



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: January 27, 2014

From: Wayne Craig
Director of Development

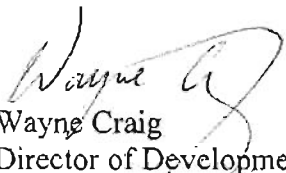
File: DP 13-627880

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed.

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 20 unit townhouse complex at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.


Wayne Craig
Director of Development

WC:dj

Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a 20 unit townhouse complex at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed, making up a site zoned "Medium Density Townhouses (RTM3)". The properties are currently siting vacant.

The site is being rezoned from "Single Detached, (RS1/B)" (7451 No. 4 Road and the No Access Property on General Currie Road), and from "Single Detached (RS1/F)" (7471 No. 4 Road) to "Medium Density Townhouses (RTM3)" under Bylaw 8198 (RZ 11-582929). This Bylaw was granted third reading following the Public Hearing on December 17, 2012.

The owner of the subject properties has applied for a separate Servicing Agreement for road and frontage works of General Currie Road and LeChow Street, in addition to improvements to No. 4 Road. The Servicing Agreement will also include service connections for water, storm upgrades and sanitary sewer to the subject site.

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: Across from the General Currie road Right-of-Way, at 7371 No. 4 Road, a Single Detached Dwelling, zoned "Single Detached (RS1/F)".

To the East: Across No. 4 Road, Single Detached Dwellings on properties zoned "Agriculture (AG1)".

To the South: At 7551 No. 4 Road, a 45 - unit 2½ and 3 storey Townhouse site, zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub Area (City Centre)".

To the West: Across LeChow Street, Single Detached Dwellings fronting Bridge Street, zoned "Single Detached (RS1/F)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments are provided in ***bold italics***):

1. Design of the outdoor amenity area, including the play area;
The location of the outdoor amenity area is centrally located along the south half of the subject property, opposite from the main entrance to the complex. The applicant has provided a design of the outdoor amenity area which includes lawn area and bench seating, and two play structures for children from ages 2 to 6.

2. Overall appropriateness of the landscaping plan, including landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road;
The applicant has provided a landscaping proposal that outlines a planting schedule that meets the intent of the McLennan South Sub-Area Plan and which will feature a variety of tree and shrub planting material along with a mix of hard surfacing materials to provide interest.
As the subject properties are adjacent to lands within the Agricultural Land Reserve on the east side of No. 4 Road, the landscape proposal was presented to the Agricultural Advisory Committee on June 2, 2012 where it received support.
3. Manoeuvrability of larger vehicles (SU-9) within the site and accessing to and from No. 4 Road;
The applicant has provided information to confirm that the site access and proposed circulation pattern can accommodate an SU-9 vehicle. The Transportation Division has reviewed the concept and support the proposal.
4. Form and Character of the townhouse units and how they address adjacent properties;
The proposed form and character of the proposed elevations is in keeping with the urban design guidelines of the McLennan South Sub-Area Plan and will complement the adjacent townhouse complex directly to the south.
5. Identify unit(s) to allow easy conversion for Universal access.
One unit has been designed as a convertible unit. The west unit of proposed Building B is designed to allow changes to support wheelchair access and to allow the installation of a wheelchair lift along the main staircase.

At Public Hearing for the rezoning of this proposal on December 17, 2012, no concerns about rezoning the property were expressed. The rezoning bylaw was granted third reading following the Public Hearing.

Staff Comments

The proposed design 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 Zoning Bylaw 8500 except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

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

- 1) Increase the maximum percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.

(Staff supports the variance as the proposed tandem parking arrangement for the site as follows:

The site falls within Zone 3 of the City Centre Parking standards (Section 7.9 of the Zoning Bylaw), and the site requires 1.4 spaces per dwelling unit and .2 visitors per dwelling unit, for a total of 28 resident spaces and 4 visitors. The proposed tandem parking arrangement will allow the proposed development to provide 40 resident spaces and 4 visitors' spaces. With a surplus of 12 resident parking spaces on-site, there should be minimal impact on adjacent

streets. The tandem parking arrangement allows smaller building footprint for the townhouse clusters, permitting more landscaped and amenity areas; and on-street parking will be available on General Currie Road to the north. Staff further supports the proposed variance as the direction from Council to limit the percentage of tandem parking stalls to 50% was made in March 2013, and the subject rezoning application was submitted in June 2011. As such, this application is considered in-stream and the variance can be supported.)

Advisory Design Panel Comments

The Advisory Design Panel reviewed this proposal at the May 23, 2013 meeting. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Matthew Cheng Architect Inc. 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 subject site is located in the South McLennan Sub-Area Plan, where there has been significant redevelopment over the past several years, with many of the surrounding parcels redeveloped from Single Detached Houses to Townhouses. The proposed development will be of similar height and massing to recent townhouse developments and conforms to the guidelines set out in the neighbourhood plan.
- The subject site is located on the west side of No. 4 Road. One the east side of No. 4 road in this location is land within the Agricultural Land Reserve (ALR). A buffer to the ALR is required, and staff has worked with the applicant and the landscape consultant to prepare a plan for this buffer. As shown on the landscape plan in the attached permit, the landscape buffer is a combination of a larger setback (7.5 m) plus plantings of Cranesbill Geranium, Compact Holly and White Rose, plus 4 trees. Trees proposed are 2 Sweetgum, one Magnolia and one Douglas Fir. The landscape buffer was presented to the Agricultural Advisory Committee and was supported.
- Through the separate Servicing Agreement, the applicant has agreed to build a significant portion of General Currie Road that will provide access to the subject properties and connect with No. 4 Road. It will also allow the connection to the north-south portion of LeChow Street through the land dedication required under the rezoning application.

Urban Design and Site Planning

- The townhouse units are arranged in two (2) and three (3) unit building clusters located along the north and south periphery of the site, separated by the internal drive aisle running east-west. Twelve (12) of the proposed units will feature direct pedestrian access to one of the three public roads that border this site, while the remaining eight units will be accessed from the internal drive aisle. The proposed two (2) level units are located at the east and west ends of the site to provide an appropriate interface with existing two-level units on neighbouring properties.
- Vehicular access to the site will be provided from the portion of General Currie Road that will be constructed. The internal drive-aisle extends along the centre of the site between the townhouse buildings provide access to the two (2) car garages in each unit. The garages are provided in either a tandem arrangement for the three (3) level units and a side-by side

configuration for the remaining two (2) level units. The four (4) visitor parking stalls are located between building clusters within the site.

- The proposed outdoor amenity area is centrally located at the end of the main vehicle entrance, and will contain a child's play area, seating and lawn space. The location of the proposed outdoor amenity area allows a suitable amenity area, and a pleasant entry into the site.
- Proposed pedestrian access is provided directly to the individual units fronting General Currie Road, LeChow Street and No. 4 Road. Access to the remaining units is provided off the internal drive-aisle by a paved walkway flush with the drive aisle for shared use. The proposed pedestrian street access will be through a gate on the No. 4 Road and LeChow Street frontages.
- Frontage improvements will be secured through a separate Servicing Agreement that will include street front improvements to General Currie Road, LeChow Street and No. 4 Road.

Architectural Form and Character

- The proposed form and massing of the buildings is consistent with the established multiple-family residential character of the neighbourhood and meets the intent of the guidelines set out in the McLennan South Sub-Area Plan. The 2-storey townhouses at the east and west ends of the site complement the adjacent single detached homes across No. 4 Road and the existing house across General Currie Road.
- There is articulation of the buildings along all street frontages, with gable roof forms and a strong eave line indicating a separation of the floors. The proposed materials help add to the interest of the building frontages, identifying a base, middle and top feature along the more visible side elevations.
- The range of materials proposed is typical of the area, with hardi-plank panels that add to the variety and overall interest of the facade. The application of larger hardi-board shakes and wood trim at the upper level window boxes will enhance the vertical articulation of the street frontages.
- The colour choices for the proposal are considered appropriate to the architectural character and the urban context of the neighbourhood. The architect proposes horizontal hardie siding in two shades for grey, accent hardie shingles in a deep red-brown and a grey cultured stone at the base of the buildings. Roof shingles will be asphalt shingles in a brown colour.

Landscape Design and Open Space Design

- The submitted landscape plan identifies a mixture of soft and hard landscaping features that define a consistent treatment along all the edges of the site.
- The hard surfacing will feature a combination of permeable pavers to be installed at the entrance of the complex in addition to key sections of the drive aisle, the outdoor amenity area and visitor parking stalls.
- The soft landscaping being proposed will feature a variety of native tree and shrub plantings which will provide a softening of the buildings when viewed from the street, but allow for easy maintenance and the identification of different spaces within the site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. Bollard fixtures will provide good illumination to key pedestrian access points such as site entrances and the Outdoor Amenity Area. The proposed lighting will avoid illumination spilling directly onto adjacent properties.

