



# City of Richmond

## Report to Development Permit Panel Planning and Development Department

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 1, 2012  
**File:** DP 11-592266  
**Re:** Application by Kraftsmen Holdings Ltd. for a Development Permit at 4151,  
4171 and 4191 No. 4 Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road on a site zoned Town Housing (ZT67); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
  - b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Kraftsmen Holdings Ltd. has applied to the City of Richmond for permission to develop 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road. The site is being rezoned from Single Detached (RS1/F) to Town Housing (ZT67) for this project under Bylaw No. 8788 (RZ 10-545531). The site is currently vacant.

A Servicing Agreement for site servicing and frontage improvements along No. 4 Road is required prior to issuance of a Building Permit for the 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

The site is located within the Alexandra Neighbourhood of the West Cambie Area Plan, Schedule 2.11A of the Official Community Plan (OCP). The Alexandra Neighbourhood Land Use Map designates this area as "Character Area 5 – Low Density Housing" for "2 & 3-storey Townhouses." Development surrounding the subject site is as follows:

- To the North: A recently approved multiple-family development (three-storey townhouses, under construction), zoned Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie);
- To the East: Across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood, zoned Single Detached (RS1/B);
- To the South: Existing single-family homes fronting No. 4 Road in an area designated for Townhouses; and
- To the West: Tomsett Elementary School.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 7, 2011. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Disruption in the neighbourhood from construction trucks not adhering to appropriate construction hours.

*A Construction Parking and Traffic Management Plan has been submitted and approved by the Transportation Department. Construction hours are noted on the Construction Parking and Traffic Management Plan and traffic controllers will be hired to ensure trucks adhere to appropriate hours.*

2. Tree retention and the survivability of replacement trees.

*A letter of undertaking for arborist services during construction has been submitted.*

3. The proposed reduction of the north side yard setback to accommodate a garbage and recycling enclosure.

*Location of enclosure along the north property line pertains to the garbage/recycling enclosure in the adjacent development to the north. Proposed location will also provide a convenient location for both residents and garbage/recycling pick up.*

4. The negative impact on the health of residents from aircraft noise and pollution from the overhead flight path.

*All residential units are required to achieve CMHC interior noise standards and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" in order to comply with the OCP Aircraft Noise Policy. An acoustical report, demonstrating how the required noise and thermal condition standards has been submitted, and recommendations from the acoustical report have been incorporated in the proposal.*

5. The destruction of the natural environment, including the school yard at nearby Tomsett Elementary School due to the addition of sewer pipes.

*Minimum excavation required to connect to existing sewer pipes located on the school site.*

#### 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 Town Housing (ZT67) 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) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.);

*(Staff supports the proposed variance as the proposed development will not restrict development of lands to the south of the subject site. In keeping with the Area Plan liveability and urban design objectives, a development concept for the neighbouring development parcels has been prepared and reviewed by staff, and is on file. Although the proposed parcel size does not meet the minimum requirement, the applicant has demonstrated that this block could be developed in an unified approach).*

- 2) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

*(Staff supports the proposed variance, as it is a minor variance, which pertains to single-storey garbage and recycling enclosure attached to Building No. 7 to encroach into the north side yard setback. The enclosure has solid roof cover, but building is left open for ventilation as well as visibility for security purposes.)*

### Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, December 21, 2011 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*

- The proposed height, siting and orientation of the buildings respect the massing of the surrounding built environment. The proposal can be considered as an extension of the adjacent development to the north. The proposed three-storey height of units is appropriate within this sub-area to achieve intended urban character envisioned for this area.
- Cross-access drive aisle and townhouse unit back yard conditions are provided at the interface to the existing single-family lots to the south. The increased setbacks (4.5 m) minimize overlook and overshadowing to the adjacent existing single-family homes, and potential future townhouse developments.
- The applicant is proposing to raise the site grade. It is anticipated that the site grade of the adjacent older single-family lots to the south will also be raised through future redevelopment. Perimeter drainage will be installed as part of the Building Permit to ensure the proposed grade change does not adversely impact the surrounding sites.
- The applicant has addressed privacy for the adjacent townhouse units to the north through the retention of the existing 1.8 m height solid wood privacy fencing and the provision of planting along the north property line.
- Direct access to the adjacent school site is provided through a private locked pedestrian gate at the west end of the internal walkway between Buildings #2 and #3, linked to the amenity area onsite.

#### *Urban Design and Site Planning*

- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting No. 4 Road, complete with a landscaped edge, a low retaining wall, low metal fencing, and gates to individual townhouse unit front doors.
- All units along No. 4 Road have direct access from the sidewalk to the first habitable level (2<sup>nd</sup> floor) of the units.
- Vehicle access is via an existing Public Right-of-Passage (PROP) Right-of-Way (ROW) (BCP45651) on the adjacent townhouse development to the north at 4099 No. 4 Road.
- A separate pedestrian entrance to the development site is proposed between Buildings #5 and #6.
- The site layout includes 25 three-storey townhouse units. The townhouses are provided in six (6) four-plexes and one (1) detached convertible unit.



- A total of 49 residential parking stalls are provided for this 25 unit townhouse development, which exceeds the bylaw requirement. Tandem parking spaces are proposed in 24 of the units. Registration of a legal agreement, prohibiting conversion of tandem parking area into habitable area, is required. A handicap parking stall is provided in the convertible unit.
- The size and location of the outdoor amenity space, within the central portion of the site, is appropriate in providing open landscape and amenity convenient to all of the units. Mailboxes and short-term bicycle parking spaces are also located at a central location next to the outdoor amenity area.

#### *Architectural Form and Character*

- The massing of the proposed development shares some architectural elements of the adjacent development to the north to create a strong rhythm and reinforce the existing character along the streetscape.
- Individual units are well articulated and buildings facing onto No. 4 Road appear to be 2-1/2 storeys to encourage interaction with the pedestrian realm.
- Visual interest has been incorporated with a variety of roof elements, projecting bays, and a range of materials and colour finishes.
- The proposed exterior finish materials (narrow exposure (4 in.) horizontal vinyl siding, wide exposure (6 in.) horizontal Hardie plank siding, Hardie panel, painted wood trim and fascia, and asphalt roof shingles) are generally consistent with the OCP Guidelines. The proposed materials are consistent with the material palette of the adjacent townhouse development to the north.
- The cool colour palette of the proposed development complements the warm colour palette of the adjacent townhouse development to the north.
- The impact of blank garage doors has been mitigated with narrow width, transom windows, overhanging decks, planting islands, and pedestrian entries.
- One (1) convertible unit has been incorporated into the design. An alternate floor plan demonstrating simple conversion potential to accommodate a person in a wheelchair is provided (see convertible unit plan for the "C" unit where an elevator may be installed; the base and framing of the opening for installation of a hydraulic elevator is provided in this unit).
- Accessibility features that allow for aging in place have been incorporated into 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*

- The applicant is proposing to remove all of the 52 bylaw-sized trees on-site identified for removal at the rezoning stage; 104 replacement trees are required.
- The applicant is proposing to plant 46 replacement trees on-site and provide cash-in-lieu (\$29,000) for off-site planting of the balance of the replacement trees (58 trees) prior to issuance of the Development Permit.

