

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 14, 2022.



ERIC LAW ARCHITECT
 2075 W. 104TH AVE. SUITE 100
 RICHMOND, BC V6V 2K9
 TEL: (604) 273-2299

COMPASS LICENSE NO. 45414
 BRITISH COLUMBIA ASSOCIATION OF ARCHITECTS
 605-1027 MCDONNELL STREET
 VANCOUVER, BC V6E 2M9
 REG. NO. 12000-0000-0000-0000
 REG. NO. 12000-0000-0000-0000
 REG. NO. 12000-0000-0000-0000
 REG. NO. 12000-0000-0000-0000

NO.	DATE	DESCRIPTION
1.	21.09.22	FOR DP APPLICATION
2.	22.02.22	FOR DP REVIEW
3.	22.06.21	FOR DP REVIEW
4.	22.08.22	FOR DP REVIEW
5.	22.08.22	FOR DP REVIEW
6.	22.11.21	FOR DP APPLICATION

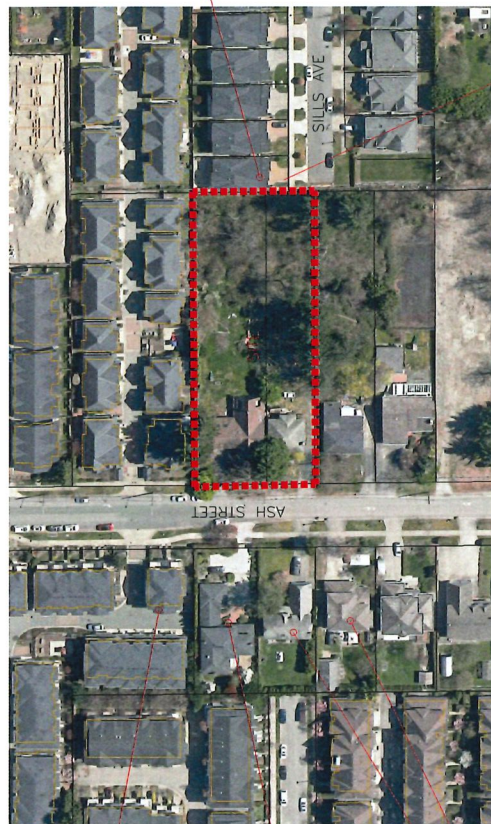
SITE VIEW FROM ASH STREET



ASH STREET TOWNHOUSES



ASH STREET SINGLE FAMILY HOUSES



AERIAL CONTEXT VIEW



SILLS AVENUE NEIGHBOUR SINGLE FAMILY HOUSES



SITE VIEW FROM SILLS AVENUE

**TOWNHOUSE AT
 7100 - 7120 ASH STREET
 RICHMOND BC**

SITE CONTEXT

PROJECT NUMBER:	21-03
ISSUED:	9/13/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILE NUMBER:	21-03-SAC-220114-DPP-PROJ-010

CONTEXT

DEVELOPMENT PERMIT

DP 21-942090

**ERIC LAW
ARCHITECT**

1000 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 1T5
TEL: (604) 278-8889
FAX: (604) 278-8890
WWW.ERICLAWARCHITECT.COM
ERIC LAW ARCHITECT INC. IS AN
EQUAL OPPORTUNITY EMPLOYER.
WE ENCOURAGE DIVERSITY IN OUR
WORKPLACE. WE ARE COMMITTED
TO PROVIDING AN ACCESSIBLE
WORKPLACE FOR ALL EMPLOYEES.
IF YOU HAVE ANY QUESTIONS
REGARDING OUR POLICIES,
PLEASE CONTACT US AT
ERIC.LAW@ERICLAWARCHITECT.COM

NO.	REVISION
1.	21.04.22 FOR DP APPROVAL
2.	21.04.22 FOR CITY DP REVIEW
3.	21.04.22 FOR CITY DP REVIEW
4.	21.04.22 FOR CITY DP REVIEW
5.	21.04.22 FOR CITY DP REVIEW
6.	21.04.22 FOR CITY DP REVIEW

NO.	REVISION
1.	21.04.22 FOR CITY DP APPROVAL
2.	21.04.22 FOR CITY DP APPROVAL
3.	21.04.22 FOR CITY DP APPROVAL
4.	21.04.22 FOR CITY DP APPROVAL
5.	21.04.22 FOR CITY DP APPROVAL
6.	21.04.22 FOR CITY DP APPROVAL

