



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** September 17, 2015

**From:** Wayne Craig  
Director of Development

**File:** DP 15-690728

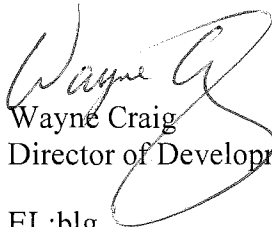
**Re:** Application by Casa Mia Projects Ltd. for a Development Permit at  
8491 Williams Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) townhouse units at 8491 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum lot width from 40.0 m to 20.53 m;
  - b) Reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure; and
  - c) Allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.



Wayne Craig  
Director of Development

EL:blg

Att.

## **Staff Report**

### **Origin**

Casa Mia Projects Ltd. has applied to the City of Richmond for permission to develop four (4) townhouse units at 8491 Williams Road with vehicle accesses from adjacent previously developed townhouse sites to the east and west at 8391 Williams Road and 8531 Williams Road. The site is being rezoned from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 9242 (RZ 14-673732), which received third reading following the Public Hearing on May 19, 2015. The site is currently vacant.

There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveway on Williams Road and reinstating continuity of the sidewalk will be achieved via a City Work Order at Building Permit stage at the developer’s cost. The driveway at 8391 Williams Road is required to be widened to meet current City’s standards (i.e., 7.5 m at the property line and taper from the property line at 5:1 to a minimum width of 6.7 m within 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, existing single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the east, a 10-unit townhouse complex with vehicle access from Williams Road. A Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) is registered on Title of this property (8531 Williams Road) to provide vehicle access to the subject site. 8531 Williams Road is zoned “Low Density Townhouses (RTL4)”.
- To the south, across Williams Road, the Church of Jesus Christ of Latter-Day Saints on a lot zoned “Assembly (ASY)”.
- To the west, a 15-unit townhouse complex with vehicle access from Williams Road. A Cross-Access Easement is registered on Title of this property (8391 Williams Road) to provide vehicle access to the subject site. 8391 Williams Road is zoned “Medium Density Townhouses (RTM1)”.

### **Rezoning and Public Hearing Results**

The Public Hearing for the rezoning of this site was held on May 19, 2015. No concerns regarding the rezoning were expressed at the Public Hearing.

**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 “Low Density Townhouses (RTL4)” 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 minimum lot width from 40.0 m to 20.53 m.

*(Staff supports the proposed variance as the subject site is an orphan lot located between two (2) existing multiple-family developments.)*

- 2) Reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure.

*(Staff supports the proposed variance as the variance is minor and will enhance the side elevation fronting the main vehicle entry, as well as provide added weather protection for the mailbox kiosk.)*

- 3) Allow four (4) small car parking stalls; one (1) in each of the side-by-side double car parking garages.

*(Staff supports the proposed variance to allow one (1) small car parking stall in each of the double car garages due to the narrow width of this orphan lot and the minimum side yard setback requirements. There is limited building frontage along the internal drive aisle; by allowing a small car parking stall in each of the units (all with side-by-side parking arrangement), the reduced width of the garages allows for the following:*

- *Main entrances to the rear units to be located adjacent to the garage and front onto the internal drive aisle; otherwise, the unit entries would have to be located on the side of the building and would result in limited visibility from the internal drive aisle.*
- *Sufficient space to provide the mailbox kiosk and garbage/recycling enclosure, as well as a wider outdoor amenity area adjacent to the street fronting building.*

*This proposal also increases opportunity for passive surveillance in keeping with CPTED principles.)*

**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 subject proposal is an infill development on an orphaned lot between the adjacent developments at 8391 Williams Road and 8531 Williams Road. The proposed development is considered as an extension of the adjacent townhouse developments.
- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and townhouse developments adjacent to the site.
- The small scale 2-storey and 2½-storey duplex units fit well with the existing single-family homes to the north, as well as with the 2-storey end units constructed as part of the adjacent townhouse complexes.
- The proposed rear yard setbacks of 4.5 m on the ground floor and 6.0 m on the second floor meet the minimum rear yard setback specified in the “Low Density Townhouses (RTL4)” zone and in the Arterial Road Guidelines for Townhouses in the OCP.
- The existing mature cedar hedge spanning approximately 80% of the rear property line (and 100% of the proposed building width) will be retained and protected.

### *Urban Design and Site Planning*

- The layout of the townhouse units is organized around the drive aisle providing access to the site from the adjacent townhouse developments to the east and west.
- Main vehicular access to this new townhouse project is to be from Williams Road through the existing Access Easement on the adjacent property to the west at 8391 Williams Road. This access arrangement was envisioned when the original rezoning and Development Permit applications for the adjacent townhouse development at 8391 Williams Road were approved by Council in 2011 to facilitate on site truck turning at 8391 Williams Road and 8491 Williams Road.
- A Public Rights of Passage (PROP) Statutory Right of Way (SRW) providing access to the subject site through the townhouse development to the east is also registered on Title of 8531 Williams Road. The developer is proposing to utilize this PROP SRW as a secondary access to the subject development site.
- A PROP SRW over the entire area of the proposed internal drive aisle on the subject site has been secured at rezoning.
- One (1) 2½-storey duplex will be oriented towards Williams Road and the units will have their main pedestrian entrances off Williams Road. A 2-storey duplex will be situated on the north half of the site; with main pedestrian access through the internal driveway.
- All units have two (2) vehicle parking spaces. One (1) standard visitor parking space is provided within the west side yard setback adjacent to the rear building. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided at the east side of the street fronting building. This outdoor amenity space is meets the minimum requirement of the Official Community Plan (OCP) guidelines.
- The mailbox kiosk and garbage/recycling enclosure are to be located along the main vehicle entry driveway and have been incorporated into the design of the adjacent building to minimize its visual impact.

***Architectural Form and Character***

- This four (4) unit infill project will continue the 'Craftsman'- inspired exterior design of the adjacent townhouse developments.
- A pedestrian scale is achieved along the public road and internal drive aisle with the inclusion of projections, recesses, entry porches, gable roofs, varying material combinations, a range of colour finishes, landscape features, and individual unit gates.
- The roof lines and massing have all been incorporated into the design to align and fit with the neighbouring townhouse developments; attic bonus rooms are located over the street fronting duplex, with no windows facing public road.
- The proposed building materials (hardie siding, hardie shingle, wood trims/posts/cross beams, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing multi-family character being introduced along Williams Road.
- A warm gray palette is proposed to distinguish it from the adjacent projects (west: olive/red brick; east: dark brown/light gray). Red-gray doors are proposed to offer a colour accent and draw attentions to the unit entries.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands.

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

- Tree preservation was reviewed at rezoning stage. No trees requiring retention were identified. An existing hedgerow located along the rear (north) property line is proposed to be protected and retained.
- Landscaping is designed to fit into the existing neighbourhood streetscape and be compatible with adjacent townhouse projects to the east and west.
- The Williams Road frontage incorporates decorative fencing and gates; with layers of ornamental planting including a mixture of flowering trees, shrubs, and groundcovers.
- The shared entry driveway is landscaped with a row of flowering trees on the east side of the driveway as well as flowering shrubs and broad-leafed Evergreens.
- Private outdoor amenity areas provided for the two (2) units facing Williams Road include functional patios, lawn areas, and mixed plantings of trees and shrubs. Low fences and plantings give a degree of separation and privacy for these spaces.
- Private outdoor amenity areas provided for the two (2) rear units include fenced yards with functional patios, lawn areas, and tree plantings (Evergreens and deciduous). The existing Evergreen hedge along the north property line will be retained and augmented with additional hedge plants to screen adjacent single-family homes at that location.
- Side yard fences (6 ft. height) are retained for privacy between outdoor amenity areas and adjacent properties.
- A children's play area is provided in a quiet location away from the main street; with good visibility and pedestrian access from the internal walkway/driveway. The proposed play apparatus is a colourful, accessible design suitable for small children 6 months to 4 years of age. Play area surfacing is a safe, soft rubberized paving material. A wood garden bench is provided for seating and supervision.

- The applicant is proposing to plant three (3) conifers and 11 deciduous trees on-site; hedges, an assortment of shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$44,180.00 in association with the Development Permit.
- Indoor amenity space is not proposed on-site; a \$4,000 cash-in-lieu contribution has been secured as a condition of rezoning approval in accordance to the OCP.

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

- The architect advised that the following CPTED design/features are incorporated into the proposal:
  - Passive surveillance via doors and windows facing unit entries, the outdoor amenity area, mailboxes, and other common areas.
  - Low planting with good visibility; no 3-sided building alcoves.
  - Entry door glazing and lighting at all units front entry areas.
  - Thoughtful and appropriate fencing heights and locations to clearly delineate usage.

### ***Sustainability***

- A Restrictive Covenant specifying that all units are to be built and maintained to EnerGuide Rating of 82 or higher, and that all units are to be solar-hot-water-ready, has been secured at rezoning. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide Rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The developer also advises that the following sustainability features will be incorporated into the development:
  - Porous pavers at the visitor parking space for additional storm water percolation.
  - Energy Star appliances.
  - Dual flush toilets; insulated water tank/piping.
  - Low water-usage planting.

### ***Accessible Housing***

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a chair lift (the staircase has been dimensioned to accommodate this in unit 3Bc) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

## 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. On this basis, 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:

- Final adoption of the Zoning Amendment Bylaw 9242.
- Receipt of a Letter-of-Credit for landscaping and hedge survival in the amount of \$44,180.00; Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping are installed as per Development Permit, as well as the Post Construction Impact Assessment Report from the Arborist confirming that the protected hedgerow survived the construction, are reviewed by staff.

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

- Removal of the existing sidewalk crossing and reinstatement of the sidewalk to be done at the developer's sole cost via City Work Order.
- Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of all accessibility and sustainability features in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works. <reference applicable Servicing Agreement number if information is available>
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



**DP 15-690728**

**Attachment 1**

Address: 8491 Williams Road

Applicant: Casa Mia Projects Ltd.