- Proposed perimeter fencing will be a three and one-half (3 ½) foot high metal frame material with masonry supports along the street frontages, and a six (6) foot high wood fence along south property line. A trellis is proposed at each end of the east-west drive aisle to signify the end of the drive aisle and enhance pedestrian access to the site.
- An Arborist Report was submitted at the rezoning application stage and was reviewed by City staff. The report identified 55 on-site trees with all but one in poor condition. Due to the location of this tree being within the development footprint, it was determined by both the Arborist and City Staff that the one remaining tree is not a good candidate for retention and relocation within the site.
- There are two (2) street trees along the No. 4 Road frontage, and staff reviewed the health of the trees and found them to be in excellent condition. They are to be retained and incorporated with the No. 4 Road frontage improvements in accordance with the separate Servicing Agreement.
- The developer is proposing the planting of 49 new trees in accordance with the proposed landscaping plan, including six large/ specimen sized conifers along the north (General Currie Road) frontage. The landscaping plan also indicates extensive planting of 3.5 m tall Italian Cypress in a hedge along the south property line, with 59 cypress planted in these areas. Based on the number and size of the proposed cypresses, and the specimen conifers, staff has reviewed the planting plan and feel that the proposed combination of 49 new trees and the large hedge adequately compensate for tree removal. The new plantings will be secured through a security deposit in the amount of \$159,697.45 from the developer to ensure survival for a one-year period.

Recycling and Garbage

- The proposed recycling and garbage enclosures will be located on either side of the drive-aisle side of Buildings G and H at the main General Currie Road entrance to the site. The proposed enclosures are both sized to accommodate the minimum required number of collection bins as specified by the City's Environmental staff.

Sustainability Indicators

- The site fronts along a transit corridor (serviced by the number 404 bus) providing connection to the Canada Line.
- A permeable paving system covering approximately 40% of the overall paved area will be used.
- The proposed landscaping provides a variety of planting that are appropriate for the geographical area and are low maintenance species.
- The residential units will feature energy efficient appliances and water saving faucets.

Universal Access / Accessible Housing

- All units will be providing aging in place features including blocking in shower and bath walls to facilitate future installation of grab bars, door lever handles instead of door knobs and sufficiently wide door openings to allow wheelchair access.
- The applicant has provided a unit plan for the west unit of Building B to support conversion for residents who require use of a wheelchair. Items that have been taken into consideration in designing this unit's layout are:
 - Wider door openings for wheelchair access.

- Closet space that can be removed to accommodate an elevator to provide access for occupants to different floors of the unit.
- Design of the kitchen and bathroom layout for wheelchair mobility.
- Blocking in shower and bathroom walls for future installation of grab bars.

Affordable Housing

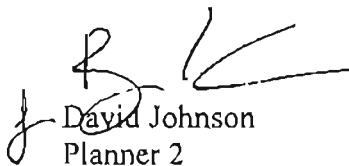
- The applicant is not providing any affordable housing units, but is making a voluntary contribution to the Affordable Housing Reserve Fund in accordance with City policy. This contribution was secured during the rezoning stage.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge treatment, featuring low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light directly onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance over the outdoor amenity area and children's play area. Proposed fenestration will facilitate casual surveillance of common areas.
- The site design provides good definition of private, semi-private and common areas.

Conclusions

Matthew Cheng Architect Inc. has applied to the city of Richmond for permission to develop 20 townhouse units at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed. The proposed design has been adjusted in coordination with staff, and the result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and the multiple-family residential character of the neighbourhood.


David Johnson
Planner 2

DJ: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 \$159,697.45.

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>).



DP 13-627880

Attachment 1

Address: 7451 and 7471 No. 4 Road

Applicant: Matthew Cheng Architect Inc.

Owner: Tegriss Developments Ltd.

Planning Area(s): McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Site Area:	3,537.64 m ²	3,471.06 m ²
Land Uses:	Single Detached	Townhouses
OCP Designation:	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single Family 0.60 base FAR	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single Family 0.60 base FAR
Zoning:	7451 No. 4 Road Single Detached (RS1/B) 7471 No. 4 Road Single Detached (RS1/F)	Medium Density Townhouses (RTM3)
Number of Units:	1 Dwelling per lot	20 Unit townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.70 (2,476.3 m ²)	0.69 (2,411.2 m ²)	none permitted
Lot Coverage:	Max. 40%	36.8%	none
Setback – No. 4 Road:	Min. 6.0 m	7.50 m	none
Setback – General Currie Road:	Min. 6.0 m	6.0 m	none
Setback – LeChow Street:	Min. 6.0 m	6.10 m	none
Setback – South Yard:	Min. 3.0 m	3.20 m	none
Height (m):	Max. 12.0 m	11.03 m	none
Lot Size:	30.0 m min. width 35.0 m min. depth	39.71 m width 88.5 m depth	none
Off-street Parking Spaces – Regular/Visitor:	28 Resident 4 Visitor	40 Resident 4 Visitor	none
Tandem Parking Spaces	Max. 50% of parking stalls	28 tandem parking stalls (70%)	8 tandem parking stalls
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu secured at rezoning stage	none
Amenity Space – Outdoor:	Min. 6.0 m ²	6.0 m ²	none

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

**Wednesday, May 23, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

DP 13-627880 - 20 UNIT TOWNHOUSE

APPLICANT: Matthew Cheng Architect

PROPERTY LOCATION: 7451 and 7471 No. 4 Road

Applicant's Presentation

Architect Matthew Cheng, Matthew Cheng Architect, Inc. and Landscape Architect Patricia Campbell, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the detailed drawings of the convertible unit;
Thank you.
- consider reorienting fixtures to create overlapping barrier-free space on the ground floor of the convertible unit; consider pocket doors for washrooms to create more space and enhance accessibility; consider enlarging the closet on the ground floor;
The washroom on the ground floor in the convertible unit has been redesigned. Pocket doors have been proposed to create more space and enhance accessibility. The closet has also been enlarged. Please see the revised floor plans.
- landscaping is well resolved;
Thank you.
- provide better transition between the 6-foot high fence on the south property line and the paving, e.g. by adding a row of shrubs;
A row of shrubs has been supplemented at the south fence to provide a better transition to the fence and adjacent property. We have maintained access to the rear yards for maintenance crews. Please see the revised landscape plan.
- planting along the internal drive aisle is well resolved with the use larger *taxis*;
Thank you.
- appreciate the symmetrical drive entry;
Thank you.

- agree with comment that paving at the south end needs to be softened with some planting;

The south end of the property has been softened with additional planting. Please see the revised landscape plan.

- like the pedestrian connections to the street; appreciate the metal trellises which are a nice change from the standard trellis using wood materials;

Thank you.

- use of cultured stone on landscape should tie in with building materials;

Cultured stone on the street frontage fence has been reselected to tie in to the building materials. Please see revised landscape detail #1 on drawing L3.

- clear layout and well resolved landscape treatment;

Thank you.

- location of the play area is aligned with incoming traffic; consider adding safety precautions so that children will not stray into incoming traffic;

The play area is fronted by a low fence and gate to protect children from incoming traffic.

- good presentation; planning concept is sound;

Thank you.

- nice backyard in south-facing units;

Thank you.

- materiality is appropriate and fits the neighbourhood;

Thank you.

- consider using masonry to anchor the base of the buildings and tie in with the landscape; and

Cultured stone has been introduced to the street fronting units to anchor the base of the buildings and Cultured stone on the street frontage fence ties in to the building materials

- no hammerhead at the west side of internal drive aisle may be difficult for vehicles entering and exiting the garages of end units, but would not like to see a reduction in landscaping.

The 6.7m wide drive aisle provides sufficient width that allows a vehicle, which will not exceed 5.5m in length, to fully back out from the garages. As a result, a hammerhead is not required, and we do not need to reduce the beautifully designed landscaping at the west side of internal drive aisle.

Panel Decision

It was moved and seconded

That DP 13-627880 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 13-627880

To the Holder: Matthew Cheng Architect Inc.

Property Address: 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed

Address: Unit 202 - 670 Evans Avenue
Vancouver, BC V6A 2K9

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 percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.
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 \$159,697.45 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 13-627880

To the Holder: Matthew Cheng Architect Inc.