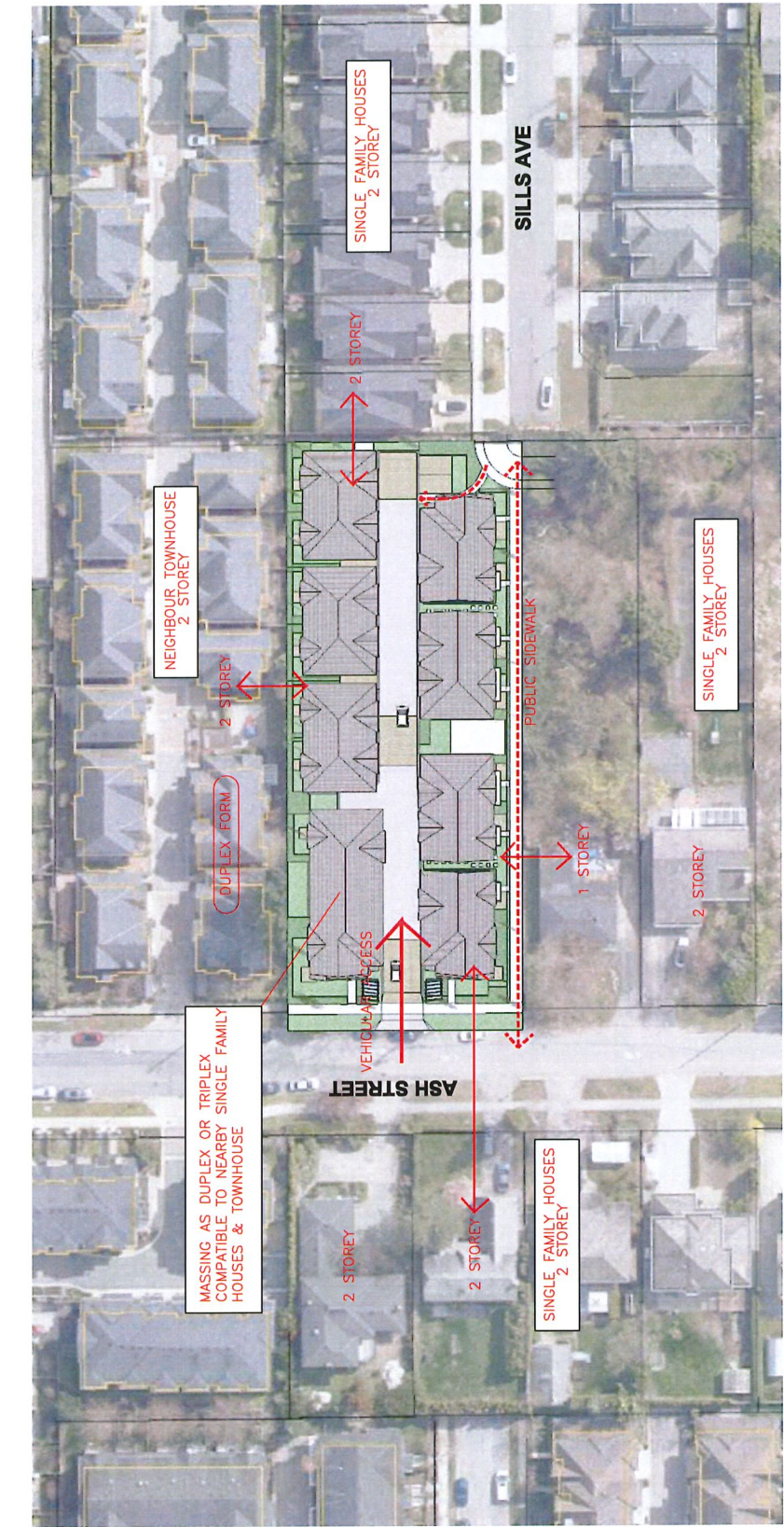
NO.	REVISION
1.	21.04.22 FOR CITY DP APPROVAL
2.	21.04.22 FOR CITY DP APPROVAL
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4.	21.04.22 FOR CITY DP APPROVAL
5.	21.04.22 FOR CITY DP APPROVAL
6.	21.04.22 FOR CITY DP APPROVAL

NO.	REVISION
1.	21.04.22 FOR CITY DP APPROVAL
2.	21.04.22 FOR CITY DP APPROVAL
3.	21.04.22 FOR CITY DP APPROVAL
4.	21.04.22 FOR CITY DP APPROVAL
5.	21.04.22 FOR CITY DP APPROVAL
6.	21.04.22 FOR CITY DP APPROVAL

**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

MASSING
PROJECT NUMBER: 21-03
ISSUED: 9/12/2022
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 21-03-20-20214-DPP-REVISION

MASSING
DEVELOPMENT PERMIT



DP 21-942090

**ERIC LAW
ARCHITECT**

1000 W. 10TH STREET, SUITE 100
VICTORIA, BC V8W 2E1
TEL: (250) 382-3889

DESIGNED BY ERIC LAW ARCHITECT
DRAWN BY ERIC LAW ARCHITECT
CHECKED BY ERIC LAW ARCHITECT
DATE: 9/12/2022

NO.	DESCRIPTION
1.	22.03.12 FOR DP APPROVAL
2.	22.03.12 FOR CITY DP REVIEW
3.	22.03.12 FOR CITY DP REVIEW
4.	22.03.12 FOR CITY DP REVIEW
5.	22.03.12 FOR CITY DP REVIEW
6.	22.03.12 FOR CITY DP REVIEW

NO.	DESCRIPTION
1.	22.03.12 FOR DP APPROVAL
2.	22.03.12 FOR CITY DP REVIEW
3.	22.03.12 FOR CITY DP REVIEW
4.	22.03.12 FOR CITY DP REVIEW
5.	22.03.12 FOR CITY DP REVIEW
6.	22.03.12 FOR CITY DP REVIEW

NO.	DESCRIPTION
1.	22.03.12 FOR DP APPROVAL
2.	22.03.12 FOR CITY DP REVIEW
3.	22.03.12 FOR CITY DP REVIEW
4.	22.03.12 FOR CITY DP REVIEW
5.	22.03.12 FOR CITY DP REVIEW
6.	22.03.12 FOR CITY DP REVIEW

