



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development

**Date:** November 19, 2010  
**File:** DP 10-534599

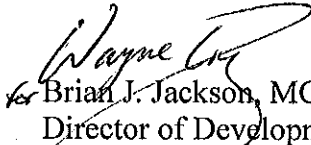
**Re:** Application by Yamamoto Architecture Inc. for a Development Permit at  
9840 Alberta Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight (8) townhouse units at 9840 Alberta Road on a site zoned "Town Housing (ZT60)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the front yard setback from 6.0 m to 3.4 m for a single-storey garbage and recycling enclosure attached to the building;
  - b) Allow a 2.59 m porch projection into the front yard setback; and
  - c) Reduce the rear yard setback from 3.0 m to 2.2 m for a single-storey electrical closet attached to the building.

  
for Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop eight (8) three-storey townhouse units at 9840 Alberta Road. The site is being rezoned from Single Detached (RS1/F) to Town Housing (ZT60) for this project under Bylaw 8628 (RZ 07-390155). The site currently contains one (1) single-family home. A Servicing Agreement for frontage beautification along Alberta Road and No. 4 Road is required prior to issuance of a Building Permit for the site.

### Development Information

Please refer to the 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 Alberta Road, single-family dwellings on lots zoned "Single Detached (R1S/F)";
- To the East: Across No. 4 Road, community use facility run by Salvation Army and single-family dwellings on lots zoned "Agriculture (AG1)";
- To the South: A 12-unit townhouse complex on a lot zoned "Town Housing (ZT60)"; and
- To the West: A single-family dwelling on a lot zoned "Single Detached (R1S/F)" and a six (6) unit townhouse complex on a lot zoned "Town Housing (ZT60)".

### Rezoning and Public Hearing Results

The rezoning Staff Report identified the following items for review through the Development Permit process: [staff comments added in *'bold italics'*]

- Building form and architectural character – *Design satisfactorily refined.*
- Opportunities for enhanced accessibility – *One (1) convertible unit, with vertical lift and an accessible parking stall, is provided.*
- Provision to prohibit conversion of tandem parking area into habitable area – *A Restrictive Covenant, prohibiting the conversion of the tandem parking area to habitable space, is required prior to Development Permit issuance.*
- Opportunities to vary site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space – *The proposed site elevation is consistent with neighbouring sites. Direct entry to the first habitable level is not possible since the front yard needs to be maintained at existing elevation for tree preservation.*
- Appropriateness of the proposal to provide a community garden instead of a children play area - *A community garden, as well as a children play, area are provided on-site.*
- Opportunities to maximize permeable surface areas and articulate hard surface treatments - *Design satisfactorily refined.*

The Public Hearing for the rezoning of this site was held on July 19, 2010. At the Public Hearing, the following concerns about rezoning the property were expressed [Staff comments added in '*bold italics*']:

- Increased density will add more cars to the area and make it more difficult to find street parking – *The proposed development is consistent with the objectives of the McLennan North Sub-Area Plan in terms of land use and density. The proposed parking exceeds the requirements of Richmond Zoning Bylaw 8500 and a restrictive covenant is to be placed on the tandem parking arrangement within the garages of the units to restrict conversion to habitable space.*
- This development would “orphan” the neighbouring property to the west (9820 Alberta Road), making it impossible to sell or redevelop – *The developer has made attempts to acquire 9820 Alberta Road, but no agreement between the developer and the adjacent property owners could be made. A conceptual development plan, demonstrating how the neighbouring property may develop into townhouses in the future, is on file. The developer has also agreed to provide a retaining wall and a good drainage system on-site, as well as a cross-access easement for the future development at 9820 Alberta Road.*

### Staff Comments

The proposed 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 (OCP) and is generally in compliance with the Town Housing (ZT60) zone except for the zoning variances noted below.

### Zoning Compliance/Variations (staff comments in bold)

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

- 1) Reduce the front yard setback from 6.0 m to 3.4 m for a single-storey garbage and recycling enclosure attached to the building.

*(Staff supports the proposed variance as it will not have a significant impact on the perceived frontage of the site. The single-storey enclosure forms part of Building #1 and has solid roof cover. The front porch on the same elevation and the proposed landscaping in the front yard will soften the visual impact to the street frontage along Alberta Road.)*

- 2) Allow a 2.59 m porch projection into the front yard setback.

*(Staff supports the proposed variance, as it is a minor variance [a 1.5 m porch projection is permitted under Zoning Bylaw 8500]. This variance allows for a single-storey porch to be added to the north elevation of Building #1, facing Alberta Road, to articulate the façade and add visual interest to the streetscape.)*

- 3) Reduce the rear yard setback from 3.0 m to 2.2 m for a single-storey electrical closet attached to the building.

*(Staff supports the proposed variance which allows for a single-storey electrical closet to encroach into the south side yard setback. A similar projection into the side yard setback was granted on the adjacent development to the south, and the electrical room will be screened from the neighbours' view by a 6 ft. high fence. A benefit to the variance is to provide a full street front impression along No. 4 Road at this City Centre location.)*

## **Advisory Design Panel Comments**

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed height, building form, siting and orientation of the buildings respect the massing, and facilitate a softer interface, with surrounding existing residential developments.
- The increased west side yard setback (approximately 8.4 m) provides adequate separation between the proposed three-storey townhouse units and the existing adjacent single-family house to the west. This setback ameliorates any overshadowing of the existing single-family dwelling as well.
- Adjacent property to the west is expected to be redeveloped in the future to a building form similar to the proposed development. A conceptual development is on file. A cross-access agreement allowing access to/from the future development site to the north is secured through the rezoning.
- The site will be raised to approximately 2.6 m geodetic. A retaining wall (approximately 0.7 m high) along the west property line is proposed to address concerns of the adjacent property owners.

#### ***Urban Design and Site Planning***

- Eight (8) three-storey townhouse units are proposed in two (2) four-plex clusters fronting No. 4 Road. One (1) north-south drive aisle along the west property line is proposed to provide access to the site from Alberta Road and access to the unit garages.
- The outdoor amenity area is proposed at the entry point for maximum exposure. The size of the outdoor amenity space is in excess of the Official Community Plan (OCP) guidelines. The location is appropriate in providing open landscape and amenity convenient to all of the units, as well as a green feature at the end of the driveway into the site.
- The amenity area is expected to be enlarged and consolidated with the outdoor amenity area of the future development to the west by a coordinated design and removal of the fence in between. Registration of a cross-access agreement, including future removal of the fence through the outdoor amenity area, is required prior to issuance of the Development Permit.
- Additional outdoor amenity space as per the City Centre Amenity Space Provisions in the City Centre Area Plan is provided along the Alberta Road frontage. A community garden is proposed at this area to provide an alternative activity onsite to engage and educate children.
- The provision of private outdoor spaces exceeds the development guidelines (37 m<sup>2</sup> per unit). All of the private outdoor spaces can be accessed directly from the living space.
- The provision of residential parking exceeds the bylaw requirement with two (2) tandem parking spaces per unit. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.
- A total of two (2) visitor parking spaces are provided throughout the site.
- A total of 16 Class-1 (long-term) bicycle parking spaces are provided within the garages and four (4) Class-2 (short-term) bicycle parking spaces are provided in the outdoor amenity area.

- The garbage and recycling enclosure is located just off the main vehicle entry to the site for easy access. The bins are enclosed against Building No. 1 with a façade that matches well with the rest of the building.
- Pedestrian character has been enhanced along No. 4 Road. The street frontage provides a good transition from the public sidewalk to the individual units that front the street. The applicant is proposing the use of metal fencing with brick and concrete supports close to the property line. Existing trees and new landscaping provide a buffer between the sidewalk and fence, as well as identifying a change in use and sense of territory for the residents. The unit entries are easily identified through the use of entry canopies.

### ***Architectural Form and Character***

- The overall appearance of the proposal conforms to the design guidelines of the North McLennan area and should fit in well to the surrounding area.
- The building forms are well articulated. Visual interest has been incorporated with gable roofs, bay windows, entry porches, hutches, and a mix of materials and colours.
- A pedestrian scale is provided at the ground floor level of the units along the public street and internal drive aisle by the inclusion of windows, doors, balconies, and landscape features.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (hardie-plank siding, wood trims, wood batten, double glazed vinyl framed window, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Articulation is added through the use of entry canopies and its roof form. Colour choice is satisfactory with the use of warmer tones of the red brick and greys for the siding, along with some browns, to provide balance to the warmer tones.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).
- One (1) convertible unit has been incorporated into the design. Alternate floor plans, demonstrating simple conversion potential to accommodate a person in a wheelchair, are provided (see alternative floor plans for Unit #B1 where a vertical lift may be installed).

### ***Landscape Design and Open Space Design***

- The landscape design was developed considering maximum possible tree retention. Eight (8) street trees along the No. 4 Road frontage are to be retained and the existing grades at the proposed front yards along No. 4 Road will be maintained. Tree protection fencing will be required prior to any construction activities occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.
- Tree preservation was reviewed at rezoning stage and three (3) bylaw-sized trees on-site are to be removed due to general poor condition. A total of six (6) replacement trees are required.
- The landscape design includes the planting of 13 new trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- A lush landscape consisting of flowering trees, shrubs, and ground covers is proposed along the street frontages to provide seasonal changes.

