

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
August 9, 2023



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

YAMAMOTO ARCHITECTURE

DESIGN PANEL

AUGUST 9TH, 2023

PROJECT INFORMATION

**PROJECT STATISTICS**

TOTAL FAR = 42,833 SF / 3,979.31 SQM (.65 FAR)

35 TOWNHOUSE UNITS

6 AFFORDABLE UNITS (BUILDINGS 1 & 2)

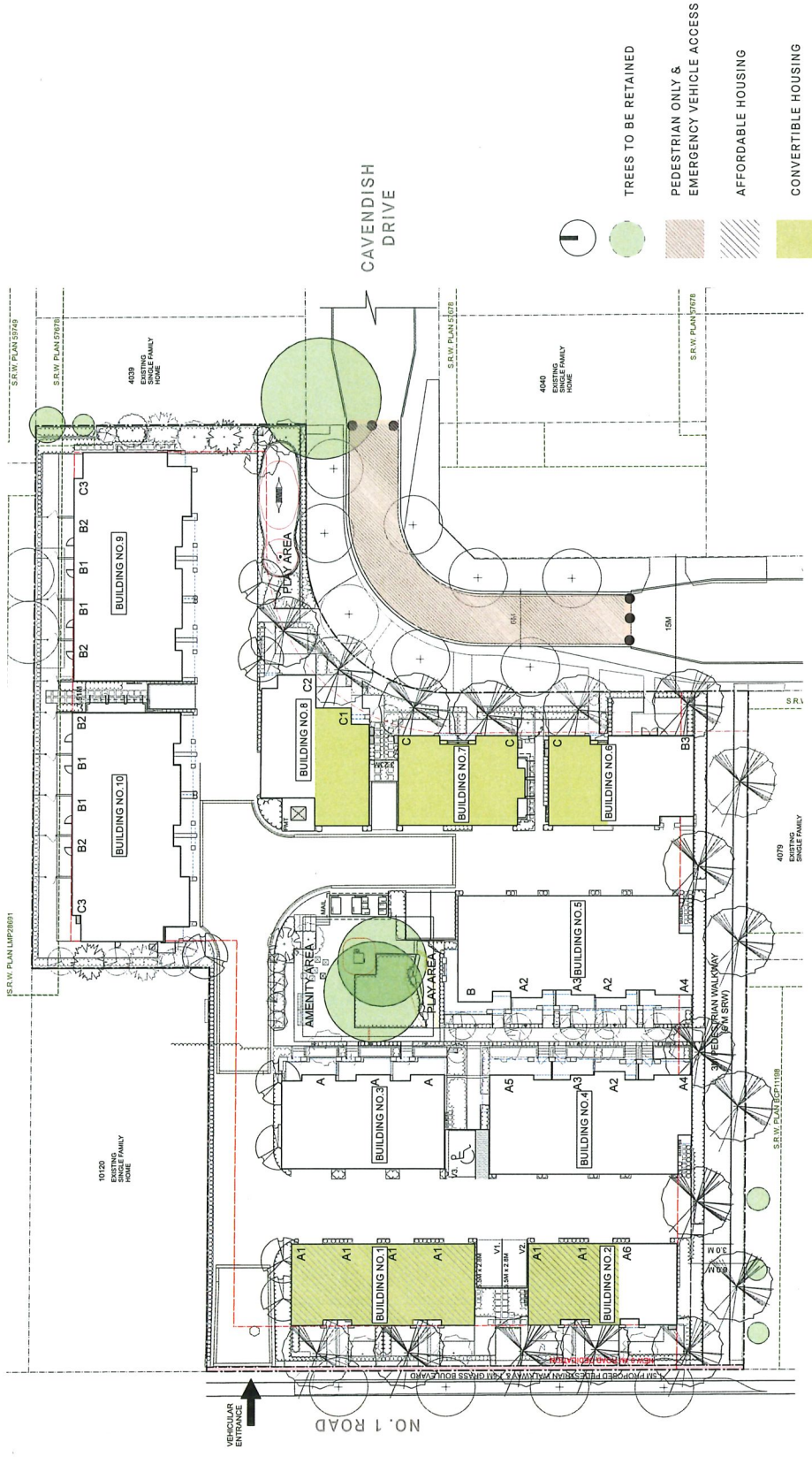
4 CONVERTIBLE UNITS (BUILDINGS 6, 7 & 8)