Property Address: 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be closed

Address: Unit 202 - 670 Evans Avenue
Vancouver, BC V6A 2K9

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

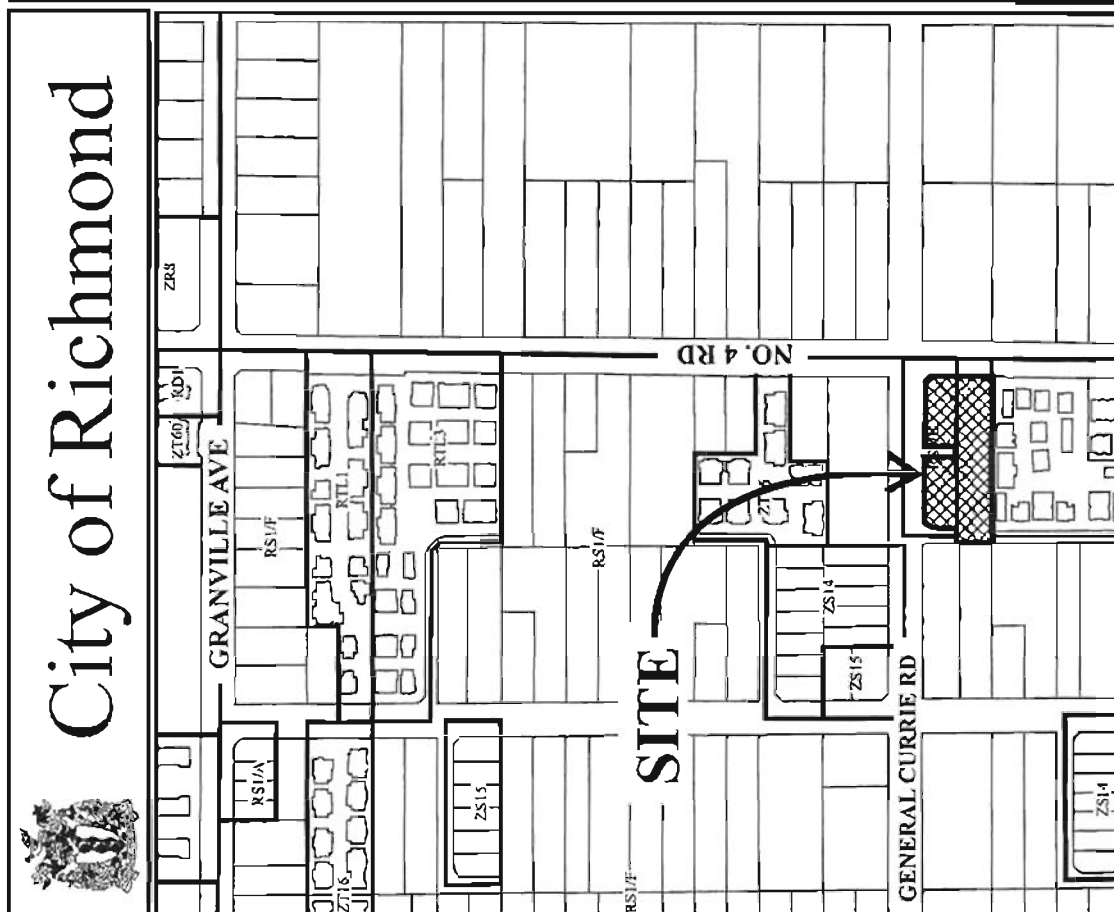
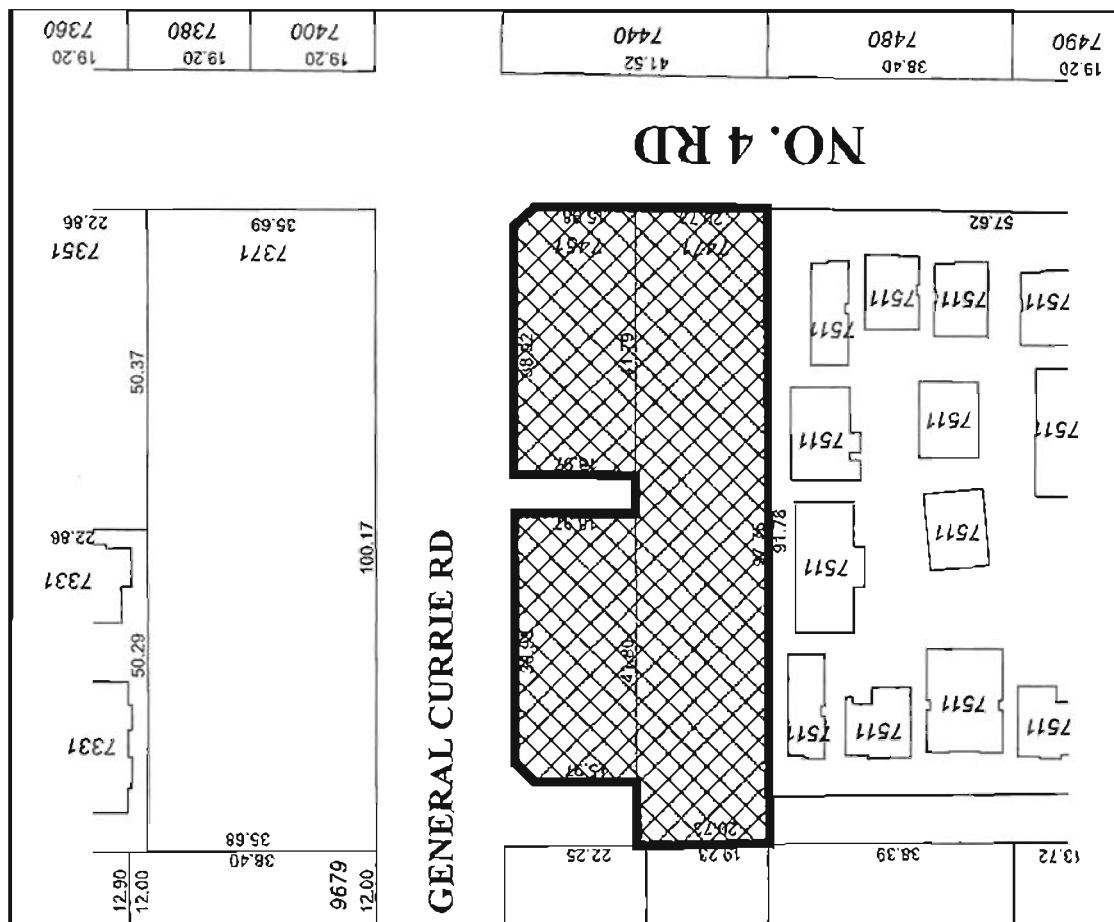


Original Date: 01/21/13

Revision Date: 02/04/13

Note: Dimensions are in METRES

Schedule "A"



TOWNHOUSE PROJECT

7451 / 7471 NO.4 ROAD, RICHMOND

PROJECT DATA

CIVIC ADDRESS:	10 CITY CENTRE	7451/7471 NO. 4 ROAD
AREA PLAN:	7451: 2 SEC 15 BLK4N RG6W PL LMP48207	
LEGAL DESCRIPTION:	7471: 20 SEC 15 BLK4N RG6W PL 1207 Suburban Block E, Part S 1/2.	

SITE AREA:	EXISTING:	PROPOSED:
LAND USES:	38077.89SF (3537.64SM)	37382.16SF (3471.06SM)
OCF DESIGNATION:	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL
ZONING:	RESIDENTIAL	SITE SPECIFIC RESIDENTIAL
NUMBER OF UNITS:	RS1/B, RS1/F	RTM3
	1	20

FLOOR AREA RATIO: (F.A.R.)	ALLOWABLE (RTM3):	PROPOSED:
LOT COVERAGE:	0.700	0.695 (25954.2SF)
SETBACK - FRONTYARD (NO. 4 RD)	MIN. 29.52' (9.00m)	0.368
SETBACK - REARYARD (LE CHOW)	MIN. 19.68' (6.00m)	24.45' (7.50m)
SETBACK - SIDEYARD (GEN. CURRIE)	MIN. 19.68' (6.00m)	19.92' (6.10m)
SETBACK - SIDEYARD (SOUTH)	MIN. 9.84' (3.00m)	19.68' (6.00m)
HEIGHT:	MAX. 10m & 2.5 STOREY	10.51' (3.20m)
	MAX. 11m & 3 STOREY	FRONT BLDG: 2.5 STOREY
OFF-STREET PARKING		REAR BLDG: 3 STOREY
RESIDENTS:		40
OFF-STREET PARKING	0.2 SPACES/ UNIT	
VISITORS:	0.2 X 20 = 4.0	4
OFF-STREET PARKING	1	1
ACCESSIBLE:		28
TANDEM PARKING SPACES:		CASH-IN-LIEU
INDOOR AMENITY SPACE		1291.85F (120.0SM)
OUTDOOR AMENITY SPACE	6SM/UNIT=120SM(1291.64SF)	



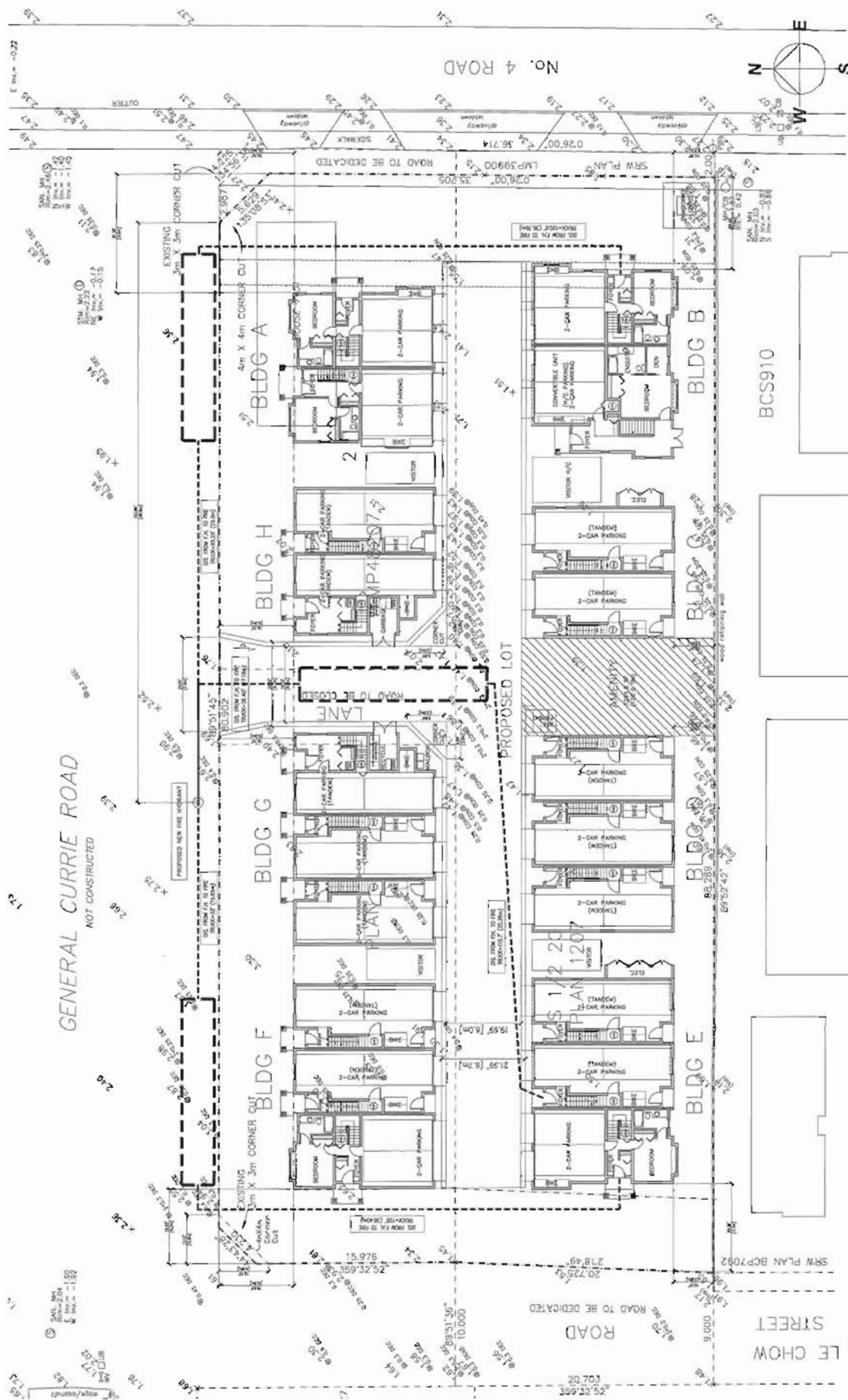
MATTHEW CHENG
ARCHITECT INC.


Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
E: (604) 684-8669 / Email: matthew@mcata.ca

ISSUED FOR DEVELOPMENT PERMIT PANEL

DP 13-627880

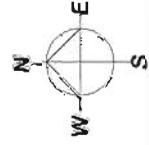
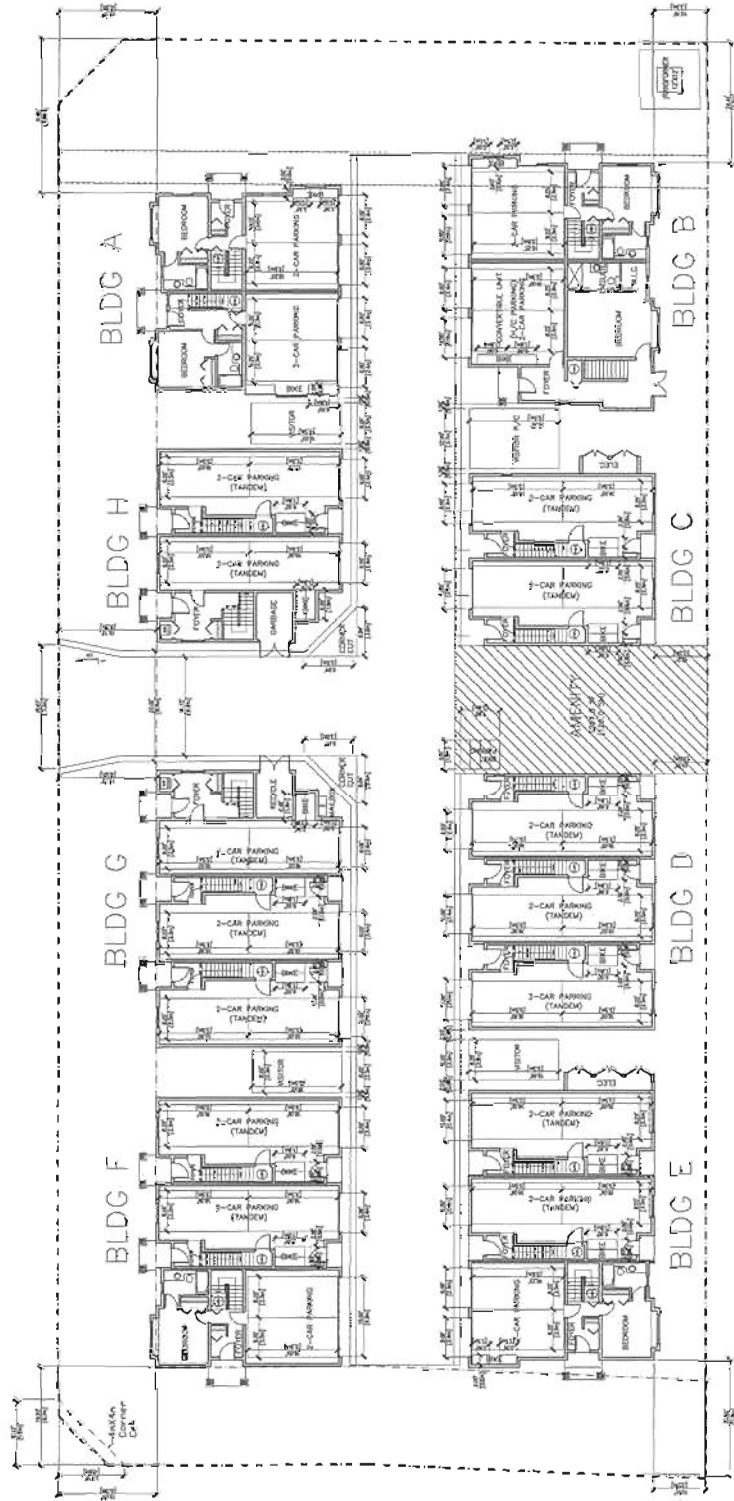
PC 41



 <p>MATTHEW CHENG ARCHITECT INC.</p> <p>1000 SHEPPARD AVENUE EAST, SUITE 100 VICTORIA, B.C. V8W 2M2 TEL: (250) 383-8888 FAX: (250) 383-8889 WWW.MCHENGARCHITECT.COM</p>	<p>THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS PLAN OR INFORMATION HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MATTHEW CHENG ARCHITECT INC.</p>		<p>Scale: $3/32" = 1'-0"$</p> <p>Project Number: #01</p>
	<p>Drawn: HC/CMF</p> <p>Checked: [Signature]</p> <p>Project Date: 10/19/20</p>	<p>Revision Date: 10/19/20</p>	

DP 13-627880

24. 02



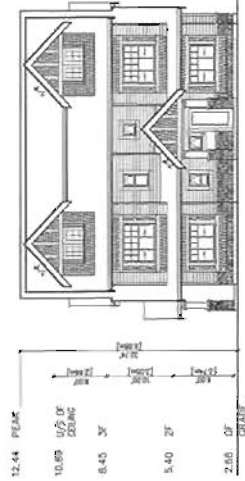
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PG. #13

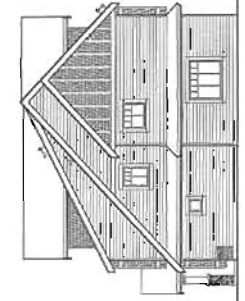
 <p>MATTHEW CHENG ARCHITECT INC. 100-201, 101 EAST AVE. #100 VANCOUVER, BC V6P 1G1 TEL: 604.681.1111 FAX: 604.681.1112 WWW.MCHARCHITECT.COM</p>	<p>20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Project No. 13-627880 Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>	<p>Project No. 13-627880 Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>	<p>Project No. 13-627880 Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>	<p>Project No. 13-627880 Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>	<p>Project No. 13-627880 Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>	<p>Project No. 13-627880 Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>	<p>Project No. 13-627880 Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT Project Location: 7451/7471 NO.4 ROAD, RICHMOND, B.C.</p>
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BLDG A

BLDG B



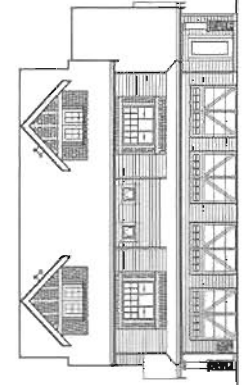
NORTH ELEVATION
(GENERAL CURRIE ROAD)



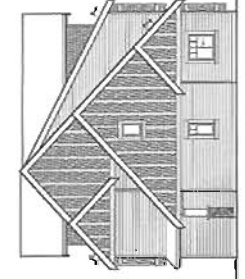
WEST ELEVATION



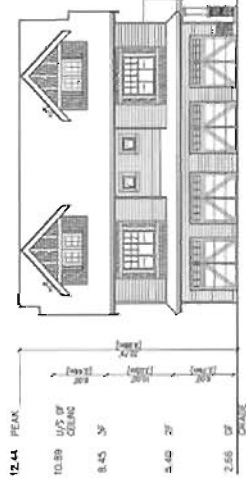
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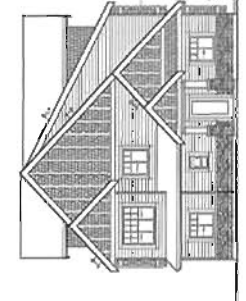
SOUTH ELEVATION



EAST ELEVATION (NO. 4 ROAD)



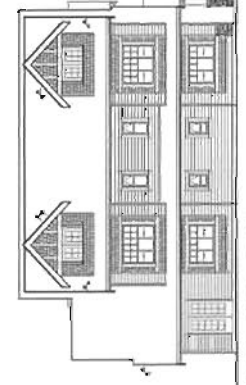
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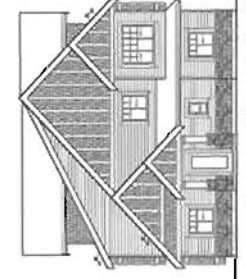
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