NO.	DESCRIPTION
1.	22.03.12 FOR DP APPROVAL
2.	22.03.12 FOR CITY DP REVIEW
3.	22.03.12 FOR CITY DP REVIEW
4.	22.03.12 FOR CITY DP REVIEW
5.	22.03.12 FOR CITY DP REVIEW
6.	22.03.12 FOR CITY DP REVIEW

NO.	DESCRIPTION
1.	22.03.12 FOR DP APPROVAL
2.	22.03.12 FOR CITY DP REVIEW
3.	22.03.12 FOR CITY DP REVIEW
4.	22.03.12 FOR CITY DP REVIEW
5.	22.03.12 FOR CITY DP REVIEW
6.	22.03.12 FOR CITY DP REVIEW

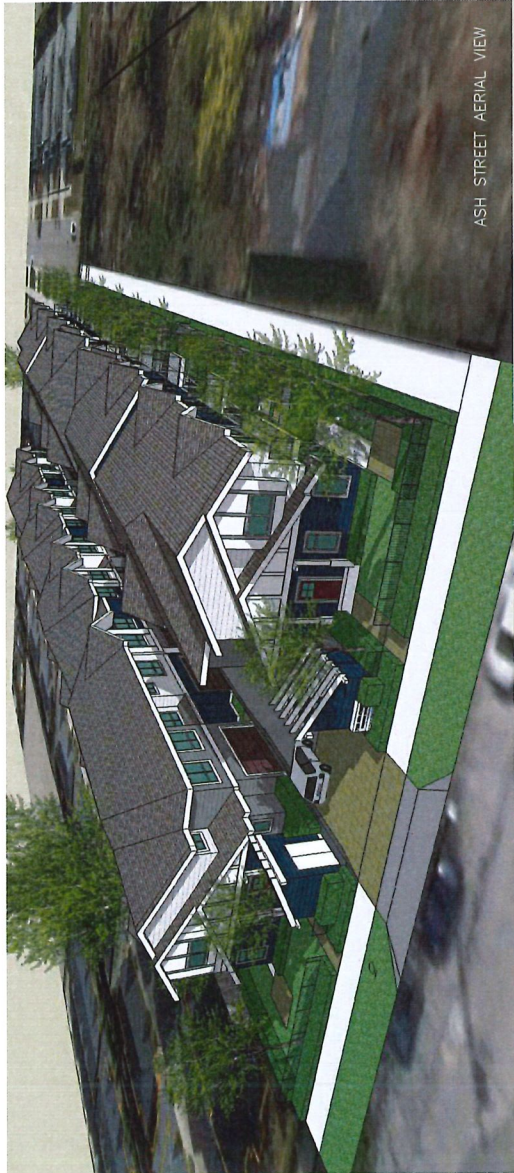
**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

IMAGES

PROJECT NUMBER:	21-03
ISSUED:	9/12/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	21-03-22-00014-DPP-RES-04

IMAGE-1

DEVELOPMENT PERMIT



DP 21-942090

**ERIC LAW
ARCHITECT**

1000 - 100th Street, Unit 101
 Richmond, BC V6V 1K9
 TEL: (604) 273-3889

CONTRACT NUMBER: 2021-01-01
 PROJECT NAME: 100 - 7120 ASH STREET
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 21-03-94-202014-DPP-RESID-DP

NO.	DESCRIPTION
1.	21-03-23 FOR DP APPLICATION
2.	21-03-23 FOR CITY DP REVIEW
3.	21-03-19 FOR CITY DP REVIEW
4.	21-03-23 FOR CITY DP REVIEW
5.	21-03-23 FOR CITY DP REVIEW
6.	21-03-19 FOR CITY DP APPLICATION

NO.	DESCRIPTION
4.	21-03-23 REVISED BUILDING MAJOR
3.	21-03-23 REVISED FOR CITY DP COMMENTS
2.	21-03-17 REVISED FOR CITY DP COMMENTS
1.	21-03-23 REVISED FOR CITY DP COMMENTS

**TOWNHOUSE AT
 100 - 7120 ASH STREET
 RICHMOND BC**

IMAGES

PROJECT NUMBER:	21-03
ISSUED:	9/12/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	21-03-94-202014-DPP-RESID-DP

IMAGE-2

DEVELOPMENT PERMIT

DP 21-942090



**ERIC LAW
ARCHITECT**

2100 W. 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 2Y6
TEL: (604) 558-5889

CONTRACT NO. 2021-03-001
PROJECT NO. 2021-03-001
DATE: 9/17/2022
DRAWN BY: EL
CHECKED BY: EL
PROJECT: TOWNHOUSE AT 7100-7120 ASH STREET
RICHMOND BC
PHASE: PRELIMINARY ARCHITECTURAL

NO.	DESCRIPTION
1.	31.08.23 FOR DP APPLICATION
2.	22.02.22 FOR CITY DP REVIEW
3.	22.06.17 FOR CITY DP REVIEW
4.	22.06.22 FOR CITY DP REVIEW
5.	22.06.17 FOR CITY DP REVIEW
6.	22.06.17 FOR CITY DP REVIEW

NO.	DESCRIPTION
4.	22.06.17 FOR CITY DP REVIEW
5.	22.06.22 FOR CITY DP REVIEW
6.	22.06.17 FOR CITY DP REVIEW
7.	22.06.22 FOR CITY DP REVIEW
8.	22.06.17 FOR CITY DP REVIEW
9.	22.06.22 FOR CITY DP REVIEW

