

**ON TABLE ITEM**

Date: May 19, 2020  
Meeting: Public Hearing  
Item: #1

Schedule 1 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, May 19, 2020.

**CityClerk**

**From:** Taizo Yamamoto <taizo@yamamotoarchitecture.com>  
**Sent:** May 15, 2020 4:32 PM  
**To:** CityClerk  
**Cc:** Lee,Edwin; Steven Yang; Brian Sheehan  
**Subject:** Additional material for May 19th Public Hearing - Bylaw 10155, 10156 - 4051, 4068 Cavendish Drive and 10140, 10160, 10180 No.1 Road

Hi Matthew,  
Thank-you for speaking with me earlier today.

I've attached a link to the additional information we'd like to provide to Council in advance of Tuesday's Public Hearing.

As encouraged by your April 27th letter, we are providing this information digitally to ensure that we minimize contact between us, the public, City Staff, and Councillors.

I also spoke with Edwin Lee earlier today. He mentioned that as of today, he has had no questions from Council. Though he suggested that including Affordable Housing operation was not critical (and may raise additional questions from Council) we feel it is important to mention that discussions with a potential operator are advancing.

Can you confirm that you area able to download the files? They are provided in both Powerpoint and PDF formats.

[https://yamamotoarchitecture.sharepoint.com/:f:/g/personal/dchoi\\_yamamotoarchitecture\\_com/Eps8SYOWo7dIgfFnsFsF\\_hYBtz1FW-zvTwBJppuxHeP2NA?e=NILhHm](https://yamamotoarchitecture.sharepoint.com/:f:/g/personal/dchoi_yamamotoarchitecture_com/Eps8SYOWo7dIgfFnsFsF_hYBtz1FW-zvTwBJppuxHeP2NA?e=NILhHm)

Thank-you for your assistance and helping this project advance during these challenging times.

Best regards,  
Taizo Yamamoto Architect AIBC

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PHOTOCOPIED  
MAY 19 2020  
& DISTRIBUTED *AW*



10140, 10160, 10180 No. 1 Road  
And 4051, 4068 Cavendish Drive

TOWNHOUSE DEVELOPMENT

PUBLIC HEARING PRESENTATION

May 19, 2020

BOHANN  
PROPERTIES



YAMAMOTO ARCHITECTURE

PROJECT INFORMATION

PROPOSAL

- Rezoning from RS1/B. and RS1/E to Townhousing RTM and Single Family RS2/B
- 35-unit Townhouse Development along No.1 Road Arterial
- 6 Affordable Housing Units
- Vehicular Access from No. 1 Road
- Pedestrian and emergency vehicle access only from new Cavendish Drive Connector
- Two single family homes east of new Cavendish Drive Connector

## PROJECT INFORMATION

### PUBLIC CONSULTATION

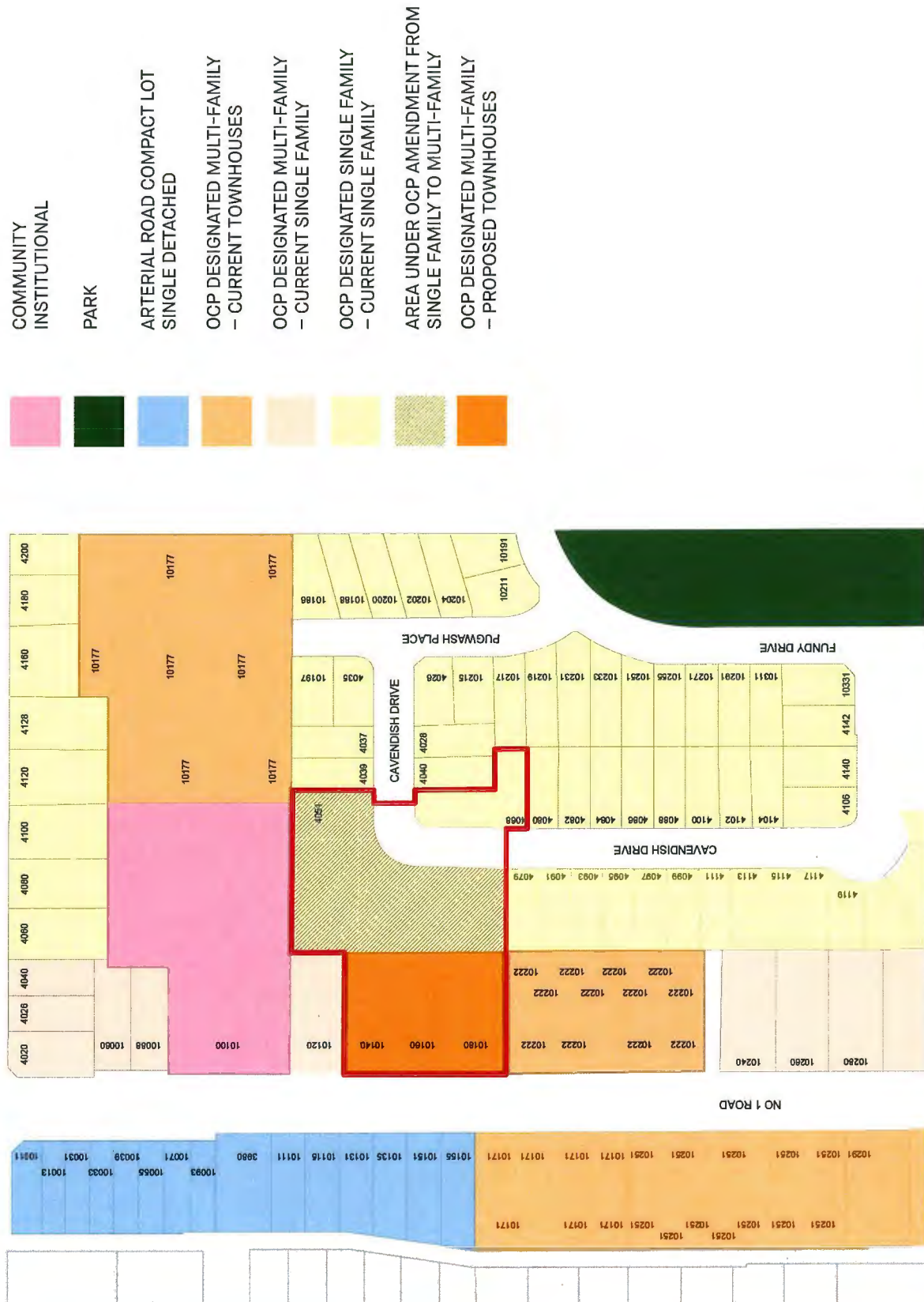
- Public Information meeting held June 20, 2018
- Public Information meeting held June 26, 2019
- Key concerns
  - Potential for new traffic from completion of Cavendish Drive
  - Preference for project access from No.1 Road and not Cavendish Drive
  - Preservation of Single-Family character along Cavendish Drive
  - Preservation of pedestrian connection to No.1 Road
  - Improved safety