Owner: Casa Mia Projects Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 738 m<sup>2</sup>

Floor Area Net: 547 m<sup>2</sup>

	Existing	Proposed
Site Area:	929 m <sup>2</sup>	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	62.8%	none
Lot Coverage – Landscaping:	Min. 25%	33.7%	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.07 m	none
Setback – West Side Yard (m):	Min. 3.0 m	Min. 3.00 m to building 1.96 m to covered porch	variance required
Setback – Rear Yard (m):	Min. 3.0 m	Ground Floor 4.5 m Min. Second Floor 6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	2½ storeys (10.77 m max.)	none
Lot Width:	Min. 40.0 m	20.32 m	variance required
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	9	9	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (4 x Max. 50% = 2)	0	none



Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	4	<b>variance required</b>
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	none	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 4 units = 24 m <sup>2</sup>	28 m <sup>2</sup>	none



# City of Richmond

## Development Permit

No. DP 15-690728

To the Holder: CASA MIA PROJECTS LTD.  
Property Address: 8491 WILLIAMS ROAD  
Address: C/O JEFF CHALISSERY  
4808 CHESHAM AVENUE  
BURNABY, BC V5G 2X2

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 minimum lot width from 40.0 m to 20.53 m.
  - b) Reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure.
  - c) Allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.
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 #5 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 \$44,180.00 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 15-690728

To the Holder: CASA MIA PROJECTS LTD.

Property Address: 8491 WILLIAMS ROAD

Address: C/O JEFF CHALISSERY  
4808 CHESHAM AVENUE  
BURNABY, BC V5G 2X2

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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

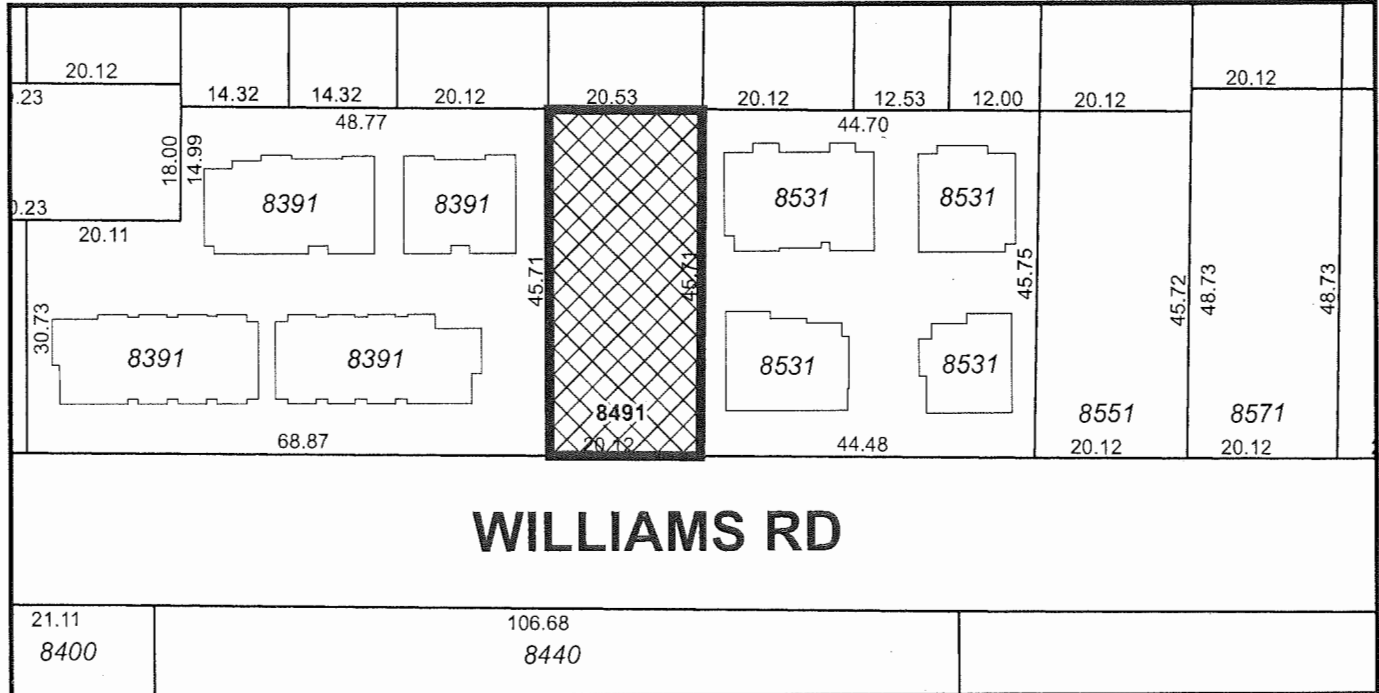
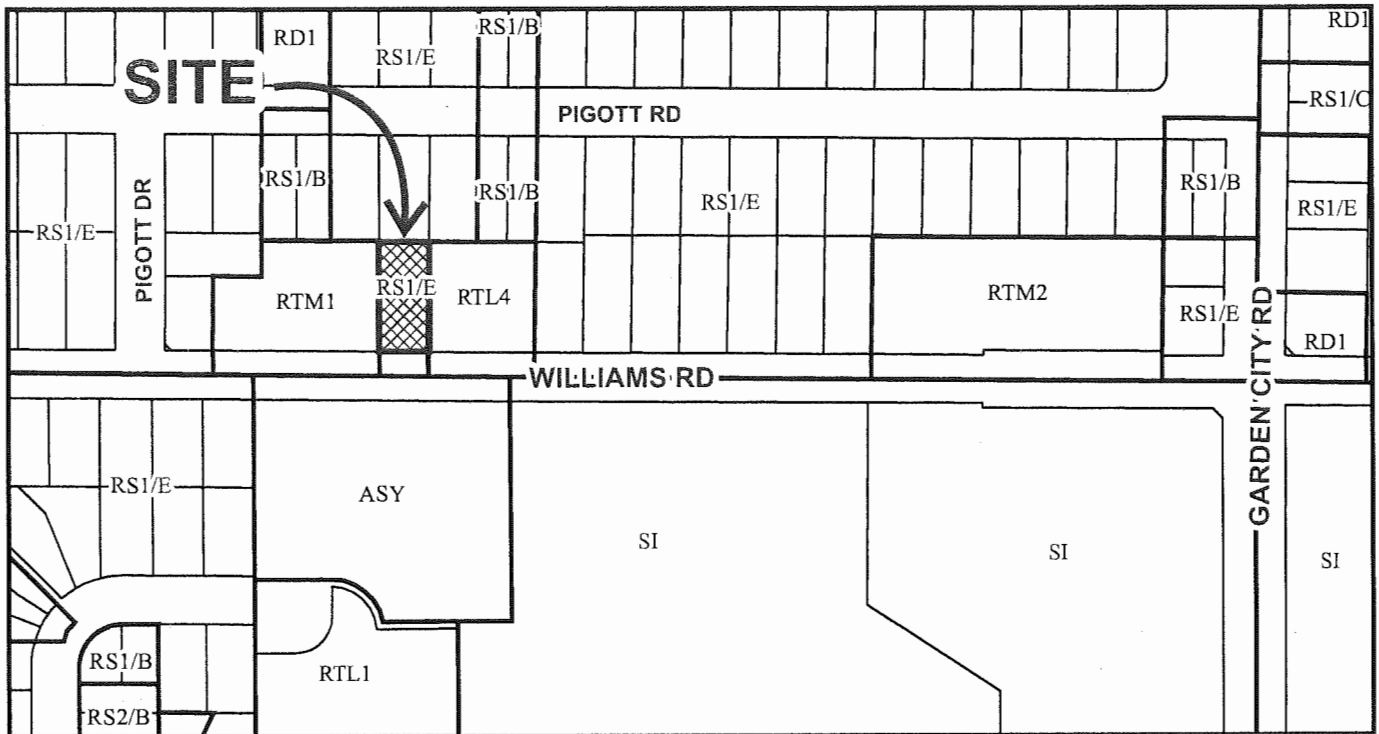
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



DP 15-690728  
SCHEDULE "A"

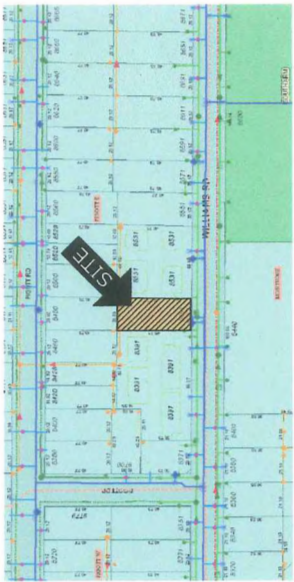
Original Date: 01/28/15

Revision Date: 02/19/15

Note: Dimensions are in METRES



LOCATION PLAN



CONTEXT PLAN



CONTACTS

Architect

INTERFACE ARCHITECTURE INC.  
#230 - 11580 CAMBIE ROAD  
RICHMOND, B.C. V6X 3Z8  
Tel: 604-821-1162  
Fax: 604-821-1146

Landscape Architect

K.K. ROSS & ASSOCIATES  
1372 CHARTWELL DRIVE  
WEST VANCOUVER, B.C. V7S 2R5  
Tel: 604-418-8917  
Fax:

Civil Engineer

CORE CONCEPT ENGINEERING  
6200-2835 WINGWAY  
RICHMOND, B.C. V6V 3B8  
Tel: 604-249-5040  
Fax: 604-249-5041

Electrical Engineer

LIU ENGINEERING LTD.  
#208 - 11121 HORSeshoe WAY  
RICHMOND, B.C. V7A 5G7  
Tel: 604-273-3157  
Fax: 604-273-3157

Surveyor

J. C. TAM AND ASSOCIATES  
#115 - 8833 ODIN CRESCENT  
RICHMOND, B.C. V6X 3Z7  
Tel: 604-214-8928  
Fax: 604-214-8928

ZONING SUMMARY

8491 WILLIAMS ROAD, RICHMOND BC  
LEGAL DESCRIPTION:  
NEW WESTMINSTER DISTRICT PLAN 18218  
10,000 SF ± 0.23 ACRES (929 M<sup>2</sup>)  
LOT SIZE:  
HERITAGE/REZONING:  
NO / NO / NO / NO  
AREA PLAN / ODP:  
BROADMOOR 08 / NEIGHBOURHOOD RESIDENTIAL