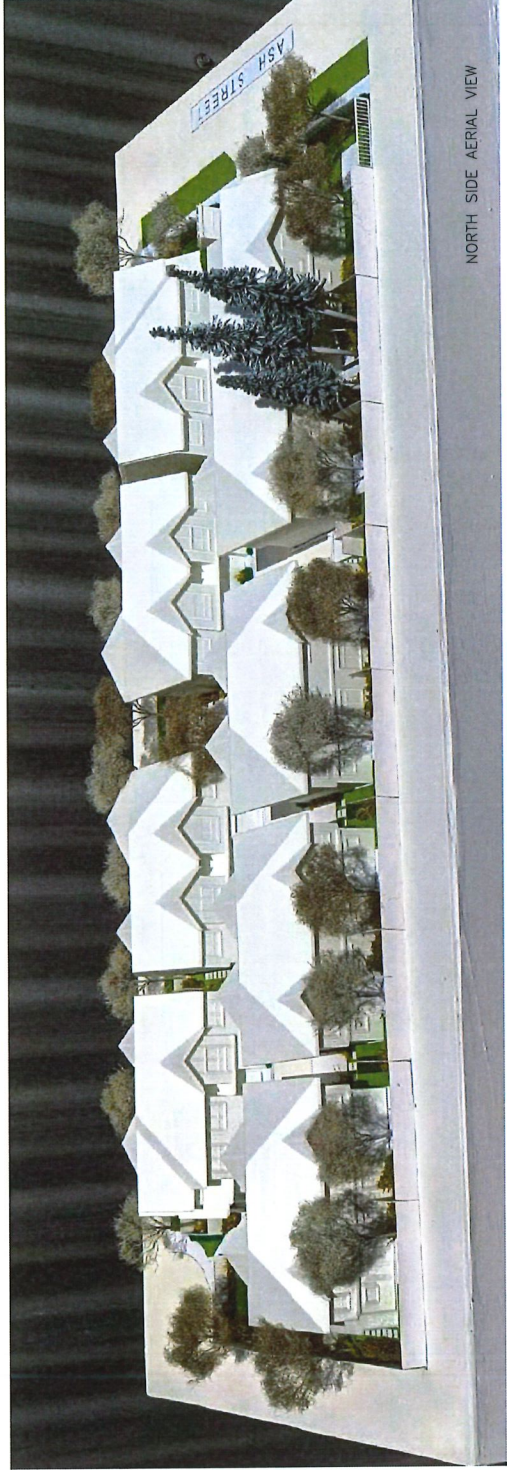
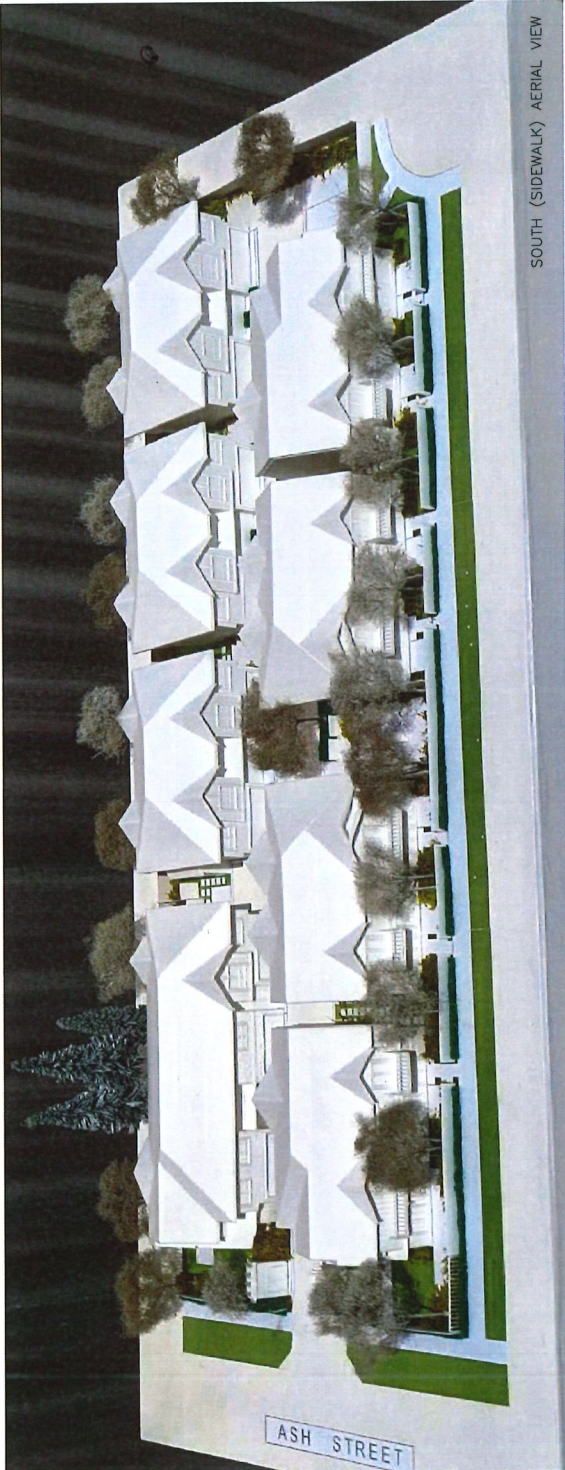
**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