64 PARKING STALLS

7 VISITOR STALLS (INCL 1 ACCESSIBLE STALL)

CONTEXT

# SITE PLAN



CAVENDISH DRIVE TOWNHOUSES

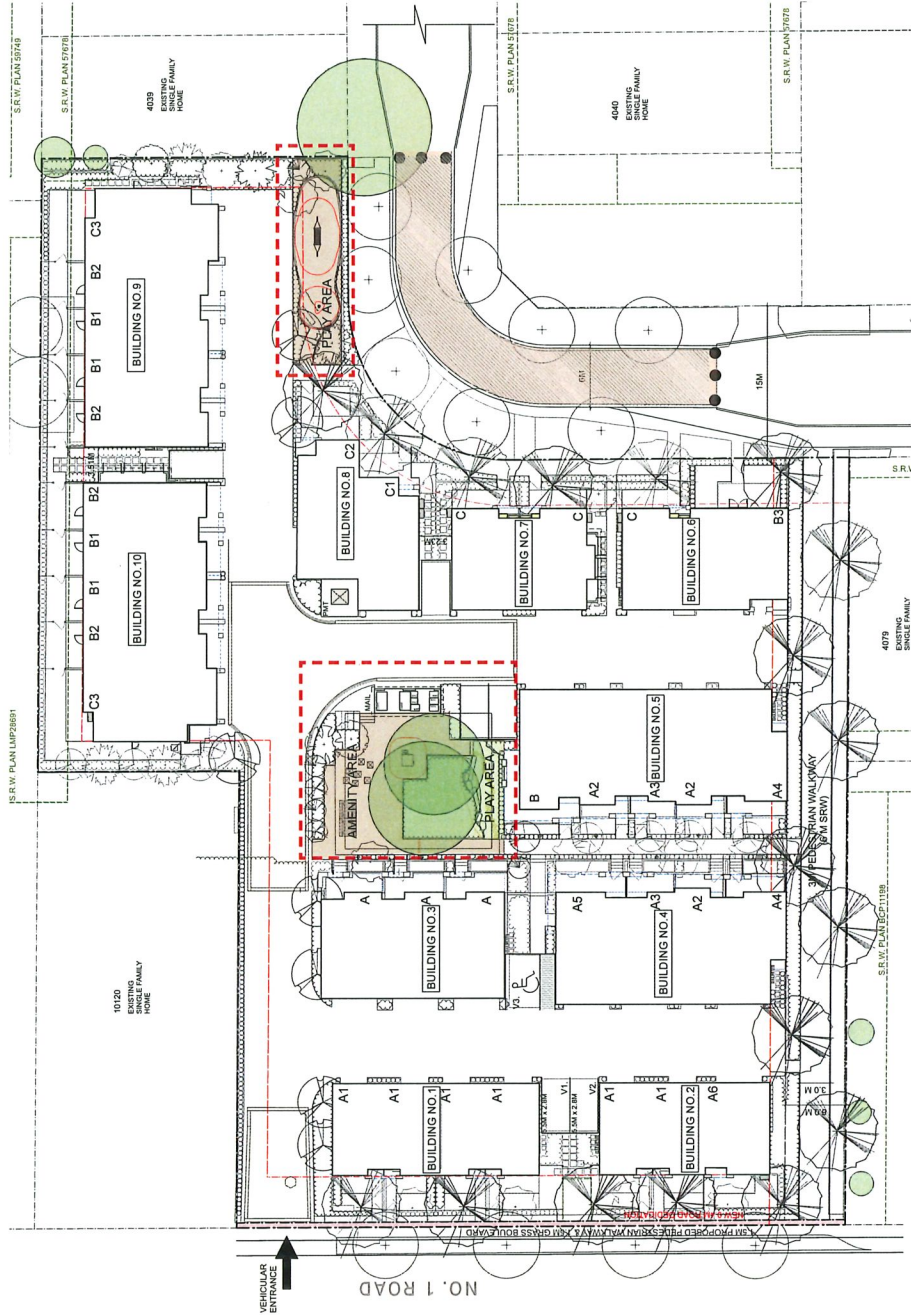
DESIGN PANEL

DESIGN RATIONALE

# AMENITY SPACES



VIEW LOOKING TOWARDS CENTRAL AMENITY AREA  
 MIN. COMMON OUTDOOR REQ:  
 =216 SQM (2325 SQFT)  
 COMMON OUTDOOR PROVIDED  
 =429.6 SQM (4624 SQFT)  
 KIDS PLAY AREAS PROVIDED  
 =266.2 SQM (2865.3 SQFT)



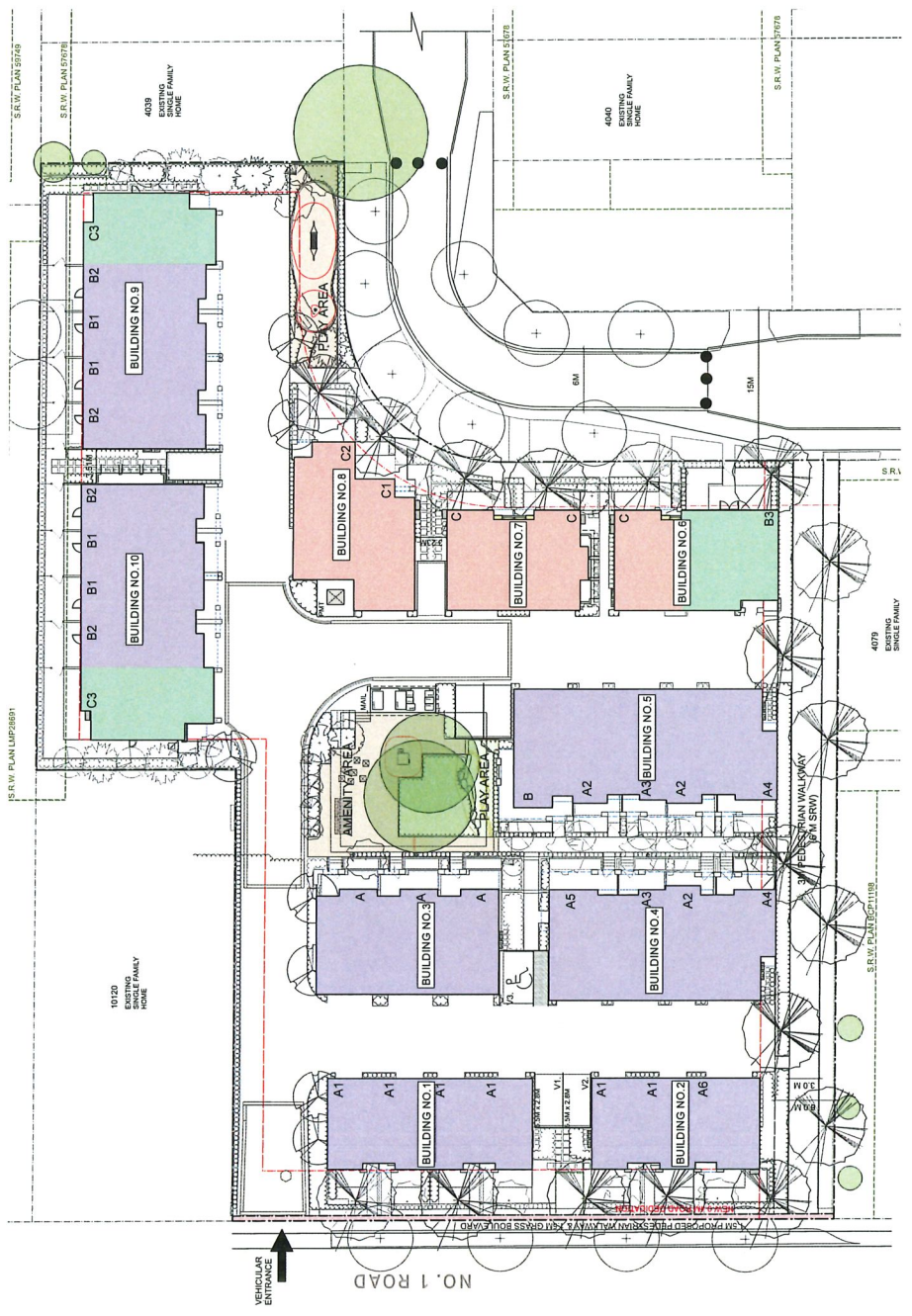
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

BUILDING HEIGHTS

BUILDINGS ALONG CAVENDISH DRIVE AND EXISTING SINGLE FAMILY SIDE YARDS HAVE BEEN STEPPED DOWN TO A TWO STOREY BUILDING HEIGHT TO ALIGN WITH THE EXISTING SINGLE FAMILY STREETSCAPE.