SITE CONTEXT

OCP CONTEXT - CURRENT



10140, 10160, 10180 NO. 1 ROAD & 4051, 4068 CAVENDISH DRIVE

PUBLIC HEARING PRESENTATION



**SITE CONTEXT**

**SITE PHOTOS**



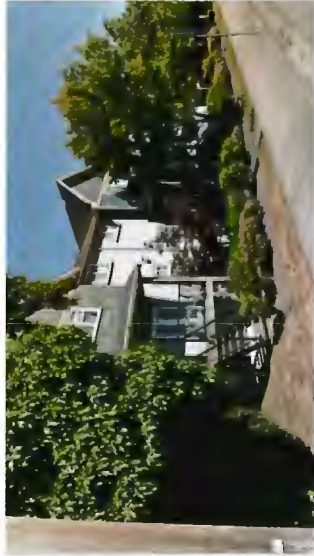
1. NO. 1 ROAD – FACING PROPERTY LINE BETWEEN CHURCH AND 10120



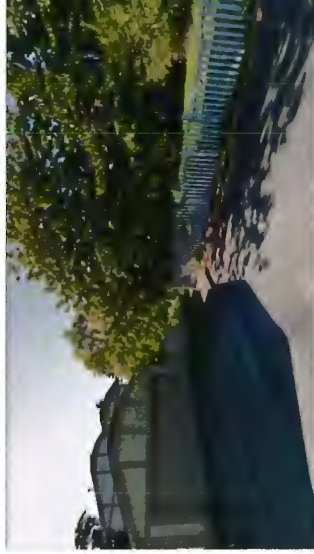
2. NO. 1 ROAD – FACING PROPERTY LINE BETWEEN 10120 AND 10140