IMAGES

PROJECT NUMBER:	21-03-001
ISSUED:	9/17/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	21-03-001_2021-03-001-DP-ARCHIT

MODEL-1

DEVELOPMENT PERMIT



DP 21-942090

**ERIC LAW
ARCHITECT**

1100 WEST 10TH AVENUE
VANCOUVER BC
TEL: (604) 681-8899

CONCEPT, DESIGN, PERMITTING AND
CONSTRUCTION SERVICES FOR RESIDENTIAL
DEVELOPMENT. WE ARE A FULL SERVICE
ARCHITECTURAL FIRM WITH A FOCUS ON
RESIDENTIAL DEVELOPMENT. WE HAVE
WORKED ON PROJECTS OF VARIOUS
SIZES AND TYPES, INCLUDING SINGLE
FAMILY HOMES, TOWNHOUSES, APARTMENTS,
CONDOMINIUMS, AND COMMERCIAL
BUILDINGS. WE ARE CURRENTLY
RECRUITING ARCHITECTS, DESIGNERS,
AND PROJECT MANAGERS.

NO.	DESCRIPTION
1.	2022.01 PERMITS
2.	2022.02 PERMITS
3.	2022.03 PERMITS
4.	2022.04 PERMITS
5.	2022.05 PERMITS
6.	2022.06 PERMITS
7.	2022.07 PERMITS
8.	2022.08 PERMITS
9.	2022.09 PERMITS
10.	2022.10 PERMITS
11.	2022.11 PERMITS
12.	2022.12 PERMITS

NO.	DESCRIPTION
1.	2022.01 PERMITS
2.	2022.02 PERMITS
3.	2022.03 PERMITS
4.	2022.04 PERMITS
5.	2022.05 PERMITS
6.	2022.06 PERMITS
7.	2022.07 PERMITS
8.	2022.08 PERMITS
9.	2022.09 PERMITS
10.	2022.10 PERMITS
11.	2022.11 PERMITS
12.	2022.12 PERMITS

NO.	DESCRIPTION
1.	2022.01 PERMITS
2.	2022.02 PERMITS
3.	2022.03 PERMITS
4.	2022.04 PERMITS
5.	2022.05 PERMITS
6.	2022.06 PERMITS
7.	2022.07 PERMITS
8.	2022.08 PERMITS
9.	2022.09 PERMITS
10.	2022.10 PERMITS
11.	2022.11 PERMITS
12.	2022.12 PERMITS

NO.	DESCRIPTION
1.	2022.01 PERMITS
2.	2022.02 PERMITS
3.	2022.03 PERMITS
4.	2022.04 PERMITS
5.	2022.05 PERMITS
6.	2022.06 PERMITS
7.	2022.07 PERMITS
8.	2022.08 PERMITS
9.	2022.09 PERMITS
10.	2022.10 PERMITS
11.	2022.11 PERMITS
12.	2022.12 PERMITS

NO.	DESCRIPTION
1.	2022.01 PERMITS
2.	2022.02 PERMITS
3.	2022.03 PERMITS
4.	2022.04 PERMITS
5.	2022.05 PERMITS
6.	2022.06 PERMITS
7.	2022.07 PERMITS
8.	2022.08 PERMITS
9.	2022.09 PERMITS
10.	2022.10 PERMITS
11.	2022.11 PERMITS
12.	2022.12 PERMITS

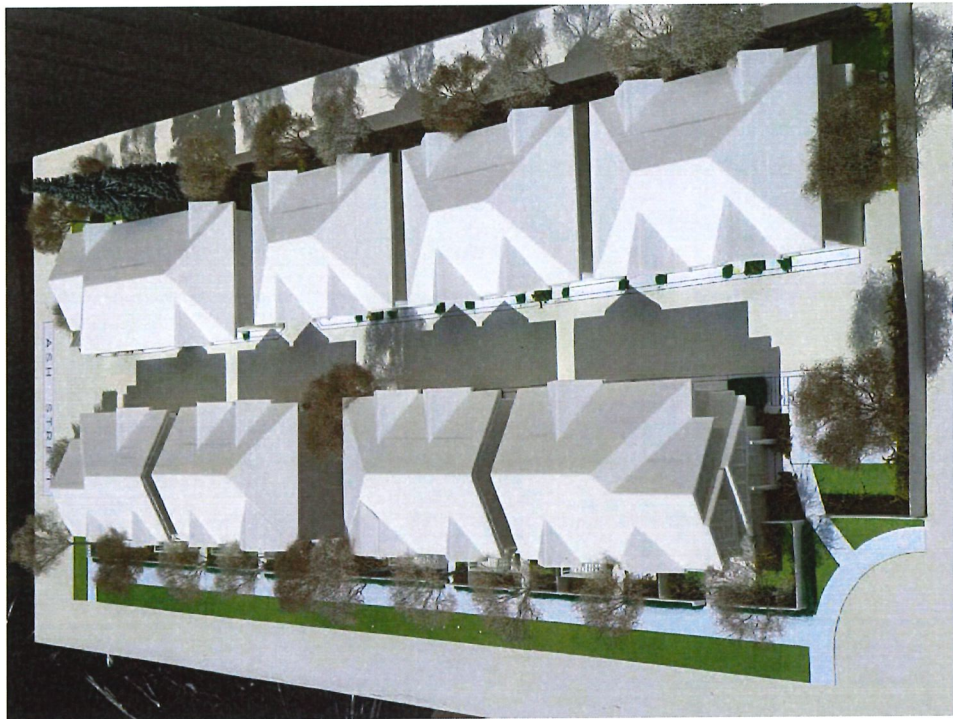
**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