CAVENDISH DRIVE TOWNHOUSES

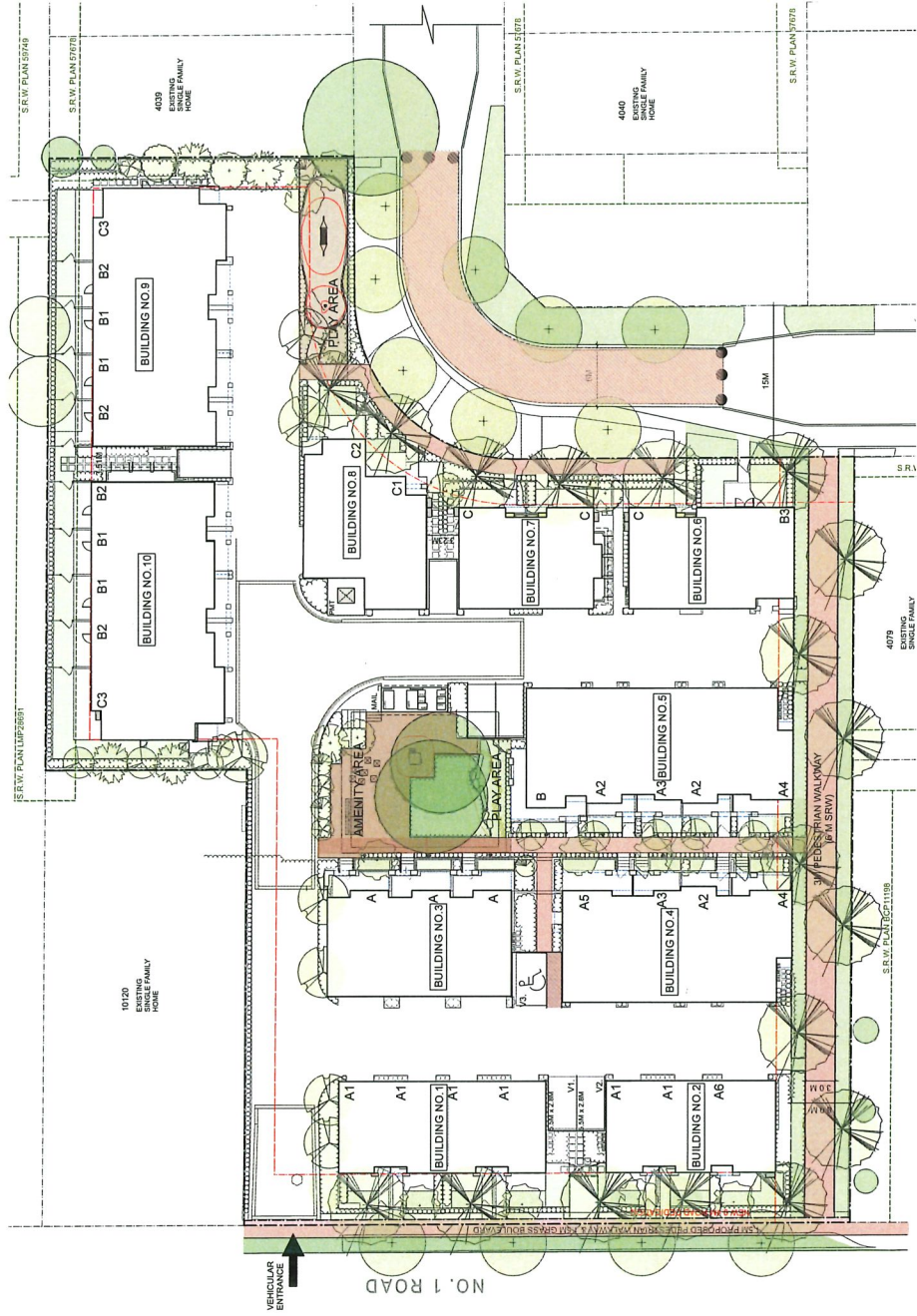
DESIGN PANEL

DESIGN RATIONALE

# PEDESTRIAN CIRCULATION



VIEW LOOKING TOWARDS NEW PEDESTRIAN ONLY AND EMERGENCY VEHICLE ACCESS ON CAVENDISH DRIVE



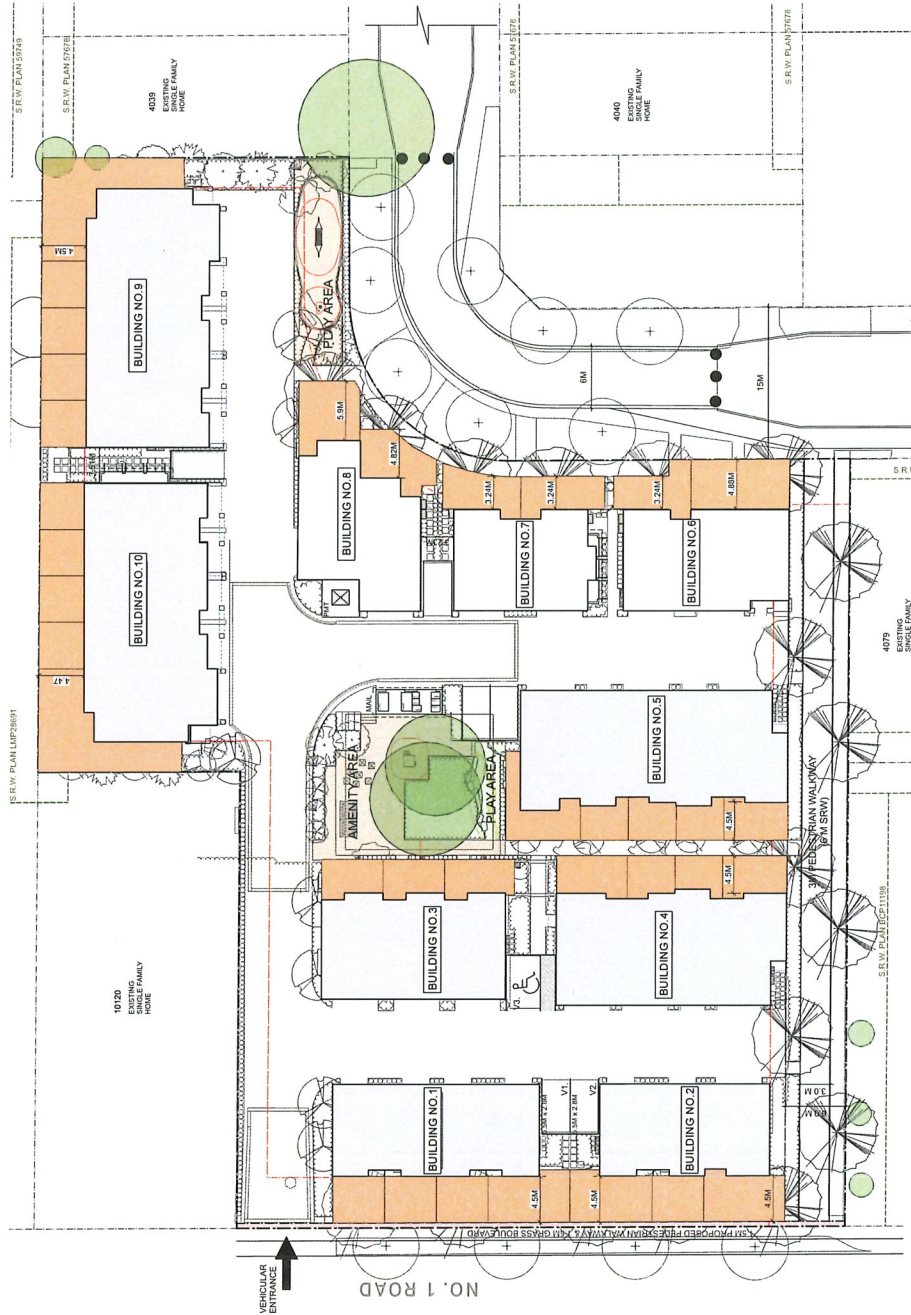
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