3. NO. 1 ROAD – PROPERTY LINE BETWEEN 10180 AND 10222



4. NO. 1 ROAD – 10222



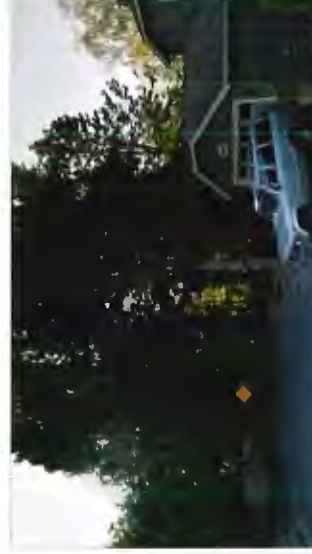
5. CAVENDISH DRIVE – FACING NORTHWEST



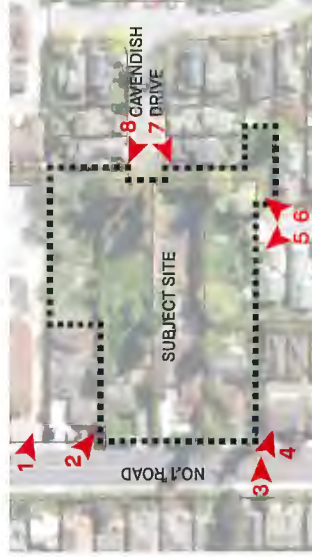
6. CAVENDISH DRIVE – FACING NORTHEAST



7. CAVENDISH DRIVE – FACING SOUTHWEST



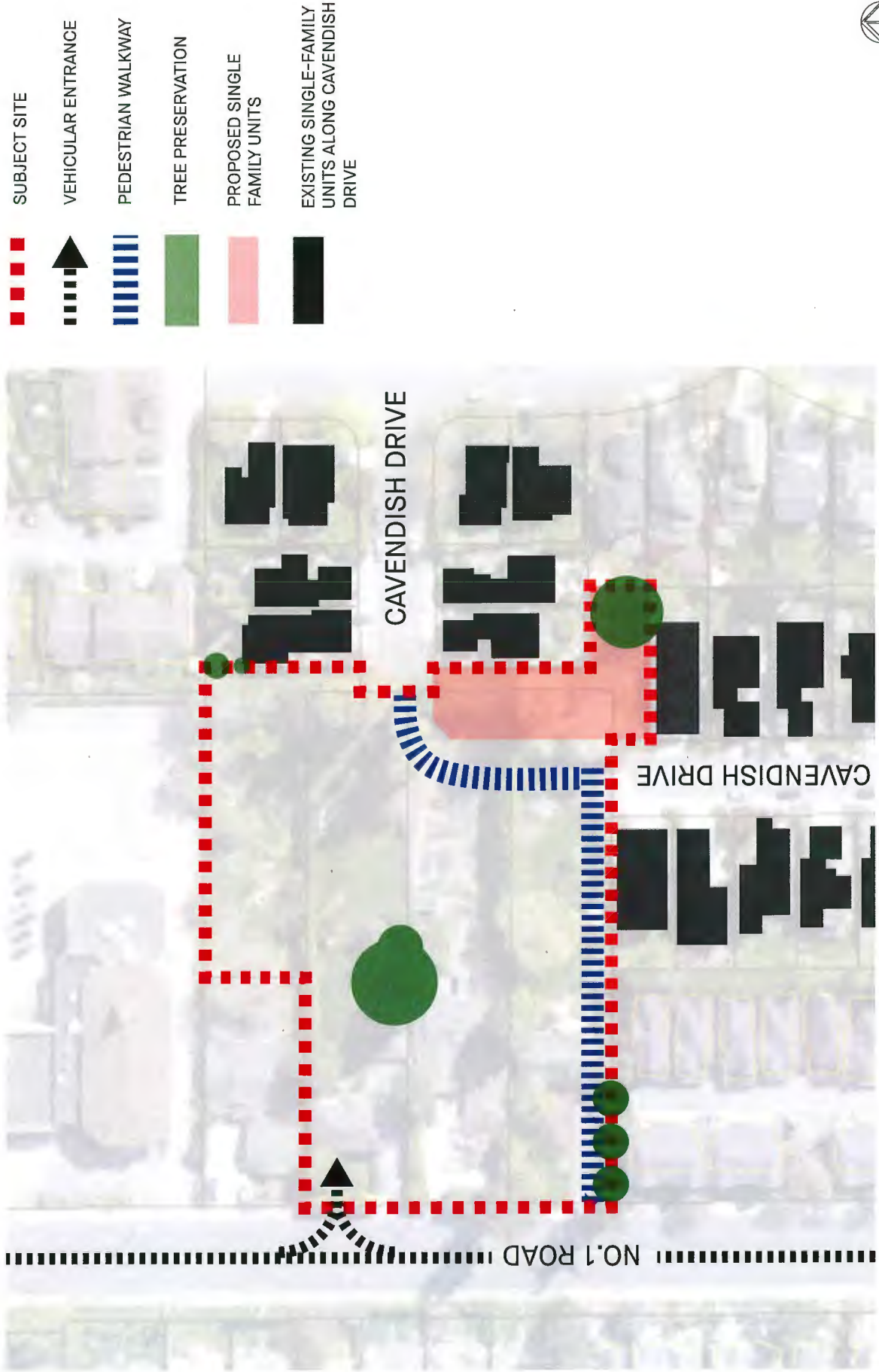
8. CAVENDISH DRIVE – FACING NORTHWEST





SITE CONTEXT

SITE ANALYSIS



- SUBJECT SITE
- VEHICULAR ENTRANCE
- PEDESTRIAN WALKWAY
- TREE PRESERVATION
- PROPOSED SINGLE FAMILY UNITS
- EXISTING SINGLE-FAMILY UNITS ALONG CAVENDISH DRIVE





