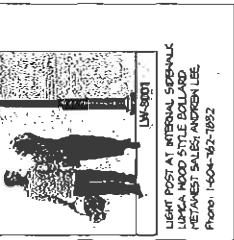
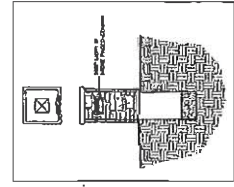
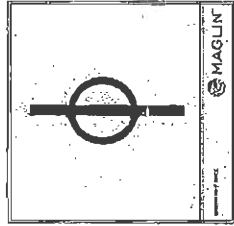
PROJECT NUMBER: 10-556907



FRANCIS ANDREW SERIES I BENCH



RECT. INDUSTRIES DISTRIBUTOR
 ROMAN MOODY-HOUSE



PRIVACY SCREEN AND METAL PICKET FENCE
 SCALE: 1/2"=1'-0"



Karimath & King
 Architects
 Professional Design
 1801 Midland Avenue, Suite 503
 Toronto, Ontario M2M 3L9
 Tel: 416-593-7771 Fax: 416-593-7772

Revision:	Date:	Description:

By:

ACCESSIBILITY NOTES:

- ACCESSIBILITY FEATURES WILL BE PROVIDED IN ACCORDANCE WITH THE CANADIAN BUILDING REGULATIONS TO SUPPORT ACCESS FOR MOBILITY IMPAIRED INDIVIDUALS. THE PROVIDER OF ACCESSIBILITY FEATURES SHALL BE RESPONSIBLE FOR THE PROVISION OF ACCESSIBILITY FEATURES IN ACCORDANCE WITH THE CANADIAN BUILDING REGULATIONS. THE PROVIDER OF ACCESSIBILITY FEATURES SHALL BE RESPONSIBLE FOR THE PROVISION OF ACCESSIBILITY FEATURES IN ACCORDANCE WITH THE CANADIAN BUILDING REGULATIONS.
- A MINIMUM ONE (1) UNIT PER BLOCK OF CONDOMINIUM SHALL BE PROVIDED FOR ACCESSIBILITY PURPOSES. SUCH AS ONE (1) UNIT PER BLOCK OF CONDOMINIUM SHALL BE PROVIDED FOR ACCESSIBILITY PURPOSES. SUCH AS ONE (1) UNIT PER BLOCK OF CONDOMINIUM SHALL BE PROVIDED FOR ACCESSIBILITY PURPOSES.
- CONCRETE/STAINLESS STEEL FINISHES SHALL BE PROVIDED FOR ACCESSIBILITY PURPOSES. SUCH AS ONE (1) UNIT PER BLOCK OF CONDOMINIUM SHALL BE PROVIDED FOR ACCESSIBILITY PURPOSES.
- ALL FEATURES WILL BE FULLY DETAILLED ON THE BUILDING PERMIT DRAWINGS.

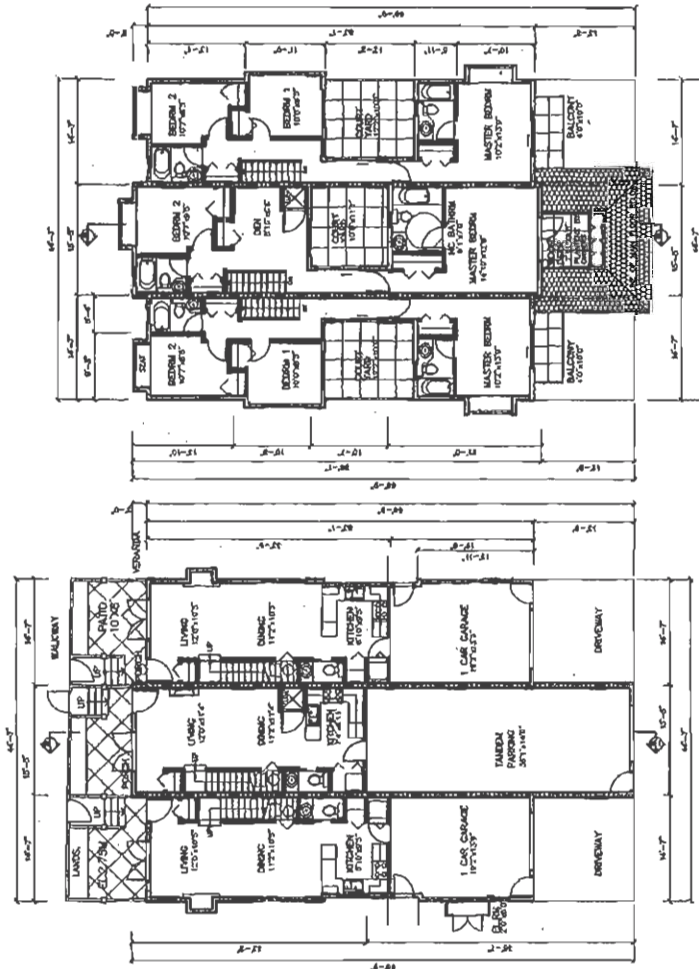


richview gardens
 townhouse development
 #8311, 8331, 8351, 8371
 no. 4 road, richmond, b.c.

sheet 02b

building 6-floor plans

date:	October 14, 2009	checked:
scale:	1/8"=1'-0"	drawn by:
project no.:	7970011179	sheet no.:



UNIT C UNIT D2 UNIT C1
 CONVERTIBLE UNIT
 MAIN FLOOR PLAN BUILDING 6
 UNIT C UNIT D2 UNIT C1
 CONVERTIBLE UNIT
 SECOND FLOOR PLAN BUILDING 6



February 8, 2012

DP 10-556907

REFERENCE PLAN

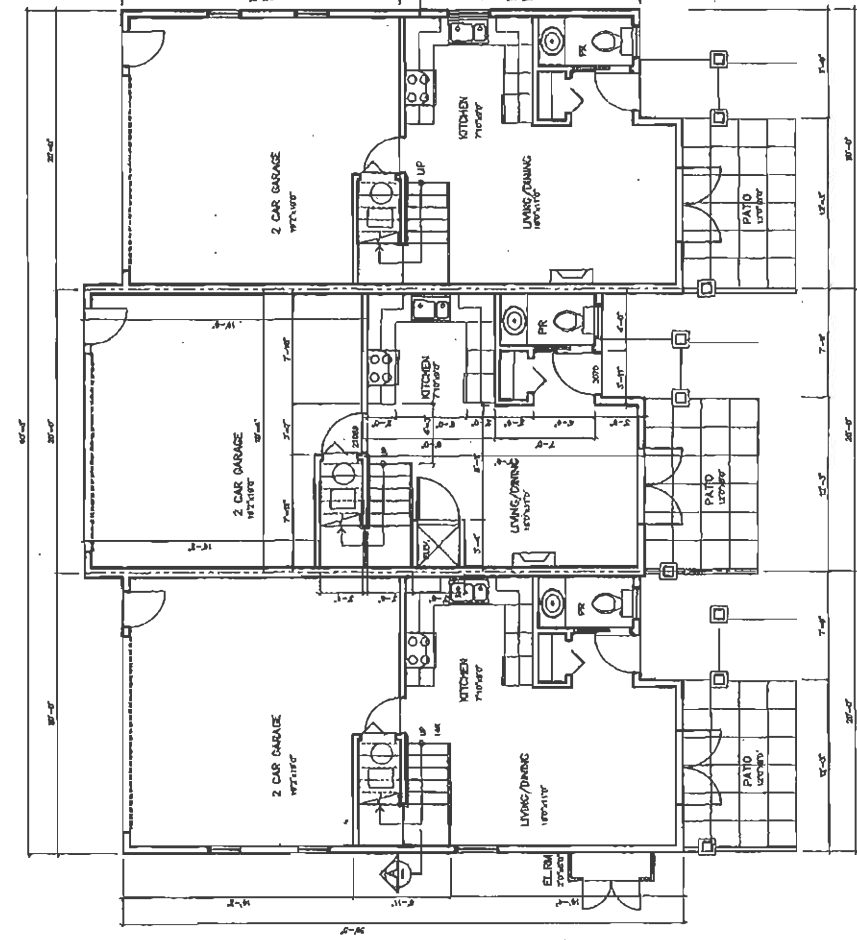
ACCESSIBILITY NOTES

- ACCESSIBILITY FEATURES WILL BE PROVIDED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR REGULATION OF CONCRETE SLABS TO ACCOMMODATE THE PROVISION OF LIFT LORRY HANDLES

- UNLESS ONE (1) UNIT PER BLOCK OF CONVEYABLE FEATURES SUCH AS ONE (1) UNIT PER BLOCK OF CONVEYABLE ACCESS AS SHOWN, RAMP AND BOWLED THROUGHOUT STRUCTURAL, FINISHES, AND DOORS OR WINDOWS TO THE ACCESSIBLE FEATURES INCORPORATED ABOVE.

- CONVEYABLE FEATURES HAVE BEEN PROVIDED ON THE SITE DRAWINGS AND ARE FULLY COMPLIANT WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE BUILDINGS AND ELEMENTS OF THE BUILDING CODE.
- ALL FEATURES WILL BE FULLY DEMONSTRATED ON THE BUILDING POINT DEMONSTRATION.

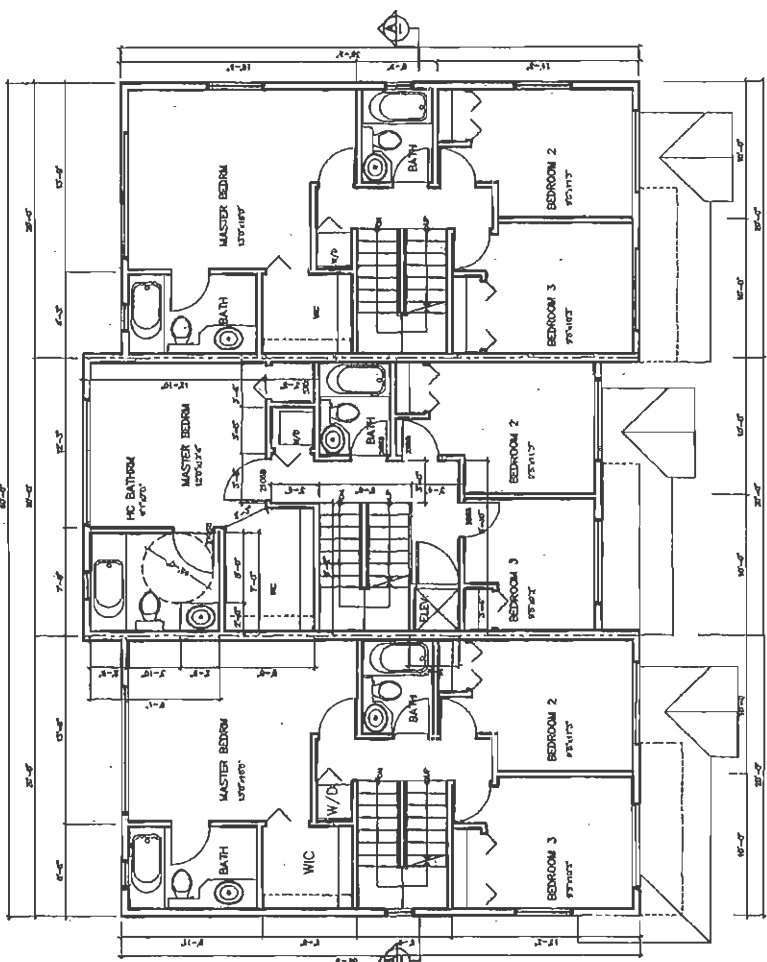
Kenneth & King
 Architecture
 Planning/Urban Design
 Interior Design
 1001 15th Street, N.W.
 Washington, D.C. 20004



UNIT A
 MAIN FLOOR PLAN
 BUILDING 2

UNIT B
 CONVEYABLE UNIT

UNIT A1



UNIT A
 SECOND FLOOR PLAN
 BUILDING 2

UNIT B
 CONVEYABLE UNIT

UNIT A1



Richview Gardens
 Townhouse Development
 #6311, 6311, 6311, 6377
 No. 4 Road, Richmond, D.C.

Sheet Title
 Building 2-conveyable unit
 floor plan
 Date: October 14, 2009
 Scale: 1/4"=1'-0"
 Project No. 100000000
 Sheet No. 000000000