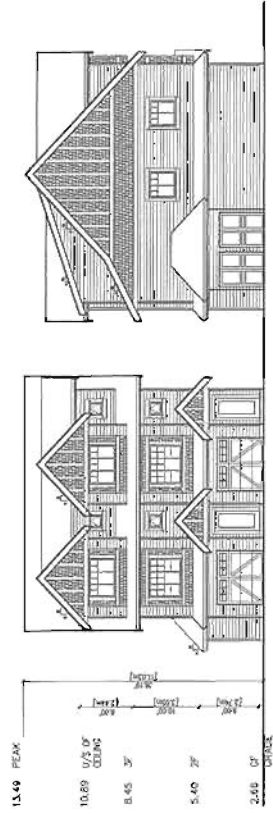


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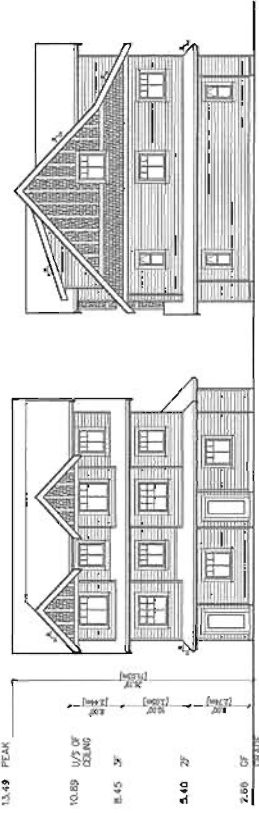
DP 13-627880 *Fig. # 4*

 <p>MATTHEW CHENG ARCHITECT INC. 10000 170th Ave. S., Suite 100 Edmonton, Alberta T6E 4E4 Tel: (780) 443-8888 Fax: (780) 443-8889</p>	<p>THIS DRAWING IS NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>	<p>DATE: 2017/07/27 BY: 2017/07/27 CHECKED: 2017/07/27 DESIGNED: 2017/07/27</p>	<p>NO. 4 ROAD SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>	<p>SECTION FOR 200'</p>
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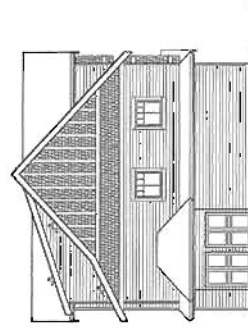
BLDG C



NORTH ELEVATION

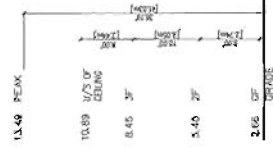


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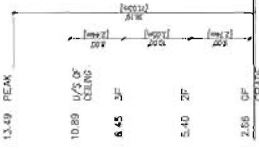


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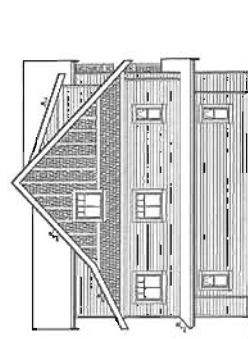
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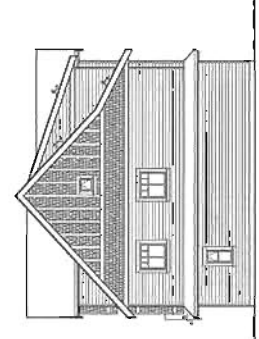
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

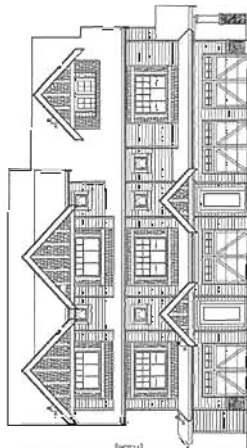
DP 13-627880
PG. 45

 <p>MATTHEW CHENG ARCHITECT INC. 140-10111 140-10111 140-10111 140-10111</p>	<p>THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>NO DATE BY 2013/07/11 2013/07/11 2013/07/11 2013/07/11</p>	<p>NO DATE BY 2013/07/11 2013/07/11 2013/07/11 2013/07/11</p>	<p>NO DATE BY 2013/07/11 2013/07/11 2013/07/11 2013/07/11</p>	<p>NO DATE BY 2013/07/11 2013/07/11 2013/07/11 2013/07/11</p>	<p>NO DATE BY 2013/07/11 2013/07/11 2013/07/11 2013/07/11</p>
<p>PROJECT TITLE 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NO. #05</p>	<p>PROJECT NO. #05</p>	<p>PROJECT NO. #05</p>	<p>PROJECT NO. #05</p>	<p>PROJECT NO. #05</p>	<p>PROJECT NO. #05</p>

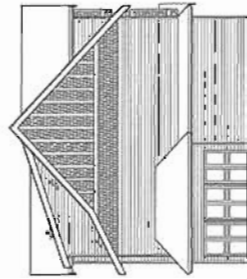
BLDG E

BLDG F

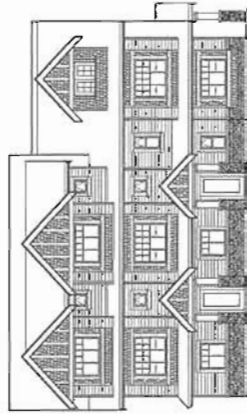
13.49' PG 14
10.30' 11/5 OF 123.46' 3"
8.45' 3"
5.40' 2"
2.66' 0"



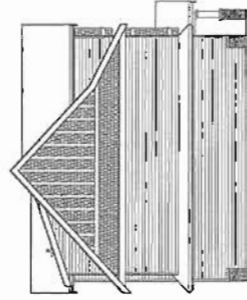
NORTH ELEVATION



EAST ELEVATION

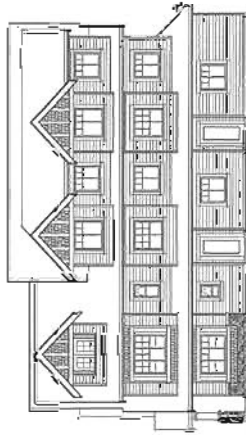


NORTH ELEVATION (GENERAL CURRIE ROAD)

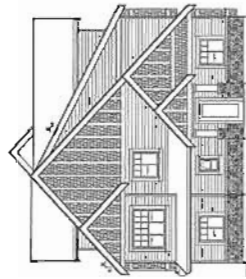


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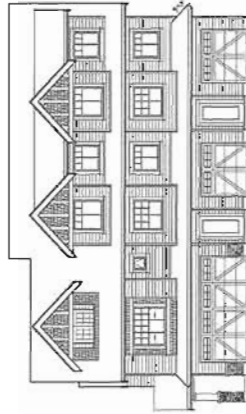
13.49' PG 14
10.68' 11/5 OF 120.46' 3"
8.45' 3"
5.40' 2"
2.66' 0"



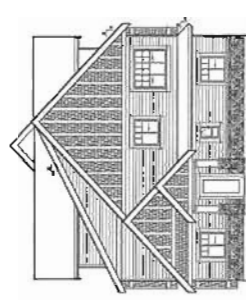
SOUTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

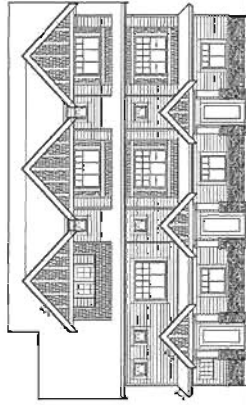
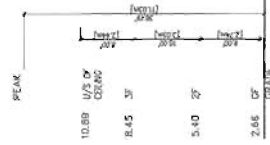
DP 13-627880

Plat. of 4

 MATTHEW CHENG ARCHITECT INC. 1000-10101 101ST AVE. S.W. SUITE 100 RICHMOND, B.C. V6V 2G9 TEL: 604-273-1111 FAX: 604-273-1112 WWW.MCHENGARCHITECT.COM	<p>THIS ARCHITECTURE WAS PREPARED BY THE ARCHITECT FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OR MODIFICATION OF THIS DOCUMENT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT.</p>	<p>Project No.: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Client: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Project Title: BUILDING ELEVATIONS</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Revision: 1/13/2023 By: MCH Check: MCH Date: 1/13/2023</p>	<p>Project Name: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Project No.: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.</p>
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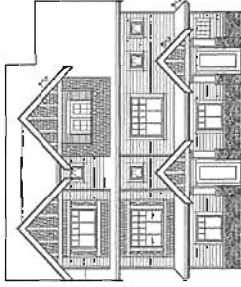
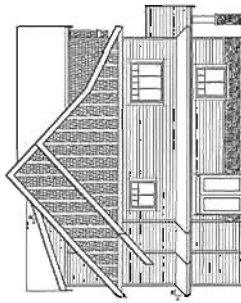
BLDG G

BLDG H



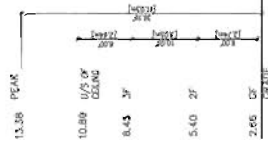
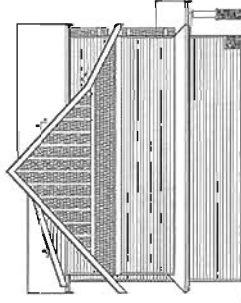
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(GENERAL CURRIE ROAD)

EAST ELEVATION



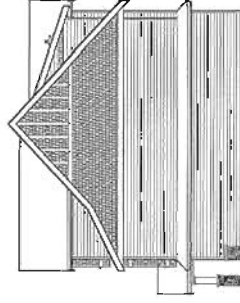
NORTH ELEVATION
(GENERAL CURRIE ROAD)