IMAGES

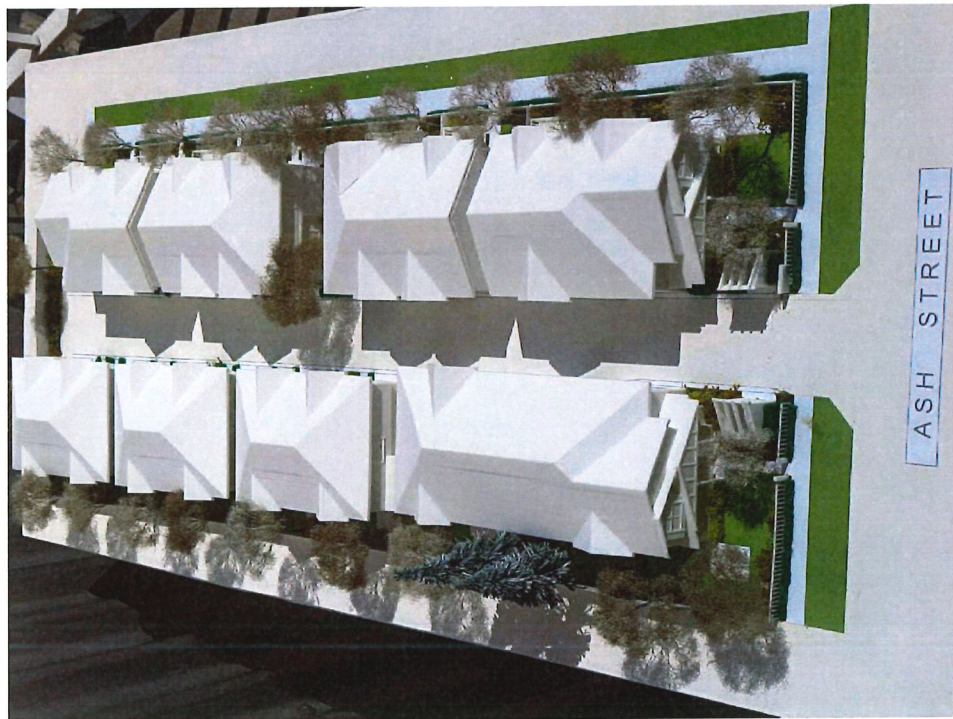
PROJECT NUMBER:	21-03
ISSUED:	9/12/2022
DRAWN BY:	EL
CHECKED BY:	EL
TELEPHONE:	604-681-8899

MODEL-2

DEVELOPMENT PERMIT



SILLS AVENUE AERIAL VIEW



ASH STREET AERIAL VIEW

DP 21-942090

2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099

CONTRACT NUMBER: 2021-001
 PROJECT: TOWNHOUSE AT 7100-7120 ASH STREET
 DRAWN BY: EL
 CHECKED BY: EL
 DATE: 9/17/2022
 FILENAME: 21-03_SAS_220914-DPP-PROSDUP

1. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099
2. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099
3. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099
4. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099

1. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099
2. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099
3. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099
4. 2200 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6V 1W2
 TEL: (604) 253-2099