- Hard surfaced landscaping is also proposed through a mixture of asphalt and a permeable paving system to help soften the appearance of the internal drive-aisle and helps identify areas of interest such as the amenity area and visitor parking.
- The proposed total lot coverage for landscaping with live plant material and permeable paving are 28.4% and 13% respectively, making the total lot coverage for permeable surface 41.4%.
- A sandbox for children and an open lawn area for casual play are proposed in the outdoor amenity area. An arbour, a small paved area and a bench complement the children's play area and facilitate parent supervision.
- A community garden area with raised planting beds is proposed at the Alberta Road frontage to provide an opportunity for on-site food production and facilitate socializing among the future residents.
- The applicant is to provide security for landscaping in the amount of \$30,322.92 to ensure proposed landscaping and the survival of protected trees upon completion.
- The applicant has chosen to make a voluntary cash-in-lieu payment of \$8,000 instead of providing an indoor amenity space. Payment is secured through the rezoning stage.

#### ***Crime Prevention Through Environmental Design***

- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- Building orientation and landscaping features provide good sight lines and view angles throughout the site.
- All amenities, including the outdoor amenity area, the mailbox, and garbage/recycling enclosures, are located in highly visible area and will receive passive surveillance from the street and buildings.

#### ***Sustainability***

- The proposed plan is redeveloping an existing single-family site to increase residential density in the neighbourhood, utilizing existing infrastructure more efficiently.
- The applicant is proposing a pedestrian-scale streetscape along all street frontages to add value to neighbourhood and the extensive landscaping that will improve over time.
- Eight (8) mature street trees along the No. 4 Road frontage are to be retained.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- A community garden is proposed to provide options for food production and better opportunity to socialize among the future residents.
- Permeable pavers are proposed to allow for higher storm water infiltration potential.
- The applicant advises that the project will include sustainability features such as the use of energy efficient appliances, use Low-E glass, and insulation beneath entire ground floor slabs (not including garage).

## Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a covenant prohibiting the conversion of parking area into habitable space;
- Registration of a cross-access easement over the outdoor amenity area between the subject site and the future development site to the west, at 9820 Alberta Road, for shared use of the outdoor amenity space. The agreement must include language to ensure that no fence could be placed along the common property line to divide the consolidated amenity area;
- Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject site close to all trees and the hedgerows to be retained on the subject site and the adjacent properties. This includes overseeing all site preparation activities, inspection of tree protection fencing, and supervision of any tree removals, pruning, and fence installation during various stages of the development. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$30,322.92 (based on total floor area of 15,161.46 ft<sup>2</sup>).

Prior to future Building Permit issuance, the developer is required to complete the following:

- Enter into the City's standard Servicing Agreement to design and construct frontage works across the No. 4 Road frontage. No. 4 Road works include, but are not limited to, peat removal, creation of a 1.5 m grass and treed boulevard, and a new 1.5 m concrete sidewalk at the new property line. The new sidewalk must be designed to meander around the protected trees along No. 4 Road. Works are at developers' sole cost.
- Certification by a registered professional that the Building Permit includes any required noise attenuation measures in accordance with the required acoustic engineering report.
- Incorporation of accessibility measures into the Building Permit drawings including the use of lever hardware and blocking inside of the walls in all washrooms in all units to facilitate future potential installation of grab bars/handrails; and
- 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>).



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet  
 Development Applications Division**

**DP 10-534599**

**Attachment 1**

Address: 9840 Alberta Road

Applicant: Yamamoto Architecture Inc. Owner: Francis J Chu & Alice F Chu

Planning Area(s): McLennan North

Floor Area Gross: 1,408.5 m<sup>2</sup> (15,161.46 ft<sup>2</sup>) Floor Area Net: 979.5 m<sup>2</sup> (10,543.1 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	1,563.8 m <sup>2</sup>	1,513.4 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP / Area Plan Designation:</b>	Residential Area 3 - 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	No Change
<b>Zoning:</b>	Single Detached (RS1/F)	Town Housing (ZT60)
<b>Number of Units:</b>	1 Single-Family Dwelling	8 Townhouse Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.65	0.644	none permitted
Lot Coverage:	Max. 40%	35.7%	none
Setback – Front Yard (Alberta Road):	Min. 6.0 m	3.4 m	<b>Variances requested for a 2.4 m x 1.4 m garbage enclosure located 4.7 m from property line, a 2.6 m x 3.0 m recycling enclosure located 3.4 m from property line, and a 2.59 m entry porch projection.</b>
Setback – Exterior Side Yard (No. 4 Road):	Min. 6.0 m	6 m	none
Setback – Interior Side Yard (west):	Min. 3.0 m	8.4 m	none
Setback – Rear Yard (south):	Min. 3.0 m	2.2 m	<b>Variances requested for a 0.8 m single storey electrical room projection at Building #2.</b>
Height (m):	Max. 12 m or 3 storeys	11.2 m & 3 storeys	none
Lot Size:	1,010 m <sup>2</sup>	1,513.4 m <sup>2</sup>	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Accessible:	0	0	none
Total Off-street Spaces:	14	18	none



Tandem Parking Spaces	permitted	16	none
On-site Bicycle Parking Spaces – Long Term (Class 1) / Short Term (Class 2)	1.25 (Class 1) and 0.2 (Class 2) per unit	2 (Class 1) and 0.5 (Class 2) per unit	none
Total On-site Bicycle Parking Spaces:	12	20	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 48 m <sup>2</sup>	76.5 m <sup>2</sup>	none



**No. DP 10-534599**

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9840 ALBERTA ROAD

Address: C/O TAIZO YAMAMOTO  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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) Reduce the front yard setback from 6.0 m to 3.4 m for a single-storey garbage and recycling enclosure attached to the building;
  - b) Allow a 2.59 m porch projection into the front yard setback; and
  - c) Reduce the rear yard setback from 3.0 m to 2.2 m for a single-storey electrical closet attached to the building
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 #4 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 \$30,322.92 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 10-534599

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9840 ALBERTA ROAD

Address: C/O TAIZO YAMAMOTO  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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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