PERMITTED/REQUIRED	PROJECT SPECIFICS (PROPOSED)
CURRENTLY: RS1E	RT14 PROPOSED (LOW DENSITY TOWNHOUSES)
MINIMUM LOT SIZE:	446.5' (20,320 M <sup>2</sup> ) WIDE X 156' (47,710 M <sup>2</sup> ) DEEP *
DENSITY (MAX):	FAR 0.59 (5,884 SF / 10,000 SF)
LOT COVERAGE:	40.0% (4,000 SF / 10,000 SF)
LOT PERMEABILITY:	62.8% (5,275 SF / 10,000 SF)
	35.3% (3,520 SF / 10,000 SF)
YARD SETBACKS:	6.0 M (19.69')
FRONT YARD (S):	3.0 M (9.84')
SIDE YARD 1 (W):	3.0 M (9.84')
SIDE YARD 2 (E):	3.0 M (9.84')
REAR YARD (N):	4.50 M (14.78')
YARD PROJECTIONS:	1.7 M (5.58')
PRINCIPAL BLDG:	0.2 M (0.67')
BAY WINDOWS:	N/A
BALCONIES:	N/A
PERGOLAS ETC:	N/A
ELEC. R/W ETC:	N/A
FINISH SITE GRADE:	12.0 M (39.37') MAX
BUILDING HEIGHT:	3 STOREYS
FLOORPLAN CL:	TOP OF H&B FLR AT 0.3M MIN ABOVE RD CROWN
PARKING REQUIRED:	8 (2 UNITS VISITORS)
* SMALL CARS	NONE UP TO 30 SPACES
TANDEN SPACES	N/A UP TO 10 SPACES
H-C SPACES	N/A UP TO 10 SPACES
BICYCLE PARKING:	CLASS 1 CLASS 2
AMENITY SPACE:	5 (1.25 PER UNIT) 1 (0.25 PER UNIT)
COMMON OUTDOOR	24 M <sup>2</sup> (6 M <sup>2</sup> UNIT * 4)
PRIVATE OUTDOOR	30 M <sup>2</sup> (33 SF) UNIT MIN
INDOOR:	70 M <sup>2</sup> OR PAY-IN-LIEU
GARBAGE DEPOT:	1 ROLLING CART (65 gal)
CARDBOARD	2 ROLLING CART (65 gal)
RECYCLE	1 ROLLING CART (65 gal)
FOOD SCRAP	1 ROLLING CART (65 gal)
GLASS	1 ROLLING CART (65 gal)

NOTE: \* ZONING VARIANCE REQUIRED

AGING-IN-PLACE MEASURES (ALL UNITS)

ALL ROOMS	MEASURES
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
LEVER TYPE DOOR HANDLES	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2" WHERE POSSIBLE)
STAIRS & LANDINGS	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
KITCHEN	INTERMEDIATE STAR LANDING DIMENSIONS WHEREVER POSSIBLE
HALLWAYS	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
	SOLID WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT BATHTUB, TOILET
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
	2-3" SLIDING DOORS WHERE POSSIBLE
	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH

F.A.R. AREA BREAKDOWN (SF)

No.	GROSS AREA PER UNIT	GROSS AREA PER BLDG	GARAGE AREA	STAIRWELL EXEMPT	FAR AREA
BUILDING 1	2,018 #	4,098 #	728 #	(728 #)	2,888 #
BUILDING 2	1,953 #	3,906 #	718 #	(718 #)	2,946 #
TOTAL	3,972 #	7,994 #	1,446 #	1,446 #	5,834 #

AREA BREAKDOWN (SF) LOT AREA 10,000sf, MAX 0.60 FAR PERMITTED (8,000sf)

GROUND LEVEL			SECOND LEVEL			THIRD LEVEL			OVERALL UNIT TOTALS		
GROSS AREA	ENTRY & STAIR AREA	COVERED AREA	GROSS AREA	ENTRY & STAIR AREA	COVERED AREA	GROSS AREA	ENTRY & STAIR AREA	COVERED AREA	GROSS AREA	ENTRY & STAIR AREA	COVERED AREA
UNIT A	941	28	81	81	58	28	0	887	165	50	115
UNIT B	1030	0	58	58	0	0	58	885	-	-	1953
UNIT C	1030	0	88	88	0	0	80	883	-	-	1953
BLDG 1 FAR AREA	941	28	81	81	58	28	0	887	165	50	115
BLDG 2 FAR AREA	1030	0	58	58	0	0	58	885	-	-	1953
BLDG 3 FAR AREA	1030	0	88	88	0	0	80	883	-	-	1953
ACCESSORY BUILDING	2538	2846	75								
TOTAL	2538	2846	75								

PROJECT DESCRIPTION

THE PROPOSER IS APPLYING FOR AN RT14 REZONING OF THE 600 M<sup>2</sup> (10,000 SF) 0.23-ACRE SITE IN THE BROADMOOR NEIGHBOURHOOD TO PERMIT THE DEVELOPMENT OF A 4-UNIT (LOW-DENSITY) TOWNHOUSE PROJECT.

DEVELOPMENT OF THE EXISTING PARCEL (446.5' WIDE X 156.0' DEEP) IS IN THE BROADMOOR ODP PLANNING AREA 2.8 (BIDEAU SUB-AREA), BUT NOT YET SUBJECT TO A SPECIFIC SUB-AREA PLAN. DENSIFICATION IS ENCOURAGED IN THE AREA, INCLUDING NEW TOWNHOUSE DEVELOPMENT ALONG WILLIAMS ROAD.

THIS SINGLE RESIDENTIAL, ORPHANED, PARCEL IS LOCATED ON THE NORTH SIDE OF WILLIAMS ROAD (A MAJOR ARTERIAL ROAD) BETWEEN NO.3 ROAD AND GARDEN CITY ROAD. IT IS SANDWICHED BETWEEN AN EXISTING 16-UNIT TOWNHOUSE PROJECT TO THE WEST (8831, RT14), AND AN EXISTING 10-UNIT TOWNHOUSE PROJECT TO THE EAST (8531, RT14).

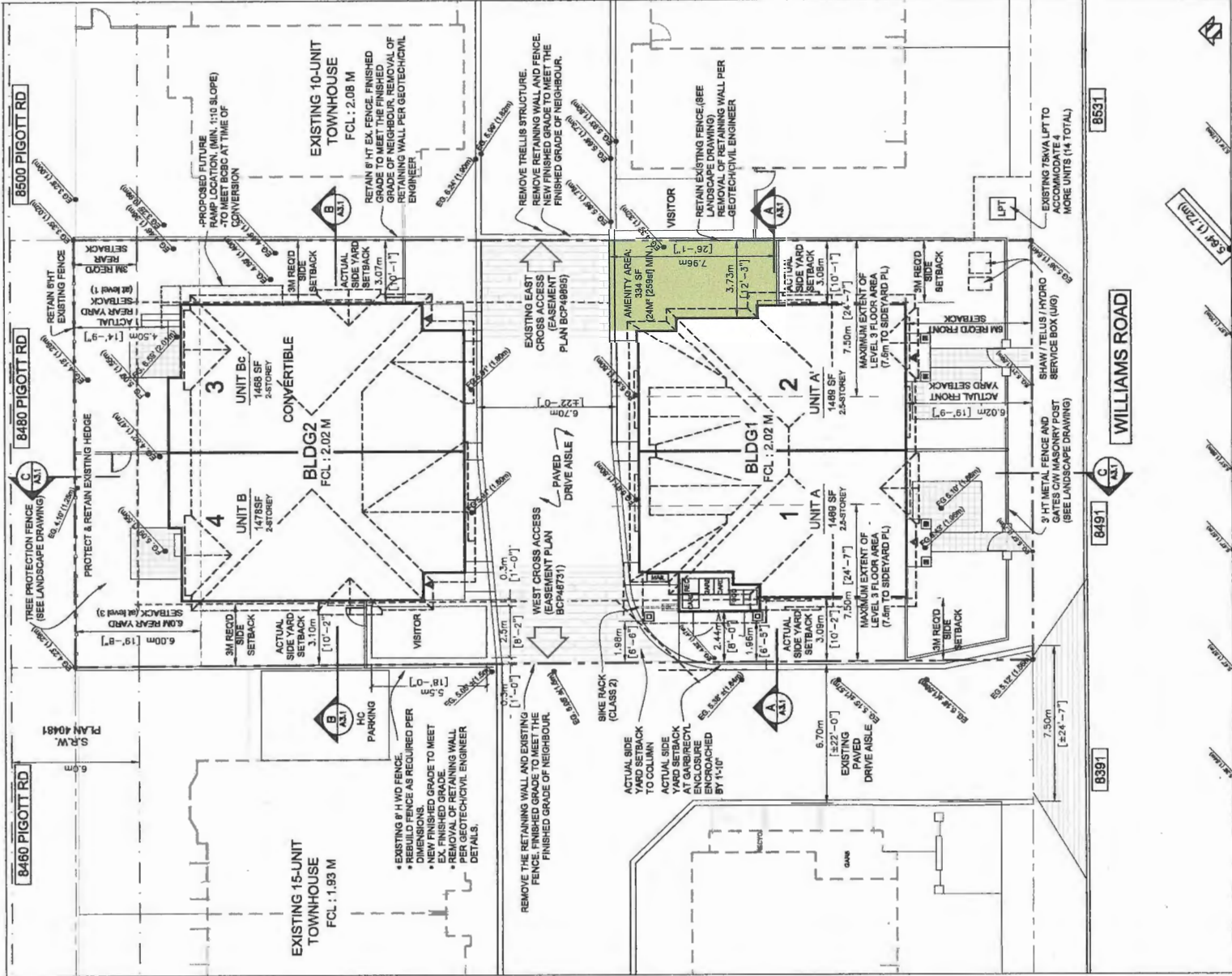
IT IS IDEALLY SITUATED FOR MULTIFAMILY, BEING VERY CLOSE TO MANY AMENITIES, INCLUDING: (I) SOUTH ARN COMMUNITY CENTRE, (II) MCROBERTS SECONDARY SCHOOL, (III) WHITEHIDE ELEMENTARY SCHOOL, AND (IV) SOUTH ARN POOL AND PARK.

THE FUTURE BROADMOOR NEIGHBOURHOOD CENTRE IS PLANNED TO BE AT THE INTERSECTION OF WILLIAMS AND NO.3 ROAD. THE PROPOSED DEVELOPMENT IS LOCATED IN THE BROADMOOR NEIGHBOURHOOD CENTRE, WHICH IS A KEY COMPONENT OF THE BROADMOOR NEIGHBOURHOOD PLAN, AND IN PARTICULAR, SA1, ARTERIAL ROAD POLICY, AND SA2, BROADMOOR NEIGHBOURHOOD CENTRE POLICIES. THE DP ARTERIAL ROAD GUIDELINES FOR TOWNHOUSES (14.4.13) WILL ALSO APPLY.

TWO VARIANCES ARE REQUIRED (SMALL LOT RATIO AND MINIMUM LOT SIZE). UNIT #3 IS CONVERTIBLE UNIT.

DRAWING LIST

Architectural	PROJECT DATA AND SITE PLAN
A1.1	FIRE PROTECTION / FRONTAGE STREETScape
A1.2	CONTEXT PHOTOS / FRONTAGE STREETScape
A1.3	SITE PERMEABILITY / LOT COVERAGE / OUTDOOR SPACE OVERLAYS / FAR OVERLAYS
A2.1	FLOOR PLANS: BUILDING 1
A2.2	FLOOR PLANS: BUILDING 2
A2.3	ELEVATIONS: BUILDING 1
A3.1	SITE SECTIONS AA, BB, CC
Landscape	LANDSCAPE PLAN
L1	LANDSCAPE PLAN



DP 15-690728 PLAN #1  
SCALE: 3/32"=1'-0"

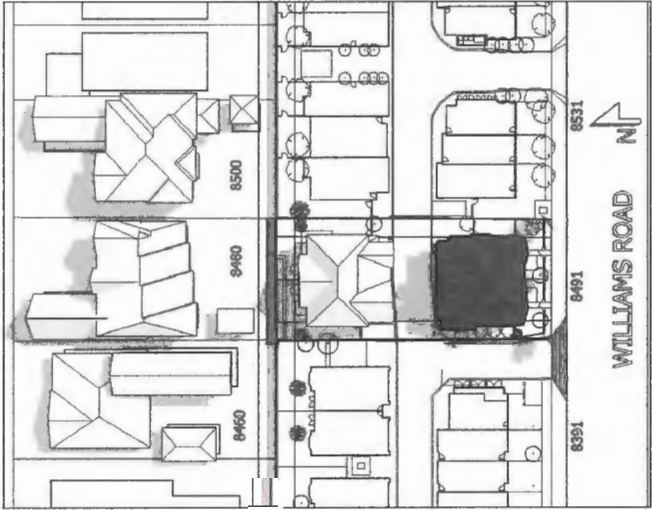
PROPOSED SITE PLAN

DP 15-690728

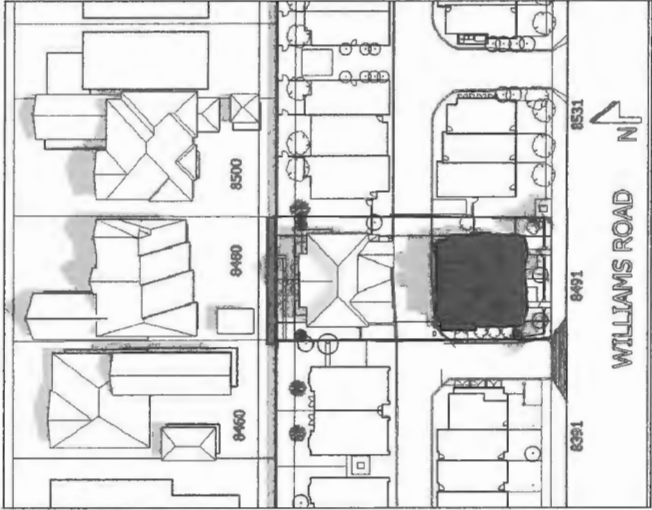
SEP 17 2015

REVISIONS	PROJECT	PROPOSED 4-UNIT TOWNHOUSE DEVELOPMENT
SEP 02, 2015	DP Re-Submission	8491 Williams Road Richmond, B.C.
AUG 21, 2015	DP Re-Submission	
JUN 28, 2015	DP Re-Submission	
FEB 24, 2015	DP Re-Submission	
JAN 21, 2015	DP Application	
JAN 21, 2015	RZ Re-Submission	
SEP 28, 2014	Issued for RZ Application	
CONSULTANTS	CHECKED BY: KYC, BRS	DRAWN BY: KYC, BRS
	DATE: Sept. 05, 2014	SCALE: As Noted
	PROJECT NO. 1421	
	SHEET TITLE: PROJECT DATA AND SITE PLAN	
	DRAWING: A1.1	

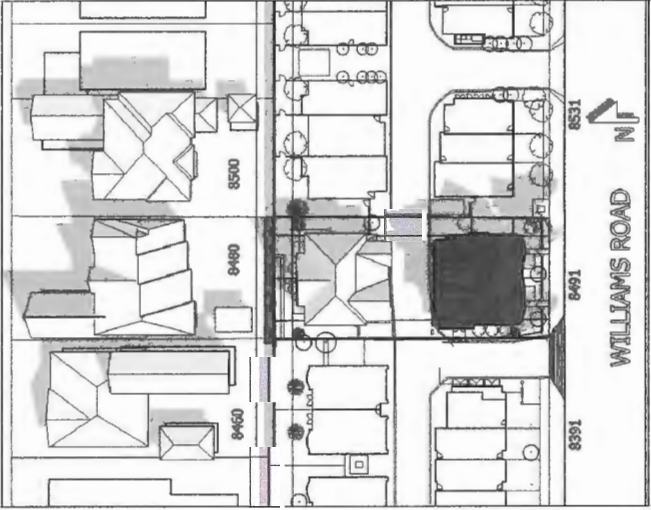




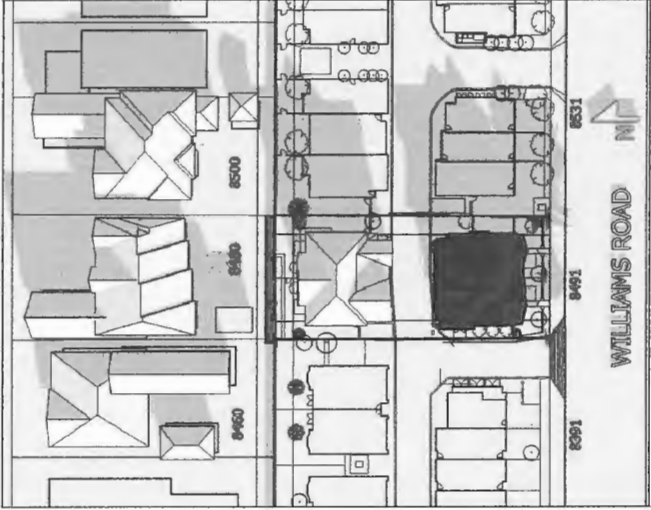
TYPICAL SHADOWS: SEPT 22, 10:00 AM



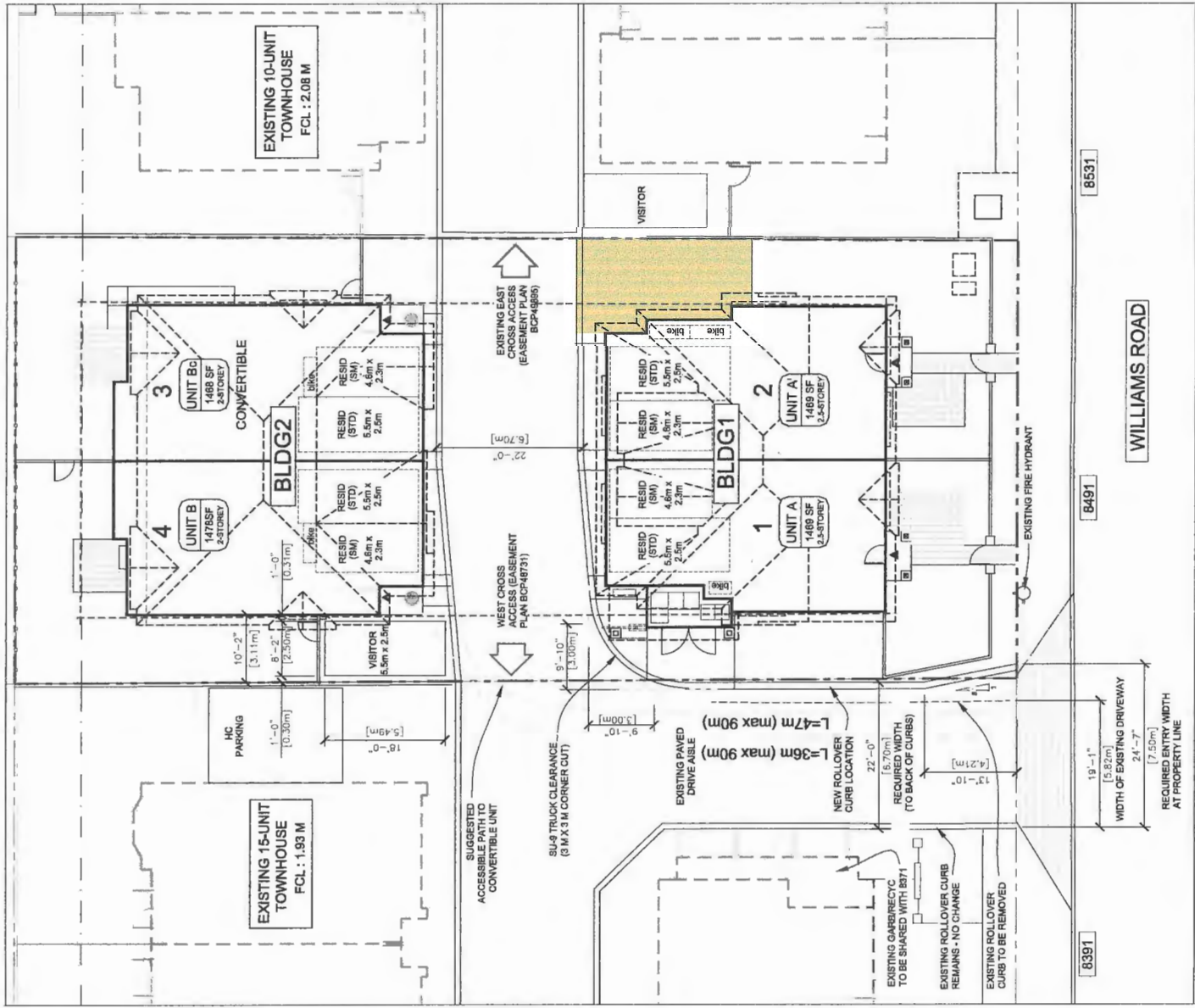
TYPICAL SHADOWS: SEPT 22, 12:00 NOON



TYPICAL SHADOWS: SEPT 22, 2:00 PM



TYPICAL SHADOWS: SEPT 22, 4:00 PM



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



DP 15-690728 PLAN #2  
FRONTAGE STREETSCAPE - WILLIAMS RD.  
SCALE: N.T.S.

REVISIONS
SEP 02, 2015 DP Re-Submission
AUG 21, 2015 DP Re-Submission
JUN 29, 2015 DP Re-Submission
FEB 24, 2015 DP Re-Submission
JAN 21, 2015 DP Application
JAN 21, 2015 RZ Re-Submission
SEPT 23, 2014 Issued for RZ Application
CONSULTANTS

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PROJECT	Proposed 4-Unit Townhouse Development 8451 Williams Road Richmond, B.C.
PROJECT NO.	1421
SCALE	As Noted
DATE	Sept. 03, 2014
DRAWN BY	KYC, SRS
CHECKED BY	KYC
SHEET TITLE	FIRE PROTECTION / PARKING PLAN / SHADOW ANALYSIS IMGS / FRONTAGE STREETSCAPE
DRAWING	

A1.2

DP 15-690728

SEP 17 2015









EXTERIOR FINISHES

- 1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING  
Main Floor (8") Colour: BM HC105 (Rockport Grey)  
2nd Floor (4") Colour: BM HC172 (Ravenna Pewter)
- 2 CEDAR OR HARDIE SHINGLE SIDING  
Colour: BM HC172 (Ravenna Pewter)
- 3 FIBERGLASS ASPHALT ROOF SHINGLES  
Colour: Charcoal (Multicolour, Textured)
- 4 2x6 WOOD TRIM BOARD - PAINTED  
Colour: BM CC70 (Dune White)
- 5 8x8 WOOD POST AND CROSS BEAMS  
Colour: BM HC172 (Ravenna Pewter)
- 6 2x6 WINDOW TRIM BOARD - PAINTED  
Colour: BM CC70 (Dune White)
- 7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS  
Vinyltek or Equivalent, Colour: Strand Ivory)
- 8 ALUMINUM FASCIA GUTTER  
Colour: BM HC168 (Kendall Charcoal)
- 9 ENTRY SOLID WOOD DOOR WITH SIDELIGHT  
Door Colour: BM CC124 (Louisiana Hot Sauce Orange)
- 10 OVERHEAD WOOD PANEL GARAGE DOOR  
Colour: BM HC168 (Kendall Charcoal)
- 11 COLUMN BASE  
Colour: BM HC105 (Rockport Grey)


EXTERIOR FINISHES IMAGES




Colour: BM HC105 (Rockport Grey)




Colour: BM CC124  
(Louisiana Hot Sauce Orange)




Colour: BM CC70 (Dune White)




Colour: BM HC172 (Ravenna Pewter)




Fiberglass Asphalt Roof Shingles  
Colour: Charcoal (Multicolour / Textured)



Aluminum Fascia Gutters  
Rain Water Leader  
Colour: HC 168 (Kendall Charcoal)



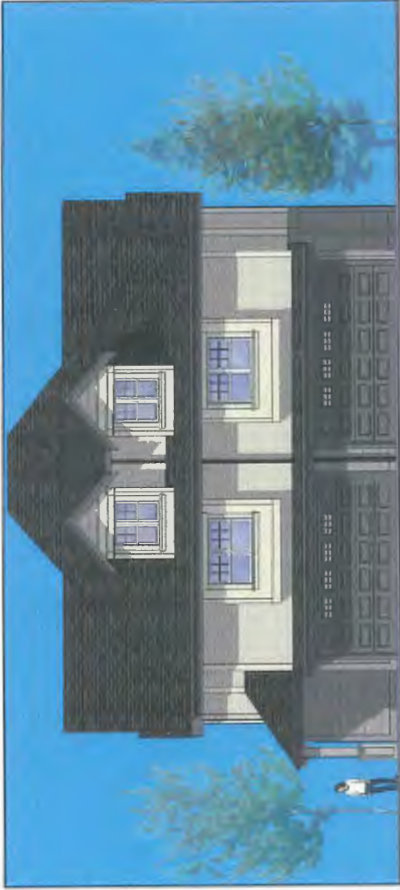
Vinyl Framed Double Glazed Windows  
(Vinyltek or Equivalent)  
Colour: White



Colour: BM HC 168 (Kendall Charcoal)

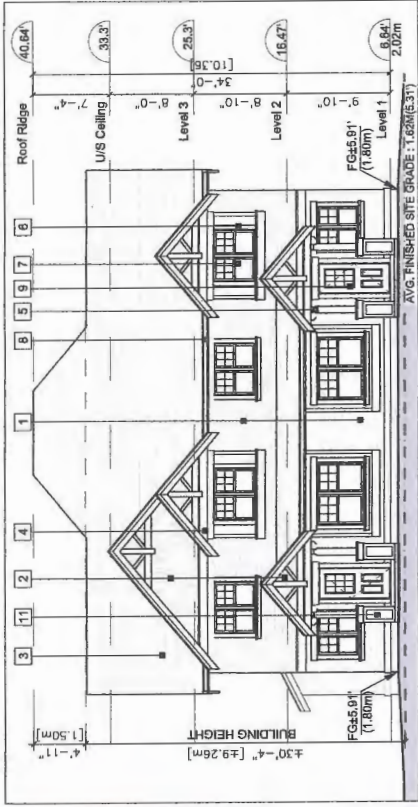


-COLOUR SCHEMATIC IMAGE 1 - BLDG 1 STREET VIEW

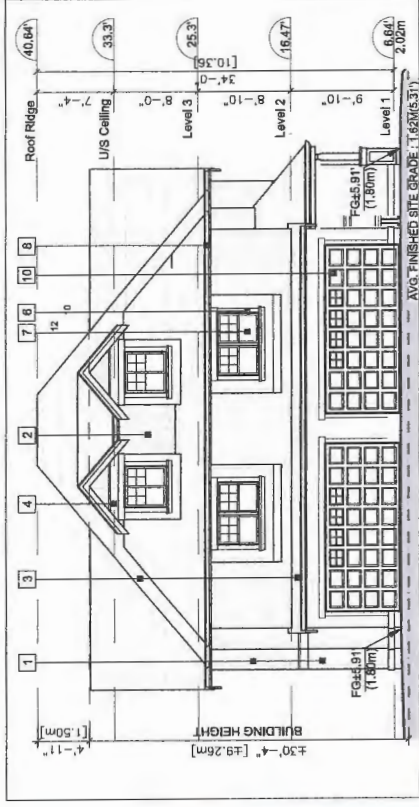


COLOUR SCHEMATIC IMAGE 2 - BLDG 1 DRIVE AISLE VIEW

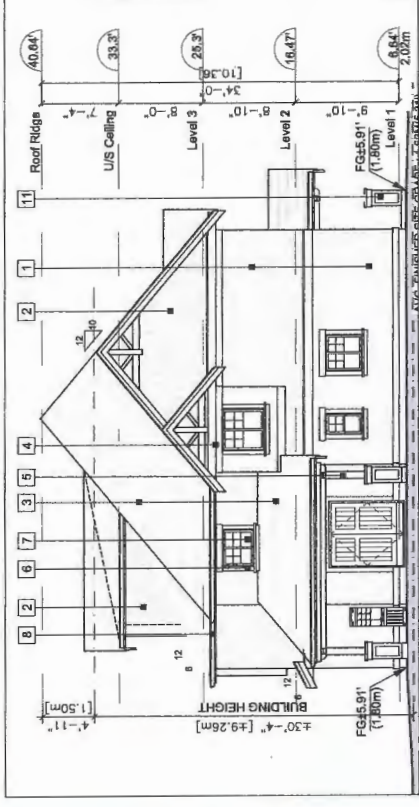
CALCULATION OF AVERAGE SITE GRADE						
	SW	SE	NE	NW		
Lot	1.56	1.63	1.02	1.29	5.50 m	
Bldg 1	1.80	1.80	1.80	1.80	7.20 m	
Bldg 2	1.80	1.80	1.55	1.55	6.70 m	
AVERAGE FINISHED SITE GRADE					18.40 m	
					1.82 m	[5.31']



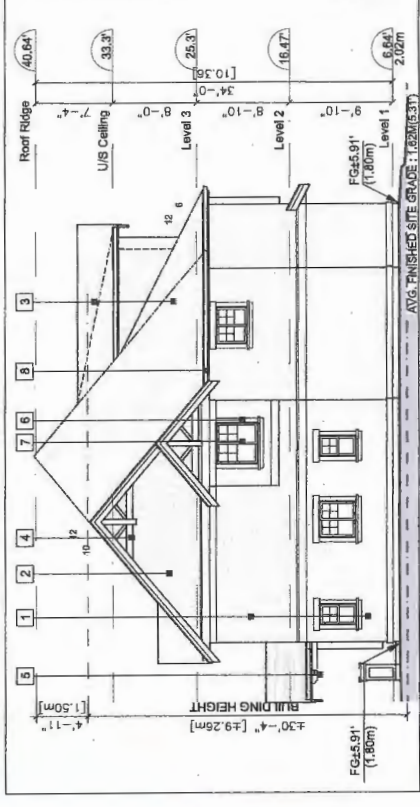
ELEVATION: BUILDING 1 - WILLIAMS ROAD  
SCALE: 1/8"=1'-0"



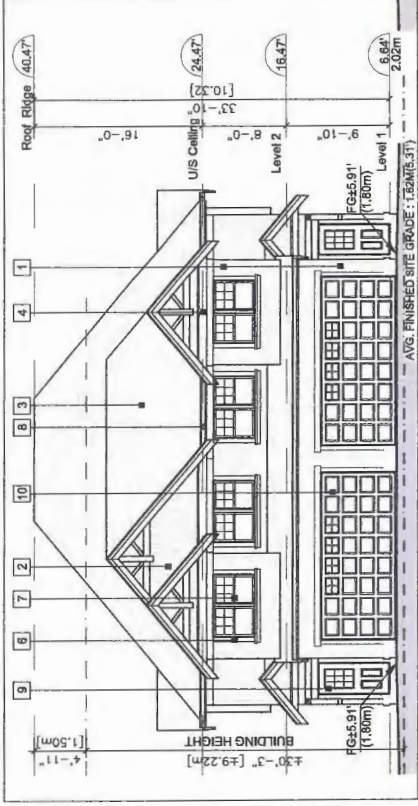
ELEVATION: BUILDING 1 - DRIVE AISLE  
SCALE: 1/8"=1'-0"



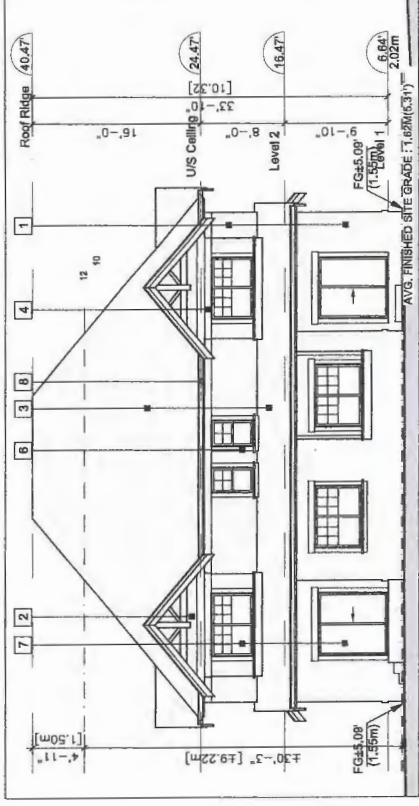
ELEVATION: BUILDING 1 - WEST  
SCALE: 1/8"=1'-0"



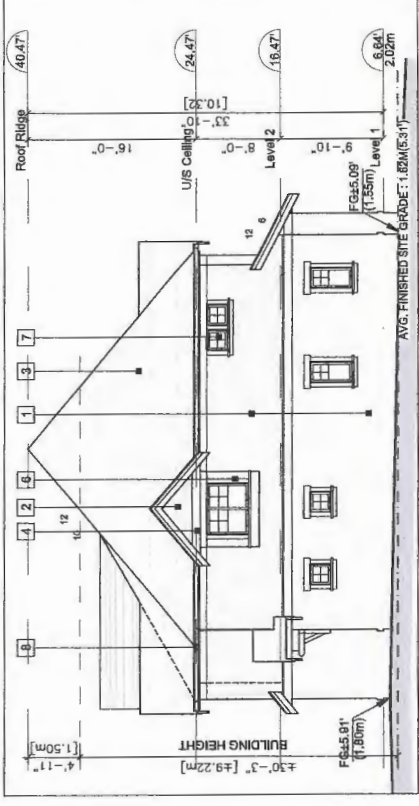
ELEVATION: BUILDING 1 - EAST  
SCALE: 1/8"=1'-0"



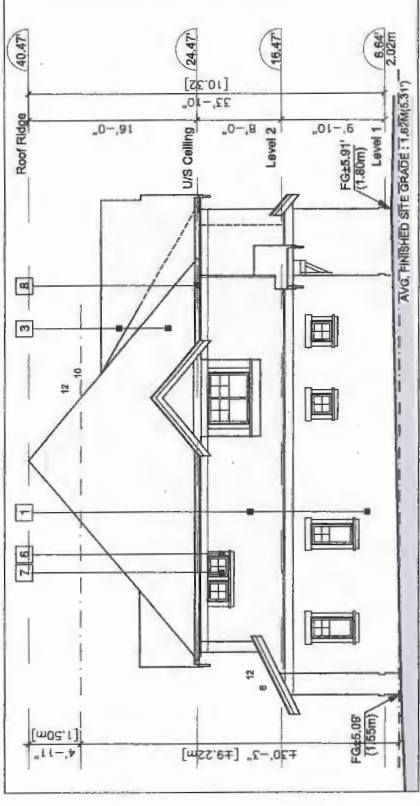
ELEVATION: BUILDING 2 - DRIVE AISLE  
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 2 - REAR  
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 2 - WEST  
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 2 - EAST  
SCALE: 1/8"=1'-0"

REVISIONS
SEP 02, 2016 DP Re-Submission
AUG 21, 2015 DP Re-Submission
JUN 29, 2015 DP Re-Submission
FEB 24, 2015 DP Re-Submission
JAN 21, 2015 DP Application
JAN 21, 2015 RZ Re-Submission
SEPT 28, 2014 Issued for RZ Application
CONSULTANTS

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PROJECT
Proposed 4-Unit Townhouse Development 8401 Williams Road Richmond B.C.
PROJECT NO.
1421
SCALE
As Noted
DATE
Sept. 05, 2014
DRAWN BY
KYC, SRS
CHECKED BY
KYC
SHEET TITLE
ELEVATIONS: BUILDING 1, 2 EXTERIOR FINISHES LEGEND / IMAGES
DRAWING
A2.3

DP 15-690728

SEP 17 2015



REVISIONS
SEP 02, 2015 DP Re-Submission
AUG 21, 2015 DP Re-Submission
JUN 28, 2015 DP Re-Submission
FEB 24, 2015 DP Re-Submission
JAN 21, 2016 DP Application
JAN 21, 2016 RZ Re-Submission
SEPT 26, 2014 Issued for RZ Application
CONSULTANTS
SEP 14

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COMPASSIONATE CARE AND ITS ASSOCIATES INC. 11990 Cantabile Road Richmond BC Canada V6X 3Z5

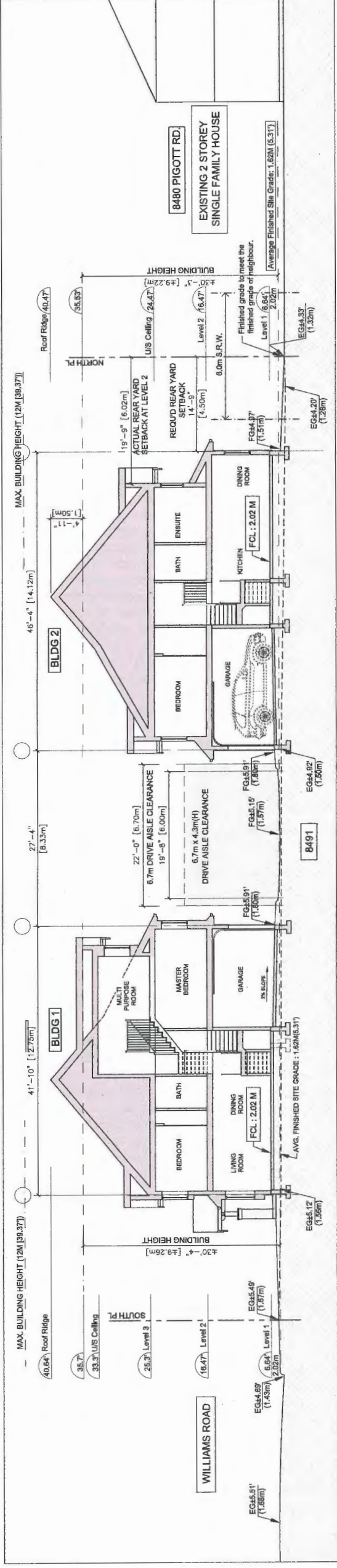
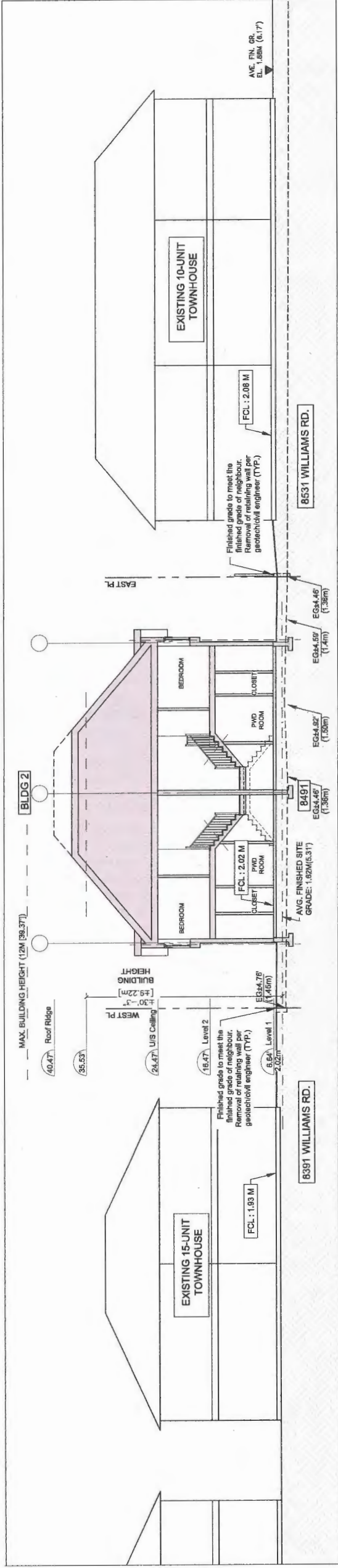
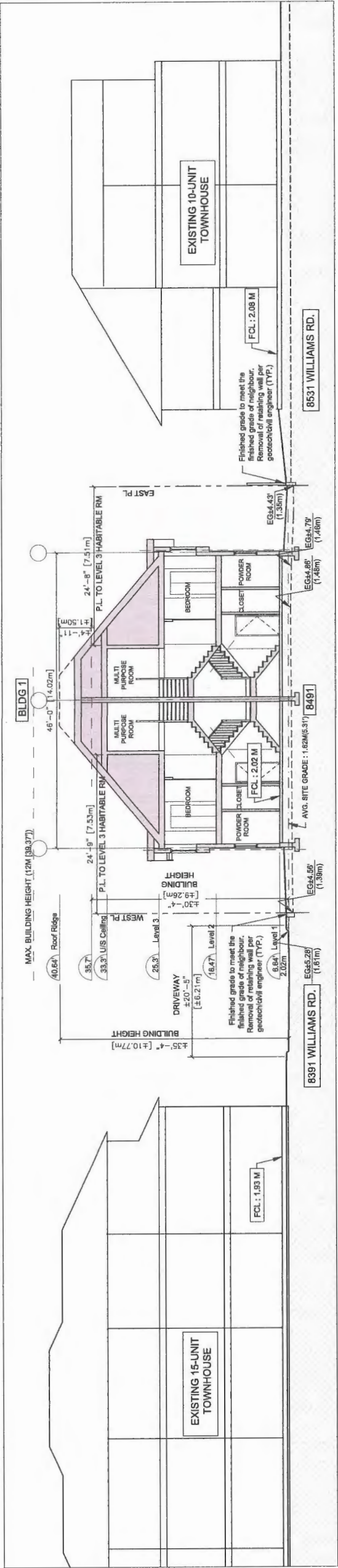
DP 15-690728

SEP 17 2015

INTERFACE:

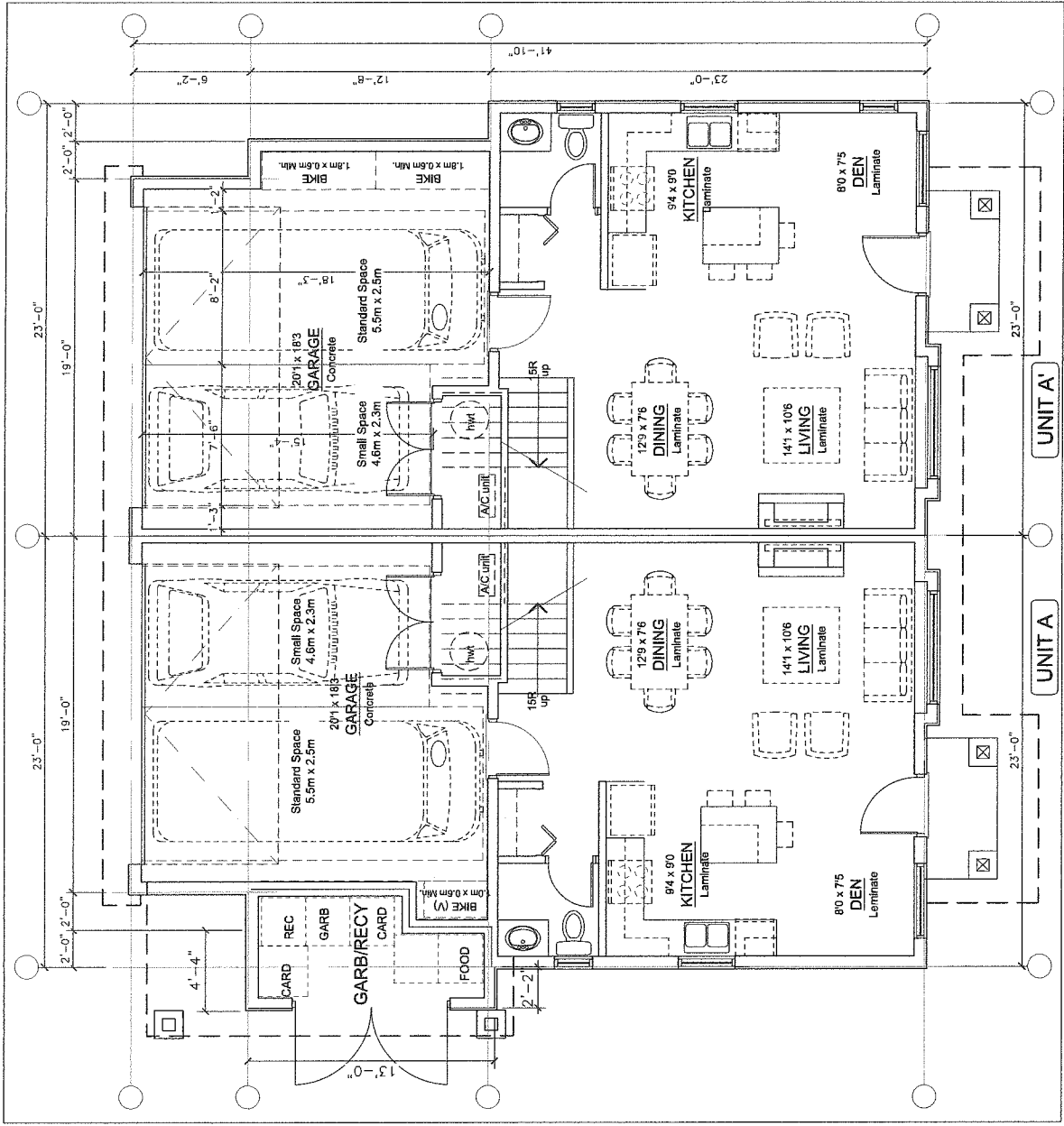
Suite 230  
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PROJECT	Proposed 4-Unit Townhouse Development 8491 Williams Road Richmond, B.C.
PROJECT NO.	1421
SCALE	As Noted
DATE	Sept. 05, 2014
DRAWN BY	KYC, SRS
CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS - AA, BB, CC
DRAWING	A3.1



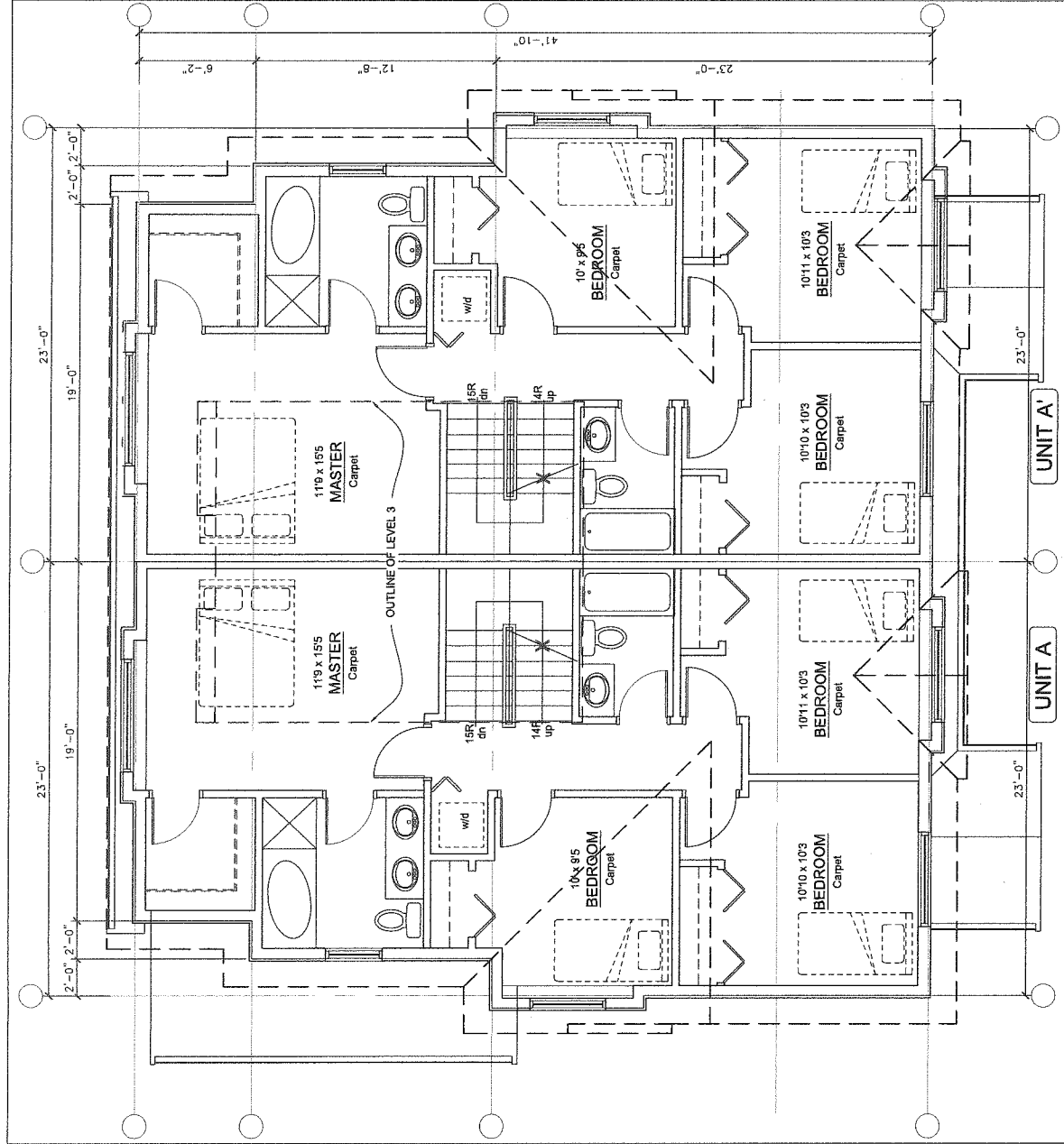
DP 15-690728 PLAN #5

SITE SECTION CC  
SCALE: 1/8"=1'-0"



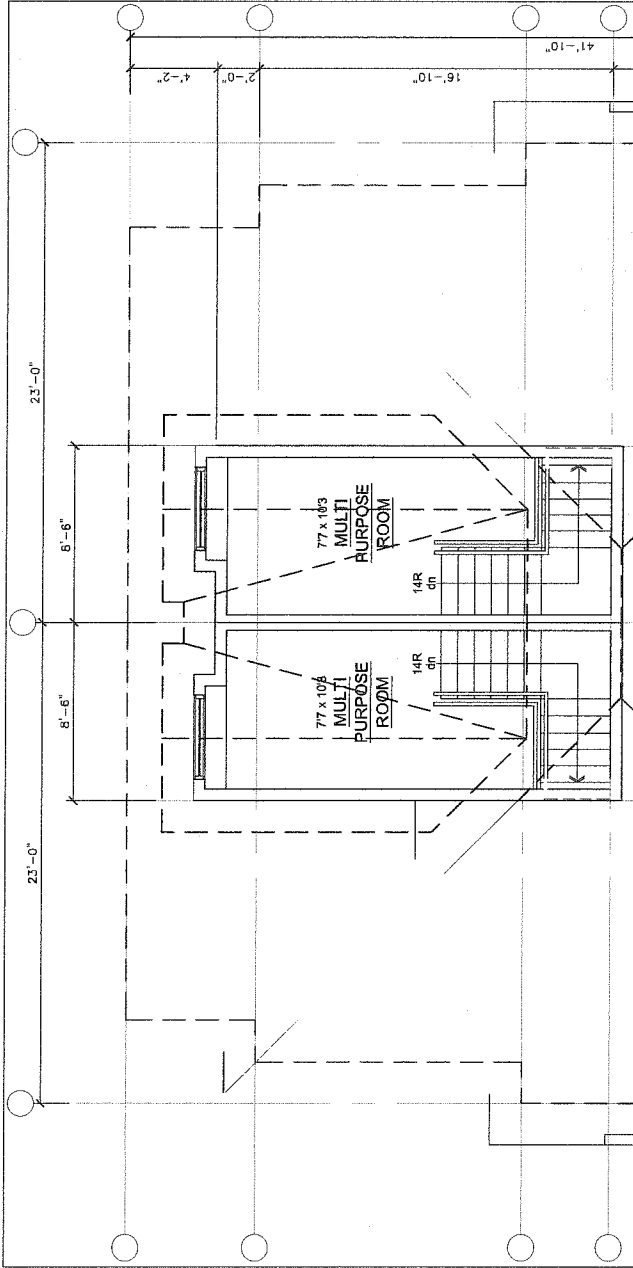
FLOOR PLAN: BUILDING 1 - LEVEL 1

SCALE: 1/4"=1'-0"



FLOOR PLAN: BUILDING 1 - LEVEL 2

SCALE: 1/4"=1'-0"



DP 15-690728

FLOOR PLAN: BUILDING 1 - LEVEL 3

SCALE: 1/4"=1'-0"

AGING-IN-PLACE MEASURES (ALL UNITS)	
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
STAIRS & LANDINGS	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
BATHROOMS	LESS STEEP RISER/DIMENSIONS WHERE POSSIBLE
	SOLID WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
KITCHEN	2-8" SLIDING DOORS WHERE POSSIBLE
HALLWAYS	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH

ENERGUIDE 82 MEASURES (ALL UNITS)	
HEATING	95% AFUE* HIGH EFFICIENCY GAS-FIRED BOILER
	HYDRONIC RADIANT HEAT
HOT WATER	95% AFUE* HIGH EFFICIENCY GAS-FIRED BOILER (INSTANTANEOUS)
	* AFUE (ANNUAL FUEL UTILIZATION EFFICIENCY)
VENTILATION	HV-CERTIFIED HRV SENSIBLE HEAT RECOVERY EXHAUST FANS (148 CFM)
A/C	CONVENTIONAL AIR CONDITIONING SYSTEM (DUCTED)

REVISIONS
SEP 12, 2015 DP Re-Submission
AUG 21, 2015 DP Re-Submission
JUN 28, 2015 DP Re-Submission
FEB 24, 2015 DP Re-Submission
JAN 21, 2015 DP Application
JAN 21, 2015 RZ Re-Submission
JAN 08, 2015 RZ Re-Submission
SEPT 26, 2014 Issued for RZ Application
CONSULTANTS

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PROJECT	Proposed 4-Unit Townhouse Development 8451 Williams Road Richmond, B.C.
PROJECT NO.	1421
SCALE	As Noted
DATE	Sept. 05, 2014
DRAWN BY	KYC, SRS
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 1
DRAWING	A2.1



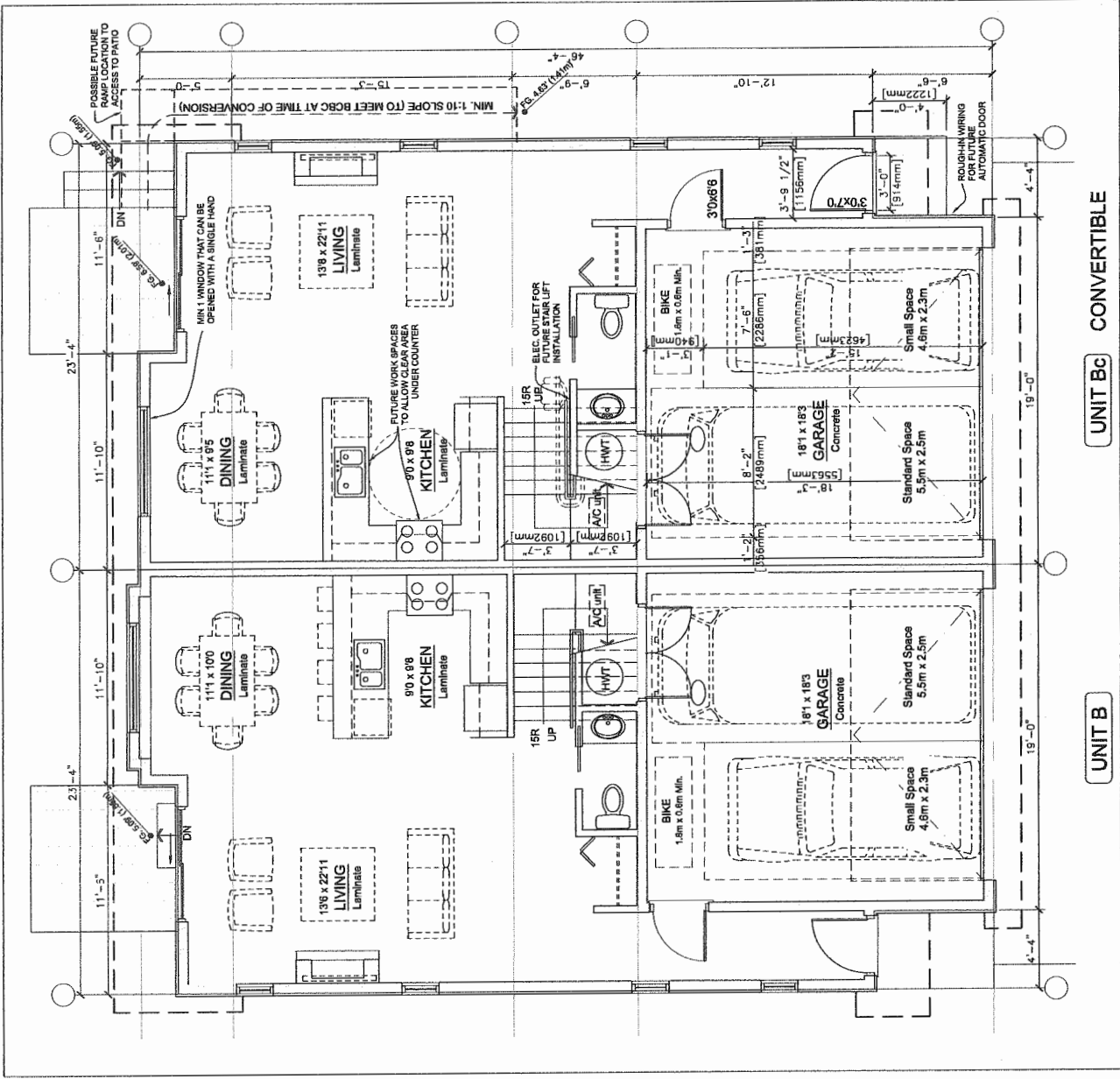
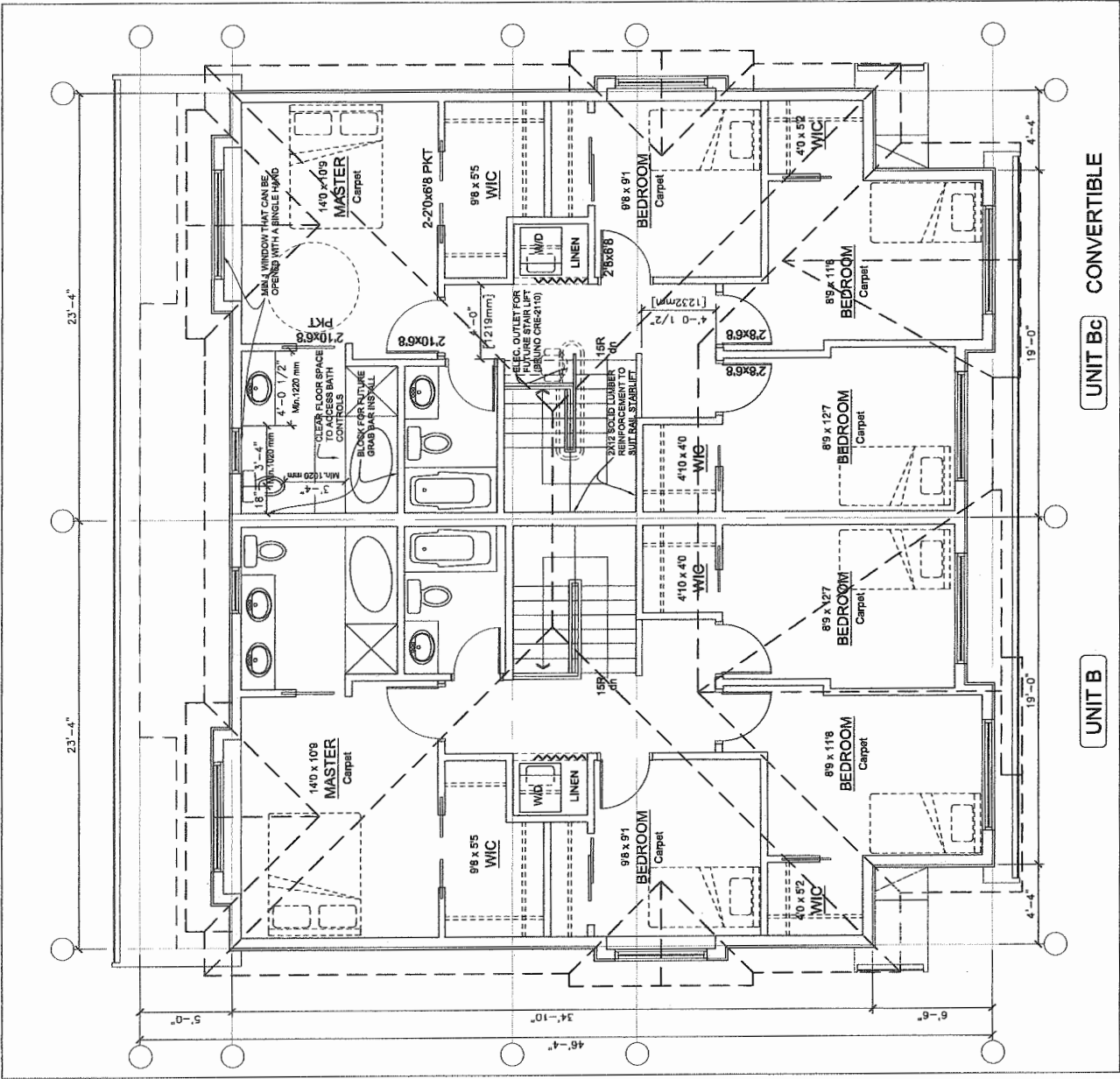
REVISIONS	
SEP 02, 2016	DP Re-Submission
AUG 21, 2016	DP Re-Submission
JUN 23, 2016	DP Re-Submission
FEB 24, 2016	DP Re-Submission
JAN 21, 2016	DP Application
JAN 21, 2016	RZ Re-Submission
SEPT 26, 2014	Issued for RZ Application
CONSULTANTS	

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SEAL

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PROJECT	Proposed 4-Unit Townhouse Development 8451 Williams Road Richmond, B.C.
PROJECT NO.	1421
SCALE	As Noted
DATE	Sept. 05, 2014
DRAWN BY	KYC, SRS
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 2
DRAWING	A2.2



AGING-IN-PLACE MEASURES (ALL UNITS)	
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
BATHROOMS	SOLID WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
KITCHEN	2-8" SLIDING DOORS WHERE POSSIBLE
HALLWAYS	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH

CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & DOORWAYS	ENTRY DOORS MIN. 800 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1200 MM DEPTH BY DOOR WIDTH PLUS 600 MM 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 HALLWAY AND ROOMS. WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO PROVIDE ACCESS.
	PATIO/BALCONY MIN. 800 MM CLEAR OPENING. NOTE HOW ACCESSED.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.
	LEVER-TYPE HANDLES FOR ALL DOORS
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING

VERTICAL CIRCULATION	ELEVATOR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS. AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC.	OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS, BESIDE WINDOW, PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS, BESIDE WINDOW, (OUTSIDE AND INSIDE) ON FACE OF COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	✓
	SPEC NOTE: BRUNO CURVED RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS, POWER: 24VDC COMPRISED OF(2)7AH 12V BATTERIES		UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	✓
	VERTICAL LIFT: DEPRESSED SLAB AREA AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION W/O IMPACT TO SURR. STRUCTURE	KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (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.	✓
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.		CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	✓
BATHROOMS (MIN 1 UNIT)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT		1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM	✓
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILETS, TUBS, AND SHOWERS		LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	✓
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	✓
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.			✓
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.			✓
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).			✓