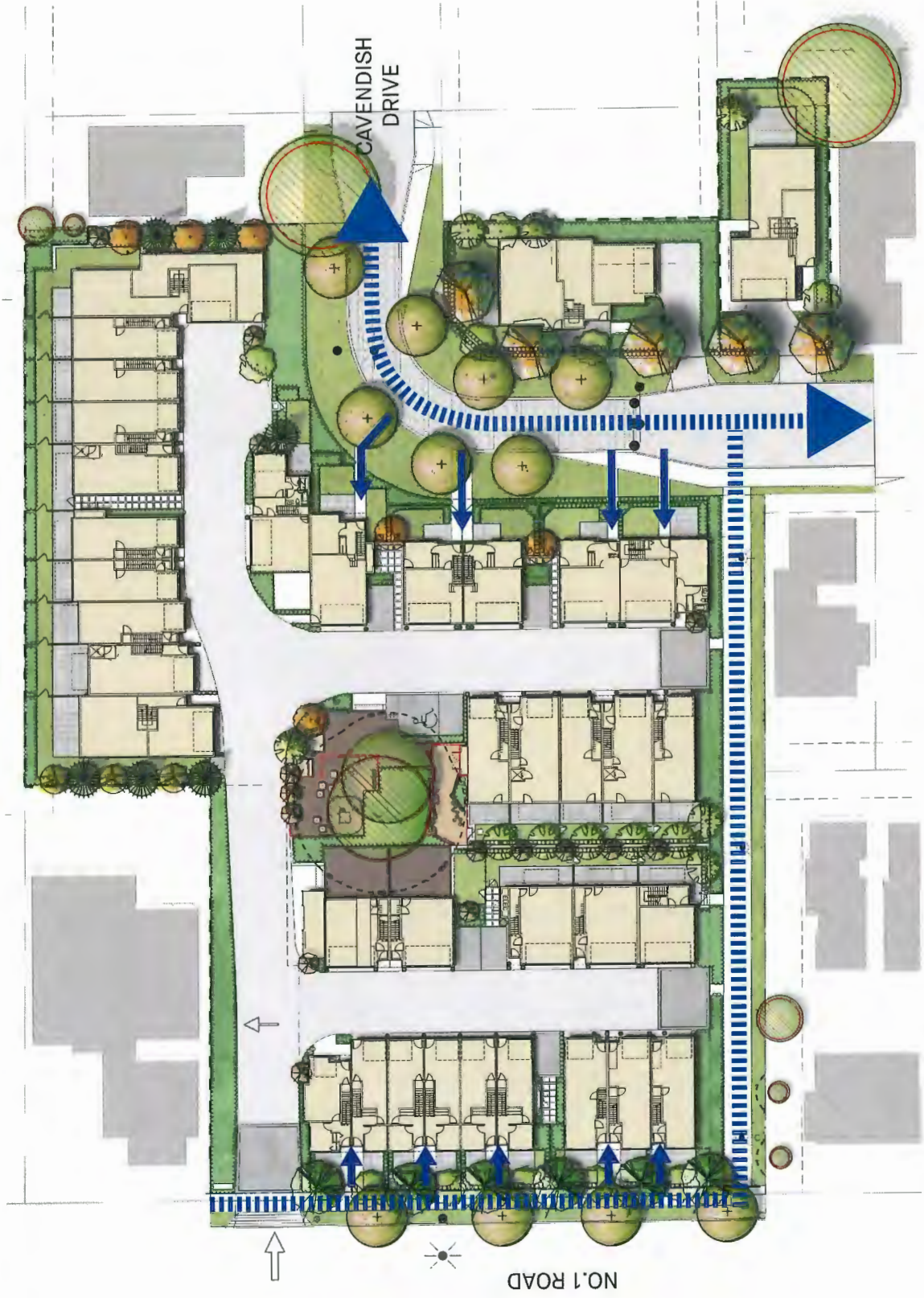
DESIGN RATIONALE

SITE ORGANIZATION - VEHICULAR ACCESS



DESIGN RATIONALE

SITE ORGANIZATION - PEDESTRIAN ACCESS





DESIGN RATIONALE

SITE ORGANIZATION - TREE PRESERVATION



DESIGN RATIONALE

SITE ORGANIZATION - TWO STOREY FRONTAGE UNITS





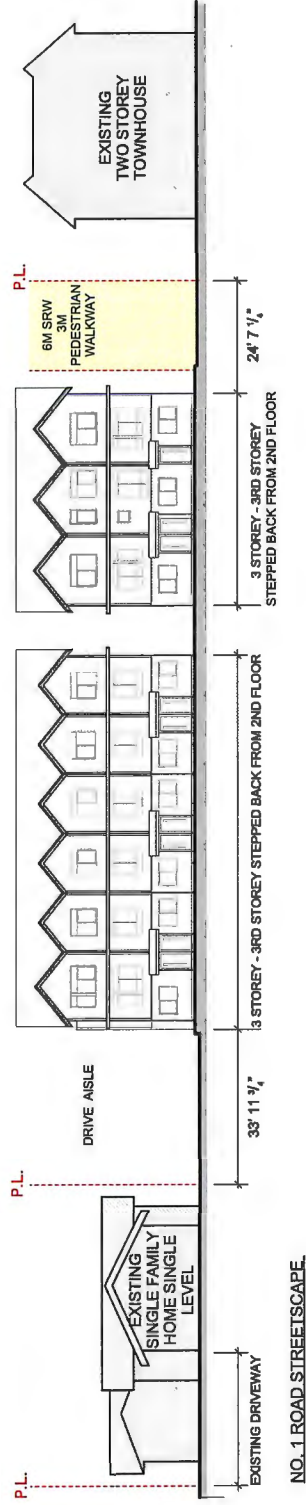
DESIGN RATIONALE