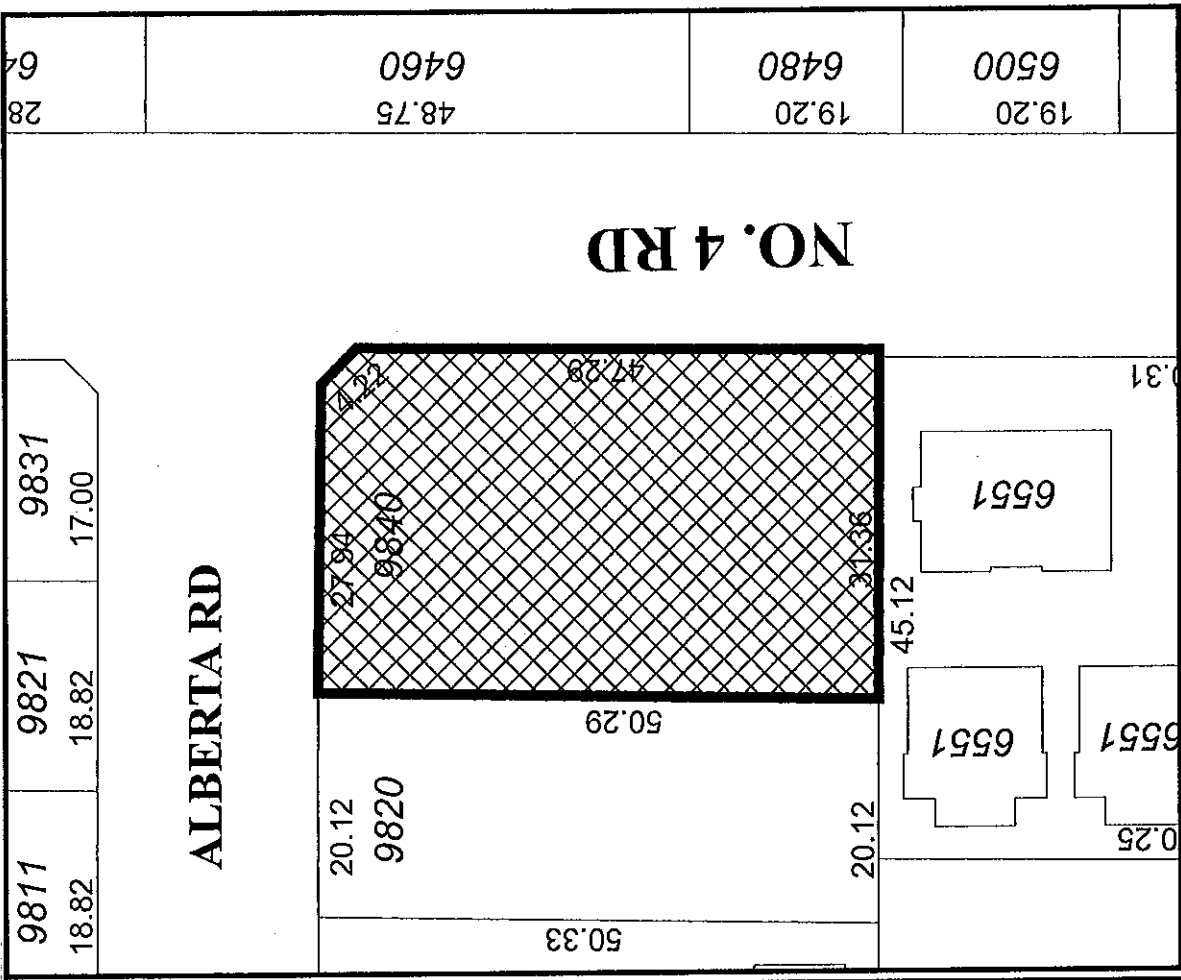
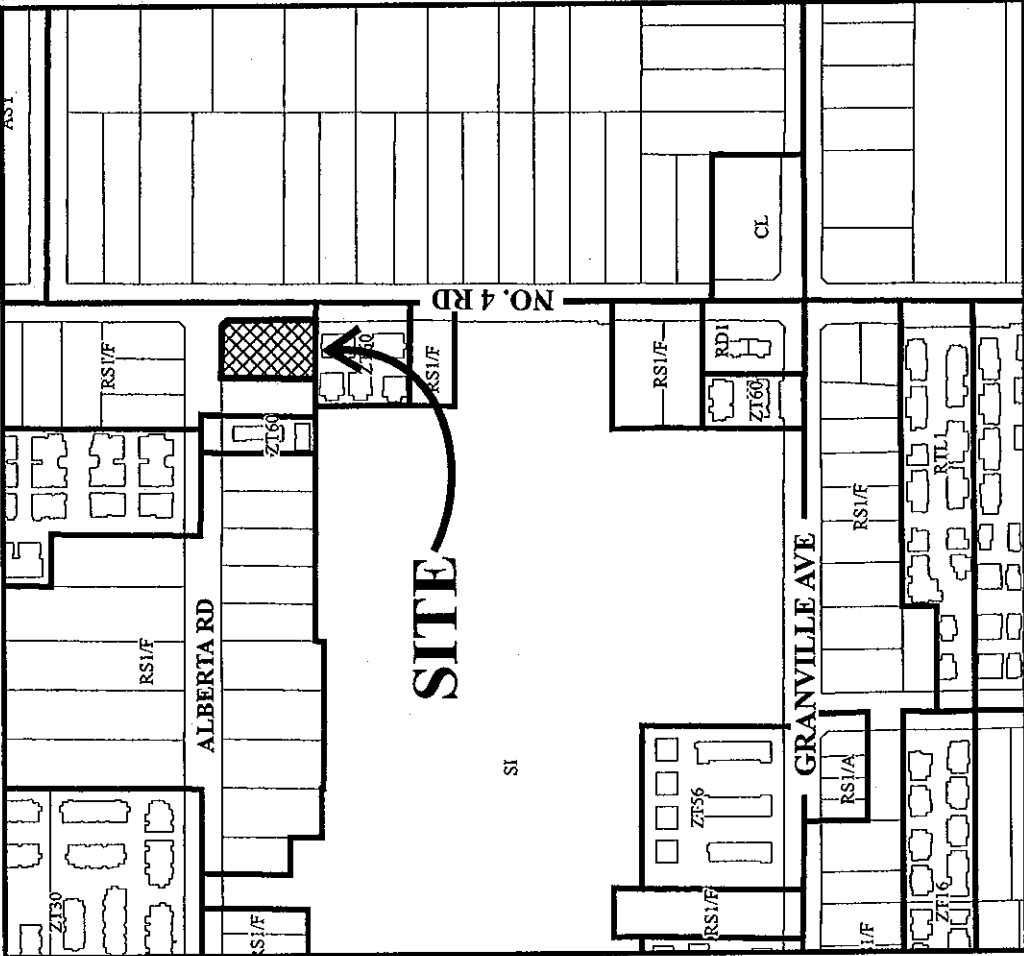
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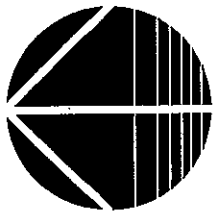
MAYOR



# City of Richmond



9811	9821	9831	6460	6480	6500
18.82	18.82	17.00	48.75	19.20	19.20



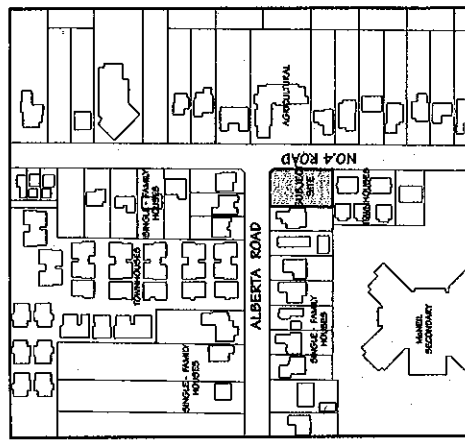
## DP 10-534599

### SCHEDULE "A"

Original Date: 06/28/10

Revision Date:

Note: Dimensions are in METRES



**CONTEXT PLAN**  
SCALE: N.T.S.

**STATISTICS:**  
 CMC ADDRESS: 8940 ALBERTA ROAD  
 LEGAL DESCRIPTION: LOT 9 EXCEPT PARCEL 27 (BY-LAW PLAN 64803), SECTION 10,  
 BLOCK 4 NORTH RANGE 6 WEST, NWD PLAN 1712  
 ZONING: Z160  
 LOT AREA: 16,290 SQ.FT. (1,524.9 SQ.M.) BEFORE ROAD DEDICATION  
 16,290 SQ.FT. (1,524.9 SQ.M.) AFTER ROAD DEDICATION  
 MAX. LOT COVERAGE: 16,290 SQ.FT. x .40% = 6,516.0 SQ.FT.  
 PROPOSED:  
 6335.5 SQ.FT. (BUILDINGS)  
 2682.2 SQ.FT. (PORCHES)  
 1025.7 SQ.FT. (COMMERCIAL BLDG.)  
 TOTAL: 10,423.4 SQ.FT. (967.7%)  
 F.A.R.: 16,290 SQ.FT. x 0.66 = 10,769.4 SQ.FT.  
 PROPOSED FLOOR AREA:  
 UNITS (3 BRS) : 2700.0 SQ.FT. : GARAGE AREA : 6335.5 SQ.FT.  
 UNITS (2 BRS) : 2000.0 SQ.FT. : 2 UNITS : 2700.0 SQ.FT. : 2 UNITS : 2000.0 SQ.FT. : 2 UNITS : 2000.0 SQ.FT. : 2 UNITS : 2000.0 SQ.FT.  
 UNITS (1 BR) : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT.  
 UNITS (0 BRS) : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT. : 1 UNIT : 1400.0 SQ.FT.  
 TOTAL : 10,423.4 SQ.FT. : 10 UNITS : 10,423.4 SQ.FT. : 64.4% : 40,000 SQ.FT.

**ADDITIONAL AREA:** 89.6 SQ.FT. x 1 = 89.6 SQ.FT.  
**BLDG. ROOMS:** 109,481 SQ.FT. (9,47%)  
**PARKING REQUIRED:** 15 SPACES x 8 UNITS = 120 SPACES (RESIDENTS)  
 12 SPACES x 2 UNITS = 24 SPACES (VISITORS)  
 TOTAL = 144 SPACES  
**PROVIDED:** 2 CAR GARAGES x 8 UNITS = 16 SPACES (RESIDENTS)  
 OPEN VISITOR PARKING = 2 SPACES (VISITORS)  
 TOTAL = 18 SPACES  
**REQUIRED BICYCLE:** 1.20 SPACES x 8 UNITS = 9.6 SPACES (CLASS 1)  
 0.2 SPACES x 2 UNITS = 0.4 SPACES (CLASS 2)  
 TOTAL = 10 SPACES  
**PROVIDED BICYCLE:** 2 SPACES x 8 GARAGES = 16 SPACES (CLASS 1)  
 4 SPACES (CLASS 2)  
 TOTAL = 20 SPACES  
**AMENITY AREA REQUIRED:** INDOOR : 141.78 SQ.M. (1563.6 SQ.FT.)  
 SHARED AMENITY : 43.50 SQ.M. (466.5 SQ.FT.)  
 SHARED OUTDOOR : 79.50 SQ.M. (853.4 SQ.FT.)  
 PRIVATE OUTDOOR : 37.50 SQ.M. (403.3 SQ.FT.)  
**PROVIDED:** INDOOR IN USE : 141.78 SQ.M. (1563.6 SQ.FT.)  
 INDOOR AMENITY : 43.50 SQ.M. (466.5 SQ.FT.)  
 SHARED OUTDOOR : 79.50 SQ.M. (853.4 SQ.FT.)  
 PRIVATE OUTDOOR : 37.50 SQ.M. (403.3 SQ.FT.)