- A Tree Cutting Permit was issued for the removal of two (2) trees (out of the 52 trees identified for removal) due to impeding of demolition. All other bylaw-sized trees are retained and protected on-site. The balance of bylaw-sized trees on-site identified for removal (50 trees) will be retained on-site until the Development Permit is issued.
- The applicant has committed to the protection of one (1) tree located on the adjacent property to the south at 4211 No. 4 Road and one (1) tree located on the adjacent property to the west at 9671 Oldin Road. Tree protection fencing on-site around the driplines of all trees to be retained on the neighbouring properties will be required prior to any construction activities, including building demolition, occurring on-site. A contract with a certified arborist to inspect tree protection fencing on-site and oversee construction activities within the tree protection zones has been provided.
- The landscape design includes the planting of trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping. The proposed lot coverage for landscaping with live plant materials is 28.3%.
- Outdoor amenity space is proposed within the site at a central location, and satisfies the OCP requirements for size, location, visual surveillance and access. It includes an area designed for active children's play (three (3) tree climbers are proposed on fibar surface) and an area for passive recreation.
- The streetscape fences have three (3) different gate designs to create a pattern and identity along the property edge.
- Large specimen conifers have been added to compensate for the large conifers trees removed on-site.
- Permeable pavers are proposed on a large portion of the internal drive aisles, visitor parking areas, and private patio areas to improve the permeability of the site. The proposed lot coverage for permeable surface is 13%; the total lot coverage for porous surfaces is therefore increased to 41.3%.
- The proposed Allan Block retaining wall, capstones stairs, 36 in. high wood fence with gates, as well as 11 Magnolia trees along the No. 4 Road frontage are located within a new 3.0 m ROW. An encroachment agreement is required prior to Building Permit issuance.
- Cash-in-lieu (\$31,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 10-545531).

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

- Centrally located outdoor amenity area and mailbox kiosk for maximum surveillance.
- Unit entrances visible from other units and street for passive surveillance.
- Hierarchy of spaces from public to private, creating territoriality. Open spaces range from shared open spaces (amenity area, pedestrian walkway to No. 4 Road) to more private (walkway to school) to private yards. This increasing privacy is evident through planting and fencing.

#### ***Sustainability***

- The development proposes a fairly small typical unit, which maximizes land use and increases efficiency of utilities.

- Buildings incorporate from one (1) to four (4) units; maximizing party walls and minimizing extend of exterior envelope (and heat gain/loss).
- The development proposes less site coverage than allowed and integrates permeable pavers on 13% of the site surfaces to assist on-site storm water management.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Low E-glass windows, Energy Star appliances and low flow fixtures are provided in all units.

#### *Aircraft Noise Sensitive Land Use Policy*

- In consideration for rezoning, the developer has agreed to sign a Restrictive Covenant, agreeing to have the building designed to incorporate adequate sound measures against aircraft noise before obtaining a rezoning.
- The developer has submitted a report on recommended acoustic sound insulation measures prepared by a registered professional qualified in acoustics.
- The developer has submitted a report identifying measures to incorporate central air conditioning in the construction of the building in order to maintain the acoustic integrity of the building envelope, essential to maintain a highly liveable interior environment when windows are shut, particularly during warm summer months.
- The developer has agreed to retain a registered professional to certify that any required noise insulation measures have been installed according to the report recommendations, before obtaining the Occupancy Permit.

#### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The subject proposal complies with City-wide and Alexandra Neighbourhood Sub-Area objectives for development and population growth. The applicant has agreed to the list of Development Permit Considerations included in **Attachment 3**. On this basis, staff supports the proposal and recommends that the Development Permit be issued.



Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet  
Attachment 2: Advisory Design Panel Minutes and Design Responses.  
Attachment 3: Development Permit Considerations Concurrence



DP 11-592266

Attachment 1

Address: 4151, 4171 and 4191 No. 4 Road

Applicant: Kraftsmen Holdings Ltd.

Owner: Westmark Developments (West Cambie) Ltd.

Planning Area(s): West Cambie

Floor Area Gross: 3,603.3 m<sup>2</sup> (38,787 ft<sup>2</sup>)

Floor Area Net: 2,485.3 m<sup>2</sup> (26,861 ft<sup>2</sup>)

|                  | Existing  | Proposed                    |
|------------------|---|-----------------------------|
| Site Area:       | 4,051.2 m <sup>2</sup>  | 3,836.1 m <sup>2</sup>      |
| Land Uses:       | Single-Family Residential   | Multiple-Family Residential |
| OCP Designation: | Residential Area 2 - 0.65 base FAR (maximum 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses | No Change                   |
| Zoning:          | Single Detached (RS1/F)   | Town Housing (ZT67)         |
| Number of Units: | 3 single-family dwellings   | 25 townhouse units          |

|   | Bylaw Requirement                      | Proposed              | Variance           |
|---|--|-----------------------|--------------------|
| Floor Area Ratio:                             | Max. 0.65                              | 0.65                  | none permitted     |
| Lot Coverage – Building:                      | Max. 40%                               | 35.7%                 | none               |
| Lot Coverage – Non-porous Surfaces            | n/a                                    | 58.7%                 | n/a                |
| Lot Coverage – Landscaping:                   | n/a                                    | 28.3%                 | n/a                |
| Setback – Front Yard:                         | Min. 5.0 m                             | 5.0 m                 | none               |
| Setback – Side Yard (north):                  | Min. 3.0 m                             | 1.6 m                 | variance requested |
| Setback – Side Yard (south):                  | Min. 3.0 m                             | 3.0 m                 | none               |
| Setback – Rear Yard:                          | Min. 3.0 m                             | 3.0 m                 | none               |
| Height (m):                                   | Max. 12.0 m & 3 storeys                | 11.39 m               | none               |
| Lot Size:                                     | 5,000 m <sup>2</sup>                   | 3,836 m <sup>2</sup>  | variance requested |
| Off-street Parking Spaces – Resident/Visitor: | 38 / 5                                 | 49 and 5              | none               |
| Off-street Parking Spaces – Accessible:       | 1                                      | 1                     | none               |
| Total off-street Spaces:                      | 43                                     | 54                    | none               |
| Tandem Parking Spaces                         | permitted                              | 48                    | none               |
| Bicycle Parking – Class 1/2                   | 32 / 5                                 | 32 / 5                | none               |
| Amenity Space – Indoor:                       | Min. 70 m <sup>2</sup> or Cash-in-lieu | \$37,000 cash-in-lieu | none               |



|                          |   |                    |      |
|--------------------------|---|--------------------|------|
| Amenity Space – Outdoor: | Min. 6 m <sup>2</sup> x 25 units = 150 m <sup>2</sup> | 180 m <sup>2</sup> | none |
|--------------------------|---|--------------------|------|

Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, December 21, 2011 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

The comments of the Panel were as follows:

1. design development to look at the paving treatment to provide tactility and to make the internal streetscapes more friendly;  
*Pavers have been added to the main internal street.*
2. consider variations in colour to the garage doors to make the internal streetscape more friendly;  
*Variations provided.*
3. consider improvements to express the project's identity;  
*2 signs have been located, one at the left of the entry and on as you enter into this portion of the property.*
4. consider design elements at the corners of the entry building to identify the project and mark the entry into the development from the shared drive aisle;  
*Shed roofs added to Unit A1a to provide additional parked depth at entry of project.*
5. consider providing a small tree for each unit along No. 4 Road;  
*Small tree added.*
6. consider landscaping improvements to provide a sense of entry and place that is warm and inviting, e.g. signage, gating, paving and fencing;  
*2 signs have been located, one at the left of the entry and on as you enter into this portion of the property; pavers have been added to the main internal street.*
7. consider opening up the trees along the south side of the amenity area to increase sunshine penetration and avoid shading;  
*Some trees have been removed to the south of the play area.*
8. consider opportunities to provide creative detailing in the fencing at key locations;  
*3 different gate details have been added for the streetscape fencing.*
9. consider providing one additional convertible unit;  
*The narrow footprint of the tandem unit makes it difficult to accommodate all the features necessary for a convertible unit. One convertible unit is provided in Building 2, Unit C (previously in Building 3).*

10. consider opportunities for accessible-friendly features in other units;  
*Aging in place features such as solid blocking in washroom walls and lever type handles for plumbing and door handles provided in all units.*
11. consider lighting to avoid fence graffiti and surveillance of play area at night;  
*Lighting to be provided.*
12. consider providing a lockable gate to prevent pedestrian traffic through the site, between the school property and No. 4 Road; and  
*Lockable gate for this entrance to the site.*
13. consider providing signage both at the No. 4 Road and drive aisle entries into the site.  
*Added signage at both locations.*



**City of  
Richmond**

## **Development Permit Considerations**

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 4151, 4171 and 4191 No. 4 Road

**File No.:** DP 11-592266

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

1. Final adoption of the Zoning Amendment Bylaw 8788.
2. City acceptance of the developer's offer to voluntarily contribute \$29,000.00 to the City's Tree Compensation Fund for the planting of 58 replacement trees within the City.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. Receipt of a Letter-of-Credit for landscaping in the amount of \$77,574.00 (based on total floor area of 38,787 ft<sup>2</sup>).