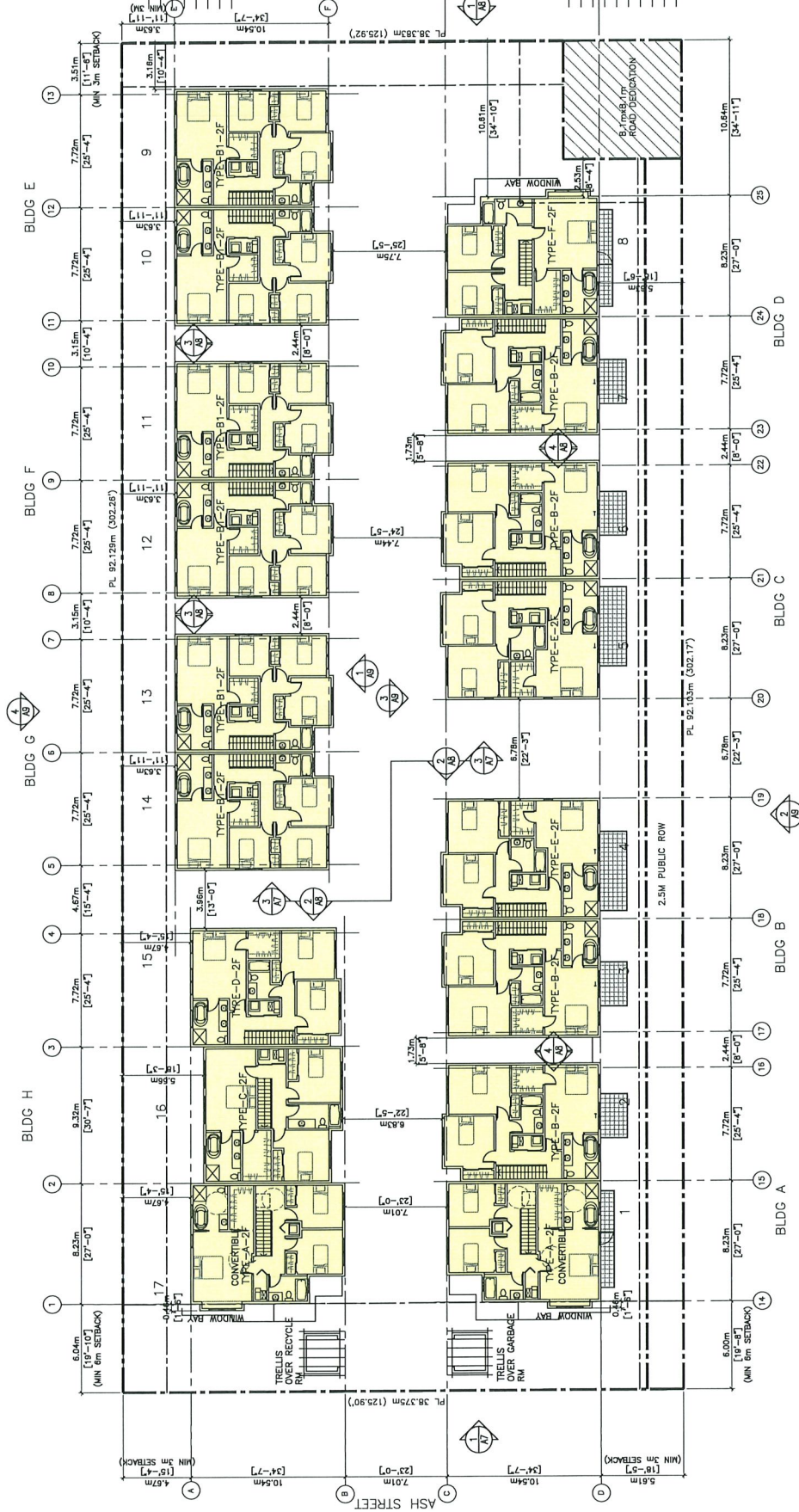
**TOWNHOUSE AT
 7100 - 7120 ASH STREET
 RICHMOND BC**

SITE PLAN 2/F

PROJECT NUMBER: 21-03
 ISSUED: 9/17/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-03_SAS_220914-DPP-PROSDUP

A3

DEVELOPMENT PERMIT



DP 21-942090

ERIC LAW ARCHITECT

2100 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6L 2M1
 TEL: (604) 255-3399

OWNER: TOWN OF RICHMOND
 PROJECT: TOWNHOUSE AT 7100-7120 ASH STREET
 DRAWN BY: EL
 CHECKED BY: EL
 DATE: 9/12/2022

- REVISIONS**
1. 2022.09.12: ISSUED FOR PERMIT
 2. 2022.09.12: ISSUED FOR PERMIT
 3. 2022.09.12: ISSUED FOR PERMIT
 4. 2022.09.12: ISSUED FOR PERMIT
 5. 2022.09.12: ISSUED FOR PERMIT

- NOTES**
1. EXISTING UTILITY LOCATIONS SHOWN AS DOTTED LINES.
 2. EXISTING UTILITY LOCATIONS SHOWN AS DOTTED LINES.
 3. EXISTING UTILITY LOCATIONS SHOWN AS DOTTED LINES.
 4. EXISTING UTILITY LOCATIONS SHOWN AS DOTTED LINES.
 5. EXISTING UTILITY LOCATIONS SHOWN AS DOTTED LINES.

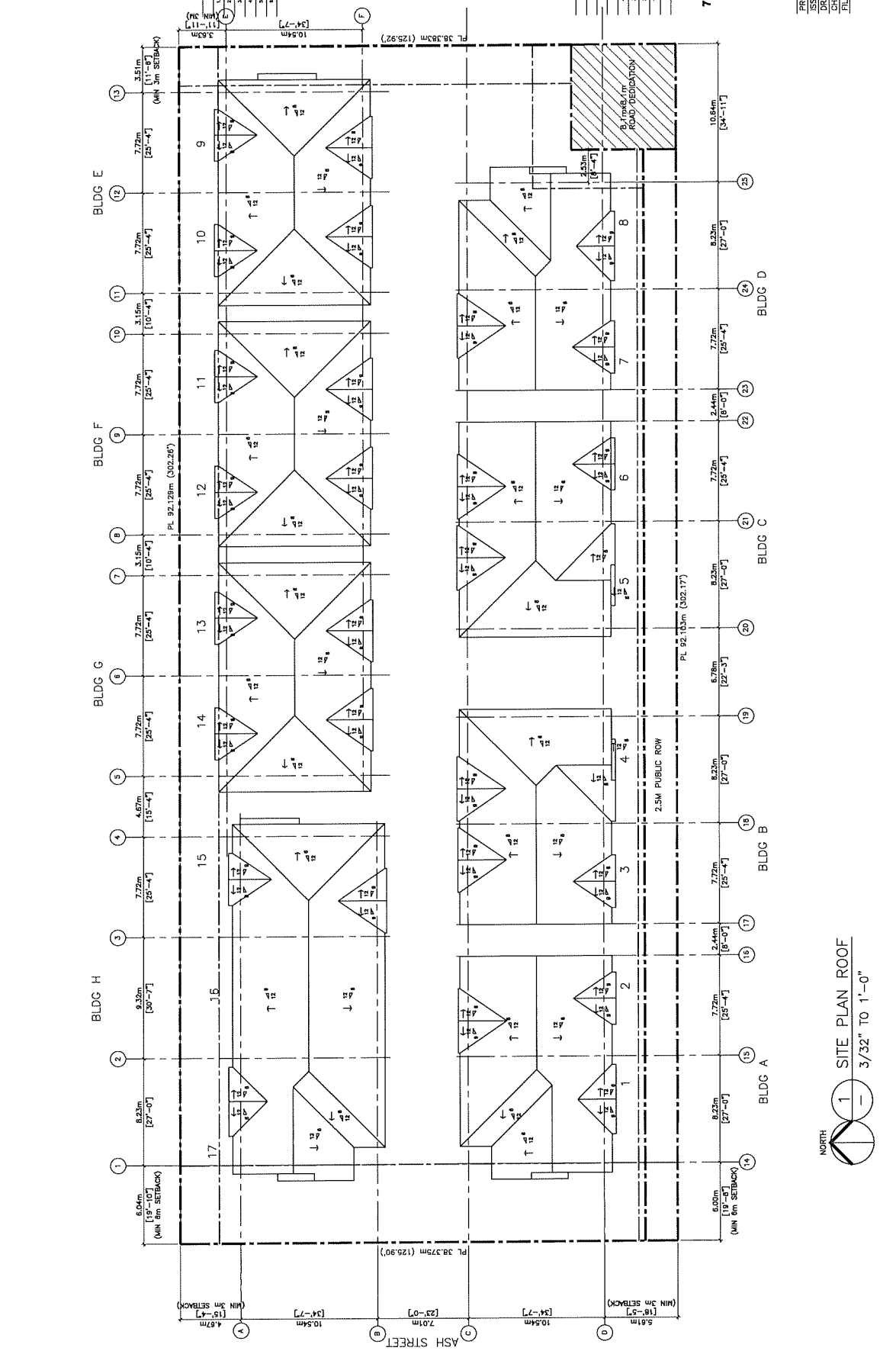
**TOWNHOUSE AT
 7100 - 7120 ASH STREET
 RICHMOND BC**

SITE PLAN ROOF

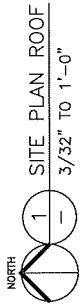
PROJECT NUMBER: 21-03
 ISSUED: 9/12/2022
 DRAWN BY: EL
 CHECKED BY: EL
 TOWN: 21-03-242-20314-DPP-FRSEDP

A4

DEVELOPMENT PERMIT



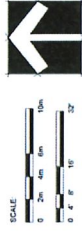
DP 21-942090



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omg
LANDSCAPE ARCHITECTS
Suite C100 - 4165 Sheppard Drive
Richmond, BC V6X 2A9
P: 604-294-2011 F: 604-264-0022

SEAL



MATERIALS KEY

HARDWARE LEGEND

- W/ALUMINUM FINISH WITH DATE
- WOOD FINISH WITH DATE
- WOOD FINISH WITH DATE
- WOOD FINISH WITH DATE
- WOOD FINISH WITH DATE

FENCE LEGEND

- 42" HT ALUMINUM FENCE WITH DATE
- 4" FT WOOD FENCE
- 4" FT WOOD FENCE WITH GATE

LIGHTING LEGEND

- SYMBOL
- SYMBOL
- SYMBOL
- SYMBOL
- SYMBOL

FURNITURE :

ALL FURNITURE TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS

PROJECT
17 UNIT TOWNHOUSE DEVELOPMENT
7100 Ash Street,
RICHMOND

DRAWING TITLE
LANDSCAPE PLAN

DATE: August 2021
SCALE: 1/8"=1'-0"
DRAWING NUMBER: **L1**
DESIGN NO:
DESIGN PCH:
PCH PROJECT NUMBER: 21-153



PLANT SCHEDULE

TREE	HT	DBH	NOTANCIAL NAME	COMMON NAME
1	4-6"	1/2"	RED BURNING BUSH	RED BURNING BUSH
2	4-6"	1/2"	FAJAS SILVATICA	DAWYCK PURPLE BEECH
3	10-12"	1 1/2"	MAGNOLIA KOBUS STELLATA	PINK STAR MAGNOLIA (LIGHT PINK)
4	10-12"	1 1/2"	PRUNUS GALLERIANA	CHANTRELIER PEACH
5	10-12"	1 1/2"	PRUNUS GALLERIANA	CHANTRELIER PEACH

PLANTED SIZE / REMARKS

- 100% CAL. 2M STD. 8/8
- 100% CAL. 1.5M STD. 8/8
- 100% CAL. 1.5M STD. 8/8
- 100% CAL. 1.5M STD. 8/8

NOTES :

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED IN THE LIST.
- PLANT MATERIALS TO BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIDDING IS NOT PERMITTED BY GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.
- FOR REQUEST OF SUBSTITUTION, SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF CONTRACT AND ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTION TO THE LISTED MATERIALS AND PLANTED SIZES.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIDDING IS NOT PERMITTED BY GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- All soft landscape works to be installed with automatically calculation to I.T.A.E.C. Standards, latest edition.