SITE ORGANIZATION - THREE STOREY UNITS



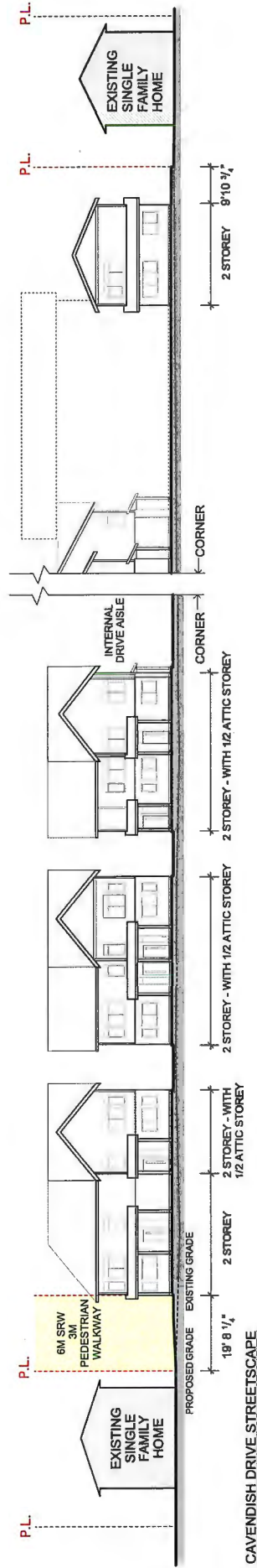
PROPOSED DEVELOPMENT

STREETSCAPE ELEVATIONS | NO. 1 ROAD



PROPOSED DEVELOPMENT

STREETSCAPE ELEVATIONS | CAVENDISH DRIVE

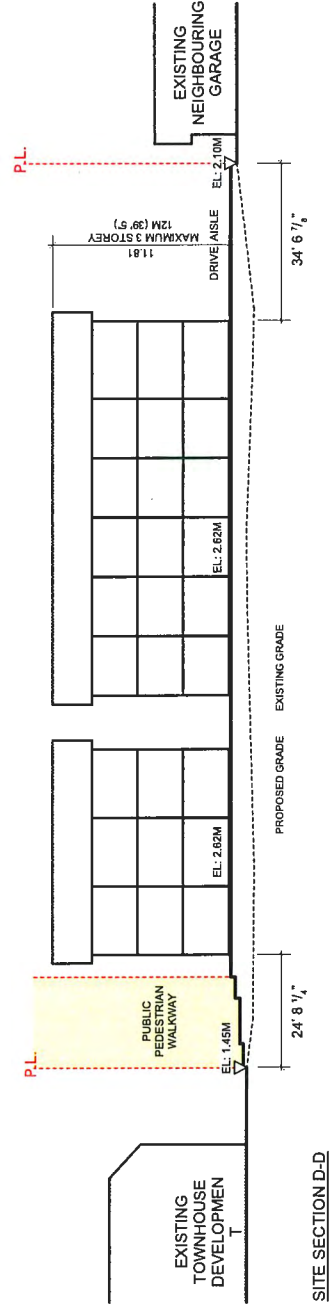
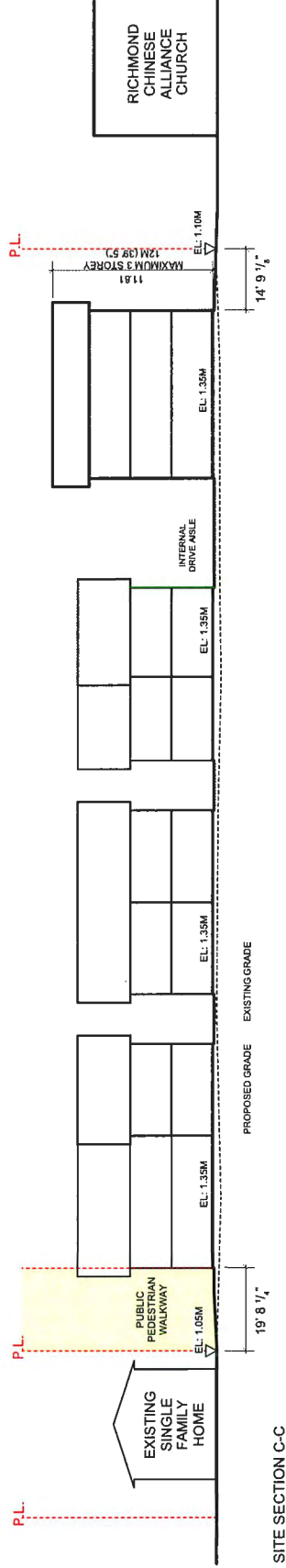
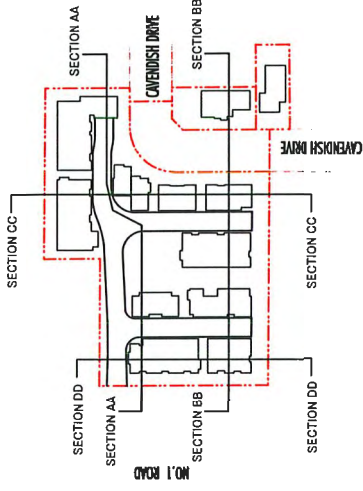