# OUTDOOR PATIO LAYOUT

| BUILDING | UNITS  | OUTDOOR (SF) | DECK (SF) | TOTAL (SF) |
|----------|--------|--------------|-----------|------------|
| 1        | A1 (3) | 285          | 65        | 350        |
| 1        | A1     | 420          | 65        | 485        |
| 2        | A5     | 420          | 65        | 485        |
| 3        | A      | 245          | 100       | 345        |
| 3        | A      | 290          | 100       | 390        |
| 3        | A      | 284          | 100       | 384        |
| 4        | A2     | 210          | 120       | 330        |
| 4        | A2     | 210          | 120       | 330        |
| 4        | A2     | 202          | 255       | 457        |
| 4        | A5     | 290          | 184       | 474        |
| 5        | B      | 384          | 255       | 639        |
| 5        | A2     | 210          | 120       | 330        |
| 5        | A3     | 210          | 122       | 332        |
| 5        | A2     | 210          | 120       | 330        |
| 5        | A4     | 262          | 255       | 517        |
| 6        | B3     | 507          | 0         | 507        |
| 7        | C      | 330          | 0         | 330        |
| 7        | C      | 330          | 0         | 330        |
| 7        | C      | 330          | 0         | 330        |
| 8        | C1     | 376          | 0         | 376        |
| 8        | C2     | 402          | 0         | 402        |
| 95.10    | B1(2)  | 223          | 100       | 323        |
| 95.10    | B2(2)  | 223          | 100       | 323        |
| 95.10    | C3     | 845          | 158       | 1003       |



Legend:

- TREES TO BE RETAINED
- OUTDOOR AMENITY
- PATIO

DESIGN PANEL

CAVENDISH DRIVE TOWNHOUSES

DESIGN RATIONALE

# BUILDING HEIGHTS - AERIAL PERSPECTIVE



PROPOSED BUILDING | VIEW LOOKING NORTHEAST

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

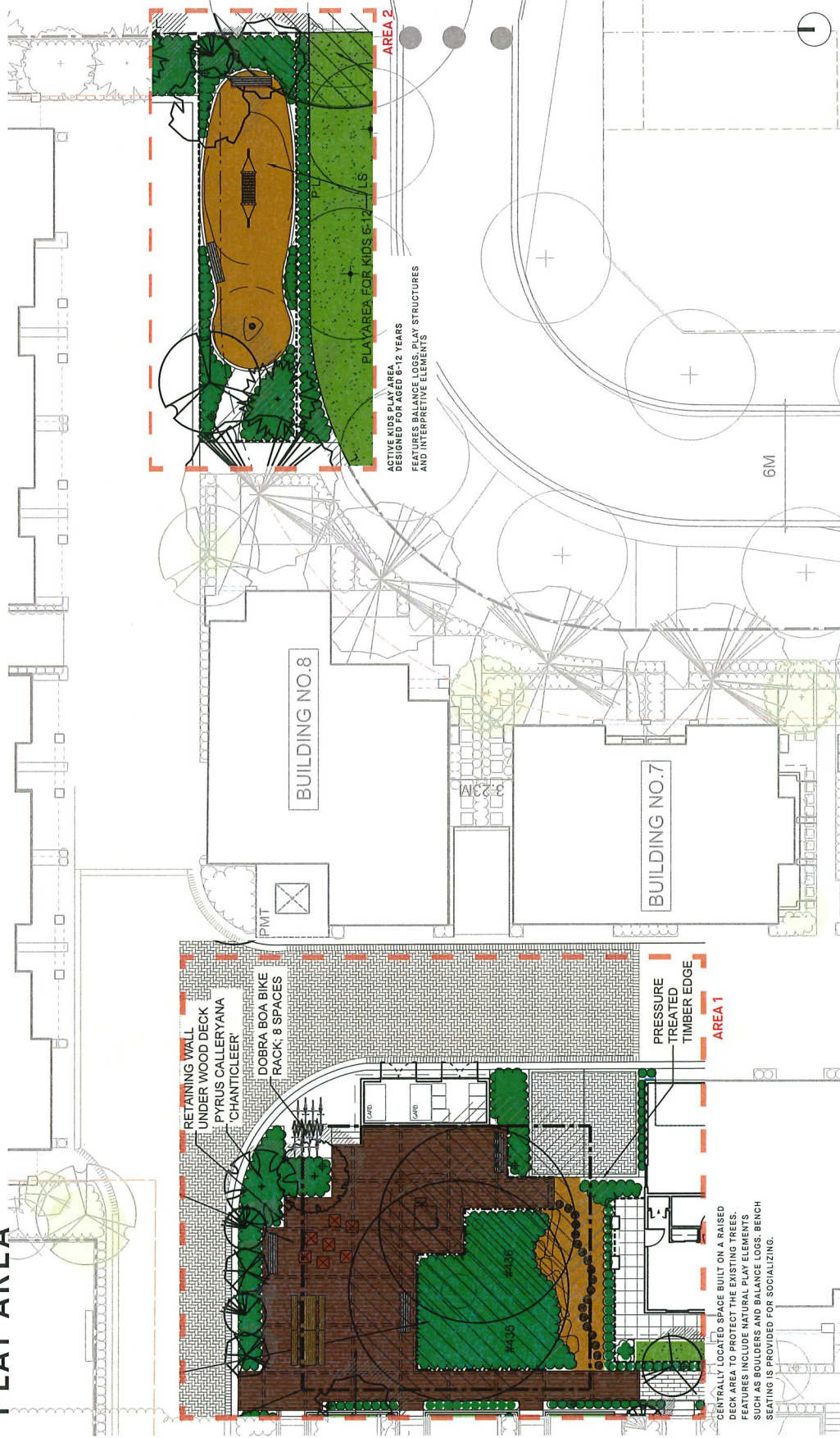






DESIGN RATIONALE

PLAY AREA





DESIGN RATIONALE

## MATERIAL BLOW-UP



ENTRY SOFFITS / ROOF SOFFITS CLEAR  
CEDAR / HEMLOCK



ASPHALT SHINGLE ROOFING  
CHARCOAL GREY



SHERWIN WILLIAMS - ICE CUBE  
- JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING  
- JAMES HARDIE - CEMENT FLAT PANEL LAP SIDING



SHERWIN WILLIAMS - IRON GRAY  
ALUMINUM DECK RAILINGS



SHERWIN WILLIAMS - IRON GRAY  
- VINYL WINDOW FRAME + PATIO DOORS  
FRAME



SHERWIN WILLIAMS - PEPPERCORN GREY  
- JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING  
- JAMES HARDIE - CEMENT FLAT PANEL SIDING



SHERWIN WILLIAMS - ICE CUBE  
- SMOOTH STUCCO ENTRY PORTALS



BENJAMIN MOORE - TERRACOTTA TILE - ENTRY  
DOOR FEATURE COLOUR



BENJAMIN MOORE - WEBSTER GREEN - ENTRY  
DOOR FEATURE COLOUR



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

# CONVERTIBLE UNIT GUIDELINES

| Convertible Unit Guidelines |  |
|-----------------------------|--|
| Doors & Doorways            | Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.   |
|                             | Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener). Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access. |
| Vertical Circulation        | Patio/balcony min. 860 mm clear opening. Note how accessed.  |
|                             | All interior thresholds within units comply with BC Building Code.   |
|                             | Lever-type handles for all doors.  |
|                             | Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.  |
| Hallways                    | OR   |
|                             | Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.   |
|                             | At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.  |
|                             | Min. 900 mm width.   |
|                             | Min. 1 accessible parking space with min. 4 m garage width.  |
| Garage                      | Access from garage to living area min. 800 mm clear opening.   |
|                             | Toilet clear floor space min. 1020 mm at side and in front.  |
| Bathroom (Min. 1)           | Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.  |
|                             | Lever-type handles for plumbing fixtures.  |
| Kitchen                     | Pressure and temperature control valves are installed on all shower faucets.   |
|                             | Cabinets underneath sink(s) are easily removed.  |
|                             | Demonstrate bath and shower controls are accessible (layout or fixture placement).   |
|                             | Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.   |
|                             | Cabinets underneath sink are easily removed.   |
| Windows                     | 1500 mm turning diameter or turning path diagram.  |
|                             | Lever-type handles for plumbing fixtures.  |
| Outlets & Switches          | Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)   |
|                             | Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.  |
|                             | Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.  |