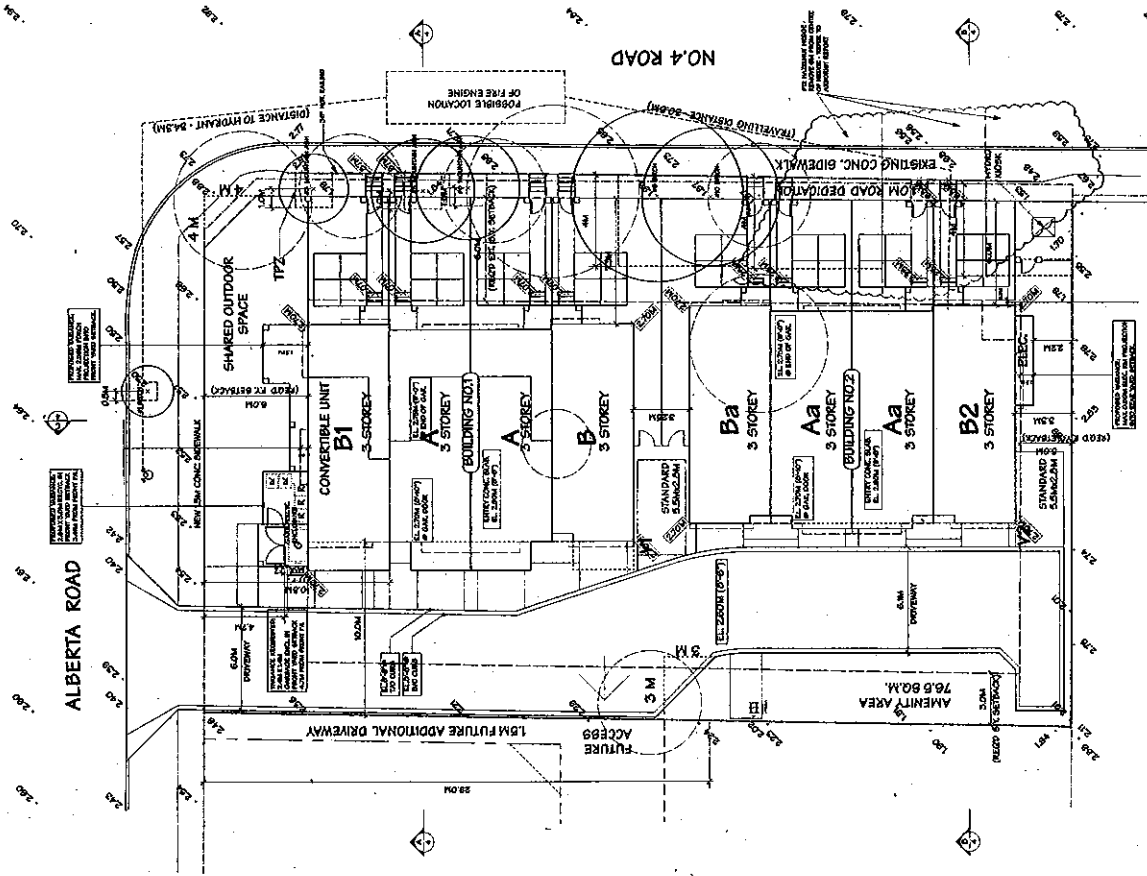
**ADDITIONAL NOTES:**

- ONE CONVERTIBLE UNIT PROVIDED - UNIT B1 IN BUILDING 1
- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
- SOLID BIDDING IN WASHROOM WALLS TO FACILITATE FUTURE
- LEGATIVE HANDLES FOR PLUMBING AND DOOR HANDLES

**VARIANCES REQUESTED:**

- 2.6M x 3.0M RECYCLING ENCLOSURE IN THE FRONT YARD SETBACK, LOCATED 3.0M FROM THE PROPERTY LINE.
- 2.4M x 1.4M GARAGE ENCLOSURE IN THE FRONT YARD SETBACK, LOCATED 4.0M FROM THE PROPERTY LINE.
- MAX. 2.55M PROJECTION OF PORCH (UNIT B1) INTO FRONT YARD SETBACK.
- MAX. 0.4M DECK (BLDG 1) PROJECTION INTO FRONT YARD SETBACK.
- MAX. 0.2M DECK (BLDG 2) PROJECTION INTO EXTERIOR SIDE YARD SETBACK.
- 0.60M REDUCTION OF ELECTRICAL ROOM INTO REAR YARD SETBACK.

**PLAN #1**  
 DP 10534599  
 NOV 19, 2018



**SITE PLAN**  
SCALE: 3/32" = 1'-0"

DATE	BY	DESCRIPTION
JUL 22, 2018	PROJECT ENGINEER	DESIGN DEVELOPMENT
JUL 13, 2018	PROJECT ENGINEER	DESIGN DEVELOPMENT
JUL 13, 2018	DESIGNER OF ARCHITECTURE	DESIGN DEVELOPMENT
MAY 1, 2018	DESIGNER OF ARCHITECTURE	DESIGN DEVELOPMENT
MAY 1, 2018	DESIGNER	DESIGN DEVELOPMENT
MAY 1, 2018	DESIGNER	DESIGN DEVELOPMENT

**PROJECT:** 8 UNIT TOWNHOUSE DEVELOPMENT

**DESIGNER:** Yamamoto Architecture Inc.

**DATE:** NOV 19, 2018

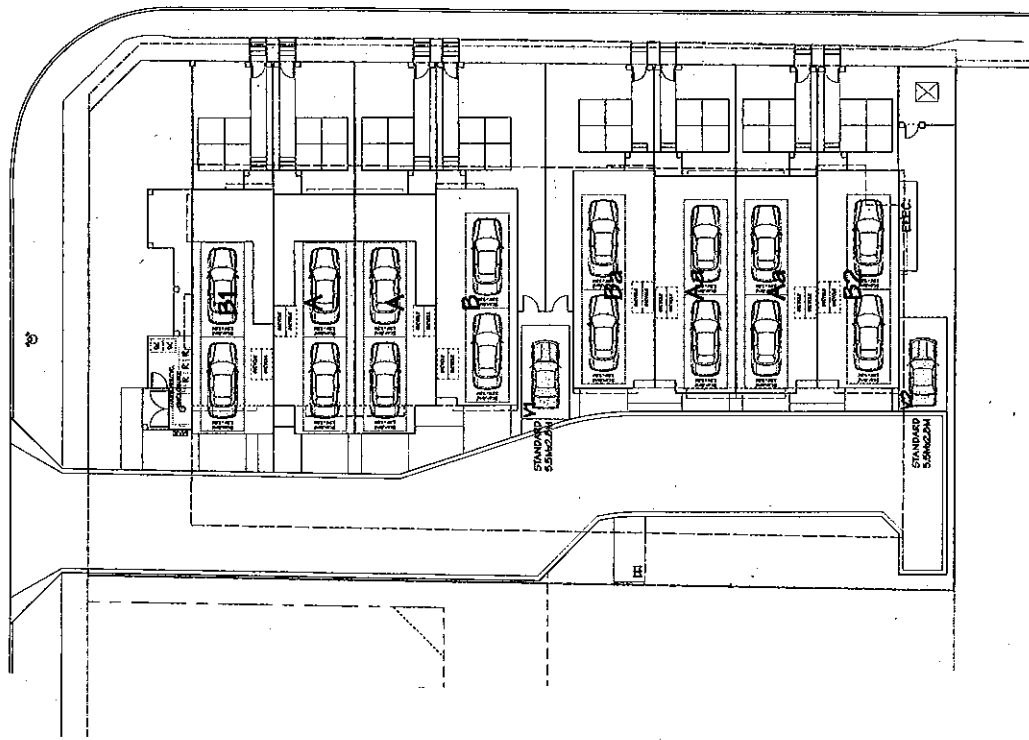
**SCALE:** 3/32" = 1'-0"

**PROJECT NO.:** DP 10534599

**CLIENT:** [REDACTED]

**LOCATION:** [REDACTED]

ALBERTA ROAD



NO. 4 ROAD

VERTICAL BICYCLE SPACE (GARAGE)  
0.8M x 1.5M

HORIZONTAL BICYCLE SPACE (GARAGE)  
0.8M x 1.5M

REARWARD PARKING SPACE (GARAGE)  
2.5M x 5.5M

VISITOR PARKING  
STANDARD  
2.5M x 5.5M

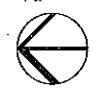
ACCESSIBLE  
SPACES



<b>PARKING REQUIRED:</b>	16 SPACES (RESIDENTS)	16 SPACES (RESIDENTS)
	16 SPACES (VISITORS)	16 SPACES (VISITORS)
	16 SPACES (VISITORS)	16 SPACES (VISITORS)
<b>TOTAL</b>	<b>48 SPACES</b>	<b>48 SPACES</b>
<b>PROVIDED:</b>	2 CAR GARAGES x 8 UNITS	16 SPACES (RESIDENTS)
	16 VISITOR SPACES	16 SPACES (VISITORS)
	16 SPACES (CLASS 1)	16 SPACES (CLASS 1)
	16 SPACES (CLASS 2)	16 SPACES (CLASS 2)
<b>TOTAL</b>	<b>48 SPACES</b>	<b>48 SPACES</b>
<b>PROVIDED BICYCLE:</b>	2 SPACES (CLASS 1)	2 SPACES (CLASS 1)
	4 SPACES (CLASS 2)	4 SPACES (CLASS 2)
<b>TOTAL</b>	<b>6 SPACES</b>	<b>6 SPACES</b>

NOV 19 2010 PLAN # 2  
 DP 10 534599  
 PLAN # 2

PARKING PLAN  
 SCALE: 3/32" = 1'-0"



DATE	DESCRIPTION
NOV 19 2010	PRELIMINARY
NOV 19 2010	FINAL DESIGN
NOV 19 2010	FINAL FOR PERMITTING
NOV 19 2010	REVISION
NOV 19 2010	CONTRACT

PROJECT  
 8 UNIT TOWNHOUSE  
 DEVELOPMENT

888 ALBERTA ROAD  
 WILLOWDALE, ONT.

Yamamoto  
 Architecture Inc.

DATE OF PERMITTING: NOV 19 2010  
 DRAWING TITLE: PARKING PLAN

SCALE	3/32" = 1'-0"
DATE	NOV 19 2010
DRAWN BY	DP 10 534599
CHECKED BY	
DATE	
PROJECT NO.	DP 10 534599
SHEET NO.	001

# PLANT LIST

PROJECT ADDRESS: 9840 ALBERTA RD, RICHMOND

KEY	BOTANICAL NAME	COMMON NAME	SIZE
ACC	3 ACER CROMATICA	VINE MAPLE	2.5m HT, 80cm DBH
LS	2 LIGULONERIS TILIAEFOLIA	TULIP TREE	5.0m CAL, 80cm DBH
NSG	2 MAGNOLIA COLLANDRANA 'GALANCT'	GALANT GALICE MAGNOLIA	8.0m CAL, 80cm DBH
POD	2 PICEA MURSA	SIBIRIAN SPRUCE	4.0m HT, 80cm DBH
TRF	4 THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.50m HT
TRF	4 THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.50m HT
SHRUBS	18 SALEX ARGENTEA **	JAPANESE SALIX	42 POT
AJ	35 BUXUS SEMPERVIRENS	COMMON BOXWOOD	42 POT
EC	5 ERICA CARNEA	WINTER HEATHER	42 POT
LA	3 LEDICOTYME ASHILLARIS	COAST LEDICOTYME	42 POT
LJ	3 LIGULONERIS TILIAEFOLIA	TULIP TREE	42 POT
SH	99 SARCOCODONIA VARIEGATA	ROODERSONIA	1.00m HT
VD	2 VIBURNUM DAVIDO	DAVID'S VIBURNUM	42 POT
GROUND COVERS	ALU 80 ANEMONE HYLAS LYNA 180S	KONINKIAK	42/25 POT
GS	40S GALLIOTERIA SHALLOON	SALAL	42/25 POT
PT	40 PACHISANDRA TERMINALIS	JAPANESE SPURGE	42/25 POT
VI	40 VACCINIUM VITIS-IDAEA	CONSBERRY	42 POT
VINES			
PERENNIALS/ANNUALS/GRASSES/AQUATIC PLANTS			
AGE	6 ACTINIS Y. ARBorea 'SIRCA'	MEADOW SWERT	41 POT
BC	33 BERBERIS CRASSIFOLIA	HEARTLEAF BERBERIS	41 POT
DM	48 CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	41 POT
P	3 PASTINACA SATIVUM	PARSNIP	41 POT
PL	3 HESPERIS MATRONALIS	PLANTAIN LILY	41 POT
LVA	79 LAVANDULA ANGLUSTRATA	ENGLISH LAVENDER	41 POT
PLM	37 POLYSTICHUM MUNITZII	WESTERN SMOKE FERNS	41 POT
ANN	90 ANNUALS **		42/25 POT

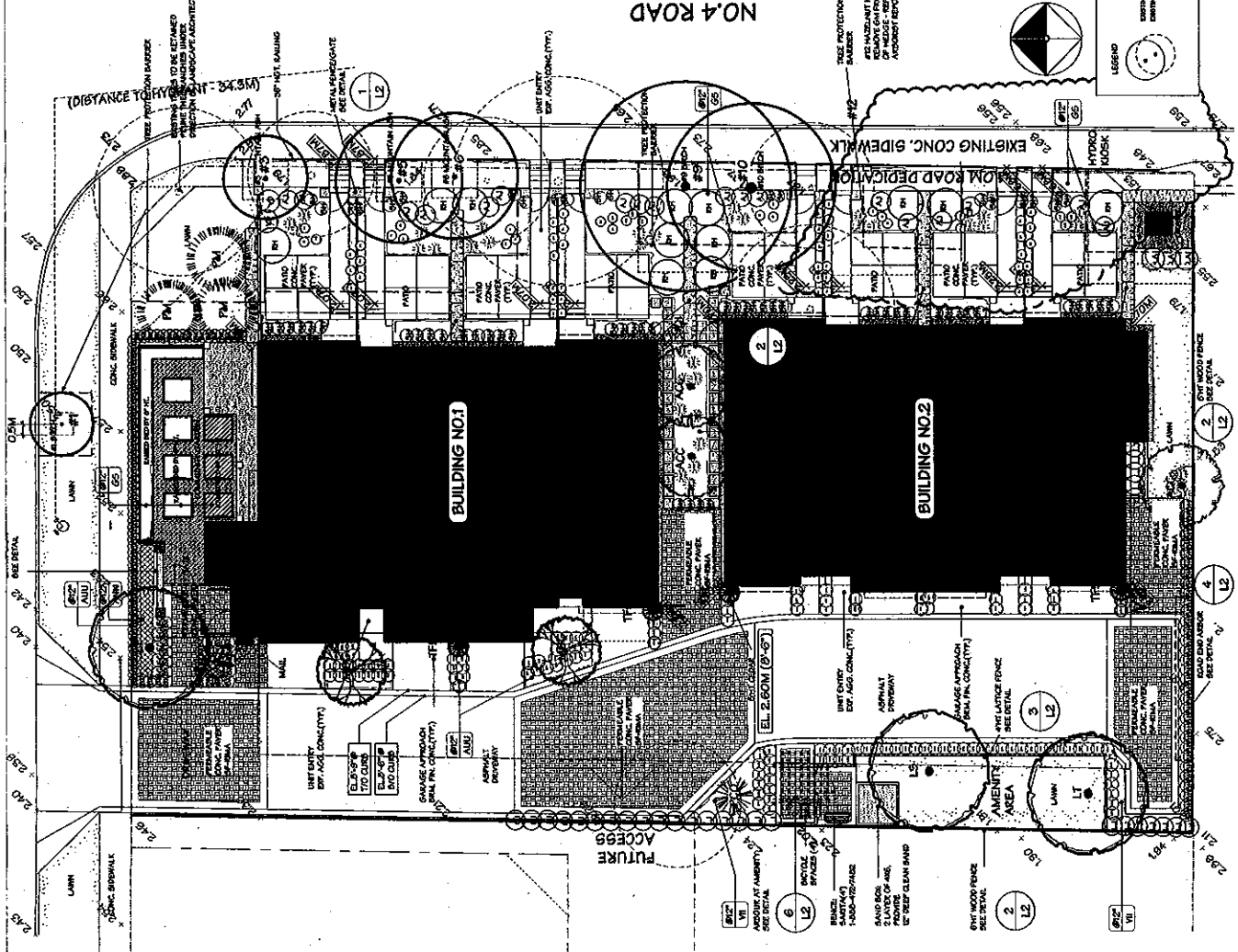
KEY	BOTANICAL NAME	COMMON NAME	SIZE
ACC	3 ACER CROMATICA	VINE MAPLE	2.5m HT, 80cm DBH
LS	2 LIGULONERIS TILIAEFOLIA	TULIP TREE	5.0m CAL, 80cm DBH
NSG	2 MAGNOLIA COLLANDRANA 'GALANCT'	GALANT GALICE MAGNOLIA	8.0m CAL, 80cm DBH
POD	2 PICEA MURSA	SIBIRIAN SPRUCE	4.0m HT, 80cm DBH
TRF	4 THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.50m HT
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SHRUBS	18 SALEX ARGENTEA **	JAPANESE SALIX	42 POT
AJ	35 BUXUS SEMPERVIRENS	COMMON BOXWOOD	42 POT
EC	5 ERICA CARNEA	WINTER HEATHER	42 POT
LA	3 LEDICOTYME ASHILLARIS	COAST LEDICOTYME	42 POT
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SH	99 SARCOCODONIA VARIEGATA	ROODERSONIA	1.00m HT
VD	2 VIBURNUM DAVIDO	DAVID'S VIBURNUM	42 POT
GROUND COVERS	ALU 80 ANEMONE HYLAS LYNA 180S	KONINKIAK	42/25 POT
GS	40S GALLIOTERIA SHALLOON	SALAL	42/25 POT
PT	40 PACHISANDRA TERMINALIS	JAPANESE SPURGE	42/25 POT
VI	40 VACCINIUM VITIS-IDAEA	CONSBERRY	42 POT
VINES			
PERENNIALS/ANNUALS/GRASSES/AQUATIC PLANTS			
AGE	6 ACTINIS Y. ARBorea 'SIRCA'	MEADOW SWERT	41 POT
BC	33 BERBERIS CRASSIFOLIA	HEARTLEAF BERBERIS	41 POT
DM	48 CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	41 POT
P	3 PASTINACA SATIVUM	PARSNIP	41 POT
PL	3 HESPERIS MATRONALIS	PLANTAIN LILY	41 POT
LVA	79 LAVANDULA ANGLUSTRATA	ENGLISH LAVENDER	41 POT
PLM	37 POLYSTICHUM MUNITZII	WESTERN SMOKE FERNS	41 POT
ANN	90 ANNUALS **		42/25 POT

NOTES: \*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CITY STANDARDS FOR NURSERY STOCK AND THE DESIGN STANDARDS FOR CONTAINER-GROWN PLANTS. ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 80% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

SIZE OF TREE	QTY OF REPLACEMENT TREES	SIZE OF REPLACEMENT TREES	BALANCE
80cm-100cm	2	80cm CAL/100cm Cal	-1
100cm-120cm	4	100cm CAL/120cm Cal	0
120cm-150cm	2	120cm CAL/150cm Cal	2
150cm-200cm	2	150cm CAL/200cm Cal	0

## REPLACEMENT TREE PLAN

9840 ALBERTA ST. RICHMOND



NOV 19 2010 PLAN #3A  
 DP 10534599

**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 1942 E 5th Ave  
 Vancouver, BC V6H 1M2  
 T: (604) 255-8000  
 Email: info@ito.ca

Project:  
 9840 ALBERTA RD.  
 RICHMOND B.C.

Drawing Title:  
 LANDSCAPE PLAN

Drawn:	SP, JVF
Checked:	LI
Reviewed:	LI, JVF, JWB
Date:	08/12/2010

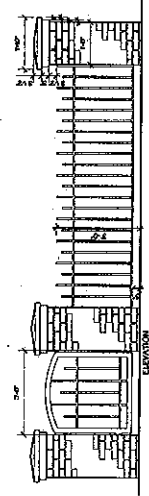
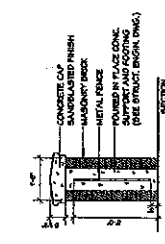
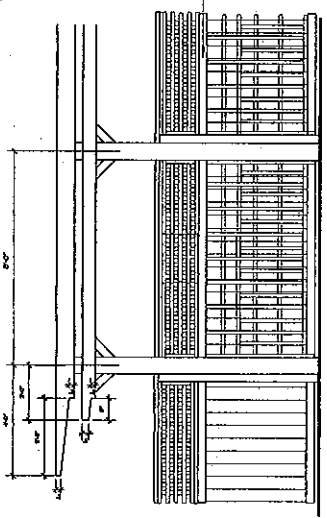
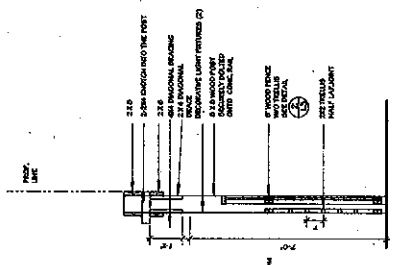
ITO & ASSOCIATES  
 Landscape Architects  
 1842 E 5th Ave  
 Vancouver, BC V6H 1M2  
 TEL: 604.255.5000  
 FAX: 604.255.5000  
 WWW.ITOARCH.COM

**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 1842 E 5th Ave  
 Vancouver, BC V6H 1M2  
 TEL: 604.255.5000  
 FAX: 604.255.5000  
 WWW.ITOARCH.COM

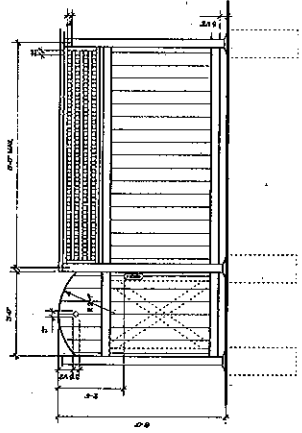
Project:  
 9840 ALBERTA RD.  
 RICHMOND B.C.

Drawing Title:  
**DETAIL**

L2 of 2

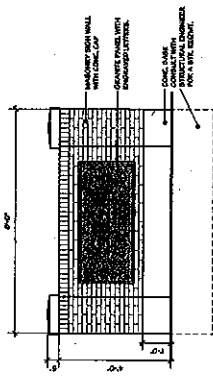


1 METAL FENCE/POST DETAIL  
 SCALE: 1/2"=1'-0"

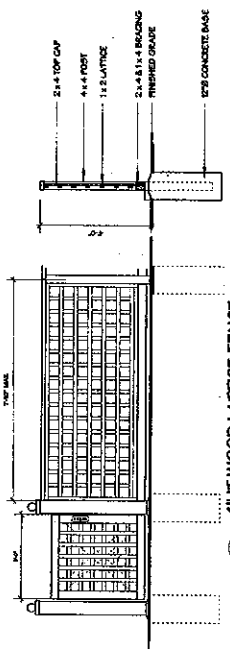


2 6HT WOOD FENCE  
 SCALE: 1/2"=1'-0"

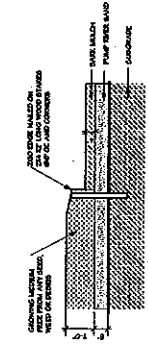
3 ROAD END TRELLIS  
 SCALE: 1/2"=1'-0"



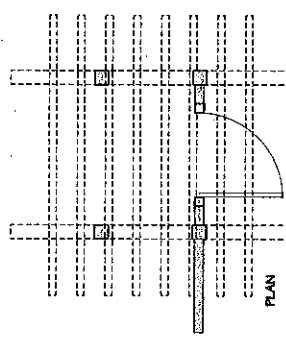
5 ENTRY SIGN  
 SCALE: 1/2"=1'-0"



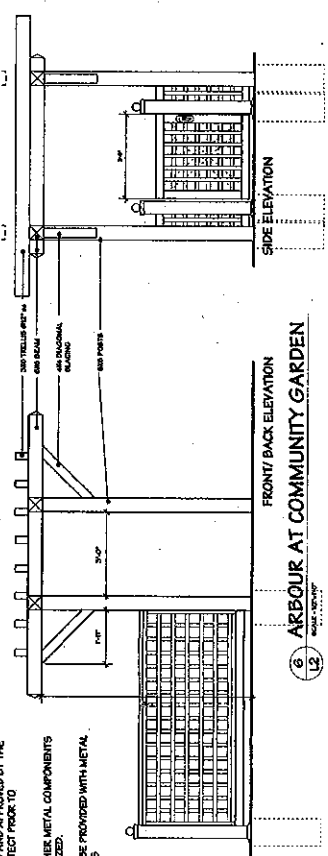
2 4HT WOOD LATTICE FENCE  
 SCALE: 1/2"=1'-0"



7 RAISED BED FOR COMM. GARDEN  
 SCALE: 1/2"=1'-0"



PLAN

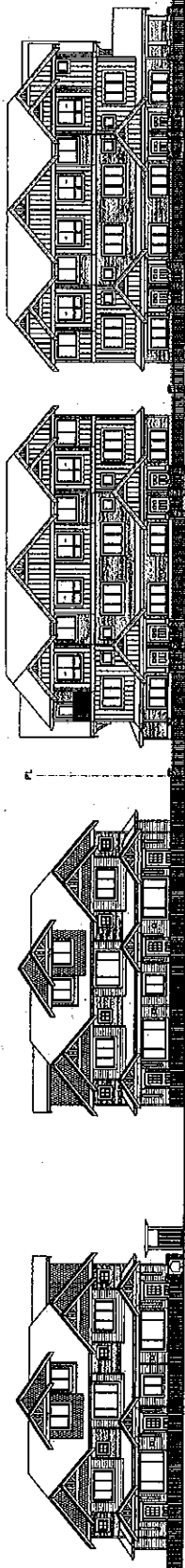


FRONT BACK ELEVATION  
 SIDE ELEVATION

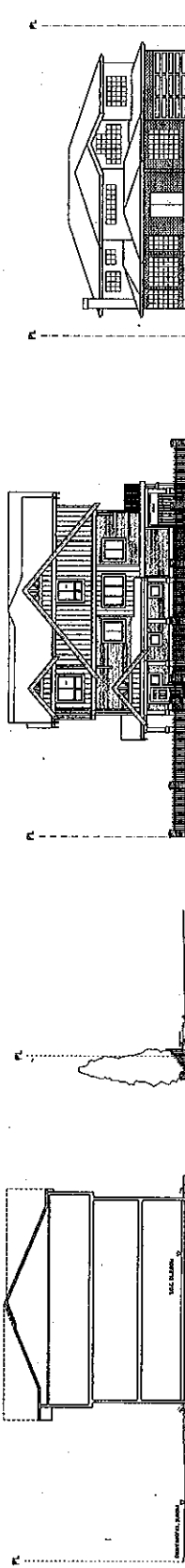
6 ARBOUR AT COMMUNITY GARDEN  
 SCALE: 1/2"=1'-0"

NOV 19 2010 PLAN # 38  
 DP 10534599



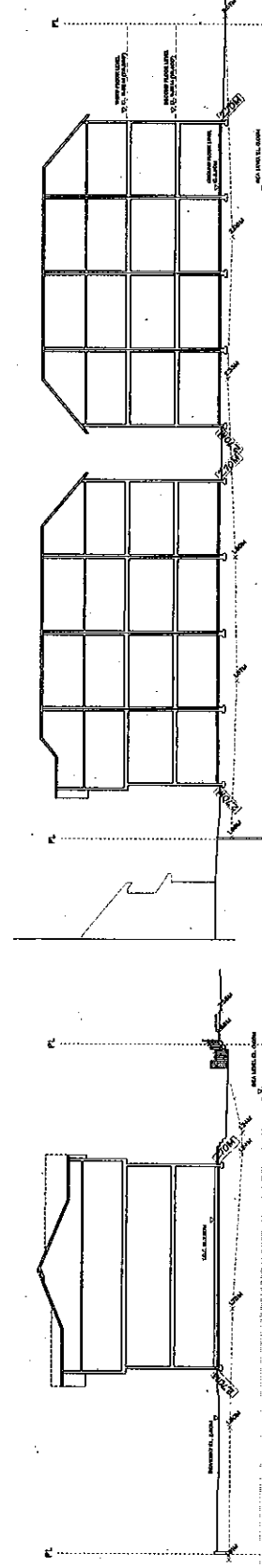


STREETSCAPE - NO. 4 ROAD

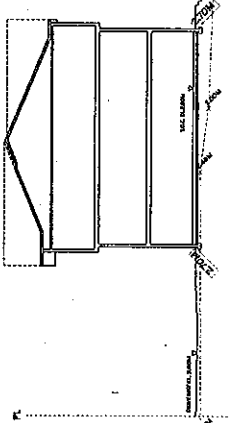


STREETSCAPE - ALBERTA ROAD

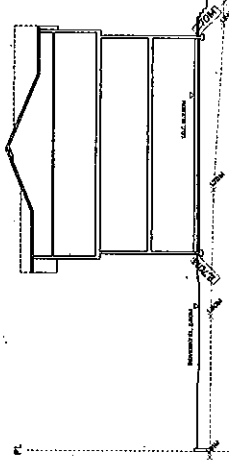
PROJECT	4 UNIT TOWNHOUSE DEVELOPMENT
DATE	NOV 19 2010
DESIGNER	YAMAMOTO ARCHITECTURE INC.
CLIENT	4 UNIT TOWNHOUSE DEVELOPMENT
LOCATION	1400 ALBERTA ROAD, EDMONTON, ALTA.
SCALE	1/8" = 1'-0"
COMMENTS	



SITE SECTION - C



SITE SECTION - A



SITE SECTION - B

NOV 19 2010 PLAN #4A  
 DP 10 534599  
 PLAN #4

Yamamoto  
 Architecture Inc.

4 UNIT TOWNHOUSE  
 DEVELOPMENT

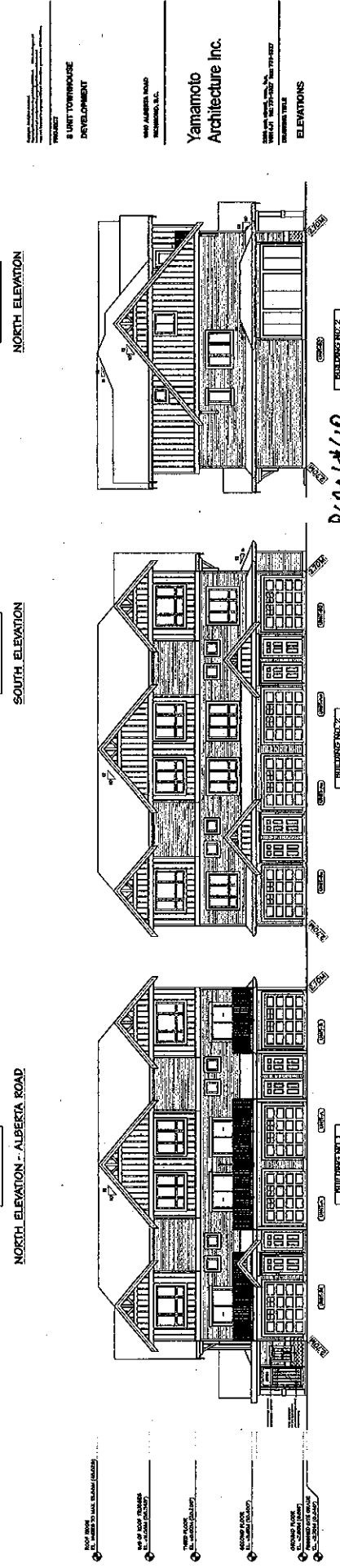
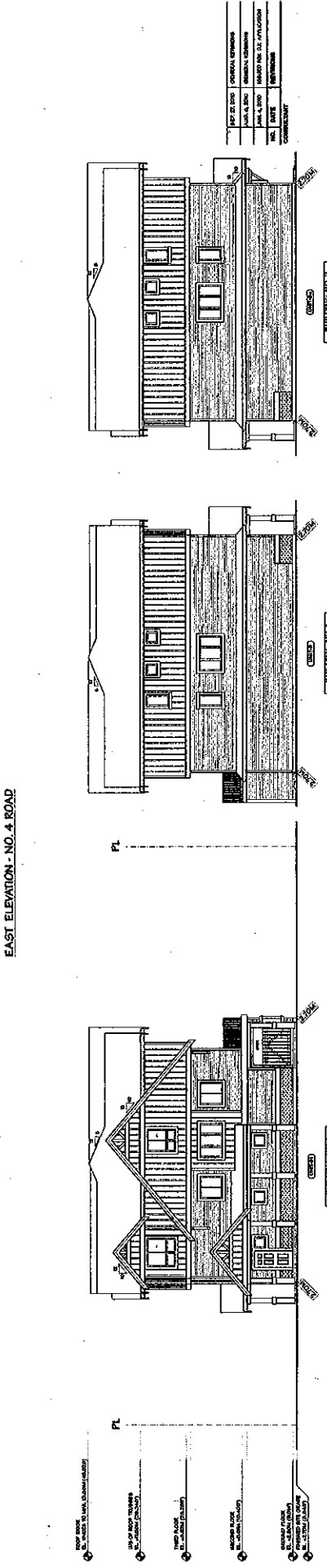
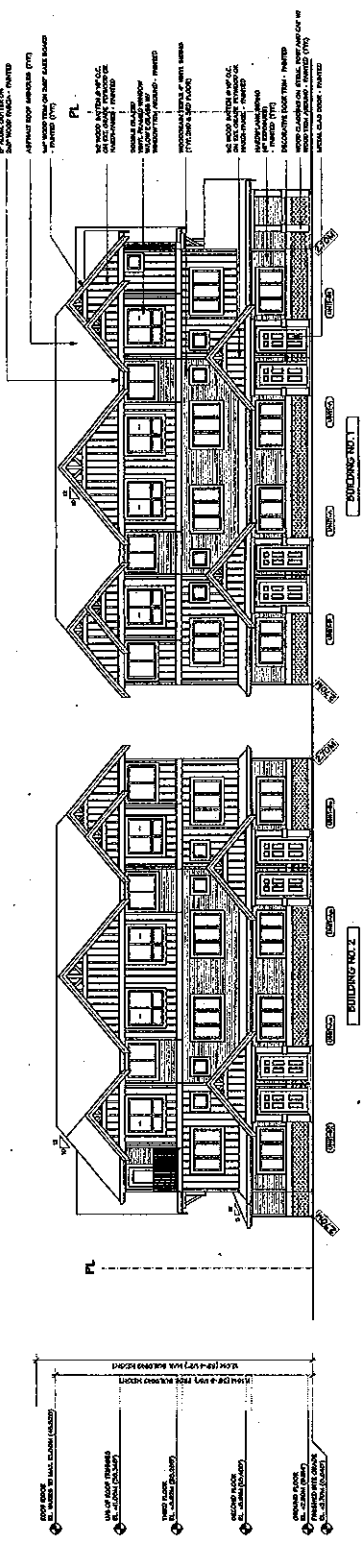
1400 ALBERTA ROAD  
 EDMONTON, ALTA.

NOV 19 2010  
 PLAN #4A

SCALE	1/8" = 1'-0"
DATE	NOV 19 2010
DESIGNER	YAMAMOTO ARCHITECTURE INC.
CLIENT	4 UNIT TOWNHOUSE DEVELOPMENT
LOCATION	1400 ALBERTA ROAD, EDMONTON, ALTA.

**COLORS SCHEDULE**

ROOF: (S) CHARCOAL / (N) NATURAL  
 EXTERIOR WALLS: (W) WHITE / (Y) YELLOW / (G) GREEN / (B) BLUE / (R) RED / (P) PURPLE / (O) ORANGE / (K) BLACK / (L) LIGHT GRAY / (D) DARK GRAY / (M) MEDIUM GRAY / (S) SILVER / (C) COPPER / (BR) BRASS / (SS) STAINLESS STEEL / (AL) ALUMINUM / (PT) PATINA  
 INTERIOR WALLS: (W) WHITE / (Y) YELLOW / (G) GREEN / (B) BLUE / (R) RED / (P) PURPLE / (O) ORANGE / (K) BLACK / (L) LIGHT GRAY / (D) DARK GRAY / (M) MEDIUM GRAY / (S) SILVER / (C) COPPER / (BR) BRASS / (SS) STAINLESS STEEL / (AL) ALUMINUM / (PT) PATINA  
 FLOORING: (W) WHITE / (Y) YELLOW / (G) GREEN / (B) BLUE / (R) RED / (P) PURPLE / (O) ORANGE / (K) BLACK / (L) LIGHT GRAY / (D) DARK GRAY / (M) MEDIUM GRAY / (S) SILVER / (C) COPPER / (BR) BRASS / (SS) STAINLESS STEEL / (AL) ALUMINUM / (PT) PATINA  
 METAL: (W) WHITE / (Y) YELLOW / (G) GREEN / (B) BLUE / (R) RED / (P) PURPLE / (O) ORANGE / (K) BLACK / (L) LIGHT GRAY / (D) DARK GRAY / (M) MEDIUM GRAY / (S) SILVER / (C) COPPER / (BR) BRASS / (SS) STAINLESS STEEL / (AL) ALUMINUM / (PT) PATINA  
 FINISHES: (W) WHITE / (Y) YELLOW / (G) GREEN / (B) BLUE / (R) RED / (P) PURPLE / (O) ORANGE / (K) BLACK / (L) LIGHT GRAY / (D) DARK GRAY / (M) MEDIUM GRAY / (S) SILVER / (C) COPPER / (BR) BRASS / (SS) STAINLESS STEEL / (AL) ALUMINUM / (PT) PATINA



**PLAN #4B**

**NOV 19 2010**

**DP 10534599**

**PROJECT**  
 2 UNIT TOWNHOUSE DEVELOPMENT

**Yamamoto Architecture Inc.**

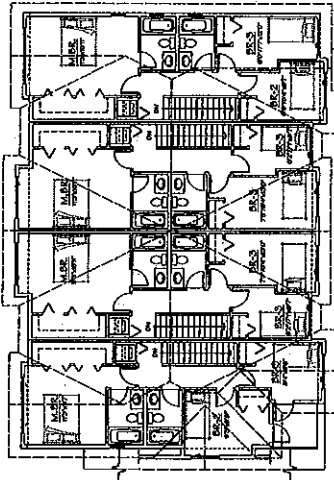
**4848 ALBERTA ROAD**  
 EDMONTON, AL.

**4848 ALBERTA ROAD**  
 EDMONTON, AL. T8A 1G7

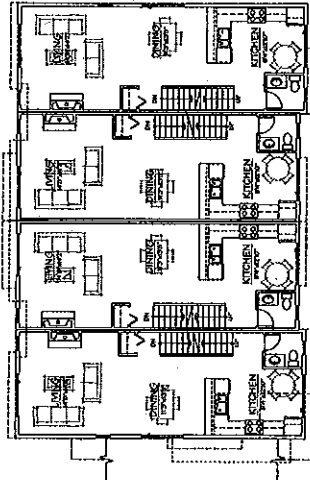
**ELEVATIONS**

**TITLE** 1/4" = 1'-0"  
**DATE** APR. 22, 2009  
**PROJECT** 105  
**EXP. NO.** 10-534599  
**TOWN** 105

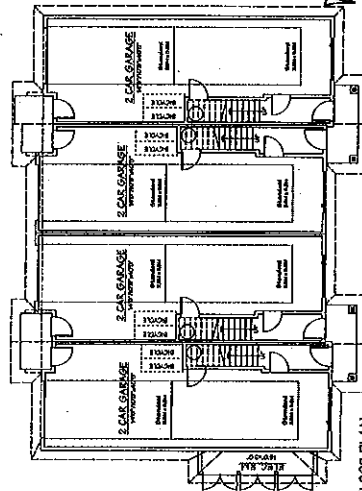
AGING IN PLACE FEATURES  
 TO BE PROVIDED IN ALL UNITS:  
 - 1/4" SLIP RESISTANT FLOORING IN ALL WALKWAYS TO INCLUDE BATHING  
 - 1/4" SLIP RESISTANT FLOORING IN ALL BATHING AREAS  
 - 1/4" SLIP RESISTANT FLOORING IN ALL BATHING AREAS  
 - 1/4" SLIP RESISTANT FLOORING IN ALL BATHING AREAS



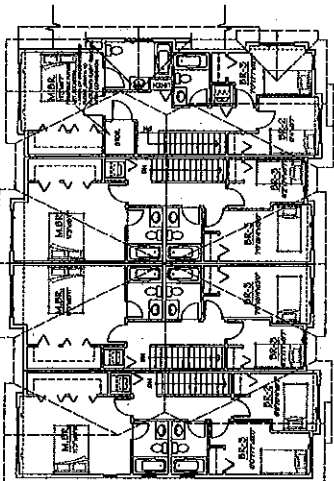
THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CELL: 11.5'-0"



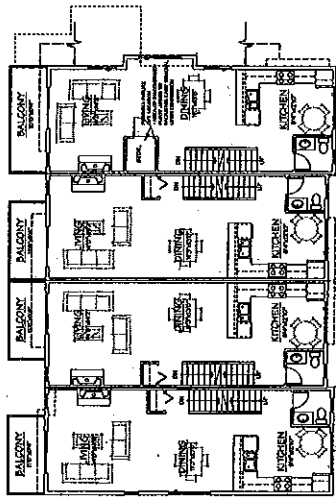
SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CELL: 11.5'-0"



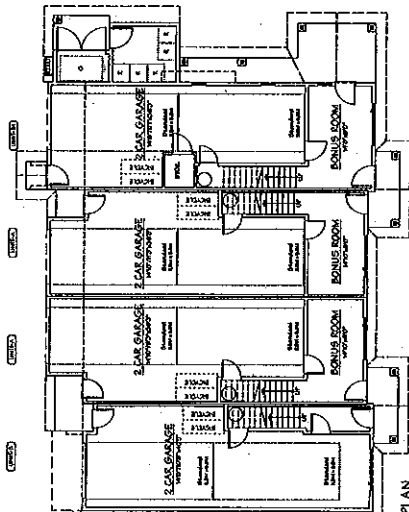
GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CELL: 11.5'-0"



THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CELL: 11.5'-0"



SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CELL: 11.5'-0"



GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 CELL: 11.5'-0"

NO.	DATE	DESCRIPTION
1	08/21/08	ISSUE FOR PERMITS
2	08/21/08	ISSUE FOR PERMITS
3	08/21/08	ISSUE FOR PERMITS
4	08/21/08	ISSUE FOR PERMITS
5	08/21/08	ISSUE FOR PERMITS
6	08/21/08	ISSUE FOR PERMITS
7	08/21/08	ISSUE FOR PERMITS
8	08/21/08	ISSUE FOR PERMITS
9	08/21/08	ISSUE FOR PERMITS
10	08/21/08	ISSUE FOR PERMITS

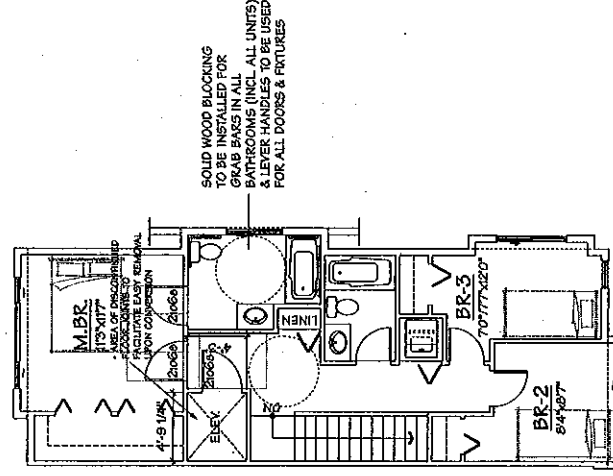
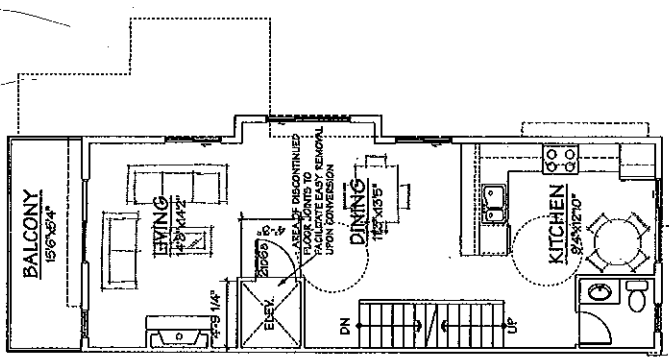
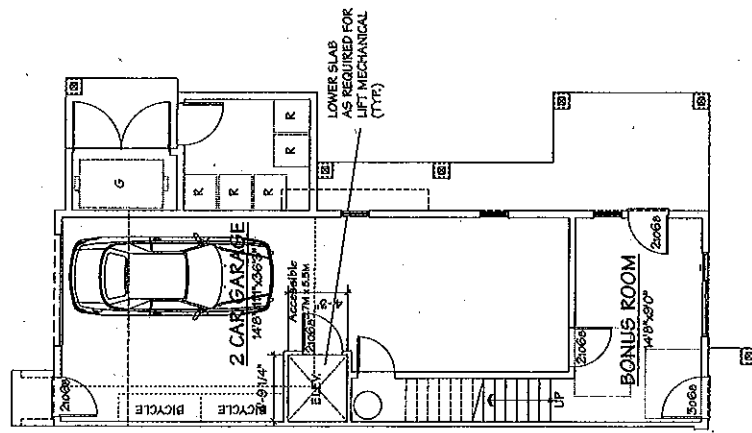
PROJECT: 8 UNIT TOWNHOUSE DEVELOPMENT  
 8000 WEST 10TH AVENUE  
 DENVER, CO 80202

Yamamoto Architecture Inc.  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202

NOV 19 2010  
 REFERENCE PLAN  
 FLOOR PLANS  
 DP 10 534599  
 PLAN #6



AGING IN PLACE FEATURES  
 (TO BE PROVIDED IN ALL UNITS):  
 - WALKING SURFACES TO MAINTAIN LEVEL SURFACES TO PREVENT TRIPPING  
 - HANDRAILS TO BE PROVIDED AT ALL STAIRS AND AT ALL DOORWAYS  
 - HANDRAILS TO BE PROVIDED AT ALL BATHROOMS AND AT ALL TOILETS  
 - HANDRAILS TO BE PROVIDED AT ALL ENTRYWAYS



NO.	DATE	REVISIONS
1		PRELIMINARY
2		REVISIONS
3		REVISIONS
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS
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46		REVISIONS
47		REVISIONS
48		REVISIONS
49		REVISIONS
50		REVISIONS

PROJECT  
 8 UNIT TOWNHOUSE DEVELOPMENT  
 800 ALBERTA ROAD  
 HOUSTON, TX 77058  
 Yamamoto  
 Architecture Inc.

NO.	DATE	REVISIONS
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NOV 19 2010 REFERENCE PLAN  
 DP 10 534599  
 PLAN #7

UNIT 201

UNIT 201

UNIT 201

CONVERTIBLE UNIT PLAN  
 SCALE: 1/8" = 1'-0"