EAST ELEVATION



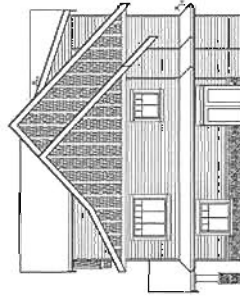
SOUTH ELEVATION

WEST ELEVATION



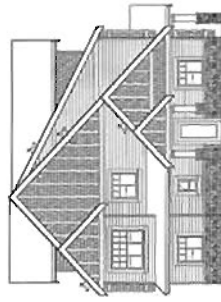
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WEST ELEVATION

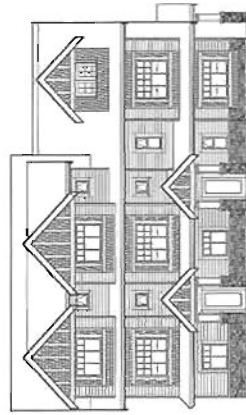


DP 13-627880 Pg. # 2

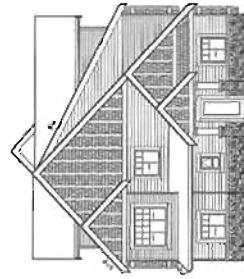
 <p>MATTHEW CHENG ARCHITECT INC. MATTHEW CHENG ARCHITECT INC. 215 BURNHAMTHORPE RD. UNIT 101 SCARBOROUGH, ONTARIO M1N 3P4 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.MCHENGARCHITECT.COM</p>	<p>THIS DRAWING SET WILL BE PLACED IN THE PUBLIC DOMAIN AND WILL BE AVAILABLE TO ANYONE WHO REQUESTS IT. NO PART OF THIS DRAWING SET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>DATE: 01/11/2017 BY: JCH CHECKED BY: JCH DATE: 01/11/2017</p>	<p>PROJECT TYPE: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>DATE: 01/11/2017 BY: JCH CHECKED BY: JCH DATE: 01/11/2017</p>	<p>PROJECT TYPE: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>DATE: 01/11/2017 BY: JCH CHECKED BY: JCH DATE: 01/11/2017</p>	<p>DATE: 01/11/2017 BY: JCH CHECKED BY: JCH DATE: 01/11/2017</p>
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BUILDING A



BUILDING F



BUILDING E

ELEVATION ALONG LE CHOW STREET

DP 13-627880 ^{PK. 23}

 <p>MATTHEW CHENG ARCHITECT INC.</p> <p>220 BILLS, ONE DUNDAS AVENUE SUITE 1000, TORONTO, ONTARIO M5G 1C6 TEL: (416) 593-7272 FAX: (416) 593-7273 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS IS A PRELIMINARY DRAWING. IT IS NOT FINAL. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MATTHEW CHENG ARCHITECT INC.</p>	<p>Architect 220 BILLS, ONE DUNDAS AVENUE SUITE 1000, TORONTO, ONTARIO M5G 1C6 TEL: (416) 593-7272 FAX: (416) 593-7273 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>No. Title SECTION</p>	<p>Consolidate</p>	<p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Draw Title STREETSCAPES</p>	<p>Drawn HCH/ML Checked ML Typed YLF - 11/17 Project Number</p>	<p>Revision Detail 2016/07/20 Print Date 2016/07/20 Draw No. #08</p>
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EAST ELEVATION (ALONG NO.4 ROAD)



ASPHALT ROOF
IKO SHINGLES
CAMBRIDGE SERIES
DRIFTWOOD



HARDIE
HORIZONTAL SIDING
HARDIE SHINGLES
BENJAMIN MOORE
HC-103



WOOD TRIMS
FRASCHIA
COLUMN
BENJAMIN MOORE
OC-56



CULTURED STONE
ASPEN
SOUTHERN LEDGESTONE



HARDIE
SHINGLE
BENJAMIN MOORE
CC-34



HARDIE
HORIZONTAL SIDING
HARDIE SHINGLE
BENJAMIN MOORE
HC-108



NORTH STREETSCAPE (ALONG GENERAL CURRIE ROAD)

 <p>MATTHEW CHENG ARCHITECT INC. <small>REGISTERED ARCHITECT, ONTARIO 1000 SHEPPARD AVENUE EAST, SUITE 100 SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.MATTHEWCHENGARCHITECT.COM</small></p>	<p><small>THIS PLAN AND ALL OTHERS HEREIN ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. NO PART OF THIS PLAN OR ANY OTHERS HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MATTHEW CHENG ARCHITECT INC.</small></p> <p><small>DATE: 2023/07/11 BY: MCH 02 2023/04/28 REVISION FOR ACP</small></p>	<p><small>Project Title</small> 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p><small>Client Title</small> COLOR RENDERED ELEVATIONS</p>	<p><small>Scale</small> 1/8" = 1'-0"</p>	<p><small>Revision</small> R01</p>	<p><small>Project Number</small> 13-627880</p>	<p><small>Project Title</small> 20-UNIT TOWNHOUSE DEVELOPMENT</p>	<p><small>Project Title</small> 20-UNIT TOWNHOUSE DEVELOPMENT</p>
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UNIVERSITY PLANNING
MANAGEMENT GROUP

ARCHITECTS

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C/O 300 • 415 388 China Drive
Suite 100 • 415 388 China Drive
Tel: 294-0011 • Fax: 294-0022

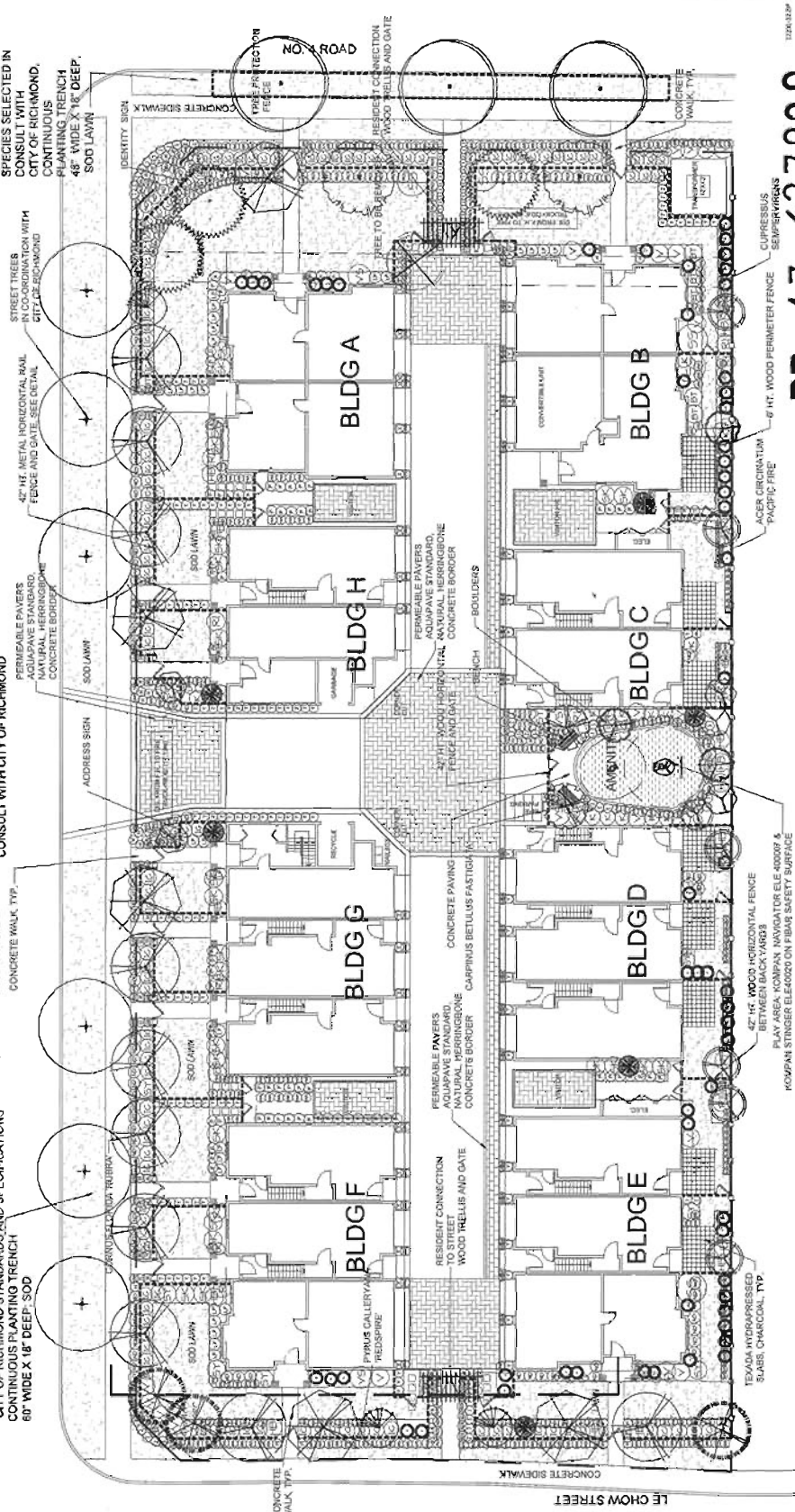
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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE IDENTIFICATION TAGS INDICATING SOURCE AND DATE OF COLLECTION.

PREPARE BOULEVARDS FOR
TREETREE PLANTING AS PER
CITY OF RICHMOND STANDARDS, A
CONTINUOUS PLANTING TRENCH
10" WIDE X 18" DEEP, SOD

STREET TREES, SPECIES SELECTED IN
CONSULT WITH CITY OF RICHMOND

STREET TREES.
SPECIES SELECTED IN
CONSULT WITH
CITY OF RICHMOND.
CONTINUOUS
PLANTING TRENCH
48" WIDE X 18" DEEP.