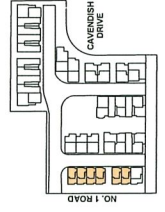
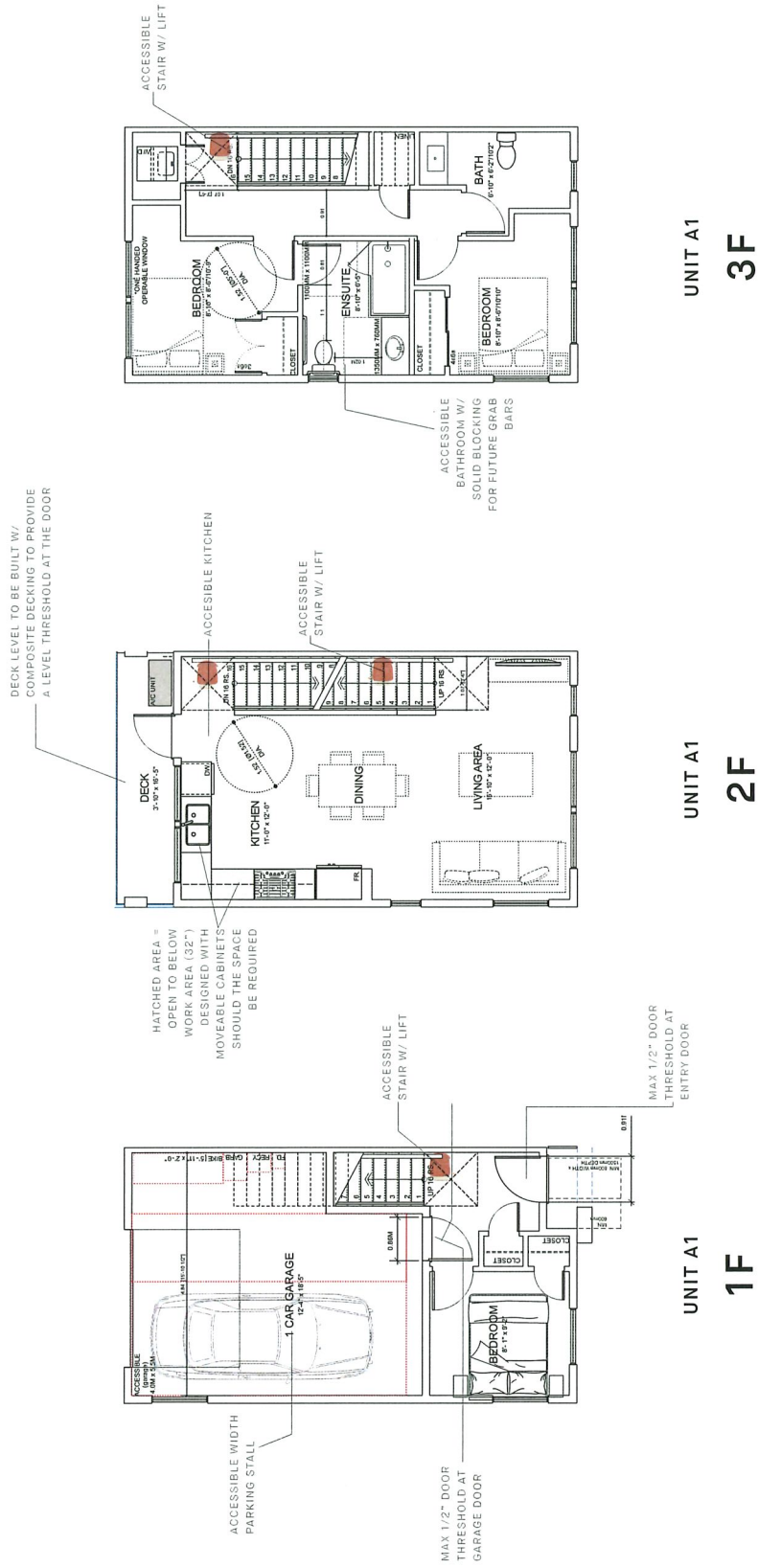