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

1. Enter into a Servicing Agreement\* for the design and construction of frontage improvements. Works include, but may not be limited to, the following ultimate cross section across No. 4 Road, from east to west, determined by Transportation Department:
  - existing curb, gutter to remain on the east side of No. 4 Road
  - 3.5 m lane - northbound
  - 3.2 m lane - northbound
  - 3.3 m left turn lane
  - 3.2 m lane - southbound
  - 3.5 m lane - southbound
  - 0.15 m curb and gutter
  - 1.5 m boulevard
  - 2.0 m sidewalk
- Note:
  - DCC credits do not apply to the works being constructed.
  - Service connections for the development site are to be included in the SA design drawings set.
2. Registration of an encroachment agreement to allow the proposed Allan Block retaining wall, capstones stairs, 36 in. high wood fence with gates, and 11 Magnolia trees be located within a new 3.0 m right-of-way (ROW) along the No. 4 Road frontage.
3. Payment of City-wide Development Cost Charges (DCCs) and Supplementary Local Area DCCs for the Alexandra Neighbourhood.
4. Payment of \$3,307.47/unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
5. Payment of latecomer agreement charges for the sanitary sewer infrastructure provided along the rear of the site and along Odlin Road by the developer of 4099 No 4 Road.
6. Incorporation of measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including:
  - a. Acoustic and mechanical features to mitigate the impact of potential aircraft noise;
  - b. Accessibility features; and
  - c. Sustainability features.
7. Certification by a registered professional that the Building Permit includes any required noise attenuation measures in accordance with the required acoustic and mechanical engineering report.



8. 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.
9. 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.

Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed



Date

01-05-2012



# City of Richmond

## Development Permit

No. DP 11-592266

To the Holder: KRAFTSMEN HOLDINGS LTD.  
Property Address: 4151, 4171, AND 4191 NO. 4 ROAD  
Address: C/O KAREN MA  
YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
  - b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.
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 #7 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 \$77,574.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 11-592266

To the Holder: KRAFTSMEN HOLDINGS LTD.  
Property Address: 4151, 4171, AND 4191 NO. 4 ROAD  
Address: C/O KAREN MA  
YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

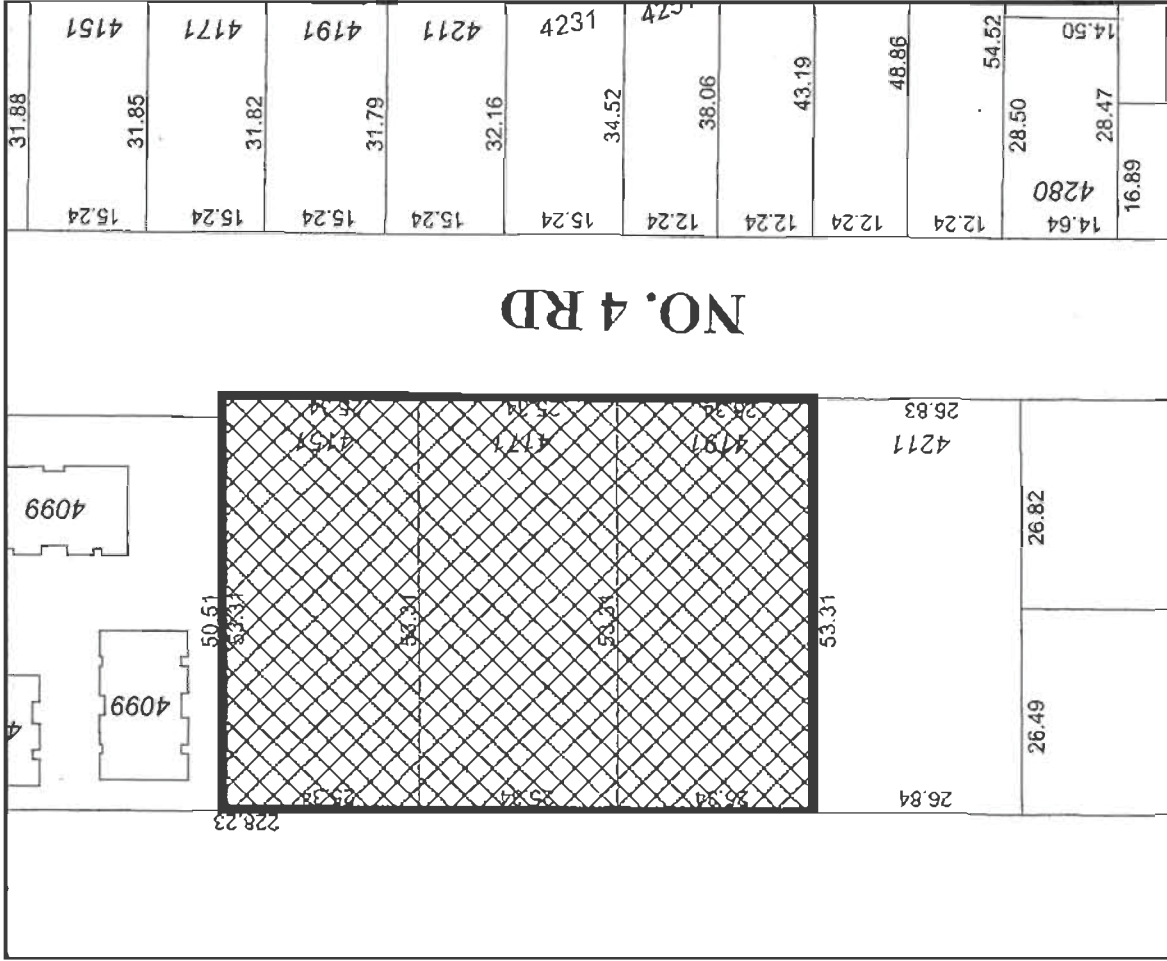
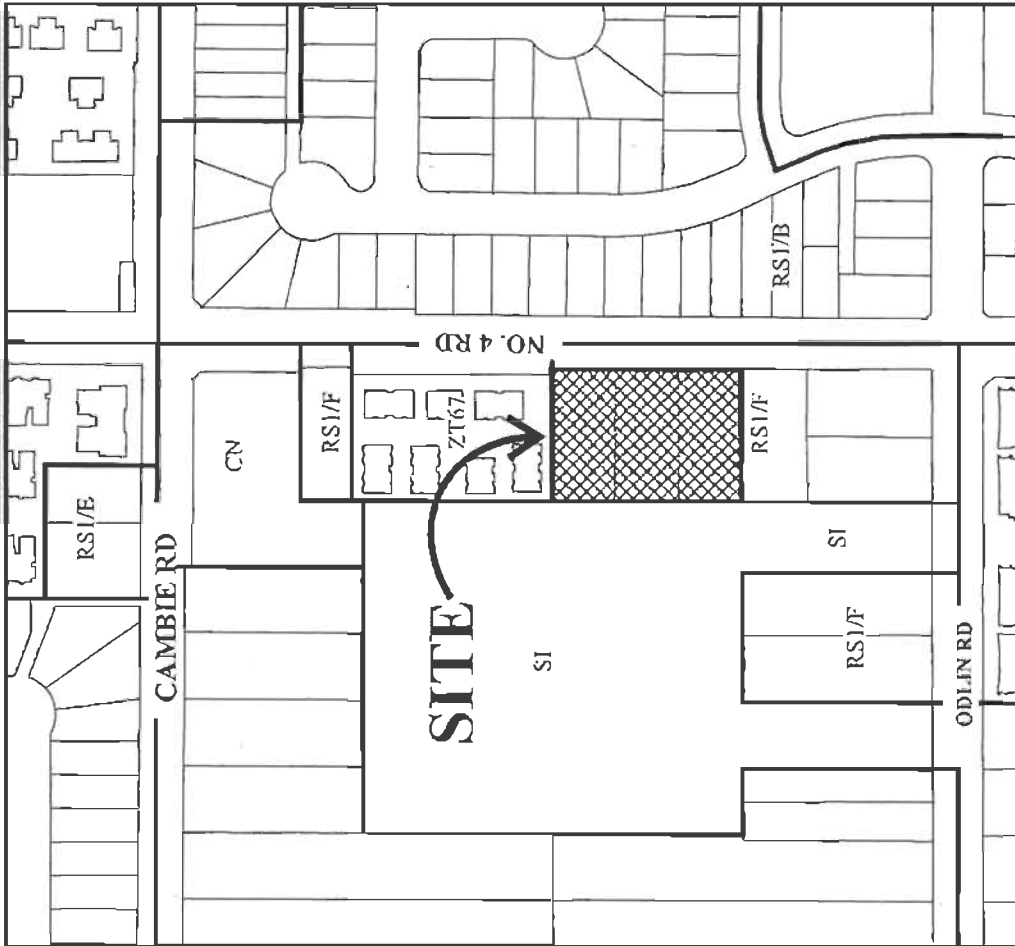
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MAYOR