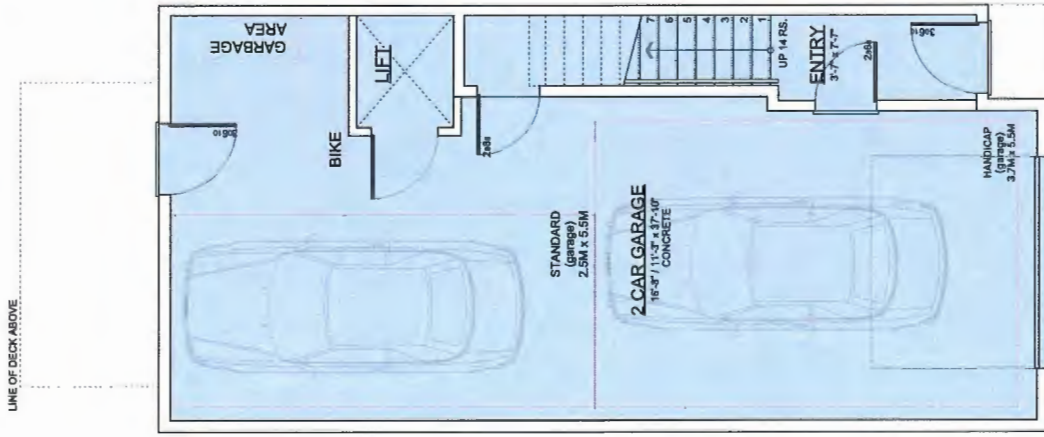
PROPOSED DEVELOPMENT

SITE SECTIONS | NORTH - SOUTH



PROPOSED DEVELOPMENT

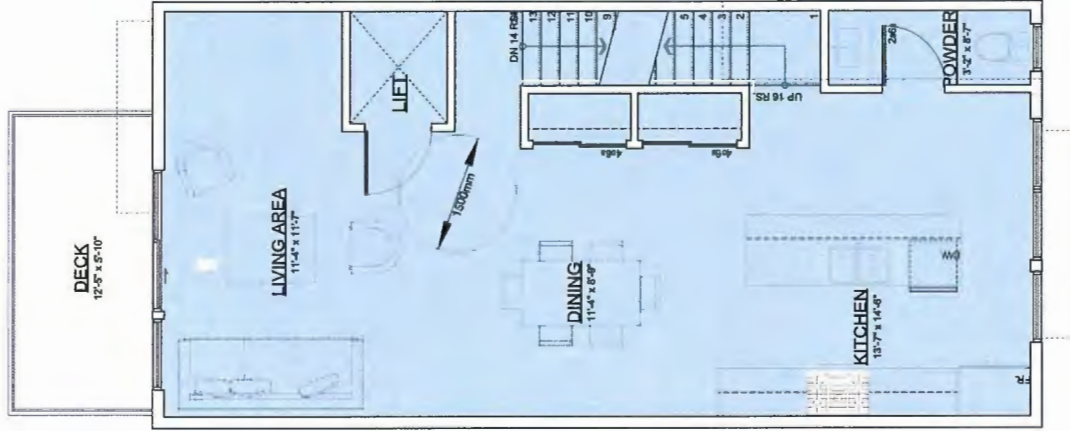
ACCESSIBLE UNIT PLANS



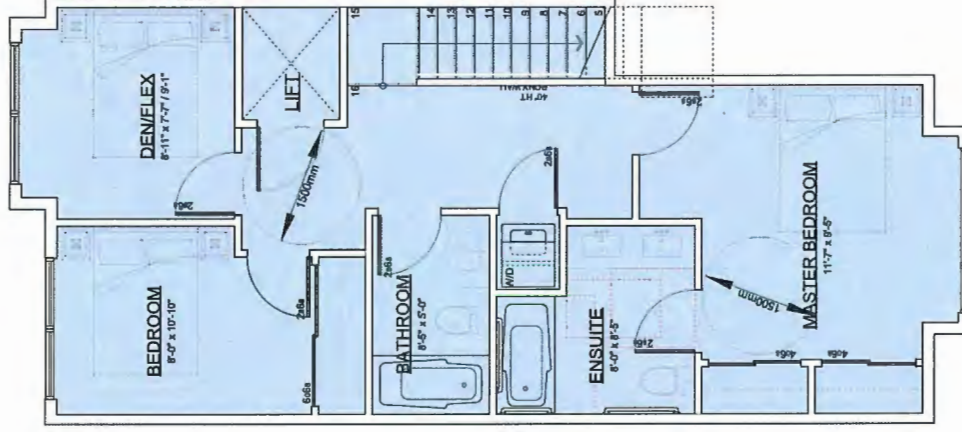
UNIT A5 CONVERTIBLE

MAIN FLOOR: 94.3 SQ.FT

GARAGE: 584.1 SQFT



SECOND FLOOR: 724.9 SQ.FT.



THIRD FLOOR: 668 SQ.FT.

PROPOSED DEVELOPMENT

ACCESSIBLE UNITS





## AFFORDABLE UNITS

We've been corresponding with YWCA (<https://ywcavan.org/>), a housing and support association for single mothers, job seekers, and families of all kinds.

We discussed in detail the layout and accommodation of the 6 affordable rental units, proximity to nearby schools, amenities, and access to public transportation.

They are very interested in operating this project as it fits their housing criteria and principle mission and are already in the process of drafting a written Expression of Interest.

YWCA will handle tenant placement, rent collection, as well as operations.