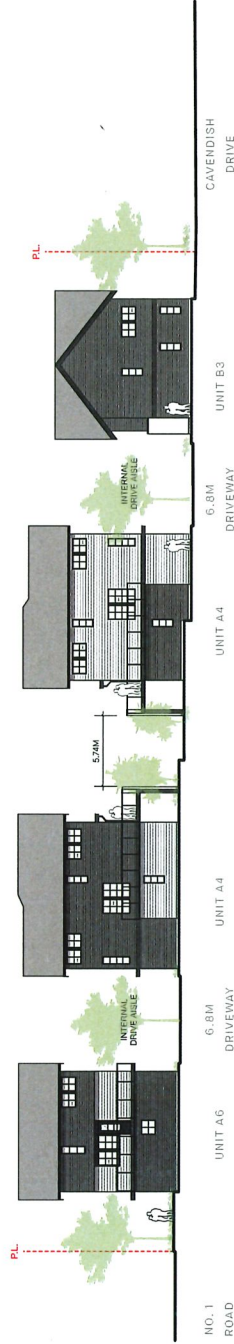
# CONVERTIBLE UNIT LAYOUTS



ARCHITECTURE

# STREETSCAPE ELEVATIONS

STREETSCAPE ELEVATION - PUBLIC WALKWAY



STREETSCAPE ELEVATION - CAVENDISH DRIVE



STREETSCAPE ELEVATION - NO. 1 ROAD



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

# RENDERING



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

# RENDERING



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

# RENDERING



PROPOSED BUILDING | VIEW ALONG NO. 1 ROAD

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL



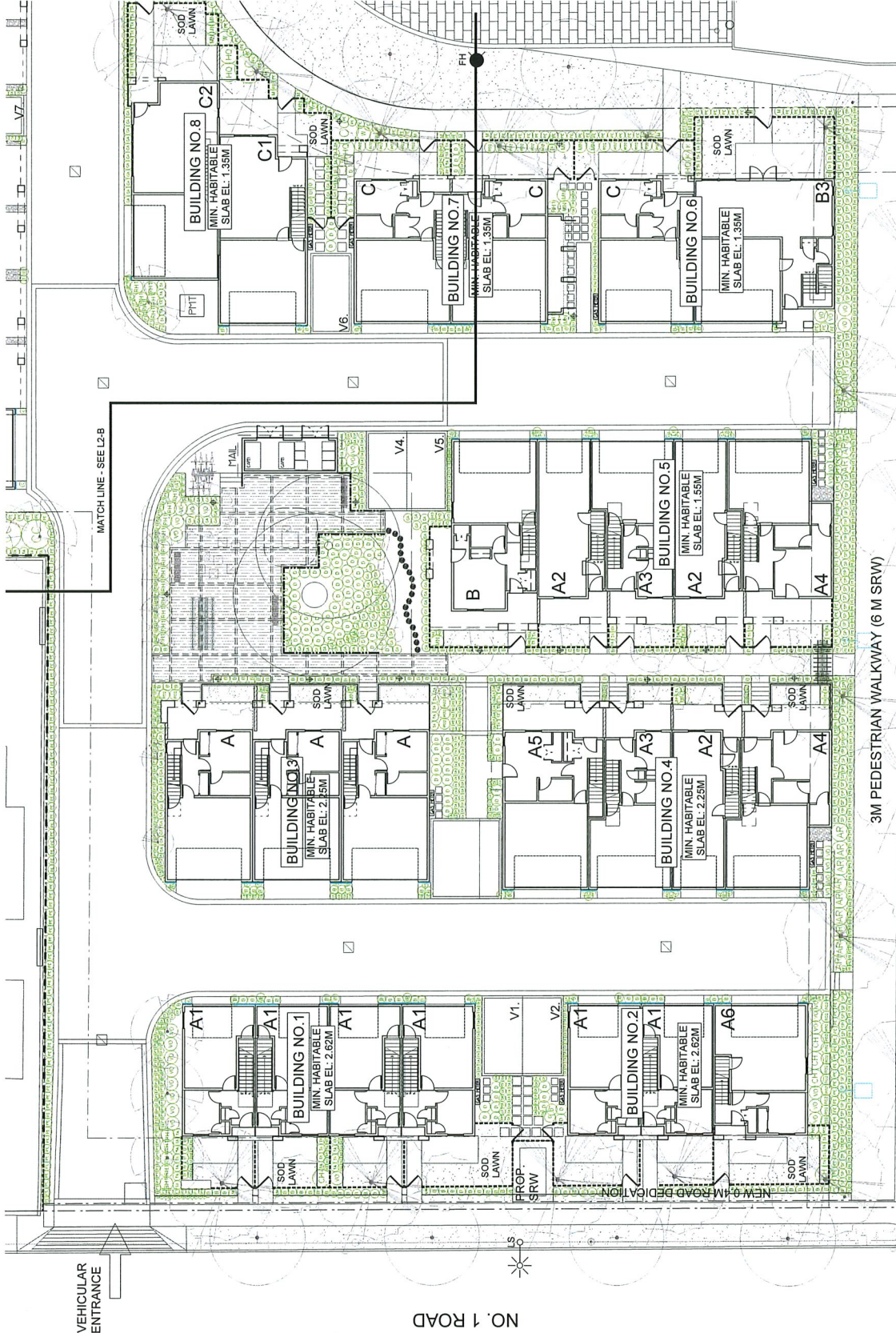


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SEAL

NO. 1 ROAD



| NO. | DATE       | REVISION DESCRIPTION               | DR. |
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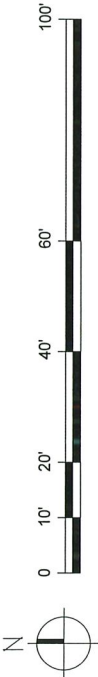
**PANATCH**  
GROUP

PROJECT: **TOWNHOUSE DEVELOPMENT**  
10140, 10160, 10180 NO. 1 ROAD  
AND 4052, 4068 CAVENISH DRIVE  
RICHMOND, BC

DRAWING TITLE: **SHRUB PLAN**

DATE: 21 AUGUST 2024  
SCALE: 1"=10'-0"  
DRAWN: R  
CHECKED: R  
DATE: 05-13  
PROJECT NUMBER: 21-104

**L2**



21084-LUP-20





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 GROUP

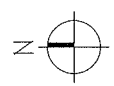
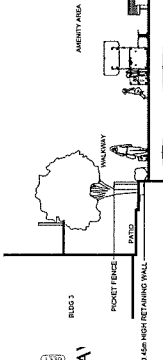
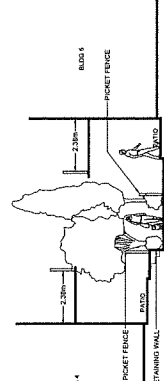
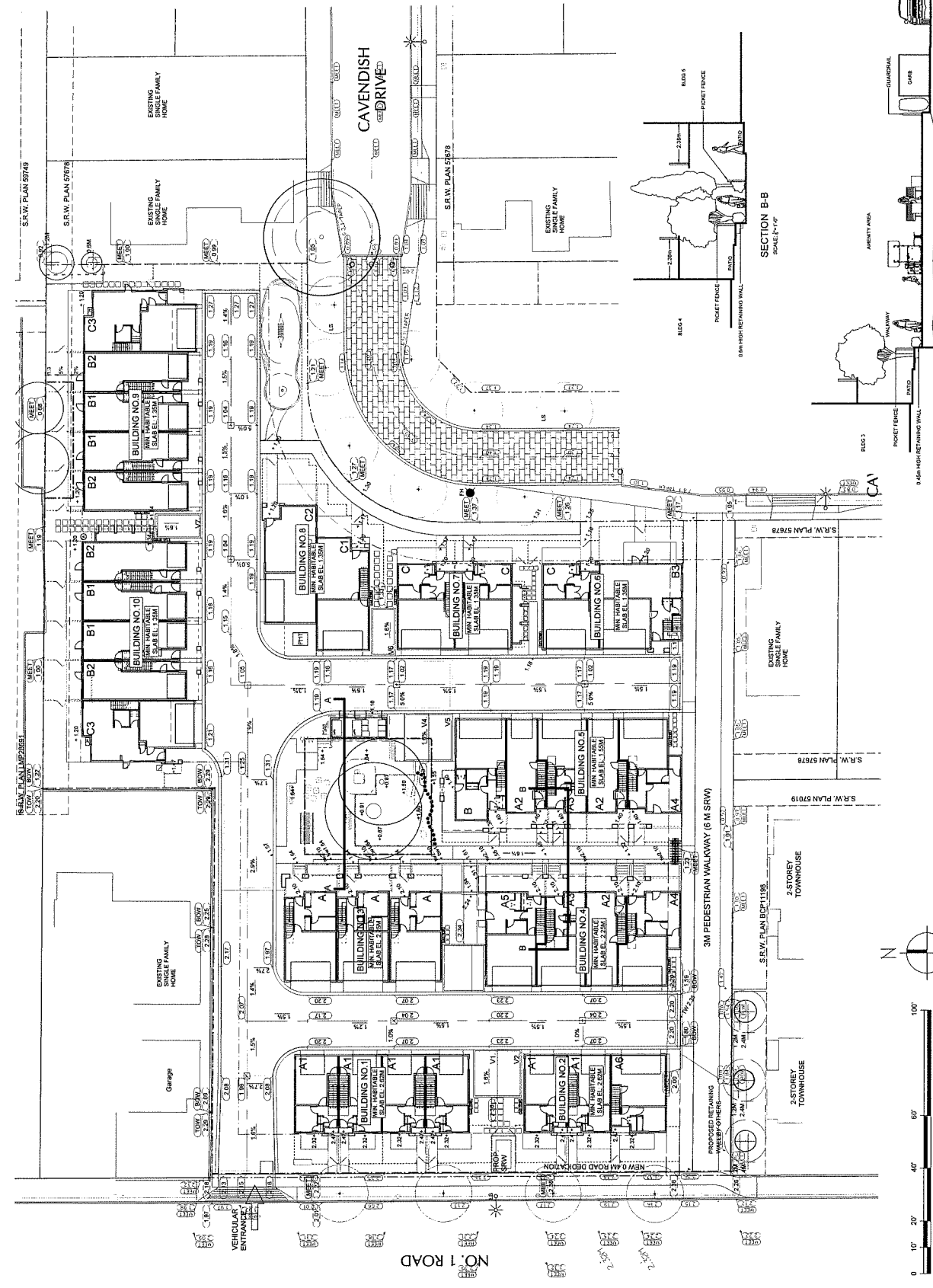
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PROJECT: **TOWNHOUSE DEVELOPMENT**  
 10140, 10160, 10180 NO. 1 ROAD  
 AND 4051, 4068 CAVENDISH DRIVE  
 RICHMOND, BC