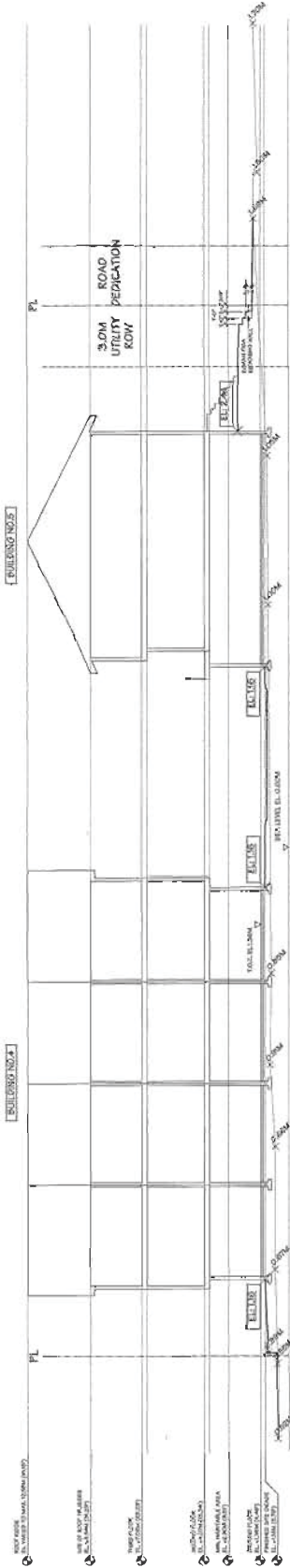


# City of Richmond





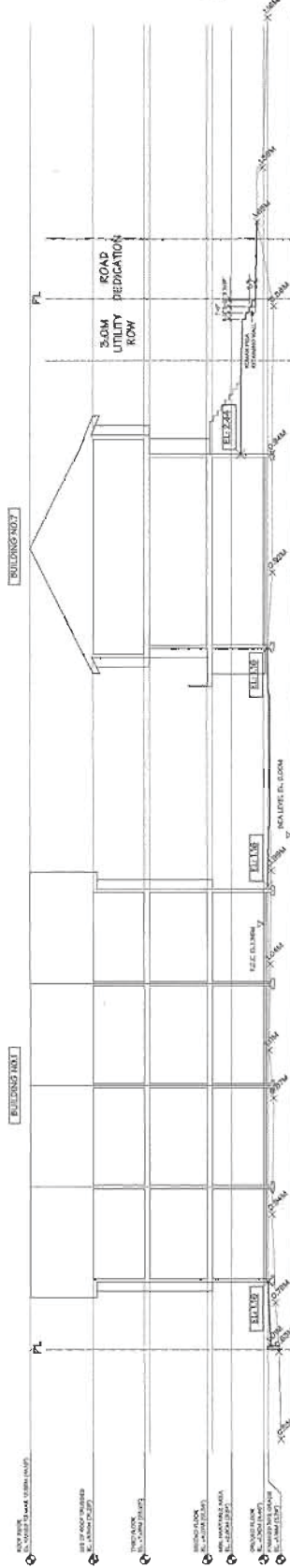




**SITE SECTION - A**  
SCALE: 1/8"=1'-0"



**SITE SECTION - B**  
SCALE: 1/8"=1'-0"



**SITE SECTION - C**  
SCALE: 1/8"=1'-0"

|                                |  |
|--------------------------------|--|
| DATE: 04/11/12                 | PROJECT: 25 UNIT TOWNHOUSE DEVELOPMENT |
| BY: J. L. [illegible]          | DESIGNED BY: J. L. [illegible]         |
| CHECKED BY: J. L. [illegible]  | DATE: 04/11/12                         |
| APPROVED BY: J. L. [illegible] | DATE: 04/11/12                         |
| DATE: 04/11/12                 | PROJECT: 25 UNIT TOWNHOUSE DEVELOPMENT |

25 UNIT TOWNHOUSE DEVELOPMENT  
PROJECT: 25 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto  
Architecture Inc.

SITE SECTION  
CONTEXT PLAN

|                                |  |
|--------------------------------|--|
| DATE: 04/11/12                 | PROJECT: 25 UNIT TOWNHOUSE DEVELOPMENT |
| BY: J. L. [illegible]          | DESIGNED BY: J. L. [illegible]         |
| CHECKED BY: J. L. [illegible]  | DATE: 04/11/12                         |
| APPROVED BY: J. L. [illegible] | DATE: 04/11/12                         |

DP IL 592266

APR 30 2012 PLAN 1A









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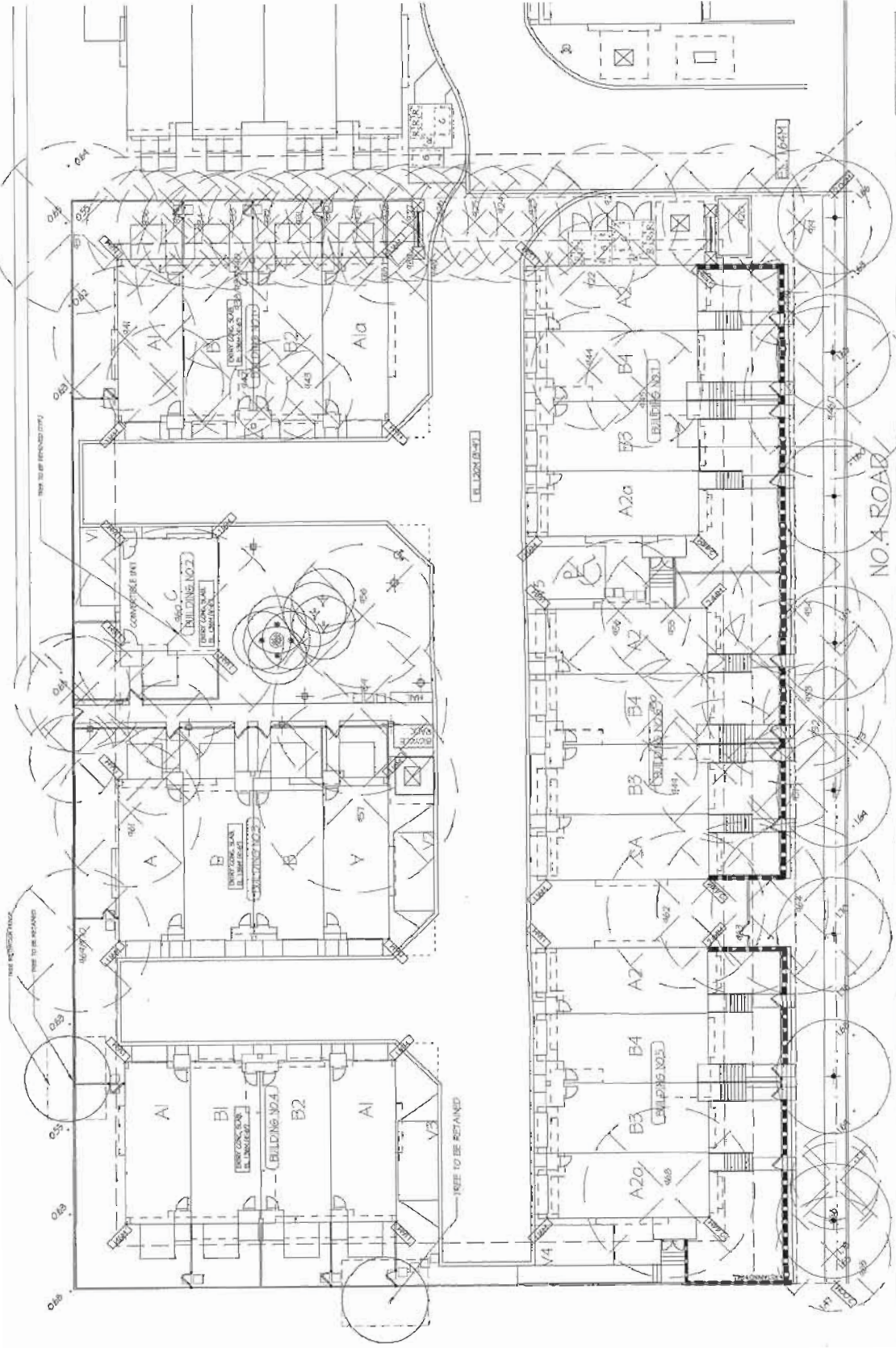
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PROJECT  
**25 UNIT TOWNHOUSE DEVELOPMENT**  
 4151 4171, 4151 RD. 4 ROAD  
 RICHMOND, S.C.