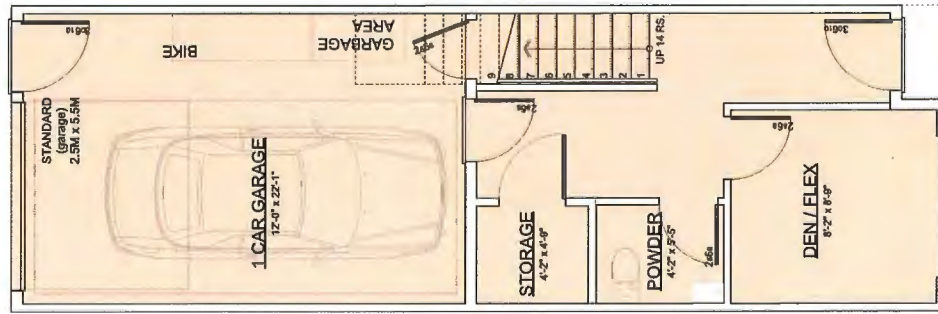
Agreement letter and specific operating details are forthcoming, to be outlined as we reach closer to Development Permit.

We've specifically been corresponding with Bobbi Sarai (Senior Manager, Fund Development) and Lisa Rupert (Vice President, Housing Services and Violence Prevention).

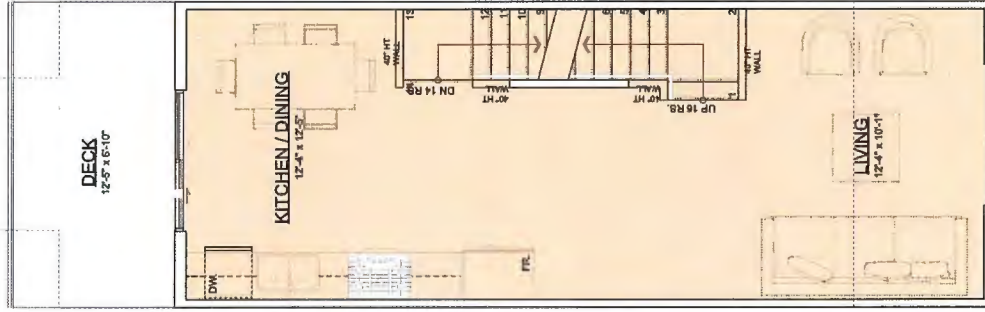


PROPOSED DEVELOPMENT

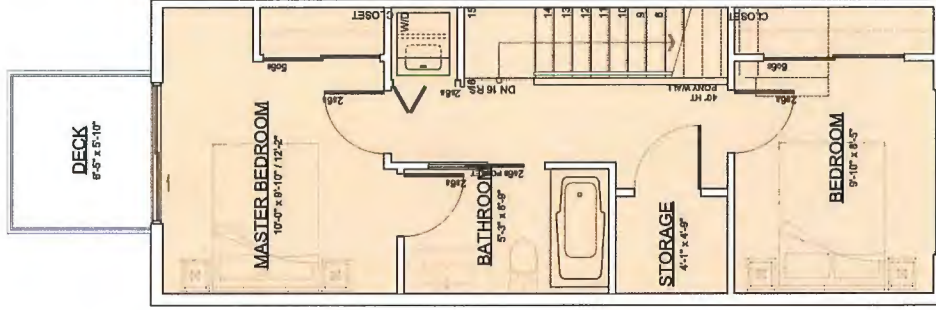
AFFORDABLE UNIT PLANS



UNIT B  
MAIN FLOOR: 209.3 SQ.FT.  
GARAGE: 302.6 SQ.FT



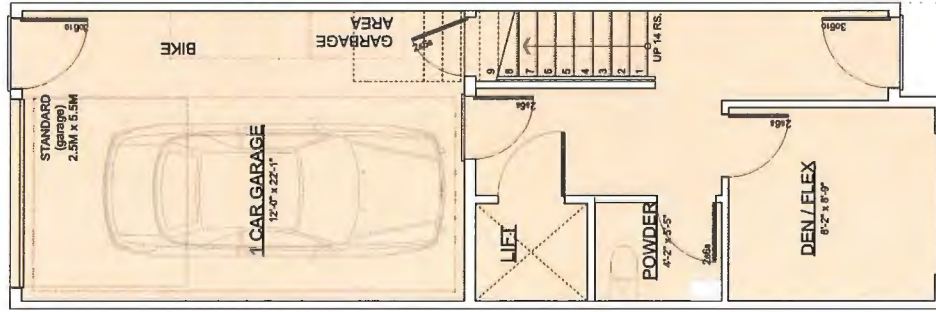
SECOND FLOOR: 456 SQ.FT.



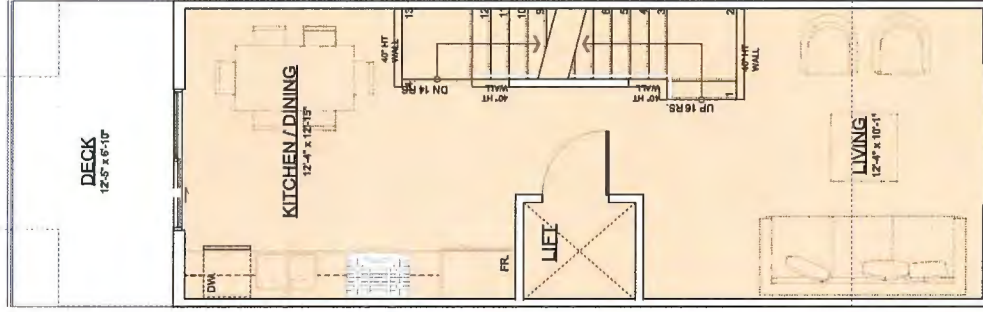
THIRD FLOOR: 441.8 SQ.FT.

PROPOSED DEVELOPMENT

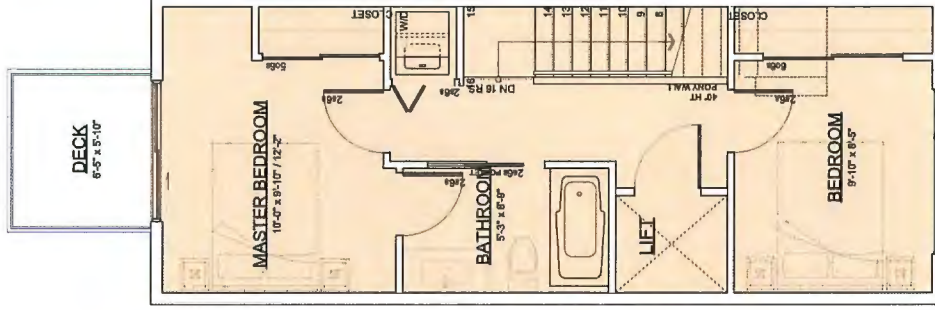
AFFORDABLE UNIT PLANS



UNIT B CONVERTIBLE  
 MAIN FLOOR: 209.3 SQ.FT.  
 GARAGE: 302.6 SQ.FT



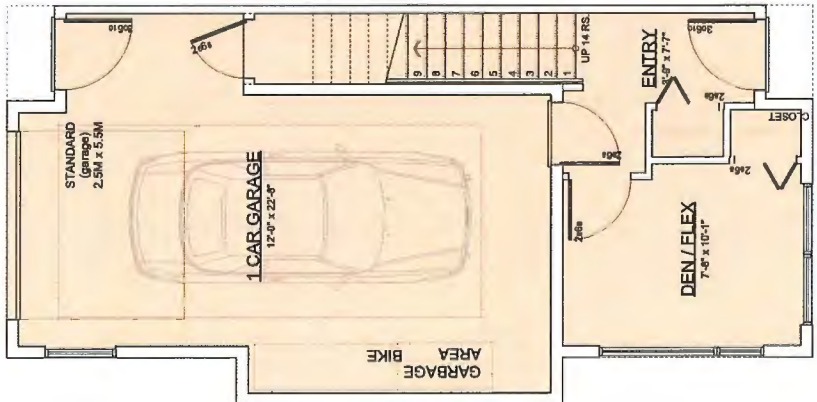
SECOND FLOOR: 456 SQ.FT.



THIRD FLOOR: 441.8 SQ.FT.

PROPOSED DEVELOPMENT

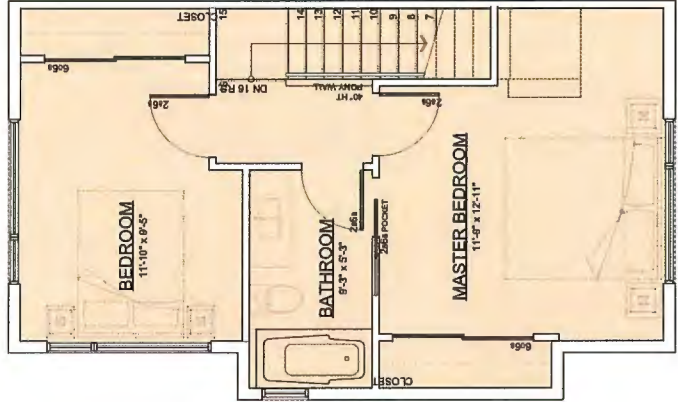
AFFORDABLE UNIT PLANS



UNIT B1  
 MAIN FLOOR: 209.3 SQ.FT.  
 GARAGE: 316.4 SQ.FT



SECOND FLOOR: 542.6 SQ.FT.



THIRD FLOOR: 454 SQ.FT.



DESIGN RATIONALE

AFFORDABLE UNITS





## SUSTAINABILITY

### PROPOSED MEASURES

- Exceeding Step Code 3 targets of the Energy Code
- Active Solar Hot Water Ready design
- LED Lighting and motion sensor-controlled lighting
- Locally sourced materials for structure and interior finishes
- Water Sense & low flow fixtures & Energy Star Appliance to reduce water and electrical consumption
- Comprehensive recycling during demolition and construction
- Electric and Gas metering for each unit
- Central high-efficiency condensing boiler for domestic hot water (94% efficiency)
- HRV's for residential fresh air.
- Low impact development planting and permeable surfaces.

PROPOSED DEVELOPMENT

LANDSCAPE PLAN

