

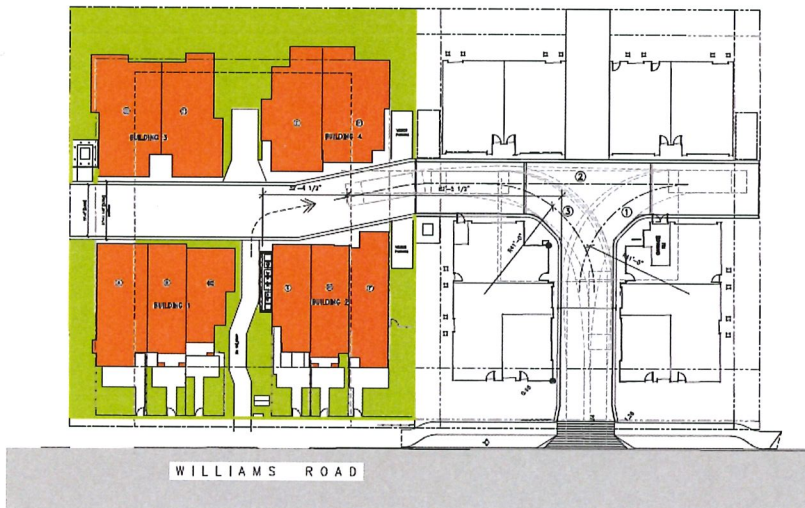
DPP Presentation
For 10-Unit Townhouse Development 8231 8251 Williams Road

March 22, 2022

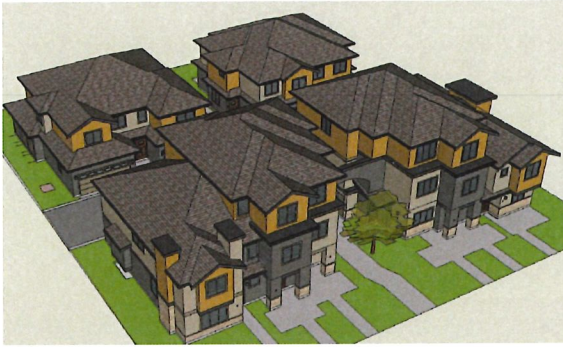
My name is Xuedong Zhao from Zhao XD Architect Ltd. , address is 11181 Voyageur Way, Unit 255, Richmond, BC

This is a 10-unit townhouse development located at 8231 8251 Williams Road.
Based on City planning policy in OCP, 3 storey townhouses can be developed.

The site is located in a planning area designated "Neighborhood Residential (NRES)" in OCP.
We follow the Arterial Road Policy, the OCP, and the Bylaw 9000, for the townhouse development along arterial roads outside the City Centre.
This development site meets the Arterial Road Policy for Townhouse Development requirements .



Our proposed design is Low Density Town Housing (RTL4). 0.60 FAR is proposed.
A pedestrian walkway is designed in the middle of the property, connects the Williams Road and the site. The internal driveway is accessed through neighboring development on east.
This development consists of 4 buildings, 2 triplex buildings at front , and 2 duplex buildings on rear.



Portions of Buildings 1 and 2 that have direct interfaces with neighboring single-family housing are designed with 2 storeys in building height, with 7.5 m (25 ft.) setback on east and west.

Building 3 & 4 are all 2 storey.

The neighboring property on west is in a on-going similar townhouse development.

The site context is mainly single-family house styles, a few townhouse developments already built or still in planning proces. The neighboring property on east is proposed to be townhouse development already in final planning application approval process. A few properties away to east is a 14-Unit townhouse development already completed . Several lots away on west is a 16-unit townhouse development also already completed with similar architectural style .



Sloped roofs are proposed, as the main architectural character for the building design, which is consistent to existing single-family house and townhouse developments of the neighborhood, emphasizing the residential building character with both building massing and details.

Along Williams Road, our building designs are covered with sloped roof, reduced in the height from 3-storey in the middle, to 2-storey at both east and west end, to minimize the height difference to adjacent existing homes.

Culture stone are proposed for column and building bases as additional accent in contrast to Hardie siding cladding in general.

Buildings along rear (which is the north) are 2 storey buildings, with sloped roof, providing the architectural appearance that can minimize visual impact to neighboring single-family homes.

We made a lot of efforts in our design, in order to preserve mature tree in middle of the site. Design for units B2 & E are made to accommodate required tree protection for the trees.

A walkway is proposed between Building 1 and 2, for pedestrian access from the street to the site, to the Outdoor Amenity space.

This walkway, in relation to the preserved tree, makes an ideal combination both the walkway and the this preserved tree. An arch gate is proposed between the front buildings to emphasize the presence of the pedestrian walkway, as a "Gate" to articulate for the space, to make the walkway more significant, instead of just "a leftover space" between buildings. This architectural treatment also enhances a background, as a focal point for the preserved tree, as a public and semi-public, as a good animations for their interface with public realm.

The site layout, massing, and landscape design are well considered for the sun shading impact. The outdoor amenity space is well properly landscaped, is prominently located in the middle of the site, and also at rear of the site. It is in alignment with the pedestrian walkway, for both functionality and aesthetics.

Private outdoor spaces are also provided for each townhouse unit.

Convertible units are proposed, for future conversion to accessible units, which are located at a secured portion of the internal driveway end, for more maneuvering convenience.

The requirements of aging-in-place, and accessibility are all considered into the design. Design details and dimensions will comply with design guidelines.

We use more sustainable materials, such as Hardie sidings, as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. Permeable paver, allows maximum storm water infiltration.

Sustainability strategy has been taken, for this development, including the energy saving, with the study and proposal by Certified Energy Advisor.

Every building will achieve the applicable BC Building Code requirements, and follow the City's required Energy Step Code standard. Efficient mechanical system, and reductions in air leakage, will reduce heating and cooling costs.

Insulation below the concrete slab, insulation in walls, in roof and in exposed floors, improves the thermal performance of each building, when we compared them with the standard house built in the ways that were used to be.

Certified Energy Advisor is engaged for the project, proper HVAC system will be selected to increase livability, energy saving and efficiency. The townhouse units come with conduits, roughed in to adapt future solar panel installation.

Accessibility is important as we considered for all convertible units, to follow City requirements. The site is located in a transit-friendly area. Wheelchair circulation routes are designed for accessibility, both for the internal drive way, and for the pedestrian walkway directly from Williams Road, to the townhouse units and amenity area.

Our design is guided by principles of CPTED, (the Crime prevention through environmental design),

We implement the measures such as natural access control, natural surveillance and territoriality (defensible space):

Natural access control – means that Unit entries and vehicle access are exposed, as well as low fence and low landscaping;

Space between buildings are exposed to windows, on building side elevations for overlook;

Buildings facing the streets , facing the internal driveway, will provide surveillance, including surveillance through windows and balconies, and decks.

Site lighting and clear site lines, provide unobstructed views of surrounding area.
Landscaping planting and fence near unit entrances, are low in height, to maximize the views.

The landscape for this project, has been designed to incorporate the existing trees, working with our arborist for the tree retention.

I would leave the landscape design to our landscape architect.