NO.	DATE	REVISION DESCRIPTION	DR.
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98	12.05.2016	NEW PROJECT	DR
99	12.05.2016	NEW PROJECT	DR
100	12.05.2016	NEW PROJECT	DR

13/04/2012

**20 UNIT RESIDENTIAL
DEVELOPMENT**

7451 E 7471 RD. 4 ROAD
STONMONGR. BC

LANDSCAPE PLAN

DATE: 11 NOV 84
 SCALE: 3/32"=1'-0"
 DRAWN: [Signature]
 CHECKED: [Signature]
 PROJECT NUMBER: 11-371
 DRAWING NUMBER: L1 OF 3

Fig. 4. 10

DP 13-627880

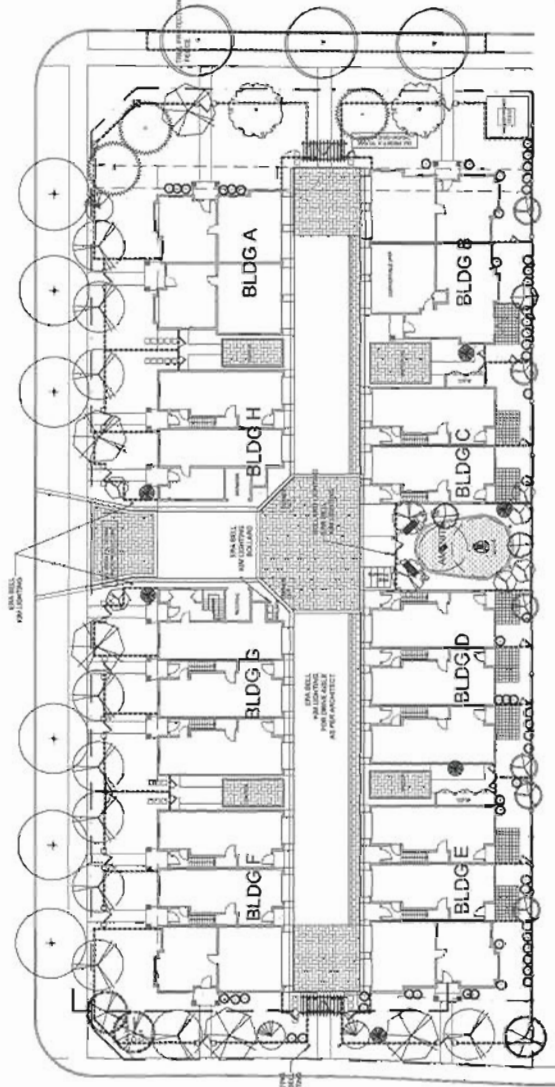
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pmg
LANDSCAPE ARCHITECTS
3000 N. 10TH AVE. SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112

DATE: 10/1/2011



COMPREHENSIVE PLANT SCHEDULE		
PLANT	QTY	NOTES
1. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
2. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
3. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
4. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
5. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
6. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
7. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
8. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
9. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
10. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
11. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
12. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
13. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
14. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
15. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
16. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
17. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
18. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
19. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
20. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
21. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
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26. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
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99. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE
100. 4' X 6' CROWNED PINE	1	BRONZE VINE MALE



LANDSCAPE LIGHTING FIXTURES

DP 13-627880

13-627880

13-627880

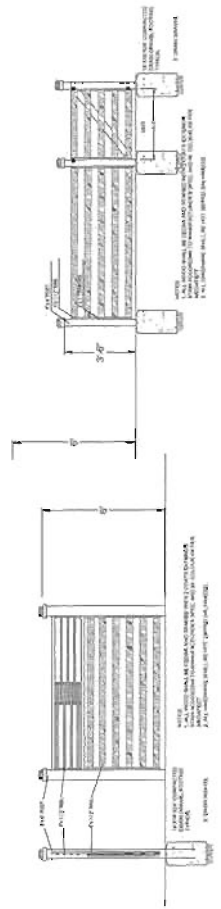
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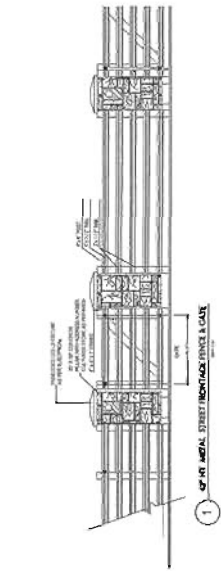
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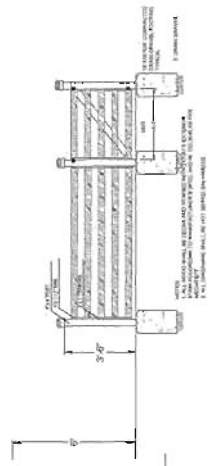
LANDSCAPE ARCHITECTURE
1000 17th St. NW
Suite 1000
Washington, DC 20036
Phone: 202.462.1111
www.pmg-l.com



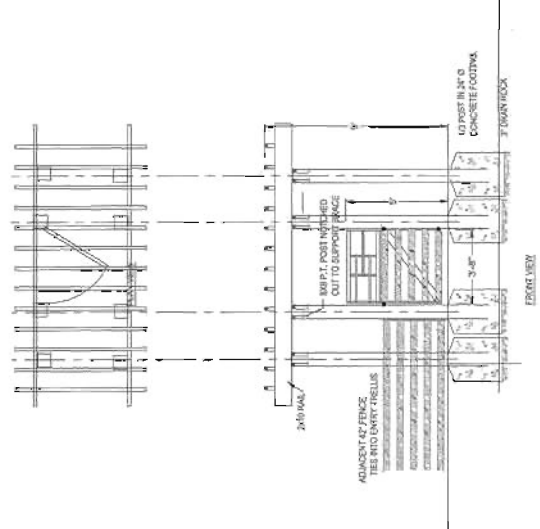
1 6' x 4' METAL STREET FRONTAGE FENCE & GATE



2 6' x 4' WOOD FRONTAGE FENCE

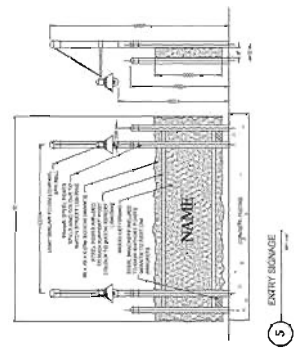


3 12' x 4' WOOD PICKET FENCE & GATE



- NOTE
1. ALL WOOD MEMBERS SHALL BE CLEAN AND STAINED WITH 2 COATS EXTERIOR STAIN.
 2. ALL HARDWARE SHALL BE STAINLESS STEEL AND IN COLOR AS PER ARCHITECT.
 3. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.

4 ENTRY FENCE WITH GATE



5 ENTRY SIGNAGE

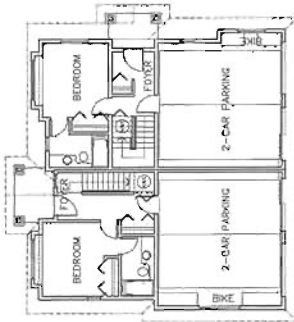
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PROJECT
20 UNIT RESIDENTIAL
DEVELOPMENT
7451 & 7471 RD. 4 ROAD
RICHMOND, BC

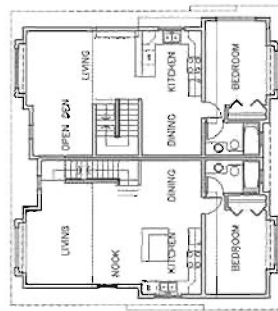
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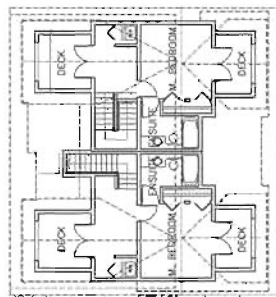
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P. 12



GROUND FLOOR (BLDG-A)



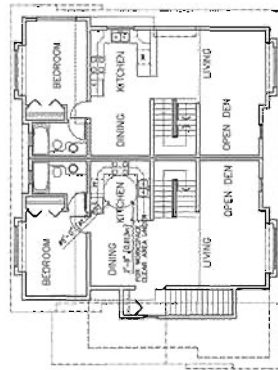
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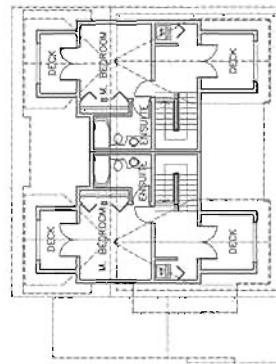
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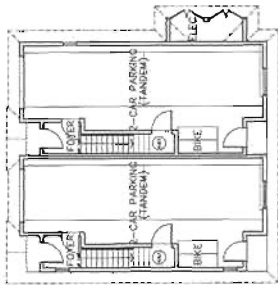
GROUND FLOOR (BLDG-B)



MAIN FLOOR (BLDG-B)



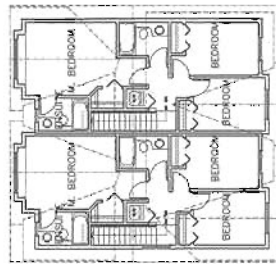
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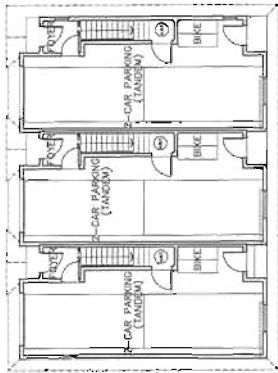
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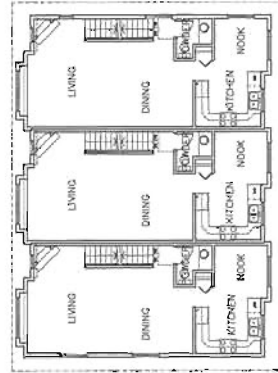
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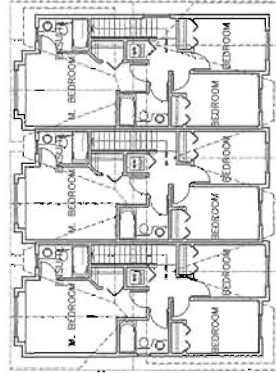
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GROUND FLOOR (BLDG-D)




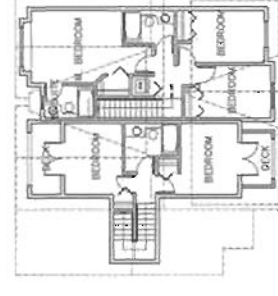
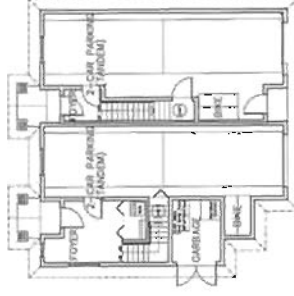
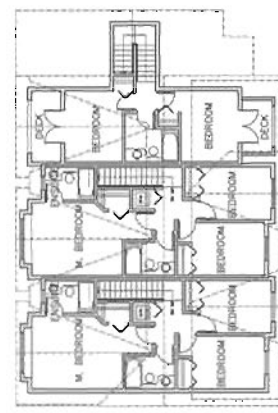
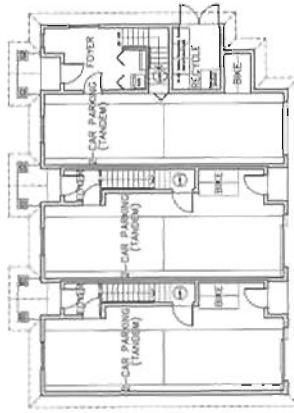
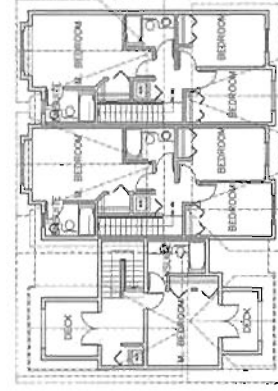
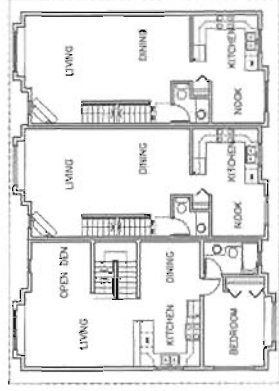
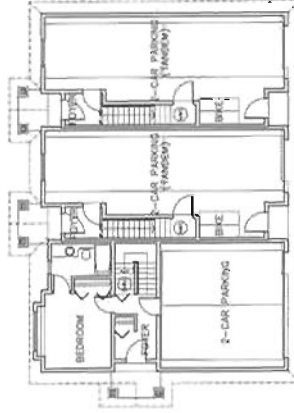
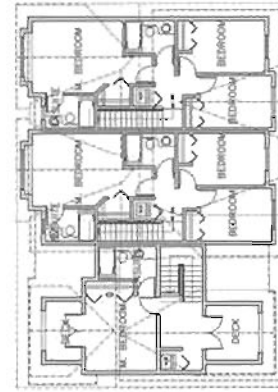
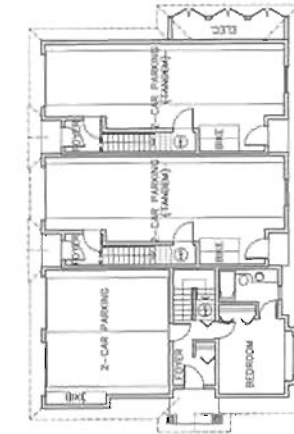
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UPPER FLOOR (BLDG-D)

REF. #1
DP 13-627880

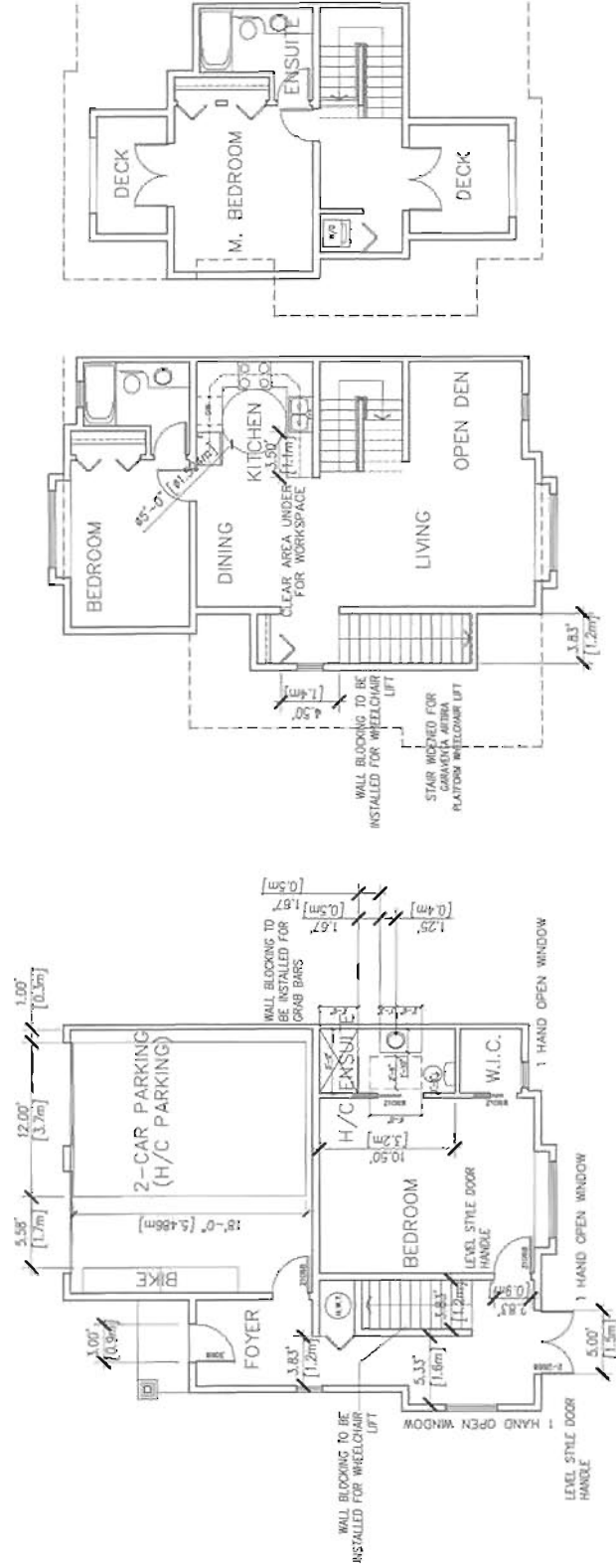
 <p>MATTHEW CHENG ARCHITECT INC. 100-10151 LAMAR AVENUE VANCOUVER, BC V6P 6E1 TEL: 604-271-1111 FAX: 604-271-1112 WWW.MCHENGARCHITECT.COM</p>	<p>THESE DRAWINGS HAVE BEEN PREPARED BY THE ARCHITECT OR UNDER HIS/HER DIRECT SUPERVISION AND TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, PROVINCIAL AND FEDERAL REQUIREMENTS AND STANDARDS. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THESE DRAWINGS.</p>	<p>DATE: 2023/07/15 BY: [Signature] FOR: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Project Title: 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Sheet No.: #02</p>



UPPER FLOOR (BIRCH) DEF. PL. #2

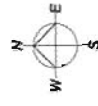
UPPER FLOOR (BLDG-F)

BLDG--E)[illegible]



UPPER FLOOR

NOTE: AGING IN PLACE FEATURES WILL BE PROPOSED SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.



DP 13-627880
REF. PG. 33



CONTEXT MAP (NOT TO SCALE)



STREETSCAPE (SOUTH OF THE SUBJECT PROPERTY)



STREETSCAPE (NORTH OF THE SUBJECT PROPERTY)

 <p>MATTHEW CHENG ARCHITECT INC. 104-10111 104 STREET, SUITE 101 VANCOUVER, BC V6P 6E6 TEL: 604-271-1111 FAX: 604-271-1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>DATE: 2023/07/21 BY: MCH/07/21 FOR: 20-UNIT TOWNHOUSE DEVELOPMENT</p>	<p>NO. DATE: 10/06/2023</p>	<p>REVISIONS:</p>	<p>CONTRACT NO. 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NO. 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>PROJECT NAME: CONTEXT MAP & SITE PHOTOS</p>	<p>PROJECT: 20-UNIT TOWNHOUSE DEVELOPMENT DRAWN BY: MCH CHECKED BY: MCH PROJECT NUMBER: 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>ISSUE DATE: 2023/07/21 PROJECT DATE: 2023/07/21 DRAWING NO.: #09</p>
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