DRAWING TITLE: **GRADING PLAN**

DATE: 21 AUG 18  
 SCALE: 1/8"=1'-0"  
 DRAWN: [Name]  
 CHECKED: [Name]  
 PROJECT NUMBER: **L4**  
 OF 13

PROJ. PROJECT NUMBER: 21-104



3124 LUP-2P

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SEAL:

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|----|-----------|-------------------------|------|
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| 10 | 23 JUL 23 | CITY PERMITTING         | 100% |
| 9  | 23 JUL 23 | CITY PERMITTING         | 100% |
| 8  | 23 JUL 23 | CLIENT REVIEW           | 100% |
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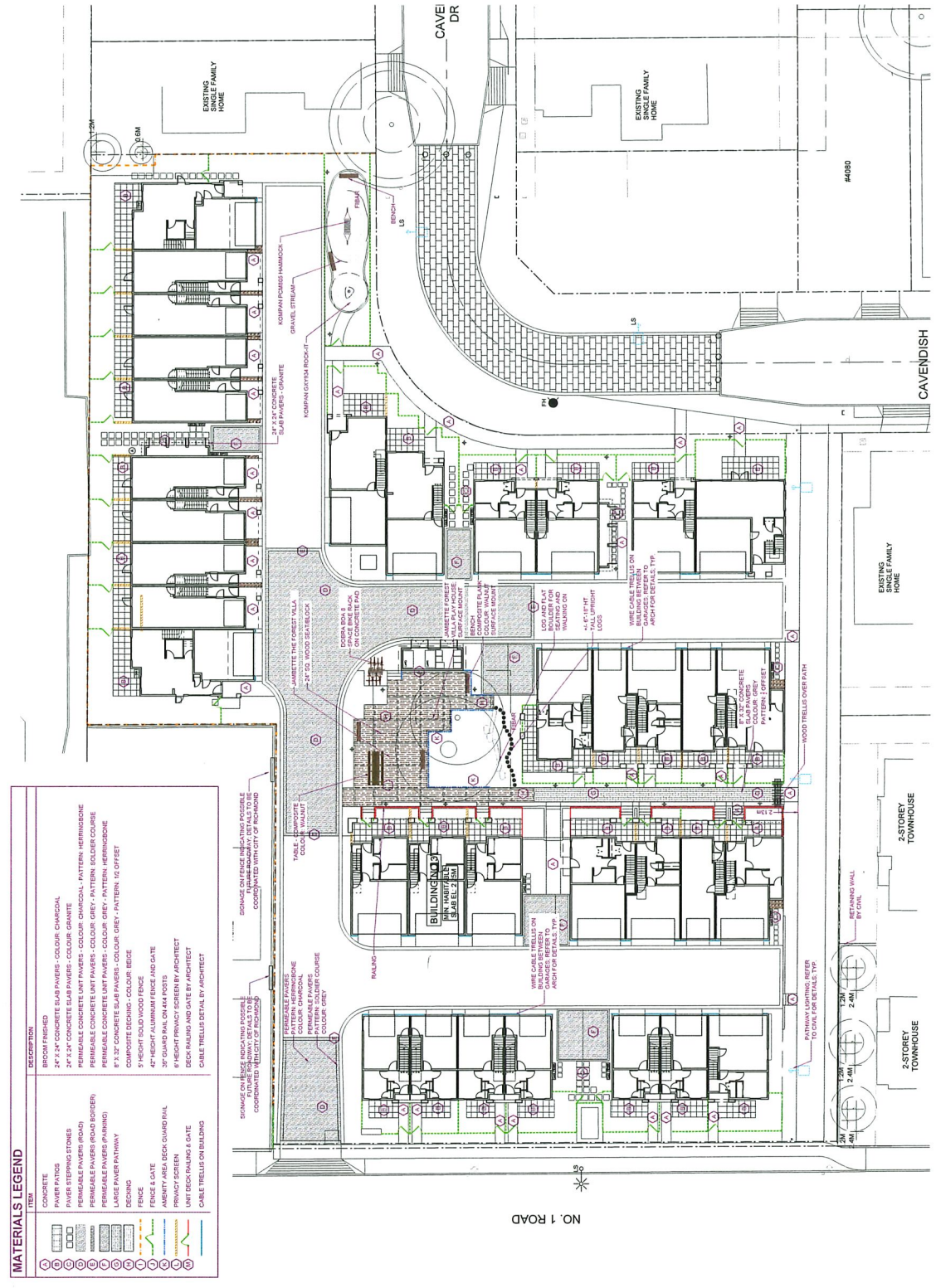
**PANATCH**  
GROUP

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
10140, 10160, 10180 NO. 1 ROAD  
AND 4051, 4068 CAVENDISH DRIVE  
RICHMOND, BC

DRAWING TITLE:  
**MATERIALS PLAN**

DRAWING NUMBER:  
**L5**  
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SCALE: 1/8"=1'-0"  
DRAWN: NI  
CHECKED: NI  
DATE: 07 23  
BY: MCT

PMG PROJECT NUMBER:  
21-104



| MATERIALS LEGEND | DESCRIPTION |
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| 89               | CONCRETE    |
| 90               | CONCRETE    |
| 91               | CONCRETE    |
| 92               | CONCRETE    |
| 93               | CONCRETE    |
| 94               | CONCRETE    |
| 95               | CONCRETE    |
| 96               | CONCRETE    |
| 97               | CONCRETE    |
| 98               | CONCRETE    |
| 99               | CONCRETE    |
| 100              | CONCRETE    |



NO. 1 ROAD

21-104-LUP-2/P

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SEAL:

| NO. | DATE       | REVISION DESCRIPTION              | DR. |
|-----|------------|-----------------------------------|-----|
| 1   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 2   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 3   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 4   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 5   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 6   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 7   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 8   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 9   | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 10  | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 11  | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 12  | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 13  | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |
| 14  | 2024.11.13 | REV. FILE CITY COMPLETION PERMITS | OP  |