DOCUMENT TITLE  
**TREE MANAGEMENT PLAN**  
 DATE: 01/11/12  
 SCALE: 1"=20'-0"  
 DRAWN BY: PMG  
 CHECKED BY: PMG  
 PROJECT NUMBER: 3a  
 SHEET: 013  
 TOTAL SHEETS: 31-009



APR 30 2012  
 CITY TREE MANAGEMENT  
 TREE TO BE REMOVED  
 TREE TO BE RETAINED

DP 11592266 PLAN # 3A  
 PROJECT NUMBER: 31-009



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LANDSCAPE ARCHITECTS  
PML, INC.  
1100 N. 10th Street, Suite 100  
Tampa, FL 33604  
P: 813.241.1111 F: 813.241.1112

DATE:



| NO. | DATE     | REVISION DESCRIPTION |
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CLIENT:

PROJECT:

25 UNIT TOWNHOUSE  
DEVELOPMENT  
4351 47th AVE NO. 4 ROAD  
ROMA, FL

DATE:

SCALE:

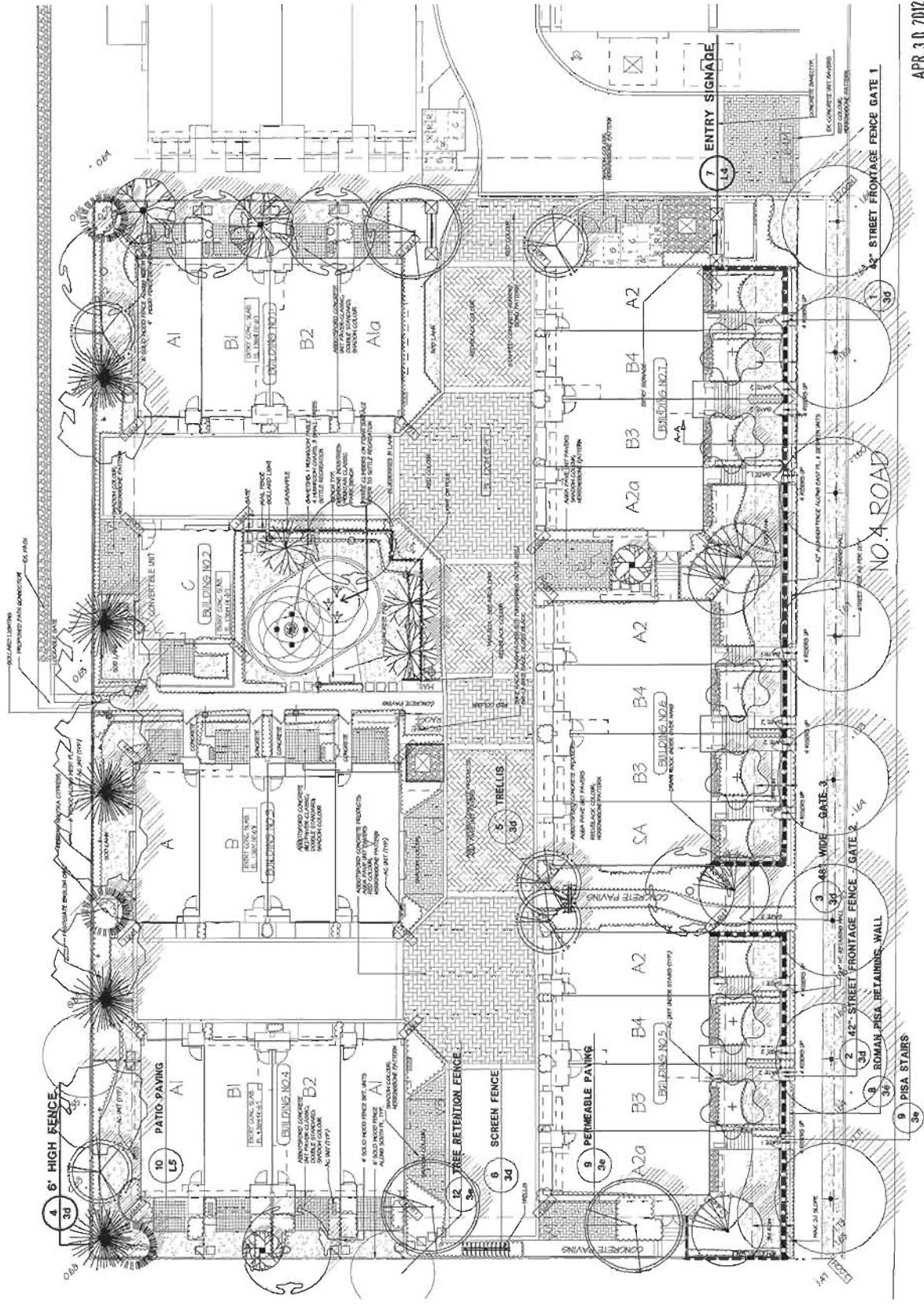
LANDSCAPE  
TREE PLAN

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SCALE: 1/8"=1'-0"  
DRAWN BY: [signature]  
CHECKED BY: [signature]  
DATE: 04/30/12

3b

01

11-001



APR 30 2012

DP 11592266 PLAN #3b



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**pmg**  
 ARCHITECTURAL  
 10000 16th Avenue, Suite 100  
 Richmond, BC V6V 1A5  
 Tel: 604.273.0311 Fax: 604.273.0322

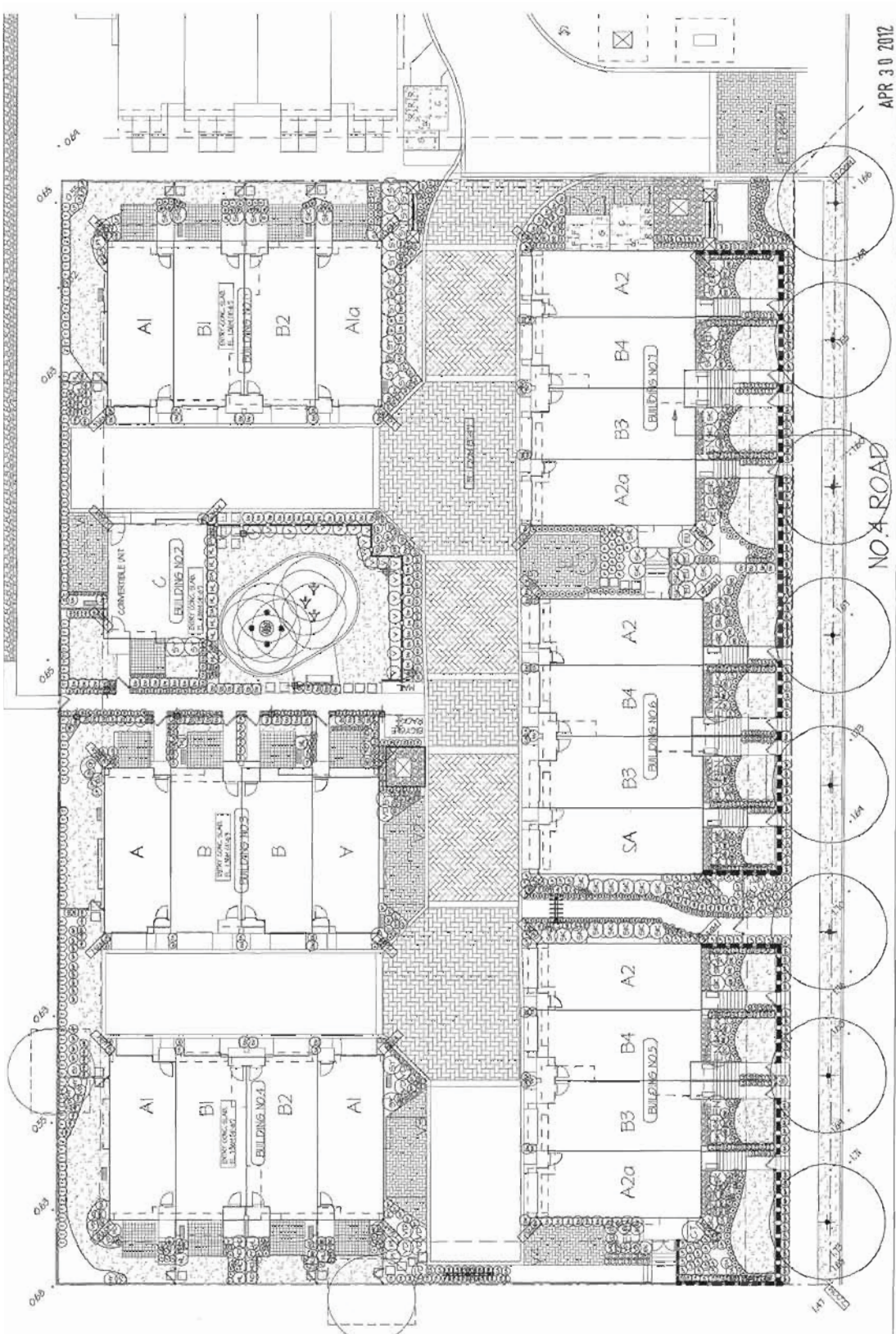
DATE



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PROJECT  
 25 UNIT TOWNHOUSE  
 DEVELOPMENT  
 4155, 4171, 4191 NO. 4 ROAD  
 RICHMOND, BC

DATE: 2012.04.30  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: PMG  
 CHECKED BY: PMG  
 PROJECT NO: 11592206  
 SHEET NO: 3C  
 TOTAL SHEETS: 3C  
 PROJECT NUMBER: 11592206



APR 30 2012  
 DP 11592206  
 PLAN 3C

[illegible]

25 UNIT TOWNHOUSE  
DEVELOPMENT

4151, J172, 4191 NO. 1 ROAD  
RICHMOND, B.C.

Image: TITLE

## DETAILS

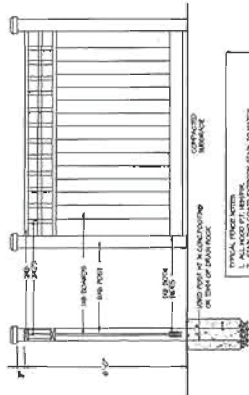
© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–401

3d

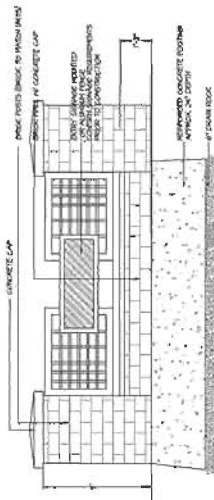
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11-029

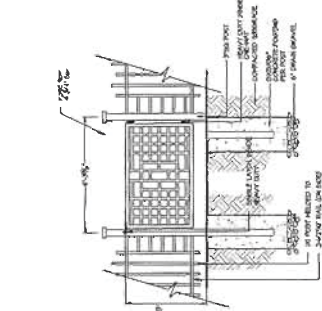
**Abstract**



3. STATE AND COUNTY ELECTIONS: NO VOTER REGISTRATION, FROM 6:00 AM TO 6:00 PM
4. ALL VOTING MUST BE COMPLETED BY 6:00 PM
5. STATE ELECTIONS: NO VOTER REGISTRATION, FROM 6:00 AM TO 6:00 PM

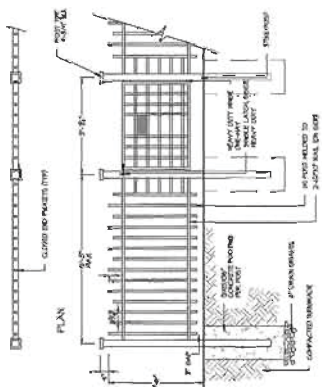


4 6' HIGH FENCE  
3b SCALE 1/8"=1'-0"



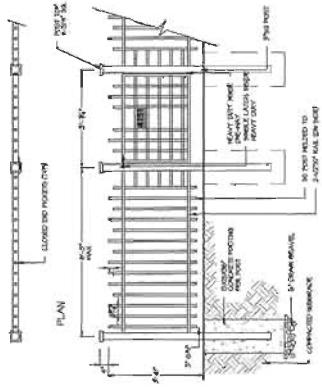
ELEVATION

3 48" WIDE - QAYE 3  
3b SCALE 1/8" = 1'



ELEVATION

2 42" STREET FRONTAGE FENCE - DATE 2

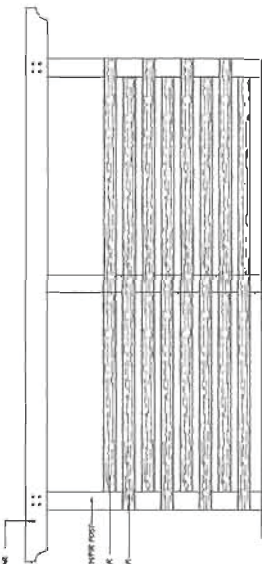


ELEVATION  
NOTES  
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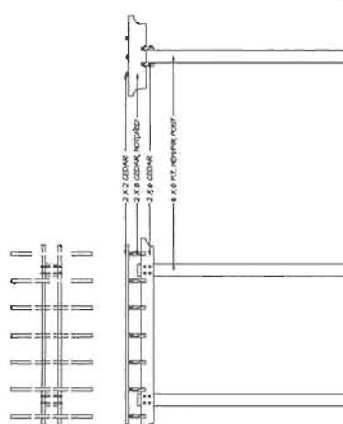
1 42" STREET FRONTAGE FENCE GATE 1



PLAN VIEW



ELEVATION



P. S. MACHIN, JR.,  
U.S. DEPT. OF AGRICULTURE,  
WASHINGTON, D. C.



6 SCREEN FENCE



TRELLIS

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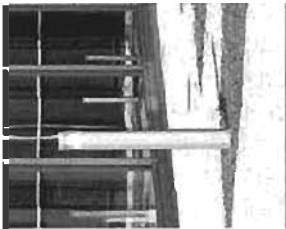
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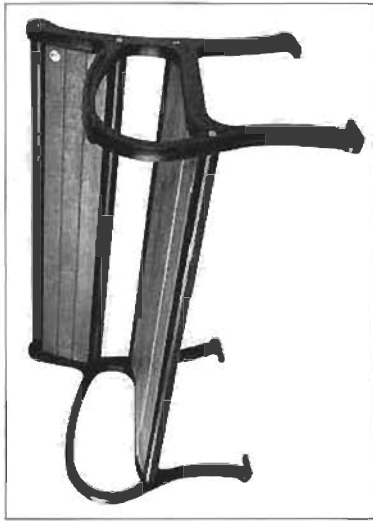




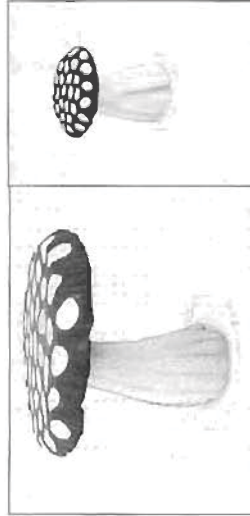
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LIMEC - OYB-H, BLACK



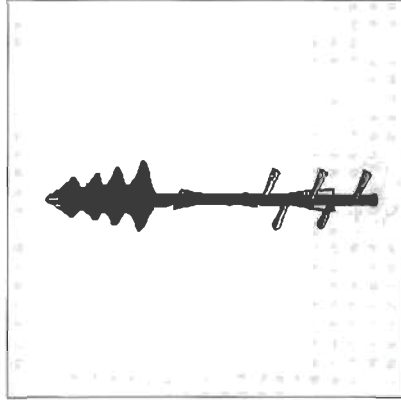
CORA BIKE RACK  
EXPO 2104 MODEL  
BLACK COLOUR



MOUNTAIN CLASSIC PARK BENCH  
REFER TO WISBONE FURNISHINGS



MUSHROOM TABLE AND CHAIRS BY GANETIME -  
LOCAL CONTACT SUTILE RECREATION



TREE CLIMBER BY GANETIME -  
LOCAL CONTACT SUTILE RECREATION

DP 11592266  
APR 30 2012 PLAN 3F

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**pmg**  
ARCHITECTURE  
1000 10th Avenue, Suite 100  
Calgary, Alberta, Canada T2C 1A5  
Tel: 403.275.1111 Fax: 403.275.1112  
www.pmg.ca



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| NO. | DATE       | DESCRIPTION                   | BY  |
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25 UNIT TOWNHOUSE  
DEVELOPMENT

4032, 4172, 4351 NO. 4 ROAD  
REDMOND, B.C.

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DETAILS

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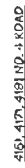
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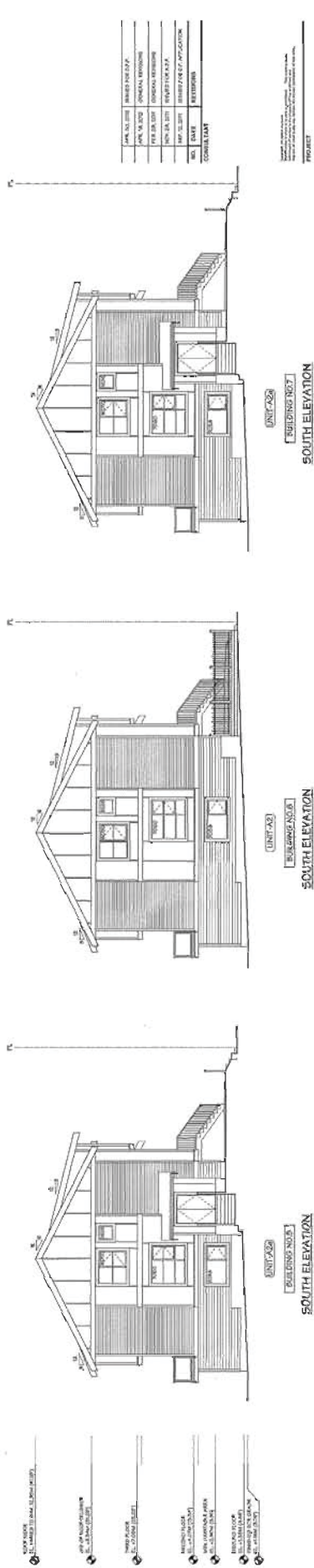
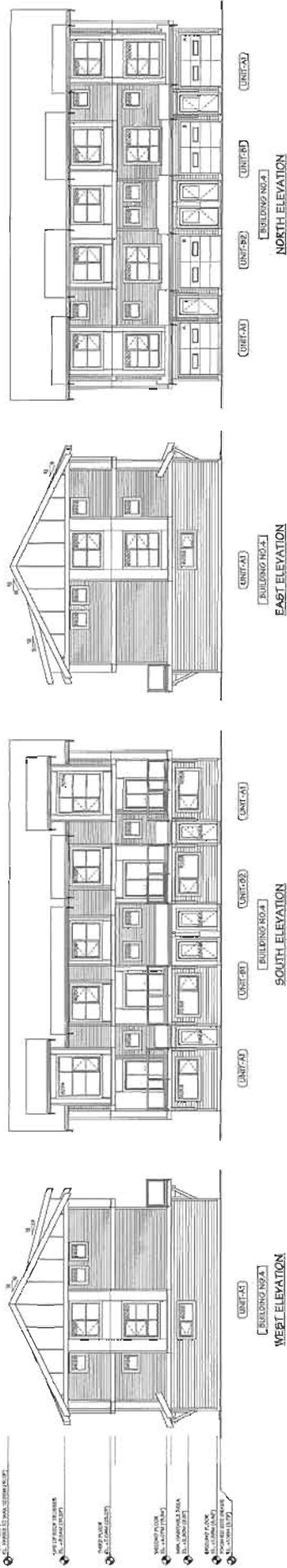
APR 30 2012  
PLAN #4











| NO.          | DATE                        | REVISIONS |
|--------------|-----------------------------|-----------|
| MAY 01, 2017 | ISSUED FOR A.P.P.           |           |
| JUN 01, 2017 | FINANCIAL REVISIONS         |           |
| FEB 08, 2016 | CIVIL & ELECTRICAL          |           |
| OCT 01, 2015 | ISSUED FOR A.P.P.           |           |
| MAY 01, 2015 | ISSUED FOR C.T. APPLICATION |           |

**PROJECT:** 25 UNIT TOWNHOUSE DEVELOPMENT  
**LOCATION:** 10000 S. 10th Ave., Suite 100, Phoenix, AZ 85042  
**OWNER:** Phoenix Housing Development Corp.  
**DESIGNER:** Phoenix Housing Development Corp.  
**CONTRACTOR:** Phoenix Housing Development Corp.  
**STATUS:** Under Construction  
**COMPLETION DATE:** 1998

Yamamoto  
Architecture Inc.

STILL ENHANCED  
BY VARIOUS

After a 60% increase in 1997, the  
rate fell to 5.5% in 1998.

|            |              |   |
|------------|--------------|---|
| SCALE      | 4" = 1'-0"   | SHEET NO.<br>DP 11-592288<br>TOTAL NO. 1000 |
| DATE       | APR. 1, 1911 |   |
| DRAWN BY   | R.P.         |   |
| CHECKED BY |              |   |

DP 11592266  
APR 30 2012 PLAN #7

APR 30 2012 PLAN #7


ELEV.

**ELEV.**

STRUCTURE

NORTH  
→ FACE 100° + 12°

**NORTH**



**MAILBOX S**  
SCALE 1/10" = 1'-0"

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**GROUND FLOOR PLAN**

[illegible][illegible][illegible]

Yamamoto  
Architecture Inc.  
1111, 6TH AVE SW  
Vancouver, B.C.

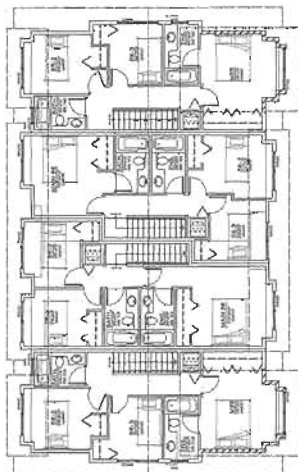
FOR OFFICIAL USE ONLY

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DP 11592266

APR 30 2012

 PLAN #10



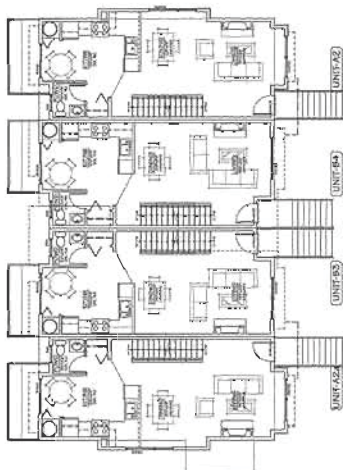
UNIT-03

UNIT-04

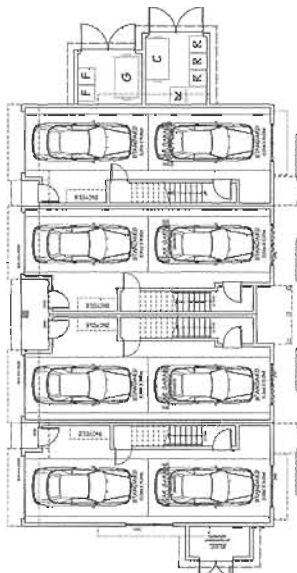
UNIT-05

THIRD FLOOR PLAN

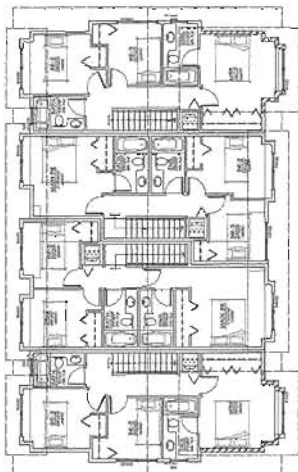
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN,



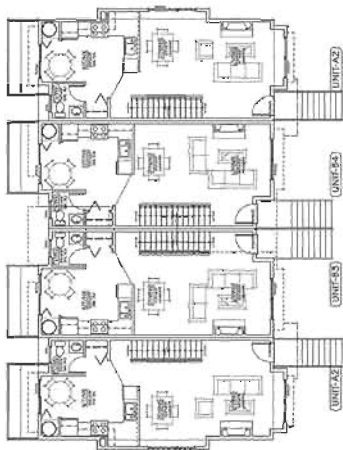
GROUND FLOOR PLAN



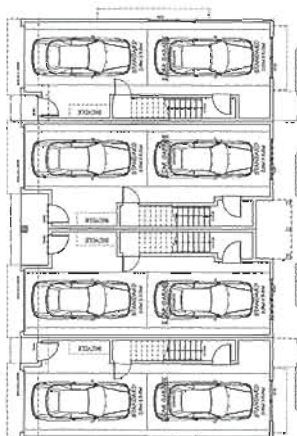
UNIT-33

UNIT-34

UNIT-A2



SECOND FLOOR PLAN



**GROUND FLOOR PLAN**





ALT. UNIT C CONVERTIBLE PLAN  
SCALE: 1/8" = 1'-0"

[illegible]

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100-1073

BILLY CLYDE, 1933-1935, © 1964  
PERCIVAL, N.Y.Yamamoto  
Architecture Inc.

## REFERENCE PLAN

DP 11592266

APR 30 2012



PLAN #11

|      |                     |        |             |
|------|---------------------|--------|-------------|
| DATE | 5/8/2011            | TIME   | 11:59:26    |
| USER | ADMIN               | IP     | 192.168.1.1 |
| HOST | 192.168.1.1         | PORT   | 80          |
| URL  | http://192.168.1.1/ | STATUS | 200         |

| CHECKLIST - CONVERTIBLE UNIT FEATURES |  |   |
|---------------------------------------|--|---|
| ENTRANCE & CORRIDORS                  | ENTRY DOOR MIN. 840 MM CLEAR OPENING (2' SWINGING DOOR)  | COMPLIES                                    |
|                                       | ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 6200 MM (20'0")<br>DOOR IN MEANS PROVIDED FOR FUTURE AUTOMATIC DOOR<br>OPENING  | KNOW IN MEANS PROVIDED                      |
|                                       | INTERIOR DOORS TO ENTRY & MAIN LIVING AREAS, MIN. 800 MM<br>CLEAR OPENING (2'0" MINIMUM) (2' SWINGING DOOR SPEC.)<br>WITH FLUSH THRESHOLDS MAX. 15 MM HEIGHT   | COMPLIES                                    |
| VERTICAL CIRCULATION                  | STAIR LIFT (AFTER MANUFACTURE SPEC.) STAIRCASE WITH<br>CONSTRUCTION  | NOT APPLICABLE                              |
|                                       | STAIR LIFT (AS PER MANUFACTURE SPEC.) REVERSIBLE BLAD<br>A/C, LONGER, AND FRAME TO ACCOMMODATE SHIRT<br>CONSTRUCTION   | COMPLIES                                    |
| HALLWAYS<br>CORRIDORS                 | MIN. 800 MM WIDTH<br>MIN. 1000 MM CLEAR FLOOR SPACE WITH MIN. 4' CLEARANCE HEIGHT<br>MIN. 800 MM CLEARANCE TO WALLS AND MIN. 800 MM CLEARANCE<br>TO OTHER DOORS<br>CLEAR SPACE PROVIDED TO TURNING (2'0" SWINGING DOOR<br>SPEC.) AND FLUSH THRESHOLDS MAX. 15 MM HEIGHT  | KNOW IN MEANS PROVIDED                      |
| PATIOS AND BALCONIES                  | DOOR CLEAR OPENING MIN. 800 MM (2'0" SWINGING 2' SWINGING<br>DOOR) WITH FLUSH THRESHOLDS MAX. 15 MM HEIGHT   | NOT APPLICABLE                              |
| BATHROOMS (MANY)                      | TOILET CLEAR FLOOR SPACE MIN. 6200 MM AT ENTRY AND IN FRONT<br>WALL BUCKLING FOR FUTURE SEAT BANK AT TOILET, TUB AND<br>SHOWER<br>MIN. 800 MM CLEARANCE TO WALLS AND MIN. 800 MM CLEARANCE<br>TO OTHER DOORS<br>MIN. 800 MM CLEAR FLOOR OPENING (2'0" SWINGING DOOR SPEC.)<br>WITH FLUSH THRESHOLDS MAX. 15 MM<br>HEIGHT | KNOW IN MEANS PROVIDED IN MEANS<br>COMPLIES |
| KITCHEN                               | CLEAR AREA REQUIRED UNDER FUTURE WORK SPACE, PLUMBING<br>AND ELECTRICAL WORK SPACE, MIN. 6200 MM (20'0")<br>UNDER COUNTER AREA OF FUTURE WORK SPACE (20'0" X 6'<br>MIN, 800 MM MORE COUNTERING)  | COMPLIES                                    |
|                                       | 8000 MM TURNING DIAMETER OF TURNING PANTY DIAGRAM<br>MIN. 800 MM CLEAR DOOR OPENING (2'0" SWINGING OR 2'0"<br>SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 15 MM<br>HEIGHT  | COMPLIES                                    |
| LIVING ROOM<br>BEDROOM (MANY)         | MIN. 1000MM HALL CAN BE OPENED WITH A SINGLE HAND<br>MIN. THRESHOLD THAT CAN BE OPENED WITH A SINGLE HAND<br>(2'0" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 15 MM<br>HEIGHT   | NOT APPLICABLE<br>COMPLIES                  |