



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 18, 2015

From: Wayne Craig
Director of Development

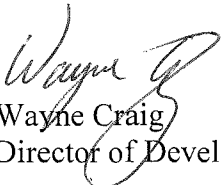
File: DP 14-657872

Re: **Application by Yamamoto Architecture Inc. for a Development Permit at
9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9055 Dayton Avenue zoned "Low Density Townhouses (RTL2)". The proposal includes a two-storey amenity building. The site is currently vacant, as the buildings formerly occupying the site were demolished. The site was formerly addressed as 9051 and 9055 Dayton Avenue. The properties were recently consolidated and the new site address is 9055 Dayton Avenue.

A staff report was reviewed by the Development Permit Panel at the meeting of January 14, 2015 (Attachment i) and referred back to staff. A second staff report to address the January 14, 2015 referral was reviewed by the Development Permit Panel at the meeting of March 10, 2015 (Attachment ii) and the application was again referred back to staff. In response to the March 10, 2015 referral, the applicant has reached agreements with the neighbours at 8291 and 8371 Heather Street and has revised the landscape design accordingly to:

- Provide wood privacy fencing adjacent to the back yard of 8371 Heather Street.
- Further increase the height of replacement perimeter Cedar hedge planting to 4.57 m (15 ft) adjacent to the back yards of 8351 and 8371 Heather Street.

Background

The following referral motion was carried at the March 10, 2015 Development Permit Panel meeting:

"That the staff report titled Application by Yamamoto Architecture Inc. for a Development Permit at 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue), dated February 10, 2015, from the Director, Development, be referred back to staff to examine options to address:

1. *privacy concerns of two adjacent property owners; and*
2. *a viable long-term perimeter hedge solution."*

This staff report addresses the Development Permit Panel referral by providing a summary of the proposed landscaping response, including fencing details and replacement perimeter Cedar hedge planting details.

The attached referral Development Permit staff report dated February 10, 2015 (Attachment ii), including the original Development Permit staff report dated December 8, 2014, provides information pertaining to the January 14, 2015 Development Permit Panel referral motion response, public input received prior to February 10, 2015 and responses, developer initiated communication with neighbours, existing perimeter hedging, proposed perimeter fencing, development data, surrounding development, rezoning and Public Hearing results, Advisory Design Panel comments, as well as staff comments on the proposal.

Public Input

Public input was received regarding the proposal and discussed during the rezoning application process and in the original and referral Development Permit staff reports (Attachments i & ii). After the February 10, 2015 referral Development Permit staff report was written, the City received four (4) additional pieces of correspondence (Attachment iii), from four (4) adjacent neighbours who have also previously submitted correspondence.

Some of the concerns raised in these new four (4) items of correspondence were similar to other comments received by staff and included in the original and referral Development Permit staff reports, as well as during the rezoning process. The following new concern was raised regarding the development proposal (staff comments are included in 'bold italics'):

- Preference for future strata owners to be required to maintain the proposed replacement hedge at a minimum of 4.57 m (15 ft) height – ***As discussed during the Development Permit Panel meeting on March 10, 2015, the future strata will be required to retain the hedge, as it is a requirement of the proposed Development Permit.***

Two (2) of the new items of correspondence indicate that owners of three (3) neighbouring properties who previously objected to the removal of the perimeter hedge are now in agreement with the proposed hedge removal and proposed replacement hedge planting.

The new correspondence also expressed desires for off-site works that are beyond the scope of the proposed Development Permit including removal of landscaping from a neighbouring property, removal of trees from neighbouring properties and hedge planting on a neighbouring property to provide privacy screening between two (2) neighbouring properties.

Analysis

Neighbours from the two (2) adjacent properties at 8291 and 8371 Heather Street addressed Development Permit Panel at the March 10, 2015 meeting, expressing their concern about the proposed hedge removal. Subsequent to the meeting, the developer was able to reach agreements with these neighbours as outlined in two (2) of the items of public input correspondence attached to this report (Attachment iii). In addition to and separate from the subject application, subsequent to the meeting, the owner of the property at 8291 Heather Street was issued a tree removal permit. The approved removal of these trees has resulted in there no longer being a need for tree protection or lowered site grading in that area. In response to these agreements with neighbours and tree removal permit issuance, the developer has proposed revised hedge, fence, retaining wall and grading details in the landscape design to provide a more uniform interface along the east edge of the site (DP Plans 4a, 4b, 4d & 4e). The proposed size of Emerald Green Cedar hedges was increased from 3 m height to a minimum of 4.57 m height adjacent to the back yards of 8351 and 8371 Heather Street and 1.8 m height solid wood fencing is proposed adjacent to the back yard of 8371 Heather Street. The remainder of proposed perimeter Cedar hedging will be a minimum of 3 m height.

As noted in previous staff reports, 1.5 m height columnar Irish Yew hedging is proposed along the drive aisles connecting to Dixon Avenue and Dayton Avenue, areas that had no existing perimeter hedging. Staff anticipate that the proposed hedging will ultimately provide an effective screen to adjacent properties as the proposed Cedar and Yew hedging are both expected to grow at a rate of approximately 0.3 m in height each year.

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.

The applicant has satisfactorily addressed Development Permit Panel's most recent referral; working with the owners of two (2) adjacent neighbouring properties and reaching agreements on proposed hedge and fence treatments on-site to provide privacy screening and a viable long-term perimeter hedge solution.

On this basis, staff recommend support of this Development Permit application.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating; and
- Receipt of a Letter of Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- 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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works. 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.*

Attachment i: Original Development Permit staff report dated December 8, 2014 (staff report only without attachments or plans)

Attachment ii: Referral Development Permit staff report dated February 10, 2015

Attachment iii: Public Input (received after February 10, 2015)



City of
Richmond

Report to Development Permit Panel

Attachment i

To: Development Permit Panel

Date: December 8, 2014

From: Wayne Craig
Director of Development


File: DP 14-657872

Re: Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

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Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9051 and 9055 Dayton Avenue. The site is being rezoned from the "Assembly (ASY)" zone to the "Low Density Townhouses (RTL2)" zone for this project under Bylaw 9087 (RZ 11-589989), which received third reading following the Public Hearing on January 20, 2014. The currently vacant site formerly contained a church complex and residential home.

Road network improvements, storm sewer upgrades and sanitary sewer re-routing were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-660322), which must be entered into prior to final adoption of the rezoning bylaw.

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 Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned "Community Commercial (CC)".

To the east, single detached dwellings fronting onto Dixon Avenue on properties zoned "Single Detached (RS1/B)" and "Single Detached (RS1/K)".

To the south, across Dayton Avenue, are single detached dwellings on properties zoned "Single Detached (RS1/B)".

To the north-west, two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road, on properties zoned "Low Density Townhouses (RTL1)" and "Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)".

To the south-west, are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned "Single Detached (RS1/C)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 20, 2014. Public correspondence raised issues similar to other comments received by staff and discussed in the rezoning staff report. New concerns raised in correspondence since Public Hearing (staff comments are included in *'bold italics'*):

- Surface water run-off onto neighbouring properties – *Any new multi-family development must be constructed at least 0.3 m above the crown of the road, and is required to install perimeter drainage around the edge of the site through the Building Permit process.*

- Construction hours of operation compliance with noise regulation – *Developers are required to comply with the City’s Noise Regulation; which includes noise level restrictions and hours of operation restrictions. The developer is aware of and has agreed to comply with the Noise Regulation Requirements, as well as the City’s Good Neighbour Program.*
- Ability of community resources to accommodate new development – *The City’s Official Community Plan (OCP) accommodates a population increase to the year 2041. Development and associated population increase will occur incrementally, as will improvements to community resources. Developments are required to pay Development Cost Charges (DCCs) for new development, which is used to finance a range of improvements including park acquisition and development.*

Public Input

The City received eight (8) pieces of public correspondence regarding the Development Permit application (Attachment 4). The correspondence includes the following general concerns regarding the proposed development design (with staff comments provided in ‘*bold italic*’ font):

- Support for and concern regarding the proposed removal of existing mature hedging along the perimeter of the site – *Removal of the existing Cedar hedge located on the development site was an issue identified and discussed in the rezoning staff report. At rezoning, the applicant was proposing to remove sections of their existing hedge located around the edges of the site. As a result of detailed geotechnical engineering design, the applicant is now proposing to remove all of their existing hedge. Portions of hedge identified for retention at rezoning have been determined by a certified arborist to be significantly overgrown and not uniformly planted close to the property line. Necessary pruning maintenance would result in the removal of larger inner bare branches, instead of being able to prune back foliage at the ends of outer branches. This will reduce privacy screening. New 2.4 m to 3 m high Evergreen hedging is proposed along the entire east and west property lines to provide the existing homes and proposed townhouses with privacy screening. Tree planting is also proposed in areas outside of utility rights-of-way.*
- Concern regarding reduced setbacks and townhouses moving closer to property lines shared with neighbouring homes – *The proposed building setbacks are unchanged from the building setbacks identified in the site plan included in rezoning staff report and comply with zoning and DP guidelines.*
- Concern regarding potential headlight glare impact on neighbouring homes located next to the internal drive aisle – *Headlight glare to neighbouring properties would be mitigated with 1.8 m high solid wood fencing and hedge planting along the shared property lines.*
- Concern regarding removal of neighbours fencing along the shared property line, which provides containment for pet dog – *The developer has committed to continue to work with the neighbours to coordinate the removal of existing fencing, ensure pets are contained, and the installation of new fencing. The developer is proposing to build new perimeter fencing and has agreed to either leave existing neighbouring fencing in place, or to remove it in consultation with the neighbours.*

- Concern regarding durability of wood retaining wall and a specific request for a solid concrete retaining wall instead – *The proposed design includes retaining walls for limited portions of the site ranging in height from 0.4 m to 0.7 m and treated with architectural concrete, allan block and timber materials (Refer to DP Plan #4a). Four (4) retaining walls are proposed along limited sections of shared property lines: two (2) architectural concrete retaining walls adjacent to the north and south ends of the internal drive aisle, with a section of allan block retaining wall in the utilities right-of-way to facilitate future potential utility works; and two (2) timber retaining walls adjacent to townhouse back yards along the south and east property lines. The timber retaining wall material is typical and proposed for low walls no more than 0.6 m high in back yard conditions. The extent of retaining walls has been minimized and treated with appropriate materials.*

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 complies with the “Low Density Townhouses (RTL2)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) supported the design of the project and provided comments for the applicant to consider. Changes have been incorporated in the proposal to address Panel comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 22, 2014 is attached for reference (Attachment 2). The design response has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposed two-storey height, single unit massing, siting and orientation of the buildings respect the massing of the surrounding residential developments and single detached homes.
- Continuous 3 m height hedging is proposed along with 1.8 m height solid wood privacy fencing and areas of tree planting to increase privacy of adjacent homes and the proposed townhouse yards. Tree planting is not permitted or proposed within the existing statutory right-of-way (SRW) areas along the east and west property lines.
- One of the neighbours requested that wire mesh fencing be provided along the shared property line so that the neighbour would have a view of the hedge greenery instead of solid wood fencing. As a result receiving this request, the developer sent letters to all neighbours offering to install solid wood privacy fencing or wire mesh fencing across individual properties. The developer will be working with individual neighbours during construction to finalize perimeter fencing across individual properties and to provide updates on construction timing.

Urban Design and Site Planning

- The proposed site layout includes 23 individual detached townhouses and a shared indoor amenity building. Two (2) units will have direct access from the street, all other units and the amenity building will have access from the internal drive aisle.
- Full movement vehicular access is from Dixon Avenue; a secondary one-way only entry access is provided from Dayton Avenue.
- All units have two (2) side by side vehicle parking spaces in enclosed garages.
- A total of five (5) visitor parking spaces; including one (1) accessible visitor parking space, are provided throughout the site, which meets the Zoning bylaw 8500 requirement. Bicycle parking is provided in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of rear yards accessed directly from the main living space.
- An indoor amenity building is proposed in the centre of the site. The building design includes a gym, meeting, kitchen and lounge facilities, as well as mailboxes for the residents and a storage room with direct exterior access for garbage, recycling and organic storage.
- Outdoor amenity space is proposed adjacent to the indoor amenity building and is consistent with OCP requirements.

Architectural Form and Character

- A pedestrian scale is achieved along adjacent public streets and the proposed internal drive aisle through the inclusion of variation in building projections, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entries.
- The existing site context has a variety of architectural massing and styles. The architectural language used for the design is contemporary. Two-storey single detached (“stand-alone”) unit massing is used for all of the proposed units, reflective of the single detached residential building massing found in the residential neighbourhood to the east and south of the site.
- The contemporary architectural style proposed in this project is intended to bring a variety of design into the neighbourhood in a manner that respects the surrounding residential neighbourhood with high quality design and cladding materials, small single unit two-storey massing and significant landscaping.
- The internal drive aisle is animated with small individual buildings, unit front entries, pavers in the drive aisle and a significant amount of landscaping.
- Visual interest is provided; with a variety of roof orientations and roof designs, three (3) colour schemes, contrasting coloured entry doors and cultured stone veneer. The colour palette is natural with a mix of grays and beiges.
- The proposed building materials (standing seam metal roof, hardi panel with metal reveals, hardi board siding, wood trim/column/soffit, cultured stone veneer, solid core wood entry doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage.
- The applicant is proposing to remove the three (3) bylaw-sized trees from the site and is proposing to plant 87 replacement trees on-site, including eight (8) conifers and 79 deciduous trees. Hedges, shrubs, ornamental grasses, perennials and lawn have been selected to ensure the landscape treatment remains interesting throughout the year.

- The front yards of the two (2) street-fronting units include deciduous trees, shrub, ornamental grass and lawn planting, aluminum and concrete low fencing with a pedestrian entry gate.
- A children's play area designed for young children is proposed for the outdoor amenity area. The play equipment includes a slide structure and a play car for active play.
- A bench is provided for caregivers.
- Feature permeable paving is provided along the edge of the internal drive aisle to highlight a pedestrian route through the site. Feature permeable paving is also provided to highlight the site entrances and visitor parking spaces. The use of permeable pavers provides a break in the asphalt internal driveway and contributes towards permeability of the site.
- The developer will provide a landscape security in the amount of \$254,221.28 as a requirement of the Development Permit.

Sustainability

- The applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units have been designed to achieve a higher EnerGuide rating of 83. The report, prepared by the Energy Advisor, is on file and will be utilized throughout the Building Permit review process to ensure these measures are incorporated in the permit drawings. A summary report is attached (Attachment 3).
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that the following sustainability features will be incorporated into the development:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Crime Prevention Through Environmental Design (CPTED)

- The site layout is easy to understand with clear sightlines to most areas.
- There is a well defined hierarchy of open space between semi-public areas and private yards.
- Passive surveillance is provided from the residential units to private yards, internal drive aisle, amenity area and the public streets.
- Pedestrian entries are clearly defined and will be lit.

Accessible Housing

- The proposed development includes one (1) convertible unit; designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator, as well as any necessary cabinetry and fixture to accommodate the individual needs of a future resident.

- Aging in place features are proposed in all units, including: stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and 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.

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- 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>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 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.*

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Annotated Minutes Excerpt (October 22, 2014)

Attachment 3: Predicted Energuide Rating Report

Attachment 4: Public Correspondence



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 10, 2015

From: Wayne Craig
Director of Development

File: DP 14-657872

Re: Application by Yamamoto Architecture Inc. for a Development Permit at 9055
Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)

Staff Recommendation

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Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)". The proposal includes a two-storey amenity building. The site is currently vacant as the buildings formerly occupying the site were demolished. The site was formerly addressed as 9051 and 9055 Dayton Avenue, the properties were consolidated and the new address is 9055 Dayton Avenue.

A staff report was reviewed by the Development Permit Panel at the meeting of January 14, 2015 (Attachment A) and referred back to staff. In response to the referral, the applicant has provided additional information and has revised the landscape design to:

- address fencing; and
- increase the height of replacement perimeter cedar hedge planting along the site property lines.

Background

The following referral motion was carried at the January 14, 2015 Development Permit Panel meeting:

"That the staff report titled Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue, dated December 8, 2014, from the Director, Development, be referred back to staff to examine the proposal to replace existing perimeter hedging and install fencing along the property line and report back."

This staff report addresses the Development Permit Panel referral by providing a summary of information provided by the applicant and a summary of the proposed landscaping response, including fencing details and taller replacement perimeter cedar hedge planting along the site property lines.

Development Information

Please refer to the original Development Permit staff report dated December 8, 2014 (Attachment A) for information pertaining to development data, surrounding development, rezoning and public hearing results, public input received prior to December 8, 2014 and responses, Advisory Design Panel comments, as well as staff comments on the proposal.

Public Input

Public input was received regarding the proposal and discussed during the rezoning application process and in the original Development Permit staff report (Attachment A). After the original Development Permit staff report was written, the City received nine (9) additional pieces of correspondence (Attachment B), from four (4) adjacent neighbours who have also previously submitted correspondence.

Some of the concerns raised in the new correspondence were similar to other comments received by staff and were included in the original Development Permit staff report as well as during the rezoning process. The following new concerns were raised regarding the development proposal (staff comments are included in ***'bold italics'***):

- Small Number of Visitor Parking Spaces – ***The proposal includes 5 visitor parking spaces for 23 townhouse units, which meets the City zoning bylaw requirement to provide 0.2 visitor parking spaces per dwelling unit.***
- Potential for construction activities to damage neighbouring homes – ***The developer is required to ensure their construction does not cause damage to adjacent properties and is required to submit a geotechnical report as part of the Building Permit application.***
- Potential for construction activities to damage existing neighbouring trees – ***The developer is required to protect neighbouring trees. The project team includes a registered arborist and Landscape Architect. Neighbouring trees have been reviewed by a registered arborist and the project design includes tree protection areas where no retaining wall is proposed to ensure appropriate grading and construction set back. The identified tree protection areas (see DP plan #4e) are required to be fenced and require arborist supervision during construction activities.***
- Potential noise from Heat Pumps and noise bylaw compliance – ***As noted in the original Development Permit staff report, the developer has committed to achieve an EnerGuide rating of 82 and the project team is designing the project to achieve a higher rating of 83. To achieve this rating, the proposal includes heat pumps. The project team has confirmed that the proposed heat pump model complies with the City's noise bylaw requirement. The heat pumps for the proposed townhouses would be placed between the townhouse buildings to mitigate potential noise on adjacent properties. The heat pump for the proposed amenity building would be placed in a central location on the roof.***

The correspondence also included concerns regarding notification of the subject application consideration at the January 14, 2015 Development Permit Panel meeting. The standard practice for Development Permit Panel meetings is for the City Clerk's Department publishes a notice in the local Richmond Review newspaper for the Development Permit Panel meeting date and mails notices of the meeting to property owners within 50 meters of the development site. Notices for the January 14, 2015 Development Permit Panel meeting were delivered to properties within 50 meters of 9055 Dayton Avenue. Unfortunately notices were not delivered to the additional properties within 50 meters of 9051 Dayton Avenue due to a technical issue that has now been identified and corrected.

The correspondence also included a desire to remove existing trees from a neighbouring property. Staff provided the resident with information regarding the City's Tree Protection Bylaw 8057 and the tree removal permit application process.

Analysis

Developer Initiated Communication with Neighbours

In response to discussion at the Development Permit Panel meeting held on January 14, 2015, the developer provided individualized letters to each of the neighbouring (18) single-family home properties with additional details on the proposed hedge removal, replacement hedge planting and the proposed fencing treatment along the shared property line(s) between the development site and the neighbouring property.

A context map showing the development site, the neighbouring (18) single-family home properties and the neighbouring two (2) strata-titled townhouse developments is included in this report (Attachment C). As shown in public correspondence attached to this report, some neighbours remain concerned about the proposed hedge removal.

The developer submitted a summary of their communication with the residents of the eighteen (18) neighbouring single-family home properties, including copies of letters the developer hand delivered to the properties on January 19, 2015 (Attachment D).

Letters received from the property managers of the two (2) neighbouring strata-titled townhouse developments were received and included in the original staff report.

Existing Perimeter Hedging

As noted in the original Development Permit staff report, the design proposal includes removing all of the existing cedar perimeter hedging. The applicant has advised that the initial hedge retention proposed in the rezoning staff report became difficult as a result of further site soil investigations and further hedge condition and location details discovered during hedge pruning. The applicant discovered that it would not be possible to retain the privacy provided by the hedges at the lower level due to the extent of pruning that was needed for the overgrown hedge and that there was a conflict between geotechnical site preloading requirements and standard foundation design. Hedges are not protected by the City's tree protection bylaw. The proposed replacement hedging would provide visual screening, and is expected to grow at a rate of about 0.3 m per year, but may take a number of years to fully replace existing mature hedges.

Several adjacent neighbours have expressed concern about the proposed hedge removal. In response to the concerns expressed and the Development Permit Panel's referral to examine the proposal to replace existing perimeter hedging, the developer has revised the landscape design to increase the size of emerald green cedar hedges from a range of 2.4 m to 3 m height to a minimum of 3 m height, which will provide appropriate screening between the proposed two-storey townhouses and neighbouring two-storey townhouse developments and single-family homes.

In addition, along the drive aisles connecting to Dixon Avenue and Dayton Avenue, 1.5 m height columnar Irish Yew hedges are proposed in these areas where there was no existing perimeter hedging. Both the proposed 3 m height emerald green cedar hedges and 1.5 m height columnar

Irish Yew hedges are expected to grow approximately 0.3 m in height each year, ultimately creating an effective screen to adjacent properties.

Proposed Perimeter Fencing

In response to the Development Permit Panel's referral to examine the proposal to install fencing along the property line, the applicant has revised the landscape plan to identify 1.8 m height solid wood privacy fencing along all shared property lines, except for small areas where black plastic coated chain link fencing and no fencing will be provided as requested by the three (3) adjacent land owners.

Conclusions

The applicant has satisfactorily addressed Development Permit Panel's referral, examining the issues of replacing existing perimeter hedging and installing fencing along the property line.

In response to the referral, discussion at Development Permit Panel, discussions with neighbours and working with staff, the applicant has revised the landscape proposal to increase the height of proposed replacement perimeter hedging from 2.4 m to a minimum of 3 m, which will ultimately provide an effective screen to adjacent properties. The landscape proposal was also revised to provide areas with 1.8 m height wood perimeter fencing, areas with no perimeter fencing and areas with black plastic coated chain link fencing as requested by neighbours of the development site.

In the overall project design, as noted in the original Development Permit staff report, 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.

Sara Badyal

Sara Badyal
Planner 2
SB:rg

Attachment A: Original Development Permit staff report dated December 8, 2014

Attachment B: Public Input (received after December 8, 2014)

Attachment C: Context Map of Site and Surrounding Neighbours

Attachment D: Summary of Developer Communication with Neighbours in January 2015

Attachment E: Aerial Photograph (2011)

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- 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>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 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.*



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: December 8, 2014

From: Wayne Craig
Director of Development


File: DP 14-657872

Re: **Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9051 and 9055 Dayton Avenue. The site is being rezoned from the “Assembly (ASY)” zone to the “Low Density Townhouses (RTL2)” zone for this project under Bylaw 9087 (RZ 11-589989), which received third reading following the Public Hearing on January 20, 2014. The currently vacant site formerly contained a church complex and residential home.

Road network improvements, storm sewer upgrades and sanitary sewer re-routing were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-660322), which must be entered into prior to final adoption of the rezoning bylaw.

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 Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned “Community Commercial (CC)”.

To the east, single detached dwellings fronting onto Dixon Avenue on properties zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the south, across Dayton Avenue, are single detached dwellings on properties zoned “Single Detached (RS1/B)”.

To the north-west, two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road, on properties zoned “Low Density Townhouses (RTL1)” and “Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)”.

To the south-west, are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned “Single Detached (RS1/C)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 20, 2014. Public correspondence raised issues similar to other comments received by staff and discussed in the rezoning staff report. New concerns raised in correspondence since Public Hearing (staff comments are included in ***bold italics***):

- Surface water run-off onto neighbouring properties – ***Any new multi-family development must be constructed at least 0.3 m above the crown of the road, and is required to install perimeter drainage around the edge of the site through the Building Permit process.***

- Construction hours of operation compliance with noise regulation – *Developers are required to comply with the City’s Noise Regulation; which includes noise level restrictions and hours of operation restrictions. The developer is aware of and has agreed to comply with the Noise Regulation Requirements, as well as the City’s Good Neighbour Program.*
- Ability of community resources to accommodate new development – *The City’s Official Community Plan (OCP) accommodates a population increase to the year 2041. Development and associated population increase will occur incrementally, as will improvements to community resources. Developments are required to pay Development Cost Charges (DCCs) for new development, which is used to finance a range of improvements including park acquisition and development.*

Public Input

The City received eight (8) pieces of public correspondence regarding the Development Permit application (Attachment 4). The correspondence includes the following general concerns regarding the proposed development design (with staff comments provided in ‘*bold italic*’ font):

- Support for and concern regarding the proposed removal of existing mature hedging along the perimeter of the site – *Removal of the existing Cedar hedge located on the development site was an issue identified and discussed in the rezoning staff report. At rezoning, the applicant was proposing to remove sections of their existing hedge located around the edges of the site. As a result of detailed geotechnical engineering design, the applicant is now proposing to remove all of their existing hedge. Portions of hedge identified for retention at rezoning have been determined by a certified arborist to be significantly overgrown and not uniformly planted close to the property line. Necessary pruning maintenance would result in the removal of larger inner bare branches, instead of being able to prune back foliage at the ends of outer branches. This will reduce privacy screening. New 2.4 m to 3 m high Evergreen hedging is proposed along the entire east and west property lines to provide the existing homes and proposed townhouses with privacy screening. Tree planting is also proposed in areas outside of utility rights-of-way.*
- Concern regarding reduced setbacks and townhouses moving closer to property lines shared with neighbouring homes – *The proposed building setbacks are unchanged from the building setbacks identified in the site plan included in rezoning staff report and comply with zoning and DP guidelines.*
- Concern regarding potential headlight glare impact on neighbouring homes located next to the internal drive aisle – *Headlight glare to neighbouring properties would be mitigated with 1.8 m high solid wood fencing and hedge planting along the shared property lines.*
- Concern regarding removal of neighbours fencing along the shared property line, which provides containment for pet dog – *The developer has committed to continue to work with the neighbours to coordinate the removal of existing fencing, ensure pets are contained, and the installation of new fencing. The developer is proposing to build new perimeter fencing and has agreed to either leave existing neighbouring fencing in place, or to remove it in consultation with the neighbours.*

- Concern regarding durability of wood retaining wall and a specific request for a solid concrete retaining wall instead – *The proposed design includes retaining walls for limited portions of the site ranging in height from 0.4 m to 0.7 m and treated with architectural concrete, allan block and timber materials (Refer to DP Plan #4a). Four (4) retaining walls are proposed along limited sections of shared property lines: two (2) architectural concrete retaining walls adjacent to the north and south ends of the internal drive aisle, with a section of allan block retaining wall in the utilities right-of-way to facilitate future potential utility works; and two (2) timber retaining walls adjacent to townhouse back yards along the south and east property lines. The timber retaining wall material is typical and proposed for low walls no more than 0.6 m high in back yard conditions. The extent of retaining walls has been minimized and treated with appropriate materials.*

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 complies with the “Low Density Townhouses (RTL2)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) supported the design of the project and provided comments for the applicant to consider. Changes have been incorporated in the proposal to address Panel comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 22, 2014 is attached for reference (Attachment 2). The design response has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposed two-storey height, single unit massing, siting and orientation of the buildings respect the massing of the surrounding residential developments and single detached homes.
- Continuous 3 m height hedging is proposed along with 1.8 m height solid wood privacy fencing and areas of tree planting to increase privacy of adjacent homes and the proposed townhouse yards. Tree planting is not permitted or proposed within the existing statutory right-of-way (SRW) areas along the east and west property lines.
- One of the neighbours requested that wire mesh fencing be provided along the shared property line so that the neighbour would have a view of the hedge greenery instead of solid wood fencing. As a result receiving this request, the developer sent letters to all neighbours offering to install solid wood privacy fencing or wire mesh fencing across individual properties. The developer will be working with individual neighbours during construction to finalize perimeter fencing across individual properties and to provide updates on construction timing.

Urban Design and Site Planning

- The proposed site layout includes 23 individual detached townhouses and a shared indoor amenity building. Two (2) units will have direct access from the street, all other units and the amenity building will have access from the internal drive aisle.
- Full movement vehicular access is from Dixon Avenue; a secondary one-way only entry access is provided from Dayton Avenue.
- All units have two (2) side by side vehicle parking spaces in enclosed garages.
- A total of five (5) visitor parking spaces; including one (1) accessible visitor parking space, are provided throughout the site, which meets the Zoning bylaw 8500 requirement. Bicycle parking is provided in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of rear yards accessed directly from the main living space.
- An indoor amenity building is proposed in the centre of the site. The building design includes a gym, meeting, kitchen and lounge facilities, as well as mailboxes for the residents and a storage room with direct exterior access for garbage, recycling and organic storage.
- Outdoor amenity space is proposed adjacent to the indoor amenity building and is consistent with OCP requirements.

Architectural Form and Character

- A pedestrian scale is achieved along adjacent public streets and the proposed internal drive aisle through the inclusion of variation in building projections, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entries.
- The existing site context has a variety of architectural massing and styles. The architectural language used for the design is contemporary. Two-storey single detached (“stand-alone”) unit massing is used for all of the proposed units, reflective of the single detached residential building massing found in the residential neighbourhood to the east and south of the site.
- The contemporary architectural style proposed in this project is intended to bring a variety of design into the neighbourhood in a manner that respects the surrounding residential neighbourhood with high quality design and cladding materials, small single unit two-storey massing and significant landscaping.
- The internal drive aisle is animated with small individual buildings, unit front entries, pavers in the drive aisle and a significant amount of landscaping.
- Visual interest is provided; with a variety of roof orientations and roof designs, three (3) colour schemes, contrasting coloured entry doors and cultured stone veneer. The colour palette is natural with a mix of grays and beiges.
- The proposed building materials (standing seam metal roof, hardi panel with metal reveals, hardi board siding, wood trim/column/soffit, cultured stone veneer, solid core wood entry doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage.
- The applicant is proposing to remove the three (3) bylaw-sized trees from the site and is proposing to plant 87 replacement trees on-site, including eight (8) conifers and 79 deciduous trees. Hedges, shrubs, ornamental grasses, perennials and lawn have been selected to ensure the landscape treatment remains interesting throughout the year.

- The front yards of the two (2) street-fronting units include deciduous trees, shrub, ornamental grass and lawn planting, aluminum and concrete low fencing with a pedestrian entry gate.
- A children's play area designed for young children is proposed for the outdoor amenity area. The play equipment includes a slide structure and a play car for active play.
- A bench is provided for caregivers.
- Feature permeable paving is provided along the edge of the internal drive aisle to highlight a pedestrian route through the site. Feature permeable paving is also provided to highlight the site entrances and visitor parking spaces. The use of permeable pavers provides a break in the asphalt internal driveway and contributes towards permeability of the site.
- The developer will provide a landscape security in the amount of \$254,221.28 as a requirement of the Development Permit.

Sustainability

- The applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units have been designed to achieve a higher EnerGuide rating of 83. The report, prepared by the Energy Advisor, is on file and will be utilized throughout the Building Permit review process to ensure these measures are incorporated in the permit drawings. A summary report is attached (Attachment 3).
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that the following sustainability features will be incorporated into the development:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Crime Prevention Through Environmental Design (CPTED)

- The site layout is easy to understand with clear sightlines to most areas.
- There is a well defined hierarchy of open space between semi-public areas and private yards.
- Passive surveillance is provided from the residential units to private yards, internal drive aisle, amenity area and the public streets.
- Pedestrian entries are clearly defined and will be lit.

Accessible Housing

- The proposed development includes one (1) convertible unit; designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator, as well as any necessary cabinetry and fixture to accommodate the individual needs of a future resident.

- Aging in place features are proposed in all units, including: stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and 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.

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- 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>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 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.*

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Annotated Minutes Excerpt (October 22, 2014)

Attachment 3: Predicted Energuide Rating Report

Attachment 4: Public Correspondence



DP 14-657872

Attachment 1

Address: 9051 and 9055 Dayton Avenue

Applicant: Yamamoto Architecture Inc.

Owner: Dayton CWL Investments Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor)

	Existing	Proposed	
Site Area:	8,849 m ² (as per survey)	Remains the same	
Land Uses:	Formerly Institutional and Residential	Multi-Family Residential	
OCP Designation:	Formerly Community Institutional	Neighbourhood Residential	
Zoning:	Formerly	Low Density Townhouses (RTL2)	
Number of Units:	Formerly Church and Single Detached House	23 Townhouses	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	0.55	None permitted
Lot Coverage:			
Building area	Max. 40%	40%	None
Non-porous area	Max. 65%	61%	
Planting area	Max. 25%	32%	
Lot Size	Min. 30 m width Min. 35 m depth	24 m to 90 m 187 m	None
Setbacks:			
Dayton Avenue	Min. 6 m	6 m	None
Dixon Avenue	Min. 6 m	6 m	
Interior Side Yard	Min. 3 m	3 m to 7 m	
Height	Max. 9 m	9 m and two-storey	None
Off-street Parking Spaces:			
Resident	46	46	None
Visitor	5	5	
Accessible	(1)	(1)	
Total	51	51	
Tandem Parking Spaces	Max. 50%	None	None
Amenity Space – Indoor	Min. 70 m ²	416 m ²	None
Amenity Space – Outdoor	Min. 138 m ²	203 m ²	None

Advisory Design Panel Meeting

Wednesday, October 22, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in '*bold italic*' text)

DP 14-657872 23-UNIT TOWNHOUSE DEVELOPMENT
PROPERTY LOCATION 9051, 9055 Dayton Avenue

Applicant's Presentation

Architect Karen Ma, Yamamoto Architecture Inc., and Landscape Architect Patricia Campbell, PMG Landscape Architects Inc., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- interesting project; character is unique; appreciate that the applicant trying to do something different in Richmond – *Noted.*
- concern on the roofline of the middle unit at the western side of the development (A2 Unit) with a simple wing style; creates blank, tall and boxy façades that are visible to the adjacent development; consider further design development to this type of unit; other units are successful and bring a nice contemporary look to the development – *Facade improved with band of hardi board with metal reveals to highlight roof, box out to provide depth and additional windows to provide animation.*
- appreciate the provision of an indoor amenity building for the proposed development given its size – *Noted.*
- review whether angles and articulation of the roofs will work for future solar panel installation – *Pre-ducting for future solar panel installation will be provided as it is a requirement of the rezoning.*
- appreciate the site plan; creates interesting elevations on the street – *Noted.*
- like the palette of the architecture, e.g. the red elements are not overwhelming – *Noted.*
- one-way access into the development off Dayton Avenue needs to be strictly enforced – *Noted. Additional paver area added to reinforce one-way access along with required bollards.*
- like the project and appreciate the model; appreciate the materials; the standing seam metal roof material will provide interesting texture; roof line valleys will need careful detailing – *Noted.*
- agree with comments to mitigate the tall and blank façades – *Improved as noted above.*
- sustainability features, e.g. future installation of solar panels, should be pursued in view of the absence of a District Energy Utility in the area – *Pre-ducting for future solar panels will*

be provided as noted above. In addition, the development will be built to achieve a Energuide rating of 83.

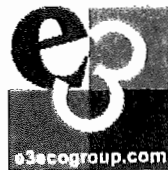
- appreciate the contemporary character of the project – *Noted.*
- appreciate the provision of an indoor amenity building; however, consider introducing permeable paving to the internal drive aisle in front of the building to better announce its presence to the overall development – *Entry improved with natural colour 0.6 m by 0.6 m concrete pavers added at amenity area entry.*
- appreciate the applicant’s efforts to incorporate planting along the internal drive aisle – *Noted.*
- look at the location of the proposed open space (which includes garden plots between the indoor amenity building and hedge and tree planting) to ensure adequate sunlight exposure and achieve its intended function as a social gathering place – *Design improved. Gardening plots provided between buildings 7 and 12 with greater area for gathering and sunlight exposure.*
- ¾-inch clear crushed gravel between buildings appears utilitarian and harsh; consider more appropriate landscaping material, e.g. round rocks, with more aesthetic appeal – *Design improved, crushed gravel replaced with river rock.*
- hope that the one-way entry off Dayton Avenue will become a two-way driveway in the future – *One-way entry on Dayton Avenue is a requirement of the rezoning, secured with a legal agreement.*
- appreciate the provision of a convertible unit in the proposed development; consider adding a second convertible unit; consider pocket doors in lieu of swing doors, e.g. in the powder room of the convertible unit, to improve accessibility – *Considered. The proposal includes one (1) convertible unit, but all units will have aging in place features. Swing doors are preferred due to maintenance concerns.*
- look at opportunities to plant larger trees in some places to help diffuse the tightness of the site – *Eight (8) larger growing Armstrong Maple trees are proposed.*
- consider opportunities for incorporating sustainable water initiatives as the site is relatively impermeable – *Proposal includes low-flow fixtures in units and drought resistant planting in landscape design.*
- like the new approach to townhouse development in Richmond – *Noted.*
- look at the orientation of the roof lines and daylight opportunities between buildings; also consider introducing variations to the roof lines – *Considered. The proposal includes three roof line types, with the combination of butterfly and simple gable roofs creating an interesting internal streetscape.*

Panel Decision

It was moved and seconded

That DP 14-657872 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



E3 Eco Group Inc.

Predicted Energuide Rating

for 9051 Dayton Avenue, Richmond, BC.

Dayton CWL Investments

17 November, 2014

2014

Introduction:

E3 ECO GROUP Inc. was asked to perform HOT2000 energy evaluation on a plan addressed as 9051 Dayton Avenue, Richmond, BC. The modeling was carried out according to the format defined by the EnerGuide Rating System for New Homes evaluation procedures.

Weather Location: Vancouver

Base Case Review: Single Family Dwelling

Slab on Grade	R12 full under slab insulation and R12 skirt insulation
Above Grade Wall Construction	2x6 @ 16" o.c. R20 interior batt insulation & R20 headers
Roof Construction	Hip roof: Trusses @ 24" o.c with R40 batt insulation; cathedral ceilings: 2x10 @ 24" o.c. with R28 batt insulation
Window Specification	Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Door Specification	Steel with polyurethane insulation core. Glazing in doors: Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Ventilation Specification	Bathroom fans only
Air Tightness	5.5 ACH@50Pa, an estimate based on typical local construction
Space Heating System	Natural Gas, High Efficiency Condensing Boiler (95% AFUE) (Triangle tube Prestige Solo)
Supplemental Heating	Natural Gas fireplace with spark ignition (sealed) (not all units have fireplaces)
Domestic Hot Water	Natural Gas, Indirect Fired Water Heater, 50 US gal tank, e.f. 0.79 (Triangle tube Smart Series)
Energy Credits:	
Drainwater Heat Recovery	0 kWh/yr
Low energy lighting	0 kWh/yr
Energy Star appliances	0 kWh/yr

Dayton - Yamamoto - basecase.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A base case	76	29500	18800
Unit A1 base case	76	32700	18500
Unit A2 base case	76	29800	18450
Unit B base case	75	33500	20900
Unit B1 base case	76	32100	18800
Unit B2 base case	74	34800	22300
Unit B3 base case	76	33100	19290

Predicted Energuide Rating

Upgrade scenario 3:

Space Heating System	EnergyStar rated (minimum HSPF 7.1 and SEER 14.5) air source heat pump system sized to heat the entire home, with condensing boiler back up heating system
----------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

Dayton - Yamamoto – iteration 4.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A upgrade 3	83	29500	10600
Unit A1 upgrade 3	83	32700	10500
Unit A2 upgrade 3	83	29800	10600
Unit B upgrade 3	83	33500	11300
Unit B1 upgrade 3	83	32100	10700
Unit B2 upgrade 3	83	34800	11800
Unit B3 upgrade 3	83	33100	10750

Notes:

1. Design Heat loss calculation is based on design conditions assumed. This figure can be used to size the heating system, although unit size will have to take into account system efficiency, operating conditions and provide a margin for quick recovery.
2. The calculated energy consumption estimates are based on data entered and assumptions made within the computer program based on standard user profiles. The estimates may not reflect actual energy requirements of this house due to variations in weather, actual construction details used, performance of equipment, lifestyle and number of occupants.

If you have any questions regarding this report, please contact me at your earliest convenience.

Kristi Owens,CEA,SBA,AT
 E3 Eco Group Inc.
 e: kristi@e3ecogroup.com

Einar Halbig
 E3 Eco Group Inc.
 e: einar@e3ecogroup.com

Public Correspondence

Correspondence Received

Kathy Stephens

September 5, 2014
August 14, 2014
and June 13, 2014

Raymond Luetzen

August 26, 2014
and August 19, 2014

Richard Wong

August 25, 2014

Rebecca Leung

August 12, 2014

Dan Lazar
Property Manager for Dixon Court

July 15, 2014

Chara Lee
Property Manager for Dixon Gardens

July 11, 2014

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Friday, 05 September 2014 10:30 AM
To: Badyal, Sara; MayorandCouncillors
Subject: RZ 11-589989 . 9051 and 9055 Dayton Ave

Hi Sara,

I talked to my neighbours today and nobody seems to know that they are suppose to get in touch with you regarding the removal of 200 hedge trees 19 feet tall at the back of all our yards. Every neighbour I talked to is very confused about this process because the letter we received from Jackson Lee gives a different reason than yours for removing the hedge and a different phone number then yours as a contact.

None of the neighbours going to City Hall asking questions about this development were ever told at anytime before or after the rezoning that the Development plan could and would be changed because of a mistake made by the developer. Is this common practice? I find that the Developer not knowing about how wide the hedges were is hard to believe. If they surveyed the property or just stood and looked at the line of the hedge you would know how wide the hedge is because you can see the hedge is not in line on their property and never was.

None of the neighbours ever wanted the hedge removed. I do not want the hedge to be removed because it is very private in my backyard and we use our backyard for many family gatherings. We spend time on our upper and lower deck patios all year round. It is also a buffer for noise and dust coming from all the construction. An eight foot hedge replacement is an insult to us. We will be able to see right into the new townhouses and they in turn will be looking right into our houses, patios and yards for the next 10 years. Plus there will be no buffer from the construction, dust and noise.

The previous owners of 9051 and 9055 Dayton Ave. needed to do some work on our property line and removed our fence and replaced it with the chain link fence. I have a dog and we need a fence up at all times. So not having a fence for 4 weeks or however long it will take is a big issue for us.

Could you send me a copy of your recommendation?

Thanks,
Kathy Stephens

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 14 August 2014 01:43 PM
To: Badyal, Sara
Subject: Subject RZ 11-589989 File

Hello Sara,

I have received a letter from Jacken Homes about having to remove the hedges now instead of when they were saying they would not have to when they put in for the rezoning (RZ 11 589989) and the Development Permit (DP 14-657872). This is because someone on their end made a mistake. As you have been told before, this is a big issue to all the neighbours this affects. Someone told me developers use tactics to get things approved for rezoning and then change the plans after rezoning is approved because most of the public does not know they can. But I am not suggesting they are in this case.

Jackson Lee phoned me to tell me all the neighbours were in agreement with the hedge removal and they were his hedges and what was my problem. Well I have talked to 8 neighbours who feel the same as I do.

1. In the letter from Jackson Lee it states the hedges impacts the backyards of the townhouses. Can they still build the way things are and just have a smaller back yard?
2. In your e-mail to me you state, "The terms of any agreements with the neighbours would need to be clarified in writing."
 - 2a. Is that the letter they sent us?
 - 2b. Do we need to sign to say we do or do not agree?
 - 2c. Please explain what that means to me in my position.
3. In the Landscape tree plan, Has anything been changed beside the height of the hedges? What is the difference between the new hedges they are proposing? How many years will it take for them to grow to the height of the hedges now?
4. Are there any other changes or updates?
5. Will the hedges stay if none of the neighbours want them removed and then replaced with smaller hedges? Will we get a vote?
6. What is our recourse?

Regards,
Kathy Stephens

From: Kathy Stephens [mailto:katstep1@gmail.com]

Sent: Friday, 13 June 2014 03:04 PM

To: Badyal, Sara

Subject: RZ 11-589989 File

Hi Sara,

Jackson Lee has been phoning and came to our house to talk about the tree line (hedge) around the property.

They informed us that somebody made a mistake and the tree line or hedge will have to come down now.

The neighbourhood is a buzz now and I would like to know if the city is going to allow this.

The neighbourhood did not challenge the rezoning because we were informed in writing that the Tree line (Hedge) would stay.

Regards,
Kathy Stephens

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Tuesday, 26 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your response.

As previously noted, the consultation with the developer has only been that we would get notice 2 weeks prior to having the hedge removed. If you would like me to send you a copy of the developer's consultation process I will do so.

The land grade increase of 2 feet between our lot and the new development should also create further flooding issues during the rainy season, a fact that was not consulted with neighbours and just added to the correspondence in sketch form.

Hopefully, you will also make the above part of your review.....

When can we expect a decision on the city's review....

Anxiously waiting...

On Aug 26, 2014, at 3:23 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:

Hi Mr. Leutzen,

At this time, staff are reviewing the developer's request to remove additional sections of the perimeter hedge and no decision has been made. As part of our review, the developer is consulting with the neighbours

Please feel free to call me at 604-276-4282

Regards,

Sara Badyal, M.Arch., RPP

Planner 2

Development Applications Division

City of Richmond

Tel: 604-276-4282

From: Raymond Luetzen [<mailto:rluetzen@icloud.com>]
Sent: Tuesday, 19 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your quick response. Somehow your take on the events that still have to take place and approved, differ greatly from the content in the letter from the developer. He suggests that with two weeks notice the hedge will be removed while perimeter drainage will take place over a 4 week period. It is after this that retaining walls, fencing and planting of of an Emerald Cedar hedge will take place.

I firmly believe that "it's a done deal" and that any amount of further consultation on this subject will fall on deaf ears.

You must have copies of letters that have gone to the affected owners, that clearly state the choices focus around a fence(which already exists), the planting of a tree hedge(which will take many years to provide equivalent privacy screening), but no compromise on the existing hedge.

I ask the same question that I posed in earlier correspondence....will the existing hedge be removed this fall?

On Aug 19, 2014, at 5:34 PM, Raymond Luetzen <rluetzen@icloud.com> wrote:

Sara,

Based on a letter I received from Jacken Homes on August 5, 2014, the issue with the 35 year old hedge has been resolved in favour of the developer. This decision changes the original plans from the hedge stays to the hedge goes,we get a fence and small tree hedge that will take years to develop and town homes moved closer to our property line.

I would like to know how this was changed without the knowledge of the affected neighbours.

Respectfully

Ray Luetzen

Badyal, Sara

From: RICHARD WONG [wong.richard@shaw.ca]
Sent: Monday, 25 August 2014 02:45 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton Development
Attachments: Letter from 9051 Dayton.pdf

Categories: Red Category

Hi Sara,

I reside in the house on 9071 Dayton Avenue, immediately adjacent to the proposed 9051 Dayton townhouse complex, with my west and north property lines effected by this complex in terms of privacy and traffic noise. I have spoken to you at the outset of the rezoning process briefly of these matters concerning our neighbouring community.

Mr. Jackson Lee and his general contractor had spoken to me on their project a few months back prior to the attached letter received by the neighbouring community. At that time, I had voiced my concern in regards to the privacy and noise issues along the west side of my home since they intend to construct a roadway, and entry driveway. I had mentioned the unobstrusive glaring of evening headlight paths into the front of my house since they will be removing the fifty feet of hedges that has been shared along the west property line bordering the front of the house. At that time, I had asked about their proposed plan about that issue, and they had responded with no positive feedback, but requested that I provide them with some solution.

As well, they wanted my permission to allow them to remove the beautiful hedges bordering the north of my property, and my decision would allow them to follow suit with the rest of the neighbours along Dayton Avenue. I responded that they should involve their landscape architect for a resolve, as the contractor did not know how to address this contradictory privacy issue among the rest of the neighbouring community. In regards to the proposed townhouse complex entry driveway on Dayton Avenue, in retrospect, the city planner should of had the foresight to allow the entry lane to this proposed complex on the west side of their property as it was originally located for the last forty years which would leave a peaceful twenty feet backyard bordering my west property line and the new residences.

I have attached the letter that was sent to all the Dayton Avenue neighbours, and the neighbours have asked me to represent them in inquiring on our choices in this matter. By looking at the Section Sheet SK1, the proposed new retaining wall is comprised of railway ties, and the neighbours are concerned about possible water runoff into their property since the townhouse complex is elevated higher. A solid concrete foundation could be a better solution, but that is a choice of the geotechnical engineer and financial economics. The neighbours are also concerned of the initial spacing of the proposed new tree hedging. The neighbours would prefer if they had no choice of keeping the original trees, that the new hedges be a completed privacy barrier, not one that will take the next ten years to mature into a privacy barrier.

I thank you in advance for your opinion in this matter if any that our neighbouring community can take heart of a satisfactory resolve.

Thank You,

Richard Wong.

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

August 5th, 2014

Dear Mr. Wong,

Further to our conversations with you a few weeks ago, we are writing to provide you with further information regarding the plans for our hedges on 9051 Dayton Avenue.

The portion of hedge that is currently on our side of our shared property line was not previously identified to be removed at the rezoning stage. We had prematurely assumed that we would be able work with the existing hedge but we have under-estimated the effect and growth of the hedges and how it impacts the useable space of the backyards of the new homes, and for that reason we are proposing to remove and replace the existing hedge. Attached you will find a new landscape plan showing the proposed landscaping and cross section of our shared property line.

We understand that the existing hedges offer separation between our properties while providing privacy, and that privacy retention is of utmost importance. Our proposed plan includes the replacement of the existing Western Red Cedar hedges with a more manageable type of hedge, such as the Emerald Cedar, that will benefit all parties in terms of ongoing maintenance. Along our shared property line, our finished grade will be approximately 1 to 2 feet higher than your property. The replacement hedges will be a minimum of 8 feet in height. This combines for a minimum privacy screening of 9 feet along our shared property line immediately from the planting of the new hedges.

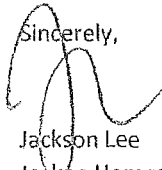
Our planned course of action is designed to limit the time of lost privacy screening. The existing hedges will be retained during the preloading stage until the perimeter drainage is ready to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete in approximately 4 weeks. Replacement hedges and fence would be installed immediately after to bring back the privacy provided by the previous hedge. We are currently estimating that this portion of the work would take place sometime in the Fall of 2014. We will notify you in writing at least two weeks prior to the existing hedges being removed.

Lastly, you will notice from the cross section illustration prepared by our Landscape Architect, we are now proposing a chain link fence instead of a wooden fence. This change is due to the feedback of the neighbourhood and that some neighbours would prefer to see only hedges. The chain link fence would allow the hedges to grow in between the links and over time only the hedge would be visible. A chain link fence is also expected to both last longer and require less maintenance than a wooden fence. However,

if your preference is for a wooden fence, please let us know so that we may make the appropriate arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from City of Richmond at 604-276-4138.

Sincerely,

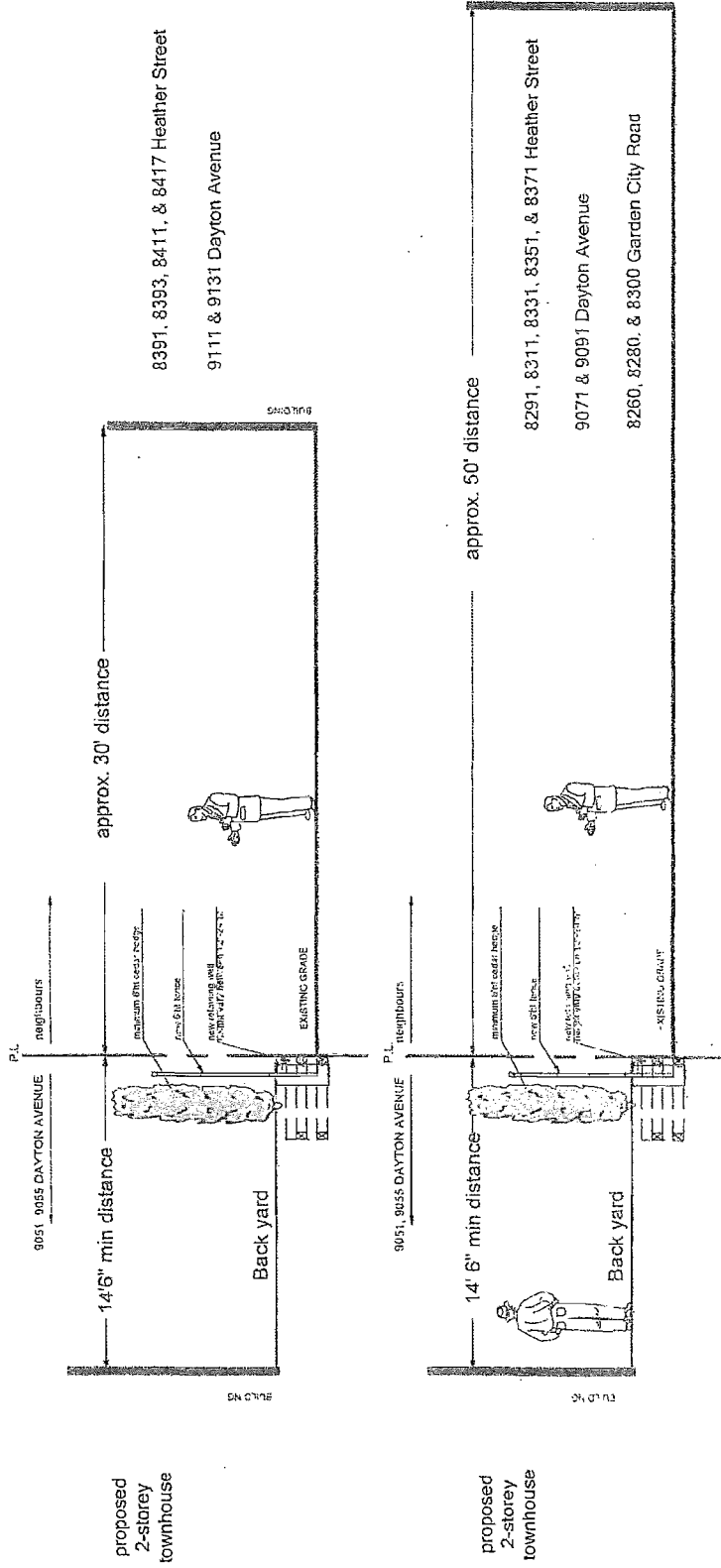


Jackson Lee
Jackson Homes

Cell: 778-865-4783

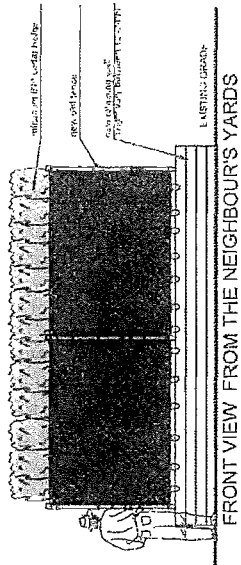
Office: 604-266-0808 ext. 12

jackson.lee@jacksonhomes.com



proposed
2-storey
townhouse

proposed
2-storey
townhouse



FRONT VIEW FROM THE NEIGHBOUR'S YARDS

approx. 30' distance

approx. 50' distance

8391, 8393, 8411, & 8417 Heather Street
9111 & 9131 Dayton Avenue

8291, 8311, 8331, 8351, & 8371 Heather Street
9071 & 9091 Dayton Avenue
8260, 8280, & 8300 Garden City Road

DATE: 14.06.06
SCALE: 1/4"=1'-0"
JOBS NO: 11-238
SHEET NO: 1 OF 1



PROJECT: 9051, 9055 DAYTON AVENUE
RICHMOND

TITLE: SECTIONS / ELEVATION AT PROPERTY LINE

long
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 f: 604 294-0022

Badyal, Sara

From: Rebecca Leung [rleung@cnv.org]
Sent: Tuesday, 12 August 2014 03:09 PM
To: Badyal, Sara
Subject: 9051 Dayton Ave
Attachments: DSC09111.JPG; DSC09110.JPG

Importance: High

Hi Sara,

Today we have received a letter with attached plans from the developer of 9051 Dayton Ave. We were asked about changing wood fence at the perimeter to chain-linked fence. However, I noticed that their "Approved Rezoning Plan" Revision 7 dated July 11, 14 (see attached) is very different than the one we reviewed at the City Hall.

To name a few:

- 1). The perimeter existing hedge were ALL gone.
 - 2). The setback of the buildings are greatly reduced. (see attached Section view at property line showing 14.5' setback)
 - 3). The new plant schedule shows a total of 99 trees which is 29 trees more than the version I saw at the City Hall.
- However, hundreds of trees are proposed to be removed. The dense green area is greatly reduced. And we think that this is not acceptable.

With the new grade elevations and the wood retaining wall, a few of the neighbours I have talked to are worried about the surface run off. If the new grade elevation was approved by the City, could you let me know if there's any requirements from the City to ensure that the water is not draining to the neighbouring properties which are mostly on the lower side?

I know that a few of our neighbours also have the same concerns. I will try to talk to them more in these few days. But the major one is that we want to verify with you to see if this is REALLY the City's approved plan.

We really appreciate your help.

Thanks,

Rebecca Leung

Assistant Plan Checker 2, Community Development
t: 604.982.3916 | e: rleung@cnv.org

City of North Vancouver

141 West 14th Street, North Vancouver, BC V7M 1H9
Reception: 604.990.4220 | f: 604.985.0576 | www.cnv.org





36313988 Cambie RD
Richmond, BC V6V 2K1

Phone: 6042079316
Fax: 6042079386
Email: bklein@louwin.com

July 15, 2014

Jacken Investments Inc.
9002 Oak Street,
Vancouver BC V6P 4B9

Dear Jackson:

**Re: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave
Dixon Court, 9088 Dixon Ave, Richmond BC**

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

After reviewing your proposal of new landscape design, Strata Council of Dixon Court consented that to allow removal of the 6 trees on unit #8 and removal of the 3 trees in the middle of the complex, with the condition that Jacken Investments Inc. pay for the tree removal, clean up, etc and the hedges on the south and east side of our property should be 10 feet tall.

For any questions, please feel free to contact the undersigned.

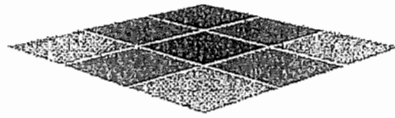
Thank you for your attention.

Best Regards,

A handwritten signature in black ink, appearing to read 'Dan Lazar', is written over a faint grid background.

Dan Lazar
Property Manager
Louwin Management Ltd.
On Behalf of Strata Council Strata Plan LMS 3817

Citybase
Management Ltd.
Property Management



July 11th, 2014

Jacken Homes
9002 Oak Street,
Vancouver, BC V6P 4B9

**RE: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave
Dixon Gardens, 9020 Dixon Ave, Richmond, B.C.**

Dear Jackson,

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

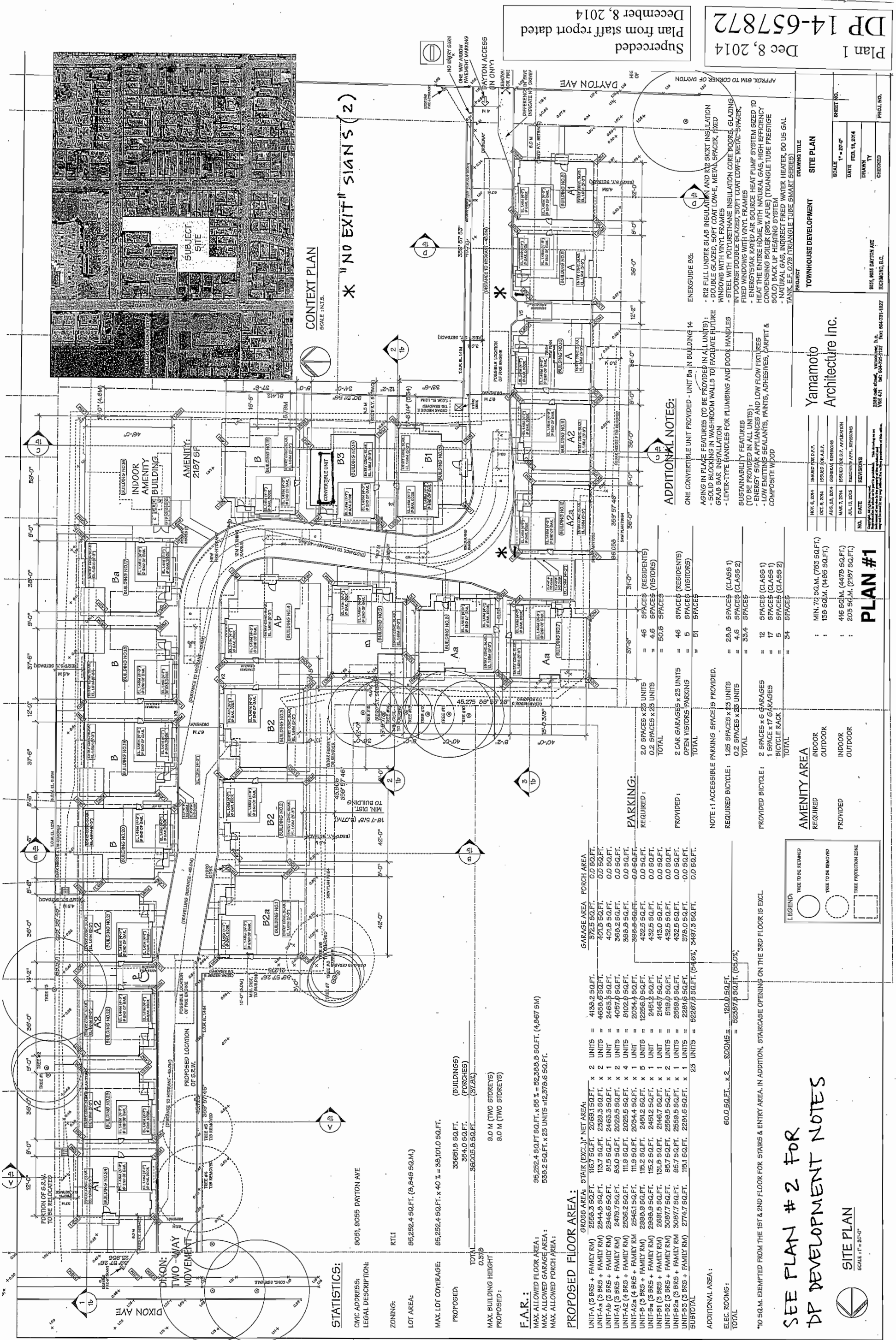
After reviewing your proposal of new landscape design, Strata Council of Dixon Gardens consented that your ideas will benefit both complexes. Therefore, Strata Council has no objections on both proposals of hedges removal and new landscape design.

For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best regards,

Chara Lee
Property Manager
Citybase Management Ltd.
(Agent for the Owners of Strata Plan BCS 783)



CONTEXT PLAN
SCALE: 1/8" = 1'-0"

*** "NO EXIT" SIGNS (2)**

STATISTICS:

CIVIC ADDRESS: 9051, 9055 DAYTON AVE
LEGAL DESCRIPTION: RT11
ZONING: RT11
LOT AREA: 95,252.4 SQ.FT. (9,949 SQ.M.)
MAX. LOT COVERAGE: 95,252.4 SQ.FT. x 40% = 38,101.0 SQ.FT.
PROPOSED: 35,661.8 SQ.FT. (BUILDINGS) (PORCHES)
35,410 SQ.FT. (PORCHES)
36,025.5 SQ.FT. (37,252)
TOTAL: 0.379
MAX. BUILDING HEIGHT PROPOSED: 9.0 M (TWO STOREYS)
9.0 M (TWO STOREYS)

F.A.R.:
MAX. ALLOWED FLOOR AREA: 95,252.4 SQ.FT. x 55% = 52,388.8 SQ.FT. (4,967 SM)
MAX. ALLOWED GARAGE AREA: 539.2 SQ.FT. x 23 UNITS = 12,378.6 SQ.FT.
MAX. ALLOWED PORCH AREA: 37.25 SQ.FT.

PROPOSED FLOOR AREA:

UNIT	AREA (SQ.FT.)	NET AREA	STAIR (EXCL.)	PORCH AREA	GARAGE AREA
UNIT-A (3 BRK + FAMILY RM)	2556.3	1167.7	2069.1	0.0	0.0
UNIT-Aa (3 BRK + FAMILY RM)	2944.9	1137.7	2329.3	0.0	0.0
UNIT-Ab (3 BRK + FAMILY RM)	2944.9	1137.7	2329.3	0.0	0.0
UNIT-A1 (3 BRK + FAMILY RM)	2479.7	83.0	2463.3	0.0	0.0
UNIT-A2 (4 BRK + FAMILY RM)	2535.2	111.9	2029.5	0.0	0.0
UNIT-A2a (4 BRK + FAMILY RM)	2546.1	111.9	2029.5	0.0	0.0
UNIT-A2a (4 BRK + FAMILY RM)	2546.1	111.9	2029.5	0.0	0.0
UNIT-Ba (3 BRK + FAMILY RM)	2995.9	115.2	2491.2	0.0	0.0
UNIT-Bb (3 BRK + FAMILY RM)	2691.5	131.9	2146.7	0.0	0.0
UNIT-B1 (3 BRK + FAMILY RM)	3097.7	95.7	2599.5	0.0	0.0
UNIT-B2 (3 BRK + FAMILY RM)	3097.7	95.7	2599.5	0.0	0.0
UNIT-B3 (3 BRK + FAMILY RM)	2774.7	115.1	2281.6	0.0	0.0
SUBTOTAL					

PARKING:

REQUIRED	PROVIDED	REMARKS
2.0 SPACES x 23 UNITS	46 SPACES (RESIDENTS)	
0.2 SPACES x 23 UNITS	4.6 SPACES (VISITORS)	
TOTAL	50.6 SPACES	
2 CAR GARAGES x 23 UNITS	46 SPACES (RESIDENTS)	
OPEN VISITORS PARKING	5 SPACES (VISITORS)	
TOTAL	51 SPACES	

AMENITY AREA

REQUIRED	PROVIDED	REMARKS
1.25 SPACES x 23 UNITS	28.9 SPACES (CLASS 1)	
0.2 SPACES x 23 UNITS	4.6 SPACES (CLASS 2)	
TOTAL	33.4 SPACES	
2 SPACES x 6 GARAGES	12 SPACES (CLASS 1)	
1 SPACE x 17 GARAGES	17 SPACES (CLASS 1)	
BICYCLE RACK	5 SPACES (CLASS 2)	
TOTAL	34 SPACES	

AMENITY AREA
REQUIRED: INDOOR, OUTDOOR
PROVIDED: INDOOR, OUTDOOR

LEGEND:
TREE TO BE RETAINED
TREE TO BE REMOVED
TREE PROTECTION ZONE

NOTE: 1 ACCESSIBLE PARKING SPACES PROVIDED.
REQUIRED BICYCLE: 1.25 SPACES x 23 UNITS = 28.9 SPACES (CLASS 1)
0.2 SPACES x 23 UNITS = 4.6 SPACES (CLASS 2)
TOTAL = 33.4 SPACES
PROVIDED BICYCLE: 2 SPACES x 6 GARAGES = 12 SPACES (CLASS 1)
1 SPACE x 17 GARAGES = 17 SPACES (CLASS 1)
BICYCLE RACK = 5 SPACES (CLASS 2)
TOTAL = 34 SPACES

ADDITIONAL NOTES:
ONE CONVERTIBLE UNIT PROVIDED - UNIT Bg IN BUILDING 14
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
- RIGID FULL UNDER GLAZ INSULATION AND RIGID SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING
- FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (85% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 60 US GAL TANK, E.F. 0.78 (TRIANGLE TUBE SMART SERIES)

ADDITIONAL NOTES:
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRS BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

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- NATURAL GAS, INDIRECT FIRED WATER HEATER, 60 US GAL TANK, E.F. 0.78 (TRIANGLE TUBE SMART SERIES)

ENERGYGUIDE 833:
- R12 FULL UNDER GLAZ INSULATION AND RIGID SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING
- FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (85% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 60 US GAL TANK, E.F. 0.78 (TRIANGLE TUBE SMART SERIES)

SEE PLAN # 2 FOR DP DEVELOPMENT NOTES

AMENITY AREA
REQUIRED: INDOOR, OUTDOOR
PROVIDED: INDOOR, OUTDOOR

AMENITY AREA
REQUIRED: INDOOR, OUTDOOR
PROVIDED: INDOOR, OUTDOOR

AMENITY AREA
REQUIRED: INDOOR, OUTDOOR
PROVIDED: INDOOR, OUTDOOR

AMENITY AREA
REQUIRED: INDOOR, OUTDOOR
PROVIDED: INDOOR, OUTDOOR

PROJECT: TOWNHOUSE DEVELOPMENT
DRAWING TITLE: SITE PLAN
SCALE: 1" = 30'-0"
DATE: FEB. 15, 2014
DRAWN BY: TY
CHECKED:
PROJ. NO.:
SHEET NO.:

Yamamoto Architecture Inc.

PLAN #1

NO. DATE REVISIONS

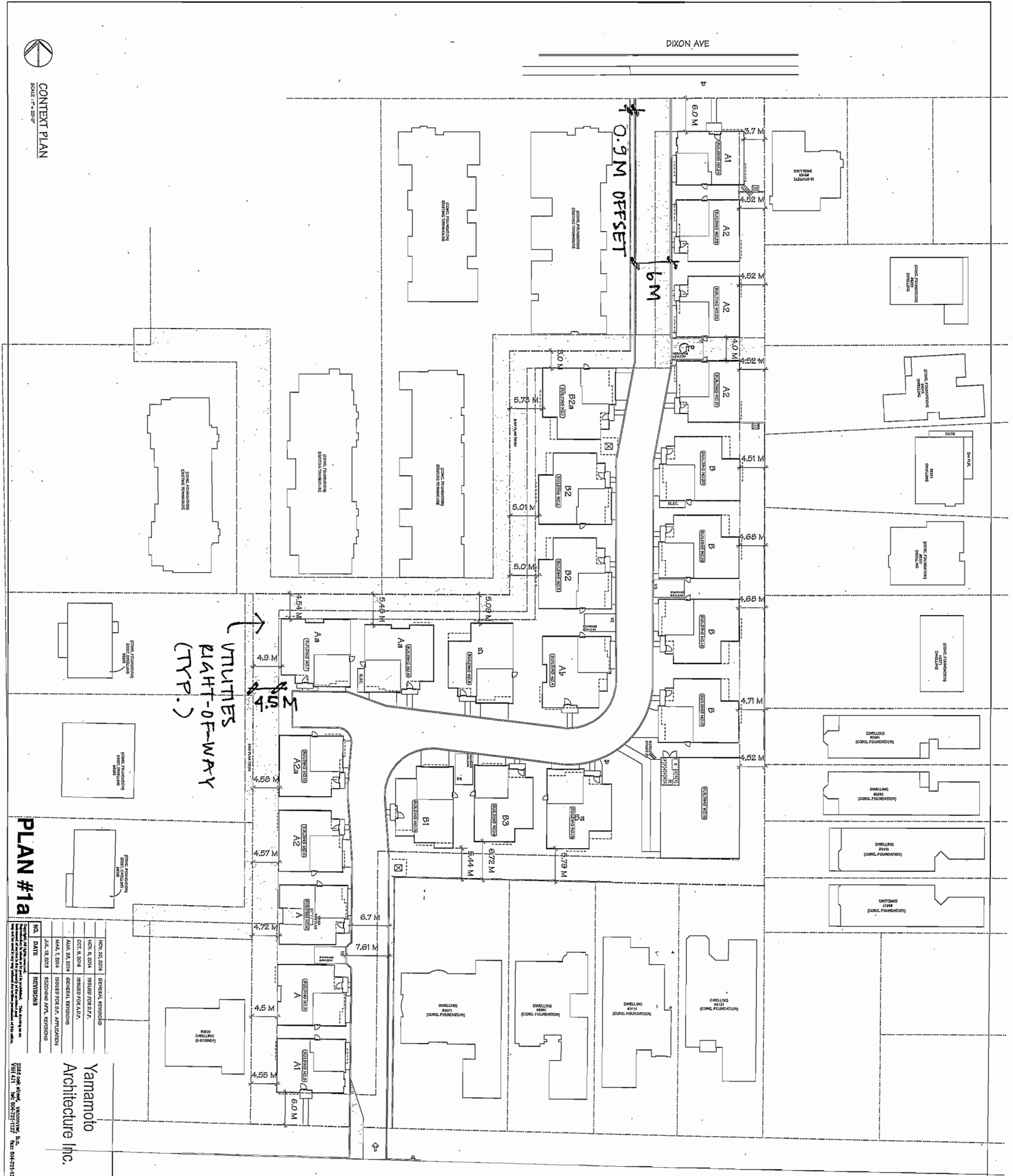
NO. DATE REVISIONS

NO. DATE REVISIONS

NO. DATE REVISIONS



CONTEXT PLAN
SCALE 1/8" = 1'-0"



PLAN #1a

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 6, 2014	ISSUED FOR O.P.F.
3	OCT. 9, 2014	ISSUED FOR A.D.P.
4	AUG. 28, 2014	GENERAL REVISIONS
5	MAY 7, 2014	ISSUED FOR O.P. APPLICATION
6	JUL. 19, 2014	REVISIONS A/P/L REVISIONS

Yamamoto
Architecture Inc.

PROJECT
TOWNHOUSE DEVELOPMENT

DRAWING TITLE
CONTEXT PLAN

SCALE
1/8" = 1'-0"

DATE
FEB. 13, 2014

DRAWN
TY

CHECKED

SHEET NO.
DP 14-657872

PROJECT NO.
5911 922 DAYTON AVE
RICHMOND, B.C.

- Notes:
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
 - No Variances.
 - 1 convertible townhouse unit.
 - Aging in place features in all townhouse units.
 - 1 accessible parking space.
 - Development is required to construct amenity building (approx. 416 m²), including mailbox area and garbage/recycling storage room.
 - Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
 - Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
 - Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
 - Sustainability features:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Plan 2 Dec 8, 2014
DP 14-657872

Superseded
Plan from staff report dated
December 8, 2014



PARKING PLAN
SCALE 1" = 20'-0"

PLAN #2

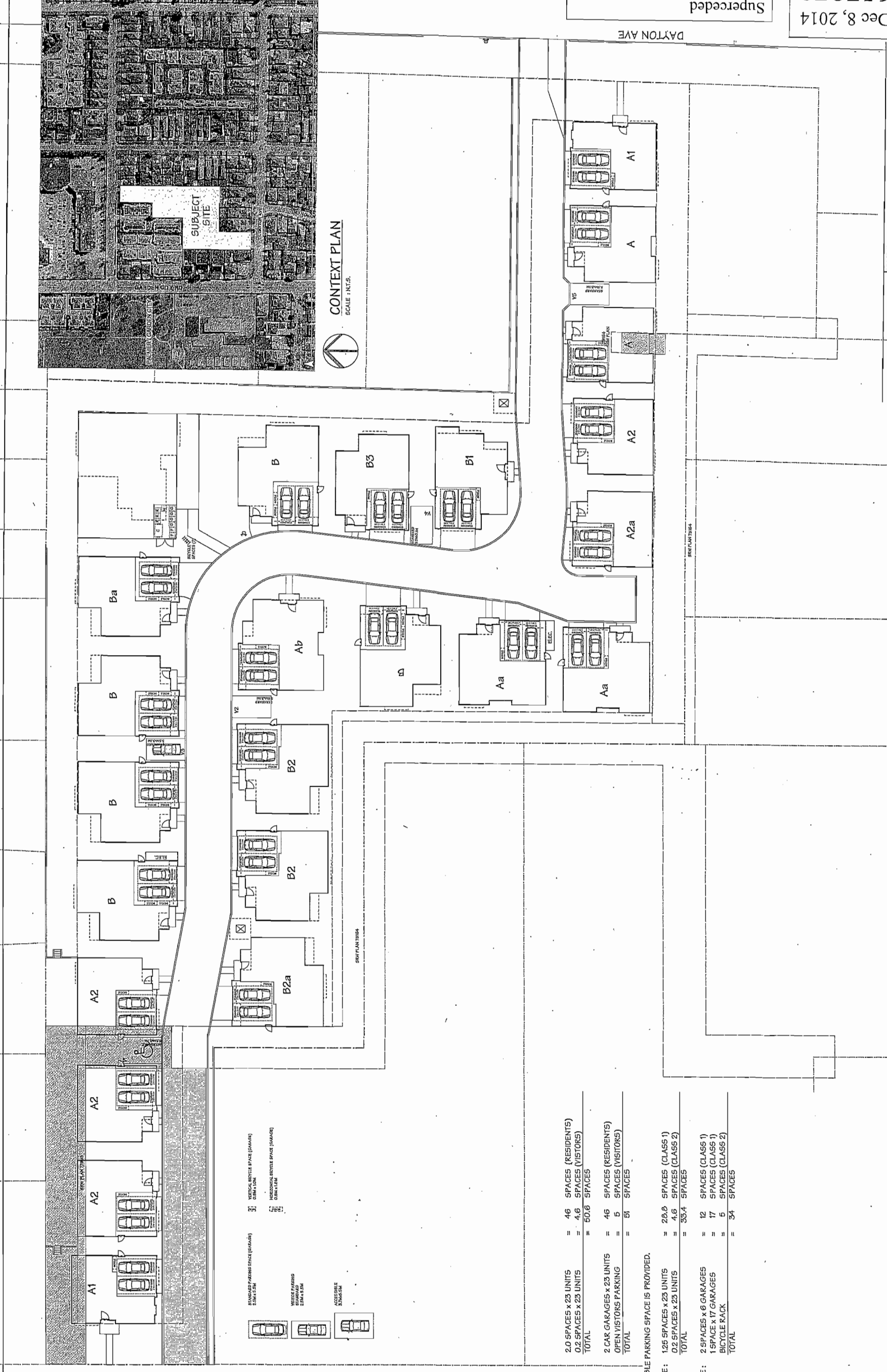
NO.	DATE	REVISIONS
1	JUL 18, 2013	ISSUED FOR APL REVISIONS
2	AUG 28, 2014	ISSUED FOR D.P. APPLICATION
3	OCT 9, 2014	ISSUED FOR A.D.P.
4	NOV 6, 2014	ISSUED FOR D.P.P.

Yamamoto Architecture Inc.
 9151 9255 DAYTON AVE
 RICHMOND, B.C.
 TEL: 604-271-1127 FAX: 604-271-1327

PROJECT	TOWNHOUSE DEVELOPMENT
DRAWING TITLE	PARKING PLAN
SHEET NO.	14-657872
SCALE	1" = 20'-0"
DATE	MAR. 6, 2014
DRAWN	KM
CHECKED	
PROJ. NO.	

Plan 3
 Dec 8, 2014
 DP 14-657872

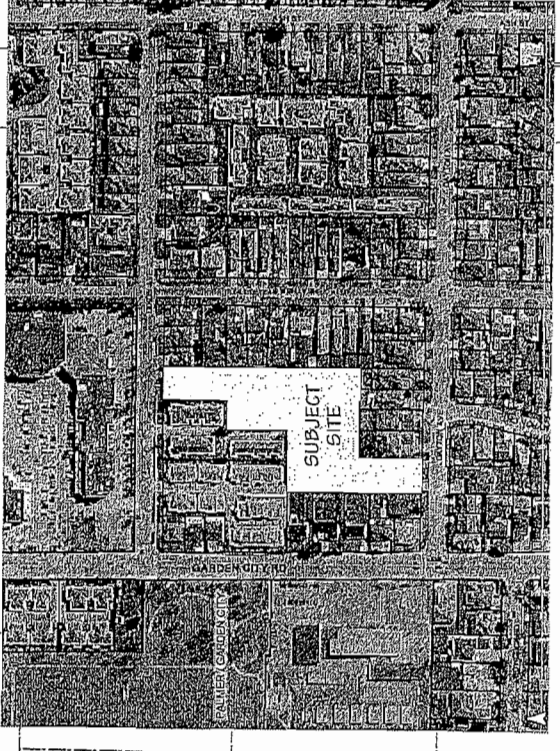
Superseded
 Plan from staff report dated
 December 8, 2014



PARKING:

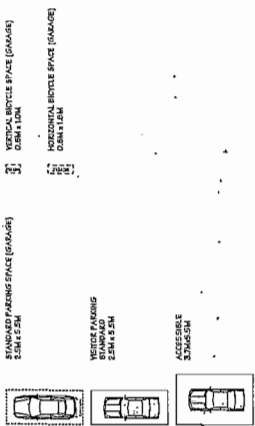
REQUIRED:	2.0 SPACES x 23 UNITS = 46 SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)
	TOTAL = 50.6 SPACES
PROVIDED:	2 CAR GARAGES x 23 UNITS = 46 SPACES (RESIDENTS)
	OPEN VISITORS PARKING = 5 SPACES (VISITORS)
	TOTAL = 51 SPACES
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.	
REQUIRED BICYCLE:	1.25 SPACES x 23 UNITS = 28.8 SPACES (CLASS 1)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (CLASS 2)
	TOTAL = 33.4 SPACES
PROVIDED BICYCLE:	2 SPACES x 6 GARAGES = 12 SPACES (CLASS 1)
	1 SPACE x 17 GARAGES = 17 SPACES (CLASS 1)
	BICYCLE RACK = 5 SPACES (CLASS 2)
	TOTAL = 34 SPACES

CONTEXT PLAN
SCALE INT'S.



DIXON AVE

DAYTON AVE



Superseded
Plan from staff report dated
December 8, 2014

DATE: 12 SEP 14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHKD: FCM
DRAWING NUMBER:
PMG PROJECT NUMBER: 11

LANDSCAPE
TREE PLAN

TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVENUE
RICHMOND, BC

PROJECT: TOWNHOUSE DEVELOPMENT
CLIENT: 9051, 9055 DAYTON AVENUE, RICHMOND, BC

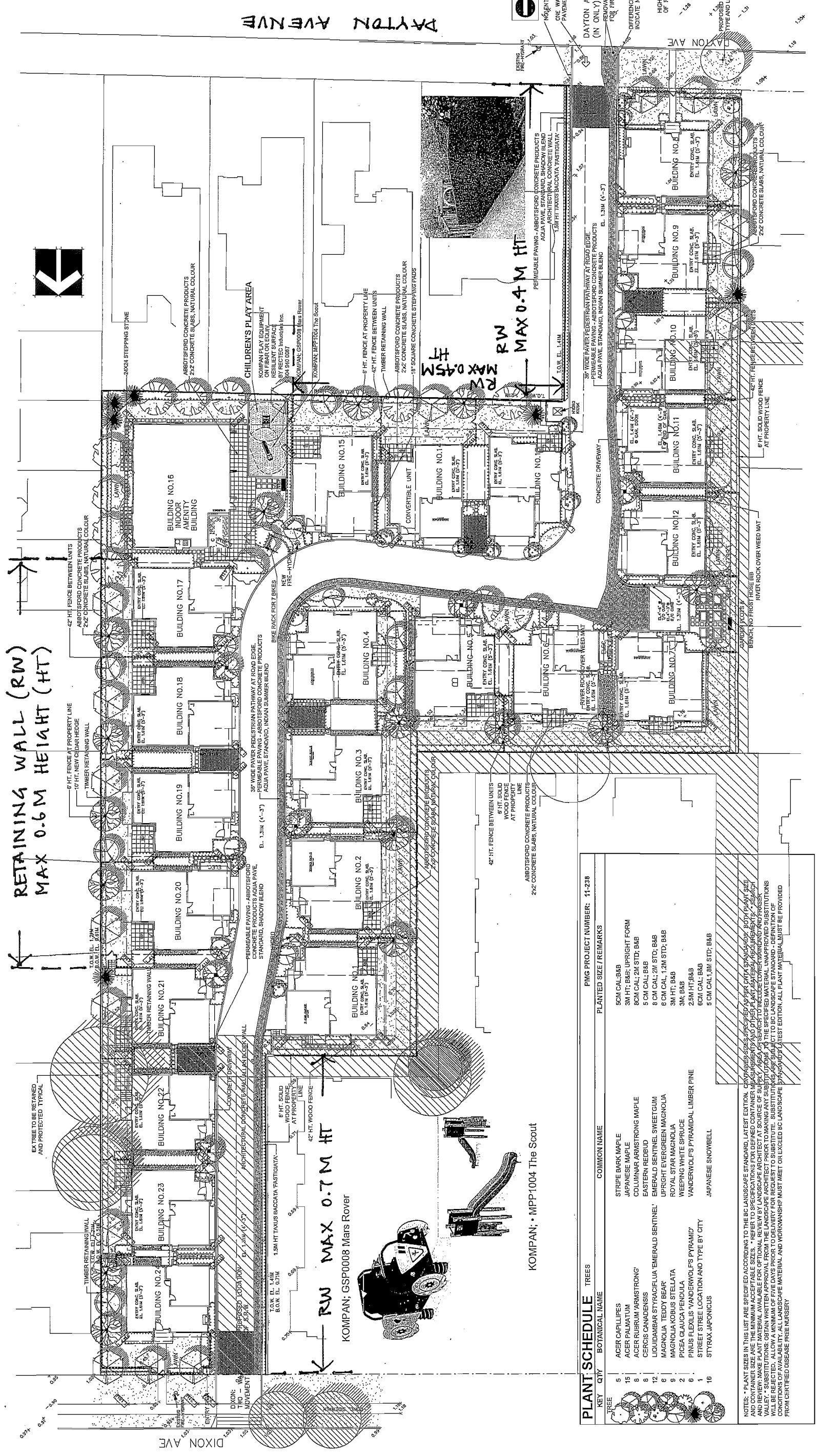
REVISIONS:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	REVISED SUBMITTAL	DR.
2	13 NOV 14	AS PER CITY REQUEST	DR.
3	14 NOV 14	AS PER CITY COMMENTS	DR.
4	14 NOV 14	AS PER CITY COMMENTS	DR.
5	14 NOV 14	NEW SITE PLAN	DR.
6	14 NOV 14	NEW SITE PLAN	DR.
7	14 JUL 14	AS PER CLIENT REQUEST	DR.
8	14 JUL 14	AS PER CLIENT REQUEST	DR.
9	14 JUL 14	REVISED PERMITS AS PER CLIENT REQUEST	DR.
10	14 JUL 14	AS PER CITY REQUEST	DR.
11	14 FEB 14	NEW SITE PLAN	DR.
12	13 NOV 14	REVISED PERMITS	DR.
13	12 SEP 14	REVISED SUBMITTAL	DR.

SEAL:

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Richmond, BC V6X 3L7
P: 604.284.8011, F: 604.284.0022

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PLANT SCHEDULE	TREES	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER CAPILLIPES	STRIPED BARK MAPLE	50M CAL: BAB
2	ACER PALMATUM	JAPANESE MAPLE	3M HT; BAB; UPRIGHT FORM
3	ACER RUBRUM 'ARMSTRONG'	RED BARK MAPLE	80M CAL: 2M STD; BAB
4	CERCIS CANADENSIS	DOGWOOD	5 CM CAL: BAB
5	LIVODIARIA STYRACIFLUA	EMERALD SENTINEL SWEETGUM	8 CM CAL: 2M STD; BAB
6	MAGNOLIA 'TEDDY BEAR'	UPRIGHT EVERGREEN MAGNOLIA	6 CM CAL: 1.2M STD; BAB
7	MAGNOLIA KOBUS STELLATA	ROYAL STAR MAGNOLIA	3M HT; BAB
8	PICEA GLAUCOA PENDULA	WEeping WHITE SPRUCE	3M HT; BAB
9	PINUS BALDWINII 'PYRAMID'	STRIPED BARK LAMBER PINE	25M HT: BAB
10	STYRAX JAPONICUS	JAPANESE SNOWBELL	60M CAL: BAB
11			5 CM CAL: 1.8M STD; BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND PRIOR TO ANY REPLACEMENTS, REPAIRS, SUBSTITUTIONS AND REPLACEMENTS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. CHECK FOR ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNIMPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

KOMPAN; • MPP1004 The Scout

KOMPAN; GSP0008 Mats Rover

RW MAX 0.7 M HT

RETAINING WALL (RW)
MAX 0.6 M HEIGHT (HT)

RW MAX 0.4 M HT

RW MAX 0.45 M HT



DIXON AVE
9.0M EL. 1.4M B.C.M. EL. 0.7M

PMG PROJECT NUMBER: 11-238

DAYTON AVENUE

CONCRETE DRIVEWAY
RIVER ROCK OVER WEED MAT
BENCH, NO FROG, 1.8M EL. 1.8M

BUILDING NO. 1-16
ENTRY CONC. SLAB EL. 1.0M (0-3)

CHILDREN'S PLAY AREA
KOMPAN PLAY EQUIPMENT ON FEAR OR EQUIV. BY RECTED INSTALLING INC. 804 904 0067
KOMPAN, GSP0008 Mats Rover

PERMEABLE PAVING - ABBOTSFORD CONCRETE PRODUCTS
AQUA PAVE, STANDARD, INDIAN SUMMER BLEND EL. 1.3M (1-3)

PERMEABLE PAVING - ABBOTSFORD CONCRETE PRODUCTS
AQUA PAVE, STANDARD, INDIAN SUMMER BLEND EL. 1.3M (1-3)

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AQUA PAVE, STANDARD, INDIAN SUMMER BLEND EL. 1.3M (1-3)

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Superceded
Plan from staff report dated
December 8, 2014

Plan 4b
Dec 8, 2014
DP 14-657872

L2
PNG PROJECT NUMBER:
DRAWING NUMBER:

DATE: 12/08/14
SCALE: 1/16"=1'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM

LANDSCAPE
SHRUB PLAN A

TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

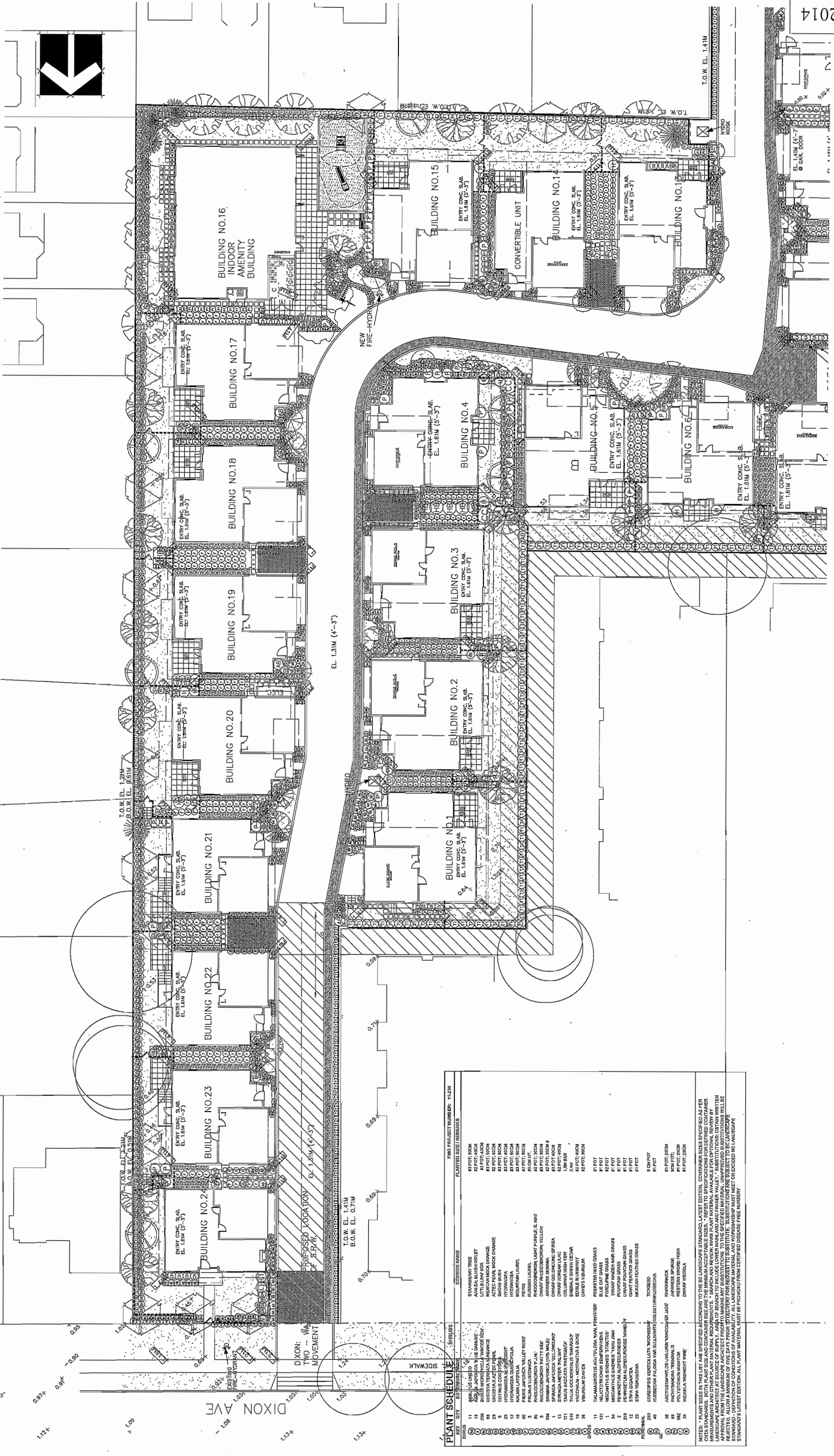
PROJECT:

CLIENT:

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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50	12/08/14	REVISED PERMIT REPORT	NT

NO.	SYMBOL	PLANT NAME	COMMON NAME	PLANT SIZE / REMARKS	PLANT SCHEDULE
1	11	STRAWBERRY TREE	STRAWBERRY TREE	12 FT. POT. ROOM	12 FT. POT. ROOM
2	12	AZALEA BUSH	AZALEA BUSH	12 FT. POT. ROOM	12 FT. POT. ROOM
3	13	LITTLE LEAF BUSH	LITTLE LEAF BUSH	12 FT. POT. ROOM	12 FT. POT. ROOM
4	14	WITCHAMOUNTAIN	WITCHAMOUNTAIN	12 FT. POT. ROOM	12 FT. POT. ROOM
5	15	ACTEON BUSH	ACTEON BUSH	12 FT. POT. ROOM	12 FT. POT. ROOM
6	16	CHOCOMA	CHOCOMA	12 FT. POT. ROOM	12 FT. POT. ROOM
7	17	SMOKE BUSH	SMOKE BUSH	12 FT. POT. ROOM	12 FT. POT. ROOM
8	18	HYDRANGEA	HYDRANGEA	12 FT. POT. ROOM	12 FT. POT. ROOM
9	19	MOUNTAIN LAUREL	MOUNTAIN LAUREL	12 FT. POT. ROOM	12 FT. POT. ROOM
10	20	PIRREA	PIRREA	12 FT. POT. ROOM	12 FT. POT. ROOM
11	21	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
12	22	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
13	23	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
14	24	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
15	25	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
16	26	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
17	27	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
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19	29	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
20	30	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
21	31	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
22	32	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
23	33	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
24	34	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
25	35	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
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27	37	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
28	38	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
29	39	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
30	40	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
31	41	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
32	42	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
33	43	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
34	44	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
35	45	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
36	46	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
37	47	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
38	48	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
39	49	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM
40	50	PHODODENDRON	PHODODENDRON	12 FT. POT. ROOM	12 FT. POT. ROOM



pmg
LANDSCAPE ARCHITECTS
ARCHITECTS
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DRAWING TITLE:

LANDSCAPE
 SHRUB PLAN B

TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE
 RICHMOND, BC

PROJECT:

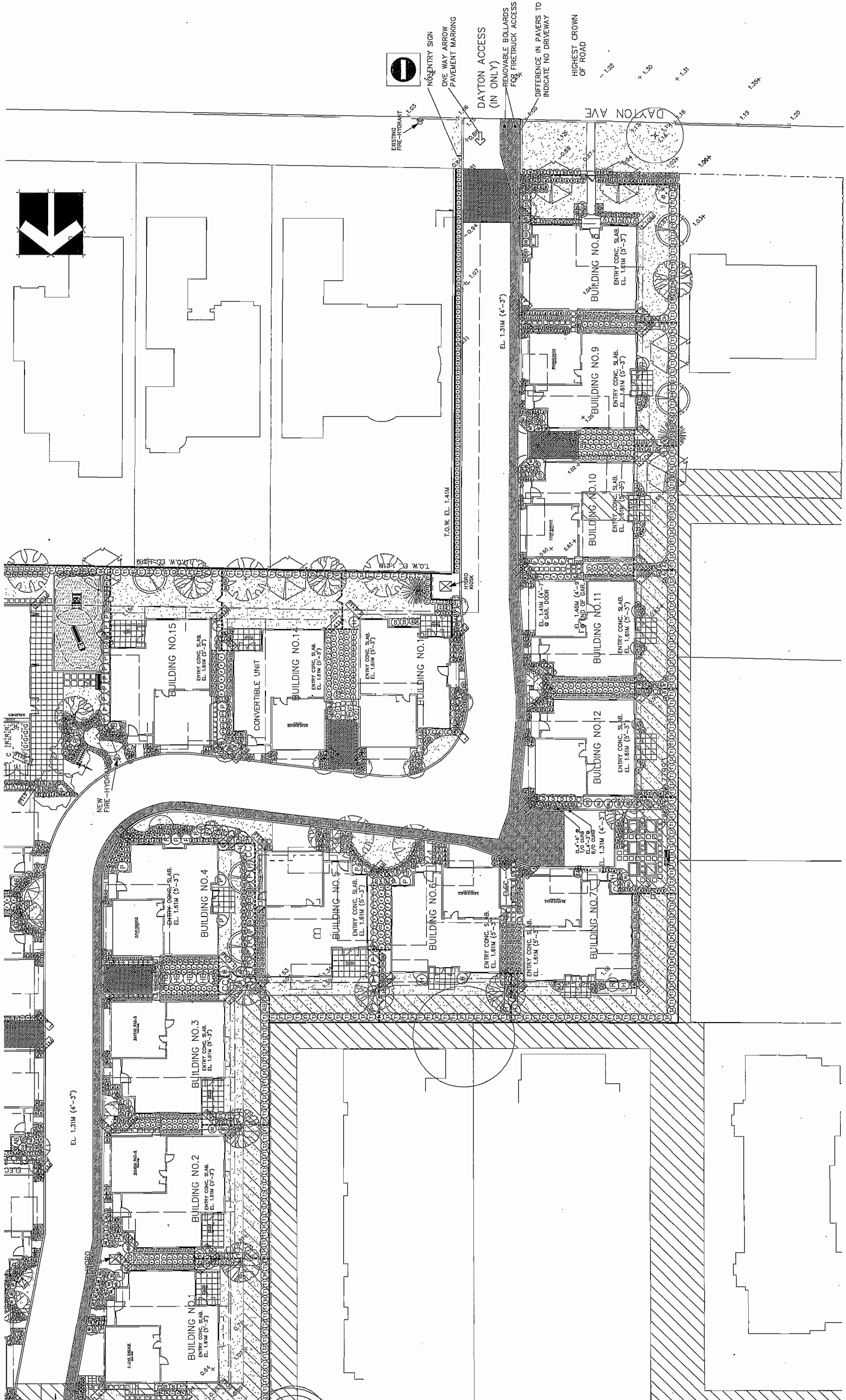
CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
13	14JUN28	REVISION AS PER CITY COMMENTS	DD
12	14NOV20	AS PER CITY REQUEST	DD
11	14NOV05	AS PER ADP COMMENTS	DD
10	14OCT16	NEW SITE PLAN	DD
9	14AUG27	NEW SITE PLAN	PC
8	14JUL28	NEW SITE PLAN	DD
7	14JUL11	AS PER CLIENT REQUEST	DD
6	14JUN30	REVISED DETAILS AS PER CLIENT REQUEST	DD
5	14JUN08	AS PER CITY REQUEST	DD
4	14FEB28	NEW SITE PLAN	DD
3	14NOV22	REV. SHRUB PLAN	PC
2	14NOV15	NEW SITE PLAN	DD
1	12SEP15	REVISION AS PER REPORT	RT

SEAL:

pmg
 LANDSCAPE
 ARCHITECTS
 Suite C110 - 4185 Still Creek Drive
 Richmond, BC V6X 3A8
 P: 604-294-0311 F: 604-294-0322

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Superseded
Plan from staff report dated
December 8, 2014



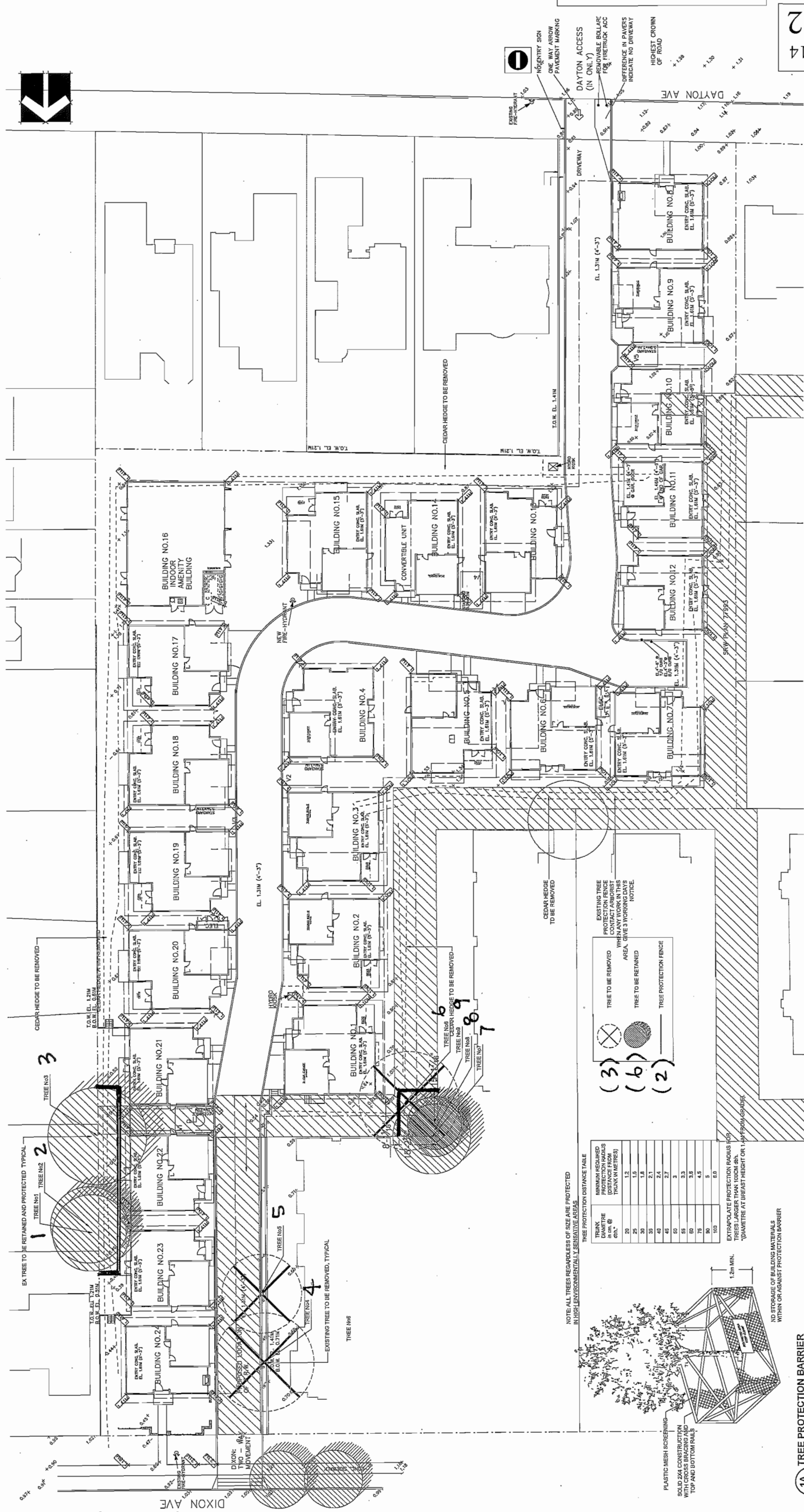
DATE: 12.09.14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHKD: FCM
DRAWING NUMBER:
PNG PROJECT NUMBER: L4

TREE RETENTION
PLAN

PROJECT:
TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVENUE
RICHMOND, BC

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.09.14	REVISED SHEET REPORT	NT
2	12.09.14	NEW SITE PLAN	AC
3	12.09.14	REV. SHEET PLAN	AC
4	12.09.14	NEW SITE PLAN	AC
5	12.09.14	NEW SITE PLAN	AC
6	12.09.14	REVISED DETAIL PER CLIENT REQUEST	DO
7	12.09.14	NEW SITE PLAN	AC
8	12.09.14	NEW SITE PLAN	AC
9	12.09.14	NEW SITE PLAN	AC
10	12.09.14	NEW SITE PLAN	AC
11	12.09.14	AS PER CITY REQUEST	ED
12	12.09.14	AS PER CITY REQUEST	ED
13	12.09.14	AS PER CITY REQUEST	ED
14	12.09.14	AS PER CITY COMMENTS	ED

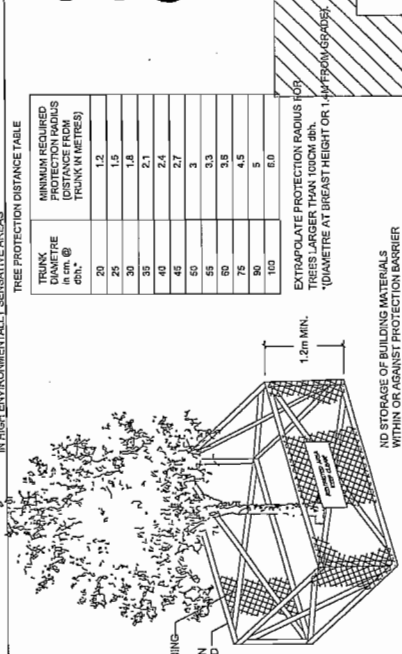
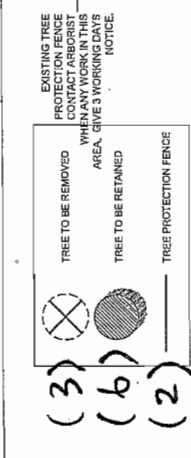


NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS.

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER in cm @ 1.3m	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK) IN METRES
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN THOSE SHOWN. QUANTIFY AT BREAST HEIGHT OR 1.4m FROM GRADE.



1A TREE PROTECTION BARRIER

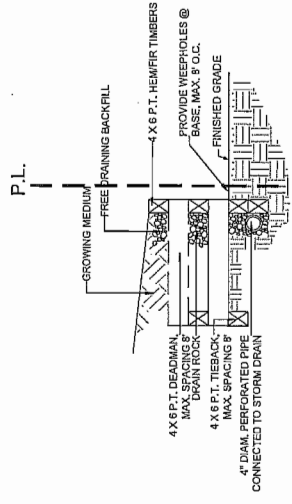
NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

SCALE:



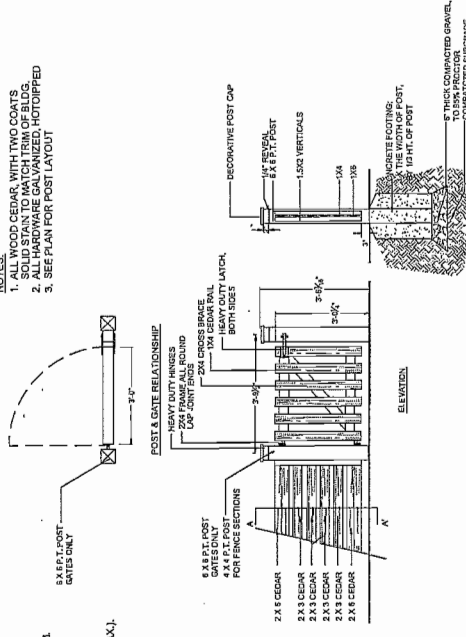
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NOTES:
 ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SERVICE CONDITIONS. PREVENTION (68 LBS. PER CU. FT. OF WOOD) TREAT ALL CUT SURFACES. DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE TYPICALLY 1/2" DEEP.
 DRILL AND NAIL EACH TIMBER WITH GALVANIZED #7 SPIKES MAXIMUM 4" O.C. TYPICALLY.
 TIEBACK AT 8' O.C. MAXIMUM DEADENED CONTINUOUS REBAR #4 AS SHOWN.
 BACKFILL IN 12" LAYERS. COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. PROVIDE 6" MINIMUM FREE DRAINAGE SPACE BELOW WALL. PROVIDE FREE DRAINAGE. PROVIDE GRS BOTTOM ROW OF WALL(S) AS TYPICAL. TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN. FINISH GRADE AT BACK OF WALL TO INCLUDE 1" TOPSOIL. WALL MUST BE WITHIN THE PROPERTY LINE.



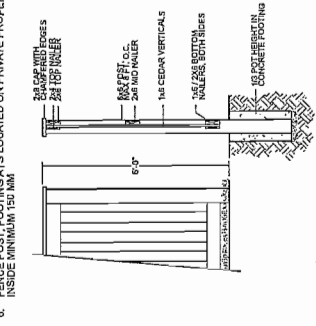
5 TIMBER RETAINING WALL
 1/2" = 1'-0"

NOTES:
 1. ALL WOOD CEDAR, WITH TWO COATS OF PRESERVATIVE.
 2. ALL HARDWARE GALVANIZED, HOT-DIPPED.
 3. SEE PLAN FOR POST LAYOUT.



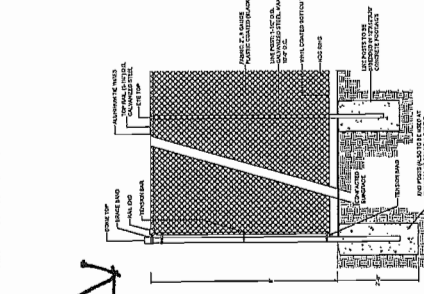
2 42" HT. PICKET FENCE AND GATE
 3/8" = 1'-0"

NOTE FOR ALL WOODWORK:
 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT-DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. GATE TO GRADE TO FOLLOW FINISH GRADE. GATE TO BE 2" STEPS (MAX).
 6. FENCE POST FOOTINGS AT 15' LOCATED ON PRIVATE PROPERTY INSIDE MINIMUM 120' MIN.



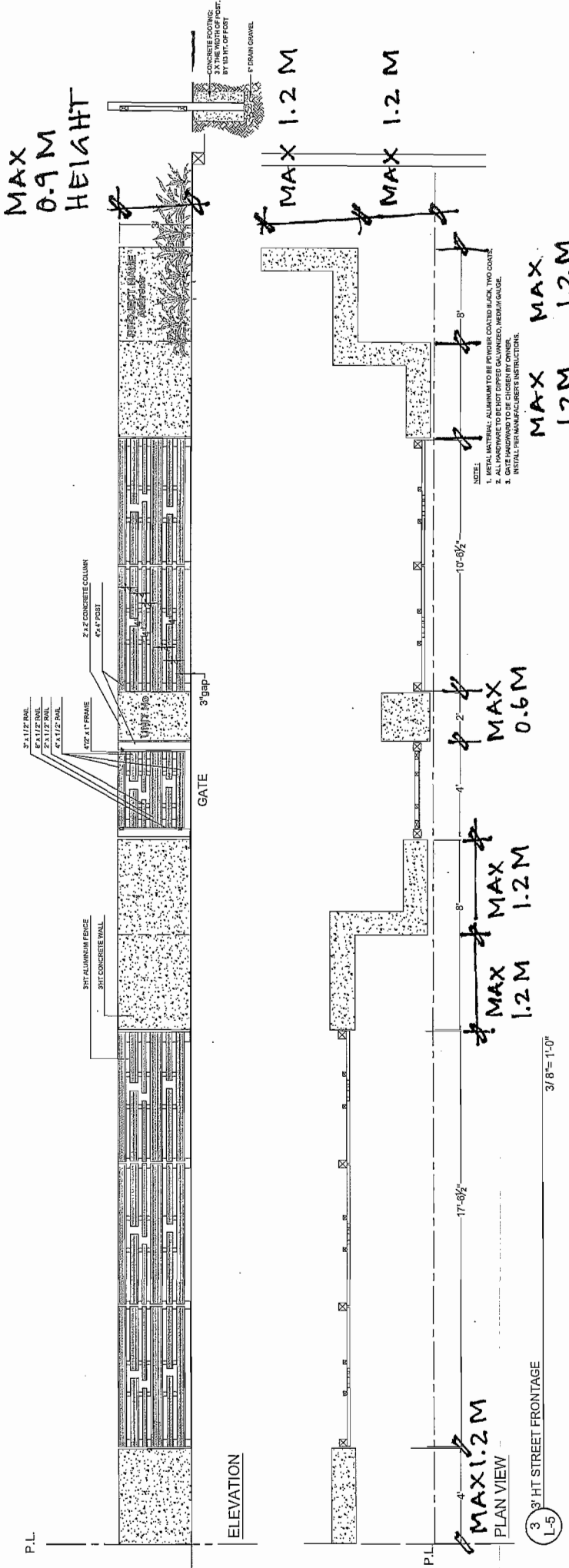
1 6'-0" HEIGHT WOOD FENCE
 3/8" = 1'-0"

NOTES:
 WILL ONLY USE AT REQUESTED OF NEIGHBOUR DURING CONSTRUCTION PHASES



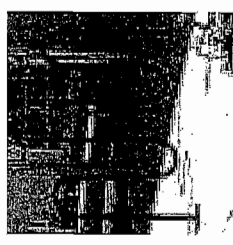
1A 6'-0" HT CHAIN LINK FENCE
 3/8" = 1'-0"

MAX 1.8 M HEIGHT
 MAX 1.8 M HEIGHT
 MAX 1.8 M HEIGHT

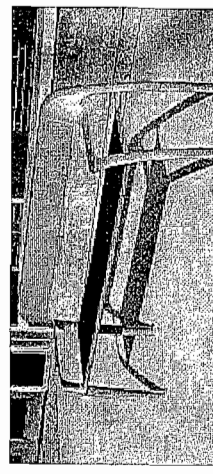


3 3' HT STREET FRONTAGE
 3/8" = 1'-0"

MAX 0.9 M HEIGHT
 DAYTON & DIXON STREETScape FENCING DETAIL



MAGLIN BIKE RACK - MBR400, TITANIUM



MAGLIN BENCH - SCB1600, TITANIUM FRAME, HDPC SLATS

Superseded
 Plan from staff report dated
 December 8, 2014

Plan 4e
 Dec 8, 2014
 DP 14-657872

DATE: 12 SEP 14
 SCALE: AS SHOWN
 DRAWN: NT
 DESIGN: NT
 CHECKED: POM
 DRAWING NUMBER: L5
 PMG PROJECT NUMBER:

LANDSCAPE DETAILS

PROJECT: TOWNHOUSE DEVELOPMENT
 9051, 9055 DAYTON AVENUE
 RICHMOND, BC

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	REVISION AS PER CITY COMMENTS	DD
2	13 NOV 14	AS PER CITY REQUEST	DD
3	13 NOV 14	AS PER CITY COMMENTS	DD
4	14 JAN 15	AS PER CITY COMMENTS	DD
5	14 JAN 15	REVISED PLAN	DD
6	14 JAN 15	REVISED PLAN	DD
7	14 JAN 15	REVISED PLAN	DD
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99	14 JAN 15	REVISED PLAN	DD
100	14 JAN 15	REVISED PLAN	DD

pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p: 604.294-0011 ; f: 604.294-0022

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14. NOTES

1. The site is located in the City of Richmond, British Columbia, and is subject to the provisions of the Official Community Plan (OCP) and the Official Development Plan (ODP).
2. The site is zoned for residential use, and the proposed development is consistent with the zoning requirements.
3. The proposed development is a single-family detached house, and the site is suitable for this type of development.
4. The site is located in a mature neighborhood, and the proposed development is designed to blend with the existing character of the area.
5. The proposed development is designed to provide a high-quality living environment for its occupants.
6. The proposed development is designed to be energy-efficient and sustainable.
7. The proposed development is designed to provide a safe and secure living environment for its occupants.
8. The proposed development is designed to provide a high level of privacy and security for its occupants.
9. The proposed development is designed to provide a high level of accessibility for its occupants.
10. The proposed development is designed to provide a high level of aesthetic appeal for its occupants.
11. The proposed development is designed to provide a high level of environmental quality for its occupants.
12. The proposed development is designed to provide a high level of social and community benefits for its occupants.
13. The proposed development is designed to provide a high level of cultural and heritage value for its occupants.
14. The proposed development is designed to provide a high level of historical and archaeological significance for its occupants.
15. The proposed development is designed to provide a high level of scientific and technical value for its occupants.
16. The proposed development is designed to provide a high level of educational and research value for its occupants.
17. The proposed development is designed to provide a high level of recreational and leisure value for its occupants.
18. The proposed development is designed to provide a high level of health and wellness value for its occupants.
19. The proposed development is designed to provide a high level of spiritual and religious value for its occupants.
20. The proposed development is designed to provide a high level of artistic and creative value for its occupants.

15. GENERAL REQUIREMENTS

1. The proposed development shall be designed to meet the requirements of the OCP and ODP.
2. The proposed development shall be designed to meet the requirements of the applicable laws, regulations, and codes.
3. The proposed development shall be designed to meet the requirements of the applicable standards and best practices.
4. The proposed development shall be designed to meet the requirements of the applicable industry practices.
5. The proposed development shall be designed to meet the requirements of the applicable professional standards.
6. The proposed development shall be designed to meet the requirements of the applicable ethical standards.
7. The proposed development shall be designed to meet the requirements of the applicable social standards.
8. The proposed development shall be designed to meet the requirements of the applicable environmental standards.
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10. The proposed development shall be designed to meet the requirements of the applicable historical standards.
11. The proposed development shall be designed to meet the requirements of the applicable scientific standards.
12. The proposed development shall be designed to meet the requirements of the applicable technical standards.
13. The proposed development shall be designed to meet the requirements of the applicable educational standards.
14. The proposed development shall be designed to meet the requirements of the applicable recreational standards.
15. The proposed development shall be designed to meet the requirements of the applicable health standards.
16. The proposed development shall be designed to meet the requirements of the applicable spiritual standards.
17. The proposed development shall be designed to meet the requirements of the applicable artistic standards.
18. The proposed development shall be designed to meet the requirements of the applicable creative standards.
19. The proposed development shall be designed to meet the requirements of the applicable innovative standards.
20. The proposed development shall be designed to meet the requirements of the applicable transformative standards.

16. SOFT LANDSCAPE DEVELOPMENT

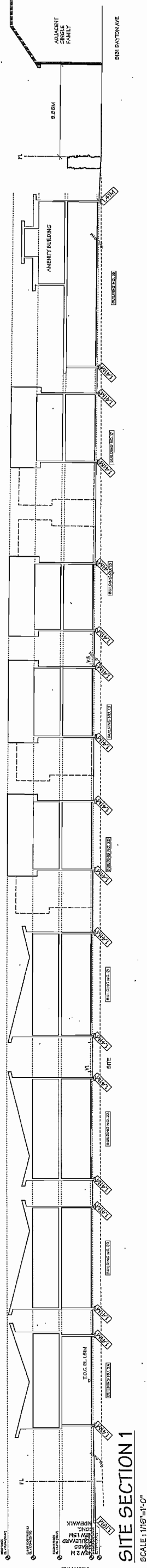
1. The soft landscape development shall be designed to meet the requirements of the applicable laws, regulations, and codes.
2. The soft landscape development shall be designed to meet the requirements of the applicable standards and best practices.
3. The soft landscape development shall be designed to meet the requirements of the applicable industry practices.
4. The soft landscape development shall be designed to meet the requirements of the applicable professional standards.
5. The soft landscape development shall be designed to meet the requirements of the applicable ethical standards.
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16. The soft landscape development shall be designed to meet the requirements of the applicable artistic standards.
17. The soft landscape development shall be designed to meet the requirements of the applicable creative standards.
18. The soft landscape development shall be designed to meet the requirements of the applicable innovative standards.
19. The soft landscape development shall be designed to meet the requirements of the applicable transformative standards.
20. The soft landscape development shall be designed to meet the requirements of the applicable sustainable standards.

17. HARD LANDSCAPE DEVELOPMENT

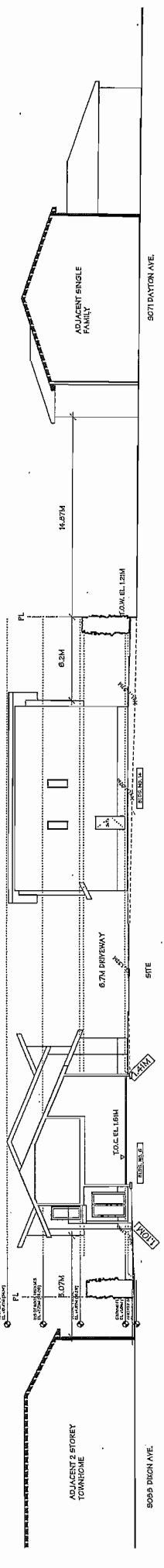
1. The hard landscape development shall be designed to meet the requirements of the applicable laws, regulations, and codes.
2. The hard landscape development shall be designed to meet the requirements of the applicable standards and best practices.
3. The hard landscape development shall be designed to meet the requirements of the applicable industry practices.
4. The hard landscape development shall be designed to meet the requirements of the applicable professional standards.
5. The hard landscape development shall be designed to meet the requirements of the applicable ethical standards.
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16. The hard landscape development shall be designed to meet the requirements of the applicable artistic standards.
17. The hard landscape development shall be designed to meet the requirements of the applicable creative standards.
18. The hard landscape development shall be designed to meet the requirements of the applicable innovative standards.
19. The hard landscape development shall be designed to meet the requirements of the applicable transformative standards.
20. The hard landscape development shall be designed to meet the requirements of the applicable sustainable standards.

18. CONSTRUCTION AND MAINTENANCE

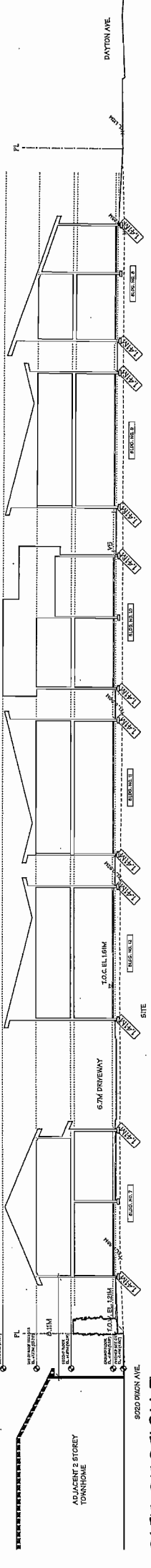
1. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable laws, regulations, and codes.
2. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable standards and best practices.
3. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable industry practices.
4. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable professional standards.
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10. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable scientific standards.
11. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable technical standards.
12. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable educational standards.
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14. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable health standards.
15. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable spiritual standards.
16. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable artistic standards.
17. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable creative standards.
18. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable innovative standards.
19. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable transformative standards.
20. The construction and maintenance of the soft landscape development shall be designed to meet the requirements of the applicable sustainable standards.



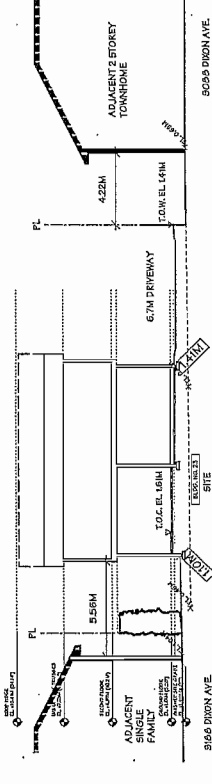
SITE SECTION 1
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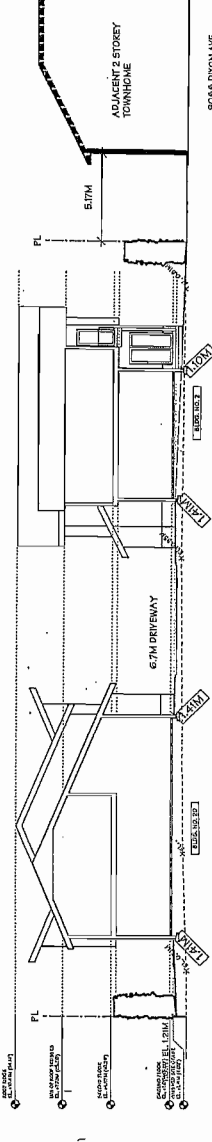
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SCALE: 1/16"=1'-0"



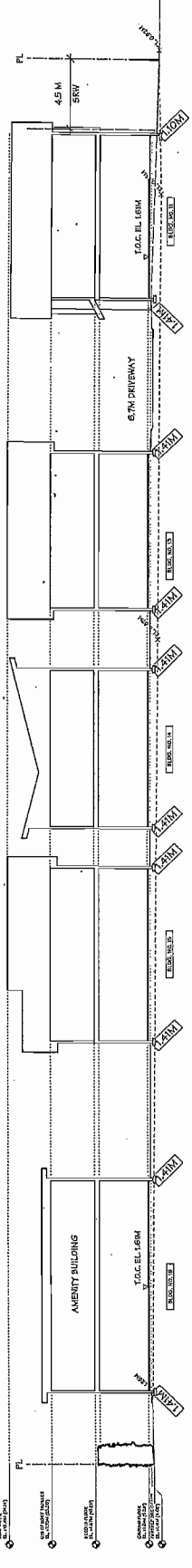
SITE SECTION 3
SCALE: 1/16"=1'-0"



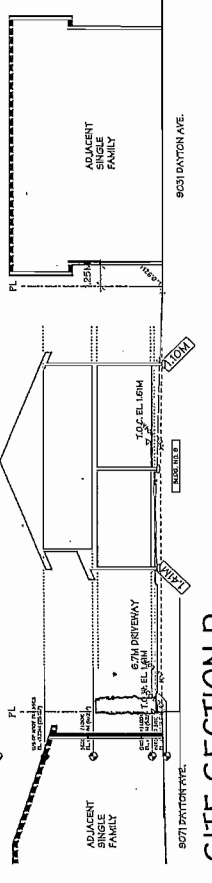
SITE SECTION A
SCALE: 1/16"=1'-0"



SITE SECTION B
SCALE: 1/16"=1'-0"



SITE SECTION C
SCALE: 1/16"=1'-0"



SITE SECTION D
SCALE: 1/16"=1'-0"

Superseded
Plan from staff report dated
December 8, 2014

Plan 5
Dec 8, 2014
DP 14-657872

DRAWING TITLE		PROJECT	
SITE SECTIONS		TOWNHOUSE DEVELOPMENT	
SCALE	1/16"=1'-0"	DATE	SEPT. 15, 2012
SHEET		DRAWN	TY
		CHECKED	
		DP	
		PROJ.	

Yamamoto
Architecture Inc.

PLAN #1b

9181 BERTON AVE
RICHMOND, B.C.

2388 WALK STREET, VANCOUVER, B.C.
V6T 4A1 TEL: 604-271-1127 FAX: 604-271-1327

Superseded
 Plan from staff report dated
 December 8, 2014

SHEET NO.	1111
DATE	JULY 19, 2013
DRAWN	TYG/ML
CHECKED	
PROJECT NO.	DP 14-657872

SCALE 1/8" = 1'-0"
 DRAWING TITLE
 ELEVATIONS

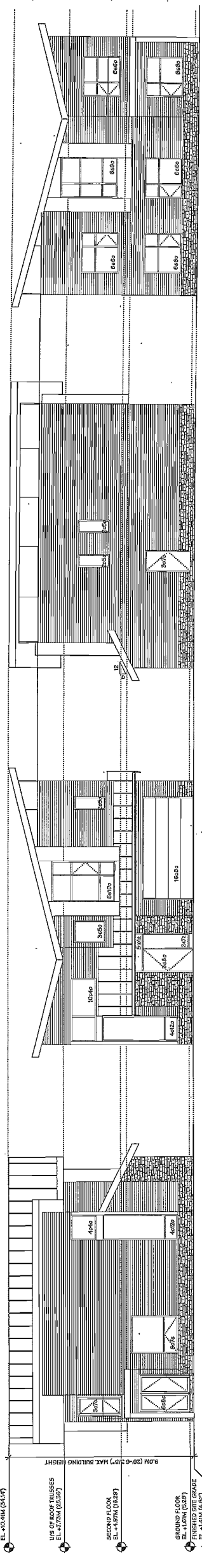
Yamamoto
 Architecture Inc.

2588 oak street, suite 202,
 victoria, bc v8t 1c2
 TEL: 250-383-1122 FAX: 250-383-1127

6051, 6059 DAYTON AVE
 RICHMOND, B.C.

NO.	DATE	REVISIONS
NOV. 20, 2014	ORIGINAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.F.T.	
OCT. 9, 2014	ISSUED FOR A.P.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY. 7, 2014	ISSUED FOR D.F.T. APPLICATION	

PROJECT - TOWNHOUSE DEVELOPMENT

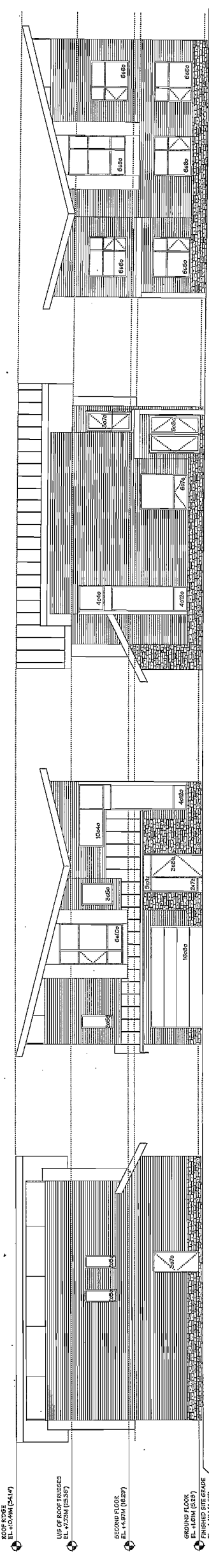


UNIT-B2a
 BUILDING NO. 1
 NORTH ELEVATION
 COLOUR SCHEME - C

UNIT-B2b
 BUILDING NO. 1
 WEST ELEVATION
 COLOUR SCHEME - C

UNIT-B2a
 BUILDING NO. 1
 EAST ELEVATION
 COLOUR SCHEME - C

UNIT-B2b
 BUILDING NO. 1
 SOUTH ELEVATION
 COLOUR SCHEME - C

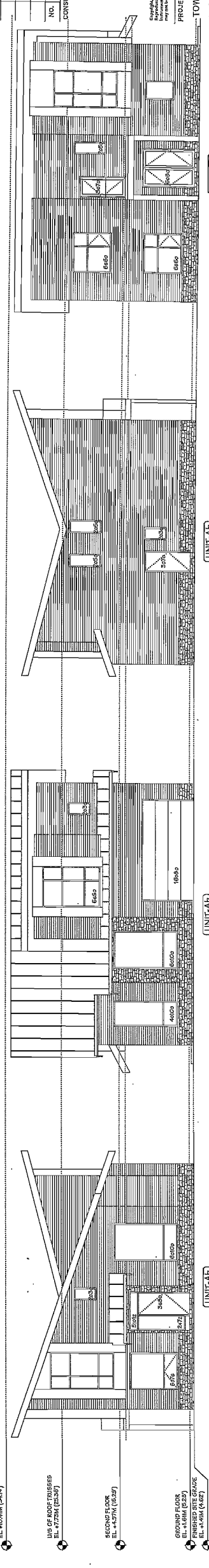


UNIT-B2
 BUILDING NO. 2 & 3
 NORTH ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

UNIT-B3
 BUILDING NO. 2 & 3
 EAST ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

UNIT-B2
 BUILDING NO. 2 & 3
 SOUTH ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

UNIT-B3
 BUILDING NO. 2 & 3
 WEST ELEVATION
 COLOUR SCHEME - A (BLDG 3)

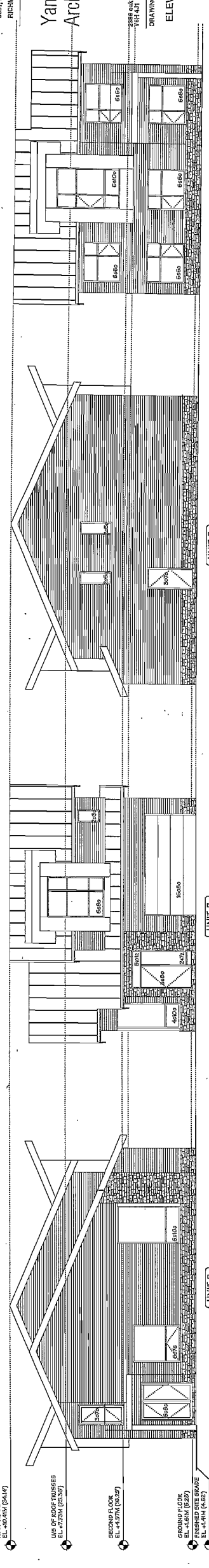


UNIT-AB
 BUILDING NO. 4
 NORTH ELEVATION
 COLOUR SCHEME - C

UNIT-AC
 BUILDING NO. 4
 SOUTH ELEVATION
 COLOUR SCHEME - C

UNIT-AB
 BUILDING NO. 4
 WEST ELEVATION
 COLOUR SCHEME - C

UNIT-AC
 BUILDING NO. 4
 NORTH ELEVATION
 COLOUR SCHEME - C



UNIT-B
 BUILDING NO. 5
 EAST ELEVATION
 COLOUR SCHEME - B

UNIT-C
 BUILDING NO. 5
 SOUTH ELEVATION
 COLOUR SCHEME - B

UNIT-B
 BUILDING NO. 5
 WEST ELEVATION
 COLOUR SCHEME - B

UNIT-C
 BUILDING NO. 5
 NORTH ELEVATION
 COLOUR SCHEME - C

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

ROOF RIDGE
 EL. +10.91M (35.79')

USE OF ROOF TRUSSES
 EL. +7.72M (25.35')

SECOND FLOOR
 EL. +1.57M (5.15')

GROUND FLOOR
 EL. +1.57M (5.15')

FINISHED SITE GRADE
 EL. +1.57M (5.15')

ROOF RIDGE
 EL. +10.91M (35.79')

USE OF ROOF TRUSSES
 EL. +7.72M (25.35')

SECOND FLOOR
 EL. +1.57M (5.15')

GROUND FLOOR
 EL. +1.57M (5.15')

FINISHED SITE GRADE
 EL. +1.57M (5.15')

ROOF RIDGE
 EL. +10.91M (35.79')

USE OF ROOF TRUSSES
 EL. +7.72M (25.35')

SECOND FLOOR
 EL. +1.57M (5.15')

GROUND FLOOR
 EL. +1.57M (5.15')

FINISHED SITE GRADE
 EL. +1.57M (5.15')

ROOF RIDGE
 EL. +10.91M (35.79')

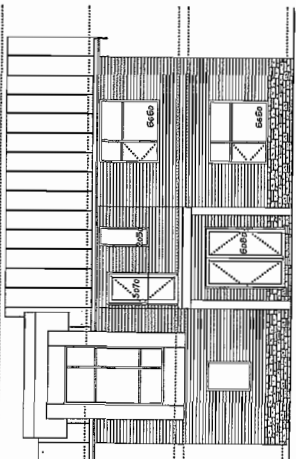
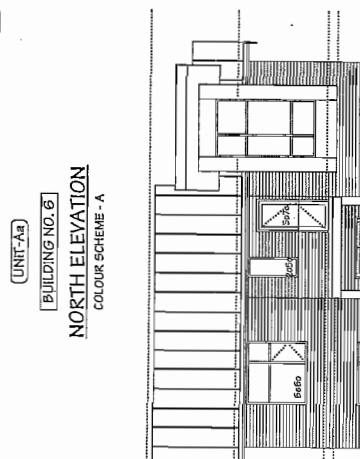
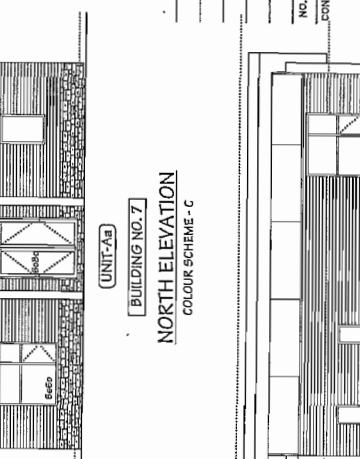
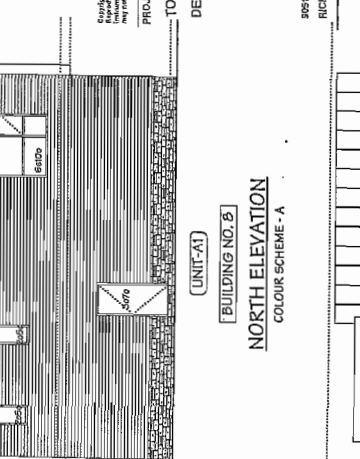
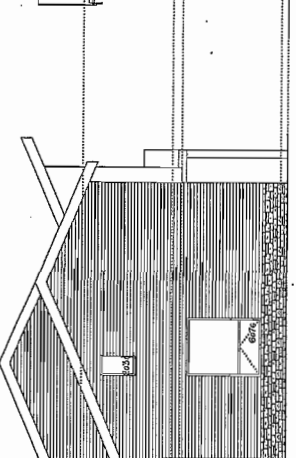
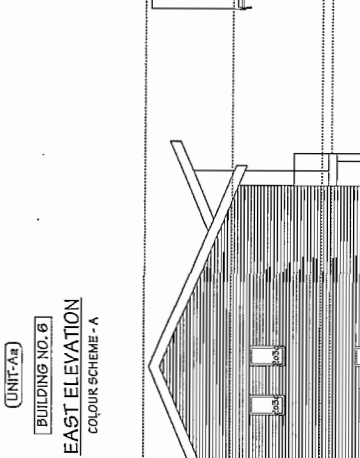
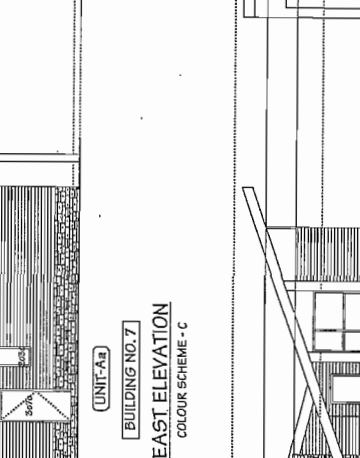
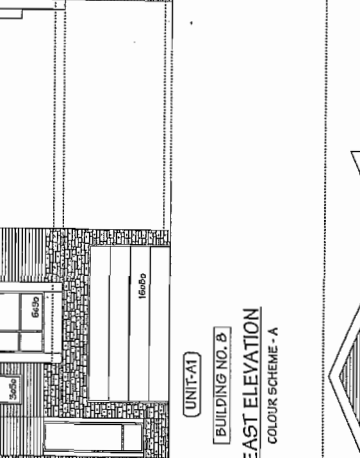
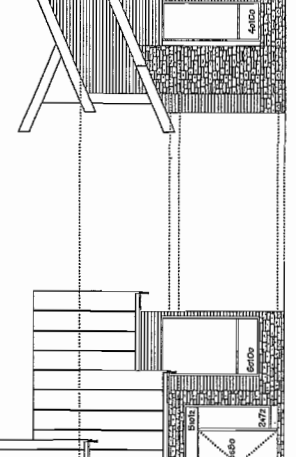
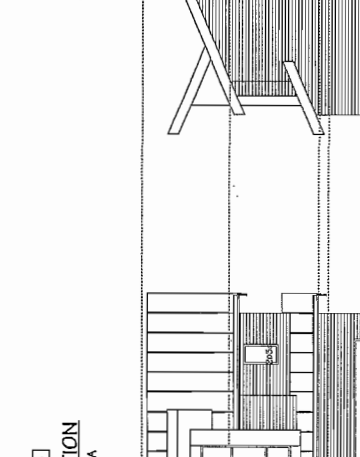
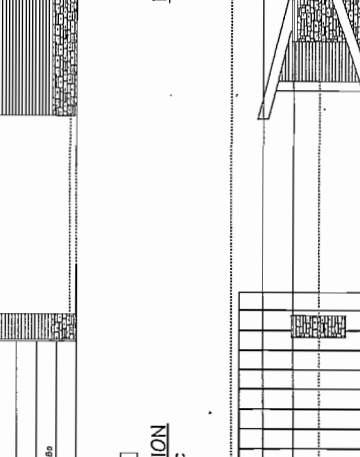
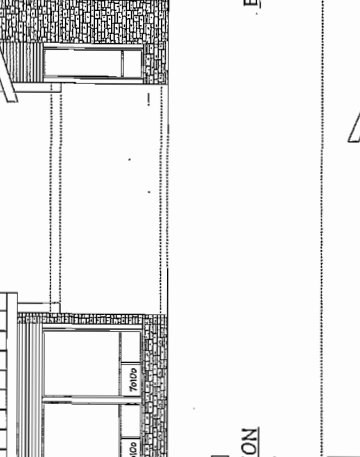
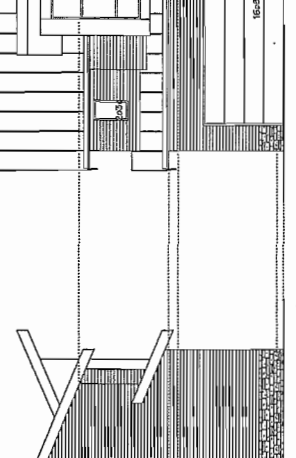
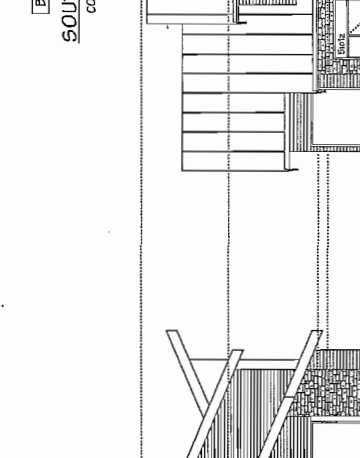
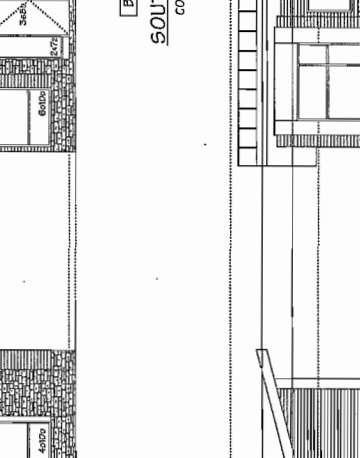
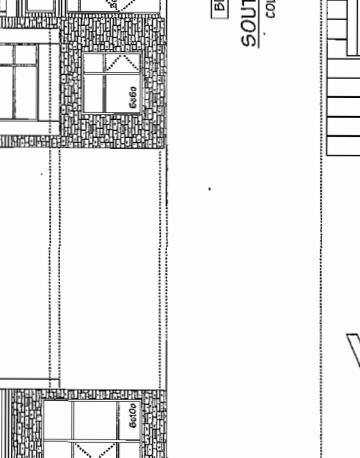
USE OF ROOF TRUSSES
 EL. +7.72M (25.35')

SECOND FLOOR
 EL. +1.57M (5.15')

GROUND FLOOR
 EL. +1.57M (5.15')

FINISHED SITE GRADE
 EL. +1.57M (5.15')

Superseded
 Plan from staff report dated
 December 8, 2014

 <p>[UNIT-A-6] BUILDING NO. 6 WEST ELEVATION COLOUR SCHEME - A</p>	 <p>[UNIT-A-6] BUILDING NO. 6 EAST ELEVATION COLOUR SCHEME - A</p>	 <p>[UNIT-A-6] BUILDING NO. 6 SOUTH ELEVATION COLOUR SCHEME - A</p>	 <p>[UNIT-A-6] BUILDING NO. 6 NORTH ELEVATION COLOUR SCHEME - A</p>
 <p>[UNIT-A-7] BUILDING NO. 7 WEST ELEVATION COLOUR SCHEME - C</p>	 <p>[UNIT-A-7] BUILDING NO. 7 EAST ELEVATION COLOUR SCHEME - C</p>	 <p>[UNIT-A-7] BUILDING NO. 7 SOUTH ELEVATION COLOUR SCHEME - C</p>	 <p>[UNIT-A-7] BUILDING NO. 7 NORTH ELEVATION COLOUR SCHEME - C</p>
 <p>[UNIT-A-8] BUILDING NO. 8 WEST ELEVATION COLOUR SCHEME - A</p>	 <p>[UNIT-A-8] BUILDING NO. 8 EAST ELEVATION COLOUR SCHEME - A</p>	 <p>[UNIT-A-8] BUILDING NO. 8 SOUTH ELEVATION COLOUR SCHEME - A</p>	 <p>[UNIT-A-8] BUILDING NO. 8 NORTH ELEVATION COLOUR SCHEME - A</p>
 <p>[UNIT-A-9] BUILDING NO. 9 WEST ELEVATION COLOUR SCHEME - 5</p>	 <p>[UNIT-A-9] BUILDING NO. 9 EAST ELEVATION COLOUR SCHEME - 5</p>	 <p>[UNIT-A-9] BUILDING NO. 9 SOUTH ELEVATION COLOUR SCHEME - 5</p>	 <p>[UNIT-A-9] BUILDING NO. 9 NORTH ELEVATION COLOUR SCHEME - 5</p>

ROOF RIDGE EL. +10.01M (32.84)
 USE OF ROOF TRUSSES EL. +7.73M (25.36)
 SECOND FLOOR EL. +4.57M (15.01)
 GROUND FLOOR EL. +1.61M (5.28)
 FINISHED SITE GRADE EL. +1.01M (3.31)

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.C.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR C.P. APPLICATION	

CONSULTANT
 PROJECT
 DEVELOPMENT
 TOWNHOUSE

894, 995 DARTMOUTH AVE
 RICHMOND, B.C.

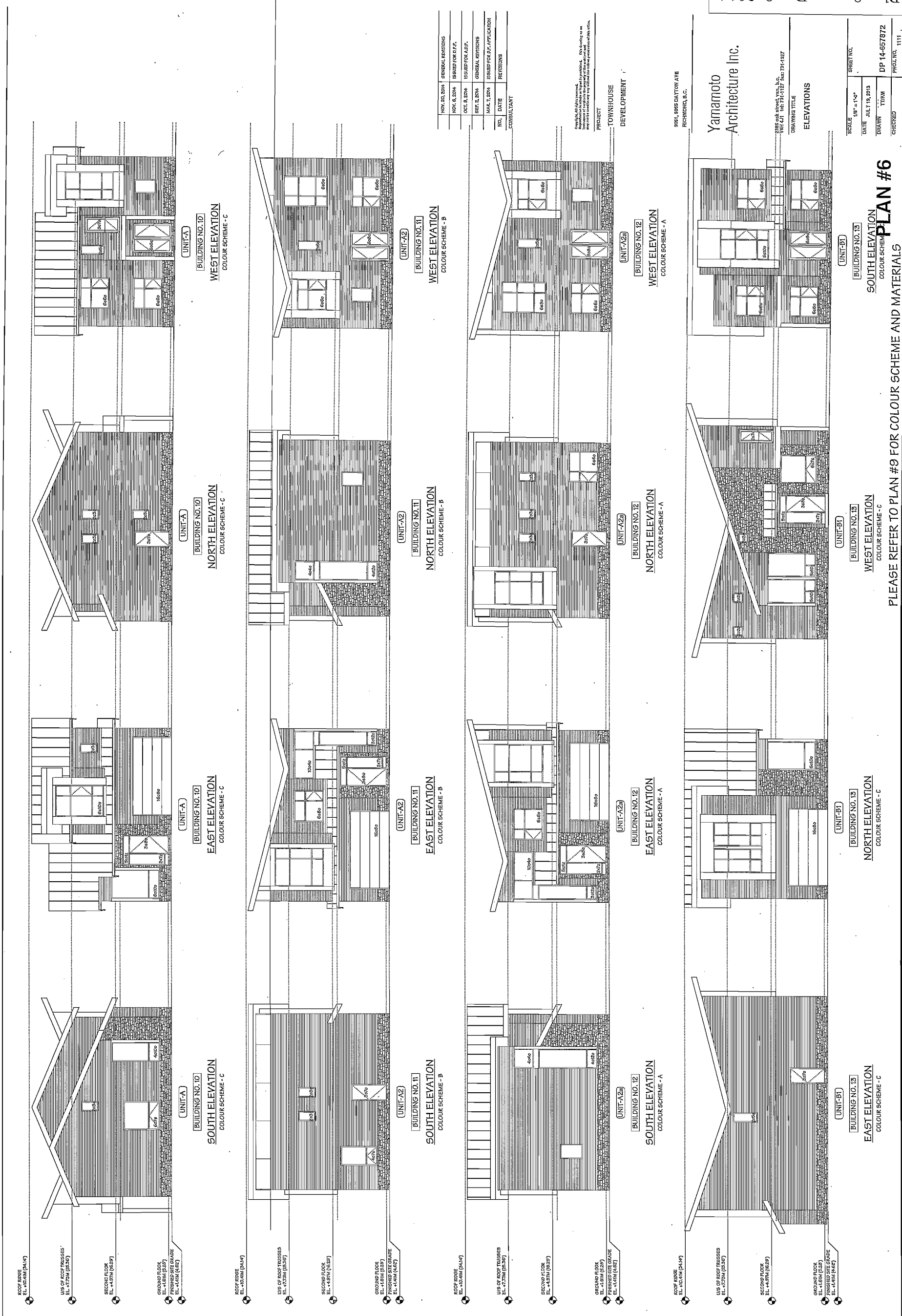
Yamamoto
 Architecture Inc.

DRAWING TITLE
 ELEVATIONS

SHEET NO.	111
SCALE	1/8" = 1'-0"
DATE	JULY 19, 2013
DRAWN	T.Y.W.
CHECKED	
PROJECT NO.	DP 14-657872

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS
 PLAN #5
 WEST ELEVATION
 COLOUR SCHEME - 5

Superseded
Plan from staff report dated
December 8, 2014



NO.	DATE	REVISIONS	CONSULTANT
NOV. 20, 2014	GENERAL REVISIONS		
NOV. 6, 2014	ISSUED FOR D.P.F.		
OCT. 9, 2014	ISSUED FOR A.S.F.		
SEP. 2, 2014	GENERAL REVISIONS		
MAY 7, 2014	ISSUED FOR D.P. APPLICATION		

PROJECT : TOWNHOUSE DEVELOPMENT
 3951, 3955 DAYTON AVE RICHMOND, B.C.

Yamamoto Architecture Inc.

3885 GOLF STREET, VANCOUVER, B.C.
 TEL: 604-271-1127 FAX: 779-11527

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 19, 2013	DRAWN	TYNAM
CHECKED		PROJECT NO.	DP 14-657872
		SHEET NO.	1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS
PLAN #6
 SOUTH ELEVATION
 COLOUR SCHEME - C

WEST ELEVATION
 COLOUR SCHEME - A

NORTH ELEVATION
 COLOUR SCHEME - C

EAST ELEVATION
 COLOUR SCHEME - C

Superseded
Plan from staff report dated
December 8, 2014

SHEET NO.	111
DATE	JULY 19, 2013
DRAWN	TYMKA
CHECKED	
PROJ. NO.	DP 14-657872

Yamamoto
Architecture Inc.
8551, 8555 DAYTON AVE
RICHMOND, B.C.
604-271-1127 Fax: 731-1927

DRAWING TITLE
ELEVATIONS

SCALE: 1/8" = 1'-0"
DATE: JULY 19, 2013
DRAWN: TYMKA
CHECKED: [Signature]

BUILDING NO. 17
EAST ELEVATION
COLOUR SCHEME - A

BUILDING NO. 17
SOUTH ELEVATION
COLOUR SCHEME - A

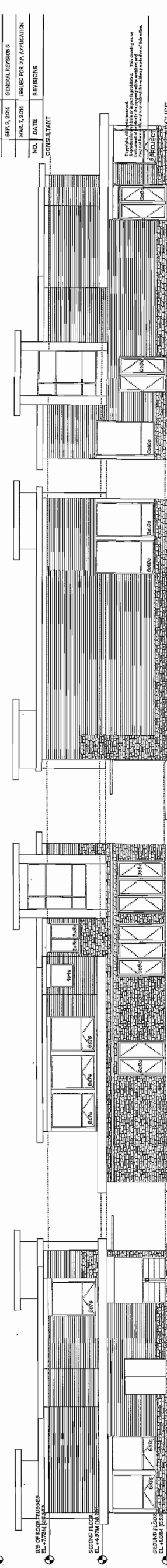
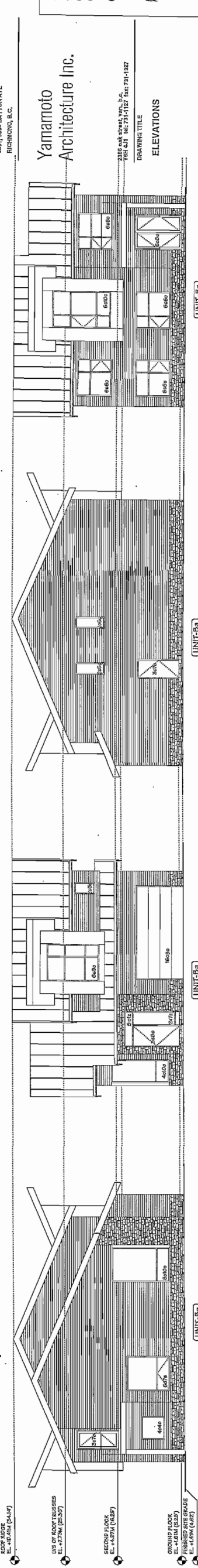
BUILDING NO. 17
WEST ELEVATION
COLOUR SCHEME - A

BUILDING NO. 17
NORTH ELEVATION
COLOUR SCHEME - A

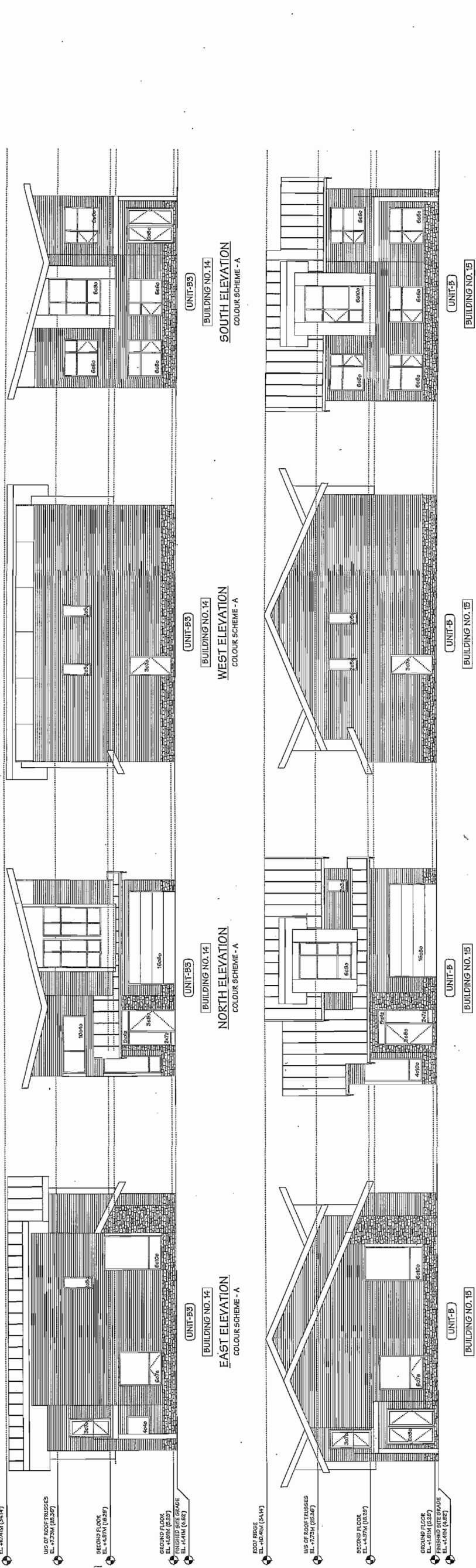
BUILDING NO. 17
SOUTH ELEVATION
COLOUR SCHEME - B

BUILDING NO. 17
WEST ELEVATION
COLOUR SCHEME - B

BUILDING NO. 17
NORTH ELEVATION
COLOUR SCHEME - B



NO.	DATE	REVISIONS	CONSULTANT
NOV. 20, 2014	GENERAL REVISIONS		
NOV. 6, 2014	ISSUED FOR P.P.T.		
OCT. 8, 2014	ISSUED FOR A.S.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 2, 2014	ISSUED FOR P.P.T. APPLICATION		



PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

* AMENITY BUILDING A

AMENITY
BUILDING NO. 16
NORTH ELEVATION

AMENITY
BUILDING NO. 16
WEST ELEVATION

AMENITY
BUILDING NO. 16
SOUTH ELEVATION

AMENITY
BUILDING NO. 16
EAST ELEVATION

AMENITY
BUILDING NO. 16
DEVELOPMENT

Superseded
 Plan from staff report dated
 December 8, 2014

SHEET NO.	111
PROJ. NO.	DP 14-657872
DRAWN	TKM
DATE	JULY 15, 2013
SCALE	1/8" = 1'-0"
CHECKED	

Yamamoto
 Architecture Inc.
 2386 Oak Street, Suite 201
 Richmond, BC V6V 1K1
 TEL: 604-271-1127 FAX: 604-271-1327
 DRAWING TITLE
 ELEVATIONS

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #8
 EAST ELEVATION
 COLOUR SCHEME - A

<p>BUILDING NO. 19 NORTH ELEVATION COLOUR SCHEME - B</p> <p>UNIT-B</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 19 WEST ELEVATION COLOUR SCHEME - B</p> <p>UNIT-B</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 19, 20 SOUTH ELEVATION COLOUR SCHEME - C (BLDG 19) COLOUR SCHEME - A (BLDG 20)</p> <p>UNIT-B</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 21 & 23 NORTH ELEVATION COLOUR SCHEME - B (BLDG 21) COLOUR SCHEME - C (BLDG 23)</p> <p>UNIT-A2</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 21 & 23 WEST ELEVATION COLOUR SCHEME - B (BLDG 21) COLOUR SCHEME - C (BLDG 23)</p> <p>UNIT-A2</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>
<p>BUILDING NO. 19 EAST ELEVATION COLOUR SCHEME - B</p> <p>UNIT-B</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 19, 20 SOUTH ELEVATION COLOUR SCHEME - C (BLDG 19) COLOUR SCHEME - A (BLDG 20)</p> <p>UNIT-B</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 21 & 23 EAST ELEVATION COLOUR SCHEME - B (BLDG 21) COLOUR SCHEME - C (BLDG 23)</p> <p>UNIT-A2</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 21 & 23 WEST ELEVATION COLOUR SCHEME - B (BLDG 21) COLOUR SCHEME - C (BLDG 23)</p> <p>UNIT-A2</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>	<p>BUILDING NO. 21 & 23 EAST ELEVATION COLOUR SCHEME - B (BLDG 21) COLOUR SCHEME - C (BLDG 23)</p> <p>UNIT-A2</p> <p>ROOF RIDGE EL. +10.00M (32.81) U/S OF ROOF TRUSSES EL. +7.75M (25.43) SECOND FLOOR EL. +4.57M (15.01) FINISHED SITE GRADE EL. +1.61M (5.28)</p>

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR P.P.	GENERAL REVISIONS
OCT. 8, 2014	ISSUED FOR A.P.	GENERAL REVISIONS
SEP. 2, 2014	ISSUED FOR O.C. APPLICATION	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR O.C. APPLICATION	GENERAL REVISIONS

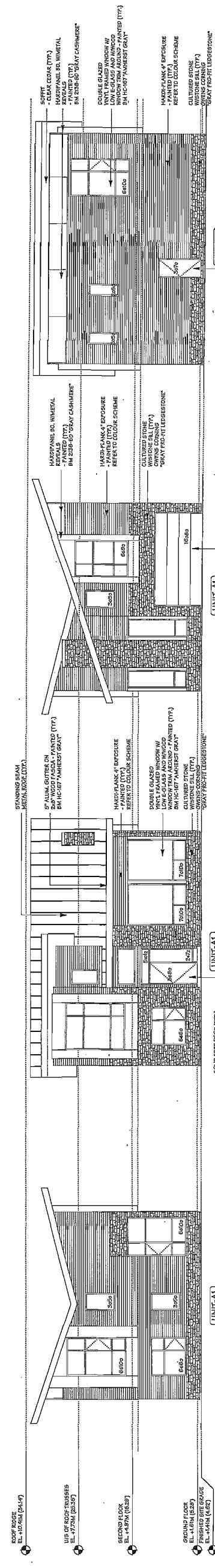
PROJECT
 TOWNHOUSE DEVELOPMENT

6991, 6993 DANTON AVE
 RICHMOND, B.C.

Yamamoto
 Architecture Inc.
 2386 Oak Street, Suite 201
 Richmond, BC V6V 1K1
 TEL: 604-271-1127 FAX: 604-271-1327
 DRAWING TITLE
 ELEVATIONS

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #8
 WEST ELEVATION
 COLOUR SCHEME - A



[UNIT-A1]
BUILDING NO. 24
EAST ELEVATION
 COLOUR SCHEME - B

[UNIT-A1]
BUILDING NO. 24
NORTH ELEVATION
 COLOUR SCHEME - B

[UNIT-A1]
BUILDING NO. 24
WEST ELEVATION
 COLOUR SCHEME - B

[UNIT-A1]
BUILDING NO. 24
SOUTH ELEVATION
 COLOUR SCHEME - B

COLOUR SCHEME - A	COLOUR SCHEME - B	COLOUR SCHEME - C
ROOF (FLASHING BEAM METAL): METAL WEATHERED ZINC SOFFIT: CLEAR CEDAR FASCIA BO. & DOOR/WINDOW TRIM (WOOD): BENJAMIN MOORE HC-167 (AMHERST GRAY) ACCENT WALL (HARDY-PANEL, W/METAL REVEALS): BENJAMIN MOORE 2038-60 (GRAY CASHMERE) GROUND & UPPER FLOOR WALL (HARDY-PANEL, W/METAL REVEALS): BENJAMIN MOORE 2038-60 (GRAY CASHMERE) GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL): OWENS CORNING (GRAY FRO-FT LEGGESTONE) MAIN ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE 2204-10 (DEEP ROSE) REAR ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE 2204-10 (DEEP ROSE) ELEC. ROOM/GARAGE REAR DOOR (METAL CLAD): BENJAMIN MOORE HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE HC-167 (AMHERST GRAY) FLASHINGS (METAL) & COLUMNS (WOOD): BENJAMIN MOORE HC-167 (AMHERST GRAY) FENCE (METAL): "FLAT BLACK" RAILINGS/GUARDRAILS (METAL): "FLAT BLACK" * BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	ROOF (FLASHING BEAM METAL): METAL WEATHERED ZINC SOFFIT: CLEAR CEDAR FASCIA BO. & DOOR/WINDOW TRIM (WOOD): BENJAMIN MOORE HC-167 (AMHERST GRAY) ACCENT WALL (HARDY-PANEL, W/METAL REVEALS): BENJAMIN MOORE 2038-60 (GRAY CASHMERE) GROUND & UPPER FLOOR WALL (HARDY-PANEL, W/METAL REVEALS): BENJAMIN MOORE 2038-60 (GRAY CASHMERE) GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL): OWENS CORNING (GRAY FRO-FT LEGGESTONE) MAIN ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE 2204-10 (DEEP ROSE) REAR ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE 2204-10 (DEEP ROSE) ELEC. ROOM/GARAGE REAR DOOR (METAL CLAD): BENJAMIN MOORE HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE HC-167 (AMHERST GRAY) FLASHINGS (METAL) & COLUMNS (WOOD): BENJAMIN MOORE HC-167 (AMHERST GRAY) FENCE (METAL): "FLAT BLACK" RAILINGS/GUARDRAILS (METAL): "FLAT BLACK" * BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	ROOF (FLASHING BEAM METAL): METAL WEATHERED ZINC SOFFIT: CLEAR CEDAR FASCIA BO. & DOOR/WINDOW TRIM (WOOD): BENJAMIN MOORE HC-167 (AMHERST GRAY) ACCENT WALL (HARDY-PANEL, W/METAL REVEALS): BENJAMIN MOORE 2038-60 (GRAY CASHMERE) GROUND & UPPER FLOOR WALL (HARDY-PANEL, W/METAL REVEALS): BENJAMIN MOORE 2038-60 (GRAY CASHMERE) GR. FLOOR ACCENT (CULTURED STONE W/STONE SILL): OWENS CORNING (GRAY FRO-FT LEGGESTONE) MAIN ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE 2204-10 (DEEP ROSE) REAR ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE 2204-10 (DEEP ROSE) ELEC. ROOM/GARAGE REAR DOOR (METAL CLAD): BENJAMIN MOORE HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE HC-167 (AMHERST GRAY) FLASHINGS (METAL) & COLUMNS (WOOD): BENJAMIN MOORE HC-167 (AMHERST GRAY) FENCE (METAL): "FLAT BLACK" RAILINGS/GUARDRAILS (METAL): "FLAT BLACK" * BALCONIES - METAL GUARDRAILS W/GLASS INSERTS

BALCONIES FOR DWELLING UNITS INCLUDE
 METAL GUARDRAILS WITH GLASS INSERT (TYP.)

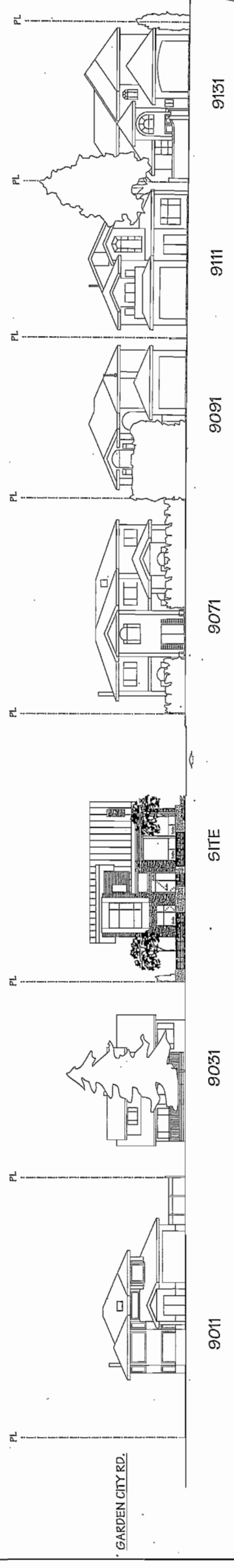
NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR R.F.P.	
OCT. 9, 2014	ISSUED FOR A.S.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR P.T. APPLICATION	

CONSULTANT
 PROJECT
 TOWNHOUSE
 DEVELOPMENT
 9991, BEE DATTON AVE
 RICHMOND, B.C.
 2888 oak street, vancouver, b.c.
 V6R 4C1 | 607-731-1027 fax: 731-1327
 ELEVATIONS
 SHEET NO.
 SCALE 1/8" = 1'-0"
 DATE JULY 19, 2013
 DRAWN T.Y.W.M.
 CHECKED
 DP 14-657872
 PROJ. NO. 1111

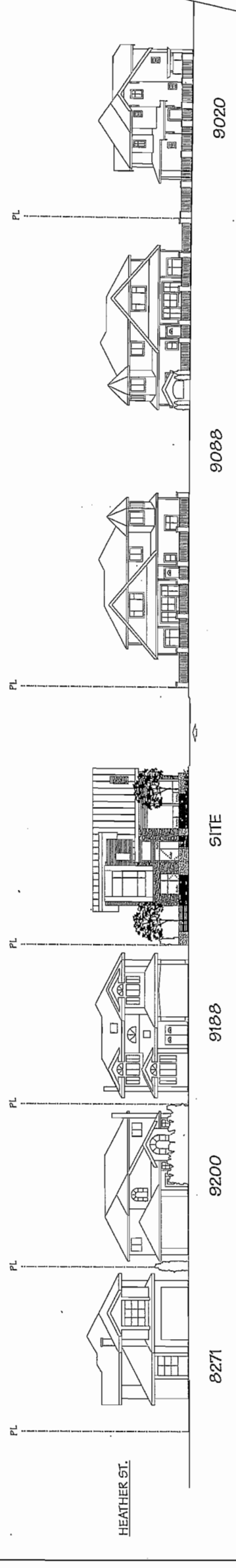
Superseded
 Plan from staff report dated
 December 8, 2014

Plan 11
 Dec 8, 2014
 DP 14-657872

Yamamoto
 Architecture Inc.



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS	CONSULTANT
DEC. 3, 2014		FENCE REVISED	
NOV. 6, 2014		ISSUED FOR P.P.A.	
OCT. 9, 2014		ISSUED FOR A.D.P.	
MAY 7, 2014		ISSUED FOR D.P. APPLICATION	

PROJECT
TOWNHOUSE DEVELOPMENT

5425, 5045 DAYTON AVE
 RICHMOND, B.C.

Yamamoto Architecture Inc.

STREETSCAPE ELEVATIONS

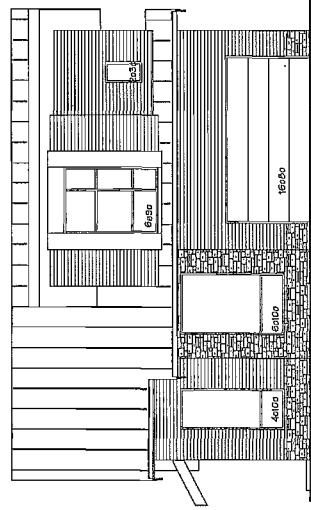
SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	MAY 12, 2014	PROJECT NO.	DP 14-657872
DRAWN BY	TY	CHECKED	
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PLAN #1C

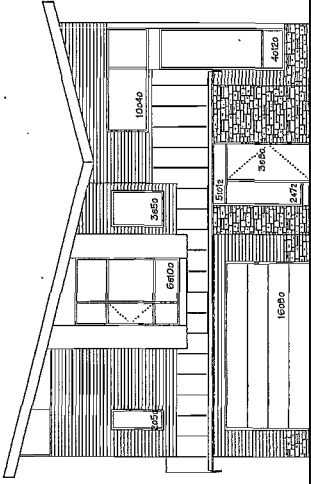
Superseded
 Plan from staff report dated
 December 8, 2014

Reference Plan Dec 8, 2014
DP 14-657872

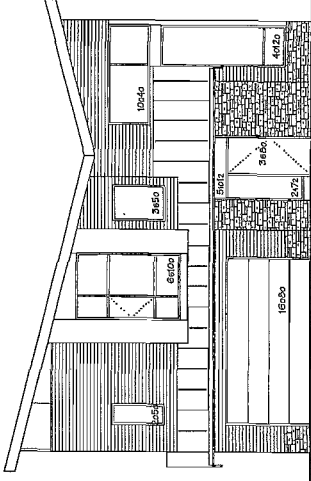
DRIVE AISLE STREETSCAPE - LOOKING WEST



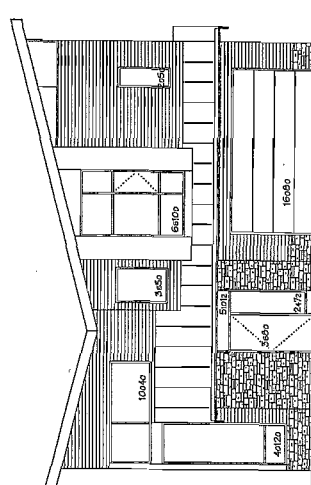
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BUILDING NO. 4
EAST ELEVATION



[UNIT-B-2]
BUILDING NO. 3
EAST ELEVATION

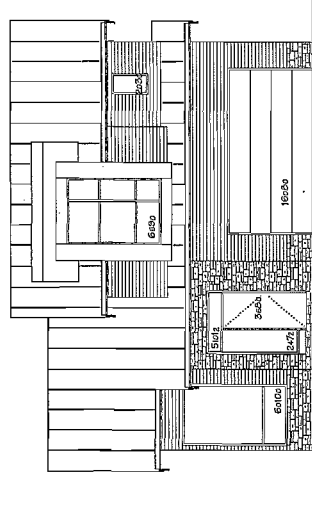


[UNIT-B-2]
BUILDING NO. 2
EAST ELEVATION

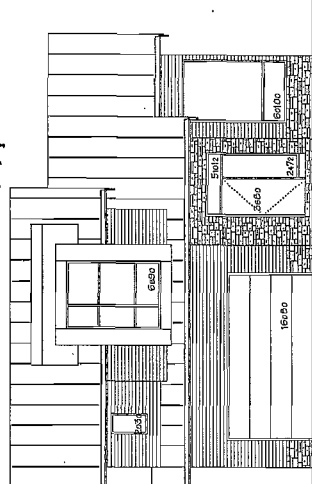


[UNIT-B-2]
BUILDING NO. 1
EAST ELEVATION

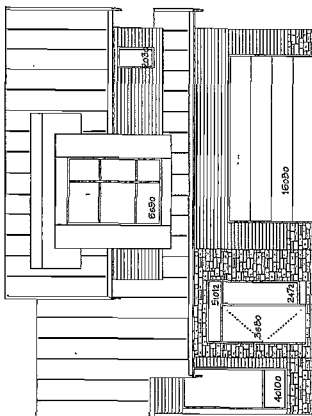
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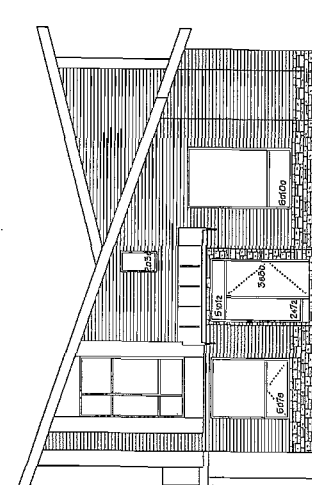
[UNIT-A-A]
BUILDING NO. 7
SOUTH ELEVATION



[UNIT-A-B]
BUILDING NO. 6
SOUTH ELEVATION

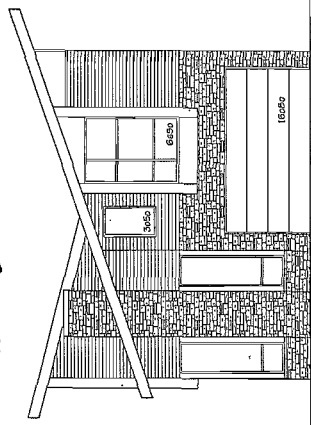


[UNIT-B]
BUILDING NO. 5
SOUTH ELEVATION

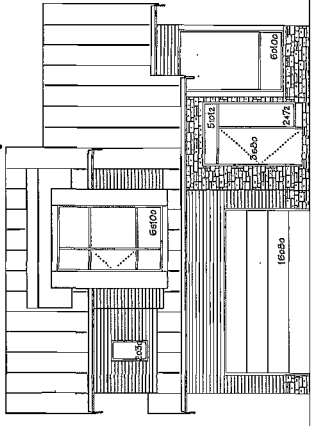


[UNIT-A-B]
BUILDING NO. 4
SOUTH ELEVATION

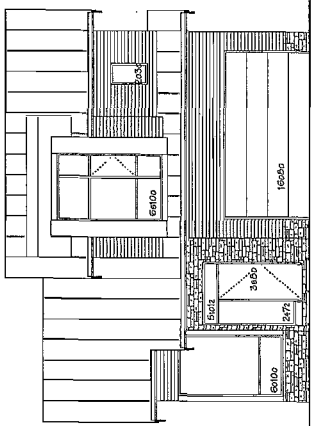
DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



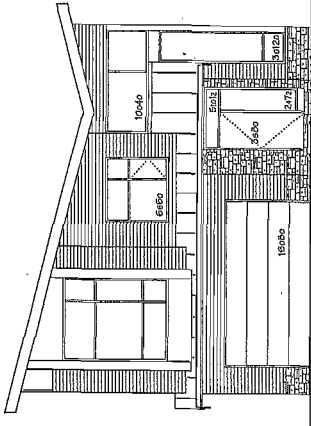
[UNIT-A-1]
BUILDING NO. 8
EAST ELEVATION



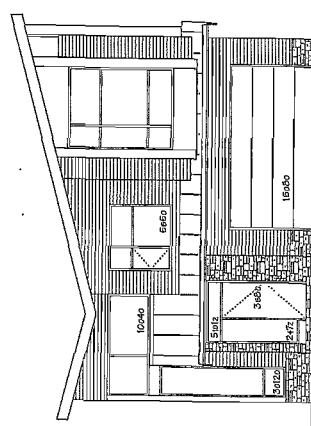
[UNIT-A-A]
BUILDING NO. 9
EAST ELEVATION



[UNIT-A]
BUILDING NO. 10
EAST ELEVATION

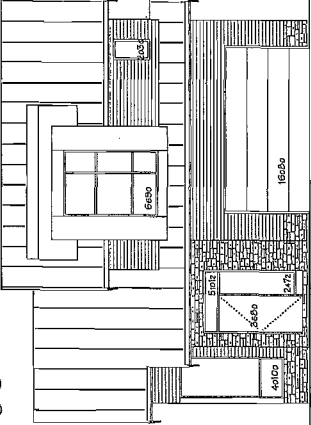


[UNIT-A-2]
BUILDING NO. 11
EAST ELEVATION

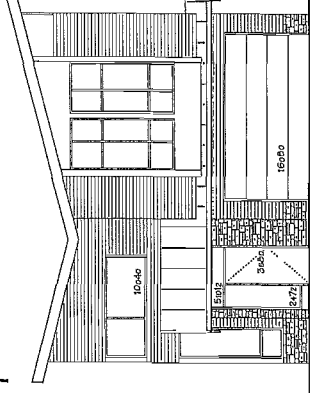


[UNIT-A-2]
BUILDING NO. 12
EAST ELEVATION

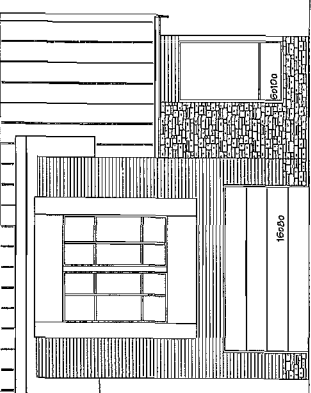
DRIVE AISLE STREETSCAPE - LOOKING SOUTH AND EAST



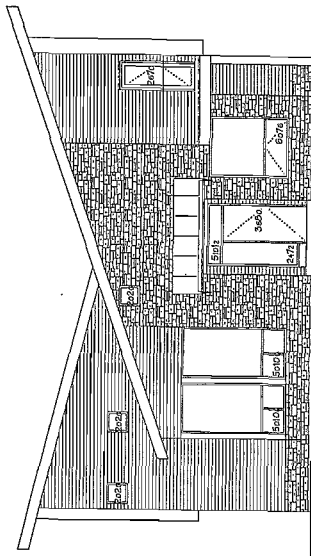
[UNIT-B]
BUILDING NO. 15
NORTH ELEVATION



[UNIT-B-3]
BUILDING NO. 14
NORTH ELEVATION



[UNIT-B-1]
BUILDING NO. 13
NORTH ELEVATION



[UNIT-B-1]
BUILDING NO. 13
WEST ELEVATION

Superseded
Plan from staff report dated
December 8, 2014

Reference Plan
Dec 8, 2014
DP 14-657872

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR P.P.T.	
OCT. 8, 2014	ISSUED FOR A.P.T.	
SEP. 4, 2014	ISSUED FOR D.A. APPLICATION	

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PROJECT
TOWNHOUSE
DEVELOPMENT

9851, 9855 DAYTON AVE
RICHMOND, B.C.

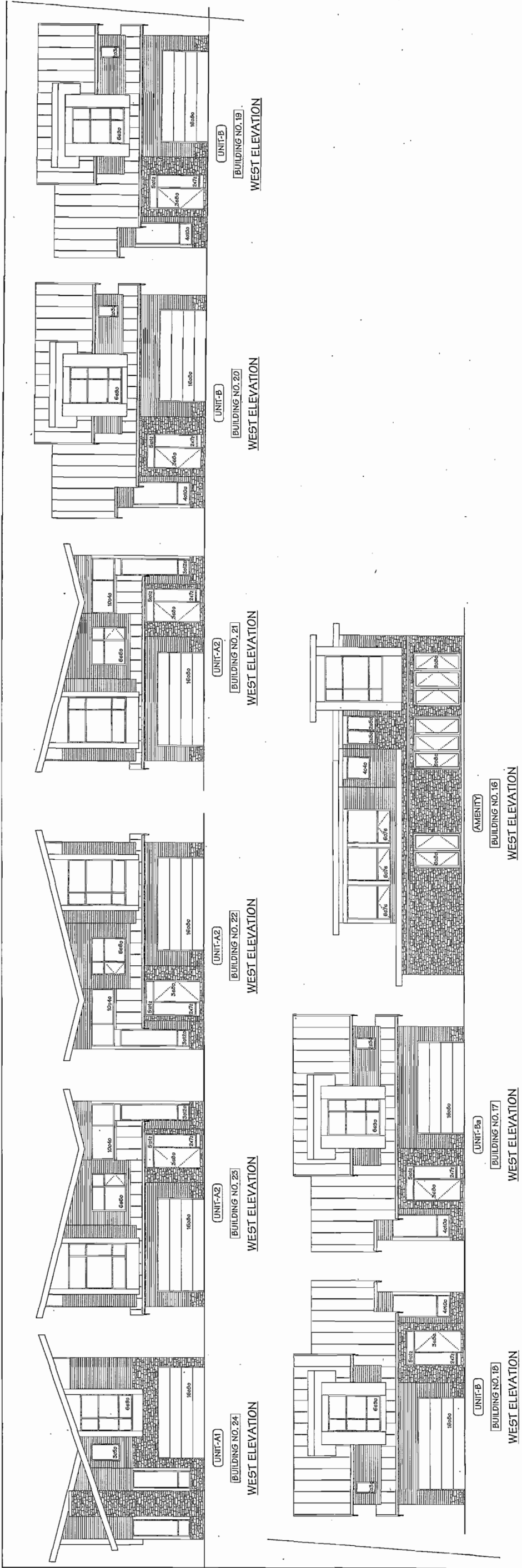
Yamamoto
Architecture Inc.

2385 oak street, van., B.C.
V6H 4J7 TEL: 731-1127 FAX: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 19, 2013	DRAWN	TY
CHECKED		PROJECT NO.	DP 14-657872
			1111

PLAN #1d



DRIVE AISLE STREETScape — DIXON TO AMENITY BUILDING, LOOKING EAST

NO.	DATE	REVISIONS	CONSULTANT
	NOV. 6, 2014	ISSUED FOR D.P.P.	
	OCT. 8, 2014	ISSUED FOR A.B.P.	
	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION	

PROJECT
TOWNHOUSE
DEVELOPMENT

8511, 8555 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2285 OAK STREET, VICTORIA, B.C.
PH: 250-381-1827 FAX: 250-381-1827

DRAWING TITLE
ELEVATIONS

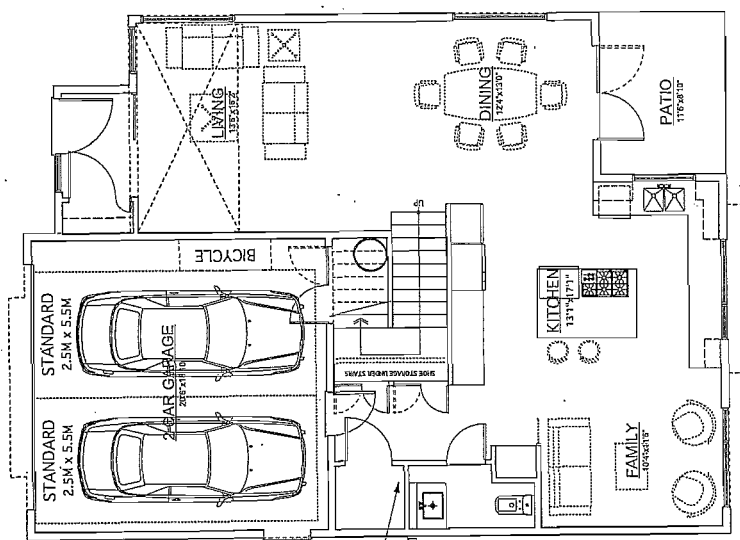
SCALE	SHEET NO.
1/8" = 1'-0"	
DATE	DRAWN
JULY 19, 2013	TY
CHECKED	PROJ. NO.
	DP 14-6571

PLAN #1e

Superseded
Plan from staff report dated
December 8, 2014

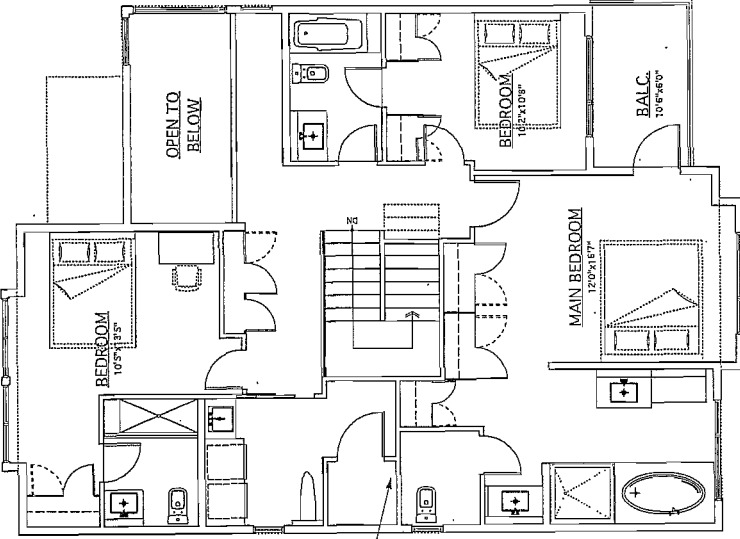
Reference Plan
Dec 8, 2014
DP 14-657872

BEFORE:



UNIT-Ba

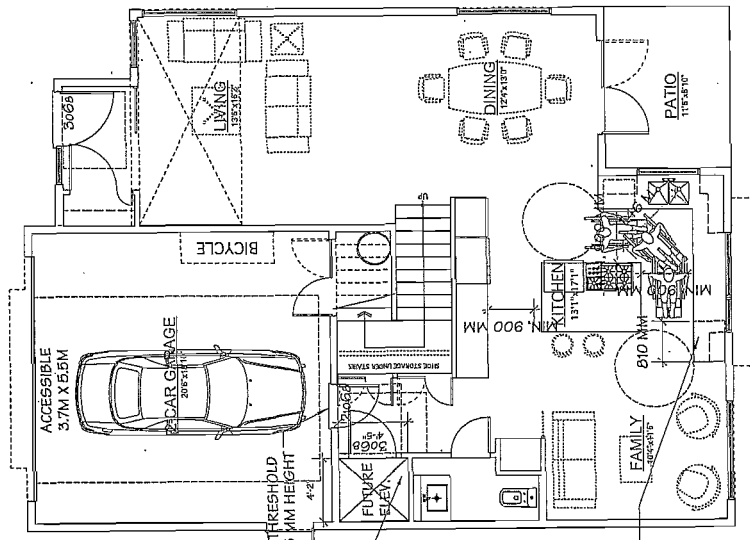
GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



UNIT-Ba

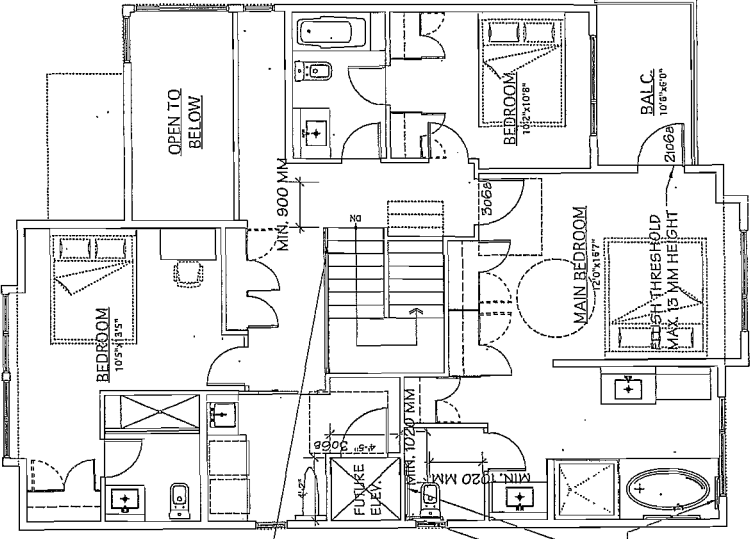
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

AFTER:



UNIT-Ba

GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



UNIT-Ba

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

DOORS & DOORWAYS	CHECKLIST - CONVERTIBLE UNIT FEATURES	COMPLIES:
	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	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).	COMPLIES.
	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.	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
	LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
VERTICAL CIRCULATION	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS	COMPLIES.
	FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	COMPLIES.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
BATHROOM (MIN.1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	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.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
KITCHEN	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FUTURE PLACEMENT).	TO BE PROVIDED.
	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 504 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	COMPLIES.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
WINDOWS	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
OUTLETS & SWITCHES	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.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):

- RISE BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- INSULATION: WALLS, CEILING, FLOORS, ROOFS, ATTIC, PERIMETER, CONCRETE
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED WATER HEATER
- NATURAL GAS INDIRECT FRESH WATER HEATER, 50 US GAL TANK, E.F. 0.75 (TRIANGLE TUBE SMART SERIES)

ENERGYGUIDE 85:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- 60FT COAT 1/2 IN. E. METAL SPACES, FIBER WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS
- 2" POLYURETHANE INSULATION CORE DOORS
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED WATER HEATER
- NATURAL GAS INDIRECT FRESH WATER HEATER, 50 US GAL TANK, E.F. 0.75 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

PROJECT: TOWNHOUSE DEVELOPMENT
9051, 9055 GATTON AVE RICHMOND, B.C.

Superseded
Plan from staff report dated
December 8, 2014

Yamamoto
Architecture Inc.

2385 oak street, vancouver, b.c.
V6H 4J1 TEL: 773-1127 FAX: 773-1327

DRAWING TITLE: FLOOR PLANS

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: JULY 19, 2013	DP 14-65787
DRAWN: TV/M	CHECKED:
PROJECT NO.:	PROJ. NO. 1111

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #16

CONVERTIBLE UNIT PLAN

Yamamoto
 Architecture Inc.

2885 Oak Street, Suite 200,
 York, PA 17403
 717-731-1277

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 13, 2013	DRAWN	TYM/ML
CHECKED		PROJ. NO.	DP 14-657872

**AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):**

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR FLUMING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
 (TO BE PROVIDED IN ALL UNITS):**

- ENERGY STAR APPLIANCES AND LIGHT FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

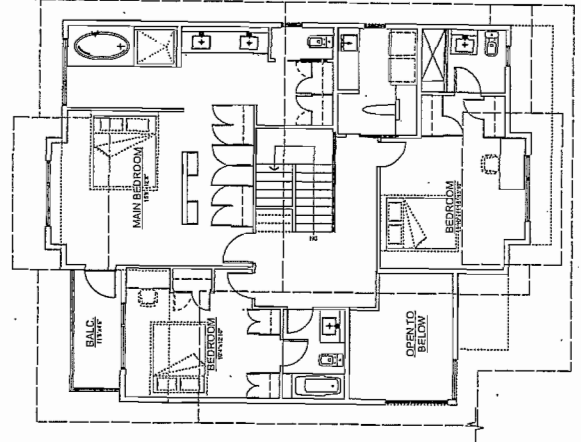
ENERGYSTAR RES:

- R-12 FULL INSULATION AND RIE SKIRT
- DOUBLE GLAZED, SOFT COAT LOW-E METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- ENERGY STAR DOORS WITH INSULATED CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, INSULATED METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- ENERGY STAR HEAT PUMP SYSTEM
- EFFICIENT CONDENSING BOILER (80% AFUE) (TRIANGLE TUBE PRESTIGE 50.0) BACK UP HEATING SYSTEM (FURNACE) (80% AFUE) (TRIANGLE TUBE PRESTIGE 50.0) WATER HEATER 50.15 GAL TANK, E.A. 078 (TRANSILE TUBE SMART SERIES)

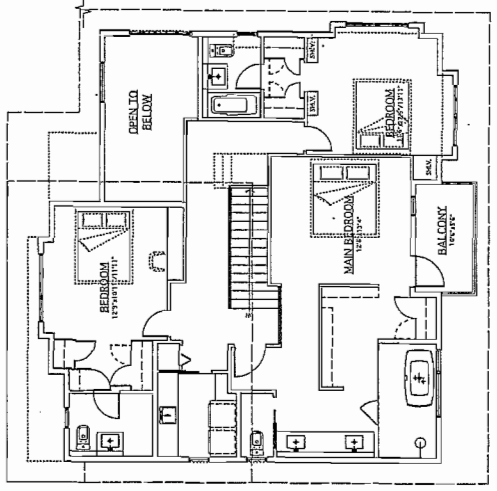
NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.F.		
OCT. 9, 2014	ISSUED FOR A.D.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAY 7, 2014	ISSUED FOR D.P. APPLICATION		

PROJECT
**TOWNHOUSE
 DEVELOPMENT**

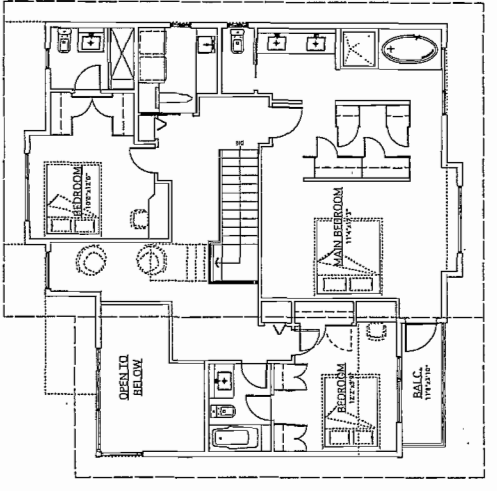
9851, 9855 DATON AVE
 RICHMOND, B.C.



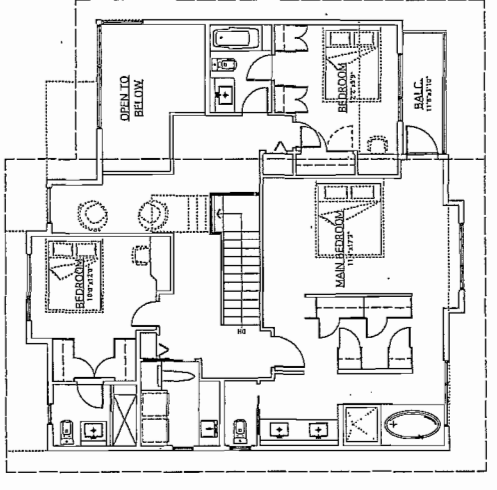
UNIT-B
 SECOND FLOOR PLAN
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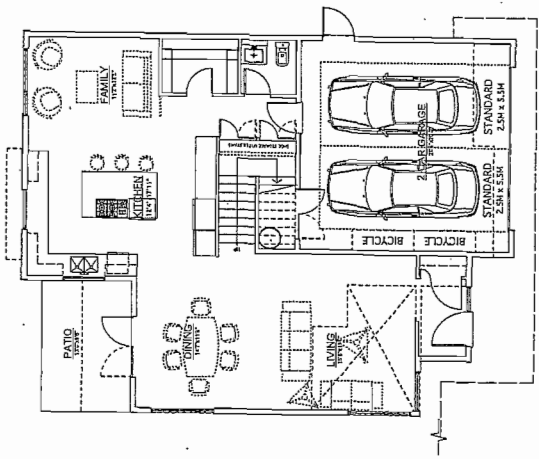
UNIT-AP
 SECOND FLOOR PLAN
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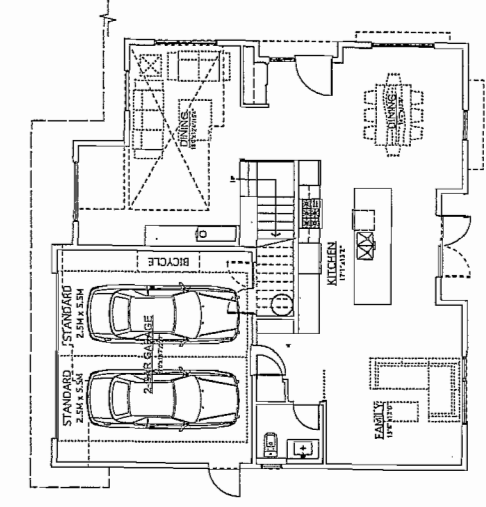
UNIT-B2
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



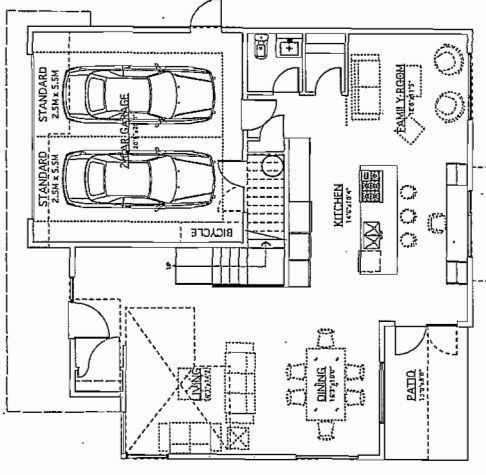
UNIT-B2a
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



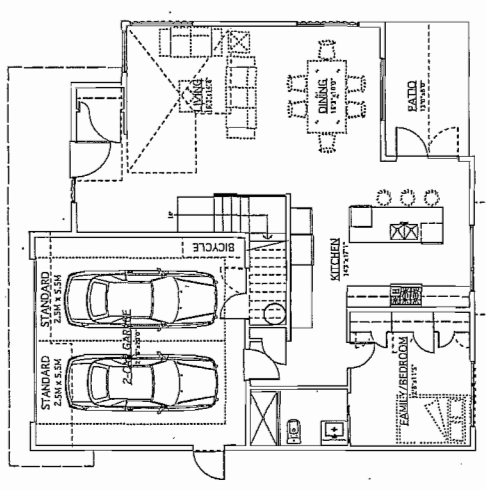
UNIT-B
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT-AP
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT-B2
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT-B2a
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



BUILDING NO. 5



BUILDING NO. 4



BUILDING NO. 2 & 3



BUILDING NO. 1

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

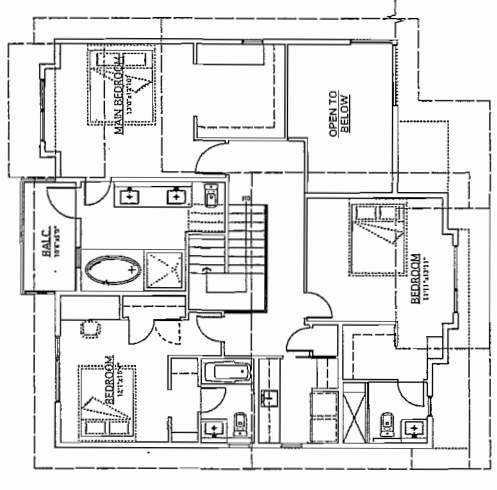
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE WALKER INSTALLATION.
- LEVER-TYPE HANDLES FOR FURNISHING AND DOOR HANDLES.

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

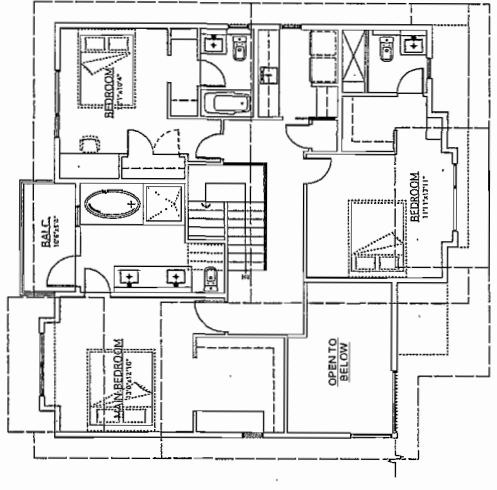
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES.
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD.

ENERGYGUIDE 8.3:

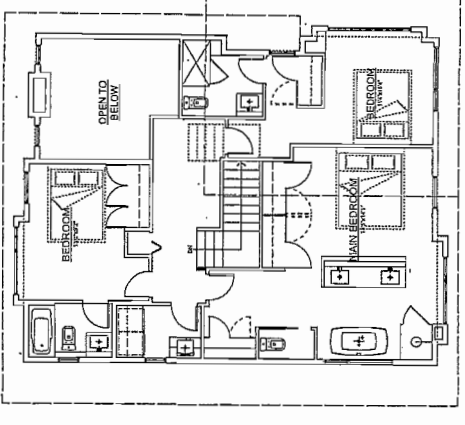
- RIG FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION.
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES.
- R-19 INSULATION CORE FLOORS.
- GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES.
- R-19 INSULATION CORE FLOORS.
- SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS HIGH EFFICIENCY CONDENSING BOILER (98% AFUE) (TRIANGLE TUBE (R-50) BACK UP HEATING SYSTEM).
- 1/2" MIN. INSULATION UNDER SLAB.
- TANK & P.T. 0.79 (TRIANGLE TUBE SMART SERIES).



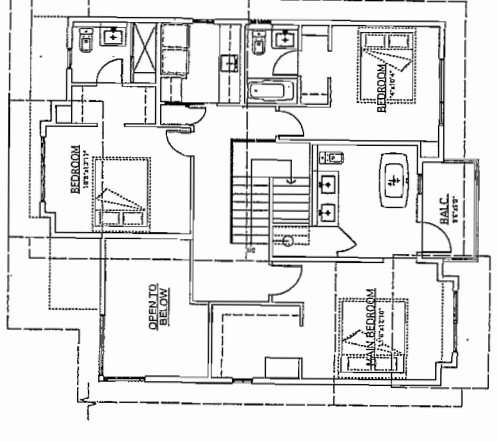
UNIT-A-B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



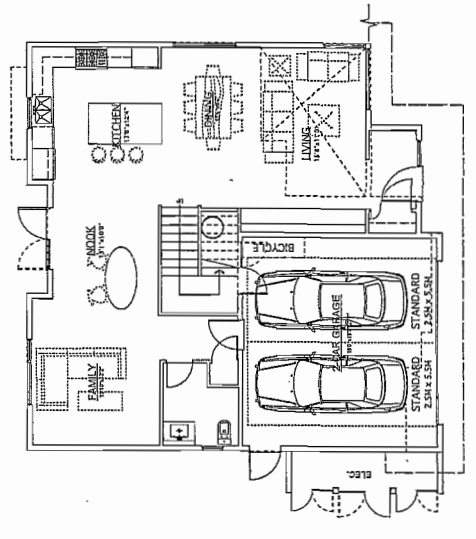
UNIT-A-C
SECOND FLOOR PLAN
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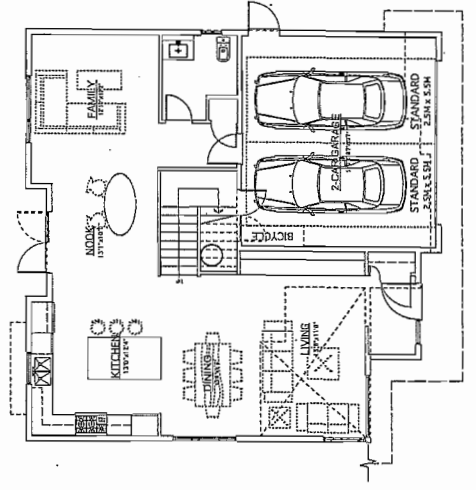
UNIT-A-D
SECOND FLOOR PLAN
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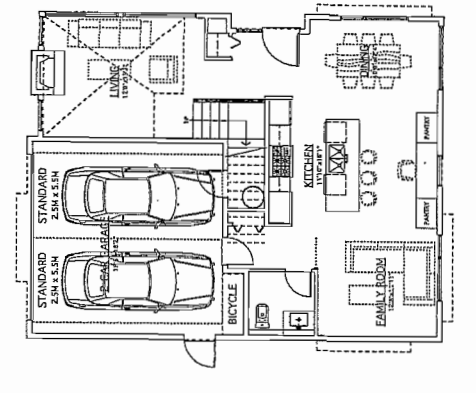
UNIT-A-E
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



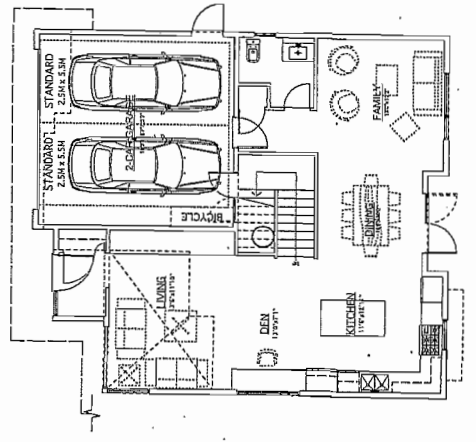
UNIT-A-B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 6



UNIT-A-B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 7



UNIT-A-D
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 8



UNIT-A-E
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 9

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 8, 2014	ISSUED FOR A.S.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION		

Superseded
Plan from staff report dated
December 8, 2014

Reference Plan
Dec 8, 2014
DP 14-657872

Yamamoto
Architecture Inc.

9051, BESS DAYTON AVE
RICHMOND, B.C.

PROJECT
TOWNHOUSE
DEVELOPMENT

FLOOR PLANS

NO.	DATE	DRAWN	CHECKED	PROJECT NO.
1	JULY 15, 2013	TY/KAN		DP 14-6578

PLAN #11

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

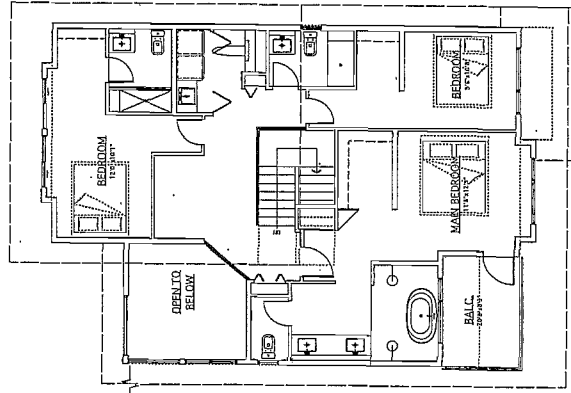
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR FLUMING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

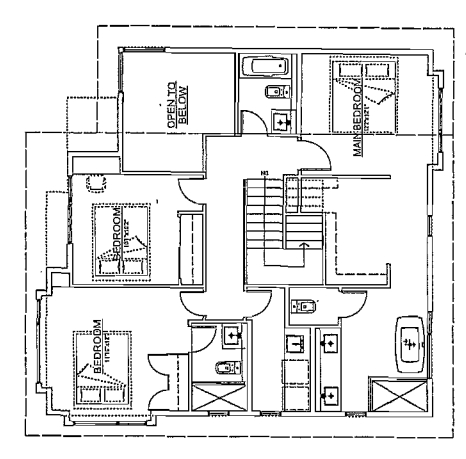
- ENERGY STAR APPLIANCES AND LOW-E WINDOW FILMS
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPETS & COMPOSITE WOOD

ENERGYGUIDE #3:

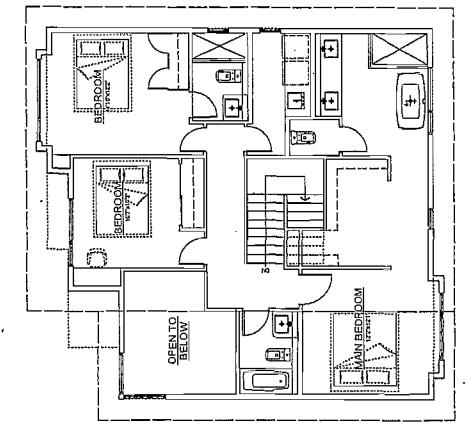
- RIG FULL UNDER SLAB INSULATION AND RIG SKIRT
- INSULATION ON EXTERIOR WALLS
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWING WITH VINYL FRAMES
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED GLAZING IN DOORS
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED WATER HEATER
- EFFICIENCY CONDENSING BOILER (95% A/CUE) (TRIANGLE TUBE PRESTIGE SOLID) BACK UP HEATING SYSTEM
- 1/2" RIG INSULATION ON ALL EXTERIOR WALLS, 50 US GAL TANK, E.G. 0729 (TRIANGLE TUBE SMART SERIES)



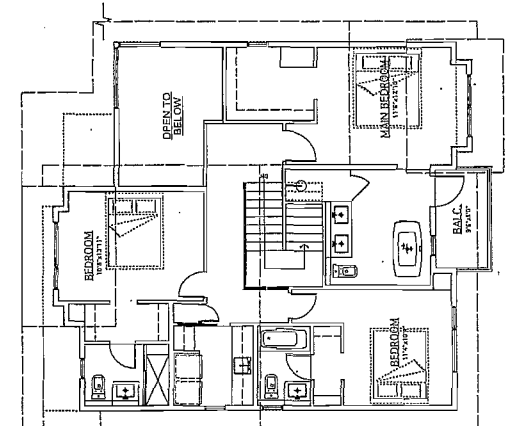
UNIT-B1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



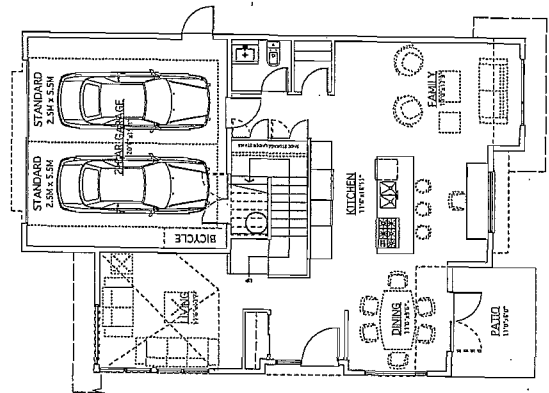
UNIT-A2a
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



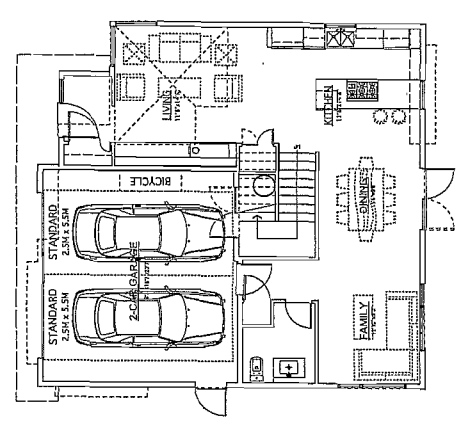
UNIT-A2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



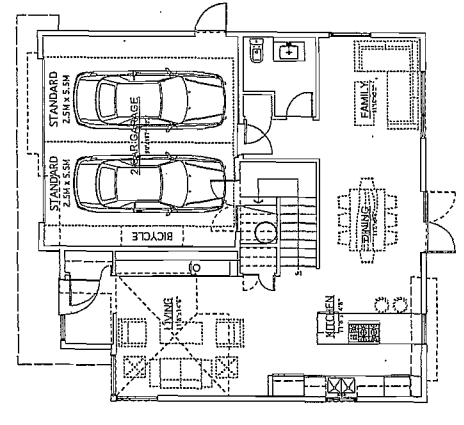
UNIT-A
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



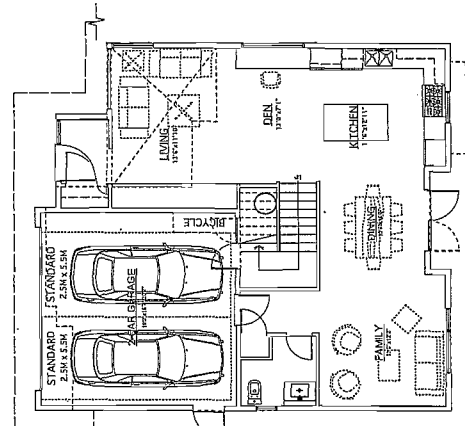
UNIT-B1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 13



UNIT-A2a
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 12



UNIT-A2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 11



UNIT-A
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 10

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR R.F.P.		
OCT. 9, 2014	ISSUED FOR AD.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAY. 7, 2014	ISSUED FOR D.P. APPLICATION		

Superseded
Plan from staff report dated
December 8, 2014

Reference Plan DP 14-657872
Dec 8, 2014

Yamamoto Architecture Inc.
9051, 9055 DARTMOUTH AVE
RICHMOND, B.C.

2388 oak street, vancouver, b.c.
V6R 4G7 TEL: 773-9122 FAX: 773-1327

FLOOR PLANS

DRAWING TITLE

SCALE 1/8" = 1'-0"

DATE JULY 19, 2015

DRAWN TYKAM

CHECKED

PROJECT TOWNHOUSE DEVELOPMENT

PROJ. NO. 1111

Superseded
Plan from staff report dated
December 8, 2014

Yamamoto
Architecture Inc.

8051, 8053 DAYTON AVE
RICHMOND, B.C.

2388 oak street, vancouver, b.c.
V6R 4J7 TEL: 781-1127 FAX: 781-1327

DRAWING TITLE
FLOOR PLANS

SHEET NO.	111
SCALE	1/8" = 1'-0"
DATE	JULY 19, 2013
DRAWN	TYKM
CHECKED	
PROJ. NO.	DP 14-657872

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 9, 2014	ISSUED FOR A.C.F.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR C.P. APPLICATION		

PROJECT
TOWNHOUSE
DEVELOPMENT

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

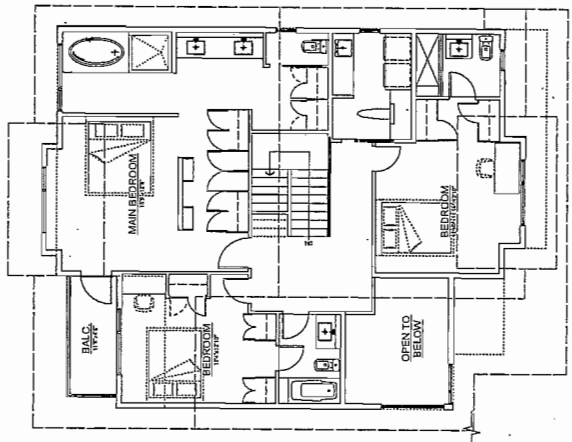
- SOLID BLOCKING IN HALLROOM WALLS TO FACILITATE FUTURE
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- GRAB BAR INSTALLATION

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

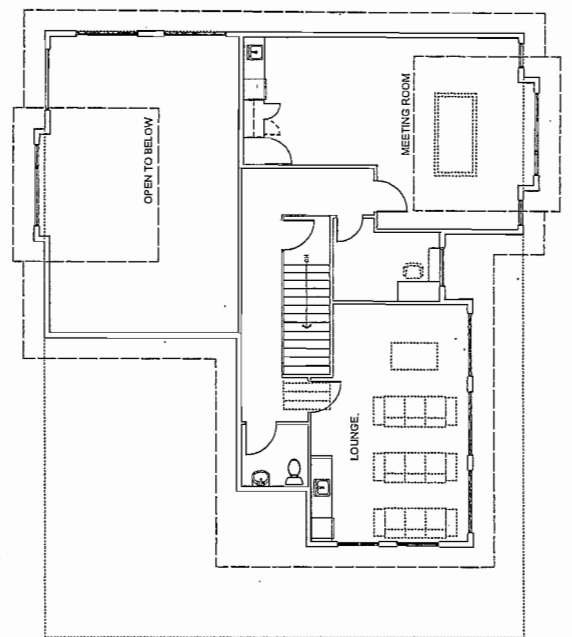
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED REFRIGERATOR WITH LOW FLUOROCARBONS
- LOW EMITTING PAINTS, FINISHES, ADHESIVES, GROUTS & COMPOSITE WOOD

ENVELOPE B3:

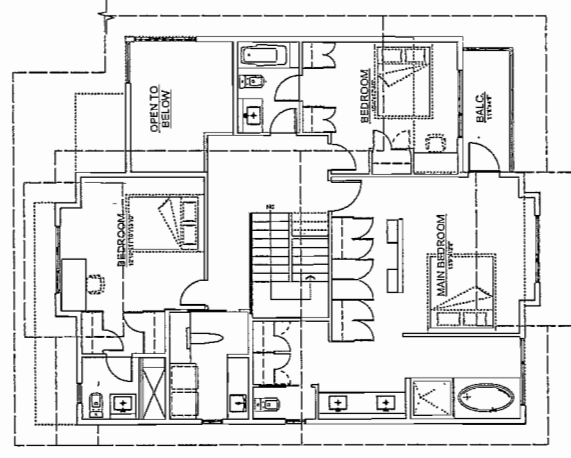
- RIE FULL UNDER SLAB INSULATION AND R2 BRICK
- INSULATION ON EXTERIOR WALLS
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIBER GLASS WOOL INSULATION WINDOW CORE DOORS
- STEEL WITH POLYURETHANE INSULATION CORE DOORS
- METAL SPACER, FIBER GLASS WOOL INSULATION WINDOW CORE DOORS
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED REFRIGERATOR WITH LOW FLUOROCARBONS
- EFFICIENT CONDENSING BOILER (92% EFF) WITH GAS-LOGE TUBE PREHEAT (SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRE WATER HEATER, 50 US GAL TANK, 1/2" COP (WARRANTY TUBE SHAKY BRICKS)



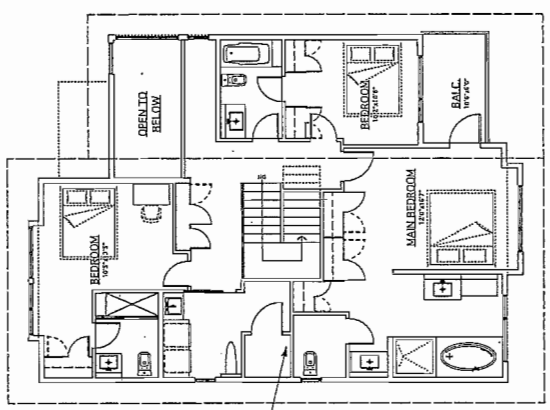
(UNIT-B2B)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(AMENITY)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

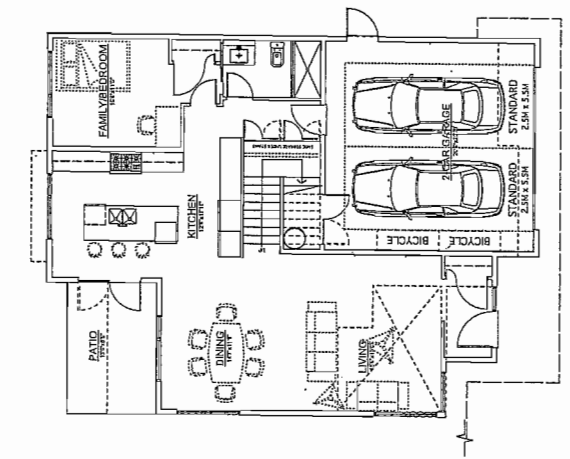


(UNIT-B1B)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

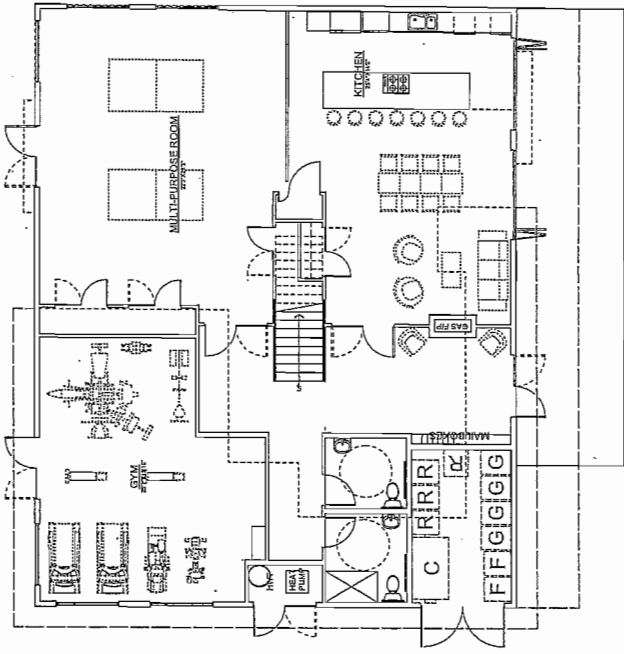


(UNIT-B3B)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

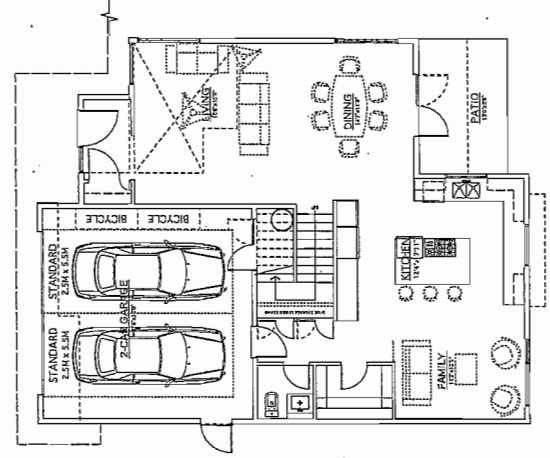
POSSIBLE OUTLINE
LIFT LOCATION
- 4" CONCRETE SLAB
- 10" FLOOR JOISTS 2/16"
- REMOVABLE



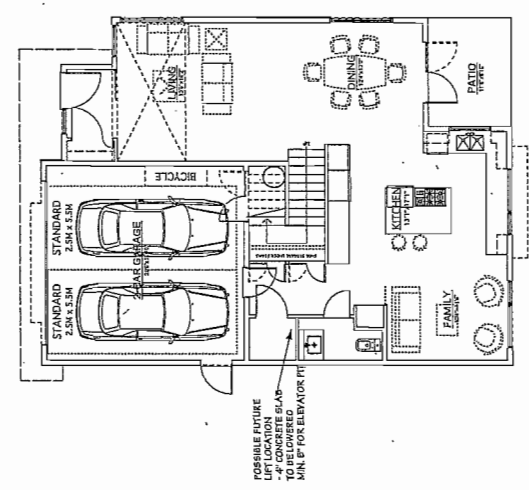
(UNIT-B)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(AMENITY)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B1)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B2)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

POSSIBLE OUTLINE
LIFT LOCATION
- 4" CONCRETE SLAB
- 10" FLOOR JOISTS 2/16"
- REMOVABLE

Superseded
 Plan from staff report dated
 December 8, 2014

Yamamoto
 Architecture Inc.
 8851, 5855 DAYTON AVE
 RICHMOND, B.C.
 2286 oak street, vancouver, b.c.
 v6h 4t1 tel: 779-1127 fax: 791-1927
 DRAWING TITLE
FLOOR PLANS
 SCALE 1/8" = 1'-0"
 DATE JULY 15, 2013
 DRAWN TYKIM
 CHECKED
 PROJECT NO. DP 14-6578
 SHEET NO. 111

**AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):**

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
 (TO BE PROVIDED IN ALL UNITS):**

- ENERGY EFFICIENT LIGHT FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, GROUT & COMPOSITE WOOD

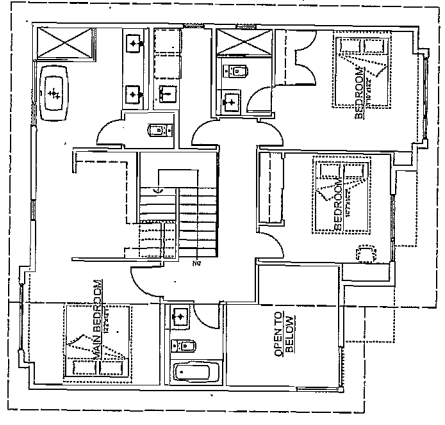
ENR5GUIDE A3:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIRED WINDOWS WITH VINYL FRAMES
- 2" POLYURETHANE INSULATION CORE DOORS
- GLASS IN DOOR, METAL SPACER, METAL SPACER, FIRED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- EFFICIENT CONDENSING BOILER (82% AFUE) (FRANGIBLE TUBE PRESTIGE GOLD) BACK UP HEATING SYSTEM
- 1/2" OF INSULATED FIBER CEMENT HEATER, 80 US GALLON TANK, E-CO2 (MINI-TUBE SMART SERIES)

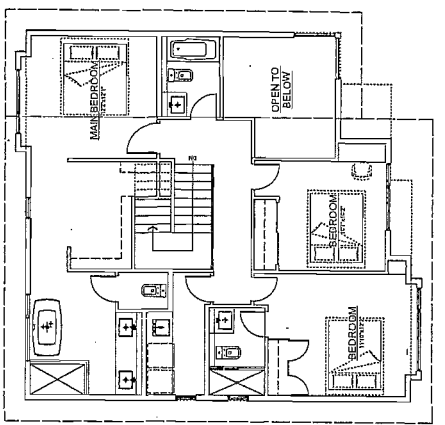
NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR RFP.	
OCT. 8, 2014	ISSUED FOR A.S.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR C.Z. APPLICATION	

CONSULTANT

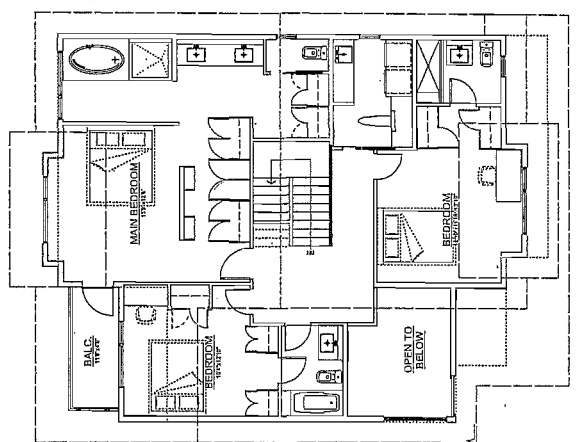
PROJECT
**TOWNHOUSE
 DEVELOPMENT**



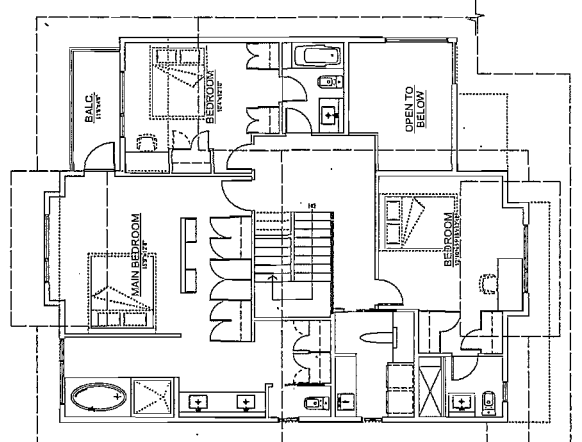
**UNIT-A2
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**



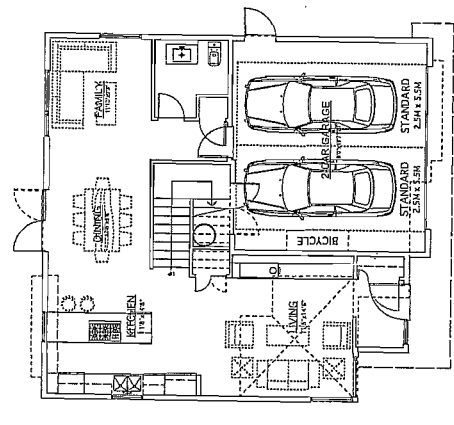
**UNIT-A2
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**



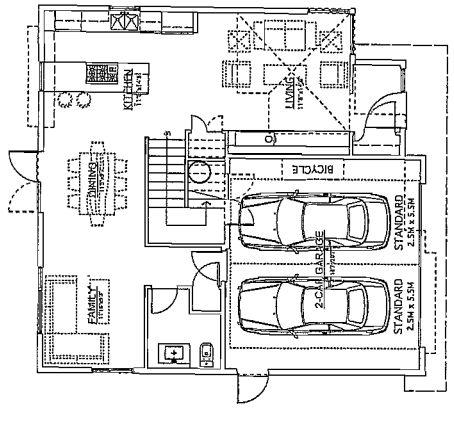
**UNIT-B
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**



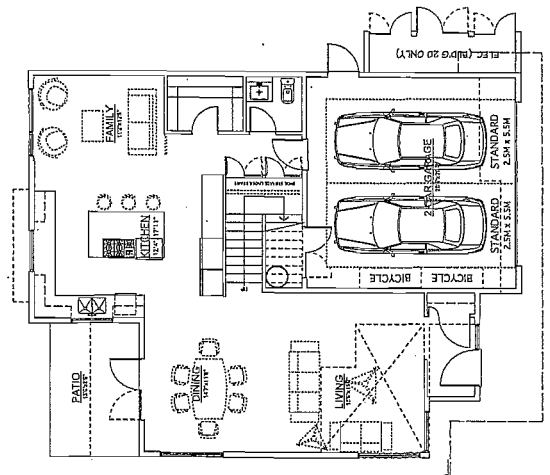
**UNIT-B
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**



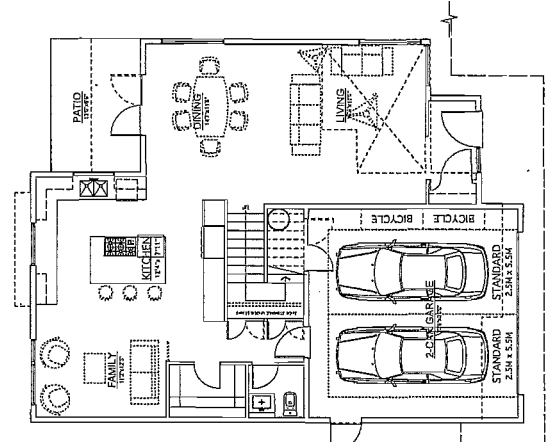
**UNIT-A2
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**



**UNIT-A2
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**



**UNIT-B
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**



**UNIT-B
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"**

Reference Plan Dec 8, 2014
 DP 14-657872

Superseded
 Plan from staff report dated
 December 8, 2014

**AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):**
 -SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 -LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
 (TO BE PROVIDED IN ALL UNITS):**
 -ENERGY STAR APPLIANCES AND LOW FLOW FEATURES
 -LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE B'S:
 -RIGID INSULATION SLAB INSULATION AND RIGID BERRY INSULATION
 -DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
 -ENERGY STAR DOORS WITH INSULATED CORE DOORS
 -GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
 -ENERGY STAR HEATED FLOORING HEAT TREATMENT SYSTEM
 -SEMI-CONDUCING HEAT TREATMENT SYSTEM
 -EFFICIENCY CONDENSING BOILER (85% AFUE) (TRIANGLE TUBE PRESTIGE GOLD) BACK UP HEATING SYSTEM
 -WATER HEATING SYSTEM (ELECTRIC) (ELECTRIC WATER TANK, E.F. 0.78) (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
CONSULTANT		
	NOV. 6, 2014	ISSUED FOR D.P.P.
	DEC. 9, 2014	ISSUED FOR A.G.P.
	SEP. 2, 2014	GENERAL REVISIONS
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

PROJECT
 TOWNHOUSE
 DEVELOPMENT

5851, 9805 DAYTON AVE
 RICHMOND, B.C.

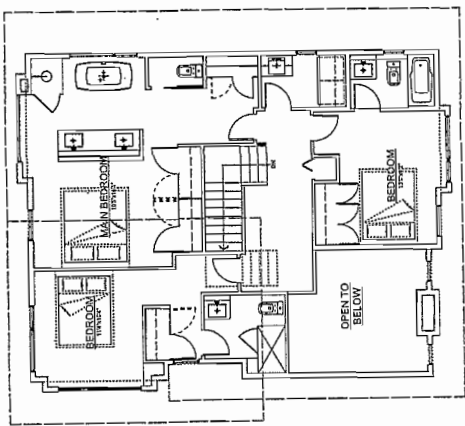
Yamamoto
 Architecture Inc.

USE FOR DESIGN ONLY, B.C.
 REG. # 411 REG. # 511212 REG. # 711-1327
 DRAWING TITLE

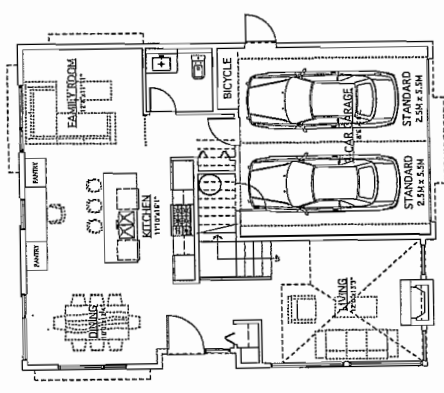
FLOOR PLANS

SCALE	SHEET NO.
1/8" = 1'-0"	
DATE	JULY 19, 2013
DRAWN	TY/KM
CHECKED	
PROJ. NO.	1111
	DP 14-657872

PLAN #15



(UNIT-A1)
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



(UNIT-A1)
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 (BUILDING NO. 24)



Public Correspondence

Correspondence Received

Raymond Luetzen

February 6, 2015
January 15, 2015

Kathy Stephens and Mike Thorne

February 3, 2015
January 30, 2015
January 15, 2015

Irene Webster

January 27, 2015
January 26, 2015

Wilson Leung

January 13, 2015

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Friday, 06 February 2015 04:33 PM
To: Badyal, Sara
Subject: Townhouse Development

Sara,

It has become obvious that the amount of run-off water from the new development onto our property has increased substantially. I hope that the city of Richmond will be closely supervising the promised perimeter drainage portion of this project. I need some assurance that I will not be faced with increased flooding of my property after the completion of this project. The developer just refers back to the city requirements and nothing further.....

From my understanding, the perimeter drainage project will start in mid March....

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Thursday, 15 January 2015 01:31 PM
To: Badyal, Sara
Subject: Townhome Development

Sara,

It appears that we were not given an opportunity to attend a meeting regarding the town home development proposals and process. To receive this information from neighbours that were notified is typical of the selective consultation process, adapted by Richmond City Hall. I have on file that any further changes that have been disputed by affected neighbours would be communicated in writing. Needless to say, we are very disappointed and plan to continue our due recourse.....

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Tuesday, 03 February 2015 11:52 AM
To: Badyal, Sara
Subject: Re: DP 14-657872

Hi Sara,

We just wanted to mention that 5 guest parking spots for 23 townhouses seems very limited. We believe 1 or 2 of these guest parking spots are handicapped.

Thanks,
Mike Thorne
Kathy Stephens

On Mon, Feb 2, 2015 at 12:52 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:

Hi Kathy & Mike,

Thank you for your email. I will review the following concerns that I understand from your email below and will get back to you this week:

- Potential for construction activities to cause foundation cracking and house settling
- Potential for construction activities to damage your existing 20 foot tall tree adjacent to shared property line
- Potential noise from Heat Pumps and noise bylaw compliance
- Flooding in back yard
- Potential for overlook from townhouses into back yard and house.

If I have misunderstood any of your concerns, please let me know.

Council has endorsed the rezoning application, which included a development proposal to construct a townhouse complex and remove portions of the hedge. The developer is required to complete the items listed in the rezoning staff report before the rezoning is sent to Council for final approval. The development permit has not been approved yet, so final landscape details such as further hedge removal are not yet decided.

I did not write a letter to David Boram although I understand he was a representative of the congregation that previously owned the site. There was a significant amount of discussion with representatives of religious assembly properties throughout Richmond leading up to the current OCP policy. I will do some research and get back to you.

Thank you for the suggestion. I will include your letter in my staff report regarding the DP application.

If you have any questions or comments, please feel free to call me at [604-276-4282](tel:604-276-4282).

Regards,

Sara Badyal *Deputy, RP*

Planner 2

Development Applications Division

City of Richmond

Tel: [604-276-4282](tel:604-276-4282)

From: Kathy Stephens [mailto:katstep1@gmail.com]

Sent: Friday, 30 January 2015 05:24 PM

To: Badyal, Sara

Subject: DP 14-657872

Hi Sara,

Just wanted to let you know that we are still against the 200 hedge trees being removed. Our neighbour Ray Luetzen told us you said it is already a done deal. That is sad for us.

We think if the neighbourhood knew how the process worked we all would of been at the rezoning meeting.

We hear that David Boram had a letter from the City of Richmond about rezoning so that he could sell that property. Where could we get a copy of that letter?

We have met with Jackson Lee and discussed these issues:

Foundation cracking and our house settling monitored.

Our 20 foot tree that is under a foot from the property line that Jackson did not know about. Might die.

Heat Pump location and noise bylaw.

Drainage- our back shed has been flooded ever since the sand has been put down. It contains our lawn mower, blower, weed eater, pressure washer, yard tools, camping gear..etc.

The new hedge trees and new fence.

The townhouse complex being able to look into our back yard and house. Losing our privacy after over 20 years.

If we could make a suggestion for the next development it would be to get the developer to invite all the neighbours to a meeting and have a question and answer session. Instead of getting little bits of information here and there.

Take care,

Kathy Stephens

Mike Thorne

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 15 January 2015 04:27 PM
To: Badyal, Sara
Subject: Re: DP Application regarding 9051 and 9055 Dayton Avenue

Hi Sara,

I want to know what was approved at this meeting without about half of the affected people being informed of the meeting. Was there approval to remove the hedge?

Kathy Stephens

On Thu, Jan 15, 2015 at 3:36 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:
Hello Ms. Stephens,

Thank you for leaving a phone message for Barry Konkin this morning. I was very sorry to learn that you did not receive a notification letter for the DP Panel meeting yesterday and wanted to take this opportunity to send you an email.

The DP application was reviewed yesterday at the January 14, 2015 DP Panel meeting and was referred back to staff. I will review the referral with the applicant and when the referral has been addressed I will be writing another staff report to DP Panel. Although I am not sure of the meeting date, when my staff report is ready the City Clerk's office will place DP Panel meeting notification in the local newspaper and will send a notification letter to all properties within 50 m of the applicant's site.

For your information, here is a website link to the DP Panel meeting agendas & minutes. My staff report is available in the meeting agenda for the January 14, 2015 & the meeting minutes will be posted as soon as they are finalized.

<http://www.richmond.ca/cityhall/council/agendas/dpp.htm>

I will ensure that our City Clerks office sends a notification letter to you before the next meeting.

If you have any questions or comments, please feel free to call me at [604-276-4282](tel:604-276-4282).

Regards,

Sara Badyal, M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: [604-276-4282](tel:604-276-4282)

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 16 January 2015 01:31 PM
To: Badyal, Sara
Subject: 9051 Dayton Ave + DP 14-657872

From: Kathy Stephens [<mailto:katstep1@gmail.com>]
Sent: Thursday, 15 January 2015 11:53 AM
To: Konkin, Barry; MayorandCouncillors
Subject: Re RZ 11-589989 9051 and 9055 Dayton Ave

To Barry Konkin,

I and my neighbours are very shocked and disappointed that we were not informed about the Design Panel meeting. I hear there was even a vote at this meeting about this development. Sara Badyal told me that all the neighbours involved, would get a notice from the City of Richmond about upcoming discussions relating to this development.

The process seems very flawed.

I was informed of this meeting only after the fact by a neighbour.

Why did I not get a notice about this meeting as I am directly affected by the outcome?

How many of my neighbours that are directly affected by the outcome of this meeting did not get notified about this meeting?

Who and how is it decided who is informed about these meetings.

I have been very active in this process from the beginning and expected to be updated and informed before the fact.

I have phoned you but would appreciate a response by e-mail.

Concerned,
Kathy Stephens
8371 Heather Street

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 02 February 2015 12:11 PM
To: Badyal, Sara
Subject: 8291 Heather St - tree removal

From: CE WEBSTER [mailto:[i m webster@shaw.ca](mailto:i_m_webster@shaw.ca)]
Sent: Tuesday, 27 January 2015 11:25 AM
To: Badyal, Sara
Subject: Re: 8291 Heather St - tree removal

Hello Sara

Thank-you for your guidance in this matter. WE, as homeowners and wishing to conserve our trees, feel that holding on to them will cause concerns in later years. Despite the best efforts of all concerned the tree roots will inadvertently be damaged and in later years the trees will become a nuisance(death) and a risk for the surrounding properties. Also their existing hedge will need to be removed. The time is right for the tree removal as the back property is vacant.

We have concerns about the drainage and the suggestion of additional earth or a retaining wall add to the concern of root destruction.

Hopefully I can navigate the process without problems.

Thank you again
Irene Webster

From: "Sara Badyal" <SBadyal@richmond.ca>
To: "[i m webster@shaw.ca](mailto:i_m_webster@shaw.ca)" <[i m webster@shaw.ca](mailto:i_m_webster@shaw.ca)>
Sent: Monday, January 26, 2015 4:44:05 PM
Subject: 8291 Heather St - tree removal questions

Hello Mrs Webster,

I understand that you have some concerns about trees located in your back yard. Here is a link to the City's website to provide you with information about the City's Tree Bylaw:

<http://www.richmond.ca/sustainability/environment/treeremoval.htm>

The webpage also includes links to a number of tree bylaw bulletins. I recommend starting with bulletins Tree-01 and Tree-08 for a better understanding of the tree bylaw and permit application process.

If you have any questions or concerns, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal , M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: 604-276-4282

From: Jackson Lee [mailto:jackson.lee@jackenhomes.com]
Sent: Monday, 26 January 2015 11:59 AM

To: Badyal, Sara
Cc: [i m webster@shaw.ca](mailto:i_m_webster@shaw.ca); ericmlsze@gmail.com; Taizo Yamamoto
Subject: 8291 Heather Street

Hi Sara,

Hope you had a nice weekend. Just a quick heads up, we were able to visit some of our neighbours over the weekend and wanted to let you know specifically of a discussion with Mr. & Mrs. Webster at 8291 Heather Street. They have concerns with the 3 large trees in their yard that are currently within our tree protection zone and would want to apply to have them removed. Mrs. Webster is aware of the process required for tree permits and she will proceed as such. She is included in this email and if you should have any additional guidance for her in this process, we would appreciate your help. I have also discussed the possibility of completing the retaining wall if the trees are removed for continuity. I will be working closely with Mrs. Webster with any issues regarding the trees/fence/hedges/retaining wall.

On another note, I will complete the full report of our findings and email you by the end of the day and await confirmation for the meeting scheduled for February 25.

Regards,

Jackson Lee
Jacken Investments Inc.
9002 Oak Street
Vancouver, BC V6P 4B9
Cell: 778.865.4783
Tel: 604.266.0808
Fax: 1.888.490.3953
www.jackenhomes.com

Badyal, Sara

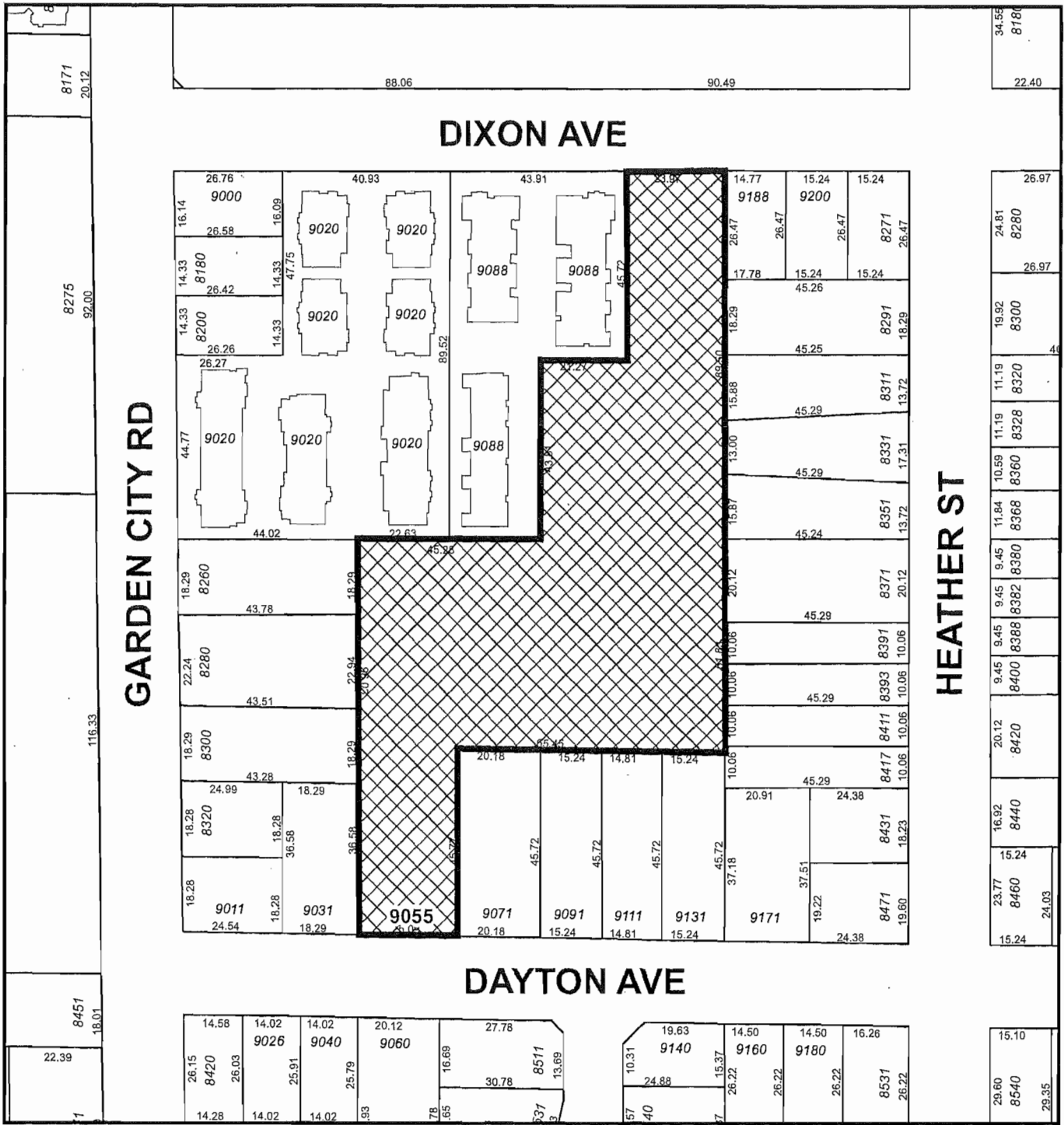
From: W L [wleungws@gmail.com]
Sent: Tuesday, 13 January 2015 02:25 PM
To: Badyal, Sara
Subject: Flooding problem with 9051 Dayton Ave construction

Hi Sara,

Thanks for your help in contacting the Developer regarding the surface water overflowing from their site onto our backyard (9111 Dayton Ave). It was up to less than 10' away from our house. The builder came and rectified the problem temporarily. We are hoping that the problem will not come up again during or after their construction.

Thanks again for your help!

Wilson



9055 Dayton Avenue
Context Map showing neighbours
(DP 14-657872)

Original Date: 01/29/15
Revision Date
Note: Dimensions are in METRES

Badyal, Sara

From: Jackson Lee [jackson.lee@jackenhomes.com]
Sent: Tuesday, 17 February 2015 02:31 PM
To: Badyal, Sara
Subject: 9055 Dayton Avenue - Summary

Hi Sara,

Further to the DPP meeting held on January 14th as per request of the Panel, we have provided letters to update our neighbours and to confirm the information with our neighbours in regards to the hedge and fence type that we propose to remove and replace. We have also addressed other questions and concerns that our neighbours had.

Information Letters & Discussions with Neighbours

On January 19th, information letters were hand-delivered to 18 single family homes that border the site with specific information that affects each individual owner. During the week of January 19th, phone calls and emails were received from neighbours with other questions related to the development and in-person meetings were arranged for January 25th and 27th.

The removal of the hedges proposed after the public hearing held in January 2013 affect 9 of these neighbours, specifically

- 9071 & 9091 Dayton Avenue
- 8291, 8311, 8331, 8351, 8371 & 8391 Heather Street
- 9188 Dixon Avenue

The meetings and discussions held over the period of January 19th to January 27th facilitated six discussions with nine of the neighbours that are affected by the new proposal. These six households include:

- 9071 & 9091 Dayton Avenue
- 8291, 8311, 8351 & 8371 Heather Street

Feedback was positive and understanding of the proposal with five of these discussions. The owners of 8371 Heather are strongly opposed to the removal of the existing hedge but are understanding of the situation after our discussion.

8391 Heather, 8331 Heather and 9188 Dixon are the three neighbours that we were unable to talk to as there was no one home at the time of our visits on January 25th and 27th. It should be noted that we previously spoke with all three homeowners in August 2014 and they did not have issues with the proposal at that time. These homeowners have received two letters outlining the proposal and should have had the opportunity with the Development Permit Panel held on January 14th to discuss any concerns. Neither we, nor the City, have received any response or comments from these three homeowners to date since the proposal of further hedge removal.

The remaining nine single family homes are unaffected by the new proposal but the letters serve to inform the neighbours, confirm the information and finalize the hedge and fencing details proposed. We were also able to touchbase with five of the neighbours that are not affected by the new proposal and they did not have further questions or concerns. These interactions were with:

- 8260 & 8300 Garden City
- 9031 & 9131 Dayton Avenue

- 8393 Heather Street

The four neighbours that are not affected by the new proposal that we were unable to get in touch with on January 25th and January 27th are:

- 8280 Garden City
- 9111 Dayton Avenue
- 8411 & 8417 Heather Street

It should be noted that we previously contacted these homeowners in August 2014 and they did not have issues with the plan to replace the fence and hedges at that time. These homeowners have received two letters outlining the proposal and had the opportunity to attend the Development Permit Panel held on January 14 to discuss any concerns. Neither we, nor the City, have received any response or comments from these homeowners to date.

Fence & Hedge Replacement

For all 18 single-family neighbours, we have not received any request to change the type of fencing proposed in our letters to them for their backyards. Specific fencing requests that were previously made since August 2014 are for 3 of the 18 single family neighbours, specifically 9071 and 9091 Dayton request that no fence be installed between the properties and 8371 Heather request for a chain link fence. All other 15 homes find the wood fence to be acceptable. If any neighbour requires a change in the fence type, the request should be made in writing addressed to the applicant prior to the installation as proposed.

In August 2014, it was also offered to the neighbours affected by the new proposal the opportunity to install a row of cedar hedges, at our cost, on their side of the property line but have not received any request to arrange such installation. The general consensus with those that discussed this option is that having these hedges on their side would require regular upkeep and maintenance.

Other Landscaping Concerns

The owner of 9071 Dayton Avenue provided a sketch of what he would like to see on the drive aisle beside his property. He requests that the emerald cedar hedging to continue on for the drive aisle, instead of the columnar Irish yew hedges proposed. After further consultation with the architect, we are unable to comply with the owner's wishes as there is not enough space to provide the same emerald cedar hedges used elsewhere to establish the hedge and allow them to thrive in the constrained space. The landscape architect has selected plants that are suitable for the conditions provided and should provide for excellent screening and greenery. This has been conveyed to the owner of 9071 Dayton Avenue that the existing plan should remain in place.

The owners of 8291 Heather has safety concerns about the three tall trees that exist in their backyard that are protected by tree protection zone on the development site and are considering the removal of the trees. We advised the homeowner they must apply to the City for tree permits for removal and comply with the rules and regulations in place in regards to these trees. This does not change the existing plans and the existing tree protection fencing remains in place to protect the existing trees in our neighbour's yard.

Noise Concern

The owners of 8291 and 8371 Heather Street had expressed concern regarding the sound that will be generated by the heat pump proposed in the development. We referred the owners to the City's Noise Bylaw, specifically for quiet zone that allows for 45dBA at night time and 55dBA for daytime. We reviewed the specifications of the proposed heat pump and assured the homeowners that the distance between the unit and the property will provide sufficient distance to reduce the sound produced down and below the

allowable decibel as set out by the bylaw. The homeowner was further assured that the additional distance provided by their backyards, some up to 65 feet, should more than alleviate the sound at the point of reception, for example, their bedrooms. The neighbours understood and was satisfied with the explanation.

Drainage Concerns

Owners of 9111 Dayton Avenue, 8291, 8351 and 8371 Heather had discussed the issues of existing flooding in their backyards. We assured the homeowners that the City has regulations that require storm water is managed on the proposed development site and that perimeter drainage is designed to capture runoff and ensure storm water is contained and directed into the storm drainage system. We advised the owners that we cannot comment on the drainage of their homes but will ensure that the development complies with City drainage requirements. The City will also perform inspections to ensure drainage is properly constructed. We also reviewed with the homeowners the City's requirement for Wood Retaining Walls that shall be designed and constructed utilizing the Building Approvals Division's Wood Retaining Wall Design PSBldg07-2, dated October 18, 2012 specifically reviewing the detail pertaining to the perimeter drain. The neighbours understood and was satisfied with the explanation.

Building Height

The issue of building height was discussed with the owner of 8371 Heather. We assured the owner that the development is for two storey units and follows the design guidelines and height limit restrictions set by the City. The units do not exceed the allowable height so there is no variance requested in the development. Overlook from the second floor into this neighbour's yard was discussed and it was discussed that the new homes will be able to look into their yards from the second floor as the yard has approximately 65 feet to the home.

I trust this summary is thorough and has addressed all of your concerns. Please let me know if you require any other information.

Regards,

Jackson Lee

Jacken Investments Inc.
9002 Oak Street
Vancouver, BC V6P 4B9
Cell: 778.865.4783
Tel: 604.266.0808
Fax: 1.888.490.3953
www.jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Wallace Chan
8260 Garden City Road
Richmond, BC V6Y 2P2

January 16, 2015

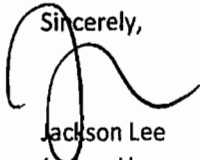
Dear Mr. Chan

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
8280 Garden City Road
Richmond, BC V6Y 2P2

August 5th, 2014

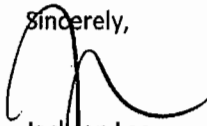
To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
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Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
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www.jackenhomes.com

Thind Family
8300 Garden City Road
Richmond, BC V6Y 2P2

January 15, 2015

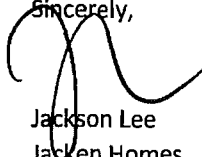
Dear Thind Family,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
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Homeowner
9031 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2015

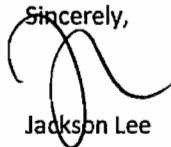
To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the panel with that information.

Bordering on your east side property line, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2014

Dear Mr. Wong,

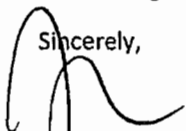
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your backyard. As a result, we are not planning to install a new fence along your rear property line. Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property. Bordering on your west side property line, we are planning to install a new 6 foot tall wooden fence on our property and 5 foot tall columnar Irish yew hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Juliana Yung
9091 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mrs. Yung,

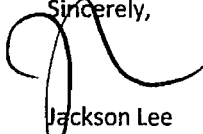
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your rear property line. **As a result, we are not planning to install a new fence along your rear property line.** Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We will put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
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Mr. Wilson Leung
9111 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mr. Leung,

Thank you for attending our Development Permit Application presentation to the City of Richmond. We appreciate your contribution and comments to the panel. As you are aware, feedback from the panel requested that we finalize and confirm with our neighbours on the proposed hedge and fence replacement and return to the Panel with that information.

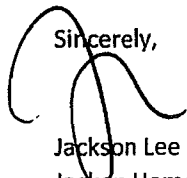
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing fence will be retained until perimeter drainage is to be constructed. At that time, the fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period of 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after we complete the work to bring back the privacy provided previously. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

Our previous conversations with you had indicated that you have concerns with existing drainage issues in your backyard. The panel assured you that this was a common concern and they receive similar comments on a regular basis. Our construction is designed by engineers and the city's engineering department has floodplain design requirements to follow.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Altshuler
9131 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mr. Altshuler,

Thank you for attending our Development Permit Application presentation to the City of Richmond on January 14, 2015. As you are aware, feedback from the panel requested that we finalize and confirm with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

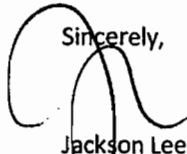
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing fence will be retained until perimeter drainage is to be constructed. At that time, the fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period of 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after we complete the work to bring back the privacy provided previously. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

My previous conversations with you had indicated that you would be interested in securing additional hedges for your own backyard use. Please let me know in writing or email if you are still interested in the additional hedges and we can work out the details together.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
8417 Heather Street
Richmond, BC V6Y 2R3

January 16, 2015

To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your backyard at the northwest corner of your property, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Grace Qin
8411 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mrs. Qin,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedge on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We will put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Liliani Ho
8393 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mrs. Ho,

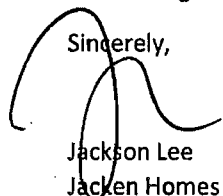
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedge and fence will be retained until perimeter drainage is to be constructed. At that time, the hedge and fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. David Liu
8391 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mr. Liu,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedge and fence will be retained until perimeter drainage is to be constructed. At that time, the hedge and fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282

referencing file no. DP 14-657872.

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9002 Oak Street
Vancouver, BC V6P 4B9
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Mike & Kathy Stephens
8371 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. & Mrs. Stephens,

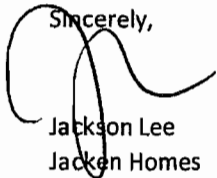
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you indicated that you would prefer to have a chain link fence. Bordering on your back yard, we are planning to install a new 6 foot tall black plastic coated chain link fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of our properties and it should provide for adequate temporary fencing to ensure your dog is safely secured within your back yard. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Ray Luetzen
8351 Heather Street
Richmond, BC V6Y 2R3

January 15th, 2015

Dear Mr. & Mrs. Luetzen,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

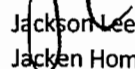
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. From our previous email correspondence, you showed interest in planting a row of hedges on your side of the fence. Please let me know if you are still interested so we may begin planning and arranging for this installation in the spring time.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,


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Jacken Homes

Cell: 778-865-4783

Office: 604-266-0808 ext. 12

jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Lawrence Ho
8331 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. Ho,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

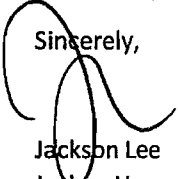
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. Please notify me in writing if you wish to make these arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Michael Kramer
8311 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. Kramer,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. Please notify me in writing if you wish to make these arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Mickey Webster
8291 Heather Street
Richmond, BC V6Y 2R3

January 15th, 2015

Dear Mr. & Mrs. Webster,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

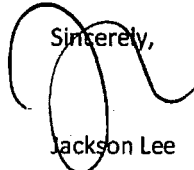
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Stephen Kwok
9188 Dixon Avenue
Richmond, BC V6Y 1E4

January 16, 2015

Dear Mr. Kwok

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your west side property line, we will be installing a new 6 foot tall wooden fence with 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

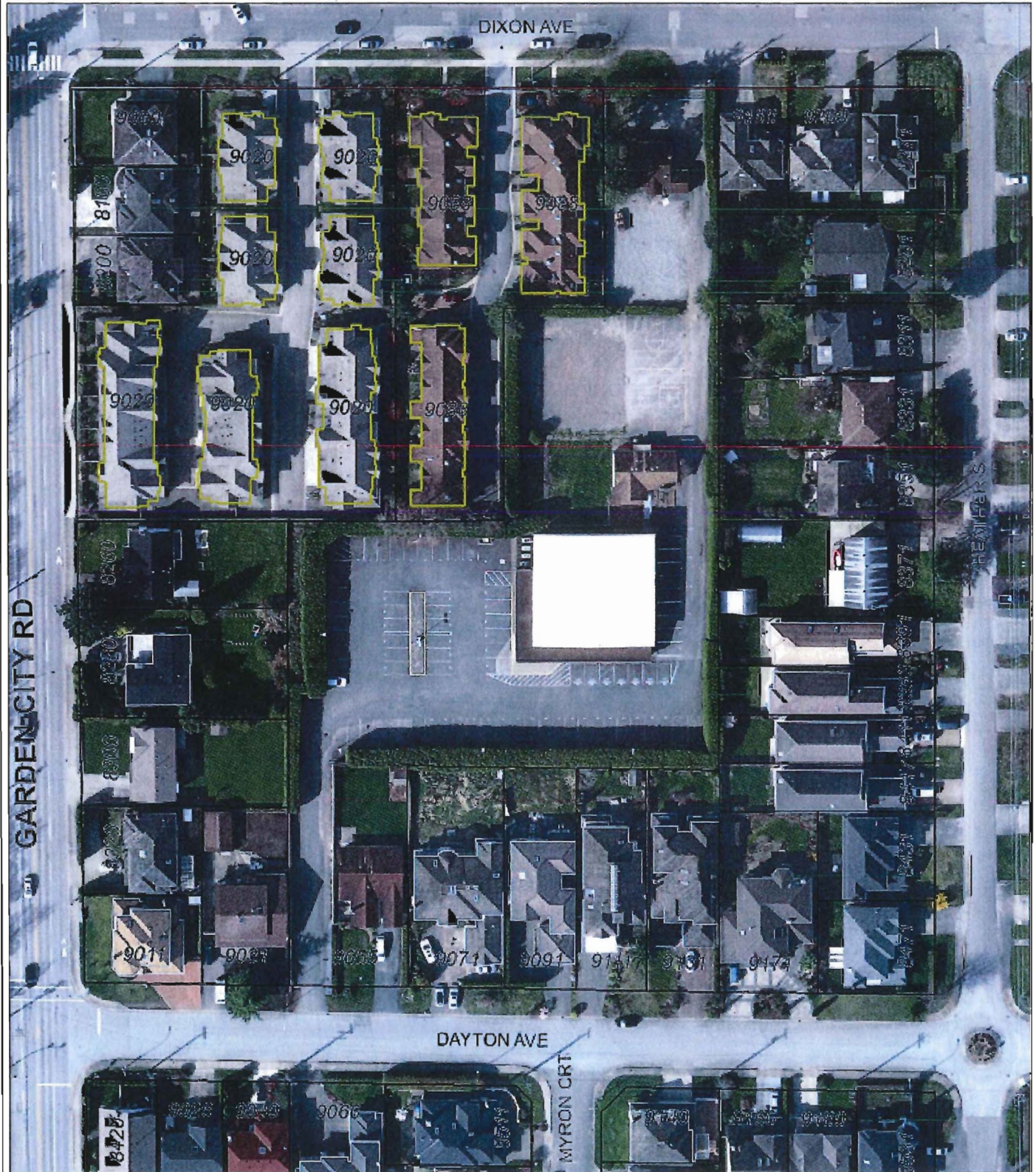
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Sincerely,



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2011 Aerial Photograph



54.1 0 27.05 54.1 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

PROJECT	
TOWNHOUSE DEVELOPMENT	SITE PLAN
DRAWING TITLE	
SCALE: 1" = 20'-0"	SHEET NO.
DATE: FEB. 13, 2014	DRAWN BY
TY	CHECKED
PROJ. NO.	
8811, 9035 DAYTON AVE RICHMOND, E.C.	

Yamamoto Architecture Inc.	
2588 Oak Grove, Woodbury, N.J. 101-411 Fax: 609-795-1327	
NOV. 6, 2004	ISSUED FOR D.P.F.
OCT. 8, 2004	ISSUED FOR A.D.P.
AUG. 28, 2004	GENERAL REVISIONS
MAR. 7, 2004	ISSUED FOR D.P. APPLICATION
JUL. 18, 2005	REVISIONS
NO. DATE	REVISIONS

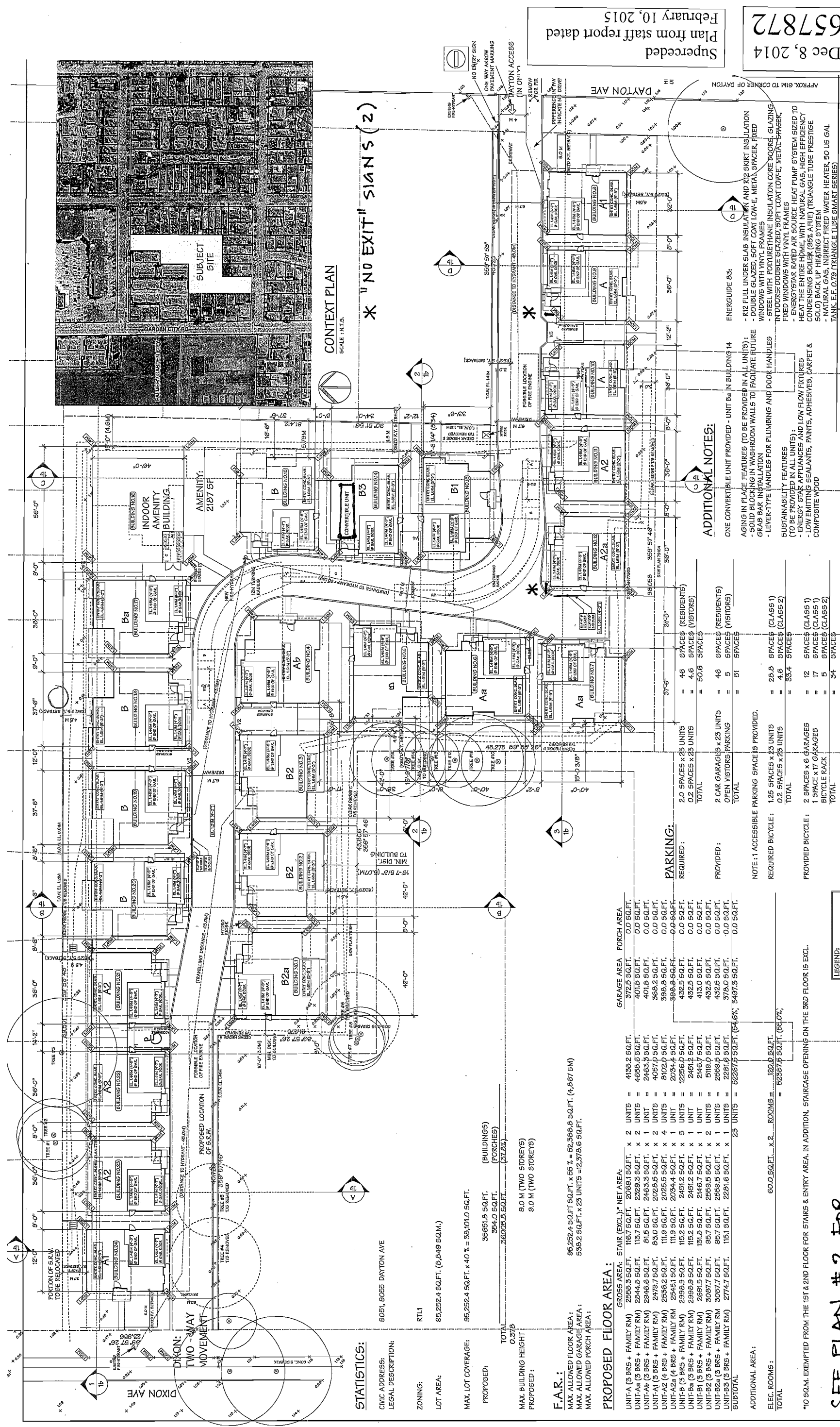
AMENITY AREA	
REQUIRED	INDOOR
PROVIDED	INDOOR
REQUIRED	OUTDOOR
PROVIDED	OUTDOOR
LEGEND:	
○	TREE TO BE REMOVED
○	TREE TO BE REMOVED
□	TREE PROTECTION ZONE

PARKING:	
REQUIRED:	2.0 SPACES x 23 UNITS = 46 SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)
TOTAL	= 50.6 SPACES
PROVIDED:	2 CAR GARAGES x 23 UNITS = 46 SPACES (RESIDENTS)
	OPEN VISITORS/PARKING = 5 SPACES (VISITORS)
TOTAL	= 51 SPACES
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.	
REQUIRED BICYCLE:	1.25 SPACES x 23 UNITS = 28.75 SPACES (CLASS 1)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (CLASS 2)
TOTAL	= 33.4 SPACES
PROVIDED BICYCLE:	1 SPACES x 6 GARAGES = 6 SPACES (CLASS 1)
	1 SPACES x 17 GARAGES = 17 SPACES (CLASS 1)
	1 BICYCLE RACK = 5 SPACES (CLASS 2)
TOTAL	= 34 SPACES

AMENITY AREA	
REQUIRED	INDOOR
PROVIDED	INDOOR
REQUIRED	OUTDOOR
PROVIDED	OUTDOOR

ADDITIONAL NOTES:	
ONE CONVERTIBLE UNIT PROVIDED - UNIT B4 IN BUILDING 14	ENERGYGUIDE #3:
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):	- R-12 FULL UNDER SLAB INSULATION AND R/2 SKIRT INSULATION
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION	- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES	- 5" STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):	- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES	- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD	

SEE PLAN # 2 FOR DP DEVELOPMENT NOTES



STATISTICS:
 CIVIC ADDRESS: 9051, 9055 DAYTON AVE
 LEGAL DESCRIPTION: RTL1
 ZONING: 95.252.4.5Q.FT. (9,849 SQ.M.)
 LOT AREA:
 MAX. LOT COVERAGE: 95.252.4.5Q.FT. x 40% = 38,101.0 SQ.FT.
 PROPOSED: 35,651.8 SQ.FT. (BUILDINGS)
 354.0 SQ.FT. (PORCHES)
 36,005.8 SQ.FT. (37.8%)
 TOTAL
 0.57%
 MAX. BUILDING HEIGHT PROPOSED: 9.0 M (TWO STOREYS)
 9.0 M (TWO STOREYS)
 F.A.R.: 95.252.4.5Q.FT. SQ.FT. x 55% = 52,368.8 SQ.FT. (4,867.5M)
 MAX. ALLOWED FLOOR AREA: 538.2.5Q.FT. x 23 UNITS = 12,378.6 SQ.FT.
 MAX. ALLOWED GARAGE AREA:
 MAX. ALLOWED PORCH AREA:

UNIT-A (3 BRs + FAMILY RM)	2556.3 SQ.FT.	2068.1 SQ.FT.	x 2 UNITS = 4136.2 SQ.FT.
UNIT-Aa (3 BRs + FAMILY RM)	2844.8 SQ.FT.	115.7 SQ.FT.	x 2 UNITS = 2465.3 SQ.FT.
UNIT-Ab (3 BRs + FAMILY RM)	2949.6 SQ.FT.	81.5 SQ.FT.	x 1 UNIT = 2465.3 SQ.FT.
UNIT-A1 (3 BRs + FAMILY RM)	2479.7 SQ.FT.	83.0 SQ.FT.	x 2 UNITS = 4057.0 SQ.FT.
UNIT-A2 (4 BRs + FAMILY RM)	2025.5 SQ.FT.	111.9 SQ.FT.	x 4 UNITS = 8102.0 SQ.FT.
UNIT-A2a (4 BRs + FAMILY RM)	2545.1 SQ.FT.	111.9 SQ.FT.	x 1 UNIT = 2034.4 SQ.FT.
UNIT-B (3 BRs + FAMILY RM)	2399.9 SQ.FT.	115.2 SQ.FT.	x 5 UNITS = 12256.0 SQ.FT.
UNIT-Ba (3 BRs + FAMILY RM)	2451.2 SQ.FT.	2451.2 SQ.FT.	x 1 UNIT = 2451.2 SQ.FT.
UNIT-B1 (3 BRs + FAMILY RM)	2691.5 SQ.FT.	131.8 SQ.FT.	x 1 UNIT = 2467.7 SQ.FT.
UNIT-B2 (3 BRs + FAMILY RM)	3087.7 SQ.FT.	95.7 SQ.FT.	x 2 UNITS = 5119.0 SQ.FT.
UNIT-B2a (3 BRs + FAMILY RM)	3087.7 SQ.FT.	95.7 SQ.FT.	x 1 UNIT = 2559.5 SQ.FT.
UNIT-B3 (3 BRs + FAMILY RM)	2747.7 SQ.FT.	115.1 SQ.FT.	x 1 UNIT = 2221.0 SQ.FT.
SUBTOTAL			23 UNITS = 82261.9 SQ.FT. (64.6%, 3497.3 SQ.FT.)

GARAGE AREA	PORCH AREA
372.5 SQ.FT.	0.0 SQ.FT.
401.8 SQ.FT.	0.0 SQ.FT.
368.2 SQ.FT.	0.0 SQ.FT.
398.8 SQ.FT.	0.0 SQ.FT.
398.8 SQ.FT.	0.0 SQ.FT.
432.5 SQ.FT.	0.0 SQ.FT.
432.5 SQ.FT.	0.0 SQ.FT.
413.0 SQ.FT.	0.0 SQ.FT.
432.5 SQ.FT.	0.0 SQ.FT.
432.5 SQ.FT.	0.0 SQ.FT.
378.0 SQ.FT.	0.0 SQ.FT.
3497.3 SQ.FT.	0.0 SQ.FT.

PROPOSED FLOOR AREA:	
GR066 AREA:	STAR (EXCL.) NET AREA:
2556.3 SQ.FT.	187.7 SQ.FT.
2844.8 SQ.FT.	2329.5 SQ.FT.
2949.6 SQ.FT.	81.5 SQ.FT.
2479.7 SQ.FT.	2025.5 SQ.FT.
2025.5 SQ.FT.	111.9 SQ.FT.
2545.1 SQ.FT.	2034.4 SQ.FT.
2399.9 SQ.FT.	115.2 SQ.FT.
2451.2 SQ.FT.	2451.2 SQ.FT.
2691.5 SQ.FT.	131.8 SQ.FT.
3087.7 SQ.FT.	2559.5 SQ.FT.
3087.7 SQ.FT.	2559.5 SQ.FT.
2747.7 SQ.FT.	115.1 SQ.FT.
	23 UNITS = 82261.9 SQ.FT. (64.6%, 3497.3 SQ.FT.)

AMENITY: 2187 SF
 INDOOR AMENITY BUILDING
 CONVERSION UNIT
 B1
 B2
 B3
 A1
 A2
 A2a
 A2b

CONTEXT PLAN
 SCALE: INT. 5.
 * "NO EXIT" SIGNS (2)
 DAYTON AVE
 DIXON AVE

SEE PLAN # 2 FOR DP DEVELOPMENT NOTES



CONTEXT PLAN
SCALE 1:1750

DIXON AVE

0.9 M OFFSET
6 M

VARIOUS
RIGHT-OF-WAY
(TYP.)

PLAN #1a

NO.	DATE	REVISIONS
1	NOV 20, 2014	GENERAL REVISIONS
2	NOV 6, 2014	REVISION FOR CIV.
3	OCT 8, 2014	REVISION FOR ALZ.
4	AUG 28, 2014	GENERAL REVISIONS
5	MAY 7, 2014	REVISION FOR CIV. APPLICATION
6	JUL 19, 2013	REVISIONS A/C REVISIONS

Yamamoto
Architecture Inc.

DAYTON AVE

- Notes:**
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
 - No Variances.
 - 1 convertible townhouse unit.
 - Aging in place features in all townhouse units.
 - 1 accessible parking space.
 - Development is required to construct amenity building (approx. 416 m²), including mailbox area and garbage/recycling storage room.
 - Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
 - Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
 - Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
 - Sustainability features:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Superseded
Plan from staff report dated
February 10, 2015

Plan 2 Dec 8, 2014
DP 14-657872

PROJECT	DRAWING TITLE
TOWNHOUSE DEVELOPMENT	CONTEXT PLAN
SCALE 1" = 20'-0"	SHEET NO.
DATE FEB. 14, 2014	DESIGN BY
CHECKED BY	PROJ. NO.

DRAWING TITLE	PARKING PLAN
PROJECT	TOWNHOUSE DEVELOPMENT
SCALE	1" = 20'-0"
DATE	MAR. 6, 2014
DRAWN	MM
CHECKED	
SHEET NO.	
PROJ. NO.	

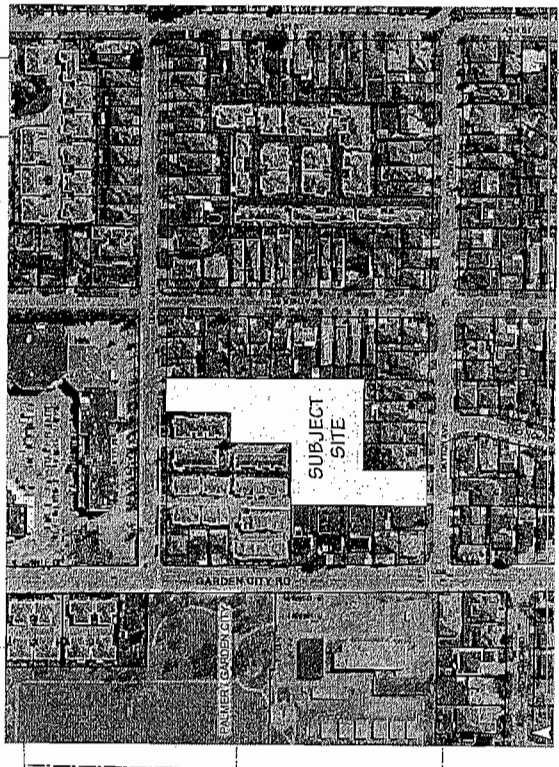
PROJECT
 TOWNHOUSE DEVELOPMENT

Yamamoto
 Architecture Inc.
 2388 oak street, Vancouver, B.C.
 V6H 4J1 Tel: 604-731-1127 Fax: 604-731-1327

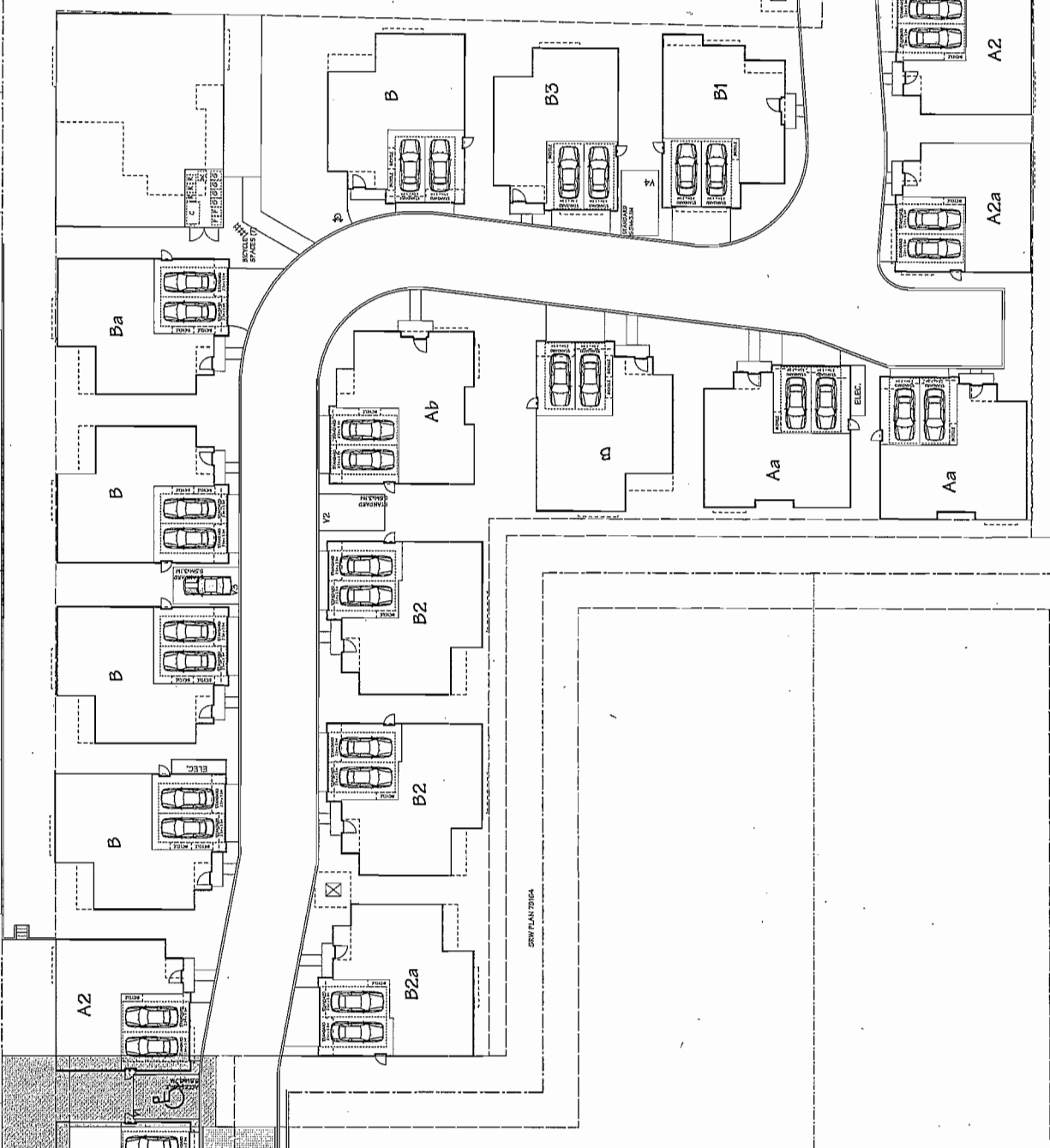
NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 9, 2014	ISSUED FOR A.D.F.
AUG. 29, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
JUL. 19, 2013	REZONING APPL. REVISIONS
NO. DATE	REVISIONS

PLAN #2

PARKING PLAN
 SCALE 1" = 20'-0"



CONTEXT PLAN
 SCALE: 1" = 125'



- STANDARD PARKING SPACE (GARAGE)
 2.5W x 5.5L
- VERTICAL BICYCLE SPACE (GARAGE)
 0.8W x 1.0L
- HORIZONTAL BICYCLE SPACE (GARAGE)
 0.8W x 1.0L
- STANDARD PARKING SPACE (VISITOR)
 2.5W x 4.5L
- VERTICAL BICYCLE SPACE (VISITOR)
 0.8W x 1.0L
- HORIZONTAL BICYCLE SPACE (VISITOR)
 0.8W x 1.0L
- ACCESSIBLE PARKING SPACE
 2.5W x 5.5L

PARKING:

REQUIRED:	2.0 SPACES x 23 UNITS = 46 SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)
	TOTAL = 50.6 SPACES
PROVIDED:	2 CAR GARAGES x 23 UNITS = 46 SPACES (RESIDENTS)
	OPEN VISITORS PARKING = 5 SPACES (VISITORS)
	TOTAL = 51 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:	125 SPACES x 23 UNITS = 2875 SPACES (CLASS 1)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (CLASS 2)
	TOTAL = 2879.6 SPACES
PROVIDED BICYCLE:	2 SPACES x 6 GARAGES = 12 SPACES (CLASS 1)
	1 SPACE x 17 GARAGES = 17 SPACES (CLASS 1)
	BICYCLE RACK = 5 SPACES (CLASS 2)
	TOTAL = 34 SPACES

DIXON AVE

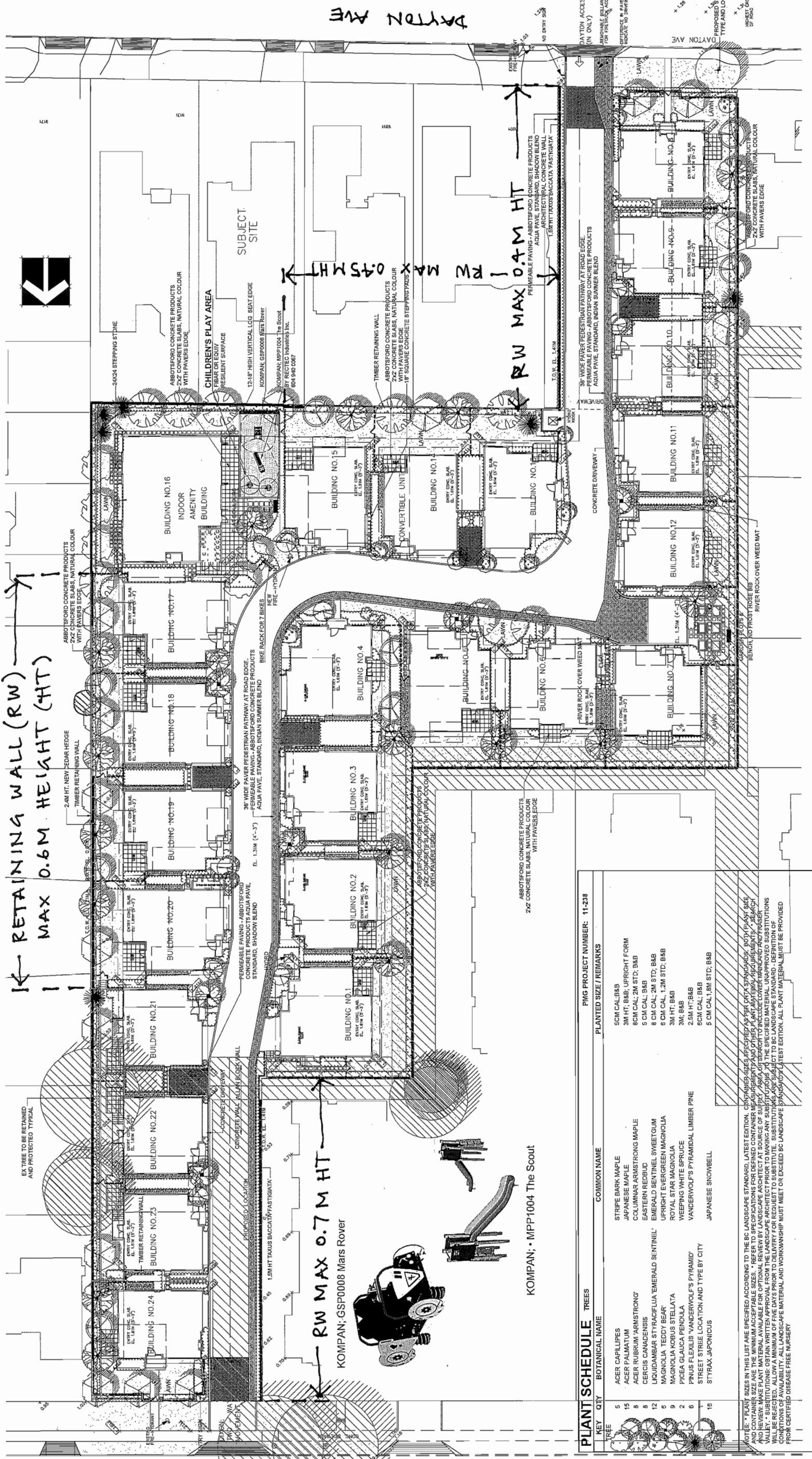
Superseded
 Plan from staff report dated
 February 10, 2015

TOWNHOUSE DEVELOPMENT
 9055 DAYTON AVENUE
 RICHMOND, BC

DATE: 12.15.14
 SCALE: 1"=20'-0"
 DRAWN: NT
 DESIGN: NT
 CHECKED: PCM
 DRAWING NUMBER:
 PMG PROJECT NUMBER: L1

DRAWING TITLE: LANDSCAPE TREE PLAN

NO.	DATE	REVISION DESCRIPTION
1	15.AUG.14	REVISED BUILDING NUMBERS
2	15.AUG.14	REVISED AS PER CITY RECYCLE
3	15.AUG.14	REVISED AS PER CITY RECYCLE
4	15.AUG.14	REVISED AS PER CITY RECYCLE
5	15.AUG.14	REVISED AS PER CITY RECYCLE
6	15.AUG.14	REVISED AS PER CITY RECYCLE
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11	15.AUG.14	REVISED AS PER CITY RECYCLE
12	15.AUG.14	REVISED AS PER CITY RECYCLE
13	15.AUG.14	REVISED AS PER CITY RECYCLE
14	15.AUG.14	REVISED AS PER CITY RECYCLE
15	15.AUG.14	REVISED AS PER CITY RECYCLE



KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5		ACER CAPILLIPES	STRIPED BARK MAPLE	5CM CAL, B&B
15		ACER PALMATUM	JAPANESE MAPLE	3M HT, B&B
1		ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	8CM CAL, 2M STD; B&B
8		CERCIS CANADENSIS	EASTERN REDBUD	5 CM CAL; B&B
6		LIQUIDAMBAR STYRACIFLUA	EMERALD SENTINEL	8 CM CAL; 2M STD; B&B
12		LIQUIDAMBAR STYRACIFLUA	EMERALD SENTINEL	8 CM CAL; 2M STD; B&B
9		MAGNOLIA KOBUS STELLATA	UPRIGHT STAR MAGNOLIA	5 CM CAL, 1.2M STD, B&B
2		MAGNOLIA KOBUS STELLATA	ROYAL STAR MAGNOLIA	3M HT, B&B
3		PICEA GLAUCOA STENDELLA	WEEPING WHITE SPRUCE	3M HT, B&B
7		PICEA GLAUCOA STENDELLA	VANDERWOLF'S PYRAMID	2.5M HT; B&B
4		PICEA GLAUCOA STENDELLA	STREET TREE LOCATION AND TYPE BY CITY	5 CM CAL, 1.8M STD; B&B
16		STYRAX JAPONICUS	JAPANESE SNOWBELL	5 CM CAL, 1.8M STD; B&B

NOTES: TREES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CHECK WITH THE SUPPLIER FOR THE MOST APPROPRIATE SPECIES FOR THE SITE AND CLIMATE. THE SUPPLIER SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PLANTS AND THE METHOD OF INSTALLATION. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND THE SELECTION OF THE PLANTS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANTS AND THE METHOD OF INSTALLATION. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANTS AND THE METHOD OF INSTALLATION. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANTS AND THE METHOD OF INSTALLATION.

LANDSCAPE SHRUB PLAN A

TOWNHOUSE DEVELOPMENT
 9055 DAYTON AVENUE
 RICHMOND, BC

DATE: 12 SEP 14
 SCALE: 1/16"=1'-0"
 DRAWN: NT
 DESIGN: NT
 CHKD: PCN
 DRAWING NUMBER:

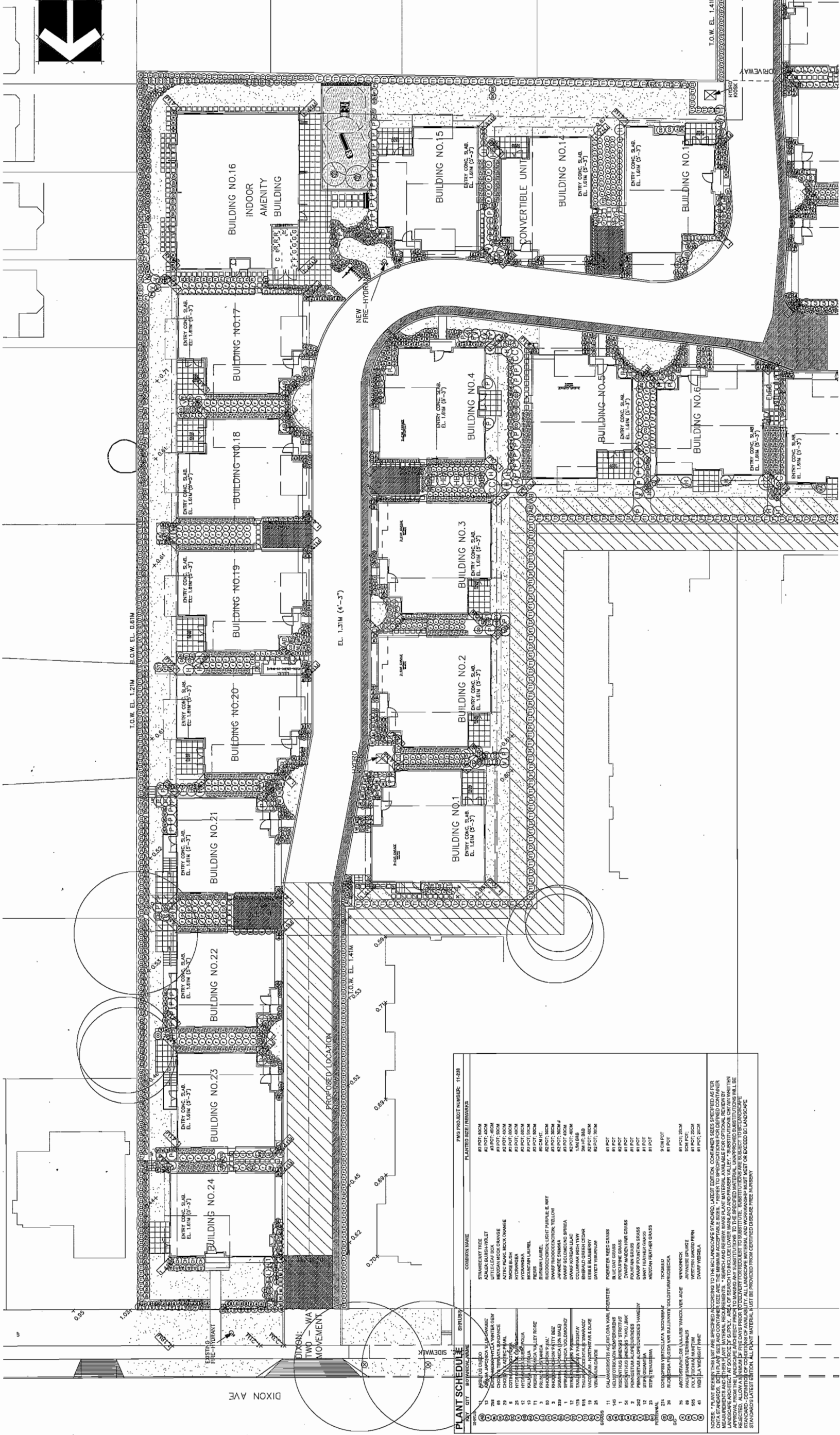
PROJECT:

NO.	DATE	REVISION DESCRIPTION	DR.
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49	12.09.13	REVISED AS PER CITY REQUEST	DO
50	12.09.13	REVISED AS PER CITY REQUEST	DO

SEAL:

png
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 P. 604 294-0011 | F. 604 294-0022

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PLANT SCHEDULE

SYMBOL	COMMON NAME	PLANT SPECIES
1	SPRING BLOSSOM	SPRING BLOSSOM
2	FLORAL SPIDER	FLORAL SPIDER
3	STARBUSS	STARBUSS
4	FLORAL SPIDER	FLORAL SPIDER
5	FLORAL SPIDER	FLORAL SPIDER
6	FLORAL SPIDER	FLORAL SPIDER
7	FLORAL SPIDER	FLORAL SPIDER
8	FLORAL SPIDER	FLORAL SPIDER
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46	FLORAL SPIDER	FLORAL SPIDER
47	FLORAL SPIDER	FLORAL SPIDER
48	FLORAL SPIDER	FLORAL SPIDER
49	FLORAL SPIDER	FLORAL SPIDER
50	FLORAL SPIDER	FLORAL SPIDER

NOTES: PLANT SPECIES THIS LIST ARE SPECIFIED ACCORDING TO THE ICLANDSCAPE LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER APPROVAL FROM THE LANDSCAPE ARCHITECT. AS SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND MUST BE MADE PRIOR TO MARKING AND SUBSTITUTIONS TO BE MADE IN THE FIELD. ALL MATERIALS WILL BE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED ICLANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



T.O.W. EL. 1.21M B.O.W. EL. 0.61M
 EL. 1.31M (4-37)
 3.10.W. EL. 1.41M
 T.O.W. EL. 1.41M

DATE: 12.28.14
 SCALE: 1/8"=1'-0"
 DRAWN: NT
 DESIGN: NT
 CHKD: PCM
 DRAWING NUMBER: L3
 FMS PROJECT NUMBER:

LANDSCAPE
 SHRUB PLAN B

TOWNHOUSE DEVELOPMENT
 9055 DAYTON AVENUE
 RICHMOND, BC

DRAWING TITLE:

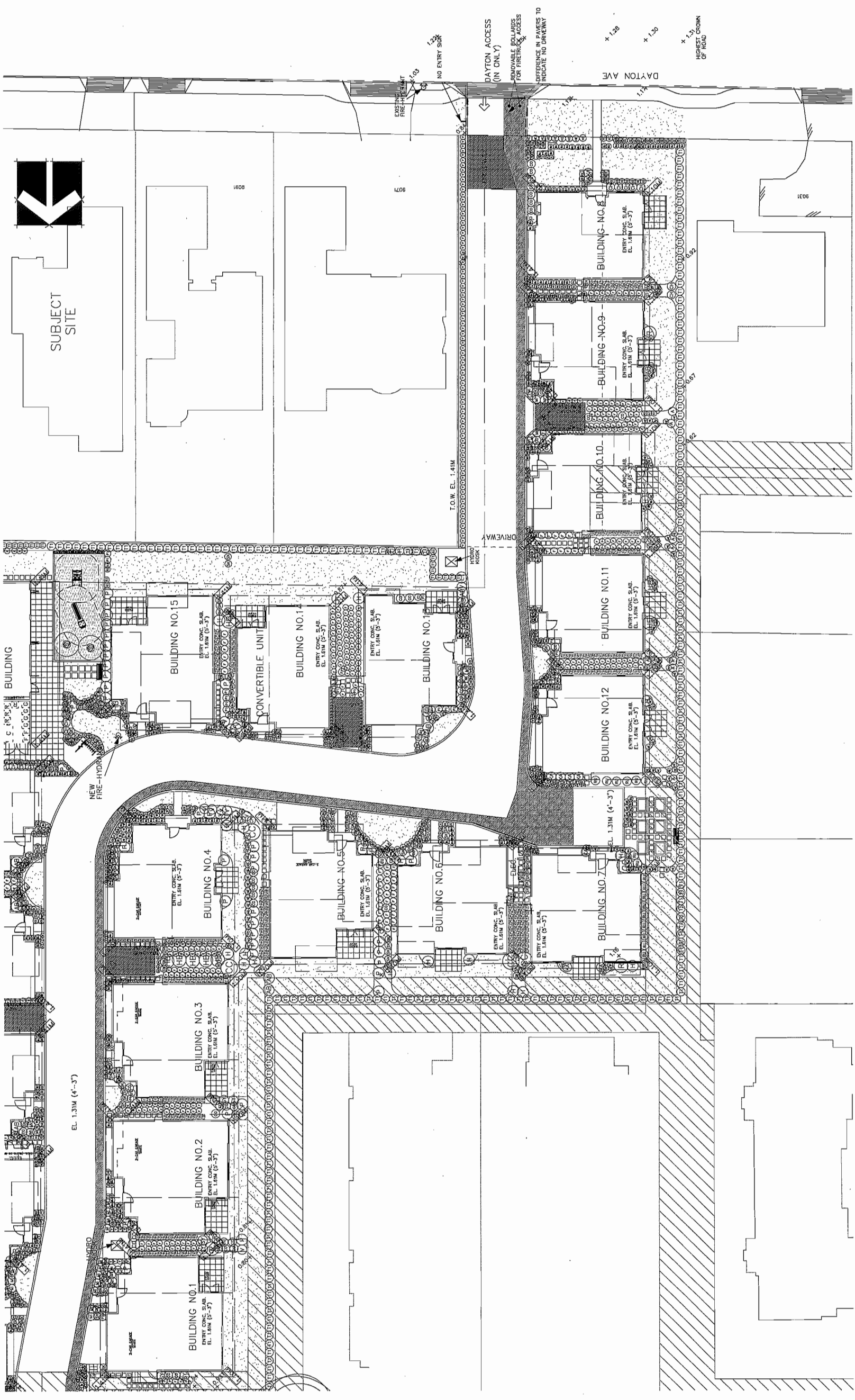
PROJECT:

NO.	DATE	REVISION DESCRIPTION	DR.
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16	12.28.14	REVISED PER CITY REQUEST	PCM
17	12.28.14	REVISED PER CITY REQUEST	PCM
18	12.28.14	REVISED PER CITY REQUEST	PCM

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 ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
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SUBJECT SITE

DATE: 12 SEP 14
 SCALE: 1"=20'-0"
 DRAWN: NT
 DESIGN: NT
 CHKD: PCM
 DRAWING NUMBER:

FENCE PLAN

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
 RICHMOND, BC

DRAWING TITLE:

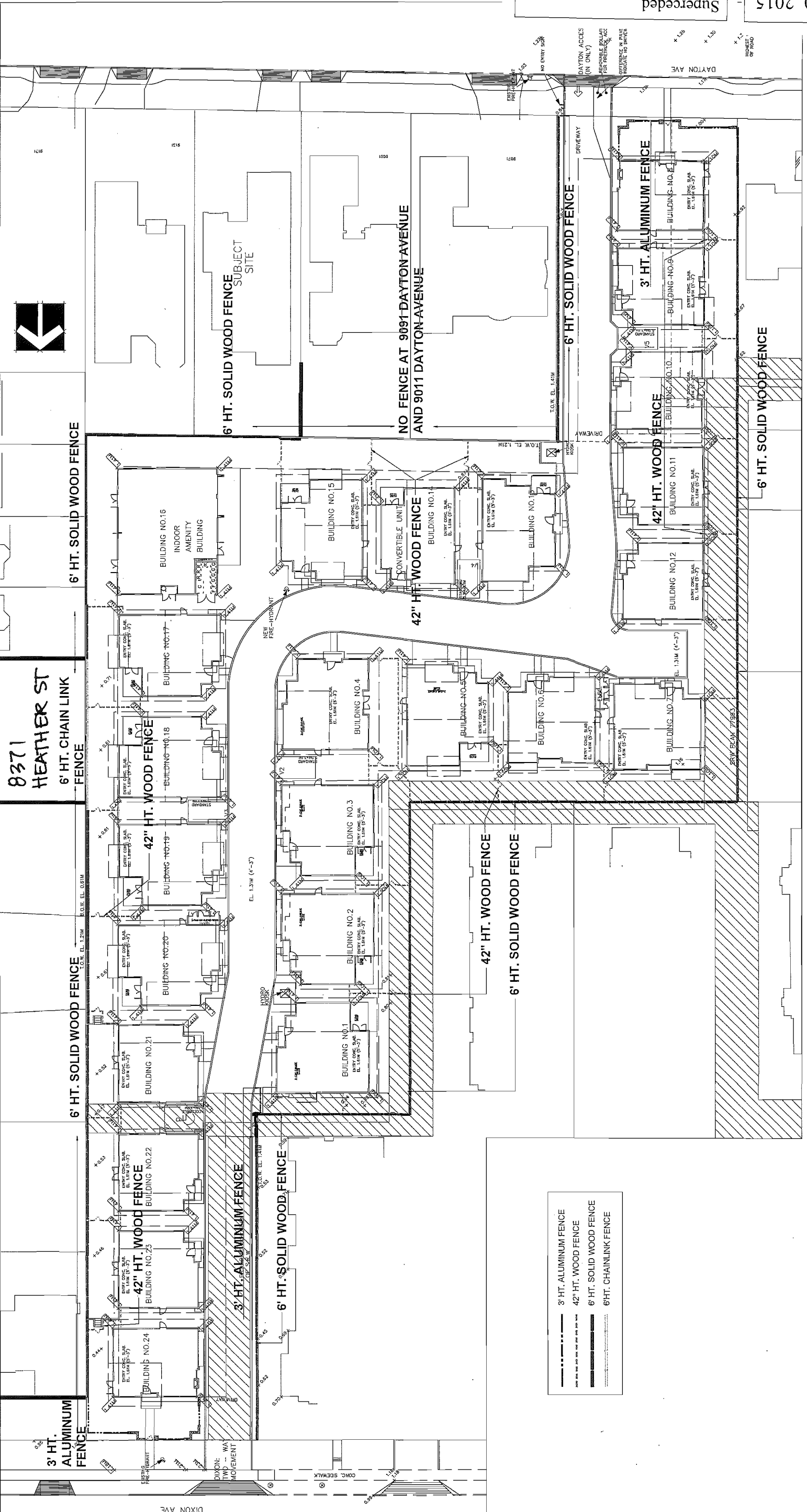
PROJECT:

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED FENCE PLAN	DR
14	15 JAN 15	NEW SITE PLAN	DR
13	14 NOV 14	REVISED PER CITY COMMENTS	DR
12	14 NOV 14	REVISED PER CITY COMMENTS	DR
11	14 NOV 14	AS PER CITY COMMENTS	DR
10	14 OCT 14	NEW SITE PLAN	DR
9	14 AUG 14	NEW SITE PLAN	PC
8	14 JUL 14	NEW SITE PLAN	DR
7	14 JUL 14	AS PER CLIENT REQUEST	DR
6	14 JUN 14	REVISED PER CITY REQUEST	DR
5	14 JUN 14	AS PER CITY REQUEST	DR
4	14 FEB 14	NEW SITE PLAN	DR
3	14 NOV 14	REVISED PER CITY REQUEST	DR
2	14 NOV 14	NEW SITE PLAN	DR
1	11 SEP 14	REVISED PER CITY REQUEST	DR
15	15 JAN 15	ISSUED FOR RP	DR

SCALE:

Legend for fence types:

- 3' HT. ALUMINUM FENCE
- 42" HT. WOOD FENCE
- 6' HT. SOLID WOOD FENCE
- 6 HT. CHAINLINK FENCE



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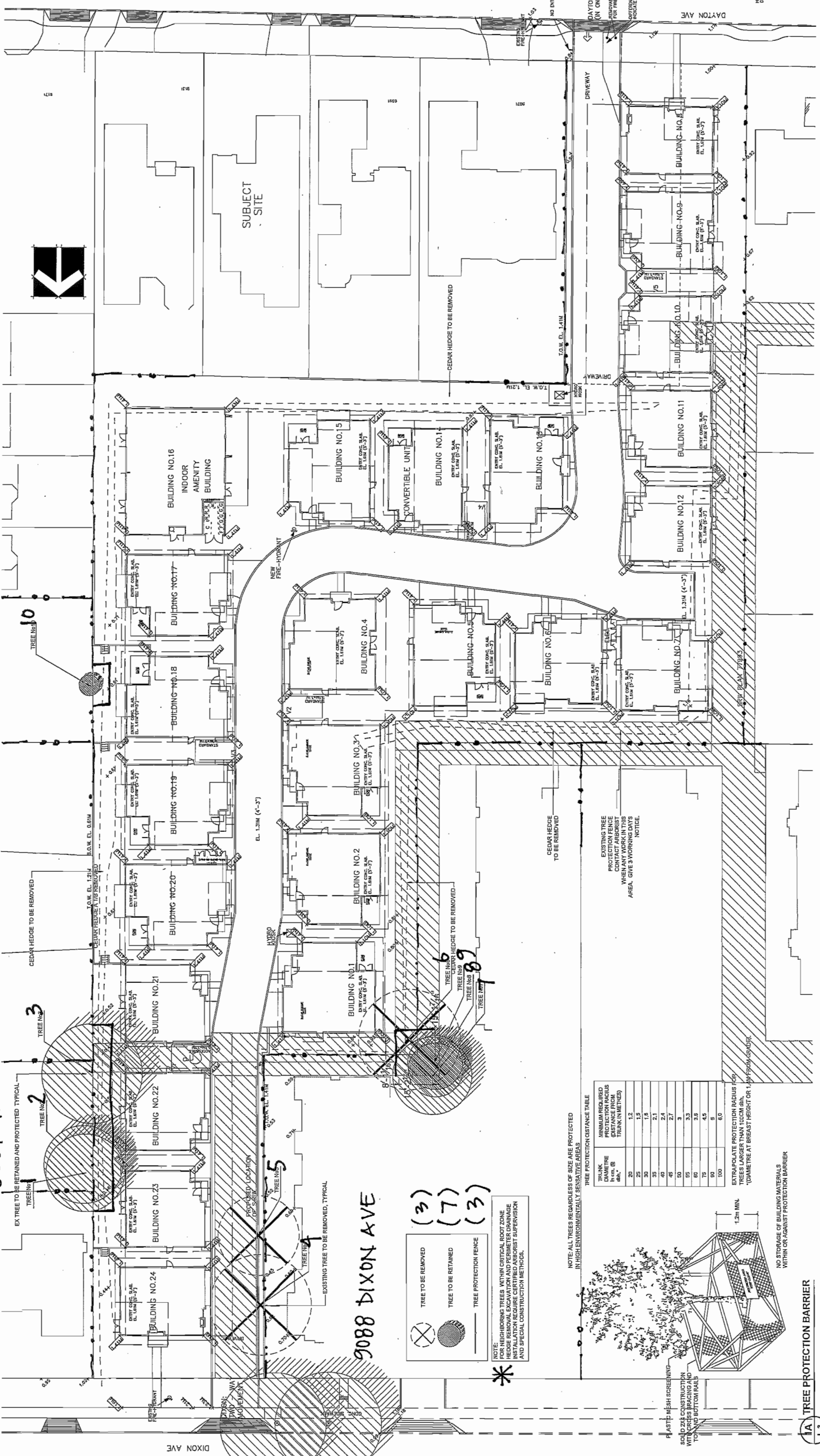
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8291 HEATHER ST

8371 HEATHER ST

9088 DIXON AVE



- TREE TO BE REMOVED (3)
- TREE TO BE RETAINED (7)
- TREE PROTECTION FENCE (3)

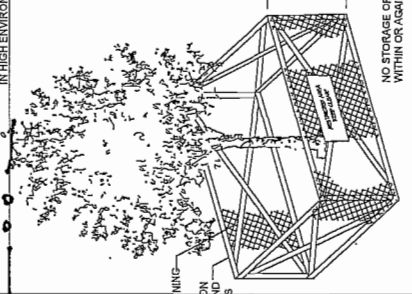
NOTE: FOR NEIGHBORING TREES WITHIN CRITICAL ROOT ZONE HEDGE REMOVAL EXCAVATION AND PERIMETER DRAINAGE SHALL BE CONDUCTED UNDER CLOSEST SUPERVISION AND SPECIAL CONSTRUCTION METHODS.

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER @ 1.37M (4'-6")	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METERS)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH.
*DIAMETER AT BREAST HEIGHT OR 1.37M FROM GROUND.



1A TREE PROTECTION BARRIER L-3

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NO.	DATE	REVISION DESCRIPTION	DR.
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3	11.04.13	REVISED PER CITY REQUEST	DL
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24	11.04.13	REVISED PER CITY REQUEST	DL

PROJECT:
TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

TREE RETENTION PLAN

DRAWING TITLE:
DATE: 12 SEP 14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM
DRAWING NUMBER:
PMG PROJECT NUMBER:

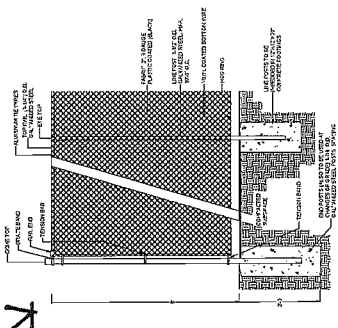
L5

Superseded
Plan from staff report dated
February 10, 2015

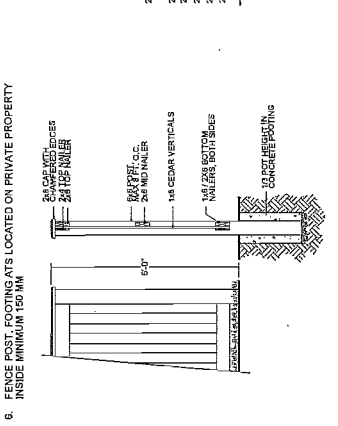
Plan 4e
Feb 10, 2015
DP 14-657872

AS REQ VESTED
BY NEIGHBOUR,
AT 8371
HEATHER ST

- NOTE FOR ALL WOODWORK
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAPS TO BE 3/8".
 6. FINISH MINIMUM 1200 MM.

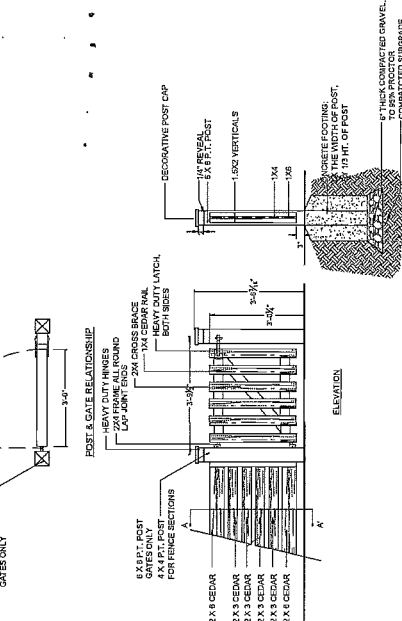


1A L5 6'-0" HT CHAIN LINK FENCE 3/8"=1'-0"
MAX 1.8M HT.

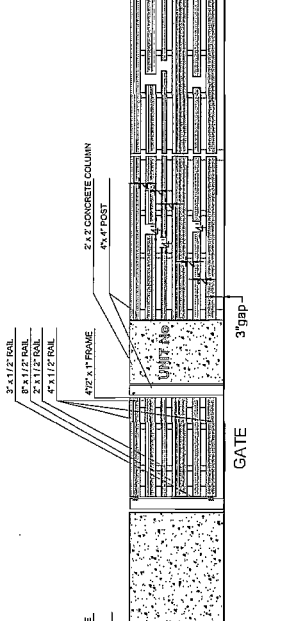


1 L5 6'-0" HEIGHT WOOD FENCE 3/8"=1'-0"
MAX 1.8M HT.

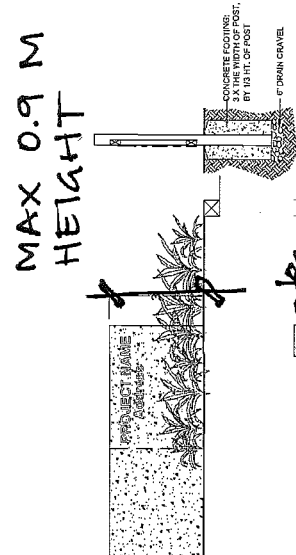
- NOTES:
1. ALL WOOD CEDAR, WITH TWO COATS SOLID STAIN TO MATCH TRIM OF BLDG.
 2. ALL HARDWARE HOT DIPPED GALVANIZED.
 3. SEE PLAN FOR POST LAYOUT.



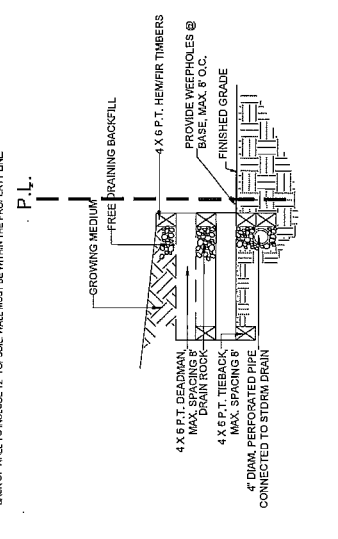
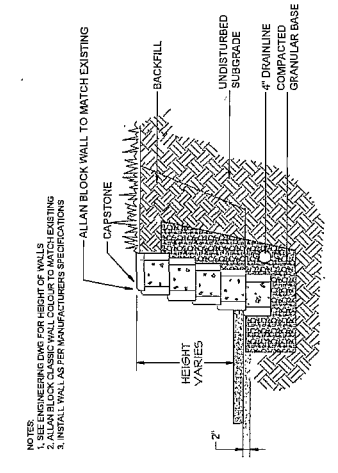
2 L5 42" HT PICKET FENCE AND GATE 3/8"=1'-0"



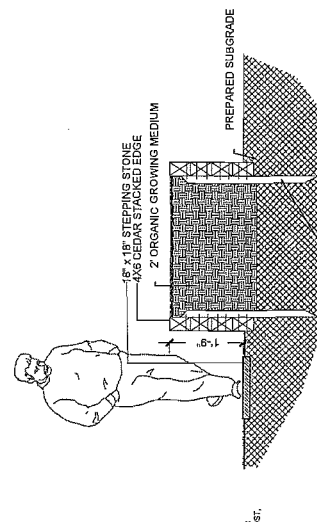
ELEVATION



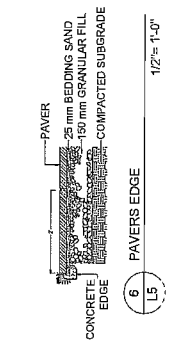
4 L5 ALLAN BLOCK WALL 1/2"=1'-0"
MAX 0.9 M HEIGHT



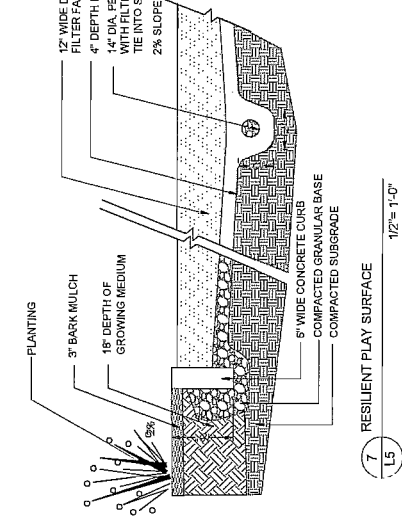
5 L5 TIMBER RETAINING WALL 1/2"=1'-0"



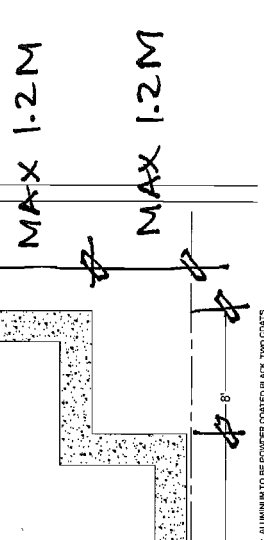
5 L5 GARDEN PLOTS 1/2"=1'-0"



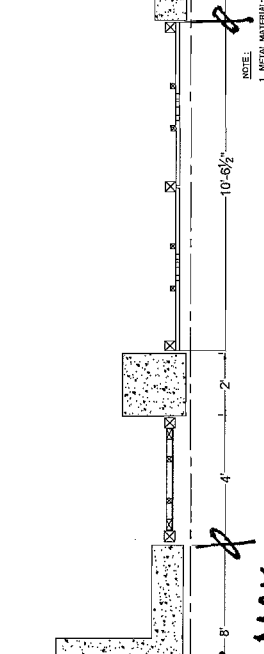
6 L5 PAVERS EDGE 1/2"=1'-0"



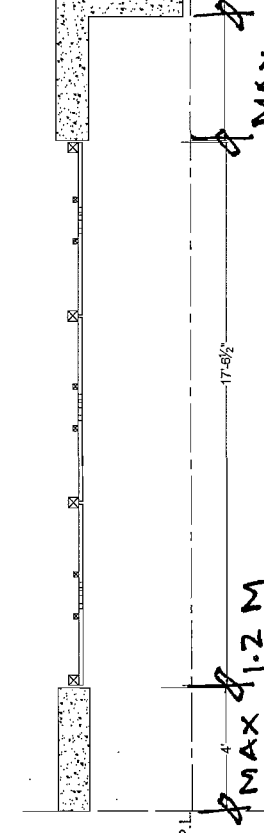
7 L5 RESILIENT PLAY SURFACE 1/2"=1'-0"



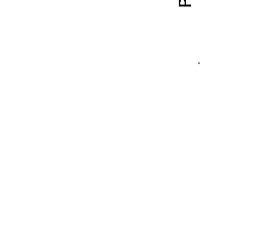
10 L5 18X18" STEPPING STONE 1/2"=1'-0"



9 L5 FLAT BOULDER 1/2"=1'-0"

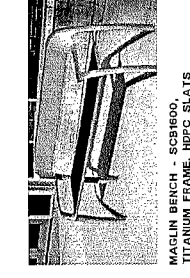
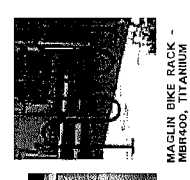
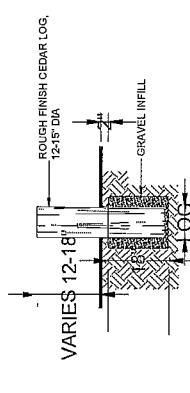
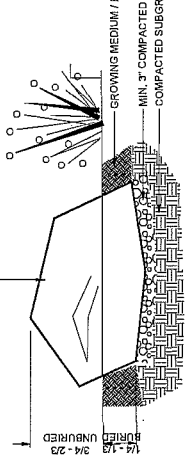


8 L5 VERTICAL LOG 1/2"=1'-0"



3 L5 3' HT STREET FRONTAGE 1/2"=1'-0"

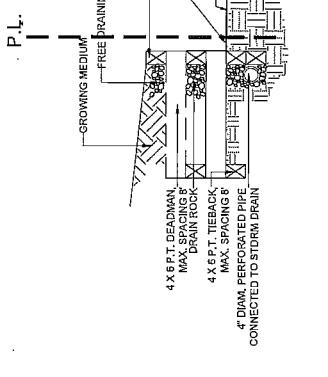
DAYTON + DIXON STREETSCAPE PENCING DETAIL



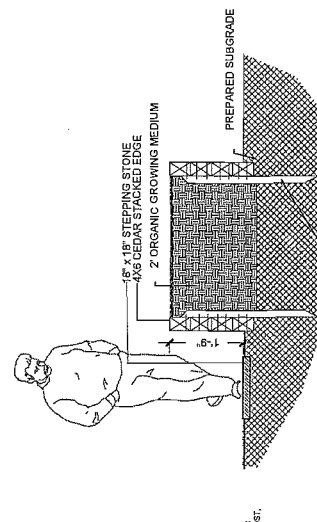
MAGLIN BIKE RACK - TITANIUM FRAME, HPC SLATS

MAGLIN BENCH - SCEB600, TITANIUM FRAME, HPC SLATS

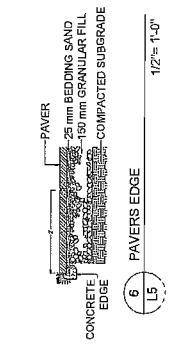
- NOTES:
1. ALL WOOD PRESSURE TREATED TO CSA STANDARD FOR USE CONDITIONS. PREPARED TO ACCEPT 4" DIA. POSTS. ALL JOINTS TO BE GALVANIZED. DRILL HOLES WITH ALUMINUM APPLICATION OF A SUITABLE MATCHING PRESERVATIVE TO EACH END.
 2. ALL HARDWARE HOT DIPPED GALVANIZED.
 3. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAPS TO BE 3/8".
 4. FINISH MINIMUM 1200 MM.



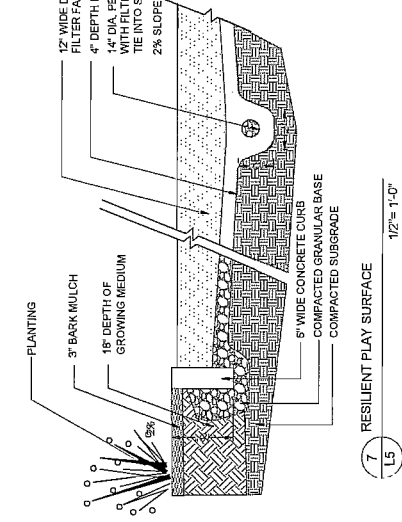
5 L5 TIMBER RETAINING WALL 1/2"=1'-0"



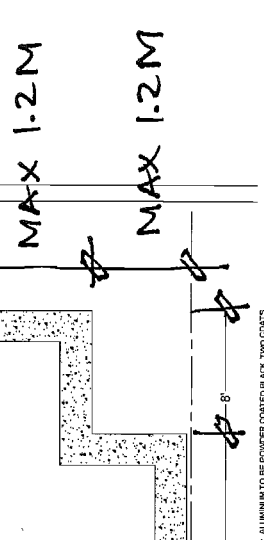
5 L5 GARDEN PLOTS 1/2"=1'-0"



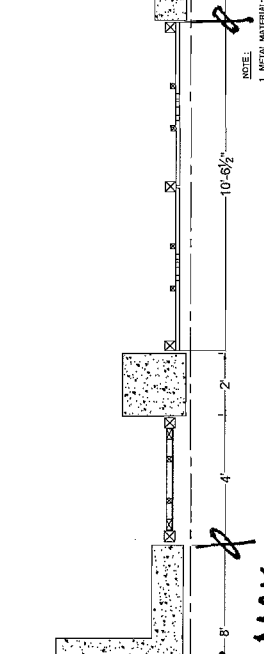
6 L5 PAVERS EDGE 1/2"=1'-0"



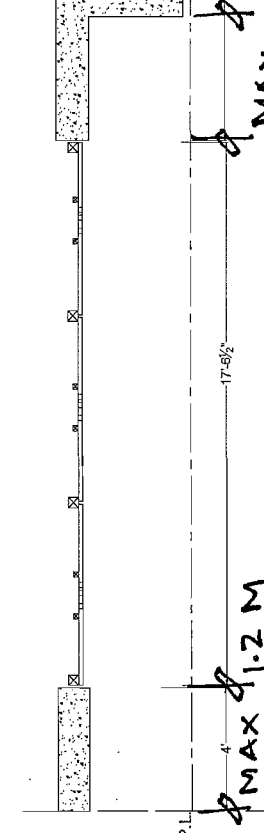
7 L5 RESILIENT PLAY SURFACE 1/2"=1'-0"



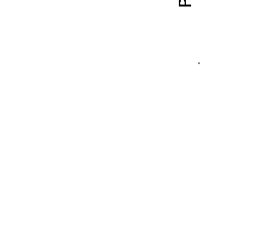
10 L5 18X18" STEPPING STONE 1/2"=1'-0"



9 L5 FLAT BOULDER 1/2"=1'-0"

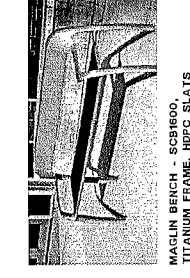
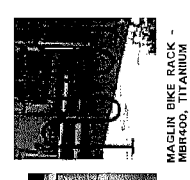
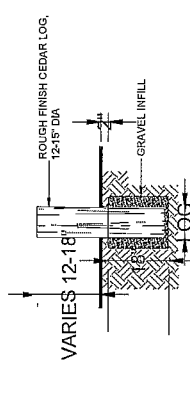
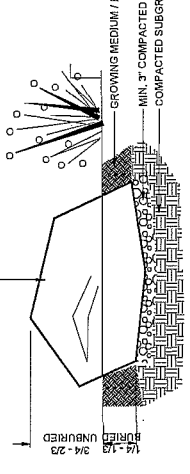


8 L5 VERTICAL LOG 1/2"=1'-0"



3 L5 3' HT STREET FRONTAGE 1/2"=1'-0"

DAYTON + DIXON STREETSCAPE PENCING DETAIL



MAGLIN BIKE RACK - TITANIUM FRAME, HPC SLATS

MAGLIN BENCH - SCEB600, TITANIUM FRAME, HPC SLATS

LANDSCAPE DETAILS

TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

PROJECT:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	REVISED REPORT	NT
2	13 NOV 14	REVISED REPORT	NT
3	15 JAN 15	REVISED REPORT	NT
4	15 JAN 15	REVISED REPORT	NT
5	15 JAN 15	REVISED REPORT	NT
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20	15 JAN 15	REVISED REPORT	NT
21	15 JAN 15	REVISED REPORT	NT
22	15 JAN 15	REVISED REPORT	NT

SEAL:

LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S9
P: 604-294-0011 | F: 604-294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
15	15 JAN 26	REVISED PER PLAN	DD
16	15 JAN 26	NEW STEP PLAN	DD
17	15 JAN 26	REVISION AS PER CITY COMMENTS	DD
18	14 JAN 20	AS PER CITY REQUEST	DD
19	14 JAN 20	AS PER CITY COMMENTS	DD
20	14 JAN 20	NEW STEP PLAN	DD
21	14 JAN 27	NEW STEP PLAN	PC
22	20 JAN 19	AS PER CITY COMMENTS	DD
23	14 JAN 20	REVISIONS TO ALL SHEET REVISIONS	DD
24	14 JAN 20	AS PER CITY REQUEST	DD
25	14 JAN 26	NEW STEP PLAN	DD
26	14 JAN 26	NEW STEP PLAN	BC
27	13 JAN 19	REVISED BUILDINGS NUMBERED	DD
28	15 JAN 26	REVISED ARROWHEAD REPORT	NT
29	15 JAN 26	REVISED DOWD BOP	DD

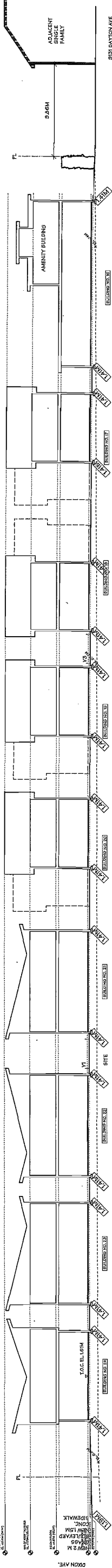
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NO.	REVISION	DESCRIPTION	DR.
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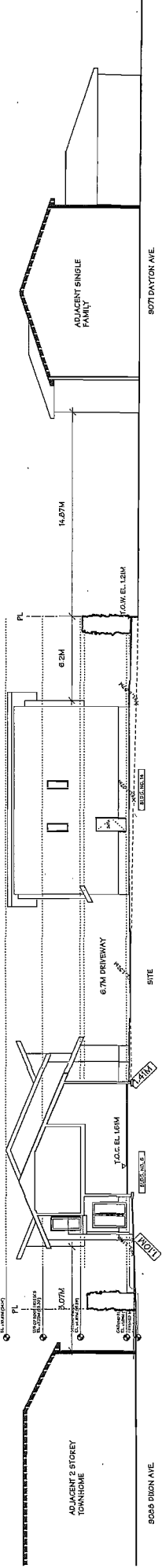
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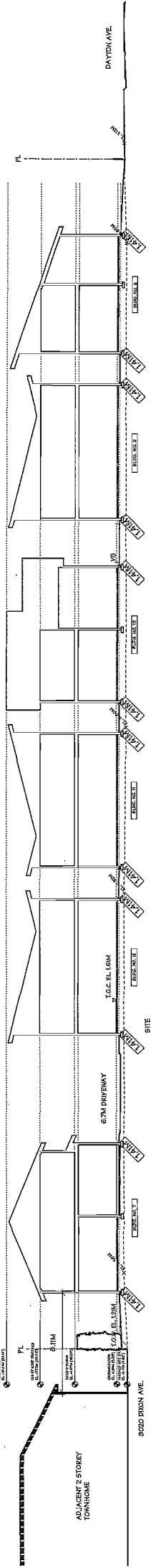
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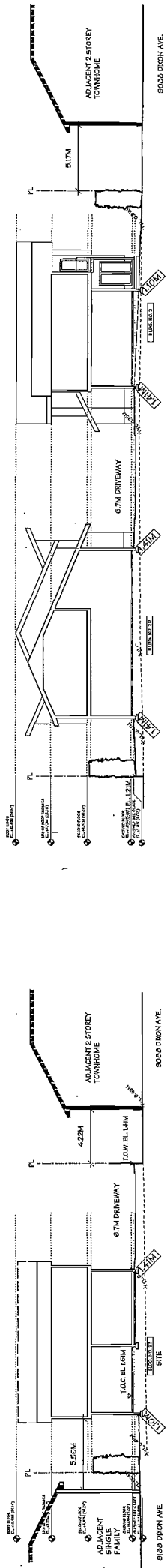
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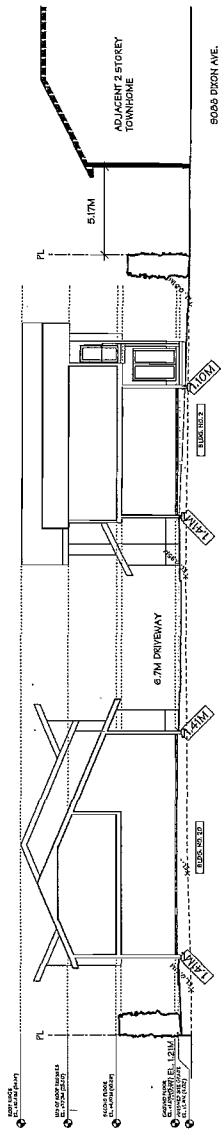
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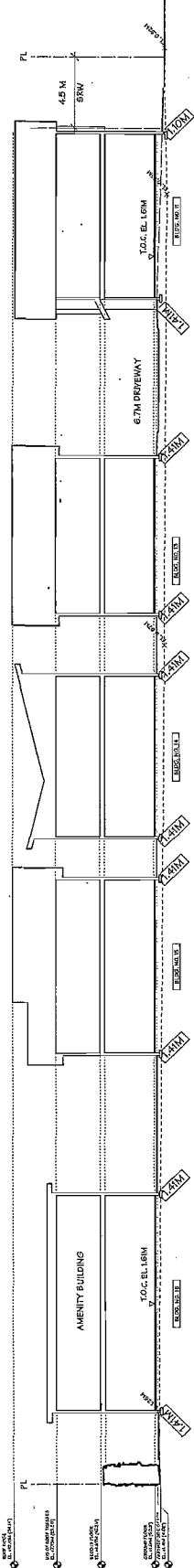
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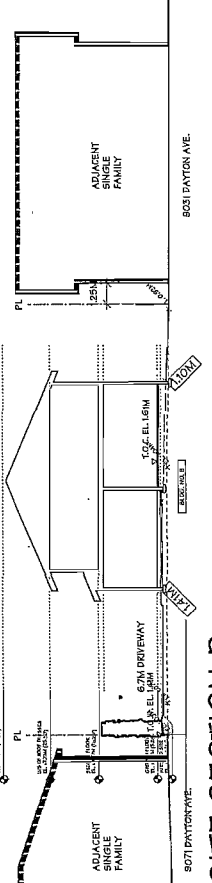
SITE SECTION A
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SITE SECTION B
SCALE: 1/16"=1'-0"



SITE SECTION C
SCALE: 1/16"=1'-0"



SITE SECTION D
SCALE: 1/16"=1'-0"

Superseded
Plan from staff report dated
February 10, 2015

Plan 5
Dec 8, 2014
DP 14-657872

DRAWING TITLE		SITE SECTIONS	
PROJECT	TOWNHOUSE DEVELOPMENT	SCALE	1/16"=1'-0"
DATE	SEPT. 15, 2012	DRAWN	TY
CHECKED		DP	
		FRONT	

Yamamoto Architecture Inc.

2382 oak street, Vancouver, b.c.
V6H 4T1 TEL: 604-751-1127 Fax: 604-751-1327

NO.	DATE	REVISIONS
		GENERAL REVISIONS
NOV. 6, 2014		ISSUED FOR O.P.P.
OCT. 8, 2014		ISSUED FOR A.D.P.
SEP. 3, 2014		GENERAL REVISIONS

PLAN #1b

SHEET NO.	1111
DATE	JULY 13, 2013
DRAWN	TJ/WH
CHECKED	
PROJECT	DP 14-657872

SCALE 1/8" = 1'-0"
Yamamoto Architecture Inc.
2388 oak street, vancouver, b.c.
VAN. V6J 1K1 TEL: 773-1127 FAX: 771-1927
DRAWING TITLE
ELEVATIONS

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #4
NORTH ELEVATION
COLOUR SCHEME - C

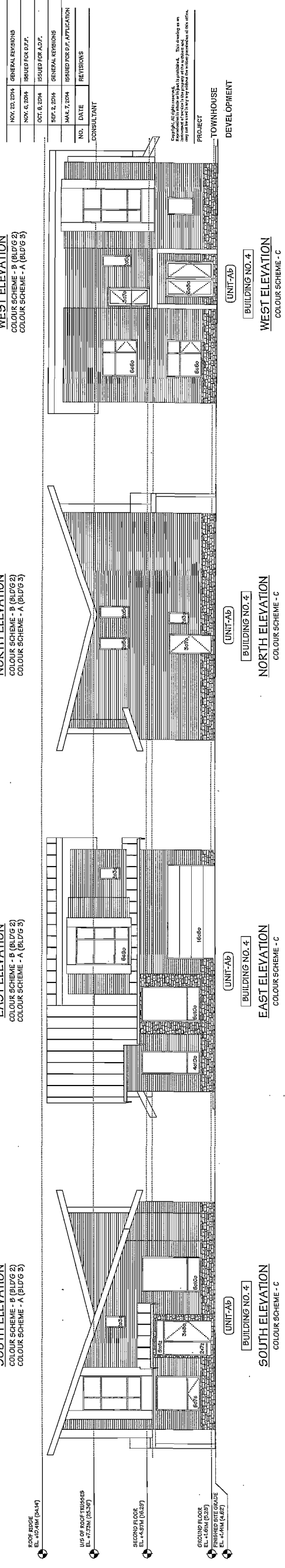
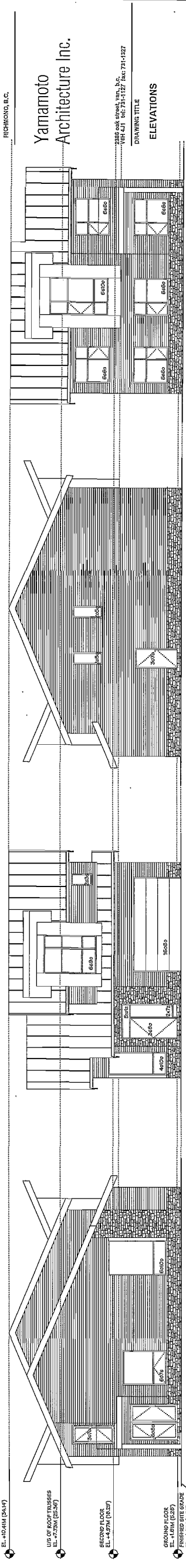
PLAN #5
WEST ELEVATION
COLOUR SCHEME - B

PLAN #6
SOUTH ELEVATION
COLOUR SCHEME - B

PLAN #7
EAST ELEVATION
COLOUR SCHEME - C

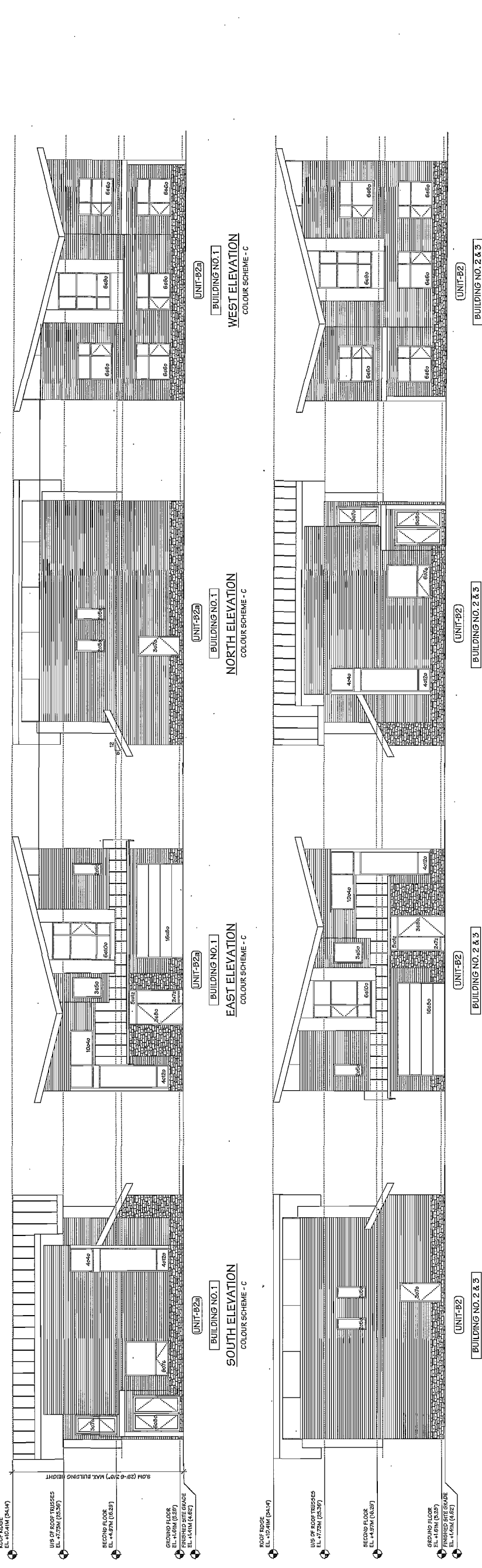
PLAN #8
WEST ELEVATION
COLOUR SCHEME - C

PLAN #9
NORTH ELEVATION
COLOUR SCHEME - C



NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR A.D.P.	
OCT. 6, 2014	ISSUED FOR A.D.P.	
SEP. 5, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	

PROJECT: TOWNHOUSE DEVELOPMENT
ADDRESS: 5951, 5955 DAYTON AVE RICHMOND, B.C.



NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR A.D.P.	
OCT. 6, 2014	ISSUED FOR A.D.P.	
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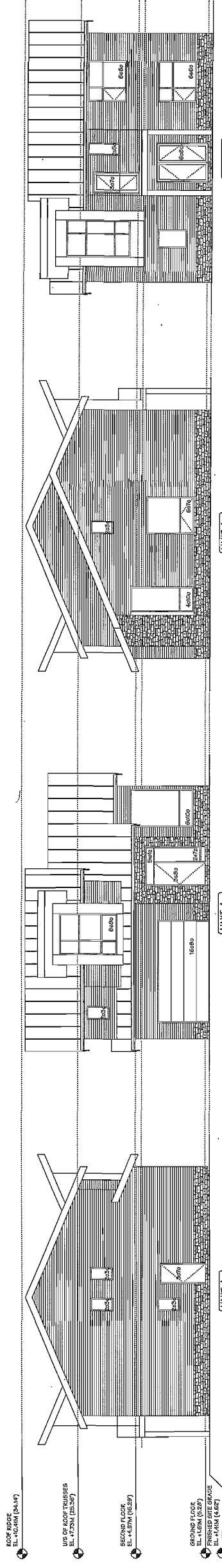
PROJECT: TOWNHOUSE DEVELOPMENT
ADDRESS: 5951, 5955 DAYTON AVE RICHMOND, B.C.

SHEET NO.	1111
DATE	JULY 19, 2013
DRAWN	T.Y.M.M.
CHECKED	
PROJECT NO.	DP 14-657872

Yamamoto
 Architecture Inc.
 3951 ROSE DATTON AVE
 RICHMOND, B.C.
 DRIVING TITLE
 ELEVATIONS

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	GENERAL REVISIONS	
DEC. 3, 2014	GENERAL REVISIONS	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	GENERAL REVISIONS	

PROJECT
 TOWNHOUSE
 DEVELOPMENT

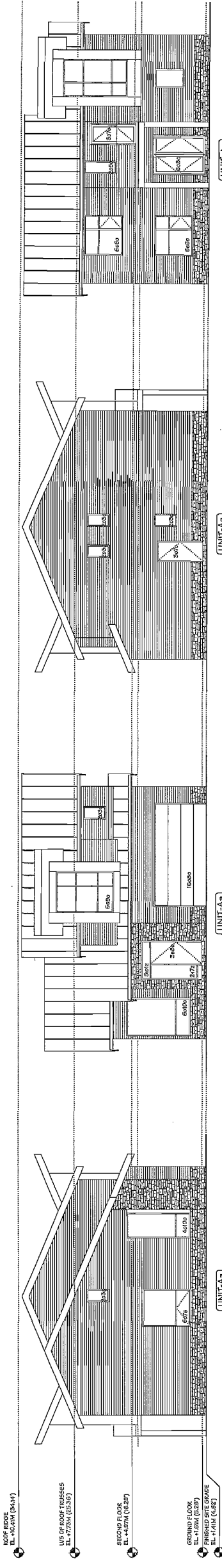


[BUILDING NO. 6]
 WEST ELEVATION
 COLOUR SCHEME - A

[UNIT-A]
 EAST ELEVATION
 COLOUR SCHEME - A

[UNIT-A]
 SOUTH ELEVATION
 COLOUR SCHEME - A

[UNIT-A]
 NORTH ELEVATION
 COLOUR SCHEME - A

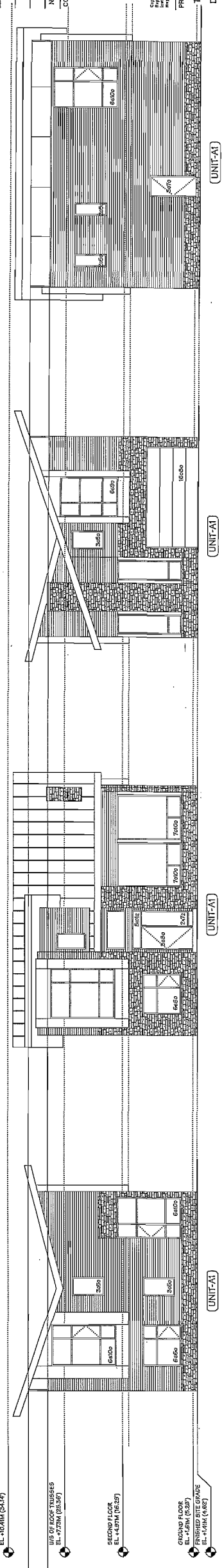


[BUILDING NO. 7]
 WEST ELEVATION
 COLOUR SCHEME - C

[UNIT-A]
 EAST ELEVATION
 COLOUR SCHEME - C

[UNIT-A]
 SOUTH ELEVATION
 COLOUR SCHEME - C

[UNIT-A]
 NORTH ELEVATION
 COLOUR SCHEME - C

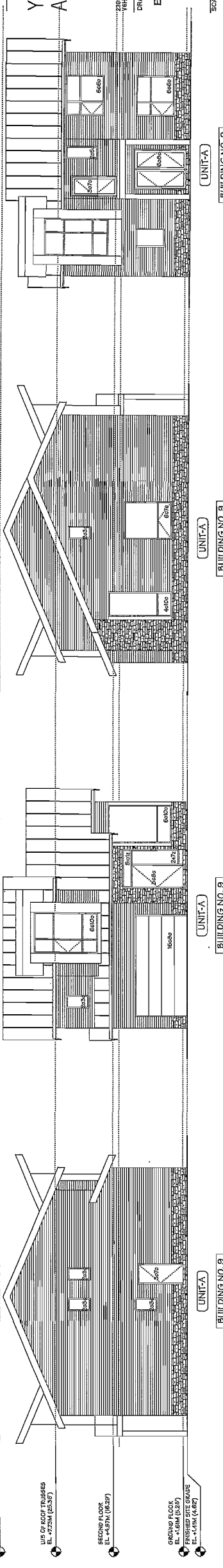


[BUILDING NO. 8]
 WEST ELEVATION
 COLOUR SCHEME - A

[UNIT-A]
 EAST ELEVATION
 COLOUR SCHEME - A

[UNIT-A]
 SOUTH ELEVATION
 COLOUR SCHEME - A

[UNIT-A]
 NORTH ELEVATION
 COLOUR SCHEME - A



[BUILDING NO. 9]
 SOUTH ELEVATION
 COLOUR SCHEME - B

[UNIT-A]
 NORTH ELEVATION
 COLOUR SCHEME - B

[UNIT-A]
 EAST ELEVATION
 COLOUR SCHEME - B

[UNIT-A]
 WEST ELEVATION
 COLOUR SCHEME - B

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

[BUILDING NO. 9]
 WEST ELEVATION
 COLOUR SCHEME - B
PLAN #5

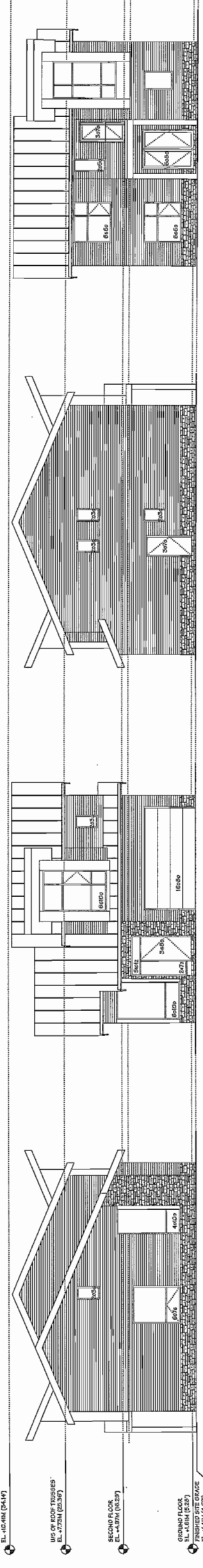
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		CONSULTANT
		NOV. 20, 2014 GENERAL REVISIONS
		NOV. 6, 2014 ISSUED FOR O.P.P.
		OCT. 9, 2014 ISSUED FOR AD.P.
		SEP. 2, 2014 GENERAL REVISIONS
		MAR. 1, 2014 ISSUED FOR D.P. APPLICATION

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PROJECT
 TOWNHOUSE DEVELOPMENT
 8901, 8902 DARTMOUTH AVE
 RICHMOND, B.C.

Yamamoto Architecture Inc.
 8901, 8902 DARTMOUTH AVE
 RICHMOND, B.C. V6X 1S7
 (604) 271-1127 Fax: (604) 271-1337
 DRAWING TITLE
 ELEVATIONS

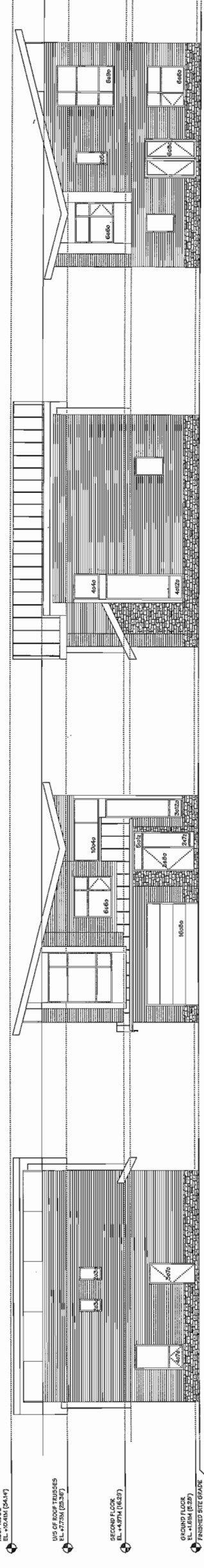
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DATE	JULY 15, 2013	DRAWN	TUMOR
CHECKED		DP 14-657872	
		PROJ. NO.	1111



UNIT-A
 BUILDING NO. 10
 SOUTH ELEVATION
 COLOUR SCHEME - C

UNIT-A
 BUILDING NO. 10
 NORTH ELEVATION
 COLOUR SCHEME - C

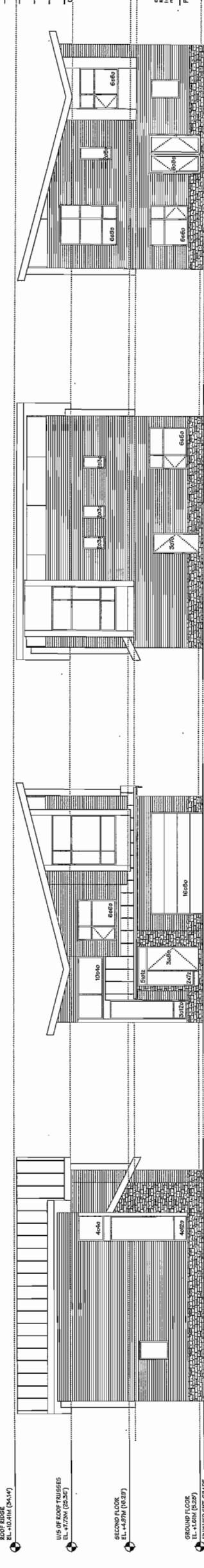
UNIT-A
 BUILDING NO. 10
 WEST ELEVATION
 COLOUR SCHEME - C



UNIT-A2
 BUILDING NO. 11
 SOUTH ELEVATION
 COLOUR SCHEME - B

UNIT-A2
 BUILDING NO. 11
 NORTH ELEVATION
 COLOUR SCHEME - B

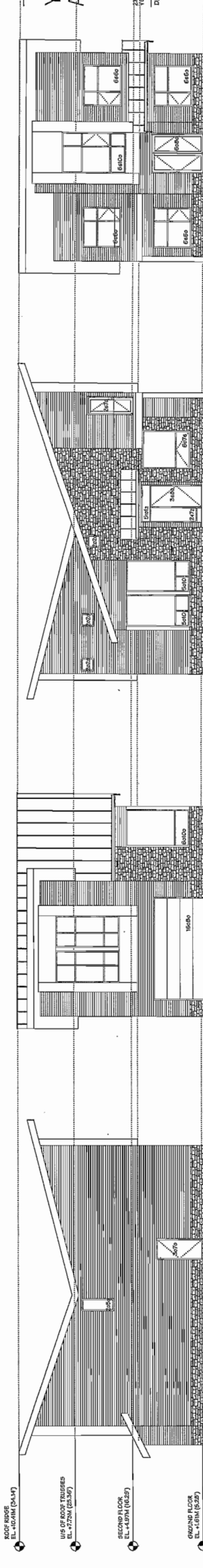
UNIT-A2
 BUILDING NO. 11
 WEST ELEVATION
 COLOUR SCHEME - B



UNIT-A2a
 BUILDING NO. 12
 SOUTH ELEVATION
 COLOUR SCHEME - A

UNIT-A2a
 BUILDING NO. 12
 NORTH ELEVATION
 COLOUR SCHEME - A

UNIT-A2a
 BUILDING NO. 12
 WEST ELEVATION
 COLOUR SCHEME - A

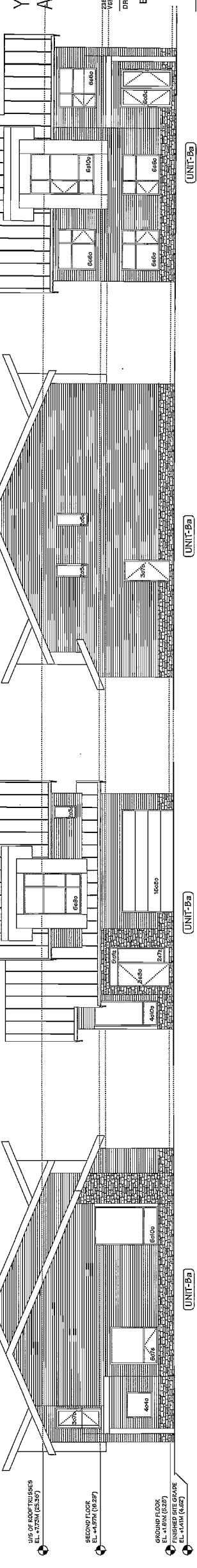
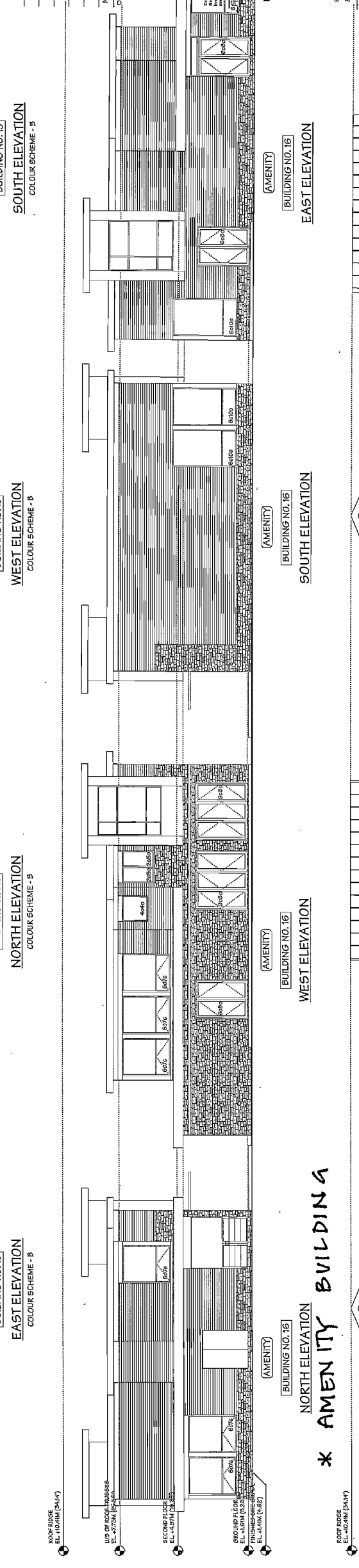
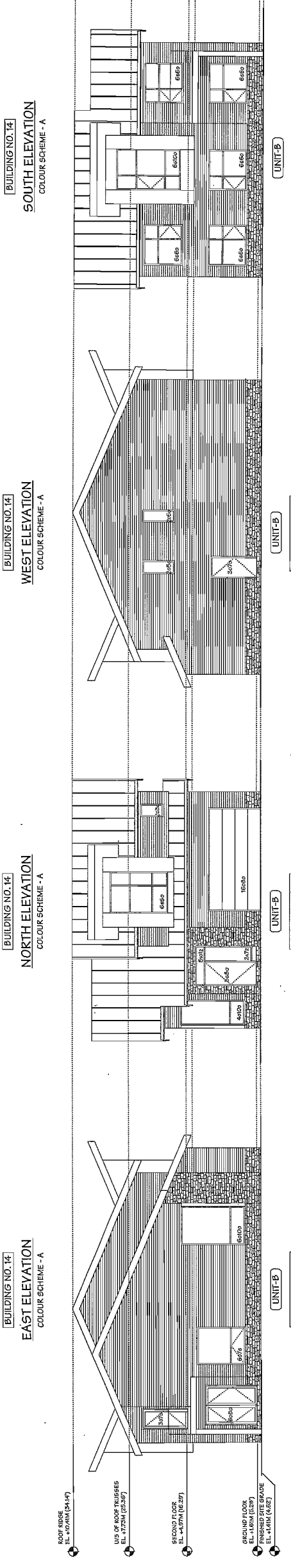
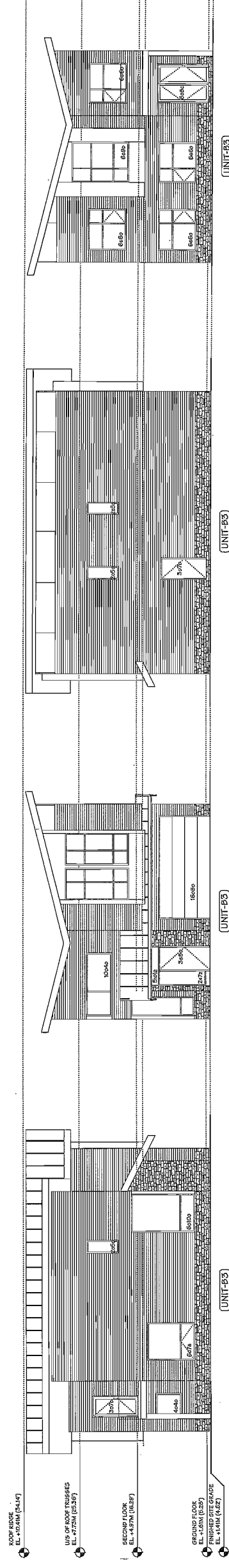


UNIT-B1
 BUILDING NO. 13
 SOUTH ELEVATION
 COLOUR SCHEME - C

UNIT-B1
 BUILDING NO. 13
 NORTH ELEVATION
 COLOUR SCHEME - C

UNIT-B1
 BUILDING NO. 13
 WEST ELEVATION
 COLOUR SCHEME - C

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS



NO.	DATE	REVISIONS	CONSULTANT
NOV. 20, 2014	GENERAL REVISIONS		
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 8, 2014	ISSUED FOR A.O.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION		

Superseded
Plan from staff report dated
February 10, 2015

Plan 9
Dec 8, 2014
DP 14-657872

SCALE	SHEET NO.		
1/8" = 1'-0"			
DATE	DRAWN	CHECKED	PROJ. NO.
JULY 16, 2013	TVM/N		1111
DATE	DRAWN	CHECKED	PROJ. NO.
JULY 16, 2013	TVM/N		1111

Yamamoto
Architecture Inc.
238 Oak Street, Vol. 5
V6B 4J1 BR 731-1127 Fax: 731-1327

ELEVATIONS

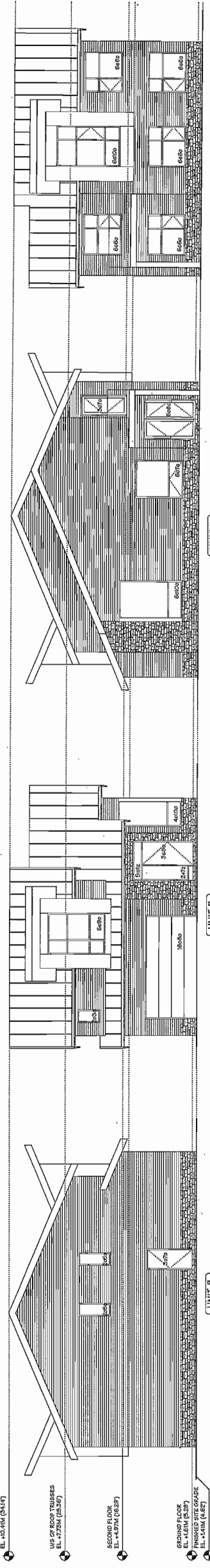
PLAN #7
EAST ELEVATION
COLOUR SCHEME - A

PLAN #7
SOUTH ELEVATION
COLOUR SCHEME - A

PLAN #7
WEST ELEVATION
COLOUR SCHEME - A

PLAN #7
NORTH ELEVATION
COLOUR SCHEME - A

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

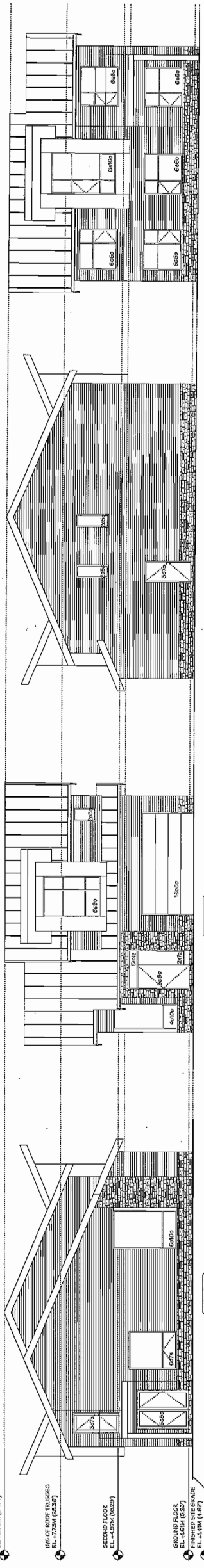


UNIT-B
 BUILDING NO. 19
 NORTH ELEVATION
 COLOUR SCHEME - B

UNIT-B
 BUILDING NO. 19
 WEST ELEVATION
 COLOUR SCHEME - B

UNIT-B
 BUILDING NO. 19
 SOUTH ELEVATION
 COLOUR SCHEME - B

UNIT-B
 BUILDING NO. 19
 EAST ELEVATION
 COLOUR SCHEME - B

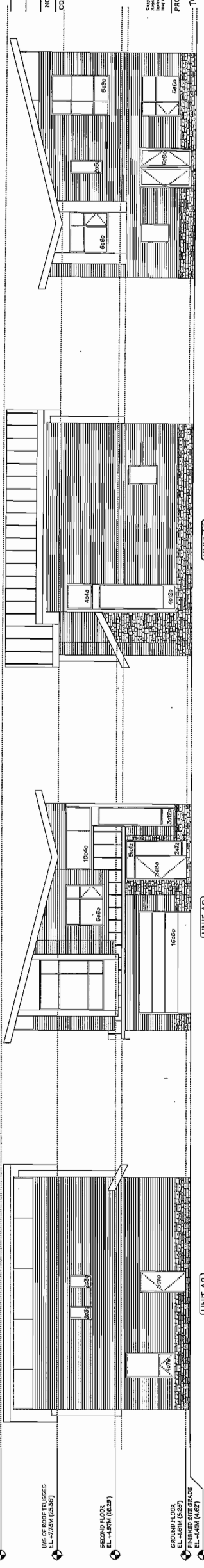


UNIT-B
 BUILDING NO. 20
 NORTH ELEVATION
 COLOUR SCHEME - A (BLDG 19)
 COLOUR SCHEME - A (BLDG 20)

UNIT-B
 BUILDING NO. 20
 WEST ELEVATION
 COLOUR SCHEME - C (BLDG 19)
 COLOUR SCHEME - A (BLDG 20)

UNIT-B
 BUILDING NO. 20
 SOUTH ELEVATION
 COLOUR SCHEME - C (BLDG 19)
 COLOUR SCHEME - A (BLDG 20)

UNIT-B
 BUILDING NO. 20
 EAST ELEVATION
 COLOUR SCHEME - A (BLDG 19)
 COLOUR SCHEME - A (BLDG 20)

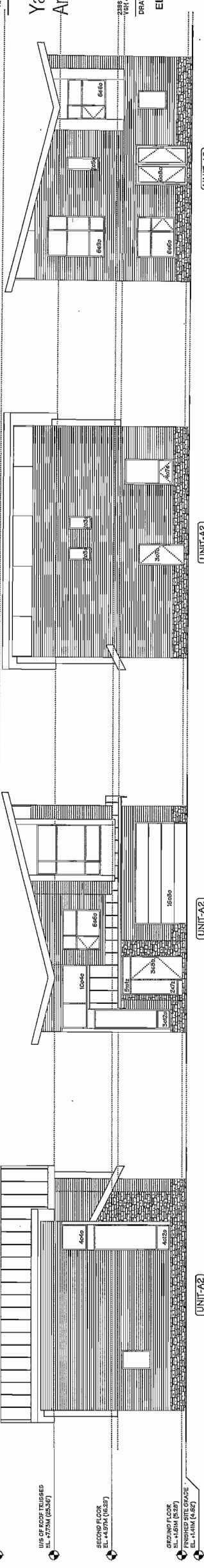


UNIT-A2
 BUILDING NO. 21 & 23
 NORTH ELEVATION
 COLOUR SCHEME - B (BLDG 21)
 COLOUR SCHEME - C (BLDG 23)

UNIT-A2
 BUILDING NO. 21 & 23
 WEST ELEVATION
 COLOUR SCHEME - B (BLDG 21)
 COLOUR SCHEME - C (BLDG 23)

UNIT-A2
 BUILDING NO. 21 & 23
 SOUTH ELEVATION
 COLOUR SCHEME - B (BLDG 21)
 COLOUR SCHEME - C (BLDG 23)

UNIT-A2
 BUILDING NO. 21 & 23
 EAST ELEVATION
 COLOUR SCHEME - B (BLDG 21)
 COLOUR SCHEME - C (BLDG 23)



UNIT-A2
 BUILDING NO. 22
 NORTH ELEVATION
 COLOUR SCHEME - A

UNIT-A2
 BUILDING NO. 22
 WEST ELEVATION
 COLOUR SCHEME - A

UNIT-A2
 BUILDING NO. 22
 SOUTH ELEVATION
 COLOUR SCHEME - A

UNIT-A2
 BUILDING NO. 22
 EAST ELEVATION
 COLOUR SCHEME - A

NO.	DATE	REVISIONS	CONSULTANT
NOV. 20, 2014	GENERAL REVISIONS		
NOV. 6, 2014	ISSUED FOR O.P.P.		
DEC. 8, 2014	ISSUED FOR A.D.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR O.P.P. APPLICATION		

Special Note: All elevations are shown in black and white. This drawing is not to be used for construction purposes. It is intended for use as a guide only. The actual appearance of the building may vary from this drawing due to the nature of the construction process.

PROJECT: TOWNHOUSE DEVELOPMENT

9991, 1865 DUTTON AVE
 RICHMOND, B.C.

Yamamoto
 Architecture Inc.

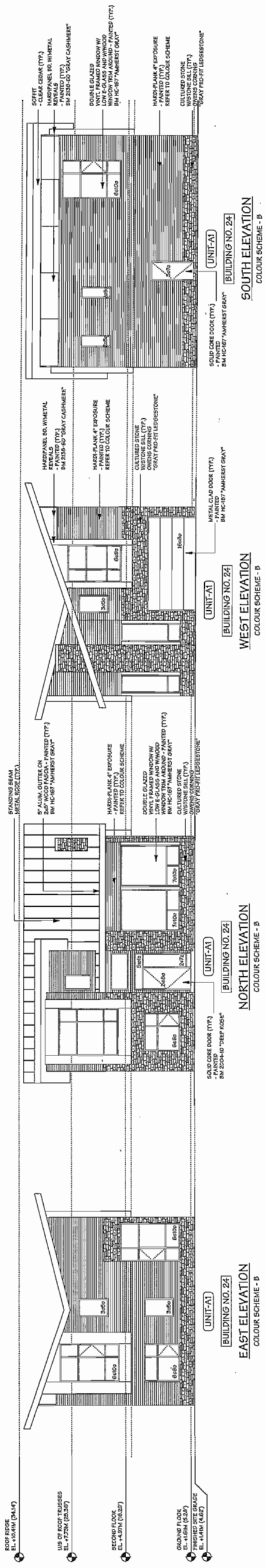
2388 Oak Street, Vancouver, B.C.
 V6R 4K1 Tel: 779-1127 Fax: 779-1327

DRAWING TITLE
 ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 19, 2013	DRAWN	TYRON
CHECKED		PROJ. NO.	DP 14-657872
			1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #8
 COLOUR SCHEME



COLOUR SCHEME - A	
ROOF (STANDING SEAM METAL):	METAL WEATHERED ZINC
FASCIA RD. & DOOR/WINDOW TRIM (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARD-PANEL W/METAL REVEALS):	BENJAMIN MOORE / 2338-60 (GRAY CASHMERE)
GROUND & UPPER FLOOR WALL (HARD-PANEL W/METAL REVEALS):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
MAIN ENTRY DOOR (SOLID WOOD CORE):	BENJAMIN MOORE / 2004-HD (DEEP ROSE)
ELEC. ROOM/GARAGE RECTIC ROOM DOOR (METAL CLAD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL):	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	"FLAT BLACK"
COLOUR SCHEME - B	
ROOF (STANDING SEAM METAL):	METAL WEATHERED ZINC
FASCIA RD. & DOOR/WINDOW TRIM (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARD-PANEL W/METAL REVEALS):	BENJAMIN MOORE / 2338-60 (GRAY CASHMERE)
GR. FLOOR ACCENT (CULTURED STONE WESTONE SILL):	OWENS CORNING (GRAY FRO-FIT LEDGESTONE)
REAR ENTRY DOOR (SOLID WOOD CORE):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ELEC. ROOM/GARAGE RECTIC ROOM DOOR (METAL CLAD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL):	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	"FLAT BLACK"
COLOUR SCHEME - C	
ROOF (STANDING SEAM METAL):	METAL WEATHERED ZINC
FASCIA RD. & DOOR/WINDOW TRIM (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
ACCENT WALL (HARD-PANEL W/METAL REVEALS):	BENJAMIN MOORE / 2338-60 (GRAY CASHMERE)
GR. FLOOR ACCENT (CULTURED STONE WESTONE SILL):	OWENS CORNING (GRAY FRO-FIT LEDGESTONE)
MAIN ENTRY DOOR (SOLID WOOD CORE):	BENJAMIN MOORE / 2004-HD (DEEP ROSE)
ELEC. ROOM/GARAGE RECTIC ROOM DOOR (METAL CLAD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL):	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	"FLAT BLACK"

BAKONIES FOR DWELLING UNITS INCLUDE METAL GUARDRAILS WITH GLASS INSERT (TYP.)

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.	
OCT. 9, 2014	ISSUED FOR A.D.T.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

Superseded
Plan from staff report dated
February 10, 2015

PROJECT
TOWNHOUSE
DEVELOPMENT
9251, 9255 DAYTON AVE
RICHMOND, B.C.

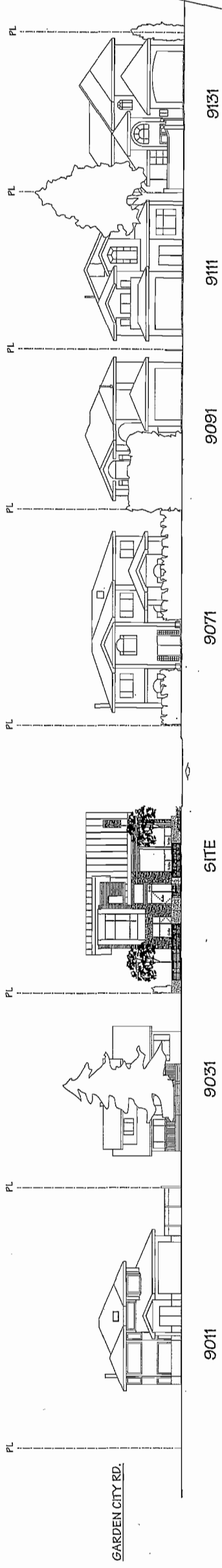
Yamamoto
Architecture Inc.

2388 OAK STREET, VICT., B.C.
V8N 4J1 TEL: 778-1127 FAX: 778-1327
DRAWING TITLE
ELEVATIONS

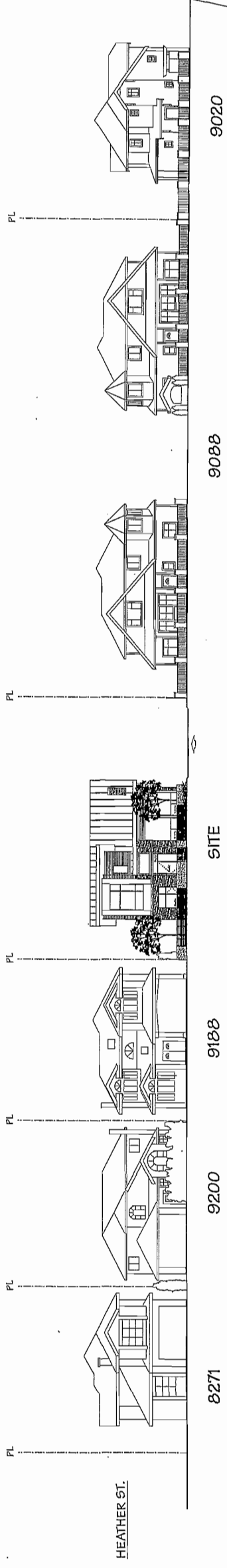
SCALE	SHEET NO.		
1/8" = 1'-0"			
DATE	DRAWN	TITLED	CHECKED
JULY 18, 2013		DP 14-657872	
PROJ. NO. 1111			

Plan 11
Dec 8, 2014
DP 14-657872

PLAN #9



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS
1	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
2	NOV. 6, 2014	ISSUED FOR D.F.Z.
3	DEC. 3, 2014	FENCE EXPANDED

CONSULTANT

PROJECT
TOWNHOUSE
DEVELOPMENT

8011, 9038 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

DRAWING TITLE
STREETSCAPE ELEVATIONS

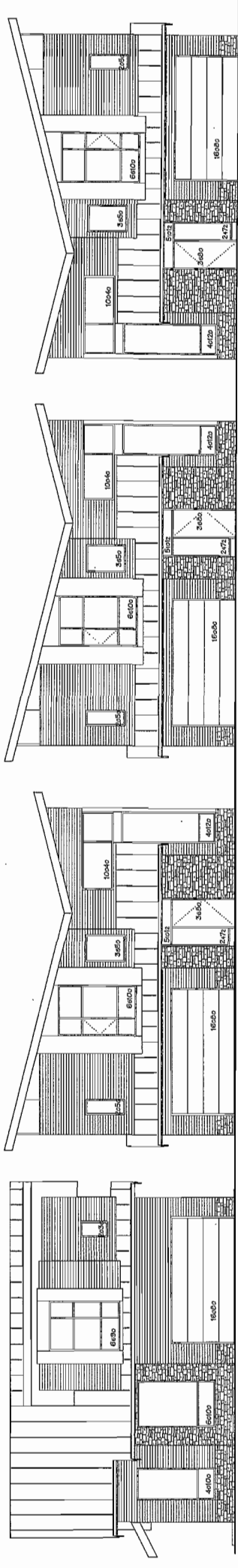
SCALE	1/8" = 1'-0"
DATE	MAY 12, 2014
DRAWN	TY
CHECKED	
SHEET NO.	DP 14-657872
PROJECT NO.	1111

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

PLAN #1C

DRIVE AISLE STREETSCAPE - LOOKING WEST

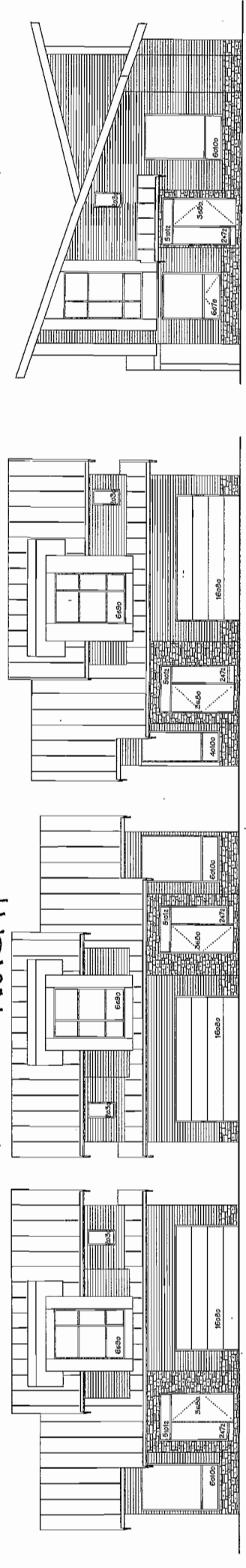


(UNIT-B21)
BUILDING NO. 1
EAST ELEVATION

(UNIT-B2)
BUILDING NO. 2
EAST ELEVATION

(UNIT-B3)
BUILDING NO. 3
EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING NORTH

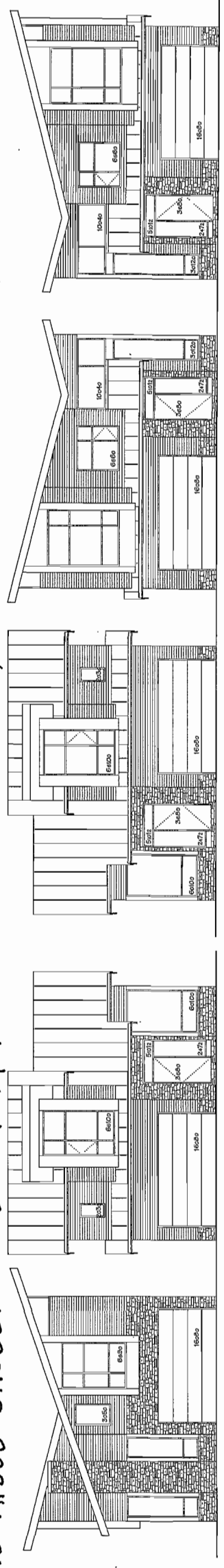


(UNIT-A3)
BUILDING NO. 4
SOUTH ELEVATION

(UNIT-B)
BUILDING NO. 5
SOUTH ELEVATION

(UNIT-A4)
BUILDING NO. 6
SOUTH ELEVATION

DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



(UNIT-A2)
BUILDING NO. 7
EAST ELEVATION

(UNIT-A1)
BUILDING NO. 8
EAST ELEVATION

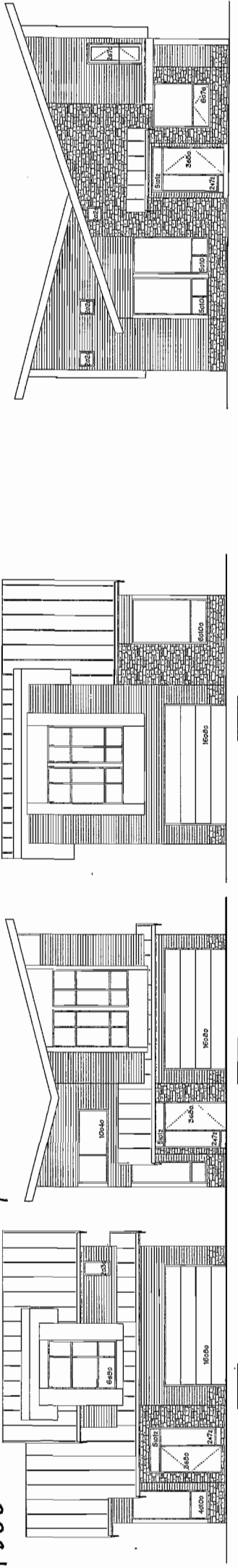
(UNIT-A)
BUILDING NO. 9
EAST ELEVATION

(UNIT-A)
BUILDING NO. 10
EAST ELEVATION

(UNIT-A2)
BUILDING NO. 11
EAST ELEVATION

(UNIT-A2)
BUILDING NO. 12
EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING SOUTH AND EAST



(UNIT-B1)
BUILDING NO. 13
WEST ELEVATION

(UNIT-B1)
BUILDING NO. 13
NORTH ELEVATION

(UNIT-B3)
BUILDING NO. 14
NORTH ELEVATION

(UNIT-B)
BUILDING NO. 15
NORTH ELEVATION

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 9, 2014	ISSUED FOR A.D.P.		
SEP. 4, 2014	ISSUED FOR D.P. APPLICATION		

PROJECT
TOWNHOUSE
DEVELOPMENT

9851, 3535 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

DRAWING TITLE
ELEVATIONS

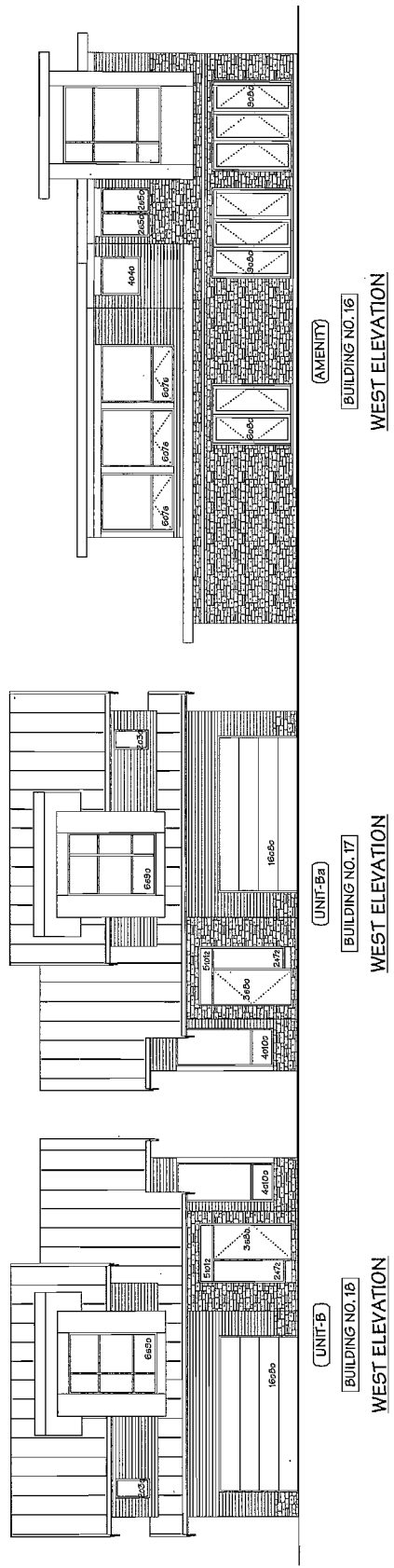
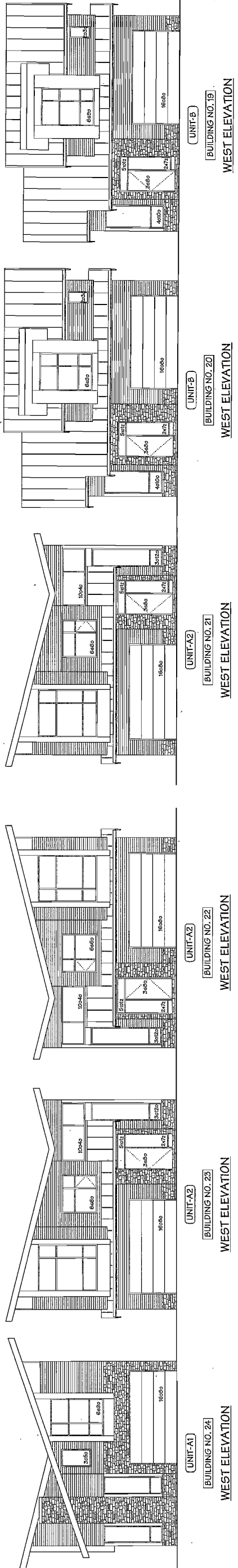
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1/8" = 1'-0"		
DATE	DRAWN	CHECKED
JULY 15, 2013	TY	
PROJ. NO.	PROJ. NO.	
DP 14-557872	1111	

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

PLAN #1d

DRIVE AISLE STREETScape - DIXON TO AMENITY BUILDING, LOOKING EAST



NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
SEP. 4, 2014	ISSUED FOR RT. APPLICATION	

CONSULTANT

PROJECT
TOWNHOUSE
DEVELOPMENT

8851, 8855 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

DRAWING TITLE
ELEVATIONS

SCALE	SHEET NO.		
1/8" = 1'-0"			
DATE	DRAWN	CHECKED	PROJ. NO.
JULY 18, 2013	TY		DP 14-6571

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

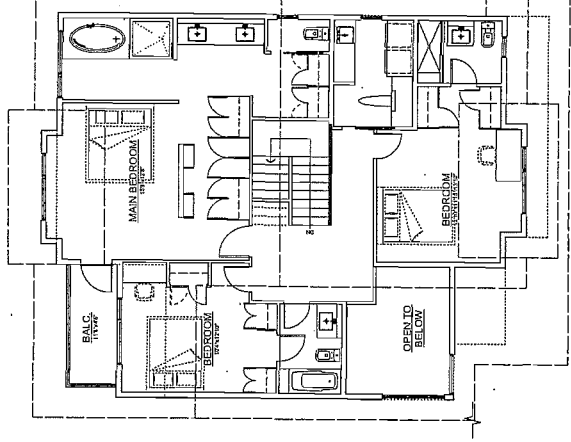
- 3/4" BUCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

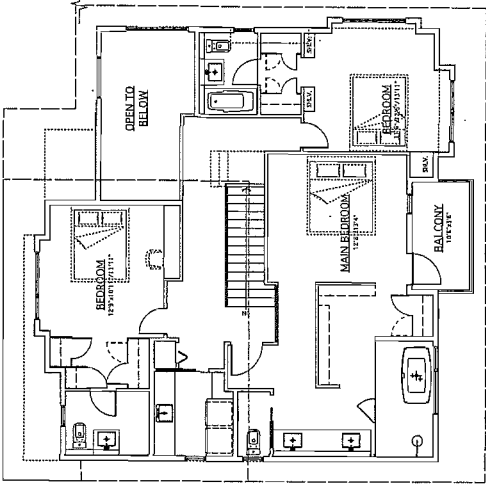
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, SEALANTS, FINISHES, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYREQ 08:

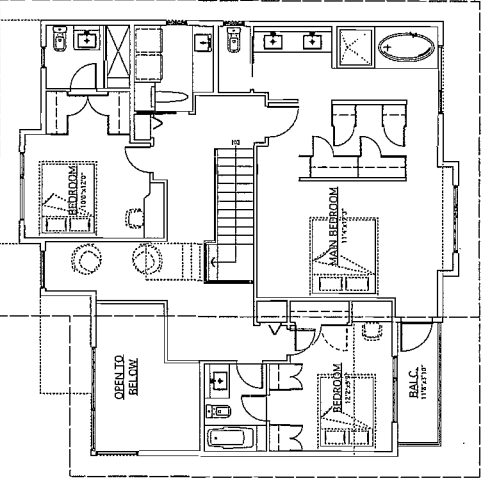
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- 1/2" POLYURETHANE INSULATION CORE DOORS, WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, WINDOWS IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY FURNACE
- NATURAL GAS, INDIRECT FRIED WATER HEATER, 40 US GAL TANK, EF. 079 (TRIANGLE TUBE SMART SERIES)



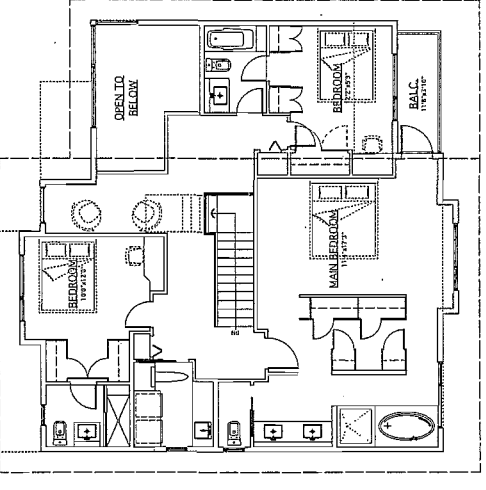
(UNIT-B)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-AB)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B2)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



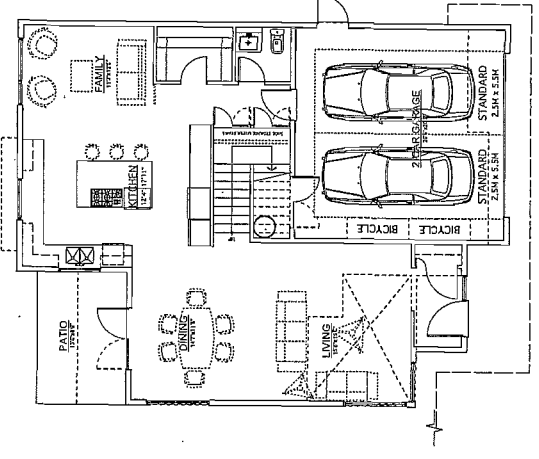
(UNIT-B2)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR O.T. APPLICATION	

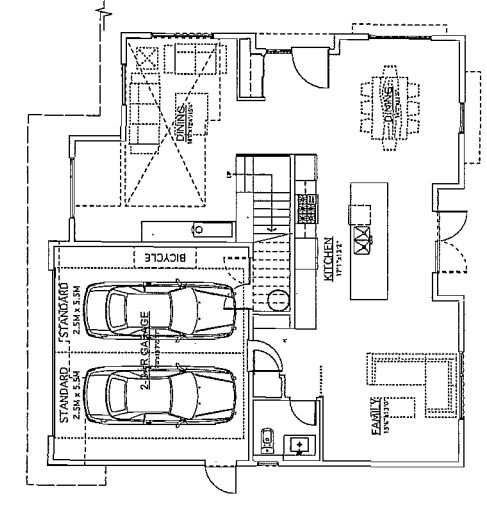
CONSULTANT

Reference Plan Dec 8, 2014
 DP 14-657872
 Plan from staff report dated February 10, 2015
 Superseded

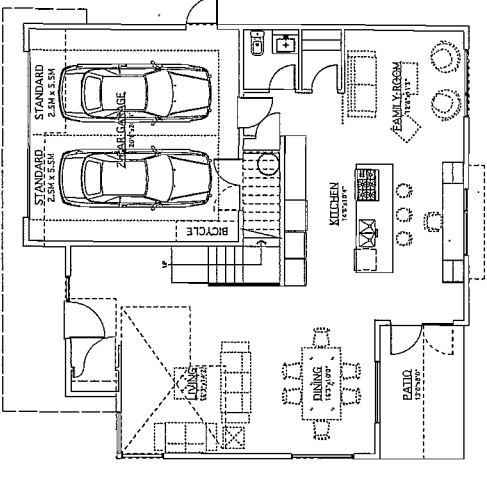
PROJECT
 TOWNHOUSE DEVELOPMENT
 9051, 8855 DAYTON AVE
 RICHMOND, B.C.
 Yamamoto Architecture Inc.
 2388 oak street, vancouver, b.c.
 V6H 4J1 Tel: 773-1127 Fax: 773-1-1327
 DRAWING TITLE
 FLOOR PLANS
 SHEET NO.
 SCALE 1/8" = 1'-0"
 DATE JULY 19, 2013
 DRAWN TYKIM
 CHECKED
 DP 14-657872
 PROJ. NO. 1111



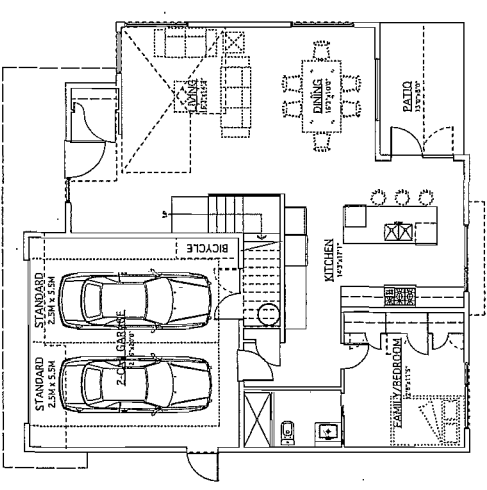
(UNIT-B)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 5



(UNIT-AB)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 4



(UNIT-B2)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 2 & 3



(UNIT-B2)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 1

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

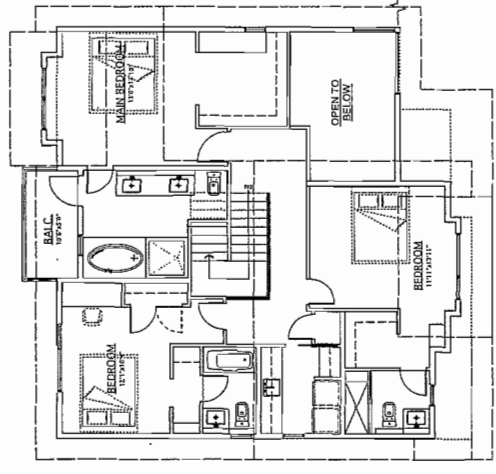
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

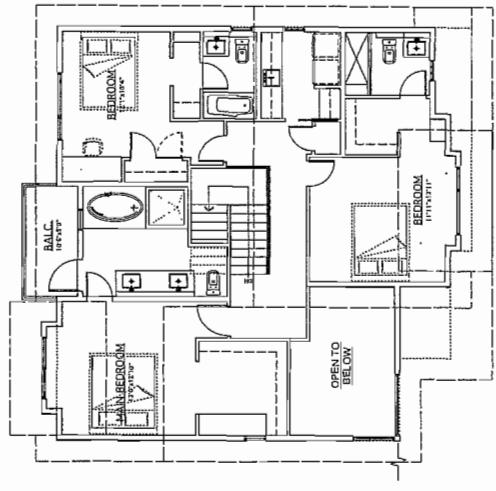
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE 65:

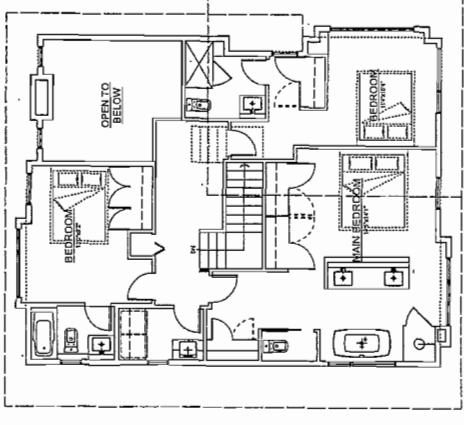
- R12 FULL UNDER SLAS INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, PIPED AIR HANDLING SYSTEMS
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, PIPED AIR HANDLING SYSTEMS WITH VENT FRAMES
- ENERGY STAR RATED AIR CONDITIONING SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENT CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, EF. 0.79) (TRIANGLE TUBE SMART SERIES)



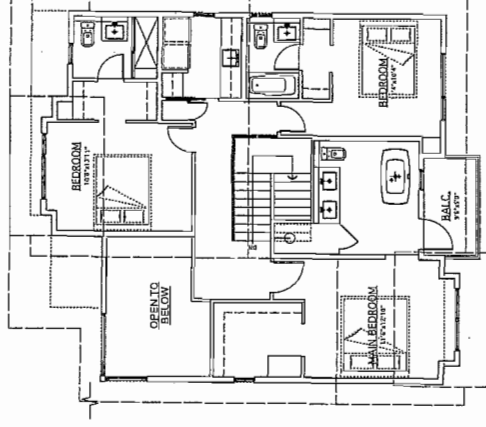
(UNIT-A6)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



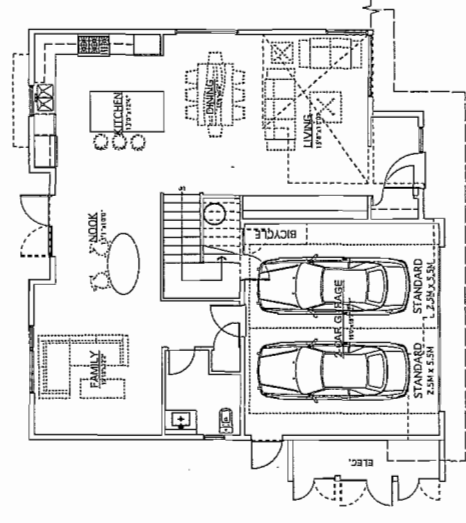
(UNIT-A5)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



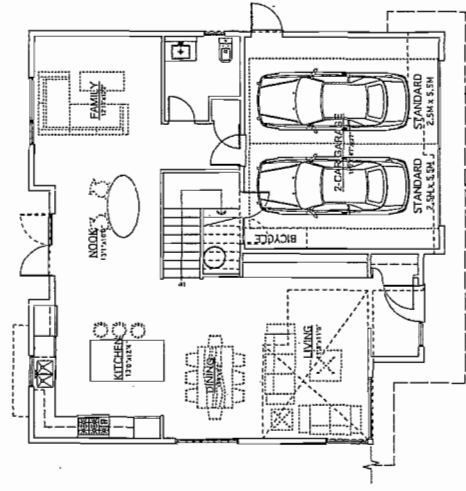
(UNIT-A1)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



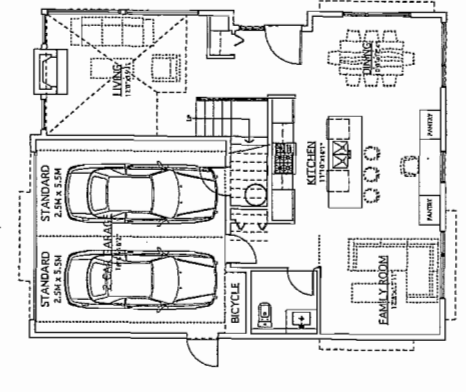
(UNIT-A4)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



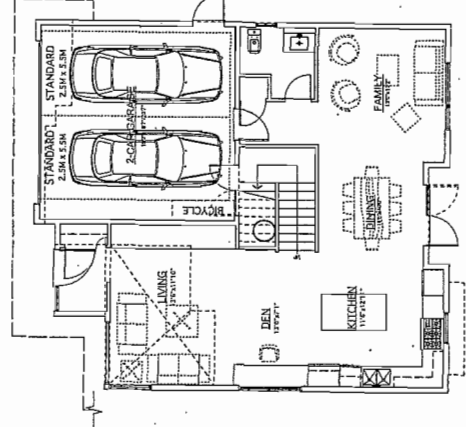
(UNIT-A6)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 6



(UNIT-A5)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 7



(UNIT-A1)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 8



(UNIT-A4)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 9

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR C.P.F.		
OCT. 8, 2014	ISSUED FOR A.D.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION		

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan Dec 8, 2014
DP 14-657872

PROJECT
TOWNHOUSE
DEVELOPMENT

9851, 9852 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

DESIGN TEAM: YAMAMOTO ARCHITECTURE INC.
VIRI A11, REG. 7317127 S.A.: 731-1327

DRAWING TITLE
FLOOR PLANS

SCALE: 1/8" = 1'-0"
DATE: JULY 15, 2013
DRAWN: TV/M
CHECKED: []
SHEET NO.: []
DP 14-6578
PROJ. NO.: 1111

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):

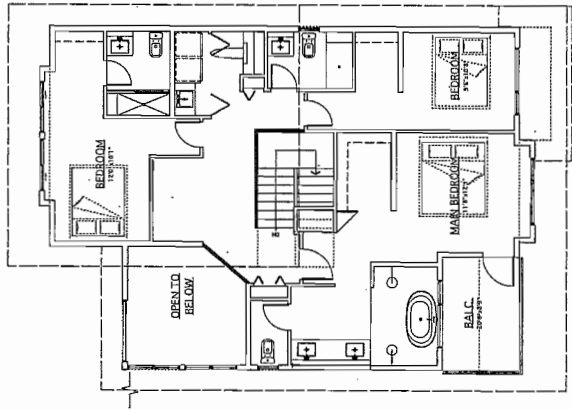
- RIGID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

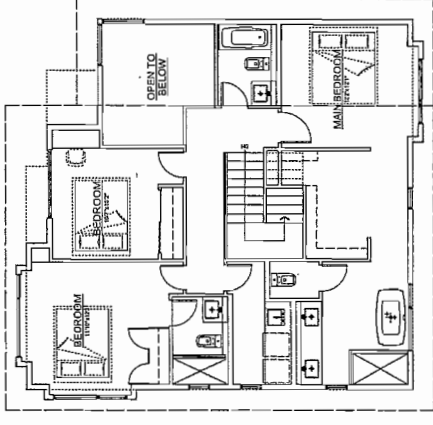
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS
- CERAMIC TILE
- COMPACT WOOD

ENERGYGUIDE B5:

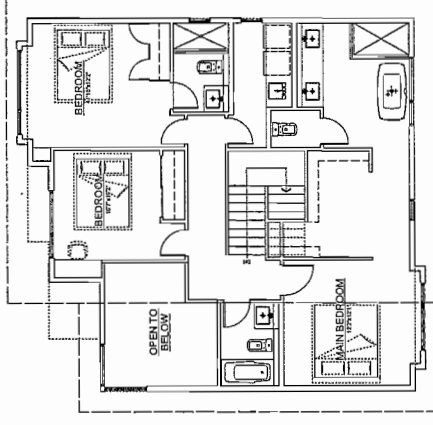
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- POLYURETHANE INSULATION CORE DOORS
- STEEL WITH POLYURETHANE INSULATION CORE DOORS
- GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY GAS BOILER
- NATURAL GAS, INDIRECT FIRE WATER HEATER, 80 US GAL TANK, EF. 0.78 (TRIANGLE TUBE SMART SERIES)



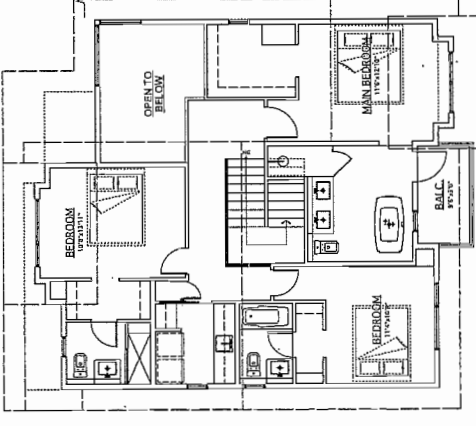
UNIT-B1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A2B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

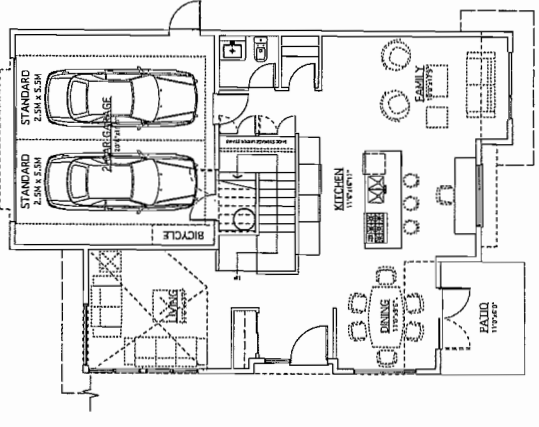


UNIT-A2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

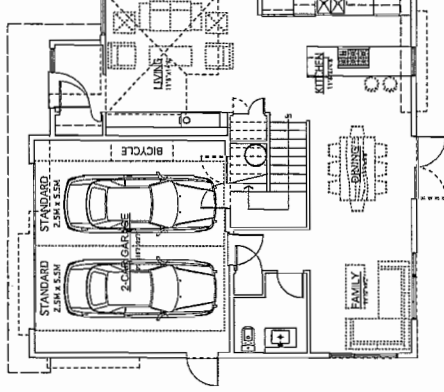


UNIT-A
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

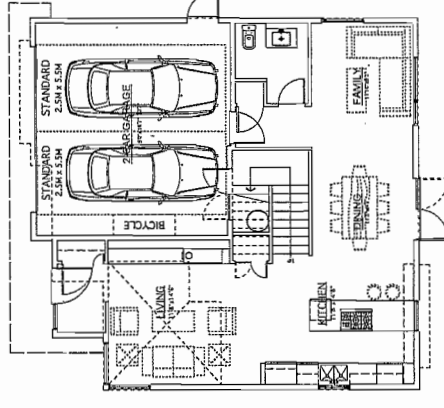
NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014		ISSUED FOR D.P.P.	
OCT. 8, 2014		ISSUED FOR A.D.P.	
SEP. 2, 2014		GENERAL REVISIONS	
MAR. 7, 2014		ISSUED FOR D.P.P. APPLICATION	



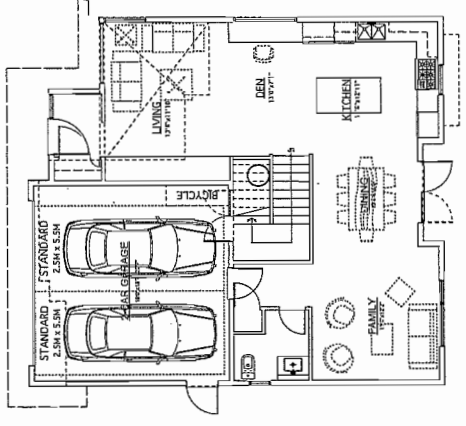
UNIT-B1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A2B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

Yamamoto
Architecture Inc.

2335 oak street, rva, va
VER 421 TEL: 753-1127 FAX: 753-1337

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 15, 2013	PROJ. NO.	1111
DRAWN	TYKOM	DP	14-6578
CHECKED			

PLAN #12

Superseded
 Plan from staff report dated
 February 10, 2015

Yamamoto
 Architecture Inc.

2326 Oak Street, N.W., B.C.
 V6H 4J1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE
 FLOOR PLANS

SHEET NO.	111
DATE	JULY 18, 2013
DRAWN	TYWON
CHECKED	
PROJ. NO.	DP 14-657872

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 8, 2014	ISSUED FOR A.O.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION		

PROJECT
 TOWNHOUSE
 DEVELOPMENT

5851, 5852 DAYTON AVE
 RICHMOND, B.C.

**AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):**

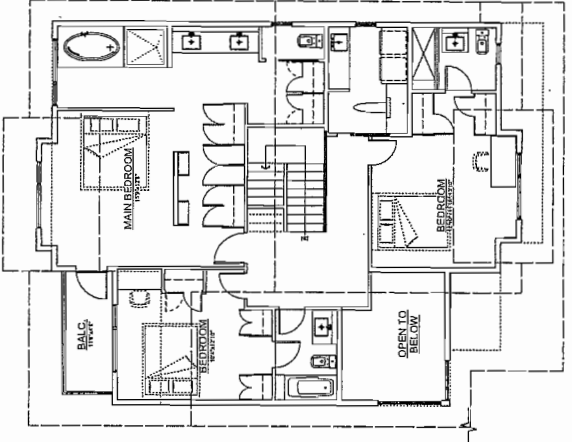
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
 (TO BE PROVIDED IN ALL UNITS):**

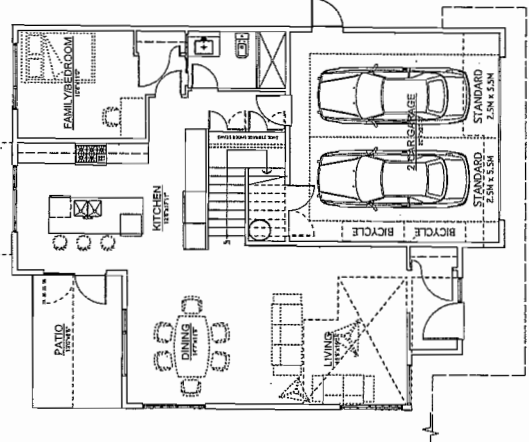
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE 63:

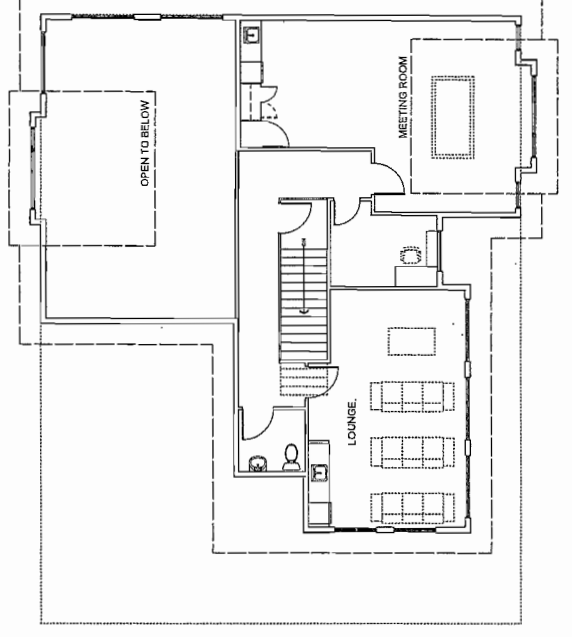
- R12 FILL INSULATED SLAB INSULATION AND R12 SOFT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRED GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, GLAZING IN WINDOWS
- ENERGY STAR RATED AIR CONDITIONING HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, EF. 073 (TRIANGLE TUBE SMART SERIES))
- NATURAL GAS INDIRECT FRESH WATER HEATER, 50 US GAL TANK, EF. 073



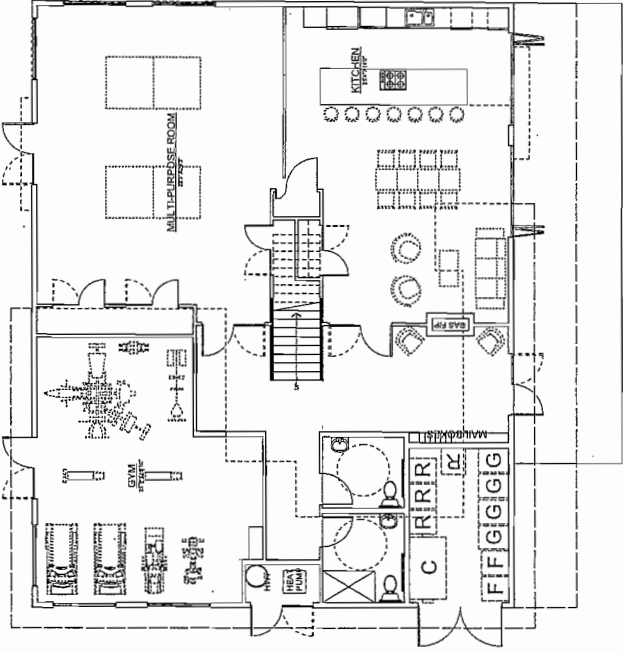
UNIT-B2
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



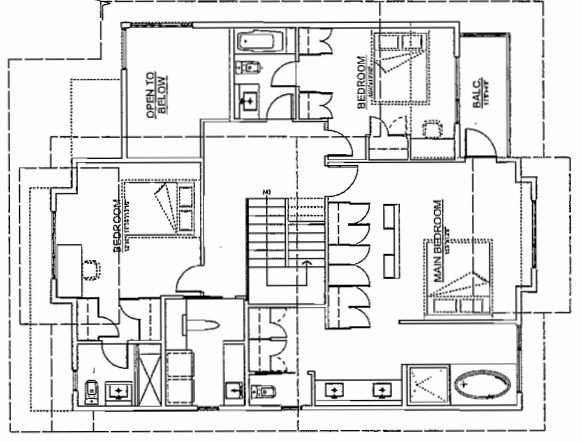
UNIT-B
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



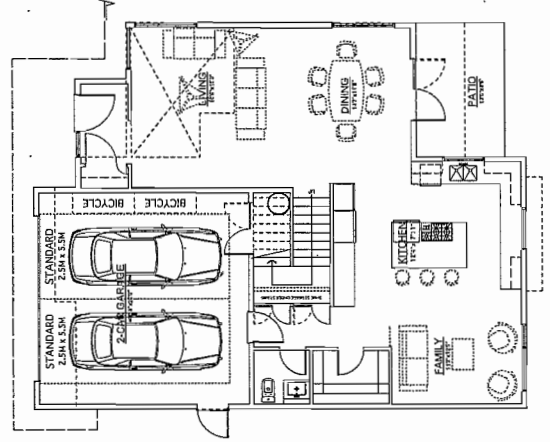
AMENITY
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



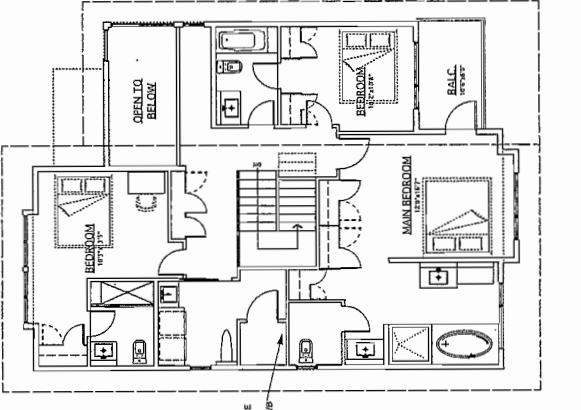
AMENITY
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



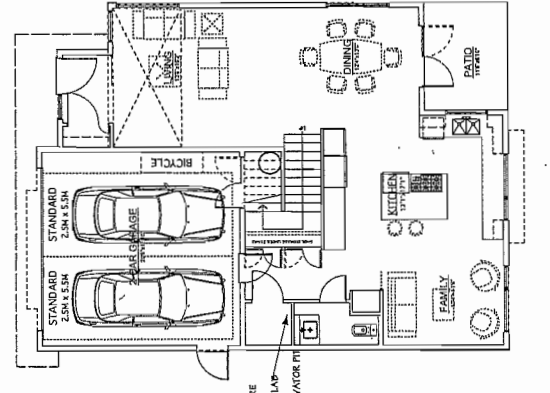
UNIT-B3
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT-B
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT-B3
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT-B3
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

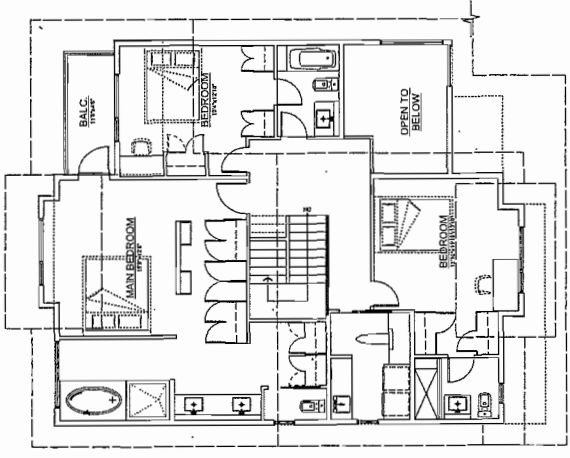
- SOLID BLOCCING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION.
- LEVER-TYPE DOOR HANDLES.

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

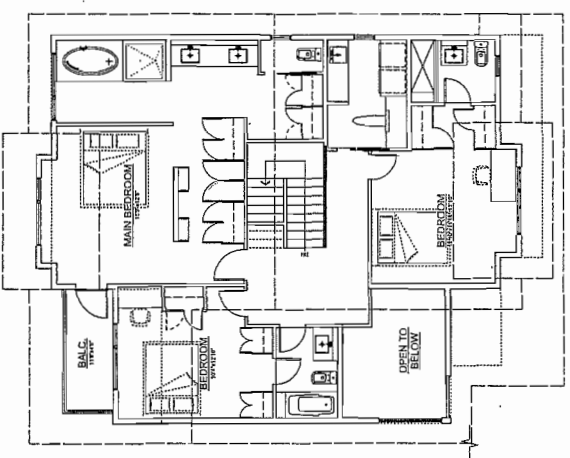
- ENERGY EFFICIENT LIGHT FIXTURES.
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD.

ENERGYGUIDE #5:

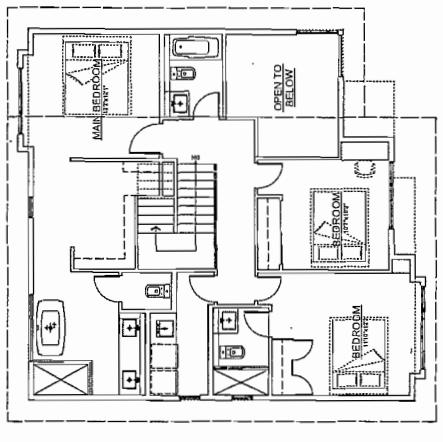
- RIE FULL UNDER SLAB INSULATION AND RIS SHIRT.
- R-19 INSULATION IN WALLS.
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES.
- R-19 INSULATION IN ROOF WITH 1/2" AIR SPACE DOORS.
- R-19 INSULATION IN FLOOR WITH 1/2" AIR SPACE DOORS.
- METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES.
- ENERGY RATED AIR SOURCE HEAT PUMP SYSTEM.
- EFFICIENT CONDENSING BOILER (80% A/CUE) (TRIANGLE TUBE PRESSURE SOLO) BACK UP HEATING SYSTEM.
- 1/2" AIR SPACE IN WALLS.
- 1/2" AIR SPACE IN FLOOR WITH WATER HEATER 50 US GAL TANK, 87-100 (TRIANGLE TUBE SMART SERIES).



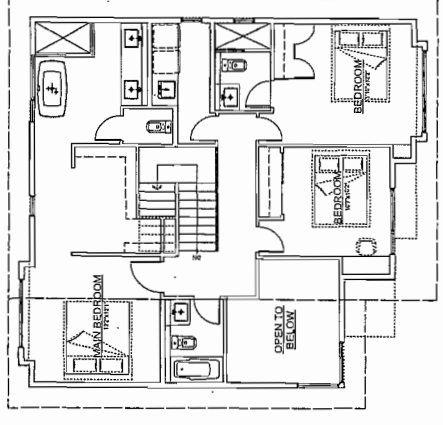
UNIT-B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



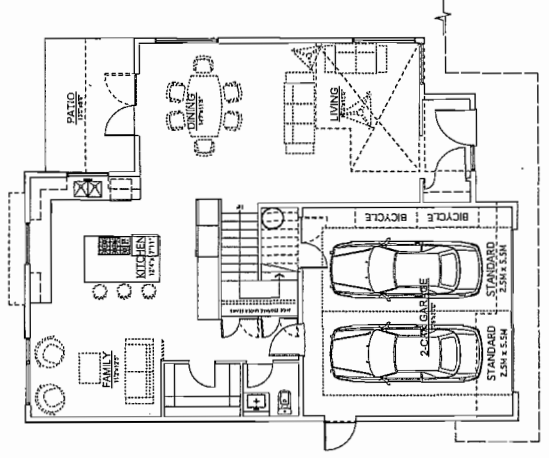
UNIT-B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



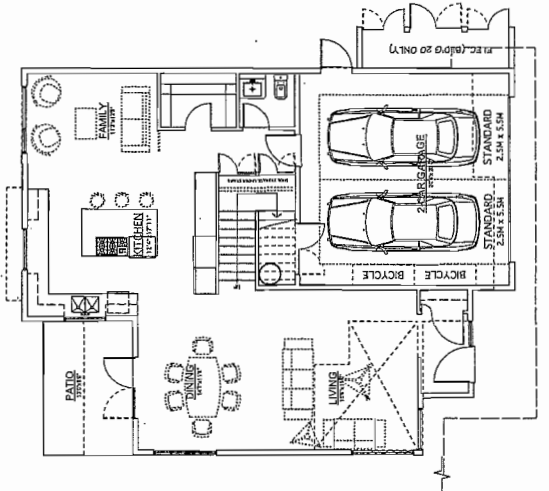
UNIT-A2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



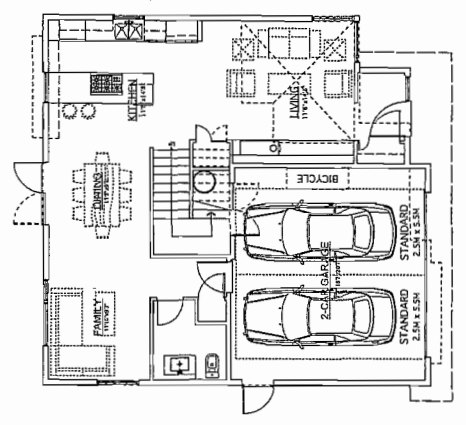
UNIT-A2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



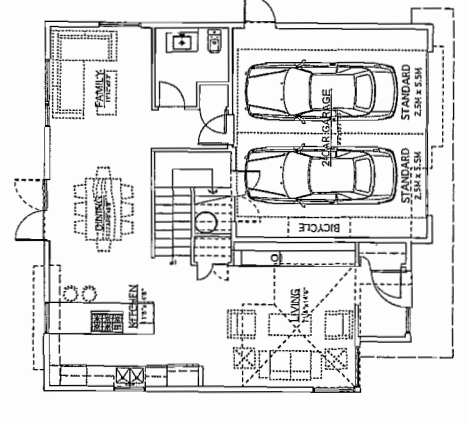
UNIT-B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 1B



UNIT-B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 19, 20



UNIT-A2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 21 & 23



UNIT-A2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 22

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

CONSULTANT

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

PROJECT
TOWNHOUSE
DEVELOPMENT

9151, 9555 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2388 oak street, van., b.c.
VAN. C01 161-721-1127 Fax: 721-1127

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 19, 2013	DRAWN	TYM06
CHECKED		PROJ. NO.	DP 14-6578
			111

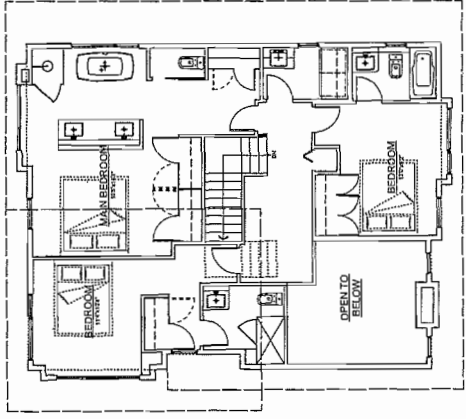
PLAN #14

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

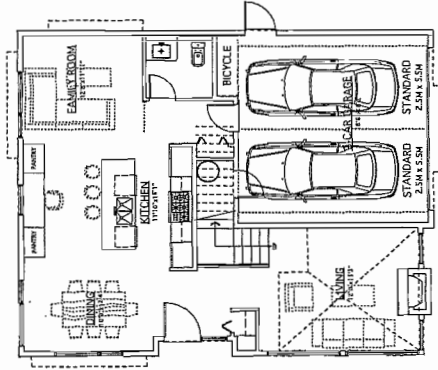
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE AS:**
- R22 FILL UNDER SLAB INSULATION AND R15 SKIRT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRED WINDOW WITH 1/2" AIR SPACE AND INSULATION CORE DOORS, GLAZING IN DOORS; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRED WINDOWS WITH VINYL FRAMES
 - 1/2" AIR SPACE AND INSULATION CORE DOORS, GLAZING IN DOORS; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRED WINDOWS WITH VINYL FRAMES
 - EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, EF, 078) (TRIANGLE TUBE SMART SERIES)
 - NATURAL GAS, INSULATED WATER HEATER, 50 US GAL



UNIT-A1

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



UNIT-A1

GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING NO. 24



NO.	DATE	REVISIONS
NOV. 8, 2014	ISSUED FOR D.P.F.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

CONSULTANT

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PROJECT
TOWNHOUSE DEVELOPMENT

8851, 8853 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

8851, 8853 DAYTON AVE, B.C.
VAN. V6V 1K1 CAN. TEL: 604-273-1137 FAX: 731-1337

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"

DATE JULY 18, 2013

DRAWN TYMM

CHECKED

SHEET NO.

DP 14-65787Z

PROJ. NO. 1111

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #15

Public Input

Correspondence Received

Kathy Stephens and Mike Thorne

March 15, 2015

Irene Webster

March 13, 2015

Wilson Leung

March 6, 2015

Richard Wong

February 23, 2015

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Sunday, 15 March 2015 06:33 PM
To: Badyal, Sara
Cc: Ray Luetzen; Jackson Lee
Subject: DP 14-657872

Hi Sara,

Mike and I agree to have the existing hedge removed under the conditions that we have reached with Jackson.

A 15 foot hedge planted on Jackson's property going all the way along our back yard (8371 Heather Street) and our neighbours Rita and Ray (8351 Heather Street).

Along with a six foot wooden fence on our side of the hedge.

It would be nice to have a condition that the new Strata could not trim the hedge below 15 feet tall.

Jackson can also remove our 20 foot tree along the property line.

Regards,
Kathy Stephens
Mike Thorne

Badyal, Sara

From: CE WEBSTER [i_m_webster@shaw.ca]
Sent: Friday, 13 March 2015 03:22 PM
To: Jackson Lee; Badyal, Sara
Subject: hedges and trees at the rear of property at 8291 Heather street

Mr. J.Lee, Ms. S.Badyal

I have been informed that a tree removal permit(TP15-692017) has been issued for the removal of 3 trees located at the rear of the property located at 8291 Heather Street.

With the removal of these trees, I hereby am in agreement with the development plans for 9055 Dayton Avenue at the rear of 8291 Heather Street, which include removal of existing fence and hedge and replacement with a cedar fence and tall more manageable cedar hedge trees. This option provides privacy and a safe environment.

I will be and have been looking at appropriate trees for replacement of those removed.

Thank you for your patience in this matter.

Irene W. Webster

Badyal, Sara

From: W L [wleungws@gmail.com]
Sent: Friday, 06 March 2015 01:53 PM
To: Badyal, Sara
Cc: Re be
Subject: Heat pump installation at 9055 Dayton Ave (DP 14-657872)

Hi Sara,

We learn from documents related to DP 14-657872 that, heat pumps will be installed on the property. We have some concerns regarding the operating noise from these devices:

1. Is there any by-law regarding these devices? For example, a sound level limit in decibels.
2. How are these by-laws inspected and enforced?
3. Does the plan drawing confirm the locations of these heat pumps? If yes, I would like to take a look at the drawing in person.

Wilson

Badyal, Sara

From: RICHARD WONG [wong.richard@shaw.ca]
Sent: Monday, 23 February 2015 11:48 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton Townhouse Project, DP 14-657872
Attachments: HP0001.pdf; 9071 Dayton Sideyard.jpg

Hi Sara,

In reference to an e-mail sent to you on August 25, 2014, I reside in the house on 9071 Dayton Avenue, immediately adjacent to the proposed 9051 Dayton townhouse complex, with my west and north property lines effected by this complex in terms of privacy and traffic noise. Mr. Jackson Lee and his general contractor from Jacken Homes had revisited their ideas of solving the privacy issue between our properties with me during the last couple of weeks. I have attached the letter provided to me from them at that time for your reference. As well, I have attached a picture of the existing conditions bordering our properties for your reference.

During our meeting, we had both mutually agreed that Jacken Homes will provide a seven feet high cedar hedge planted at a non-walk through spacing to act as a continuous privacy barrier on the entire length of the shared east/west property line. The stem of the cedars shall be planted no less than 300mm west of the property line to avoid future up-rooting of the existing 9071 Dayton house foundation. There will be no fence constructed with only the continuous hedge line acting as a natural barrier. The existing hedges and cedar fence on the property line will be removed and abandoned. This proposed seven feet high continuous hedge will beautiful the entry to the townhouse complex, and tie-in to the ten feet high proposed hedges to the northern property line that will be bordering the entire complex.

The conditions were that Jacken Homes will assist in removing all the over matured landscape plants on 9071 Dayton Ave., and to remove the existing south facing hedges & re-plant with seven feet high cedars to blend into the new development cedars. As well, Jacken Homes will provide a fifty feet length of seven feet high cedar hedge planted at a non-walk through spacing to act as a continuous privacy rear yard barrier between 9071 Dayton Ave. and 9091 Dayton Ave.

This e-mail serves only as information that Jacken Homes had discussions with the residents of 9071 Dayton Ave and preferences were acknowledged.

Thank You,

Richard Wong

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2014

Dear Mr. Wong,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your backyard. **As a result, we are not planning to install a new fence along your rear property line.** Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property. Bordering on your west side property line, we are planning to install a new 6 foot tall wooden fence on our property and 5 foot tall columnar Irish yew hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

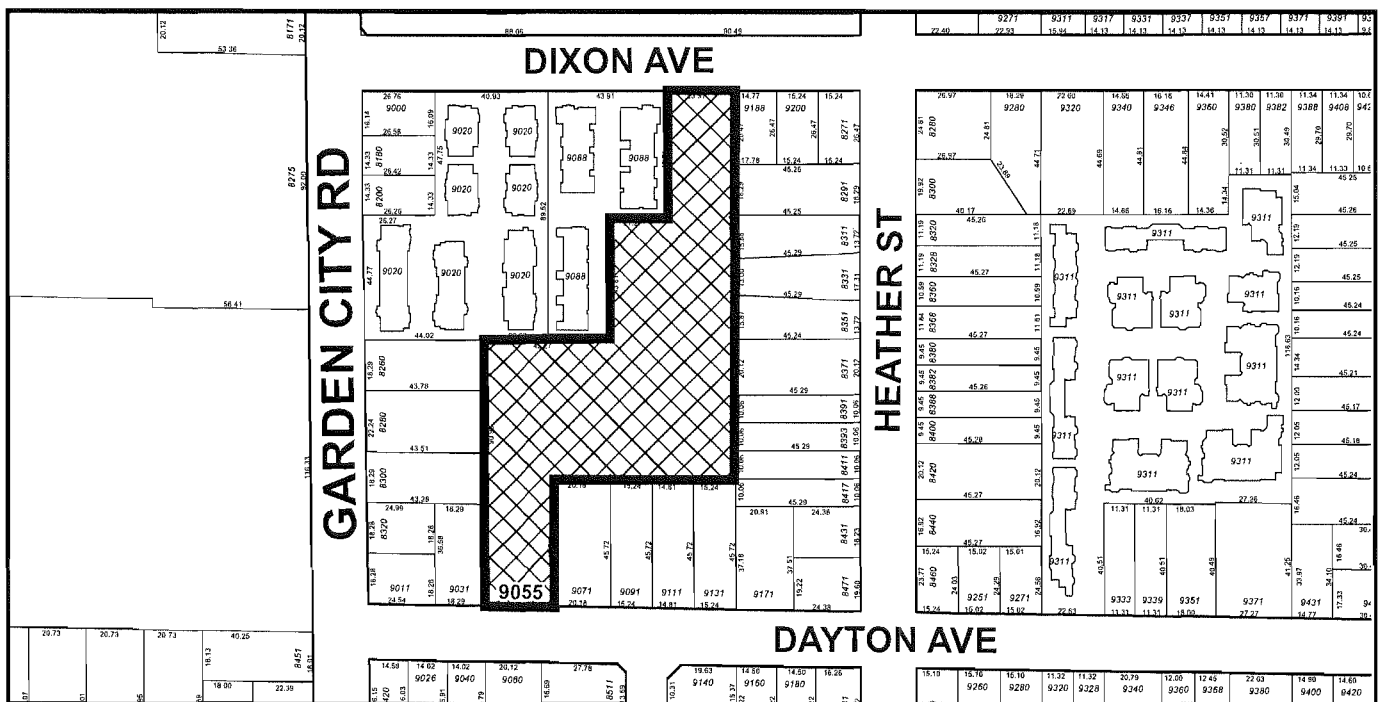
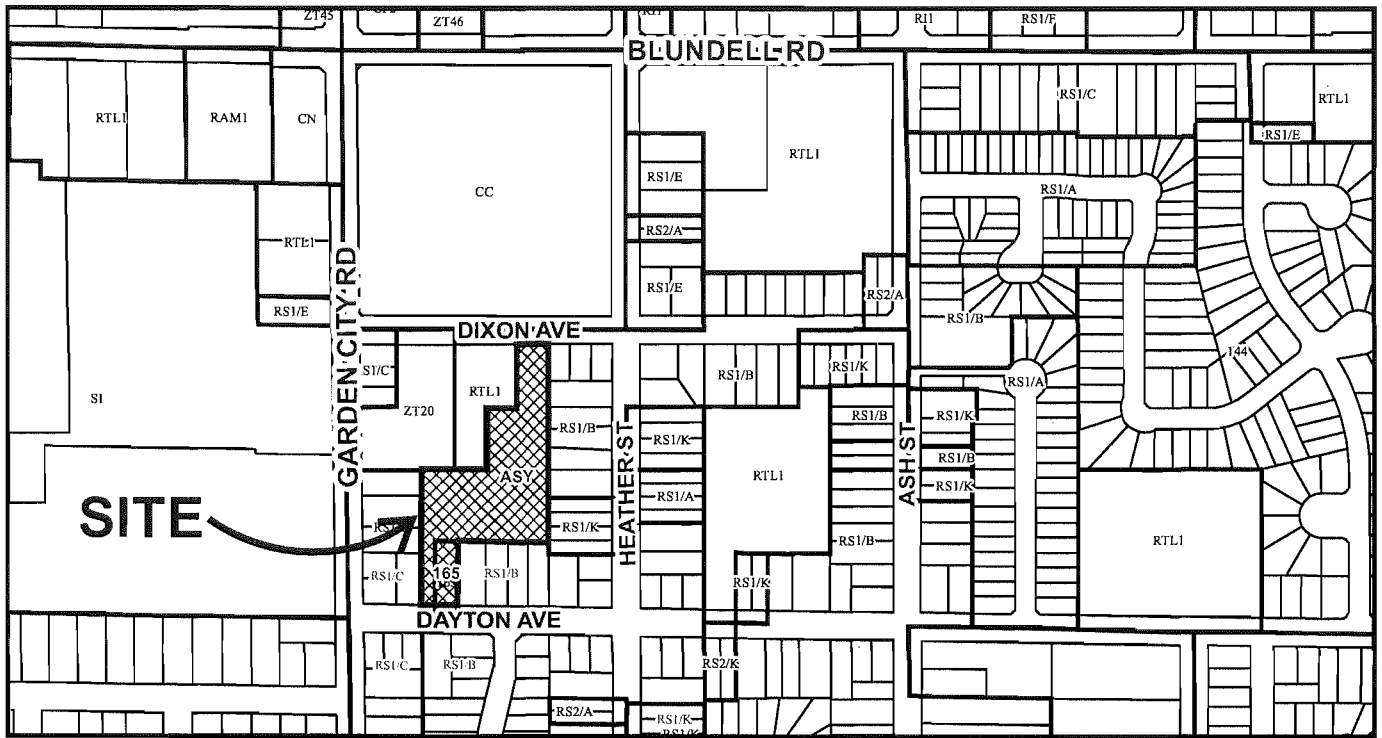
Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com



City of Richmond

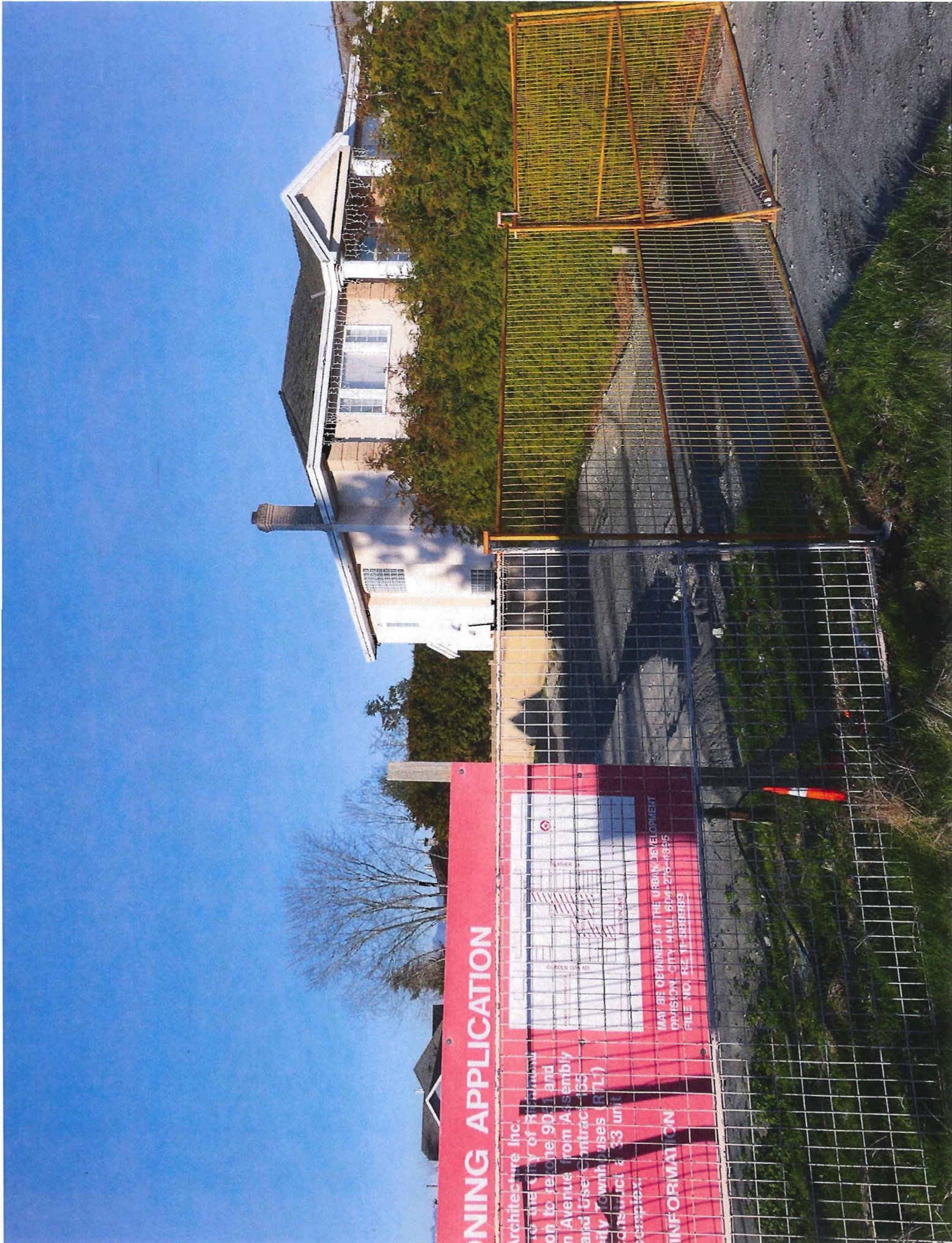


DP 14-657872 SCHEDULE "A"

Original Date: 03/17/14

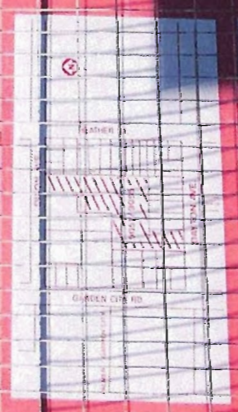
Revision Date: 02/17/15

Note: Dimensions are in METRES



ZONING APPLICATION

Architect Inc.
to the City of Richmond
on to rezone 90 and
n Avenue from Assembly
and Use Contract 155
City Town Uses (RTL)
Construct a 33 unit
Complex



MAY BE OBTAINED AT THE URBAN DEVELOPMENT
DIVISION - CITY HALL 604-273-4825
FILE NO. RE 14-088889

INFORMATION



No. DP 14-657872

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9055 DAYTON AVENUE
(FORMERLY 9051 AND 9055 DAYTON AVENUE)

Address: C/O KAREN MA
YAMAMOTO ARCHITECTURE INC.
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. 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 #11 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$254,221.28 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.
6. 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 14-657872

To the Holder: YAMAMOTO ARCHITECTURE INC.
Property Address: 9055 DAYTON AVENUE
(FORMERLY 9051 AND 9055 DAYTON AVENUE)
Address: C/O KAREN MA
YAMAMOTO ARCHITECTURE INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

7. 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.

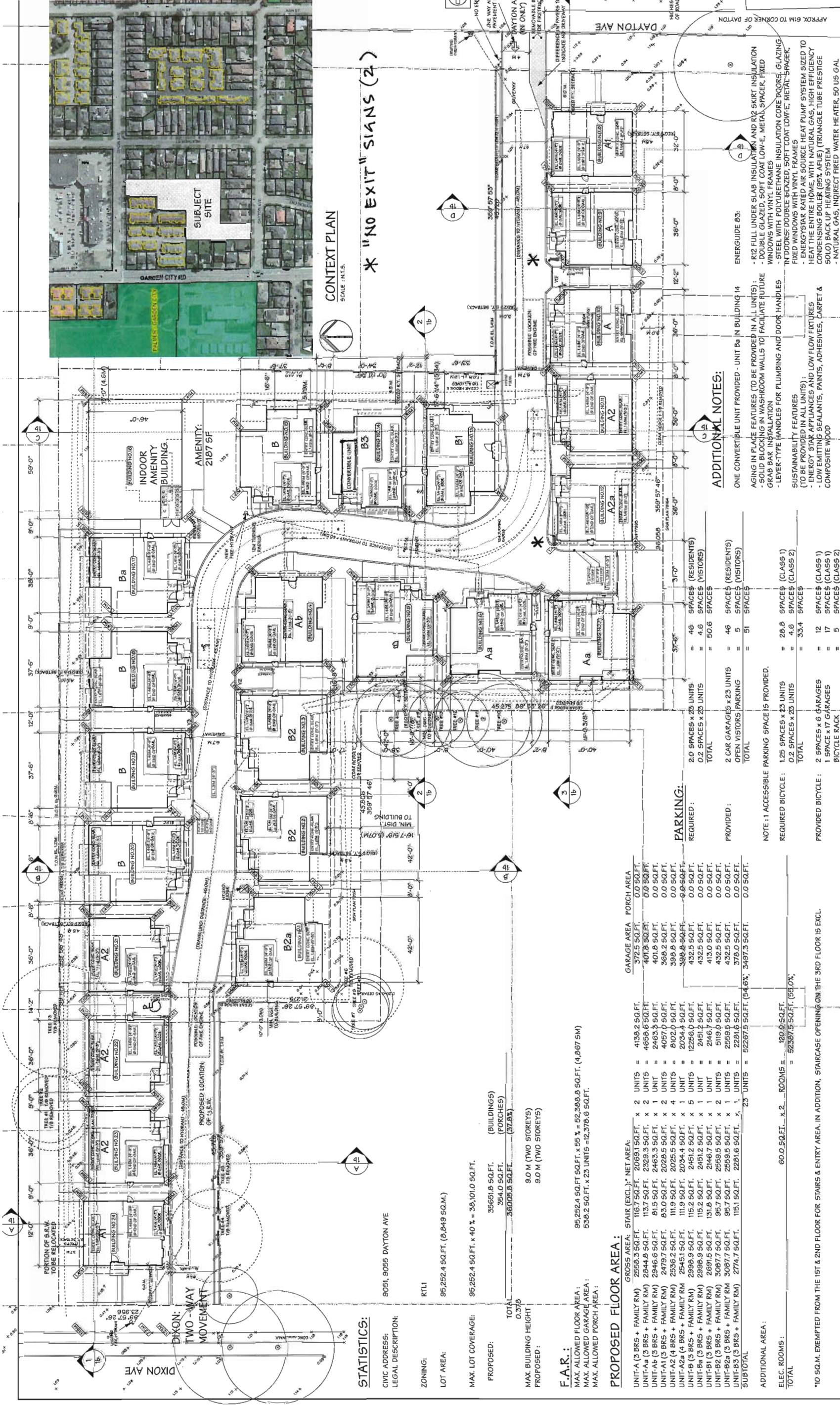
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



* "NO EXIT" SIGNS (2)

CONTEXT PLAN
SCALE: INT.S.

STATISTICS:

CIVIC ADDRESS: 9051, 9055 DAYTON AVE
LEGAL DESCRIPTION: RT11
ZONING: 95,252.4 SQ.FT. (8,849 SQ.M.)
LOT AREA: 95,252.4 SQ.FT. x 40% = 38,101.0 SQ.FT.
PROPOSED: 35,651.8 SQ.FT. (BUILDINGS) 354.0 SQ.FT. (PORCHES) 36,005.8 SQ.FT. (37.8%)
MAX. LOT COVERAGE: 95,252.4 SQ.FT. x 55% = 52,388.8 SQ.FT. (4,987.5M)
539.2 SQ.FT. x 23 UNITS = 12,378.6 SQ.FT.

PROPOSED FLOOR AREA:

UNIT	DESCRIPTION	AREA (SQ.FT.)	AREA (SQ.M.)
TOTAL		36,005.8	332.8
0.378			
9.0 M	(TWO STOREYS)		
9.0 M	(TWO STOREYS)		

F.A.R.:

MAX. ALLOWED FLOOR AREA: 95,252.4 SQ.FT. x 55% = 52,388.8 SQ.FT. (4,987.5M)
MAX. ALLOWED GARAGE AREA: 539.2 SQ.FT. x 23 UNITS = 12,378.6 SQ.FT.

PARKING:

REQUIRED	PROVIDED	AMENITY AREA
2.0 SPACES x 25 UNITS = 50.0 SPACES	2.0 SPACES x 25 UNITS = 50.0 SPACES	INDOOR
0.2 SPACES x 23 UNITS = 4.6 SPACES	0.2 SPACES x 23 UNITS = 4.6 SPACES	OUTDOOR
TOTAL = 54.6 SPACES	TOTAL = 54.6 SPACES	
2 CAR GARAGES x 23 UNITS = 46 SPACES	2 CAR GARAGES x 23 UNITS = 46 SPACES	INDOOR
OPEN VISITORS: PARKING = 5 SPACES	OPEN VISITORS: PARKING = 5 SPACES	OUTDOOR
TOTAL = 51 SPACES	TOTAL = 51 SPACES	

AMENITY AREA

REQUIRED	PROVIDED
INDOOR	INDOOR
OUTDOOR	OUTDOOR

SEE PLAN # 2 FOR PP DEVELOPMENT NOTES

SITE PLAN
SCALE: 1" = 20'-0"

ADDITIONAL NOTES:

- ONE CONVERTIBLE UNIT PROVIDED - UNIT B_a IN BUILDING 14
- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
 - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
 - ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE 83:
 - R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING, FIXED WINDOWS WITH VINYL FRAMES
 - ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
 - NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
MAX. 16, 2015	GENERAL REVISIONS	
NOV. 8, 2014	ISSUE FOR PERMITS	
OCT. 8, 2014	ISSUE FOR ADP.	
AUG. 23, 2014	GENERAL REVISIONS	
MAX. 7, 2014	ISSUE FOR PERMITS APPLICATION	
JUL. 18, 2015	REVISIONS APPL. REVISIONS	

Yamamoto
Architecture Inc.

PLAN #1

PROJECT: TOWNHOUSE DEVELOPMENT
DRAWING TITLE: SITE PLAN
SCALE: 1" = 20'-0"
DATE: FEB. 13, 2014
DRAWN BY: [Name]
CHECKED: [Name]
PROJ. NO.: 1611, 9055 DAYTON AVE RICHMOND, B.C.
2548 40th Street, Vancouver, B.C. Tel: 604-731-1127 Fax: 604-731-1327



CONTEXT PLAN
SCALE 1" = 25'-0"

DIXON AVE

0.9 M OFFSET

6 M

RETAINING WALLS
ARE NOT PERMITTED
IN RIGHT-OF-WAYS
(TYP.)

UTILITIES
RIGHT-OF-WAY
(TYP.)

4.5 M

DAYTON AVE

PLAN #1a

NO.	DATE	REVISIONS
1	MAY 16, 2013	GENERAL REVISIONS
2	NOV. 20, 2014	GENERAL REVISIONS
3	NOV. 6, 2014	ISSUED FOR R.F.P.
4	OCT. 9, 2014	ISSUED FOR A.P.P.
5	AUG. 28, 2014	GENERAL REVISIONS
6	MAY 7, 2014	ISSUED FOR R.F.P. APPLICATION
7	JUL. 19, 2015	REVISIONS

Yamamoto
Architecture Inc.

2388 Oak Street, Vancouver, B.C.
V6R 4L1 TEL: 604-281-1127 FAX: 604-731-1272

PROJECT
TOWNHOUSE DEVELOPMENT

DRAWING TITLE
CONTEXT PLAN

SHEET NO.

DATE
FEB. 14, 2014

DRAWN
TY

CHECKED

PROJ. NO.
DP 14-657872

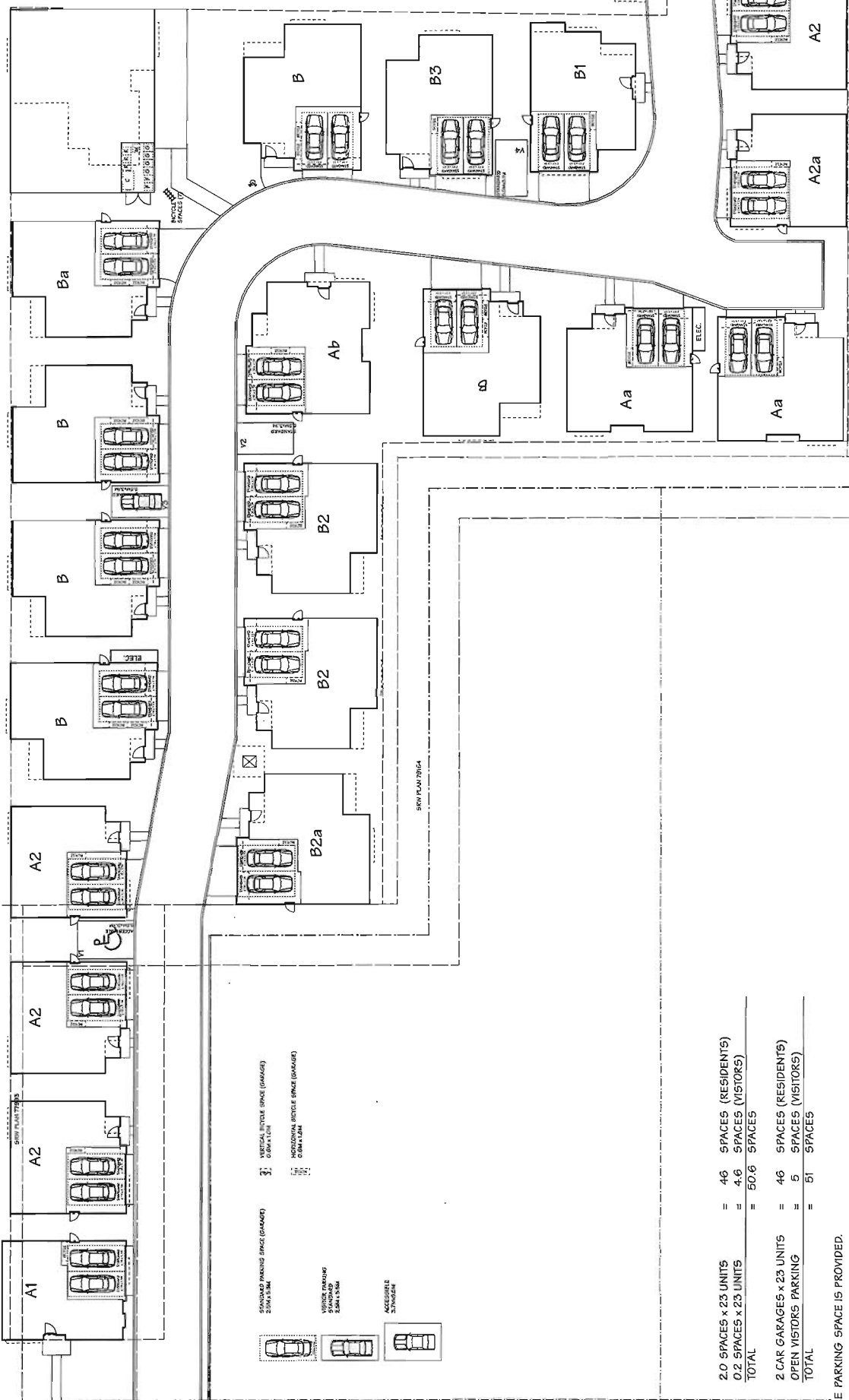
Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- Retaining walls are not permitted in right-of-way areas without prior written approval from the City.
- No Variances.
- 1 convertible townhouse unit.
- Aging in place features in all townhouse units.
- 1 accessible parking space.
- Development is required to construct amenity building (approx. 416 m²), including mailbox area and garbage/recycling storage room.
- Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
- Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
- Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
- Sustainability features:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Plan 2 Mar 18, 2015
DP 14-657872



CONTEXT PLAN
 SCALE: 1/8\"/>



PARKING:

REQUIRED:
 2.0 SPACES x 23 UNITS = 46 SPACES (RESIDENTS)
 0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)
 TOTAL = 50.6 SPACES

PROVIDED:
 2 CAR GARAGES x 23 UNITS = 46 SPACES (RESIDENTS)
 OPEN VISITORS PARKING = 5 SPACES (VISITORS)
 TOTAL = 51 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:
 1.25 SPACES x 23 UNITS = 28.75 SPACES (CLASS 1)
 0.2 SPACES x 23 UNITS = 4.6 SPACES (CLASS 2)
 TOTAL = 33.4 SPACES

PROVIDED BICYCLE:
 2 SPACES x 6 GARAGES = 12 SPACES (CLASS 1)
 1 SPACE x 17 GARAGES = 17 SPACES (CLASS 1)
 BICYCLE RACK = 5 SPACES (CLASS 2)
 TOTAL = 34 SPACES

NO.	DATE	REVISIONS
MAR 16, 2015	GENERAL REVISIONS	
NOV 6, 2014	ISSUED FOR D.P.P.	
OCT 9, 2014	ISSUED FOR A.D.P.	
AUG 28, 2014	GENERAL REVISIONS	
MAR 7, 2014	ISSUED FOR D.P. APPLICATION	
JUL 18, 2013	REVISIONS APPL. REVISIONS	

Yamamoto
 Architecture Inc.

PLAN #2

PARKING PLAN
 SCALE: 1" = 20'-0"



DRAWING TITLE: **PARKING PLAN**

PROJECT: **TOWNHOUSE DEVELOPMENT**

SCALE: 1" = 20'-0"
 DATE: MAR 6, 2014
 DRAWN: JCM
 CHECKED: []

SHEET NO. []
 PROJ. NO. []

8811, 8833 DAYTON AVE
 RICHMOND, B.C.

2008 4th Street, Vancouver, B.C.
 V6H 4J1 Tel: 604-731-1177 Fax: 604-731-1327

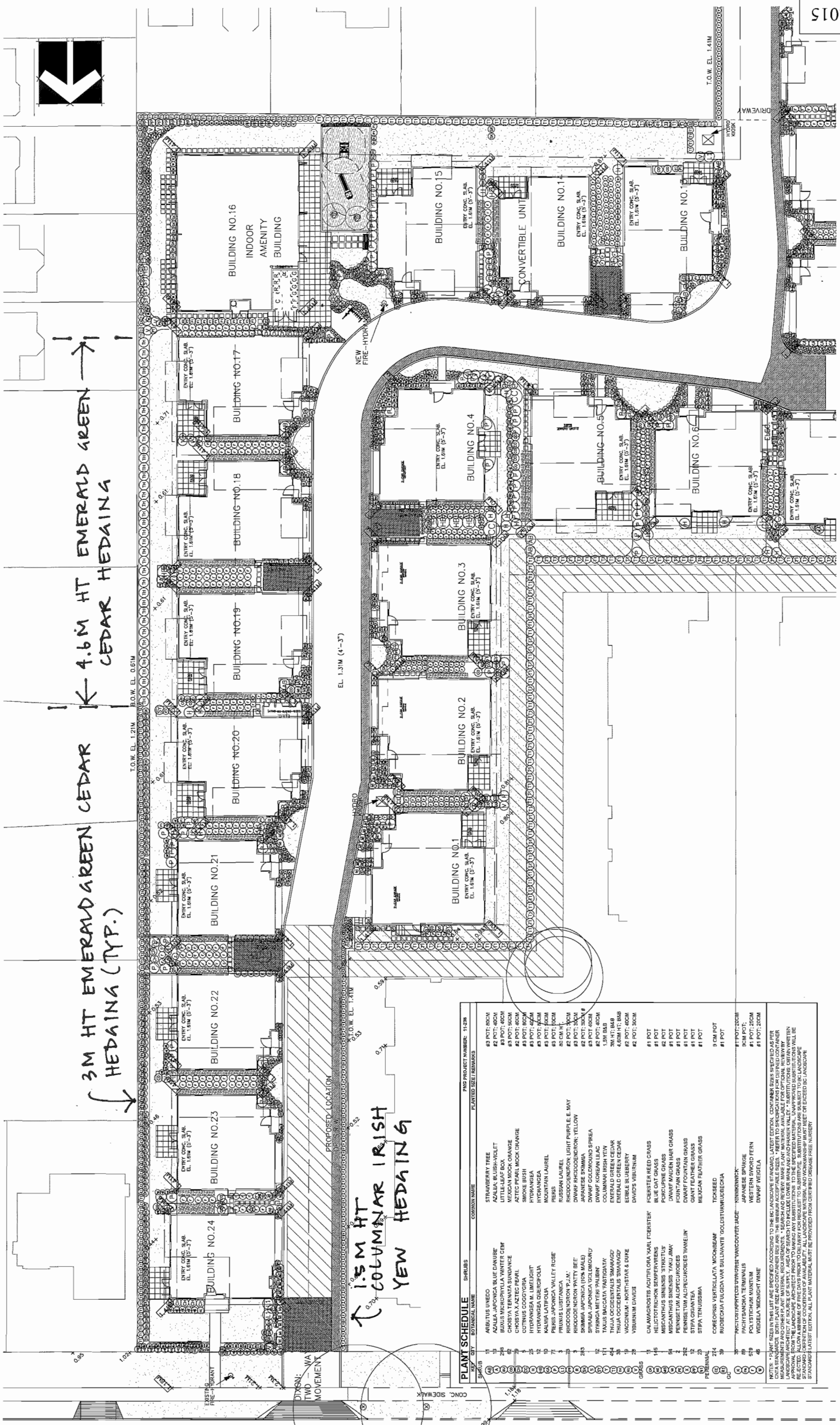
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 DESIGN: NT
 CHKD: PCM
 DRAWING NUMBER: L2
 PMG PROJECT NUMBER:

LANDSCAPE SHRUB PLAN A

TOWNHOUSE DEVELOPMENT
 9055 DAYTON AVENUE
 RICHMOND, BC

PROJECT:

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JUN 15	ISSUED FOR PERMIT	DR
2	15 JUN 15	AS PER CITY REQUEST	DR
3	15 JUN 15	REVISED THIS MANAGER PLAN	DR
4	15 JUN 15	REVISED BUILDING NUMBERS	DR
5	15 JUN 15	REVISED AS PER CITY REQUEST	DR
6	15 JUN 15	ISSUED FOR PERMIT	DR



PLANT SCHEDULE

KEY	SYMBOL	COMMON NAME	PLANTED SIZE / REBAR
1	(Symbol)	ARBUS USUNDO	#3 POT; 80CM
2	(Symbol)	AZALEA BLUE-VIOLET	#2 POT; 80CM
3	(Symbol)	AZALEA BLUE-VIOLET	#2 POT; 80CM
4	(Symbol)	LEUCODENDRON 'WINTER CEM'	#2 POT; 80CM
5	(Symbol)	CHRISTY TERNATA SUNDANCE	#2 POT; 80CM
6	(Symbol)	CHRISTY TERNATA SUNDANCE	#2 POT; 80CM
7	(Symbol)	CHRISTY TERNATA SUNDANCE	#2 POT; 80CM
8	(Symbol)	CHRISTY TERNATA SUNDANCE	#2 POT; 80CM
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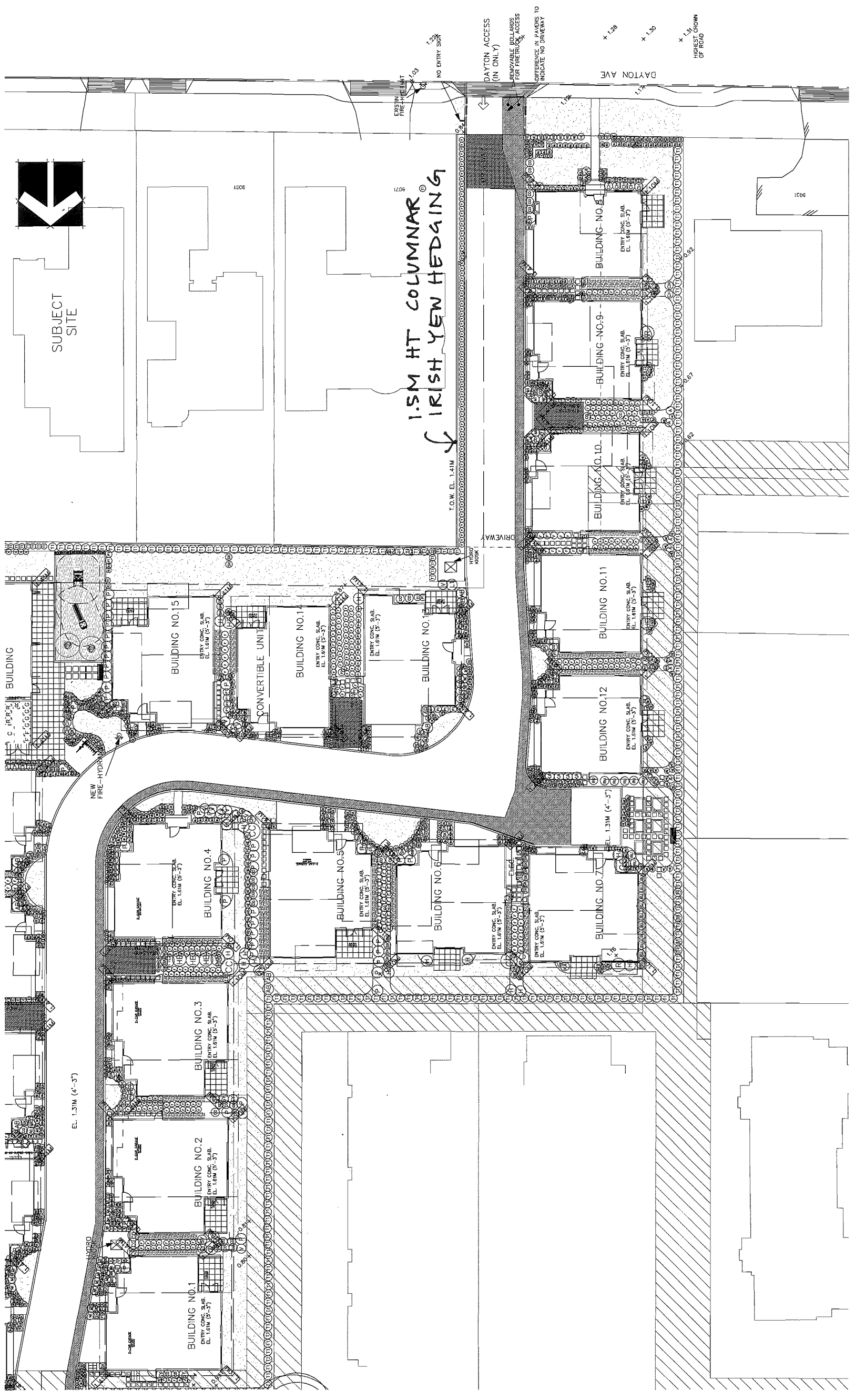
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 CHKD: PCM
 DRAWING NUMBER:
 FMG PROJECT NUMBER:

DRAWING TITLE:

LANDSCAPE
 SHRUB PLAN B

TOWNHOUSE DEVELOPMENT
 9055 DAYTON AVENUE
 RICHMOND, BC

PROJECT:

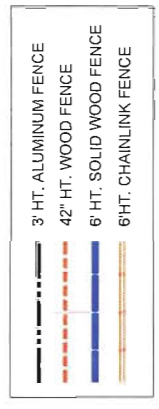
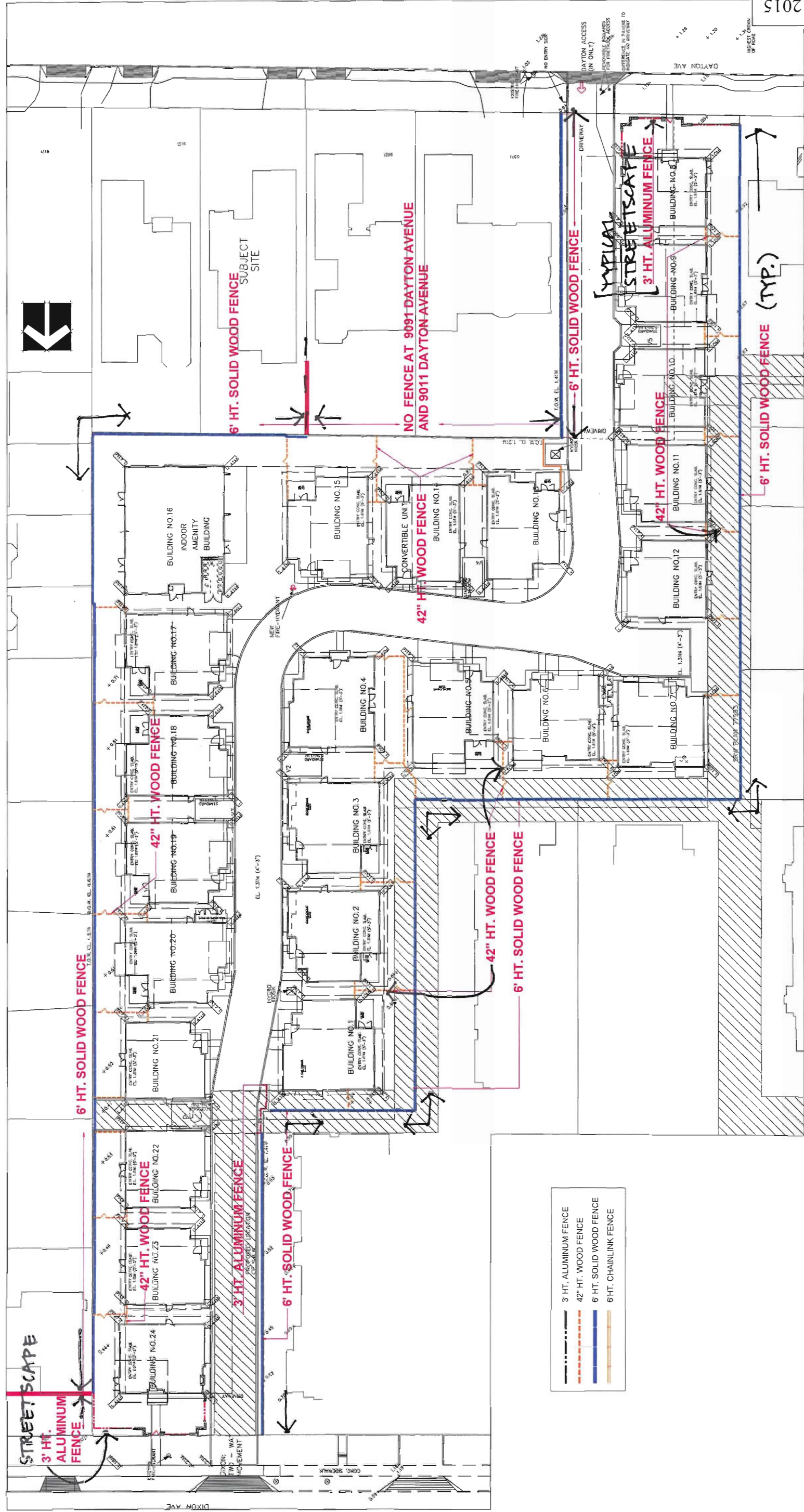


NO.	DATE	REVISION DESCRIPTION	DR.
15	15 JAN 15	REVISED FIRE PLAN	DD
14	15 JAN 15	NEW SITE PLAN	DD
13	14 DEC 14	REVISION AS PER CITY COMMENTS	DD
12	14 NOV 14	AS PER CITY REQUEST	DD
11	14 NOV 14	AS PER CITY COMMENTS	DD
10	14 OCT 14	NEW SITE PLAN	DD
9	14 OCT 14	NEW SITE PLAN	PC
8	14 OCT 14	NEW SITE PLAN	DD
7	14 OCT 14	AS PER CITY REQUEST	DD
6	14 JUN 14	REVISED SITE PLAN AS PER CITY REQUEST	DD
5	14 JUN 14	AS PER CITY REQUEST	DD
4	14 FEB 14	NEW SITE PLAN	DD
3	13 NOV 13	REVISED SHRUB PLAN	DD
2	13 NOV 13	REVISED BUILDING NUMBERS	DD
1	12 SEP 13	REVISED ADDRESS REPORT	DD
		REVISION AS PER CITY REQUEST	DD
		ISSUED FOR BP	DD

SEAL

omg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 P: 604 294-0011 ; F: 604 294-0022

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DATE: 12SEP14
 SCALE: 1"=20'-0"
 DRAWN: NT
 DESIGN: NT
 CHKD: FCM
 DRAWING NUMBER:
 PNG PROJECT NUMBER: L4

DRAWING TITLE:
FENCE PLAN
 PROJECT:
TOWNHOUSE DEVELOPMENT
 9055 DAYTON AVENUE
 RICHMOND, BC

NO.	DATE	REVISION DESCRIPTION	DR.
1	12SEP14	ISSUED FOR BP	DR.
2	13NOV14	REVISED AS PER CITY REQUEST	DR.
3	13NOV14	REVISED AS PER CITY REQUEST	DR.
4	14FEB15	REVISED AS PER CITY REQUEST	DR.
5	14JUN15	REVISED AS PER CITY REQUEST	DR.
6	14JUN15	REVISED AS PER CITY REQUEST	DR.
7	14JUN15	REVISED AS PER CITY REQUEST	DR.
8	14JUN15	REVISED AS PER CITY REQUEST	DR.
9	14OCT15	REVISED AS PER CITY REQUEST	DR.
10	14OCT15	REVISED AS PER CITY REQUEST	DR.
11	14NOV15	REVISED AS PER CITY REQUEST	DR.
12	14NOV15	REVISED AS PER CITY REQUEST	DR.
13	14NOV15	REVISED AS PER CITY REQUEST	DR.
14	14NOV15	REVISED AS PER CITY REQUEST	DR.
15	14NOV15	REVISED AS PER CITY REQUEST	DR.
16	14NOV15	REVISED AS PER CITY REQUEST	DR.
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19	14NOV15	REVISED AS PER CITY REQUEST	DR.
20	14NOV15	REVISED AS PER CITY REQUEST	DR.
21	14NOV15	REVISED AS PER CITY REQUEST	DR.
22	14NOV15	REVISED AS PER CITY REQUEST	DR.
23	14NOV15	REVISED AS PER CITY REQUEST	DR.
24	14NOV15	REVISED AS PER CITY REQUEST	DR.

SEAL:
png
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 SMI Creek Drive
 Burnaby, British Columbia, V5C 6G9
 P. 604.294-0011 | F. 604.294-0022
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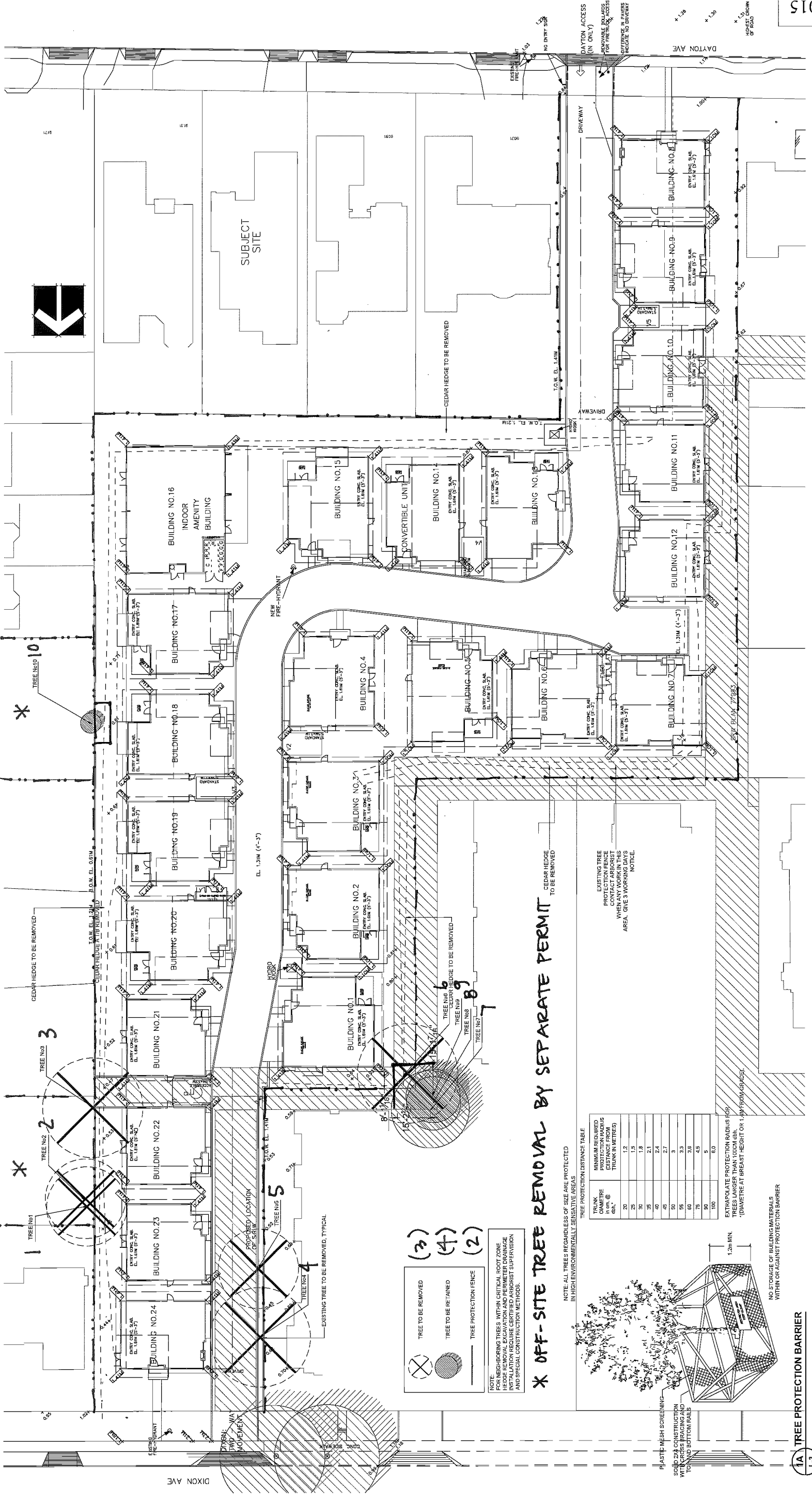
DATE: 12 SEP 14
 SCALE: 1"=20'-0"
 DRAWN: NT
 DESIGN: NT
 CHK'D: PCM
 DRAWING NUMBER:
 PNG PROJECT NUMBER: L5

TREE RETENTION PLAN

TOWNHOUSE DEVELOPMENT
 9055 DAYTON AVENUE
 RICHMOND, BC

8371 HEATHER

8291 HEATHER



- (X) TREE TO BE REMOVED
- (●) TREE TO BE RETAINED
- (---) TREE PROTECTION FENCE

NOTE: FOR NEIGHBORING TREES WITHIN CRITICAL ROOT ZONE HEDGE REMOVAL EXCAVATION AND PERIMETER DRAINAGE INSTALLATION REQUIRE CERTIFIED ARBORIST SUPERVISION AND SPECIAL CONSTRUCTION METHODS.

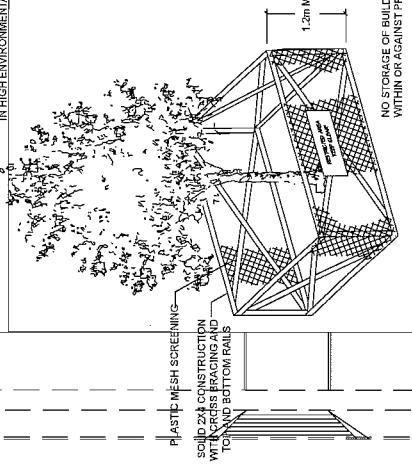
* OFF-SITE TREE REMOVAL BY SEPARATE PERMIT

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER IN INCH @ 4.5M (18")	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METERS)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
60	3.6
75	4.5
90	5.4
100	6.0

EXTRAPOLATE PROTECTION RADIUS (R) FROM ABOVE TABLE TO THE NEAREST WHOLE NUMBER AT BRIGHT HEIGHT OR 1.4M FROM GROUND.



1A TREE PROTECTION BARRIER

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

EXISTING TREE PROTECTION FENCE WHEN ANY WORK IN THIS AREA, GIVE 3 WORKING DAYS NOTICE.

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED PER PLAN	DD
14	15	NEW SITE PLAN	DD
13	05	REVISION	DD
12	03	AS PER CITY REQUEST	DD
11	03	AS PER ADP COMMENTS	DD
10	03	NEW SITE PLAN	DD
9	27	NEW SITE PLAN	PC
8	28	NEW SITE PLAN	DD
7	11	AS PER CLIENT REQUEST	DD
6	10	REVISED DETAILS AS PER CLIENT REQUEST	DD
5	09	AS PER CITY REQUEST	DD
4	08	REVISED TREE MANAGEMENT PLAN	DD
3	12	REV. SHEET PLAN	DD
2	09	NEW SITE PLAN	IC
1	19	REVISED ARBORIST REPORT	DD
1	19	REVISED ARBORIST REPORT	NT
18	25	ISSUED FOR BP	DD

SCALE:

15 22

REVISED PER:

NO. DATE REVISION DESCRIPTION DR.

15 12/14/10

16 01/14/11

17 02/14/11

18 03/14/11

19 04/14/11

20 05/14/11

21 06/14/11

22 07/14/11

23 08/14/11

24 09/14/11

25 10/14/11

26 11/14/11

27 12/14/11

28 01/15/12

29 02/15/12

30 03/15/12

31 04/15/12

32 05/15/12

33 06/15/12

34 07/15/12

35 08/15/12

36 09/15/12

37 10/15/12

38 11/15/12

39 12/15/12

40 01/16/13

41 02/16/13

42 03/16/13

43 04/16/13

44 05/16/13

45 06/16/13

46 07/16/13

47 08/16/13

48 09/16/13

49 10/16/13

50 11/16/13

51 12/16/13

52 01/17/14

53 02/17/14

54 03/17/14

55 04/17/14

56 05/17/14

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63 12/17/14

64 01/18/15

65 02/18/15

66 03/18/15

67 04/18/15

68 05/18/15

69 06/18/15

70 07/18/15

71 08/18/15

72 09/18/15

73 10/18/15

74 11/18/15

75 12/18/15

76 01/19/16

77 02/19/16

78 03/19/16

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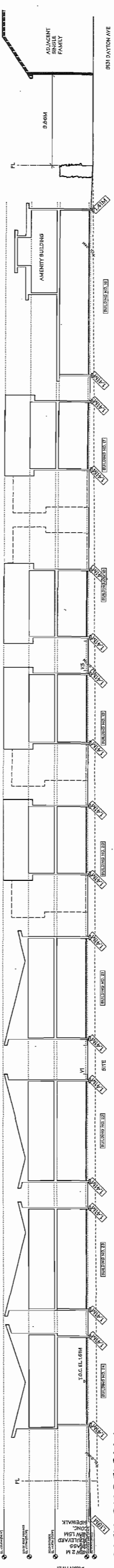
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262 07/31/31

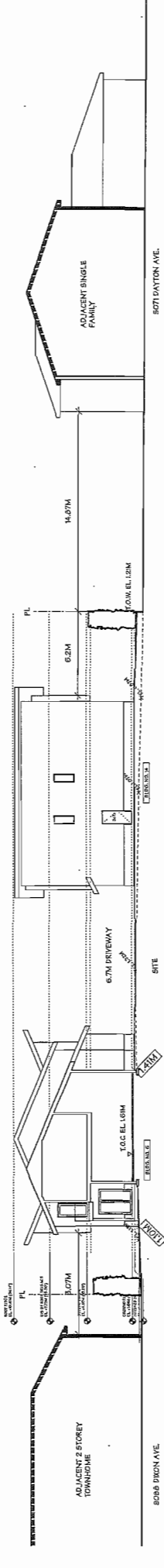
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PROJECT	TOWNHOUSE DEVELOPMENT	SCALE	1/16"=1'-0"
DATE	SEPT. 15, 2012	DRAWN BY	TY
CHECKED		DP	
		PROJ.	

Yamamoto Architecture Inc.
 2388 oak street, vancouver, b.c.
 V6H 4J7 161 804-731-1137 fax 804-731-1327

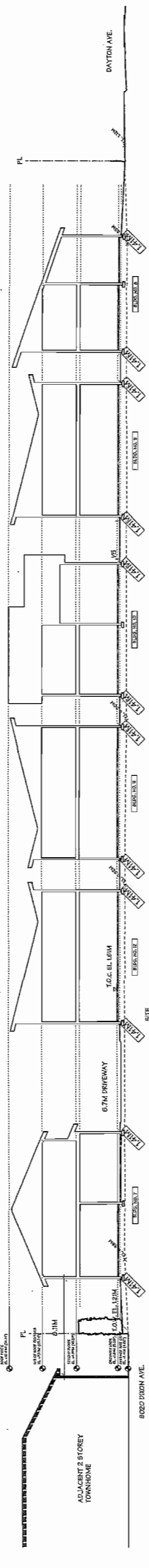
NO.	DATE	REVISIONS
NOV. 6, 2014		ISSUED FOR D.P.
OCT. 8, 2014		ISSUED FOR A.D.P.
SEP. 3, 2014		GENERAL REVISIONS



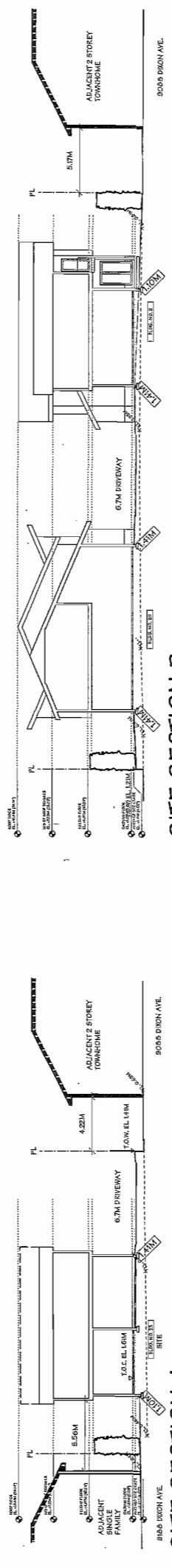
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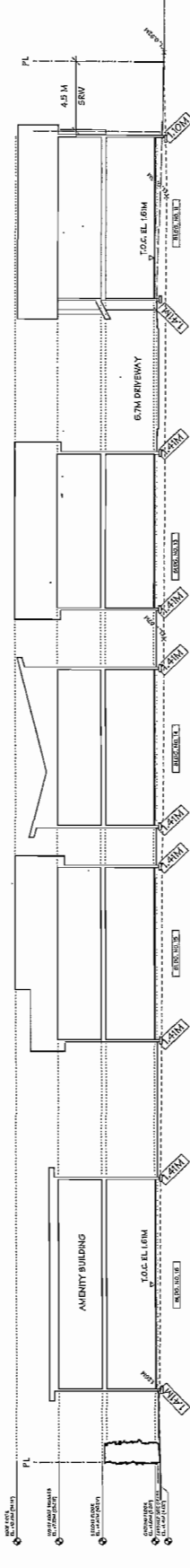
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SITE SECTION 3
 SCALE: 1/16"=1'-0"



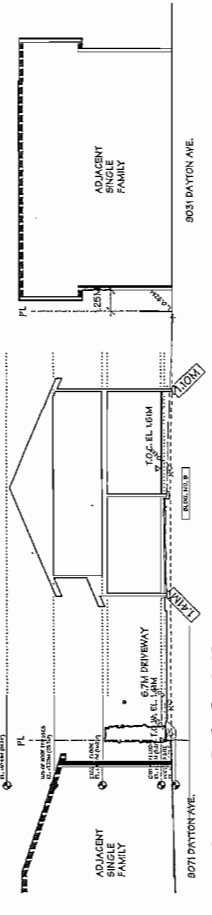
SITE SECTION A
 SCALE: 1/16"=1'-0"



SITE SECTION B
 SCALE: 1/16"=1'-0"



SITE SECTION C
 SCALE: 1/16"=1'-0"



SITE SECTION D
 SCALE: 1/16"=1'-0"

NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.F.F.
DEC. 8, 2014	ISSUED FOR A.O.F.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

PROJECT: TOWNHOUSE DEVELOPMENT
 8051, 8052 DAYTON AVE
 RICHMOND, B.C.

Yamamoto Architecture Inc.
 2388 SAK SAK VALLEY, VAN., B.C.
 V6T 4L1 TEL: 774-1157 FAX: 734-1327

DRAWING TITLE: ELEVATIONS

SCALE: 1/8" = 1'-0"
 DATE: JUL 18, 2013
 DRAWN: T/Y/M
 CHECKED: DP 14-657872
 SHEET NO.: PROJ. NO.: 1111

BUILDING NO. 1
 SOUTH ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 1
 EAST ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 1
 NORTH ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 1
 WEST ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 2 & 3
 SOUTH ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
 EAST ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
 NORTH ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
 WEST ELEVATION
 COLOUR SCHEME - B (BLDG 2)
 COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 4
 SOUTH ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 4
 EAST ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 4
 NORTH ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 4
 WEST ELEVATION
 COLOUR SCHEME - C

BUILDING NO. 5
 SOUTH ELEVATION
 COLOUR SCHEME - B

BUILDING NO. 5
 EAST ELEVATION
 COLOUR SCHEME - B

BUILDING NO. 5
 NORTH ELEVATION
 COLOUR SCHEME - B

BUILDING NO. 5
 WEST ELEVATION
 COLOUR SCHEME - B

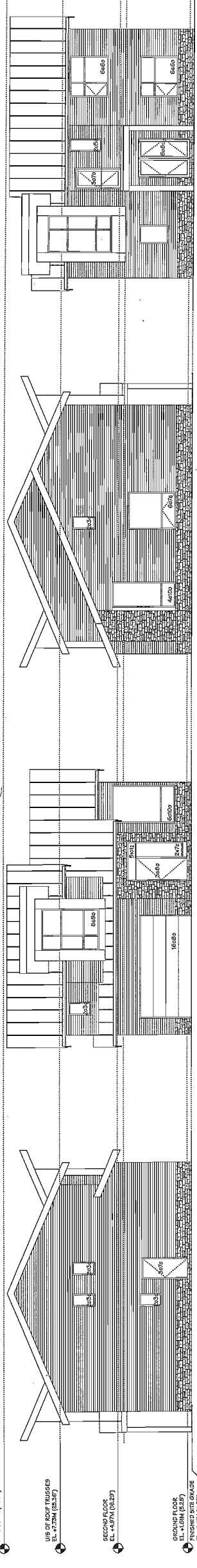
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

ROOF EDGE
 EL. +10.21M (34.44)
 U/S OF ROOF TRUSSES
 EL. +7.73M (25.37)
 SECOND FLOOR
 EL. +3.57M (11.69)
 FINISHED SITE GRADE
 EL. +1.43M (4.67)

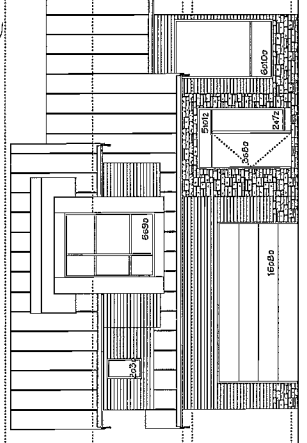
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 U/S OF ROOF TRUSSES
 EL. +7.73M (25.37)
 SECOND FLOOR
 EL. +3.57M (11.69)
 FINISHED SITE GRADE
 EL. +1.43M (4.67)

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 EL. +7.73M (25.37)
 SECOND FLOOR
 EL. +3.57M (11.69)
 FINISHED SITE GRADE
 EL. +1.43M (4.67)

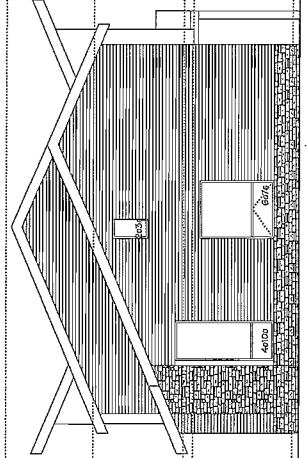
ROOF EDGE
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 U/S OF ROOF TRUSSES
 EL. +7.73M (25.37)
 SECOND FLOOR
 EL. +3.57M (11.69)
 FINISHED SITE GRADE
 EL. +1.43M (4.67)



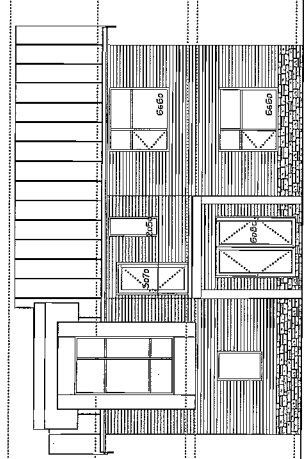
UNIT-A-B
 BUILDING NO. 6
 WEST ELEVATION
 COLOUR SCHEME - A



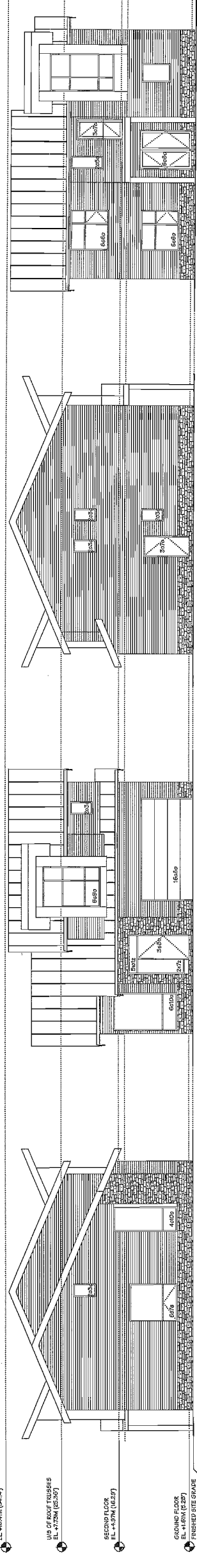
UNIT-A-B
 BUILDING NO. 6
 SOUTH ELEVATION
 COLOUR SCHEME - A



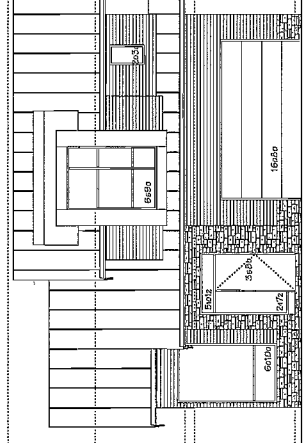
UNIT-A-B
 BUILDING NO. 6
 EAST ELEVATION
 COLOUR SCHEME - A



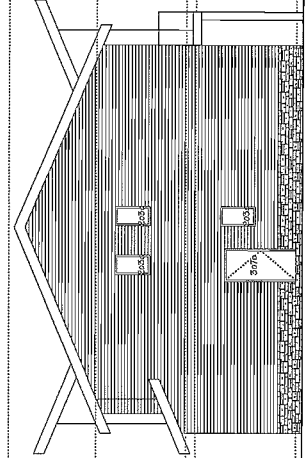
UNIT-A-B
 BUILDING NO. 6
 NORTH ELEVATION
 COLOUR SCHEME - A



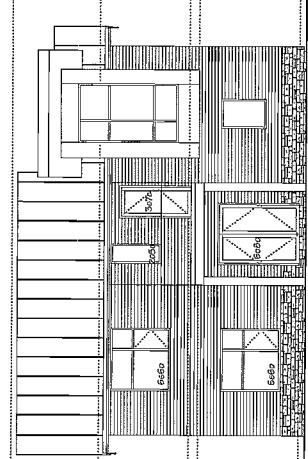
UNIT-A-B
 BUILDING NO. 7
 WEST ELEVATION
 COLOUR SCHEME - C



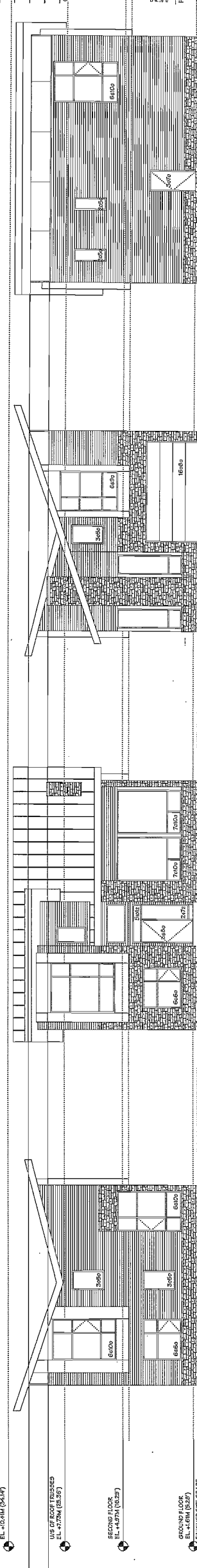
UNIT-A-B
 BUILDING NO. 7
 SOUTH ELEVATION
 COLOUR SCHEME - C



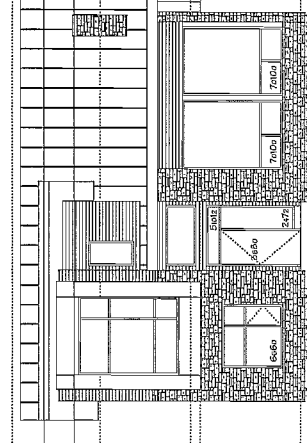
UNIT-A-B
 BUILDING NO. 7
 EAST ELEVATION
 COLOUR SCHEME - C



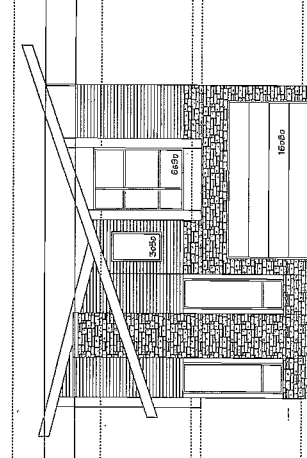
UNIT-A-B
 BUILDING NO. 7
 NORTH ELEVATION
 COLOUR SCHEME - C



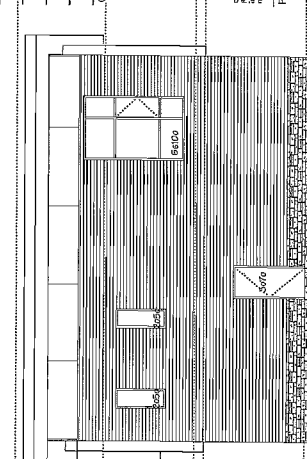
UNIT-A-1
 BUILDING NO. 8
 WEST ELEVATION
 COLOUR SCHEME - A



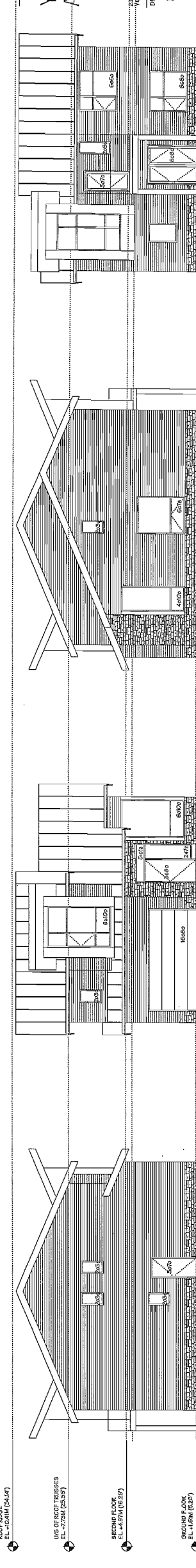
UNIT-A-1
 BUILDING NO. 8
 SOUTH ELEVATION
 COLOUR SCHEME - A



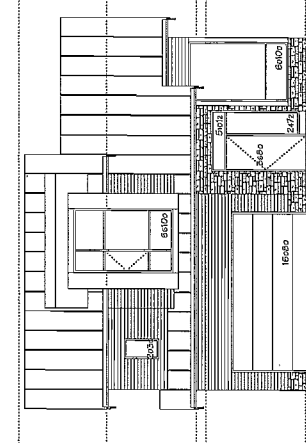
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 BUILDING NO. 8
 EAST ELEVATION
 COLOUR SCHEME - A



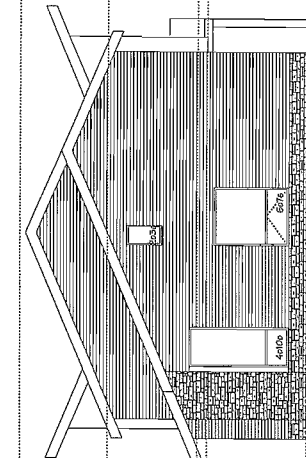
UNIT-A-1
 BUILDING NO. 8
 NORTH ELEVATION
 COLOUR SCHEME - A



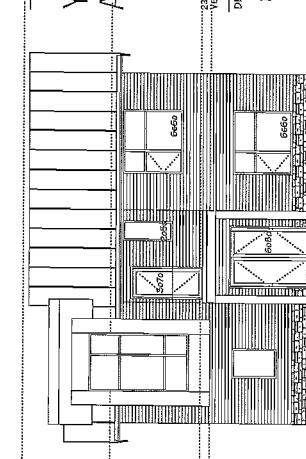
UNIT-A
 BUILDING NO. 9
 SOUTH ELEVATION
 COLOUR SCHEME - B



UNIT-A
 BUILDING NO. 9
 EAST ELEVATION
 COLOUR SCHEME - B



UNIT-A
 BUILDING NO. 9
 NORTH ELEVATION
 COLOUR SCHEME - B



UNIT-A
 BUILDING NO. 9
 WEST ELEVATION
 COLOUR SCHEME - B

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
AUG. 7, 2014	ISSUED FOR D.P. APPLICATION	

CONSULTANT
 PROJECT
 TOWNHOUSE DEVELOPMENT
 9851, 2985 DAVENPORT AVE
 RICHMOND, B.C.

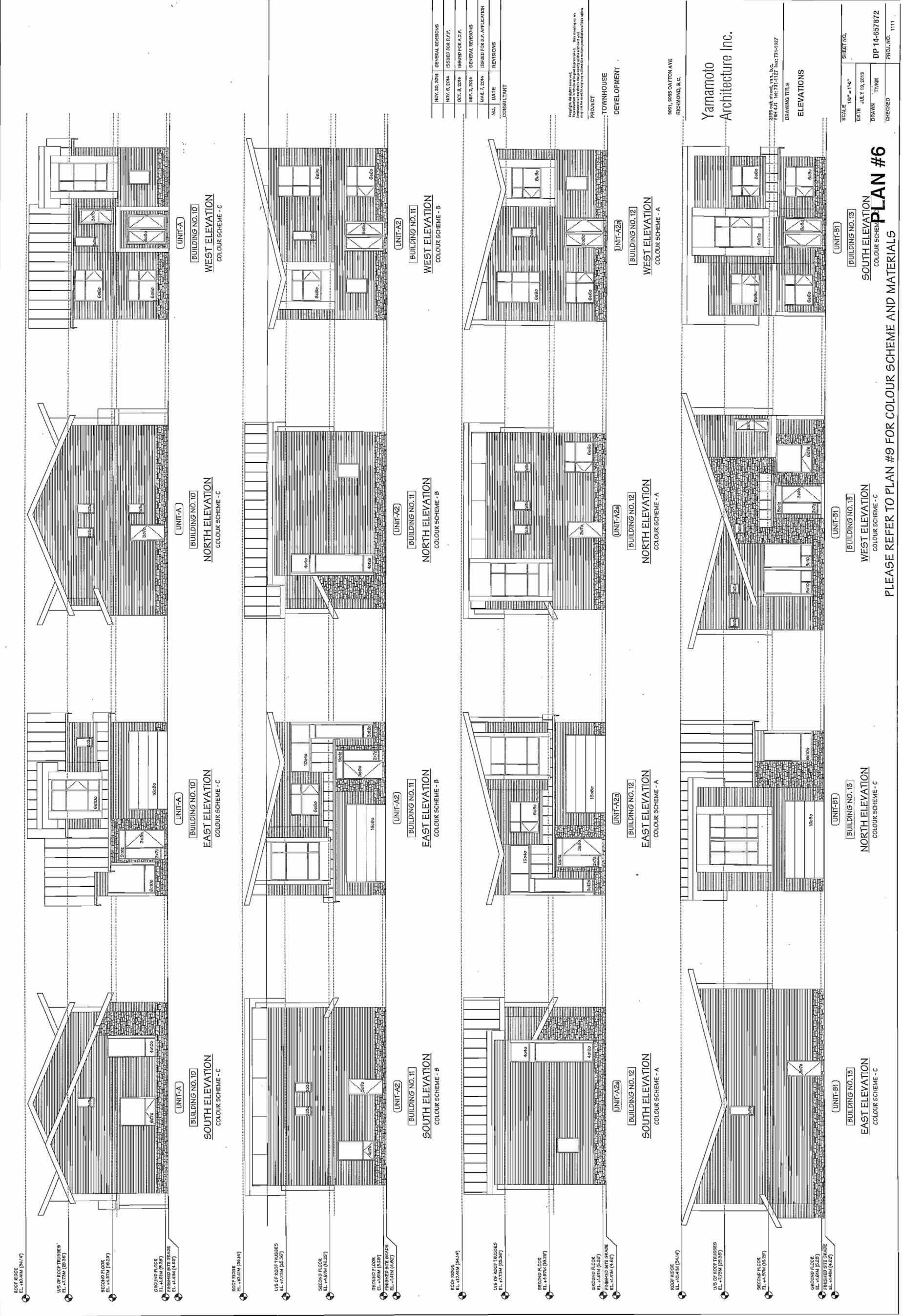
Yamamoto Architecture Inc.
 2888 EAST STREET, VANCOUVER, B.C.
 V6R 4T1 TEL: 778-1127 FAX: 778-1127

DRAWING TITLE
 ELEVATIONS

SCALE: 1/8" = 1'-0"
 DATE: JULY 19, 2013
 DRAWN: TYRINA
 CHECKED: [Signature]

SHEET NO.
 DP 14-657872
 PROJ. NO. 1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS



NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR R.F.P.	
OCT. 8, 2014	ISSUED FOR A.J.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR R.F.P. APPLICATION	

CONSULTANT
 YAMAMOTO ARCHITECTURE INC.
 2388 246 STREET, VAN., B.C.
 V6H 4J1 TEL: 773-1127 FAX: 731-1327

PROJECT
 TOWNHOUSE DEVELOPMENT
 9091, 9095 DANTON AVE
 RICHMOND, B.C.

SCALE	1/8" = 1'-0"
DATE	JULY 18, 2013
DRAWN	TJ/ME
CHECKED	
SHEET NO.	DP 14-657872
PROJ. NO.	1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

Yamamoto Architecture Inc.
 2388 246 STREET, VAN., B.C.
 V6H 4J1 TEL: 773-1127 FAX: 731-1327

ELEVATIONS

SOUTH ELEVATION
 COLOUR SCHEME - C
 BUILDING NO. 13

NORTH ELEVATION
 COLOUR SCHEME - C
 BUILDING NO. 13

EAST ELEVATION
 COLOUR SCHEME - C
 BUILDING NO. 13

WEST ELEVATION
 COLOUR SCHEME - A
 BUILDING NO. 12

SOUTH ELEVATION
 COLOUR SCHEME - A
 BUILDING NO. 12

NORTH ELEVATION
 COLOUR SCHEME - A
 BUILDING NO. 12

EAST ELEVATION
 COLOUR SCHEME - A
 BUILDING NO. 12

WEST ELEVATION
 COLOUR SCHEME - A
 BUILDING NO. 12

SOUTH ELEVATION
 COLOUR SCHEME - B
 BUILDING NO. 11

NORTH ELEVATION
 COLOUR SCHEME - B
 BUILDING NO. 11

EAST ELEVATION
 COLOUR SCHEME - B
 BUILDING NO. 11

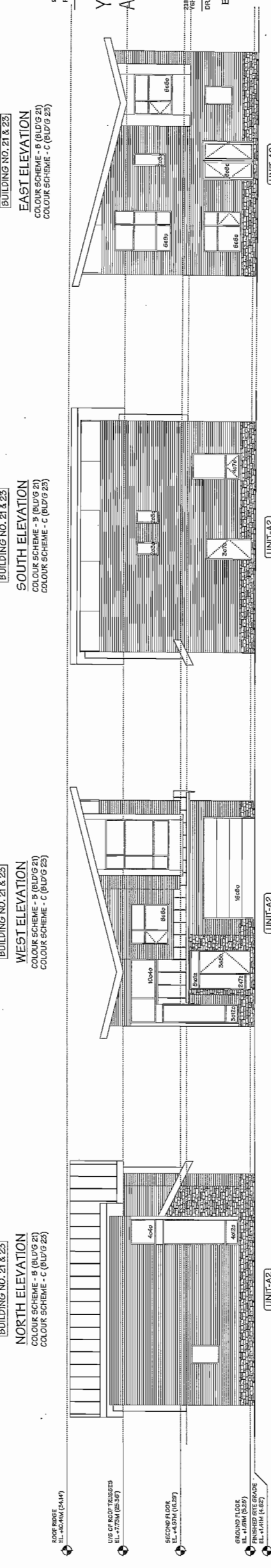
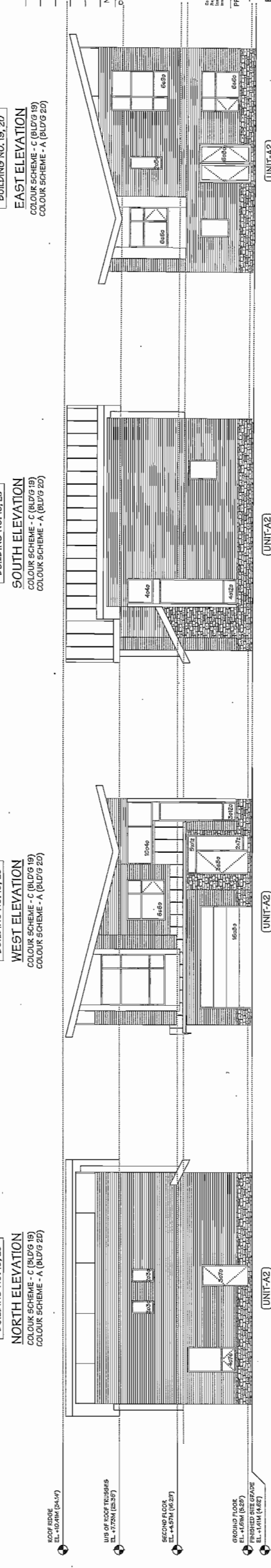
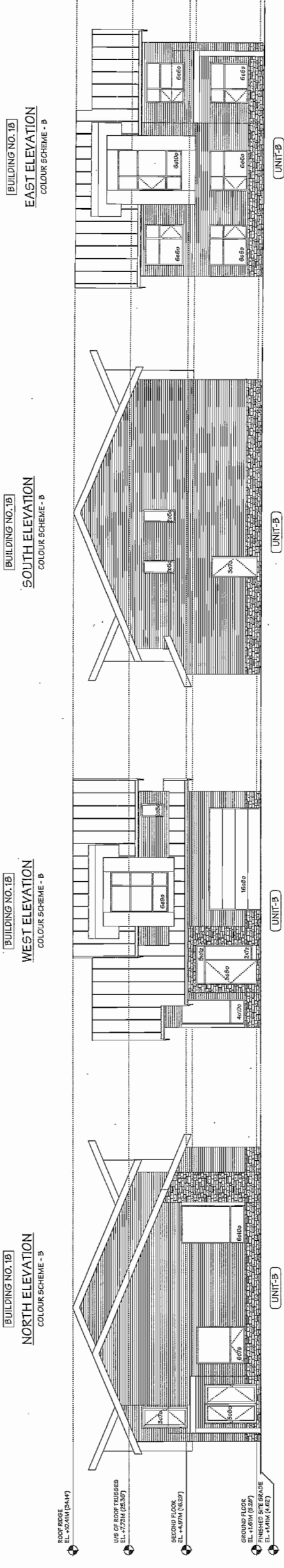
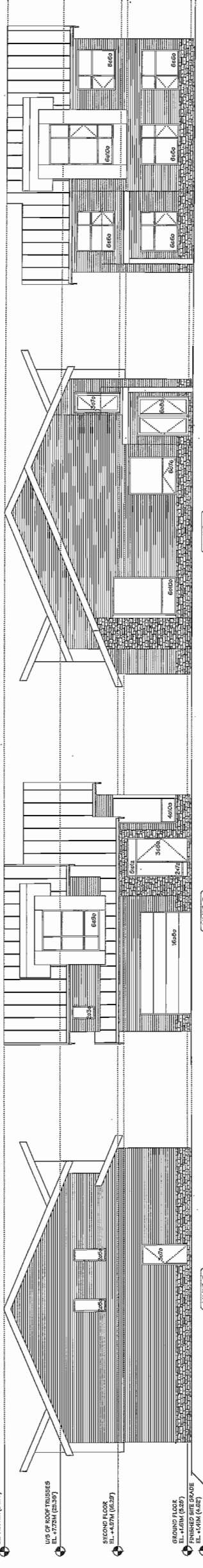
WEST ELEVATION
 COLOUR SCHEME - B
 BUILDING NO. 11

SOUTH ELEVATION
 COLOUR SCHEME - C
 BUILDING NO. 10

NORTH ELEVATION
 COLOUR SCHEME - C
 BUILDING NO. 10

EAST ELEVATION
 COLOUR SCHEME - C
 BUILDING NO. 10

WEST ELEVATION
 COLOUR SCHEME - C
 BUILDING NO. 10



NO.	DATE	REVISIONS	CONSULTANT
NOV. 20, 2014	GENERAL REVISIONS		
NOV. 6, 2014	ISSUED FOR C.P.P.		
OCT. 8, 2014	ISSUED FOR A.D.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR C.P. APPLICATION		

PROJECT: TOWNHOUSE DEVELOPMENT
 9051, 9056 DAYTON AVE
 RICHMOND, B.C.

Yamamoto Architecture Inc.
 2388 oak street, vancouver, b.c.
 v6h 4t1 | 604-731-4127 | fax: 731-1327

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: JULY 18, 2013	DP 14-657872
DRAWN: TYNM	CHECKED:
	PROJ. NO. 1111

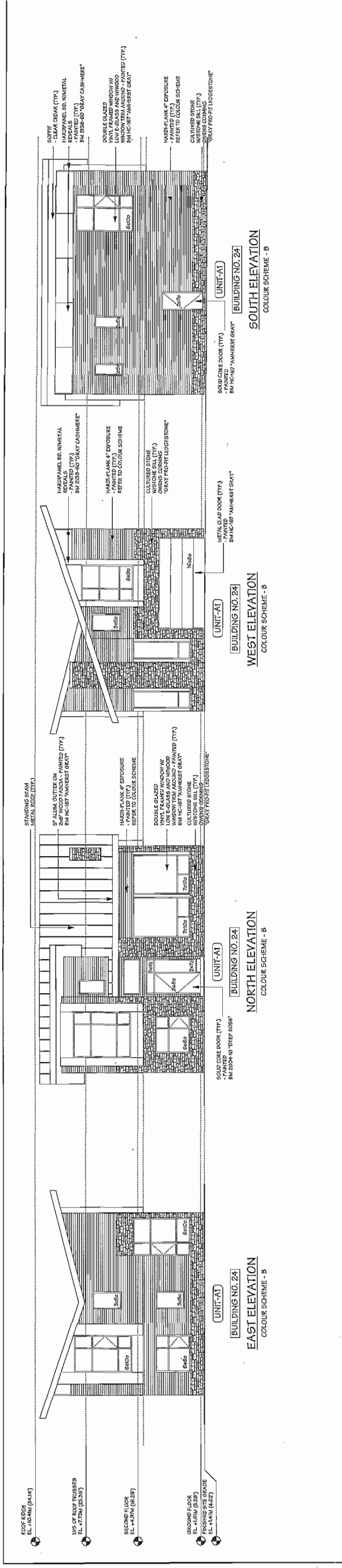
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

Yamamoto
 Architecture Inc.

2388 oak street, vancouver, b.c.
 v6h 4j7 bc: 733-1127 Fax: 731-1927
 DRAWING TITLE
 ELEVATIONS

SHEET NO.	1111
SCALE	1/8" = 1'-0"
DATE	JULY 18, 2013
DRAWN	TWKM
CHECKED	
PROJECT	DP 14-657872
PROJ. NO.	1111

PLAN #9



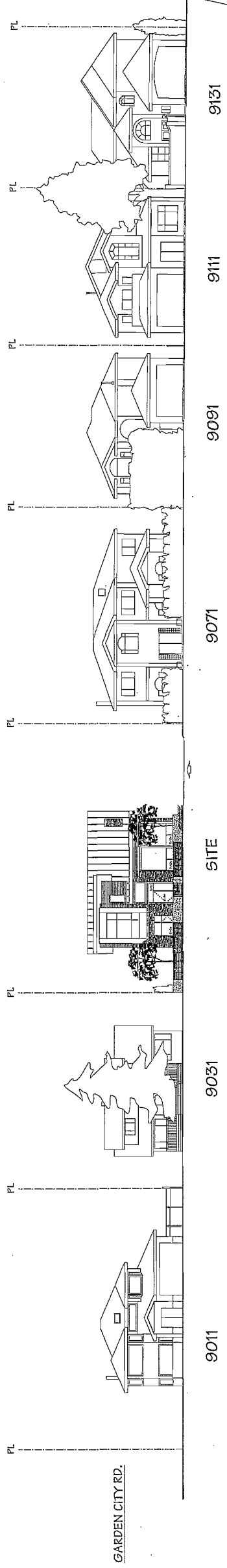
BAKONIES FOR DWELINA UNITS INCLUDE
 METAL GUARDRAILS WITH GLASS INSERT (TYP.)

<p>COLOUR SCHEME - A</p> <p>ROOF (STANDING SEAM METAL): METAL WEATHERED ZINC SOFFIT: CLEAR CEDAR FLOORING: 3/4" x 6" x 12" DOOR WINDOW TRIM (WOOD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) ACCENT WALL (HARDY PANEL, W/ METAL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GROUND & UPPER FLOOR WALL (HARDY PANEL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GROUND & UPPER FLOOR WALL (HARDY PANEL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) MAIN ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE / HC-167 (AMHERST GRAY) REAR ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) FLASHINGS (METAL) & COLUMNS (WOOD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) FENCE (METAL): "FLAT BLACK" "FLAT BLACK" "FLAT BLACK" * BALCONIES - METAL GUARDRAILS W/ GLASS INSERTS</p>	<p>COLOUR SCHEME - B</p> <p>ROOF (STANDING SEAM METAL): METAL WEATHERED ZINC SOFFIT: CLEAR CEDAR FLOORING: 3/4" x 6" x 12" DOOR WINDOW TRIM (WOOD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) ACCENT WALL (HARDY PANEL, W/ METAL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GROUND & UPPER FLOOR WALL (HARDY PANEL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GROUND & UPPER FLOOR WALL (HARDY PANEL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) MAIN ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE / HC-167 (AMHERST GRAY) REAR ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) FLASHINGS (METAL) & COLUMNS (WOOD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) FENCE (METAL): "FLAT BLACK" "FLAT BLACK" "FLAT BLACK" * BALCONIES - METAL GUARDRAILS W/ GLASS INSERTS</p>	<p>COLOUR SCHEME - C</p> <p>ROOF (STANDING SEAM METAL): METAL WEATHERED ZINC SOFFIT: CLEAR CEDAR FLOORING: 3/4" x 6" x 12" DOOR WINDOW TRIM (WOOD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) ACCENT WALL (HARDY PANEL, W/ METAL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GROUND & UPPER FLOOR WALL (HARDY PANEL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GROUND & UPPER FLOOR WALL (HARDY PANEL KEYS): BENJAMIN MOORE / HC-167 (AMHERST GRAY) MAIN ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE / HC-167 (AMHERST GRAY) REAR ENTRY DOOR (SOLID WOOD CORE): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) GARAGE DOOR (METAL CLAD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) FLASHINGS (METAL) & COLUMNS (WOOD): BENJAMIN MOORE / HC-167 (AMHERST GRAY) FENCE (METAL): "FLAT BLACK" "FLAT BLACK" "FLAT BLACK" * BALCONIES - METAL GUARDRAILS W/ GLASS INSERTS</p>
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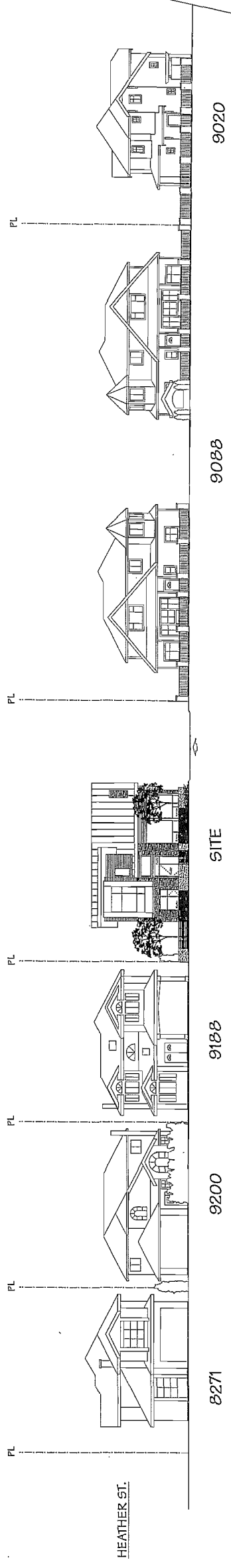
NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.F.T.
OCT. 9, 2014	ISSUED FOR A.D.T.
SEP. 2, 2014	GENERAL REVISIONS
AUG. 7, 2014	ISSUED FOR D.F.T. APPLICATION
NO. DATE	REVISIONS

PROJECT
 TOWNHOUSE DEVELOPMENT

9651, 9959 DALTON AVE
 RICHMOND, B.C.



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS	CONSULTANT
DEC. 3, 2014		FENCE REVISED	
NOV. 6, 2014		ISSUED FOR D.P.F.	
OCT. 9, 2014		ISSUED FOR A.D.P.	
MAR. 7, 2014		ISSUED FOR D.P.F. APPLICATION	

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PROJECT
TOWNHOUSE DEVELOPMENT

6051 ROSE DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2288 oak street, vancouver, b.c.
v6t 4t1 tel: 779-1127 fax: 779-1127

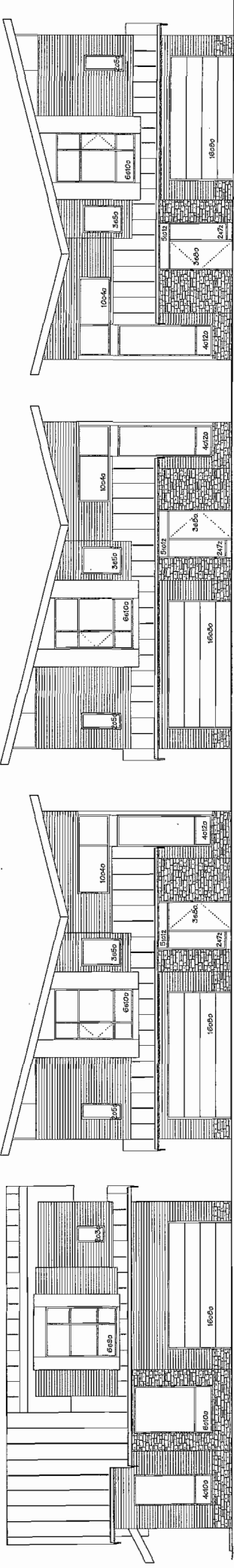
DRAWING TITLE
STREETSCAPE ELEVATIONS

SCALE	1/16" = 1'-0"	SHEET NO.	
DATE	MAY 12, 2014		
DRAWN	TY	DP 14-657872	
CHECKED			FIG. NO. 1111

PLAN #1C

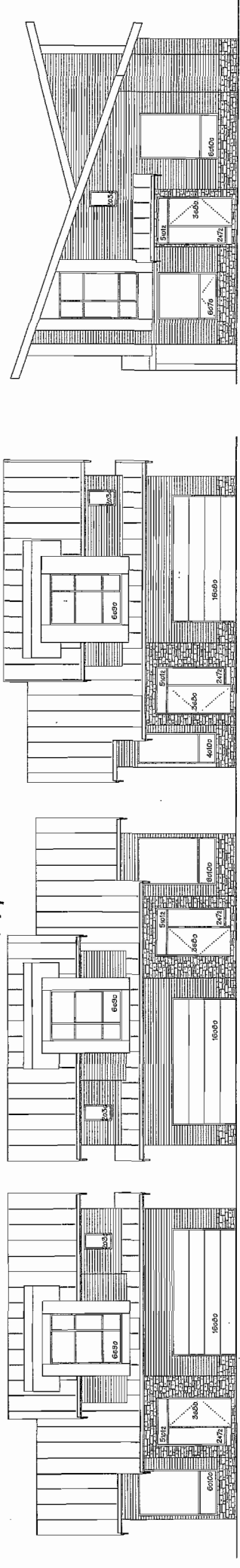
Reference Plan Dec 8, 2014
DP 14-657872

DRIVE AISLE STREETSCAPE - LOOKING WEST



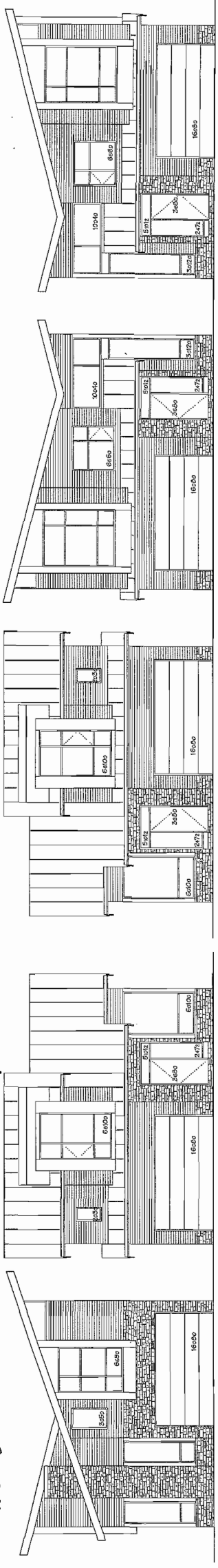
(UNIT-A1) BUILDING NO. 4 EAST ELEVATION
 (UNIT-A2) BUILDING NO. 3 EAST ELEVATION
 (UNIT-A3) BUILDING NO. 2 EAST ELEVATION
 (UNIT-A4) BUILDING NO. 1 EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING NORTH



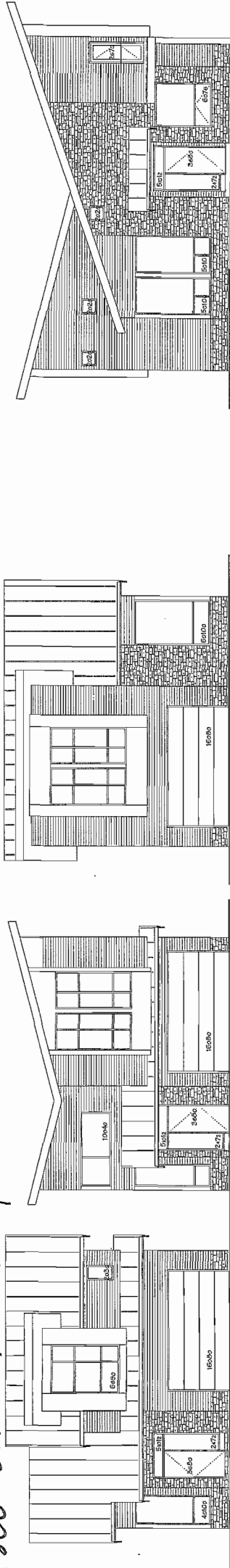
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 (UNIT-B2) BUILDING NO. 7 EAST ELEVATION
 (UNIT-B3) BUILDING NO. 6 EAST ELEVATION
 (UNIT-B4) BUILDING NO. 5 EAST ELEVATION

DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



(UNIT-C1) BUILDING NO. 12 EAST ELEVATION
 (UNIT-C2) BUILDING NO. 11 EAST ELEVATION
 (UNIT-C3) BUILDING NO. 10 EAST ELEVATION
 (UNIT-C4) BUILDING NO. 9 EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING SOUTH AND EAST



(UNIT-D1) BUILDING NO. 16 NORTH ELEVATION
 (UNIT-D2) BUILDING NO. 15 NORTH ELEVATION
 (UNIT-D3) BUILDING NO. 14 NORTH ELEVATION
 (UNIT-D4) BUILDING NO. 13 NORTH ELEVATION

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR P.D.F.		
DEC. 8, 2014	ISSUED FOR A.D.P.		
SEP. 4, 2014	ISSUED FOR D.P. APPLICATION		

PROJECT: TOWNHOUSE DEVELOPMENT

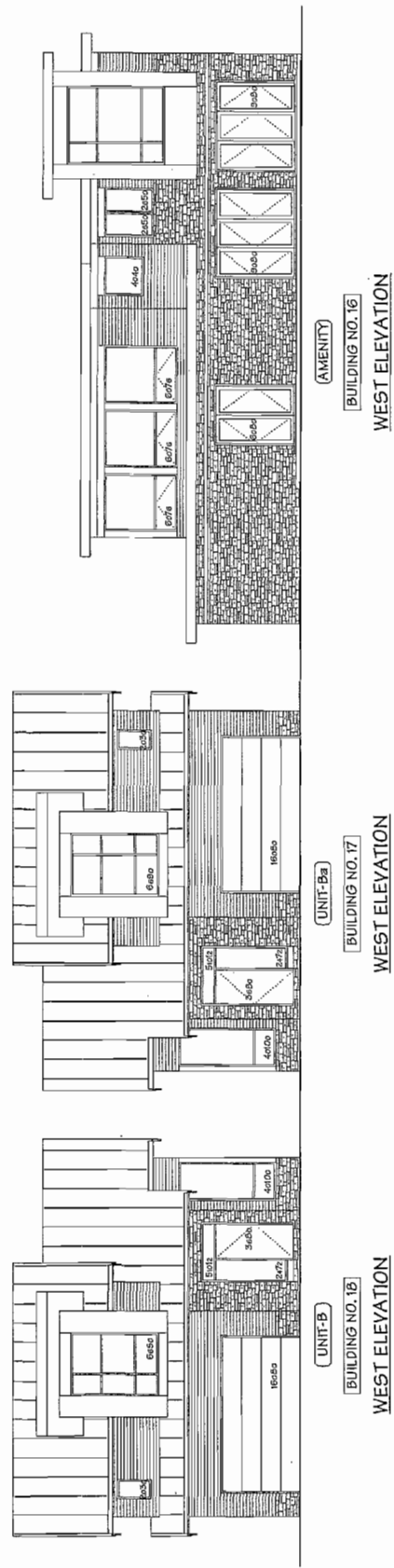
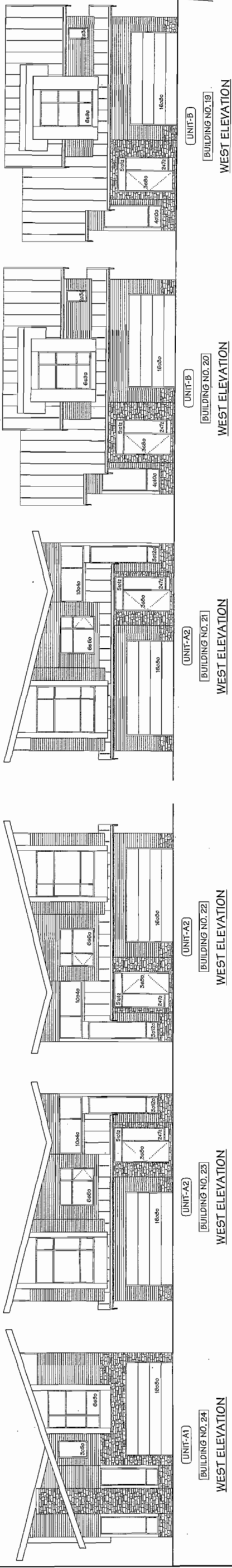
981, 985 DAYTON AVE RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, vancouver, b.c. V6R 4J1 TEL: 779-1127 FAX: 779-1327

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: JULY 19, 2013	
DRAWN: TY	DP 14-657872
CHECKED:	PROJ. NO. 1111

Reference Plan Dec 8, 2014 DP 14-657872



DRIVE AISLE STREETScape — P Dixon TO AMENITY BUILDING, LOOKING EAST

NO.	DATE	REVISIONS	CONSULTANT
1	NOV. 6, 2014	ISSUED FOR RFP.	
2	OCT. 9, 2014	ISSUED FOR A.D.P.	
3	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION	

PROJECT
TOWNHOUSE
DEVELOPMENT

801 WEST CANTON AVE
RICHMOND, S.C.

Yamamoto
Architecture Inc.

2385 Oak Grove, Inc., Inc.
VIRI APT. 100-751-1127 Fax: 731-1327

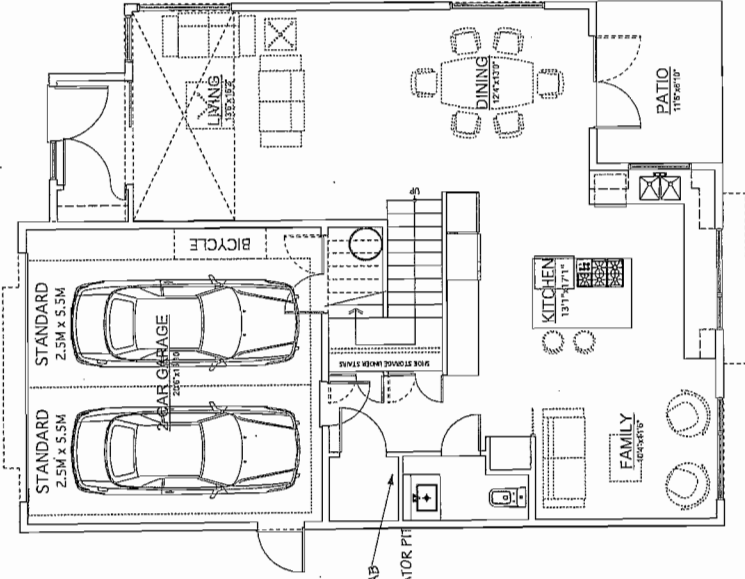
DRAWING TITLE
ELEVATIONS

SCALE	SHEET NO.
1/8" = 1'-0"	
DATE	DRAWN BY
JULY 19, 2013	TY
CHECKED	PROJ. NO.
	111

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #1e

BEFORE:

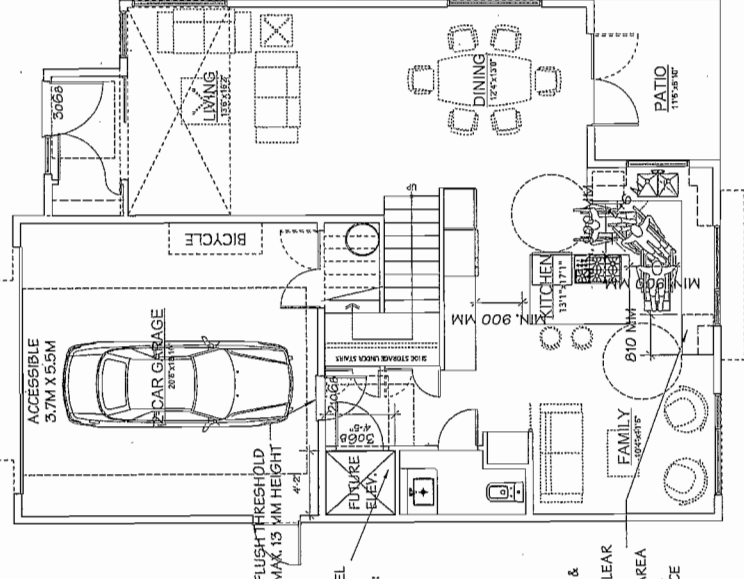


UNIT-Ba

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

AFTER:

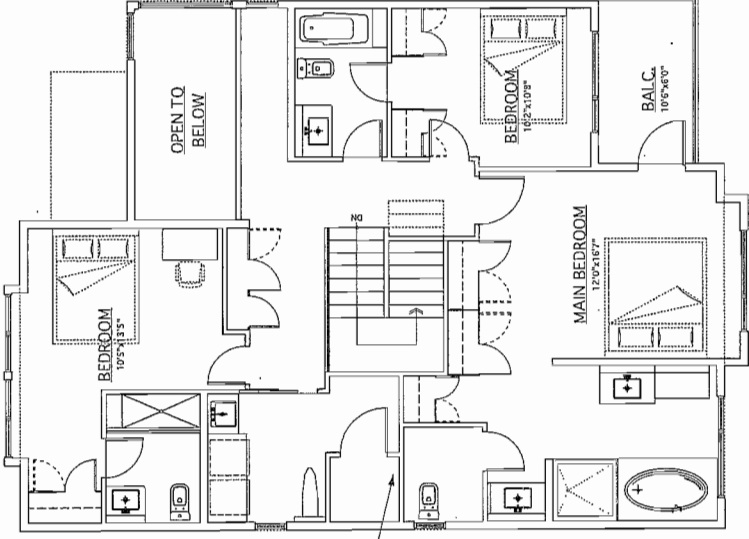


UNIT-Ba

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

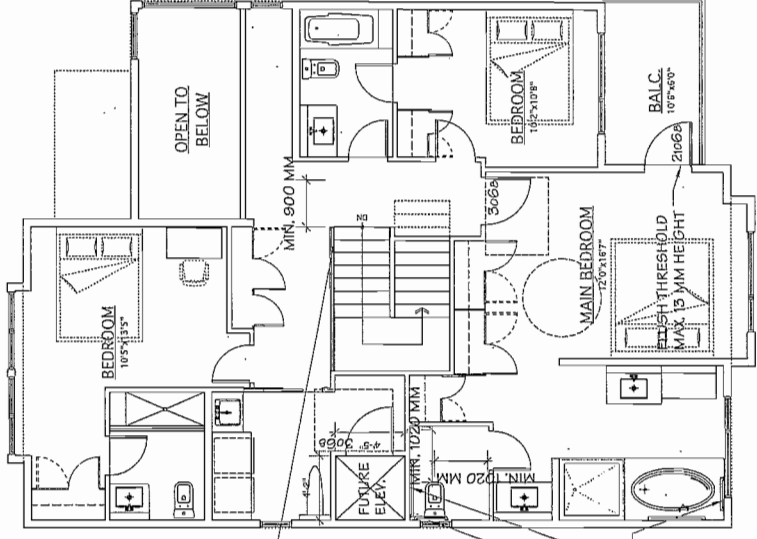
CONVERTIBLE UNIT PLAN



UNIT-Ba

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



UNIT-Ba

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

CHECKLIST - CONVERTIBLE UNIT FEATURES	COMPLIES.
DOORS & DOORWAYS	
ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM CLEARANCE FOR AUTOMATIC DOOR OPENERS.	COMPLIES.
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 WIDER HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.	COMPLIES.
PATIO/BALCONY MIN. 960 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES.
ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, OR PERMANENT SLAB LIFT, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.	COMPLIES.
FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	COMPLIES.
AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
MIN. 900 MM WIDTH.	COMPLIES.
MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
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.	COMPLIES.
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
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.	COMPLIES.
CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
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.	TO BE PROVIDED.
UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE WHEELCHAIR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
 - ENERGIUMIDE B2:
 - R15 GYL UNDER SLAB INSULATION AND R12 BURT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
 - ENERGY STAR QUALITY INSULATION, CORE COORS.
 - GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E.
 - METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
 - ENERGY STAR QUALITY INSULATION, CORE COORS.
 - SEBS TO HEAT WATERSOURCE HEAT PUMP SYSTEM
 - EFFICIENT CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESSURE SOLID) BACK UP HEATING SYSTEM.
 - 60 US GAL WATER HEATER (TRANGLE TUBE SMART SERIES).
 - TANK, E.F. 079 (TRIANGLE TUBE SMART SERIES).

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR RFP.	
OCT. 9, 2014	ISSUED FOR ADP.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR RFP APPLICATION	

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PROJECT: TOWNHOUSE DEVELOPMENT

9851, 5655 DAYTON AVE RICHMOND, B.C.

Yamamoto Architecture Inc.

2388 oak street, vancouver, b.c. r1v 4v1 | tel: 778-7112 | fax: 778-711-1527

DRAWING TITLE: FLOOR PLANS

SCALE	SHEET NO.		
1/8" = 1'-0"			
DATE	DRAWN	TITLE	CHECKED
JULY 19, 2013	TJK/SM	DP 14-65787	
PROJECT NO. 1111			

Reference Plan Dec 8, 2014
DP 14-657872

PLAN #16

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

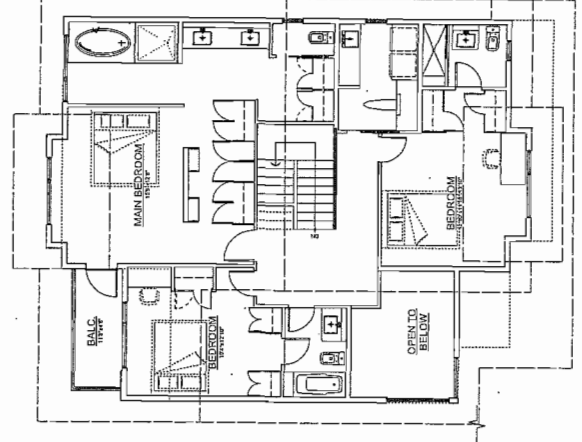
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

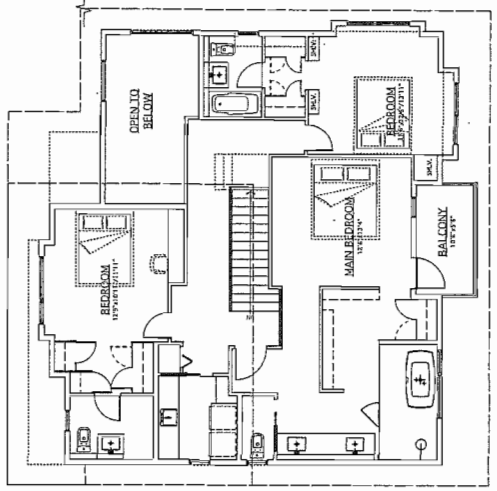
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE #3:

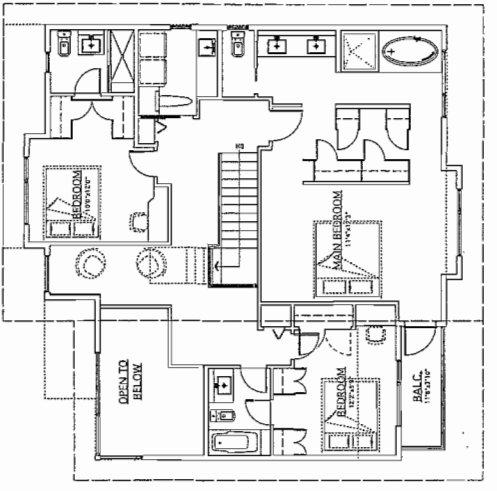
- R12 FULL LINER GLASS INSULATION AND R12 SHEET INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED GLAZING IN DOORS; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS
- EFFICIENT CONDENSING BOILER (92% AFUE) (TRIANGLE TANK, E.F. 079 (TRIANGLE TUBE SMART SEER))



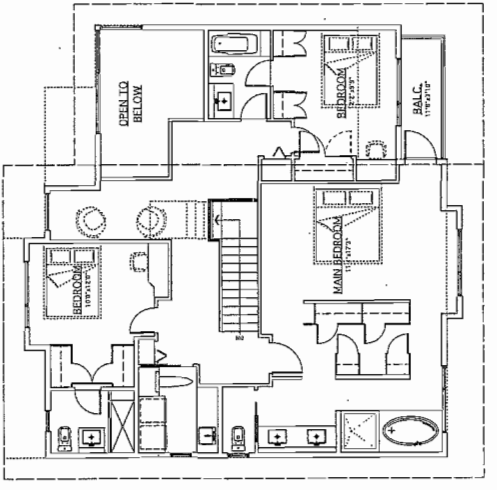
(UNIT-B)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-Ab)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

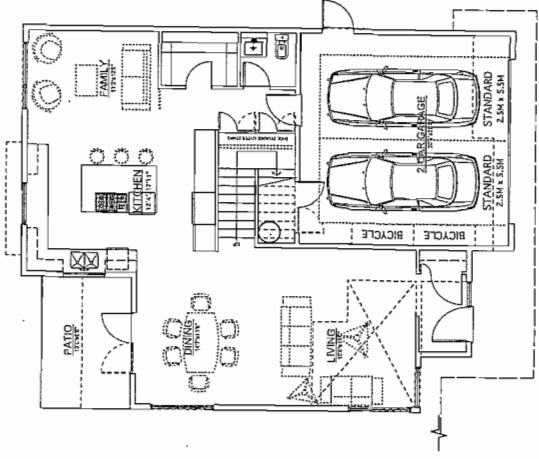


(UNIT-B2)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

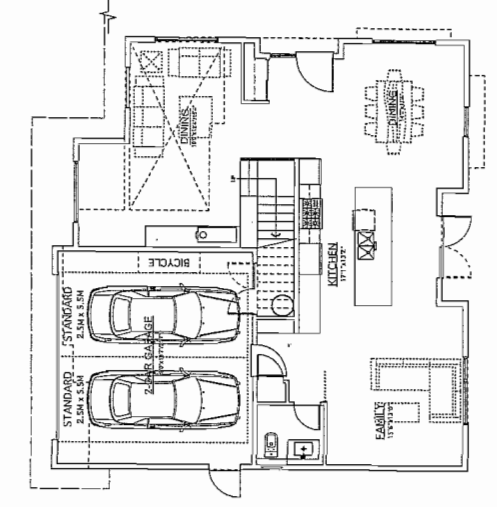


(UNIT-B2a)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

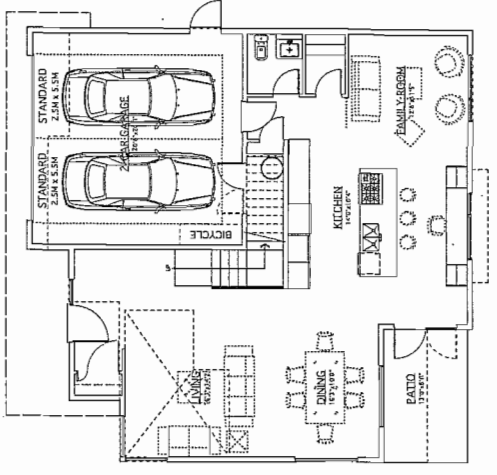
NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.P.		
OCT. 8, 2014	ISSUED FOR A.O.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION		



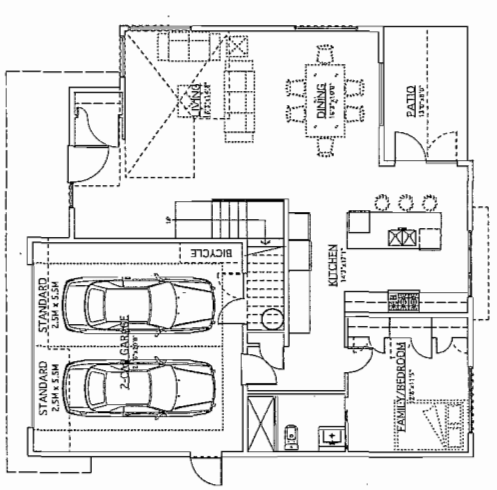
(UNIT-B)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-Ab)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B2)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B2a)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT
TOWNHOUSE DEVELOPMENT

4551, 4655 DAYTON AVE.
RICHMOND, B.C.

Yamamoto
Architecture Inc.

4388 SOUTHVIEW AVENUE, SUITE 100
V6R 4T1 TEL: 731-1127 FAX: 731-1327

DRAWING TITLE
FLOOR PLANS

SCALE
1/8" = 1'-0"

DATE
JULY 18, 2013

DRAWN
TYKM

CHECKED

SHEET NO.
DP 14-65787

PROJ. NO.
1111

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

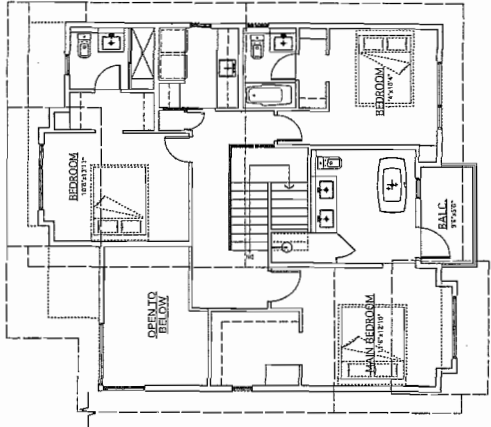
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE THE USE OF WALKING AIDS
- GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

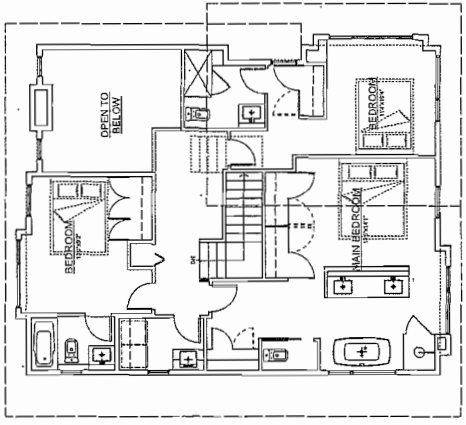
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 65:

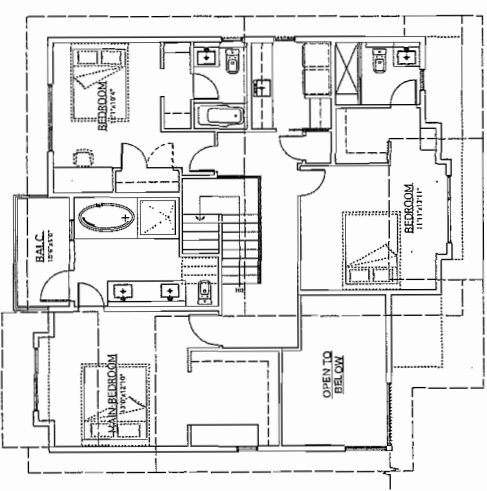
- R20 FILL UNDER SLAB INSULATION AND R19 SHEET INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED GLAZING WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- 100% RADIANT HEATING SYSTEM
- EFFICIENT CONDENSING BOILER (85% AFUE) (TRIANGLE BRAND) WITH 100% EFFICIENT GAS VALVE
- NATURAL GAS INDOOR FROST FREE WATER HEATER 80 US GAL TANK, E.F. 0.78 (TRIANGLE TUBE SMART SERIES)



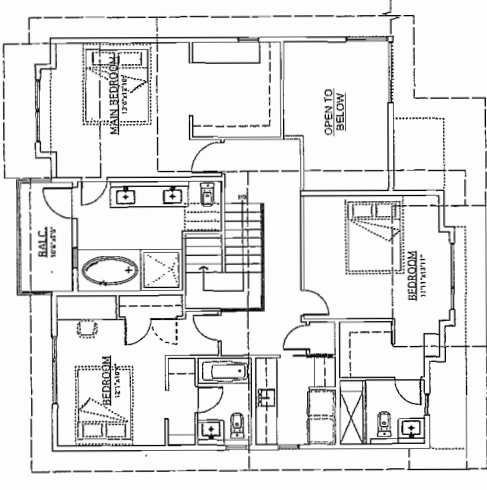
UNIT-A
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

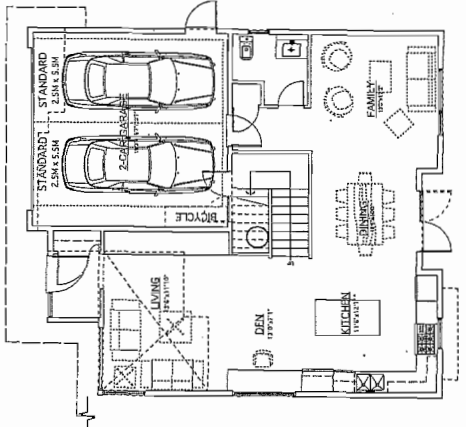


UNIT-Aa
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

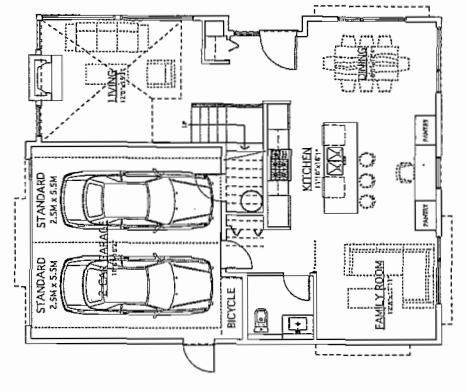


UNIT-Aa
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

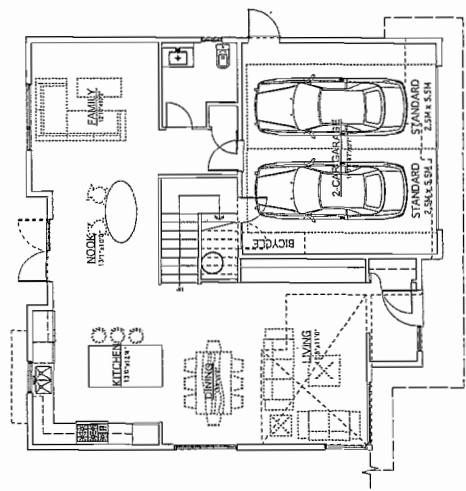
NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.F.		
OCT. 9, 2014	ISSUED FOR A.D.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUE FOR D.P. APPLICATION		



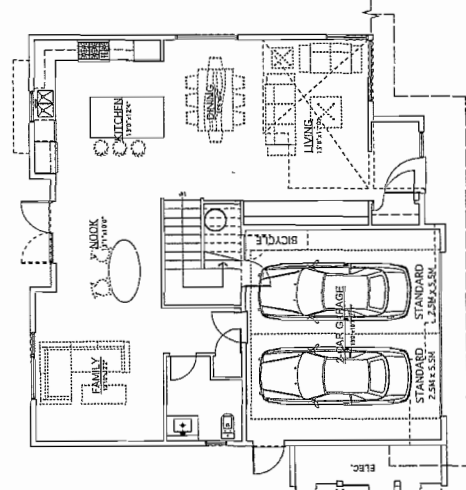
UNIT-A
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-Aa
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-Aa
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT
TOWNHOUSE DEVELOPMENT

9651, 9655 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2266 Southport Way, B.C.
V6R 4T1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE
FLOOR PLANS

SHEET NO.
DATE
DRAWN
CHECKED



AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):

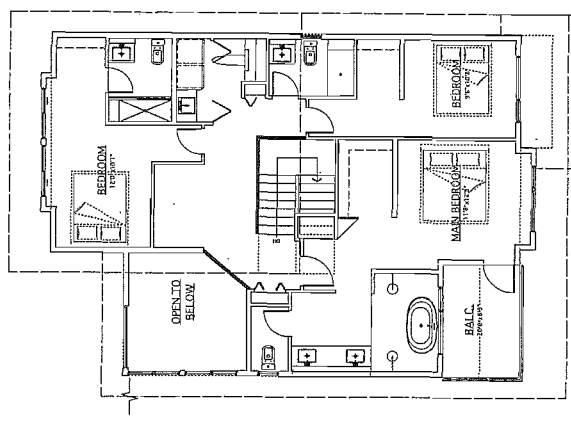
- GRAB BARS IN BATHROOM WALLS TO FACILITATE FUTURE
- LECTURE TYPE HANDLES FOR FLUMING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

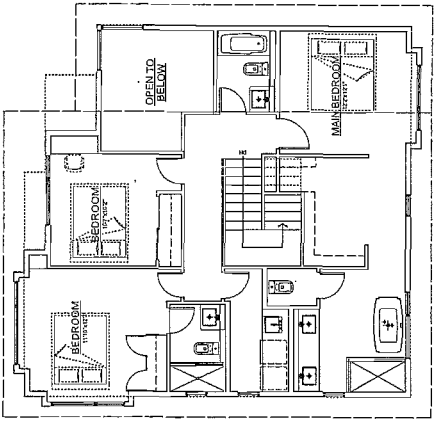
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, WALLPAPER, CARPET & COMPOSITE WOOD

ENERGYGUIDE 85:

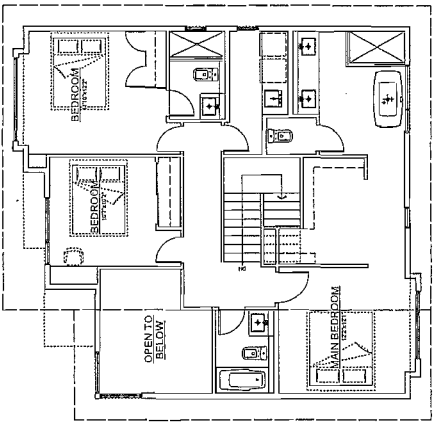
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- INSULATION LAZED, SOFT CONTIGUOUS, METAL SPACER, FIXED WINDOWING WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS
- POLYURETHANE INSULATION CORE DOORS
- METAL SPACER FIBER WOODS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER
- TUBE PRESTIGE (SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FRIED WATER HEATER, 80 US GAL TANK, EF: 0.79 (TRIANGLE TUBE SMART SERIES)



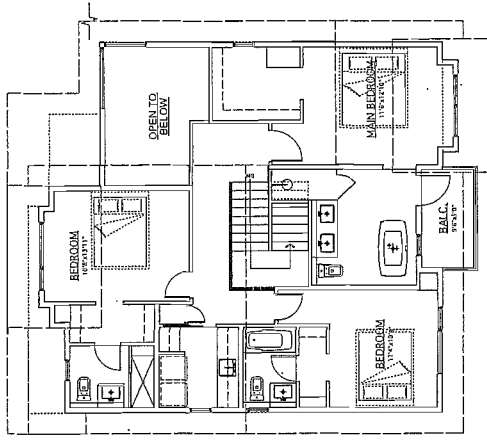
UNIT-B1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A2B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

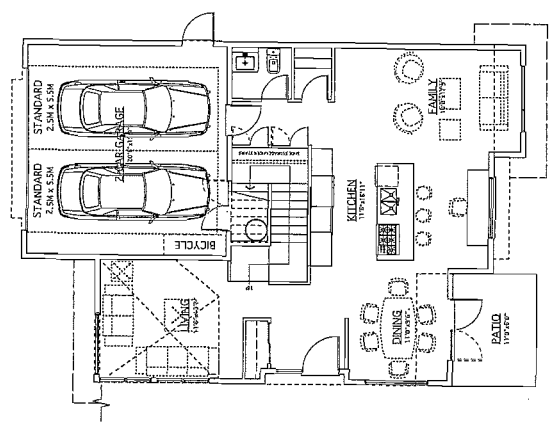


UNIT-A2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

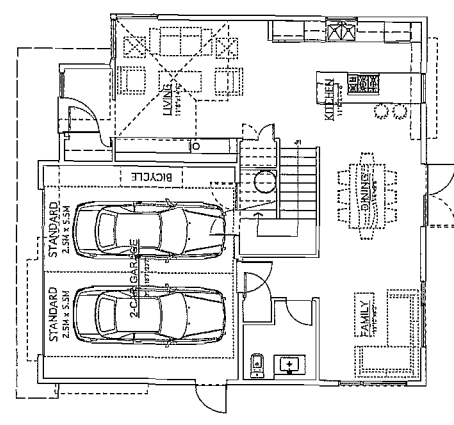


UNIT-A
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

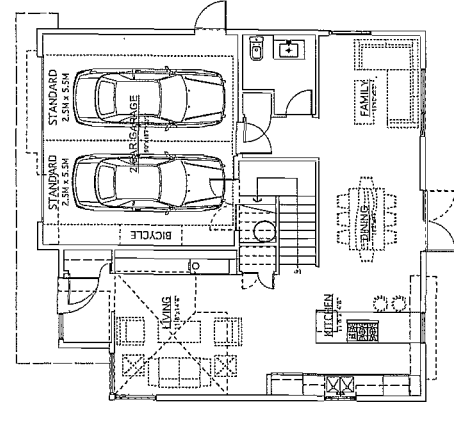
NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAY 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	



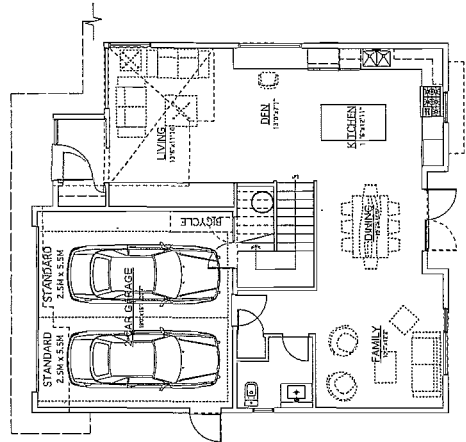
UNIT-B1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A2B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT
TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 GASK-SPEER AVE., B.C.
V6H 4J7 Tel: 751-1137 Fax: 731-1327

Checklist of items to be provided. This drawing is an informational drawing only. It is not to be used for construction. It may not be used without the written permission of the office.

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

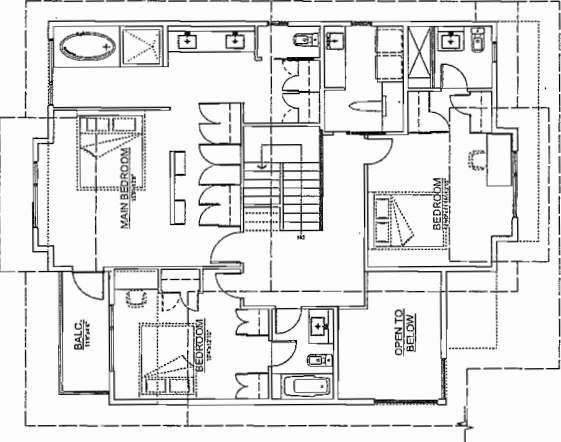
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BARS AND WALL MOUNTED SEATERS
- SEPARATE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

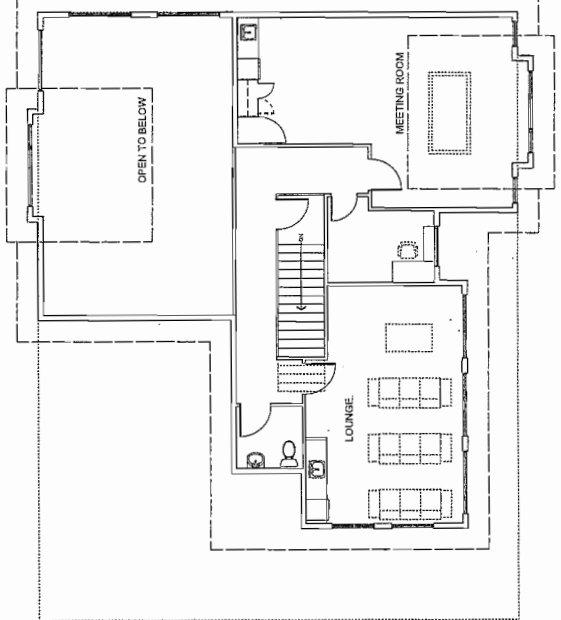
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE 63:

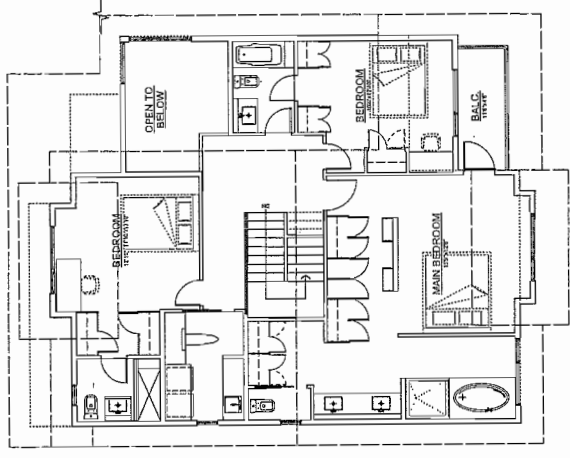
- R-12 FILL UNDER SLAB INSULATION AND R12 SKIRT
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW WITH VINYL FRAMES
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW WITH VINYL FRAMES
- GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY RATED AIR SOURCE HEAT PUMP SYSTEM
- EFFICIENT COMPENSATING SOLEIL (E22, ARIE) (TRIANGLE TUBE HEAT EXCHANGER) BACK UP HEATING SYSTEM
- 150 GPM WATER HEATER WITH 50 US GAL TANK, E1, 0781 (TRIANGLE TUBE SMART SERIES)



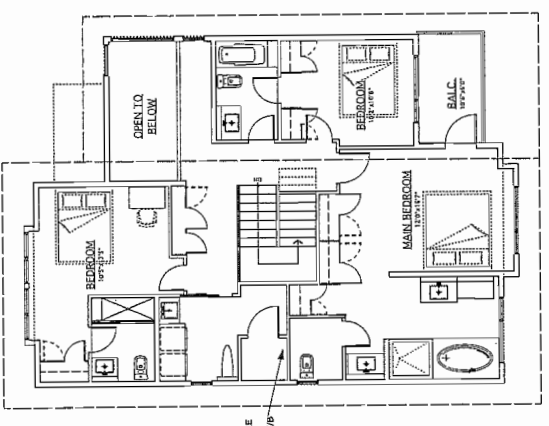
(UNIT-B2)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(AMENITY)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B3)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B3)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

POSSIBLE FUTURE
- FLOOR JOISTS 7/8"
- REMOVABLE

NO.	DATE	REVISIONS	CONSULTANT
	NOV. 6, 2014	ISSUED FOR R.F.F.	
	OCT. 8, 2014	ISSUED FOR A.S.P.	
	SEP. 2, 2014	GENERAL REVISIONS	
	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

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PROJECT
TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

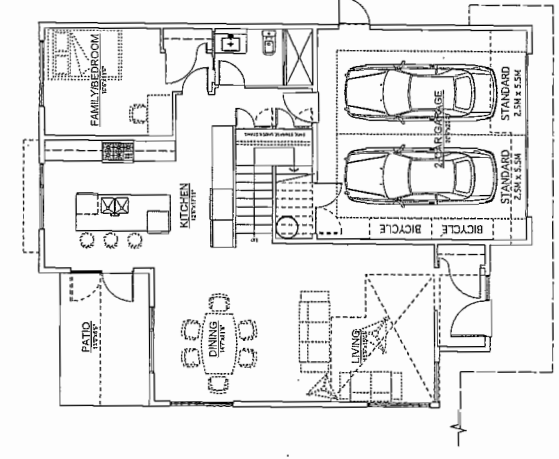
Yamamoto
Architecture Inc.

2380 oak street, vancouver, b.c.
V6H 1J1 TEL: 753-1127 FAX: 751-1327

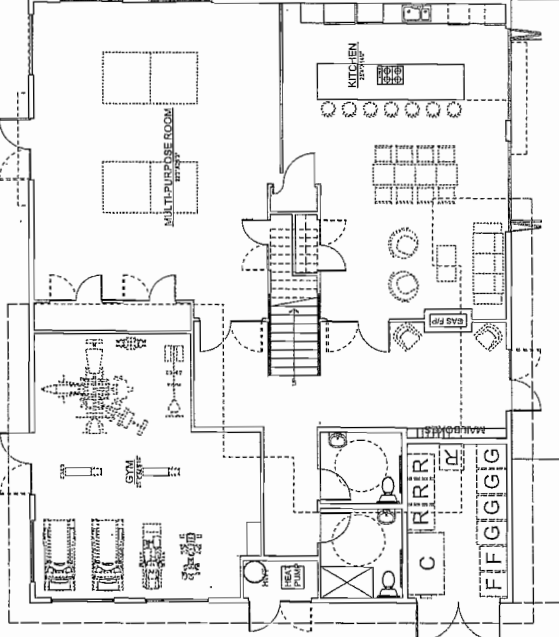
DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 15, 2013	DRAWN	TYGOM
CHECKED		PROJ. NO.	1111

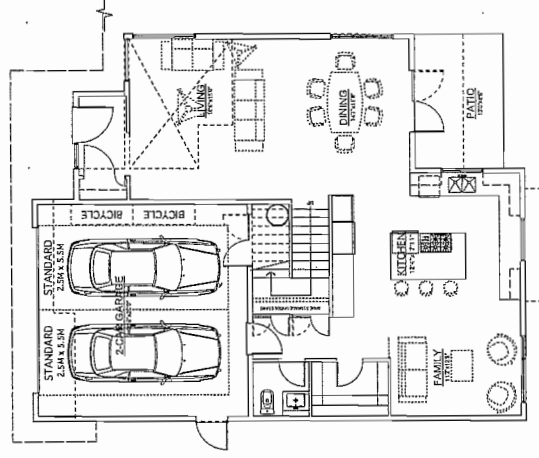
Reference Plan Dec 8, 2014
DP 14-657872



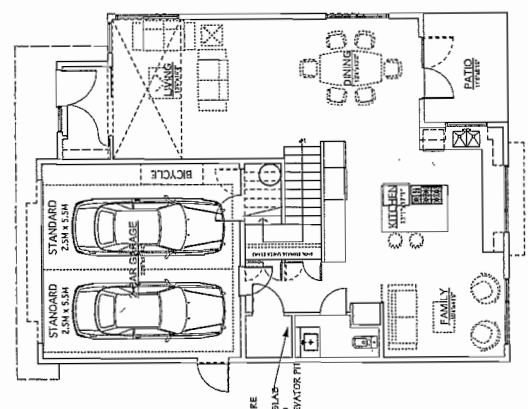
(UNIT-B2)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(AMENITY)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B3)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-B3)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

POSSIBLE FUTURE
- 4" CONCRETE SLAB
- TO BE LOWERED
- 1/2" FOR ELEVATOR PIT

- AGING IN PLACE FEATURES
 (TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE TOILET SEAT INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
 (TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENR-GUIDE #3:
- R12 FILL UNDER GLASS INSULATION AND R16 SORT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDINGS WITH VINYL FRAMES
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDINGS WITH VINYL FRAMES
 - EFFICIENCY CONDENSING BOILER (85% AFUE) (TRIANGLE TANK, EF. 0378 (TRIANGLE TUBE SMART SERIES))
 - NATURAL GAS INDOOR GAS HEATING SYSTEM
 - NATURAL GAS INDOOR GAS WATER HEATING SYSTEM
 - NATURAL GAS INDOOR GAS WATER HEATING SYSTEM

NO.	DATE	REVISIONS	CONSULTANT
NOV 6, 2014	ISSUED FOR D.P.P.		
OCT. 8, 2014	ISSUED FOR A.C.P.		
SEP. 2, 2014	GENERAL REVISIONS		
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION		

PROJECT
TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVE
 RICHMOND, B.C.

Yamamoto
 Architecture Inc.

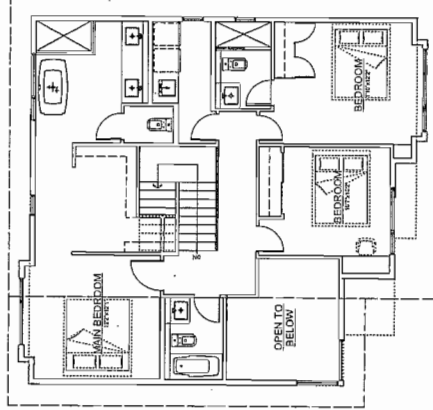
9051, 9055 DAYTON AVE
 RICHMOND, B.C.

9051, 9055 DAYTON AVE
 RICHMOND, B.C.
 VISIT US AT: 188-731-1127 FAX: 731-1327

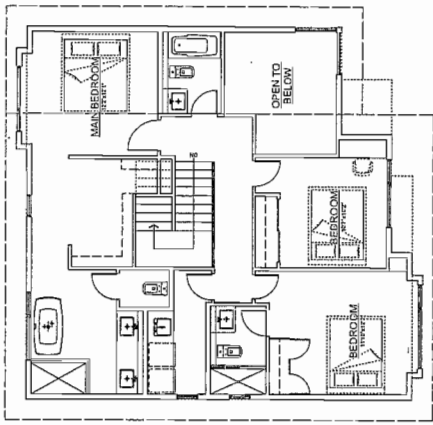
DRAWING TITLE
FLOOR PLANS

Scale: 1/8" = 1'-0"

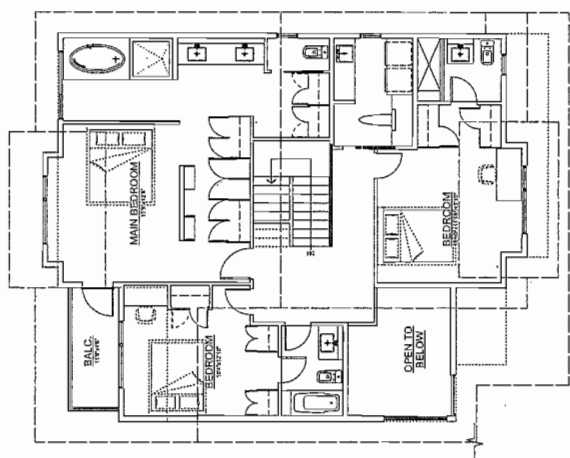
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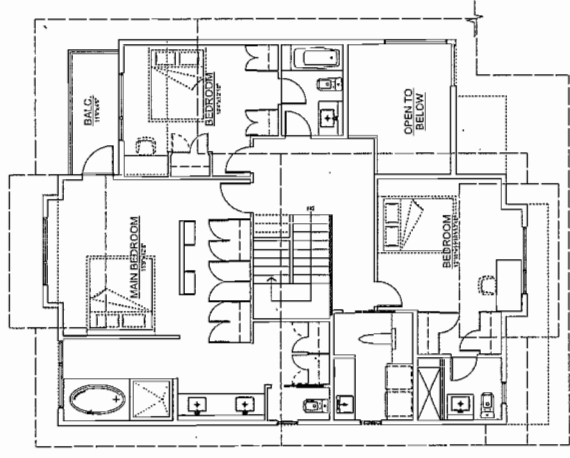
(UNIT-A2)
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



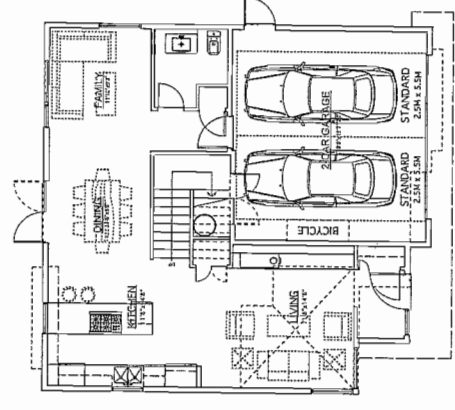
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 SECOND FLOOR PLAN
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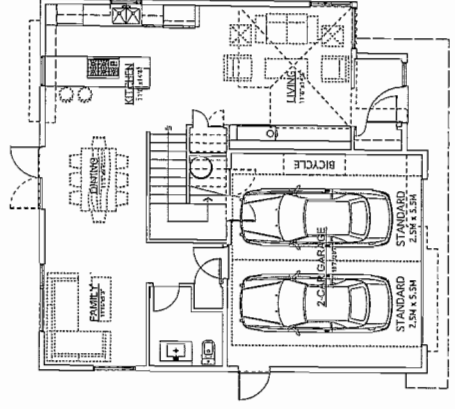
(UNIT-B)
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



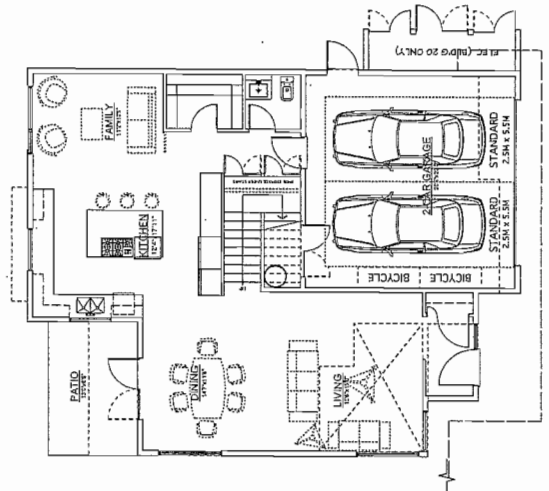
(UNIT-B)
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



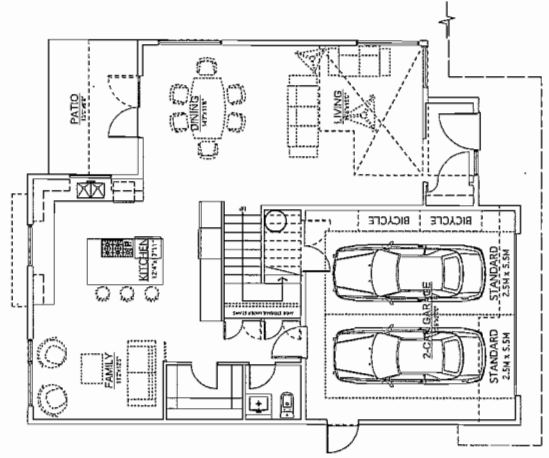
(UNIT-A2)
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 22



(UNIT-A2)
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 21 & 23



(UNIT-B)
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 19, 20



(UNIT-B)
 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING NO. 19

**AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

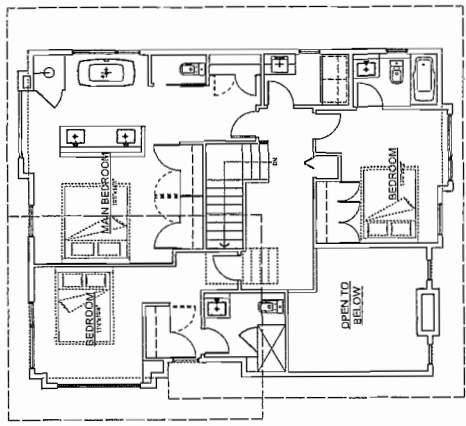
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- EFFECTIVE HANDLES FOR PLUMBING AND DOOR HANDLES

**SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**

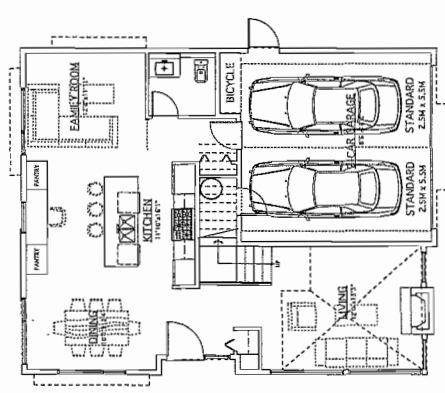
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE #3:

- R12 FILL UNDER SLAB INSULATION AND R12 SKIRT
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- EFFICIENT CONDENSING BOILER (85% AFUE) (TRIANGLE TUBE PREPARED SOLO) BACK UP HEATING SYSTEM
- 1/2" INSULATED HOT WATER TANK WITH 50 US GAL TANK, 1.07 (TRIANGLE TUBE SMART SERIES)



(UNIT-#1)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-#1)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 24

NO.	DATE	REVISIONS	CONSULTANT
	NOV. 6, 2014	ISSUED FOR D.P.F.	
	OCT. 9, 2014	ISSUED FOR A.D.P.	
	SEP. 2, 2014	GENERAL REVISIONS	
	MAR. 7, 2014	ISSUED FOR D.P.F. APPLICATION	

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PROJECT
TOWNHOUSE DEVELOPMENT

8534, 8655 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 VAN SICKLE, VAN, B.C.
VAN-CU | TEL: 724-1127 | FAX: 724-1327

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TYKIM	DP 14-65787Z
CHECKED		PROJ. NO. 1111

Reference Plan
Dec 8, 2014
DP 14-65787Z

PLAN #15