CLIENT: **PANATCH GROUP**

PROJECT: **TOWNHOUSE DEVELOPMENT**  
10140, 10160, 10180 NO. 1 ROAD  
AND 4051, 4068 CAVENDISH DRIVE  
RICHMOND, BC

DRAWING TITLE: **LANDSCAPE DETAILS**

DRAWING NUMBER: **L7**  
DATE: 21 AUG 24  
SCALE: AS SHOWN  
DRAWN: RJ  
DESIGN: RJ  
CHECK: MCT

PAGE PROJECT NUMBER: 21-104



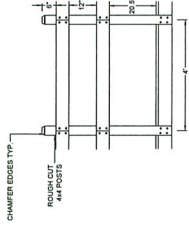
**12** 2 SPACE BIKE RACK



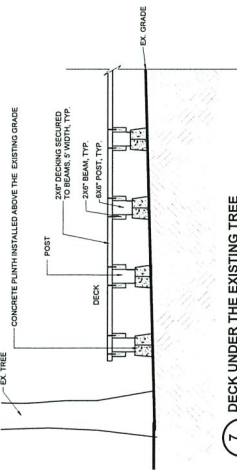
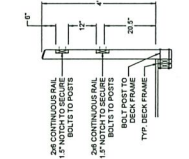
**13** BENCH - COMPOSITE WISHBONE BAYVIEW



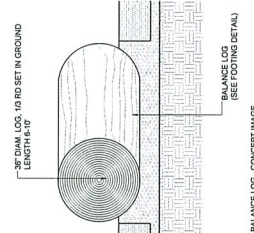
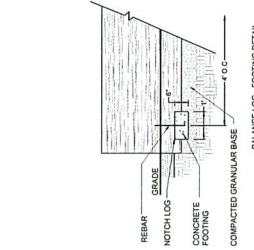
**14** TABLE - COMPOSITE



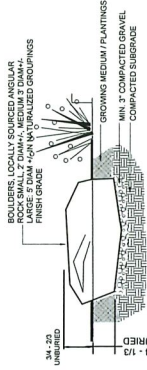
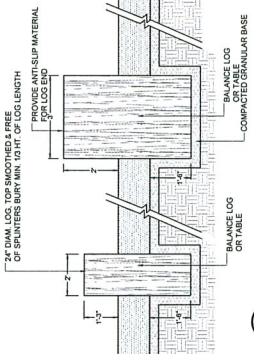
**8** DECK GUARD RAIL



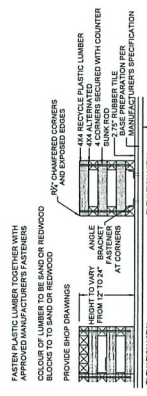
**7** DECK UNDER THE EXISTING TREE



**9** PLAY AREA BALANCE LOGS



**11** PLAY AREA BOULDERS

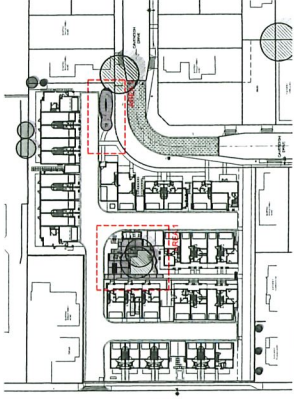


**10** WOOD SEAT/BLOCK

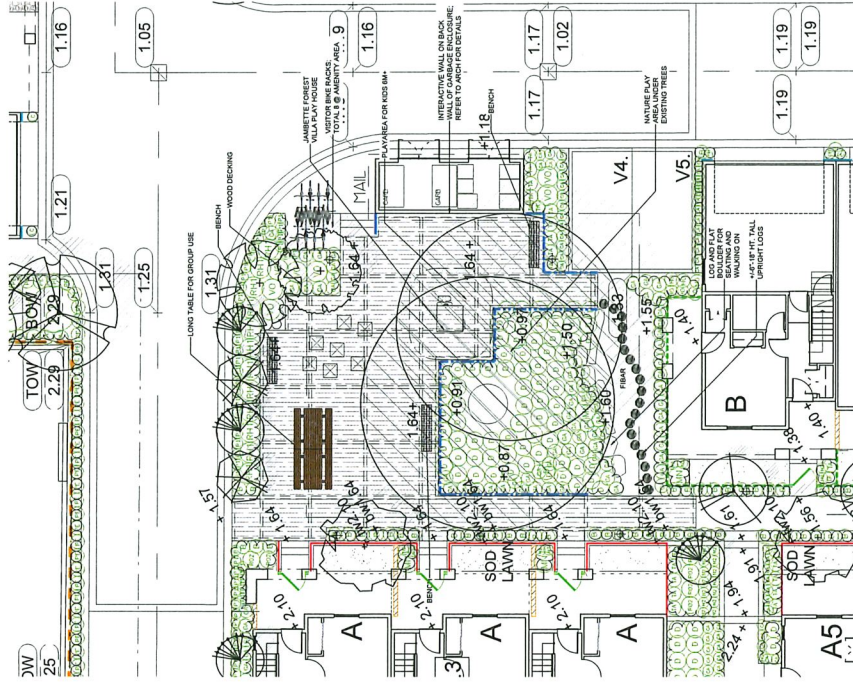
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SEAL:



KEY PLAN



AREA 1



JAMETTE THE FOREST VILKA



KOMPAN ROCKIT



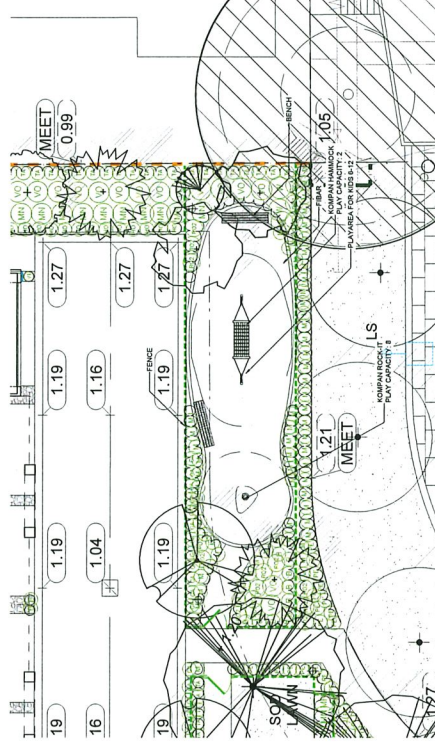
KOMPAN ROCKIT WITH GALVANIZED POISTS



WOODEN BEATLOCKS



BALANCE LOGS IN FEEL



AREA 2

| NO. | DATE     | REVISION DESCRIPTION          | DR. |
|-----|----------|-------------------------------|-----|
| 11  | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 10  | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 9   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 8   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 7   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 6   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 5   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 4   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 3   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 2   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |
| 1   | 23.04.21 | REV. PRELIMINARY CONSULTATION | ONE |

CLIENT:  
**PANATCH GROUP**

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
10140, 10160, 10180 NO. 1 ROAD  
AND 4051, 4068 CAVENDISH DRIVE  
RICHMOND, BC

DRAWING TITLE  
**PLAYAREA ENLARGEMENT**

DATE: 21.JAN.24  
SCALE: 1/8"=1'-0"  
DRAWN: [blank]  
CHECKED: [blank]  
DATE: 07.13

**L8**

PANG PROJECT NUMBER: 21-104

2104-LUP-2/P

ARCHITECTURE

# MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

**MODEL PHOTOS**



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

# MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL



ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

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# MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL