



# 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

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

WC:sb

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 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 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  
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

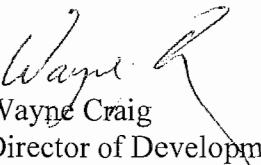
**Re:** Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue

---

### 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



# City of Richmond

## Development Permit

No. DP 14-657872

To the Holder: YAMAMOTO ARCHITECTURE INC.  
Property Address: 9051 AND 9055 DAYTON AVENUE  
Address: C/O KAREN MA  
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: 9051 AND 9055 DAYTON AVENUE

Address: C/O KAREN MA  
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





**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	
<b>Site Area:</b>	8,849 m <sup>2</sup> (as per survey)	Remains the same	
<b>Land Uses:</b>	Formerly Institutional and Residential	Multi-Family Residential	
<b>OCP Designation:</b>	Formerly Community Institutional	Neighbourhood Residential	
<b>Zoning:</b>	Formerly	Low Density Townhouses (RTL2)	
<b>Number of Units:</b>	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 <sup>2</sup>	416 m <sup>2</sup>	None
Amenity Space – Outdoor	Min. 138 m <sup>2</sup>	203 m <sup>2</sup>	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

## 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](mailto:kristi@e3ecogroup.com)

Einar Halbig  
E3 Eco Group Inc.  
e: [einar@e3ecogroup.com](mailto: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](mailto: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](mailto: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](http://www.jackenhomes.com)

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

August 5<sup>th</sup>, 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.

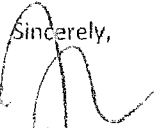
Our planned course of action is designed to limit the time of lost privacy screening. The existing hedges will be retained during the preloading stage until the perimeter drainage is ready to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated 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,

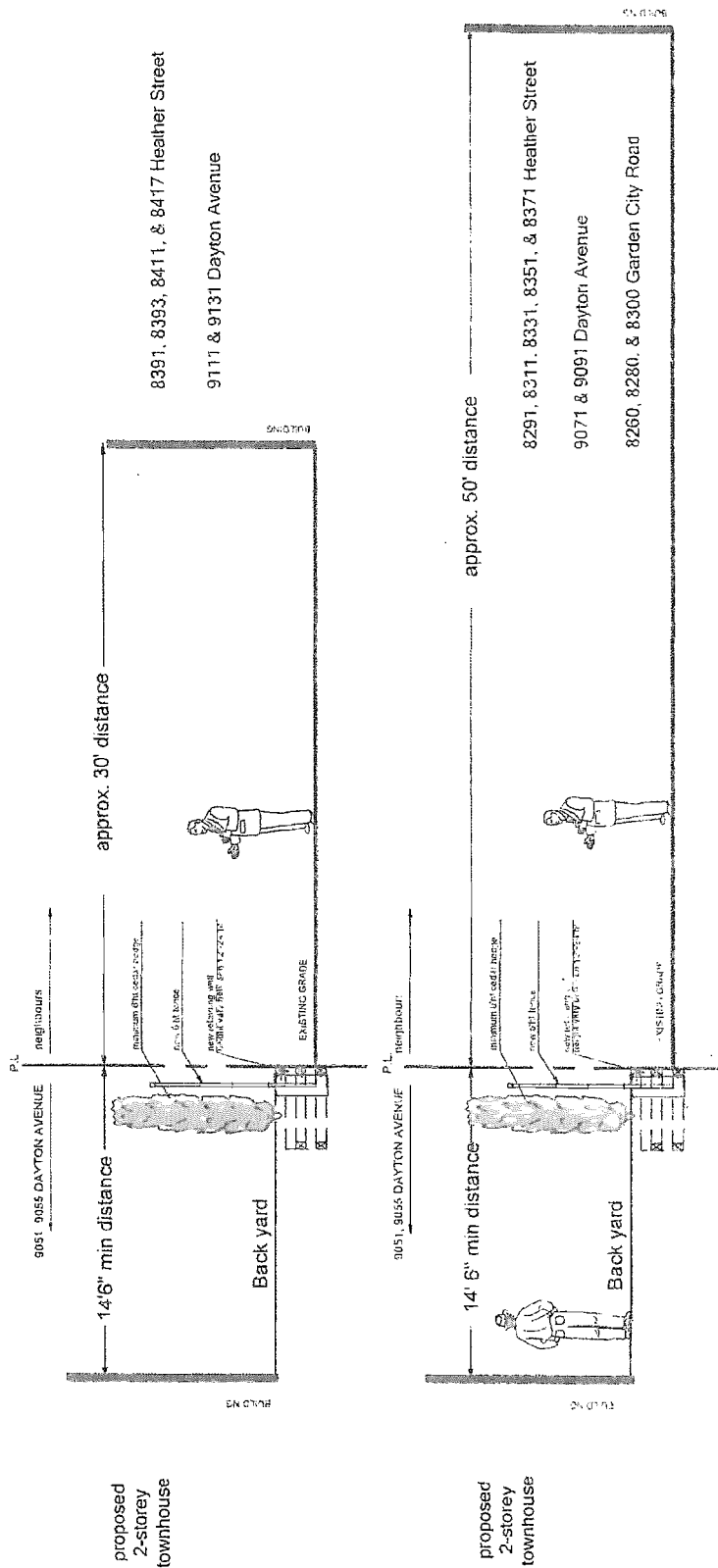
A handwritten signature in black ink, appearing to read 'Jackson Lee', written over the printed name.

Jackson Lee  
Jackson Homes

Cell: 778-865-4783

Office: 604-266-0808 ext. 12

~~jackson.lee@jacksonhomes.com~~



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**

## 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,

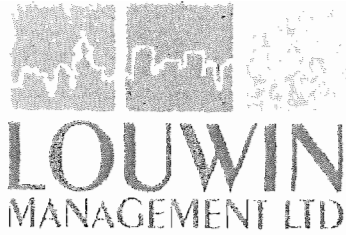
**Rebecca Leung**

Assistant Plan Checker 2, Community Development  
t: 604.982.3916 | e: [rleung@cnv.org](mailto:rleung@cnv.org)

**City of North Vancouver**

141 West 14<sup>th</sup> Street, North Vancouver, BC V7M 1H9  
Reception: 604.990.4220 | f: 604.985.0576 | [www.cnv.org](http://www.cnv.org)





3631 13988 Cambie RD  
Richmond, BC V6V 2K4

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.

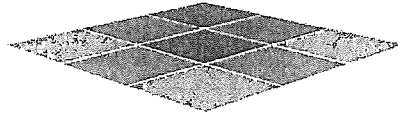
For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best Regards,

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

**Citybase**  
Management Ltd.  
Property Management



July 11<sup>th</sup>, 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.

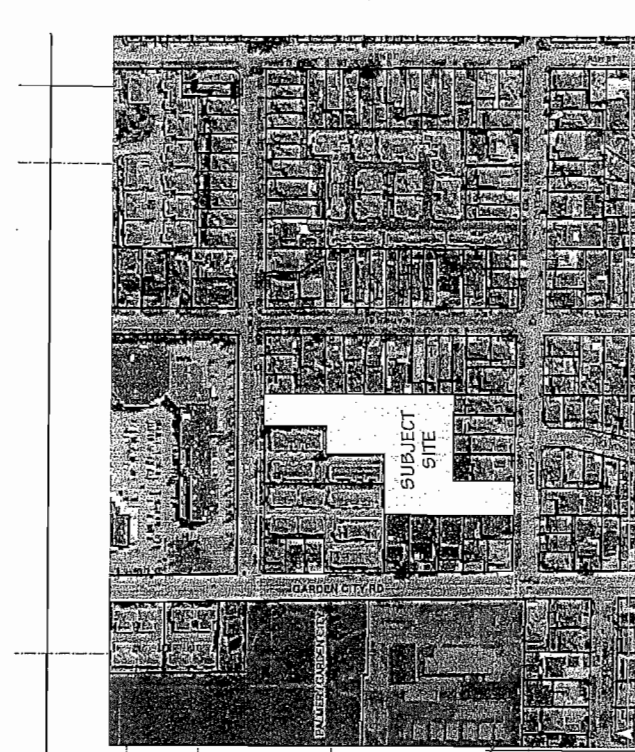
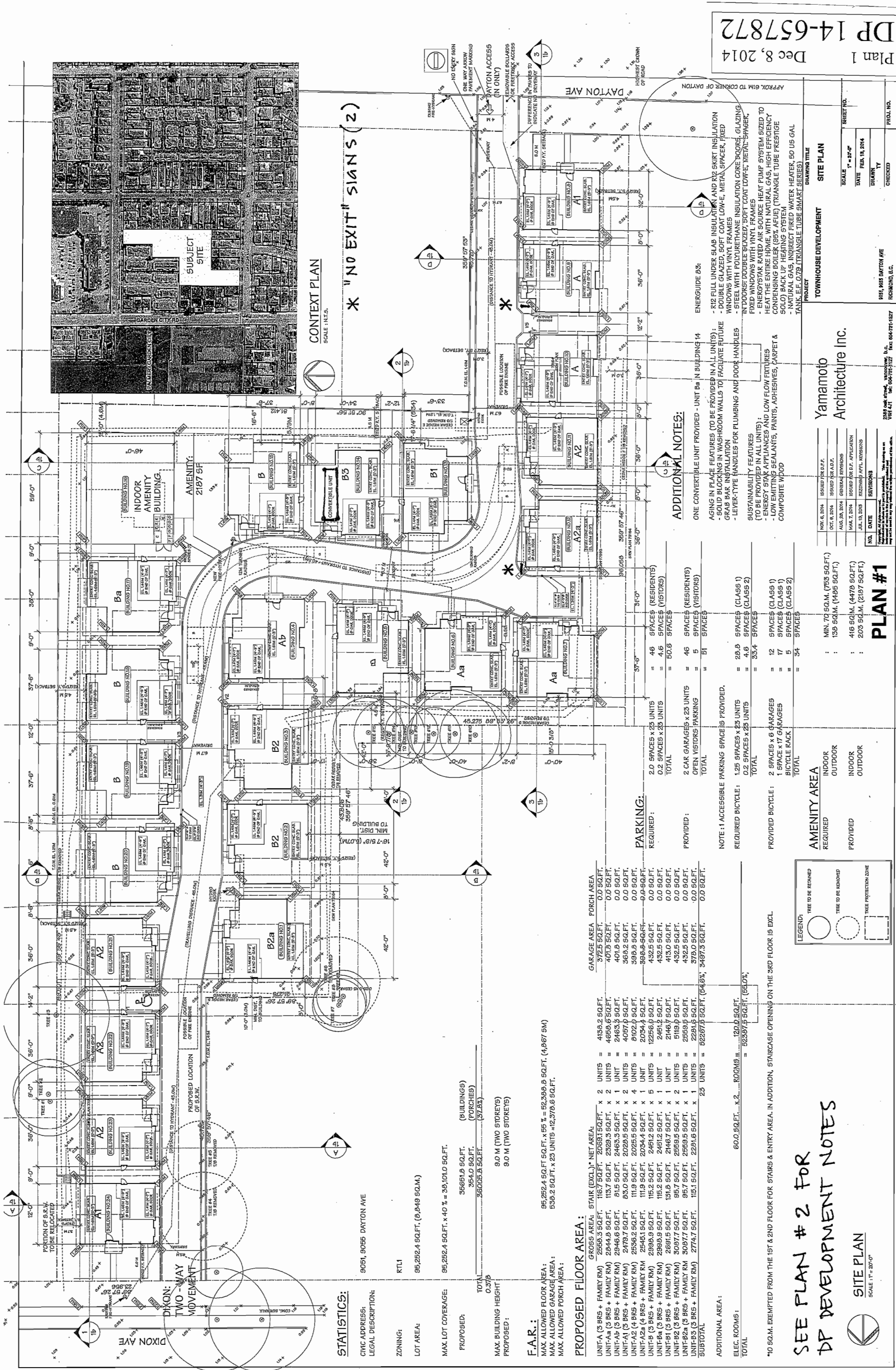
After reviewing your proposal of new landscape design, Strata Council of Dixon Gardens consented that your ideas will benefit both complexes. Therefore, Strata Council has no objections on both proposals of hedges removal and new landscape design.

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" = 20'

\* "NO EXIT" SIGNS (2)

AMENITY: 2187 SF

INDOOR AMENITY BUILDING

CONVERTIBLE UNIT

B3

B2

B2a

B2b

B2c

B2d

B2e

B2f

B2g

B2h

B2i

B2j

B2k

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

DAYTON AVE

STATISTICS:

CIVIC ADDRESS: 9051, 9055 DAYTON AVE

LEGAL DESCRIPTION: RT11

ZONING: 96,252.4 SQ.FT. (3,849 SQ.M.)

LOT AREA: 96,252.4 SQ.FT. x 40 % = 38,101.0 SQ.FT.

MAX LOT COVERAGE: 35,651.8 SQ.FT. (BUILDINGS)

PROPOSED: 35,410.0 SQ.FT. (PORCHES)

TOTAL: 36,005.8 SQ.FT. (37,831)

MAX BUILDING HEIGHT: 9.0 M (TWO STOREYS)

PROPOSED: 9.0 M (TWO STOREYS)

F.A.R.: 96,252.4 SQ.FT. SQ.FT. x 55 % = 52,938.8 SQ.FT. (4,967 SM)

MAX ALLOWED FLOOR AREA: 539.2 SQ.FT. x 23 UNITS = 12,379.6 SQ.FT.

MAX ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:

GROSS AREA: STAIR (EXCL.) NET AREA:

UNIT-Aa (3 BRK + FAMILY RM) 2559.3 SQ.FT. x 2 UNITS = 4139.2 SQ.FT.

UNIT-Ab (3 BRK + FAMILY RM) 2944.5 SQ.FT. x 2 UNITS = 4659.6 SQ.FT.

UNIT-Ac (3 BRK + FAMILY RM) 2946.6 SQ.FT. x 1 UNIT = 2946.6 SQ.FT.

UNIT-Ad (3 BRK + FAMILY RM) 2479.7 SQ.FT. x 2 UNITS = 4959.4 SQ.FT.

UNIT-Ae (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Af (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Ag (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Ah (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Ai (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Aj (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Ak (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Al (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

UNIT-Am (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025.5 SQ.FT.

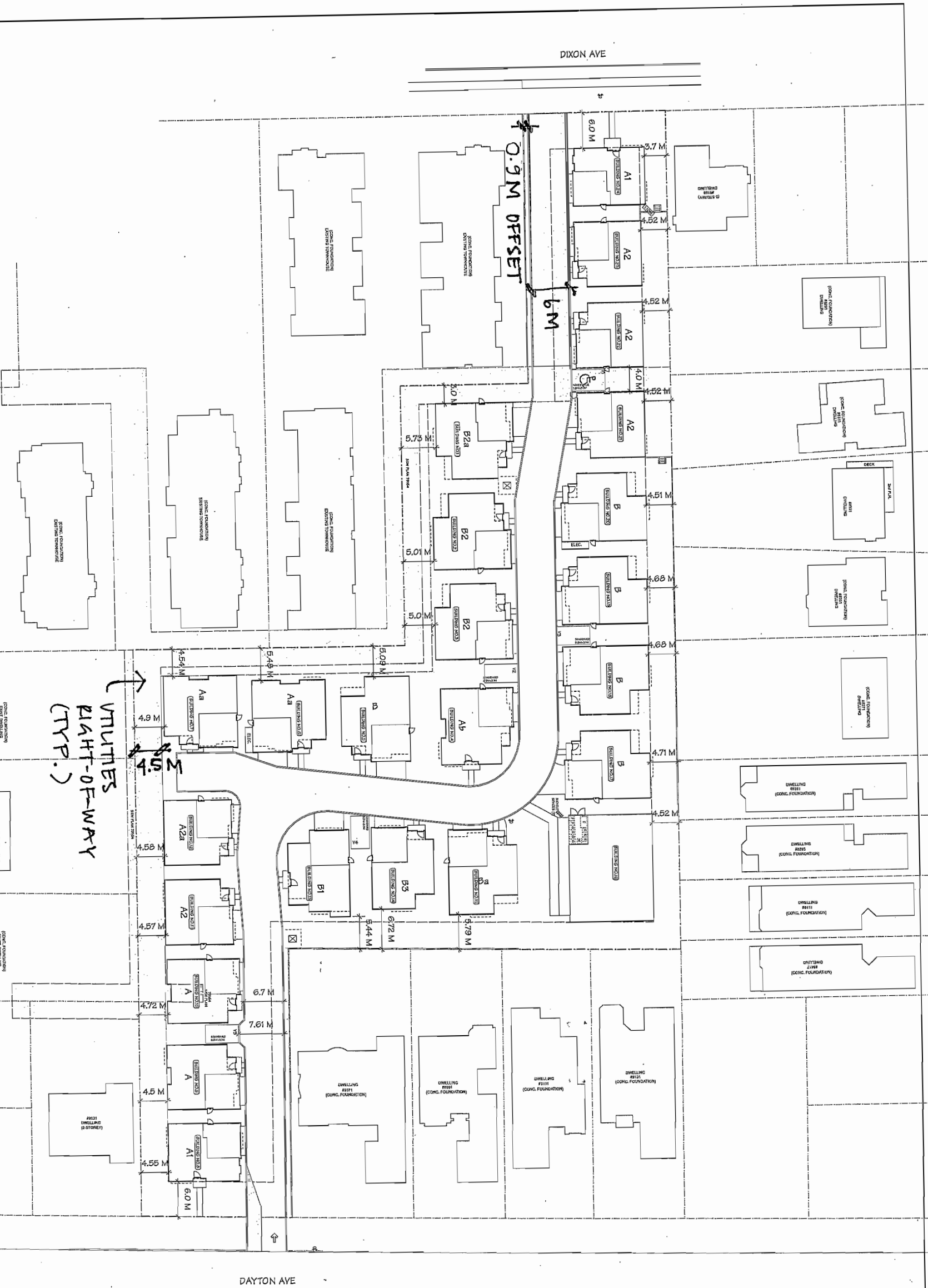
UNIT-An (4 BRK + FAMILY RM) 2025.5 SQ.FT. x 1 UNIT = 2025

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR A.P.	
OCT. 9, 2014	ISSUED FOR A.P.	
AUG. 26, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	
JUL. 18, 2013	REVISIONS A.P.L. REVISIONS	

Yamamoto  
Architecture Inc.

PROJECT	DRAWING TITLE
TOYHOUSE DEVELOPMENT	CONTEXT PLAN
SCALE	SHEET NO.
1" = 20'-0"	DP 14-657872
DATE	DRAWN
FEB. 13, 2014	TV
CHECKED	PROJ. NO.

Plan 2 Dec 8, 2014  
DP 14-657872



- 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 m<sup>2</sup>), 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.





DATE: 12 SEP 14  
SCALE: 1/16"=1'-0"  
DRAWN: NT  
DESIGN: NT  
CHKD: PCM  
DRAWING NUMBER: L2  
PMG PROJECT NUMBER:

LANDSCAPE  
SHRUB PLAN A

TOWNHOUSE DEVELOPMENT  
9051, 9055 DAYTON AVENUE  
RICHMOND, BC

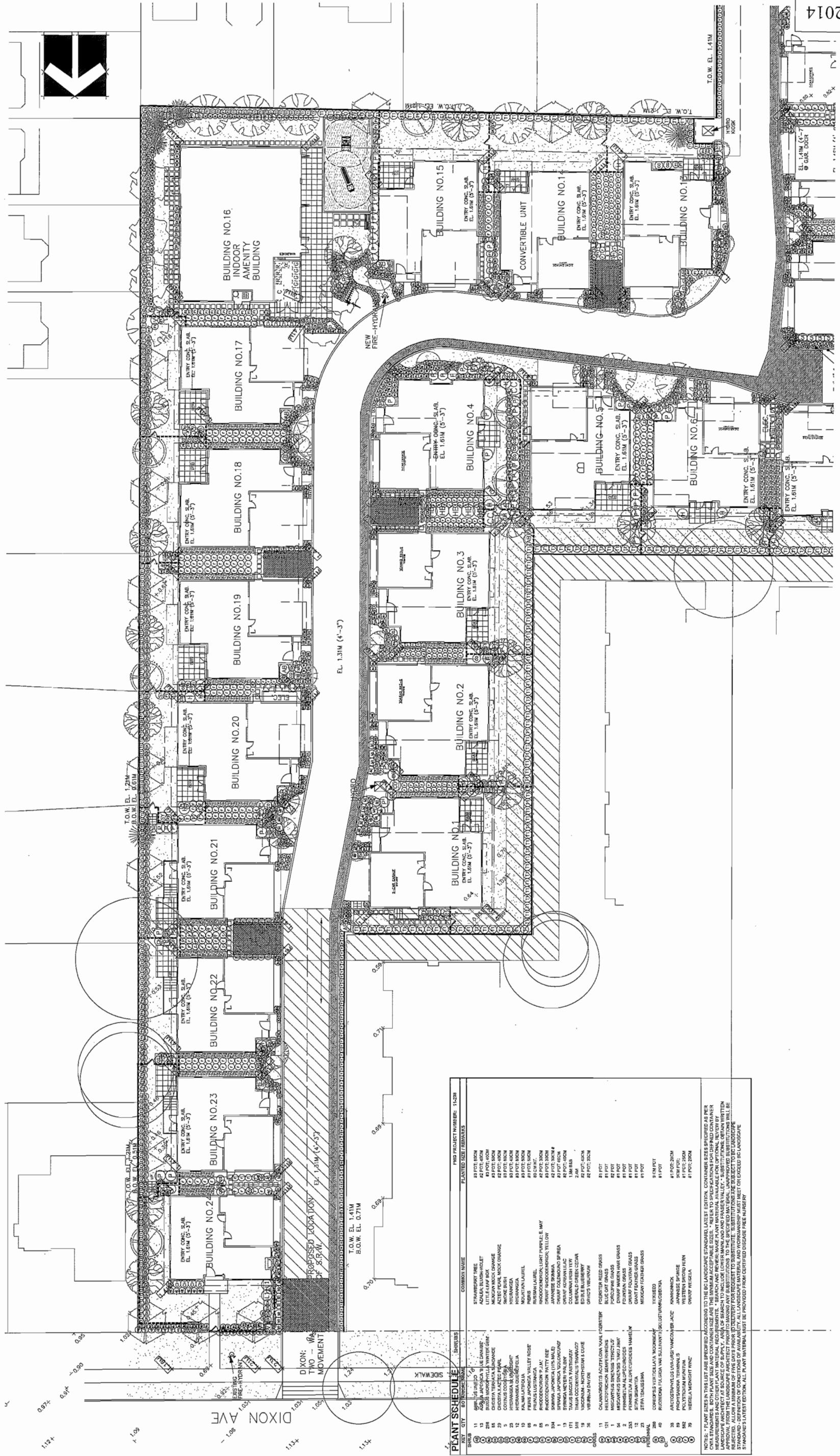
PROJECT: TOWNHOUSE DEVELOPMENT  
CLIENT: 9051, 9055 DAYTON AVENUE  
RICHMOND, BC

NO.	DATE	REVISION DESCRIPTION	DR.
13	14 DEC 08	REVISION AS PER CITY COMMENTS	DC
12	14 NOV 08	AS PER CITY REQUEST	DC
11	14 NOV 08	AS PER CITY REQUEST	DC
10	14 OCT 08	NEW SITE PLAN	DC
9	14 OCT 08	NEW SITE PLAN	DC
8	14 OCT 08	NEW SITE PLAN	DC
7	14 OCT 08	NEW SITE PLAN	DC
6	14 OCT 08	NEW SITE PLAN	DC
5	14 OCT 08	NEW SITE PLAN	DC
4	14 OCT 08	NEW SITE PLAN	DC
3	14 OCT 08	NEW SITE PLAN	DC
2	14 OCT 08	NEW SITE PLAN	DC
1	14 OCT 08	NEW SITE PLAN	DC

SEAL:

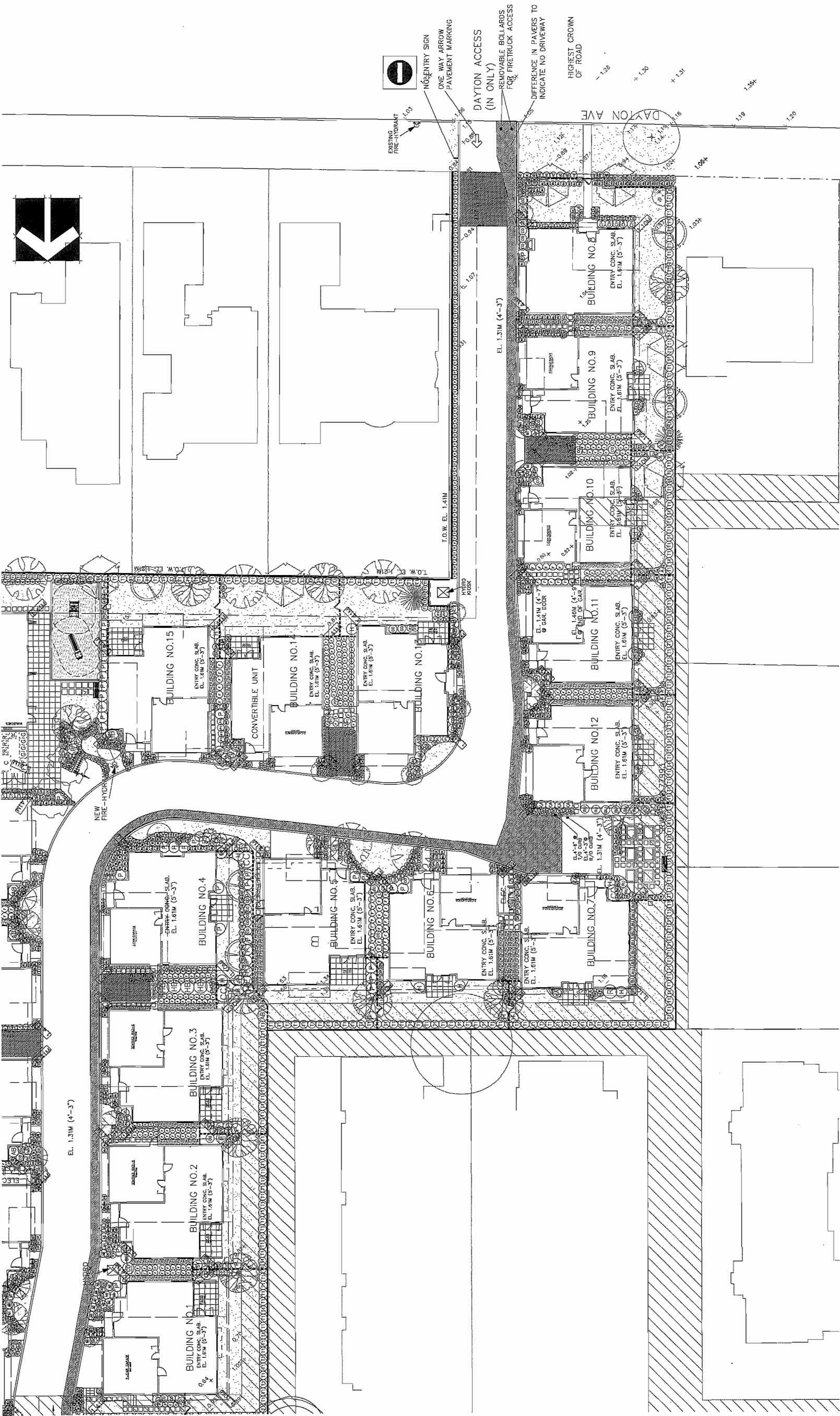
pmg  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



PLANT SCHEDULE	SHRUBS	COMMON NAME	PLANTED SIZE / COMMENTS
11	11	STANLEYANUS	24 POT, 80CM
12	12	STANLEYANUS	24 POT, 80CM
13	13	STANLEYANUS	24 POT, 80CM
14	14	STANLEYANUS	24 POT, 80CM
15	15	STANLEYANUS	24 POT, 80CM
16	16	STANLEYANUS	24 POT, 80CM
17	17	STANLEYANUS	24 POT, 80CM
18	18	STANLEYANUS	24 POT, 80CM
19	19	STANLEYANUS	24 POT, 80CM
20	20	STANLEYANUS	24 POT, 80CM
21	21	STANLEYANUS	24 POT, 80CM
22	22	STANLEYANUS	24 POT, 80CM
23	23	STANLEYANUS	24 POT, 80CM
24	24	STANLEYANUS	24 POT, 80CM
25	25	STANLEYANUS	24 POT, 80CM
26	26	STANLEYANUS	24 POT, 80CM
27	27	STANLEYANUS	24 POT, 80CM
28	28	STANLEYANUS	24 POT, 80CM
29	29	STANLEYANUS	24 POT, 80CM
30	30	STANLEYANUS	24 POT, 80CM
31	31	STANLEYANUS	24 POT, 80CM
32	32	STANLEYANUS	24 POT, 80CM
33	33	STANLEYANUS	24 POT, 80CM
34	34	STANLEYANUS	24 POT, 80CM
35	35	STANLEYANUS	24 POT, 80CM
36	36	STANLEYANUS	24 POT, 80CM
37	37	STANLEYANUS	24 POT, 80CM
38	38	STANLEYANUS	24 POT, 80CM
39	39	STANLEYANUS	24 POT, 80CM
40	40	STANLEYANUS	24 POT, 80CM
41	41	STANLEYANUS	24 POT, 80CM
42	42	STANLEYANUS	24 POT, 80CM
43	43	STANLEYANUS	24 POT, 80CM
44	44	STANLEYANUS	24 POT, 80CM
45	45	STANLEYANUS	24 POT, 80CM
46	46	STANLEYANUS	24 POT, 80CM
47	47	STANLEYANUS	24 POT, 80CM
48	48	STANLEYANUS	24 POT, 80CM
49	49	STANLEYANUS	24 POT, 80CM
50	50	STANLEYANUS	24 POT, 80CM
51	51	STANLEYANUS	24 POT, 80CM
52	52	STANLEYANUS	24 POT, 80CM
53	53	STANLEYANUS	24 POT, 80CM
54	54	STANLEYANUS	24 POT, 80CM
55	55	STANLEYANUS	24 POT, 80CM
56	56	STANLEYANUS	24 POT, 80CM
57	57	STANLEYANUS	24 POT, 80CM
58	58	STANLEYANUS	24 POT, 80CM
59	59	STANLEYANUS	24 POT, 80CM
60	60	STANLEYANUS	24 POT, 80CM
61	61	STANLEYANUS	24 POT, 80CM
62	62	STANLEYANUS	24 POT, 80CM
63	63	STANLEYANUS	24 POT, 80CM
64	64	STANLEYANUS	24 POT, 80CM
65	65	STANLEYANUS	24 POT, 80CM
66	66	STANLEYANUS	24 POT, 80CM
67	67	STANLEYANUS	24 POT, 80CM
68	68	STANLEYANUS	24 POT, 80CM
69	69	STANLEYANUS	24 POT, 80CM
70	70	STANLEYANUS	24 POT, 80CM
71	71	STANLEYANUS	24 POT, 80CM
72	72	STANLEYANUS	24 POT, 80CM
73	73	STANLEYANUS	24 POT, 80CM
74	74	STANLEYANUS	24 POT, 80CM
75	75	STANLEYANUS	24 POT, 80CM
76	76	STANLEYANUS	24 POT, 80CM
77	77	STANLEYANUS	24 POT, 80CM
78	78	STANLEYANUS	24 POT, 80CM
79	79	STANLEYANUS	24 POT, 80CM
80	80	STANLEYANUS	24 POT, 80CM
81	81	STANLEYANUS	24 POT, 80CM
82	82	STANLEYANUS	24 POT, 80CM
83	83	STANLEYANUS	24 POT, 80CM
84	84	STANLEYANUS	24 POT, 80CM
85	85	STANLEYANUS	24 POT, 80CM
86	86	STANLEYANUS	24 POT, 80CM
87	87	STANLEYANUS	24 POT, 80CM
88	88	STANLEYANUS	24 POT, 80CM
89	89	STANLEYANUS	24 POT, 80CM
90	90	STANLEYANUS	24 POT, 80CM
91	91	STANLEYANUS	24 POT, 80CM
92	92	STANLEYANUS	24 POT, 80CM
93	93	STANLEYANUS	24 POT, 80CM
94	94	STANLEYANUS	24 POT, 80CM
95	95	STANLEYANUS	24 POT, 80CM
96	96	STANLEYANUS	24 POT, 80CM
97	97	STANLEYANUS	24 POT, 80CM
98	98	STANLEYANUS	24 POT, 80CM
99	99	STANLEYANUS	24 POT, 80CM
100	100	STANLEYANUS	24 POT, 80CM

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. 2. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 3. REFER TO SPECIFICATIONS FOR DRAINAGE CONTAINER. 4. LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. 5. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 6. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. 7. PLANT MATERIAL MUST BE PROVIDED FROM A CERTIFIED PROPAGATOR. 8. PLANT MATERIAL MUST BE PROVIDED FROM A CERTIFIED PROPAGATOR. 9. PLANT MATERIAL MUST BE PROVIDED FROM A CERTIFIED PROPAGATOR. 10. PLANT MATERIAL MUST BE PROVIDED FROM A CERTIFIED PROPAGATOR.



**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6S9  
p: 604-294-0011 ; f: 604-294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

NO.	DATE	REVISION DESCRIPTION	DR.
1	12SEP14	REVISED AS PER CITY REQUEST	NT
2	13NOV14	REVISED AS PER CITY REQUEST	NT
3	14FEB15	REVISED AS PER CITY REQUEST	NT
4	14FEB15	REVISED AS PER CITY REQUEST	NT
5	14JAN15	REVISED AS PER CITY REQUEST	NT
6	14JAN15	REVISED AS PER CITY REQUEST	NT
7	14JAN15	REVISED AS PER CITY REQUEST	NT
8	14JAN15	REVISED AS PER CITY REQUEST	NT
9	14JAN15	REVISED AS PER CITY REQUEST	NT
10	14JAN15	REVISED AS PER CITY REQUEST	NT
11	14JAN15	REVISED AS PER CITY REQUEST	NT
12	14JAN15	REVISED AS PER CITY REQUEST	NT
13	14JAN15	REVISED AS PER CITY REQUEST	NT
14	14JAN15	REVISED AS PER CITY REQUEST	NT
15	14JAN15	REVISED AS PER CITY REQUEST	NT

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

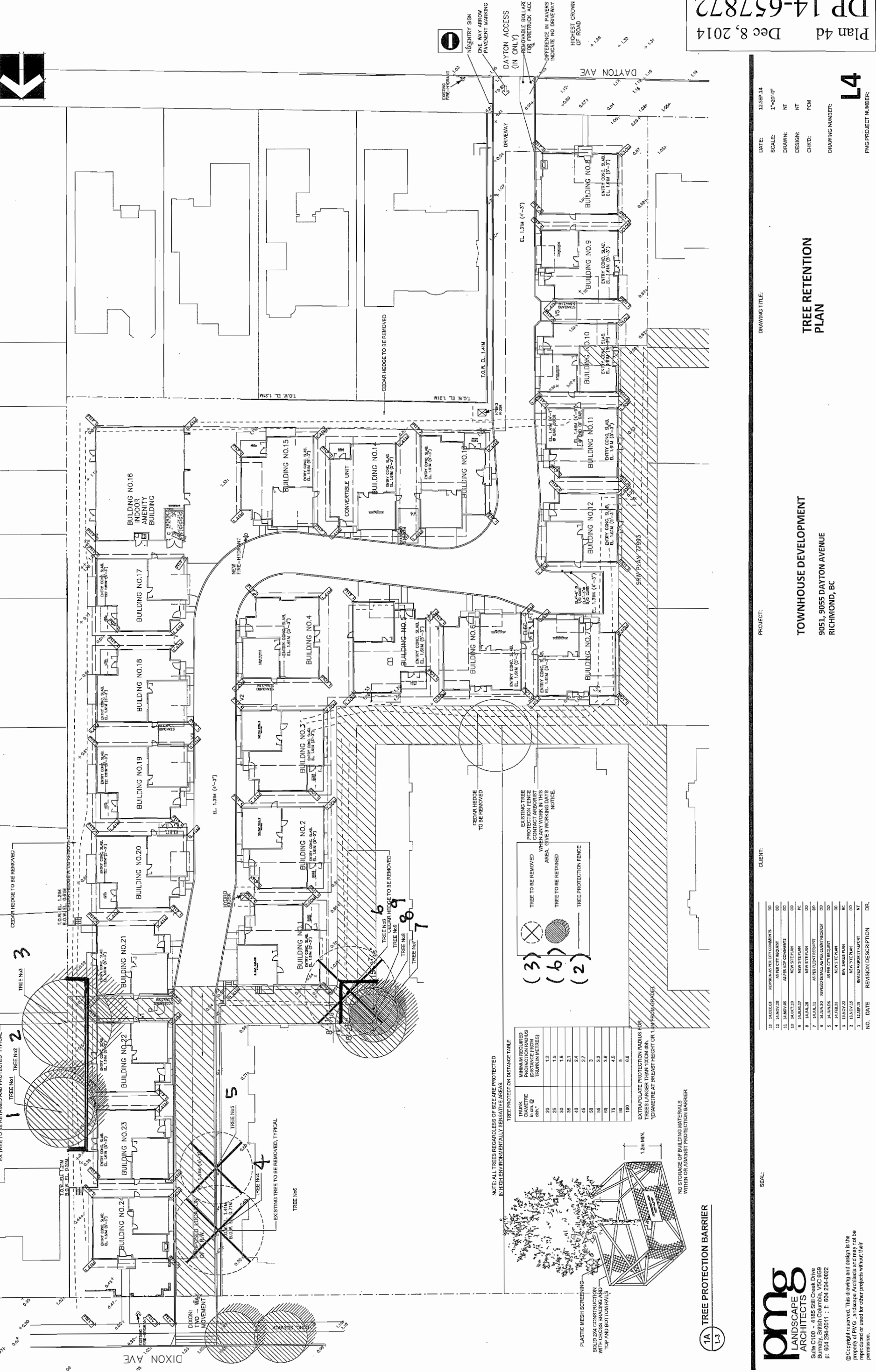
DRAWING TITLE: LANDSCAPE SHRUB PLAN B

DRAWING NUMBER: L3

PMG PROJECT NUMBER:

DATE: 12SEP14  
SCALE: 1/32"=1'-0"  
DRAWN: NT  
DESIGN: NT  
CHKD: PCM  
DRAWING NUMBER: L3  
PMG PROJECT NUMBER:

Plan 4c  
Dec 8, 2014  
DP 14-657872



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

TREE PROTECTION DISTANCE TABLE	
TRUNK DIAMETER IN CM @ 1.4M	MINIMUM REQUIRED 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
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH  
\*DIAMETER AT BREAST HEIGHT OR 1.4M FROM GROUND

1.2m MIN.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1A TREE PROTECTION BARRIER

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
2	12 SEP 14	REVISED AS PER CITY REQUEST	NO
3	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
4	12 SEP 14	REVISED AS PER CITY REQUEST	NO
5	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
6	12 SEP 14	REVISED AS PER CITY REQUEST	NO
7	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
8	12 SEP 14	REVISED AS PER CITY REQUEST	NO
9	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
10	12 SEP 14	REVISED AS PER CITY REQUEST	NO
11	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
12	12 SEP 14	REVISED AS PER CITY REQUEST	NO
13	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
14	12 SEP 14	REVISED AS PER CITY REQUEST	NO
15	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
16	12 SEP 14	REVISED AS PER CITY REQUEST	NO
17	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
18	12 SEP 14	REVISED AS PER CITY REQUEST	NO
19	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
20	12 SEP 14	REVISED AS PER CITY REQUEST	NO
21	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
22	12 SEP 14	REVISED AS PER CITY REQUEST	NO
23	12 SEP 14	REVISED AS PER CITY COMMENTS	NO
24	12 SEP 14	REVISED AS PER CITY REQUEST	NO

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

CLIENT: TREE RETENTION PLAN

DRAWING TITLE: TREE RETENTION PLAN

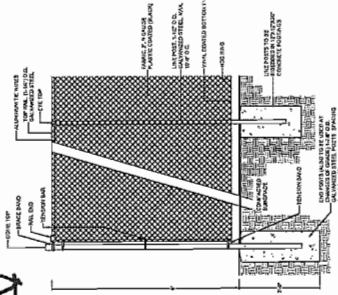
DATE: 12 SEP 14  
SCALE: 1"=20'-0"  
DRAWN: NT  
DESIGN: NT  
CHKD: PCW  
DRAWING NUMBER: L4  
PMG PROJECT NUMBER:

DP 14-657872  
Plan 4d  
Dec 8, 2014

Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.  
Sullivan C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
P: 604 294-0011 ; F: 604 294-0022

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

- NOTE FOR ALL WOODWORK
- ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS
  - ALL OTHER MEMBERS TO BE CEDAR, 42 (CONSTRUCTION) GRADE MINIMUM.
  - ALL HARDWARE HOT DIPRED GALVANIZED.
  - APPLY 3 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  - ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12" X 18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".
  - FENCE POST, FOOTING AT LOCATED ON PRIVATE PROPERTY INSIDE MINIMUM 150 MM

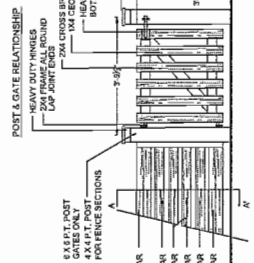
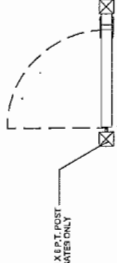


1A 6'-0" HT CHAIN LINK FENCE  
3/8" = 1'-0"

MAX 1.8 M HEIGHT

NOTES:

- ALL WOOD CEDARS WITH TWO COATS
- SOLID STAIN TO MATCH TRIM OF BUILDING.
- ALL HARDWARE GALVANIZED, HOTDIPPED
- SEE PLAN FOR POST LAYOUT

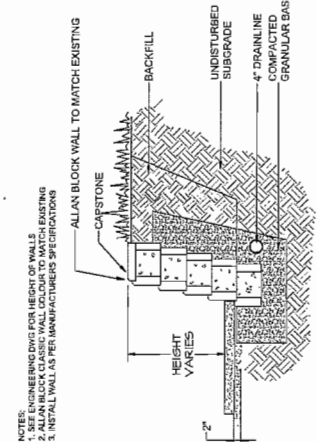


2 42' HT PICKET FENCE AND GATE  
3/8" = 1'-0"

MAX 1.8 M HEIGHT

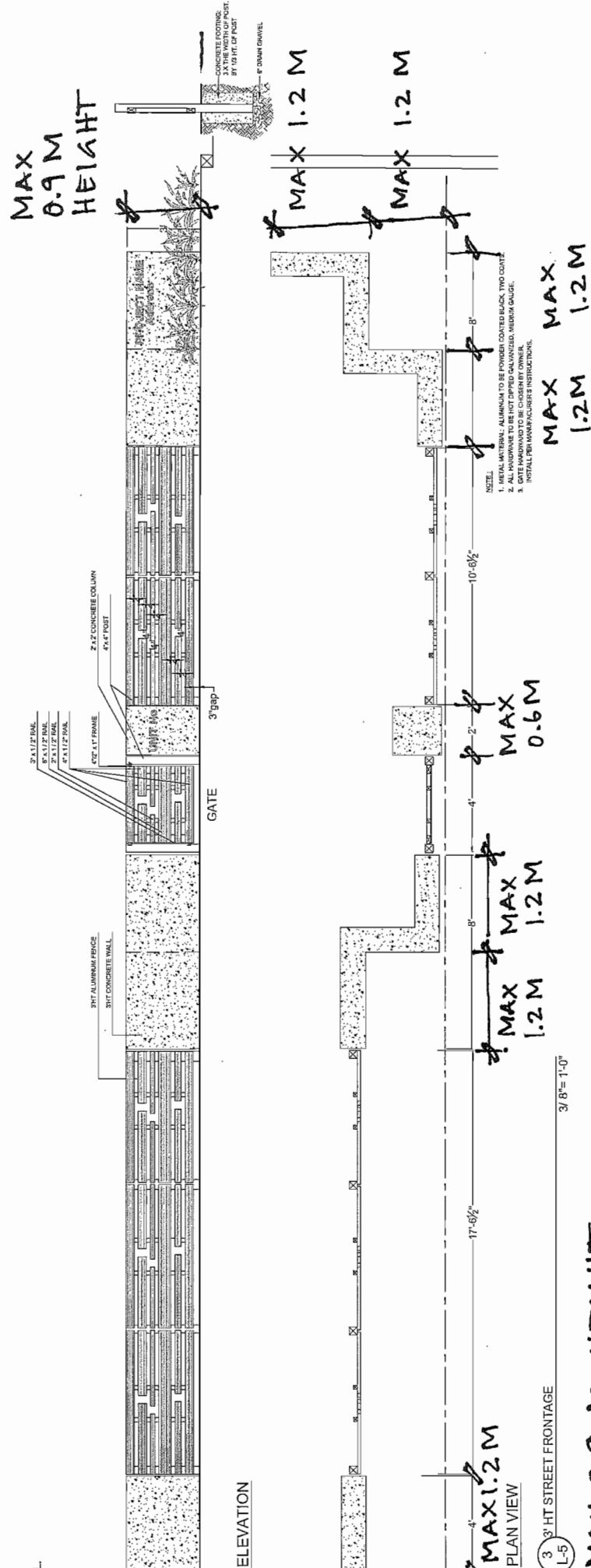
NOTES:

- SEE ENGINEERING DWS FOR HEIGHT OF WALLS
- INSTALL WALL AS PER MANUFACTURERS SPECIFICATIONS
- INSTALL WALL AS PER MANUFACTURERS SPECIFICATIONS



4 ALLAN BLOCK WALL  
1/2" = 1'-0"

MAX 0.9 M HEIGHT



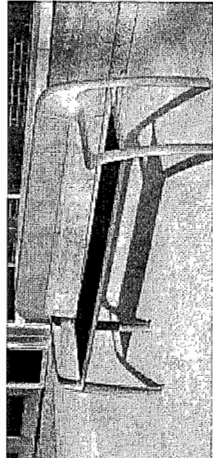
3 3' HT STREET FRONTAGE  
3/8" = 1'-0"

MAX 0.9 M HEIGHT

DAYTON & DIXON STREETSCAPE FENCING DETAIL



MAGLIN BIKE RACK - MBR400, TITANIUM



MAGLIN BENCH - SCB1600, TITANIUM FRAME, HDPC SLATS

**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Silt Creek Drive  
Richmond, BC V6X 3A8  
P: 604-294-0011 F: 604-294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

NO.	DATE	REVISION DESCRIPTION	DRAWN
1	12 SEP 14	AS SHOWN	RT
2	12 SEP 14	AS SHOWN	NT
3	12 SEP 14	AS SHOWN	PC

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

DATE: 12 SEP 14  
SCALE: AS SHOWN  
DRAWN: RT  
DESIGN: NT  
CHKD: PC

DRAWING NUMBER: 15

PMG PROJECT NUMBER: 1

LANDSCAPE  
DETAILS





Yamamoto  
Architecture Inc.

1088 Oak Street, Suite 101,  
Vancouver, BC V6E 1K1 Tel: 778-7117 Fax: 778-7117

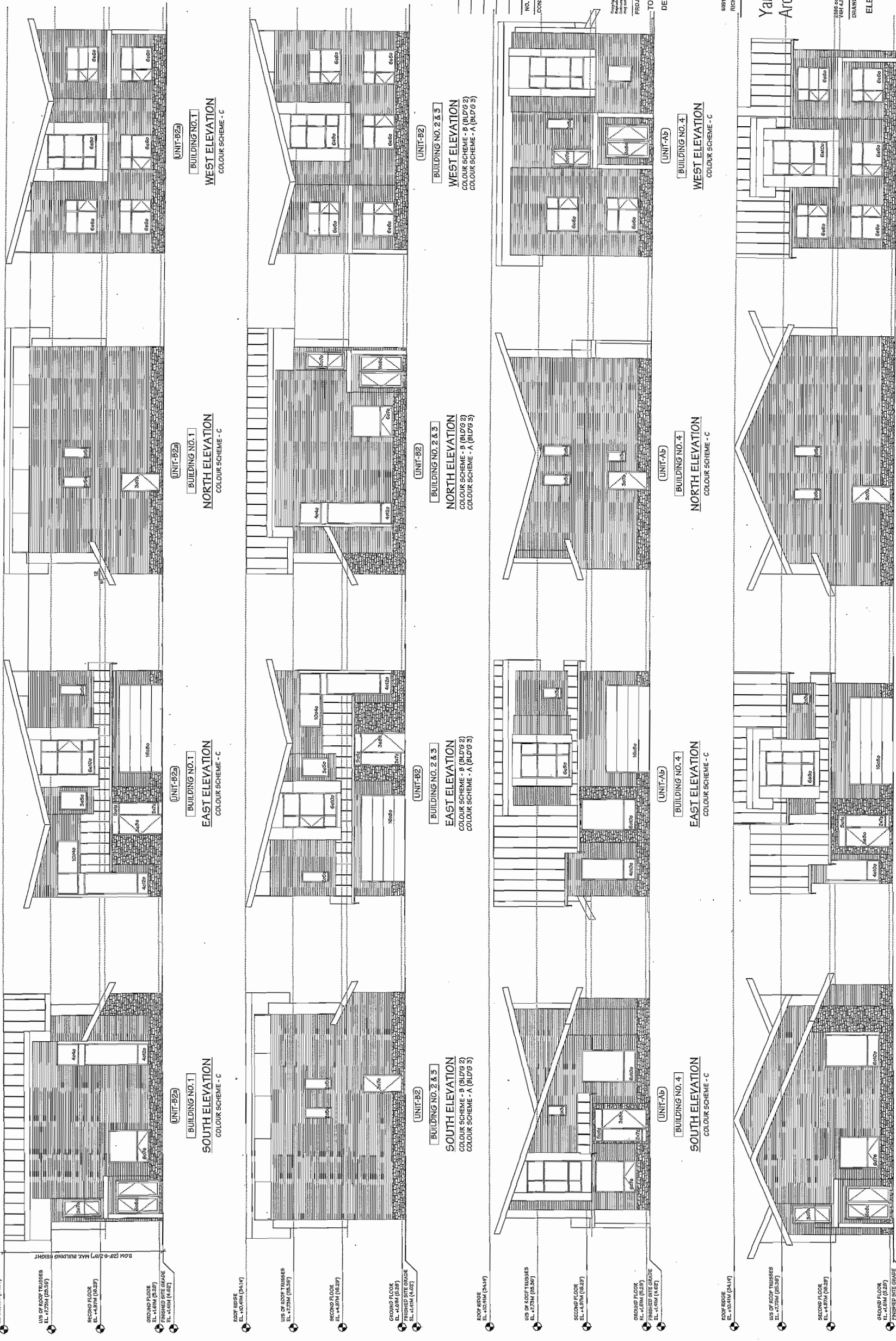
DRAWING TITLE  
ELEVATIONS

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

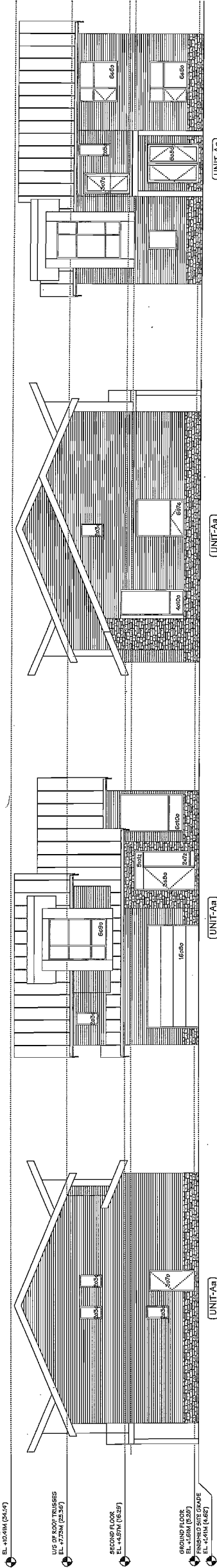
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

**PLAN #4**

NORTH ELEVATION  
COLOUR SCHEME - C



NO.	DATE	REVISIONS
CONSULTANT		
PROJECT		
DEVELOPMENT		
TOWNHOUSE		
Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. Reproduction in whole or in part is prohibited. The drawing is an original work of the architect and is the property of the architect. Any use of this drawing without the written permission of the architect is strictly prohibited.		
NOV. 20, 2014 GENERAL REVISIONS		
NOV. 8, 2014 ISSUED FOR P.P.		
OCT. 8, 2014 ISSUED FOR A.O.P.		
SEP. 2, 2014 GENERAL REVISIONS		
AUG. 7, 2014 ISSUED FOR P.P. APPLICATION		

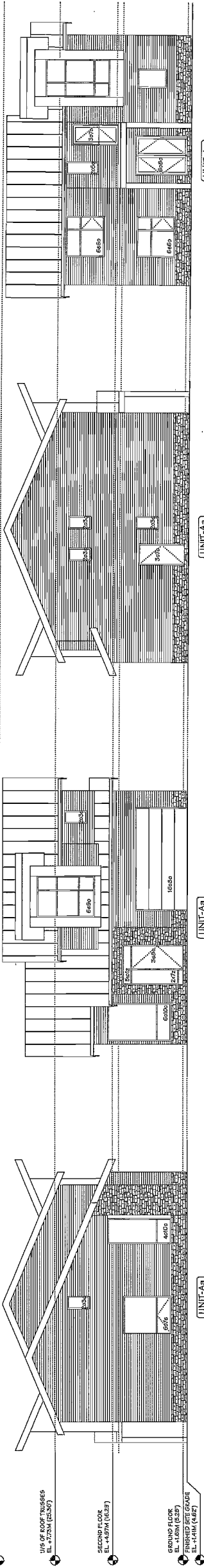


[BUILDING NO. 6]  
WEST ELEVATION  
COLOUR SCHEME - A

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

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

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

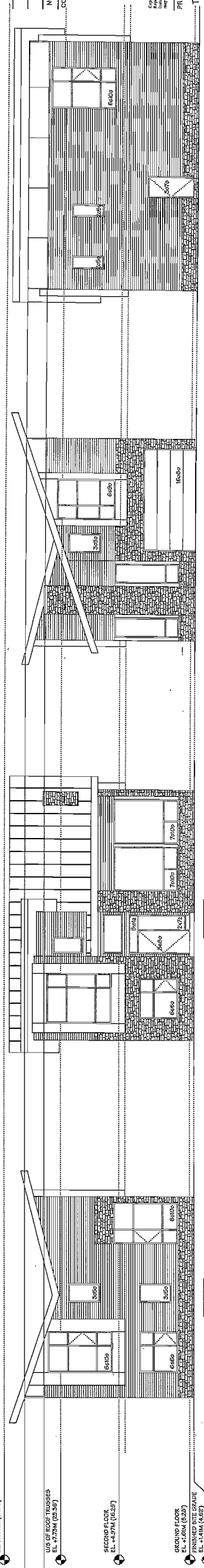


[BUILDING NO. 7]  
WEST ELEVATION  
COLOUR SCHEME - C

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

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

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

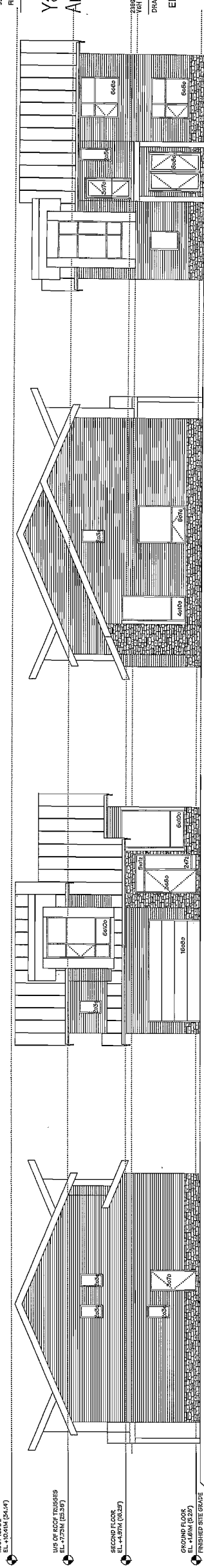


[BUILDING NO. 8]  
WEST ELEVATION  
COLOUR SCHEME - A

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

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

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



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

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

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

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

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

Project: TOWNHOUSE DEVELOPMENT  
9251, 8955 DAYTON AVE  
RICHMOND, B.C.

Plan 7  
Dec 8, 2014  
DP 14-657872

Yamamoto  
Architecture Inc.

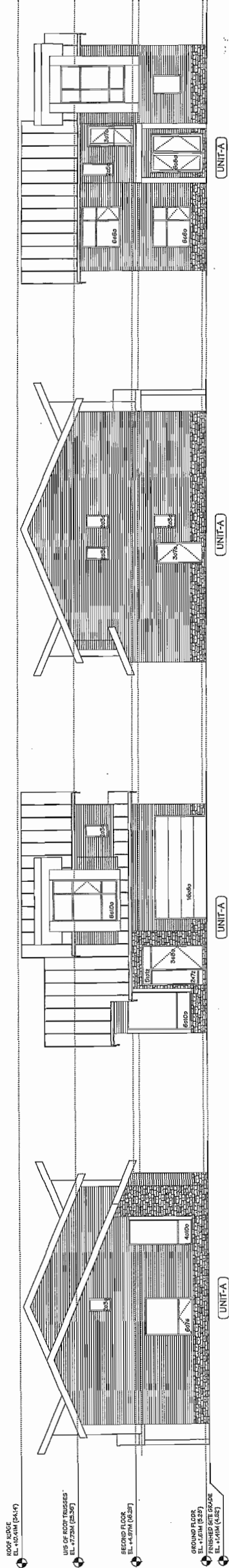
2385 oak street, van. b.c.  
V6H 4J1 tel: 791-1127 fax: 791-1927

DRAWING TITLE  
ELEVATIONS

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

WEST ELEVATION  
COLOUR SCHEME - B  
PLAN #5

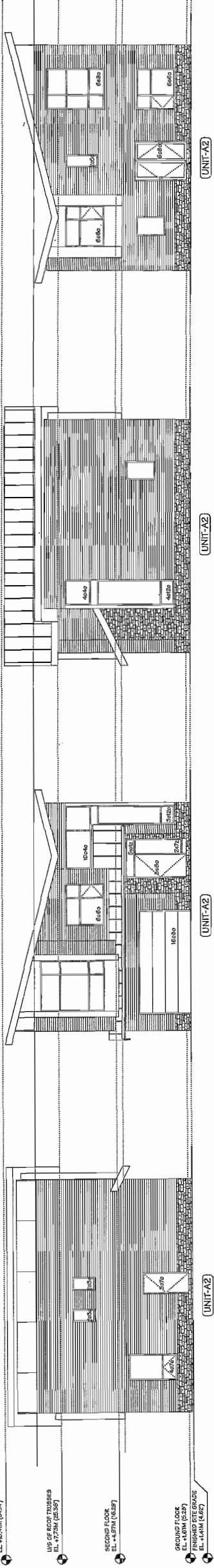
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS



UNIT-A1  
BUILDING NO. 10  
SOUTH ELEVATION  
COLOUR SCHEME - C

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

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



UNIT-A1  
BUILDING NO. 10  
NORTH ELEVATION  
COLOUR SCHEME - C

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

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

NO.	DATE	REVISIONS
NOV. 30, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR E.I.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

Copyright, all rights reserved.  
This drawing is the property of Yamamoto Architecture Inc. and is not to be reproduced or used in any form without the written consent of the architect.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9651, 9058 DARTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2388 6th Street, V6A 1A2  
V6H 4J1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE  
ELEVATIONS

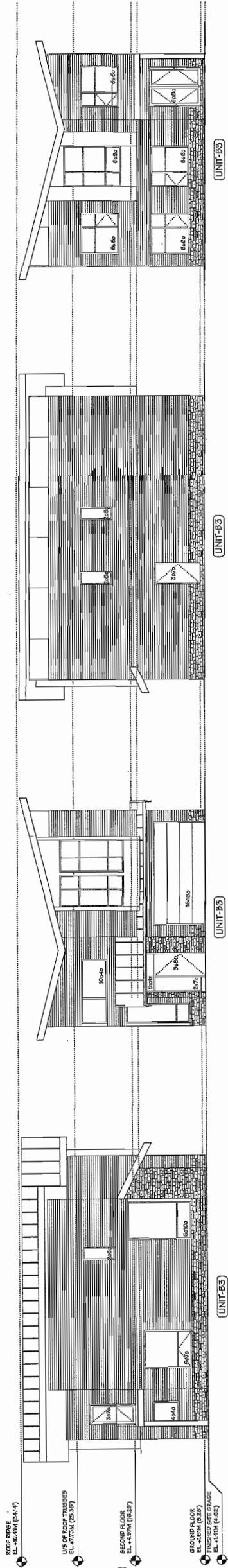
SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TYWIM	DP 14-657872
CHECKED	PROJ. NO. 1111

BUILDING NO. 13  
SOUTH ELEVATION  
COLOUR SCHEME - C

BUILDING NO. 13  
WEST ELEVATION  
COLOUR SCHEME - C

BUILDING NO. 13  
NORTH ELEVATION  
COLOUR SCHEME - C

PLAN #6  
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

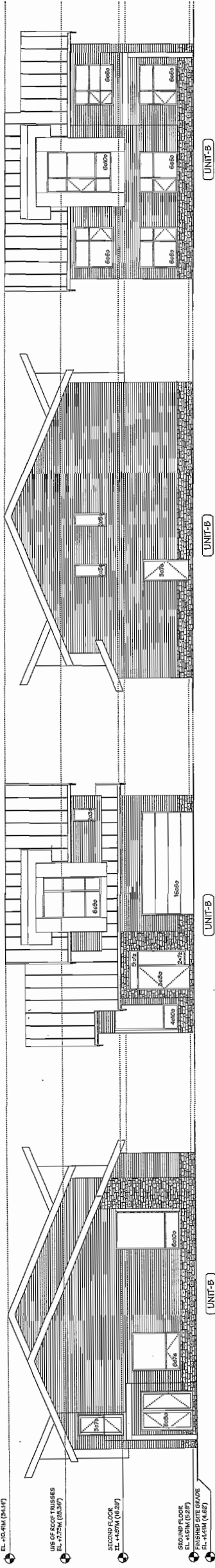


[UNIT-B3]  
[BUILDING NO. 14]  
SOUTH ELEVATION  
COLOUR SCHEME - A

[UNIT-B3]  
[BUILDING NO. 14]  
WEST ELEVATION  
COLOUR SCHEME - A

[UNIT-B3]  
[BUILDING NO. 14]  
NORTH ELEVATION  
COLOUR SCHEME - A

[UNIT-B3]  
[BUILDING NO. 14]  
EAST ELEVATION  
COLOUR SCHEME - A

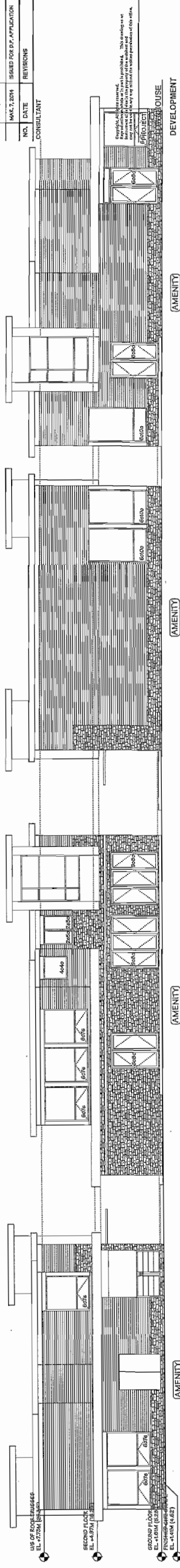


[UNIT-B]  
[BUILDING NO. 15]  
SOUTH ELEVATION  
COLOUR SCHEME - B

[UNIT-B]  
[BUILDING NO. 15]  
WEST ELEVATION  
COLOUR SCHEME - B

[UNIT-B]  
[BUILDING NO. 15]  
NORTH ELEVATION  
COLOUR SCHEME - B

[UNIT-B]  
[BUILDING NO. 15]  
EAST ELEVATION  
COLOUR SCHEME - B

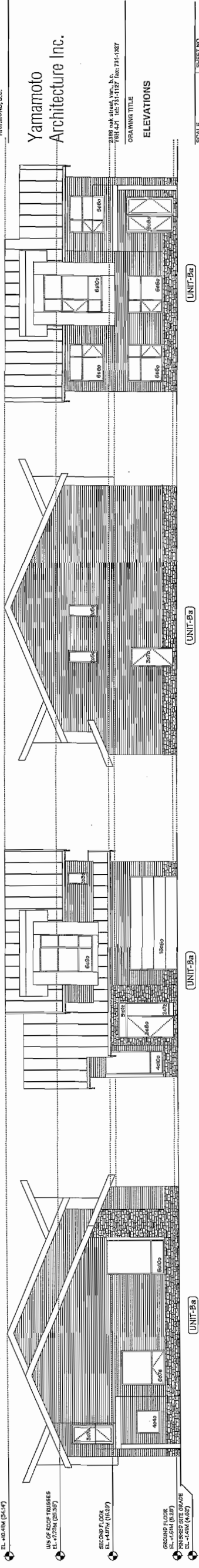


[AMENITY]  
[BUILDING NO. 16]  
NORTH ELEVATION

[AMENITY]  
[BUILDING NO. 16]  
WEST ELEVATION

[AMENITY]  
[BUILDING NO. 16]  
SOUTH ELEVATION

[AMENITY]  
[BUILDING NO. 16]  
EAST ELEVATION



[UNIT-B2]  
[BUILDING NO. 17]  
NORTH ELEVATION  
COLOUR SCHEME - A

[UNIT-B2]  
[BUILDING NO. 17]  
WEST ELEVATION  
COLOUR SCHEME - A

[UNIT-B2]  
[BUILDING NO. 17]  
SOUTH ELEVATION  
COLOUR SCHEME - A

[UNIT-B2]  
[BUILDING NO. 17]  
EAST ELEVATION  
COLOUR SCHEME - A

GENERAL REVISIONS	
NOV. 10, 2014	ISSUED FOR D.P.P.
NOV. 6, 2014	ISSUED FOR A.D.P.
OCT. 8, 2014	ISSUED FOR D.P. APPLICATION
SEP. 2, 2014	REVISIONS
NOV. 7, 2014	REVISIONS
NO. DATE	CONSULTANT

REVISIONS TO BE MADE TO THE DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING AND NOT TO THE REVISIONS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

8051, 3052 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2388 Oak Street, Van., B.C.  
V6H 4J1 Tel: 731-1137 Fax: 731-1137

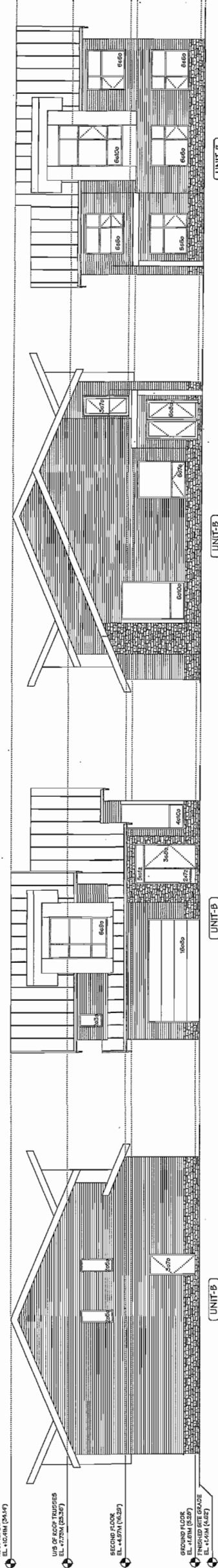
DRAWING TITLE  
ELEVATIONS

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

PLAN #7  
EAST ELEVATION  
COLOUR SCHEME - A

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

Plan 9  
Dec 8, 2014  
DP 14-657872

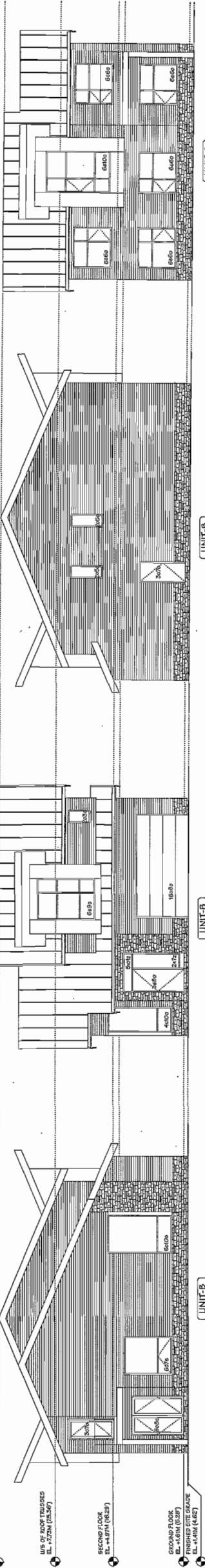


**BUILDING NO. 19**  
**EAST ELEVATION**  
COLOUR SCHEME - B

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

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

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

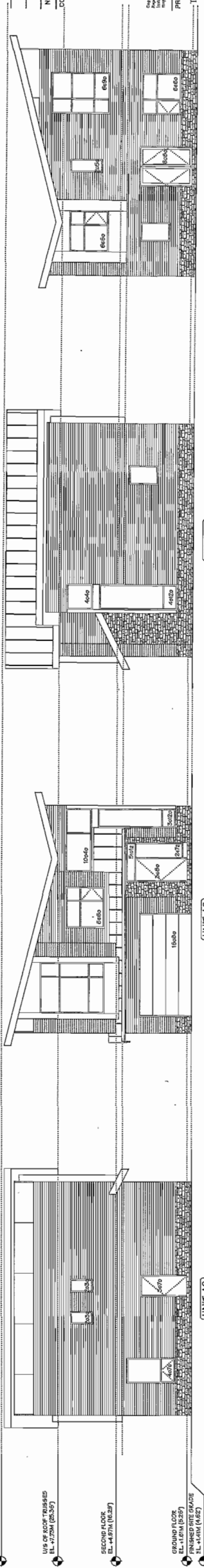


**BUILDING NO. 19, 20**  
**EAST ELEVATION**  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

**BUILDING NO. 19, 20**  
**SOUTH ELEVATION**  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

**BUILDING NO. 19, 20**  
**WEST ELEVATION**  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

**BUILDING NO. 19, 20**  
**NORTH ELEVATION**  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

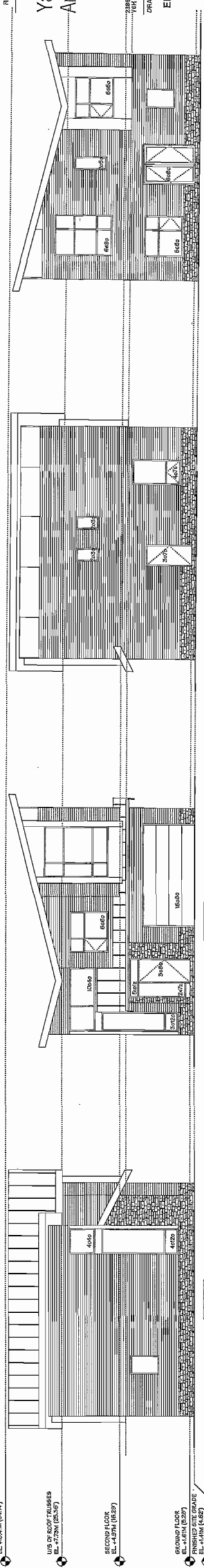


**BUILDING NO. 21 & 23**  
**EAST ELEVATION**  
COLOUR SCHEME - B (BLDG 21)  
COLOUR SCHEME - C (BLDG 23)

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

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

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



**BUILDING NO. 22**  
**EAST ELEVATION**  
COLOUR SCHEME - A

**BUILDING NO. 22**  
**SOUTH ELEVATION**  
COLOUR SCHEME - A

**BUILDING NO. 22**  
**WEST ELEVATION**  
COLOUR SCHEME - A

**BUILDING NO. 22**  
**NORTH ELEVATION**  
COLOUR SCHEME - A

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL 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 D.P. APPLICATION	

CONSULTANT

PROJECT  
TOWNHOUSE  
DEVELOPMENT

8951, 8955 DATTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

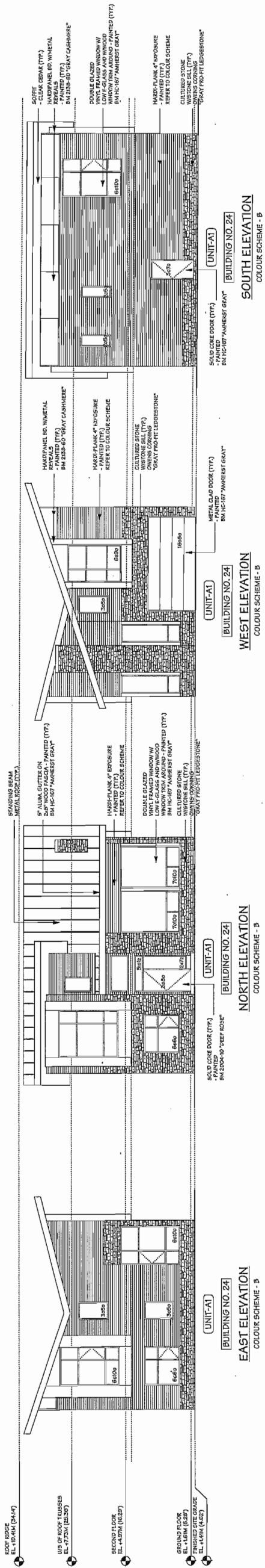
2388 GASK ROAD, VAN. B.C.  
V6H 4J1 TEL: 771-1127 FAX: 771-1327

DRAWING TITLE  
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 13, 2013	
DRAWN TJ/AM	DP 14-657872
CHECKED	PROJ. NO. 1111

**PLAN #8**  
EAST ELEVATION  
COLOUR SCHEME - A

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS



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

NOV. 10, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.
OCT. 8, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAY 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
	REVISIONS

Copyright, All rights reserved.  
No reproduction in whole or in part is permitted. This drawing is an  
instrument of service to the property of the architect and  
may not be used in any way without the written permission of the office.

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

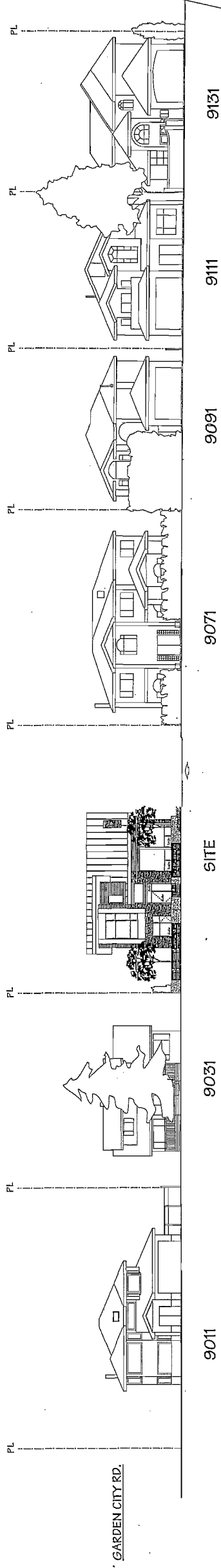
Yamamoto  
Architecture Inc.

2365 oak street, van., b.c.  
V6H 4J1 tel: 731-1127 fax: 731-1327

**DRAWING TITLE**

## ELEVATIONS

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



STREETSCAPE - DAYTON AVE.

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

Copyright © All Rights Reserved.  
No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9005 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

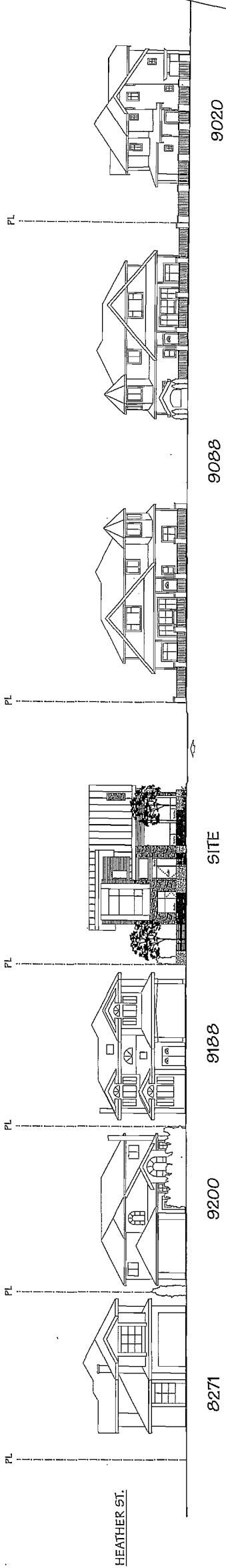
2022-2023-2024, INC. LTD.  
VIRI 411, MAY 75-11127, MAY 75-1127

DRAWING TITLE

STREETSCAPE ELEVATIONS

SCALE	1/16" = 1'-0"	SHEET NO.
DATE	MAY 12, 2014	
DRAWN	TY	DP 14-657872
CHECKED		PROJ. NO. 1111

PLAN #1C



STREETSCAPE - DIXON AVE.

[illegible]

UNIT-4A  
BUILDING NO. 4  
EAST ELEVATION

UNIT-52  
BUILDING NO. 3  
EAST ELEVATION

UNIT-52  
BUILDING NO. 2  
EAST ELEVATION

UNIT-52a  
BUILDING NO. 1  
EAST ELEVATION

EAST AISLE STREET SCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST

SOUTH ELEVATION  
 BUILDING NO. 7  
 UNIT-Aa

SOUTH ELEVATION  
 BUILDING NO. 6  
 UNIT-Aa

SOUTH ELEVATION  
 BUILDING NO. 5  
 UNIT-B

SOUTH ELEVATION  
 BUILDING NO. 4  
 UNIT-Ab

EAST ELEVATION  
 BUILDING NO. 8  
 UNIT-A1

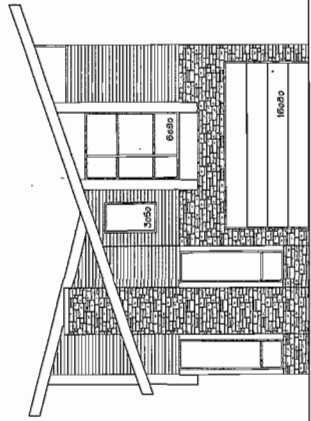
EAST ELEVATION  
 BUILDING NO. 9  
 UNIT-A

EAST ELEVATION  
 BUILDING NO. 10  
 UNIT-A

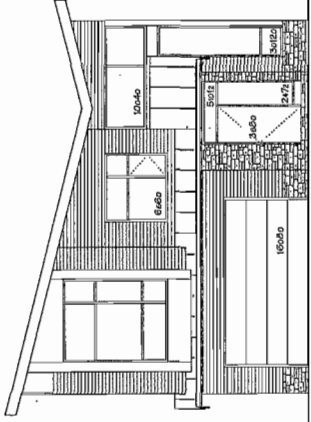
EAST ELEVATION  
 BUILDING NO. 11  
 UNIT-A2

EAST ELEVATION  
 BUILDING NO. 12  
 UNIT-A2

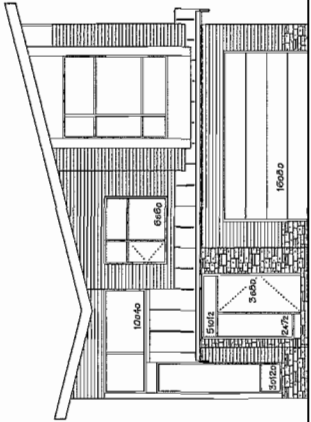
[illegible]



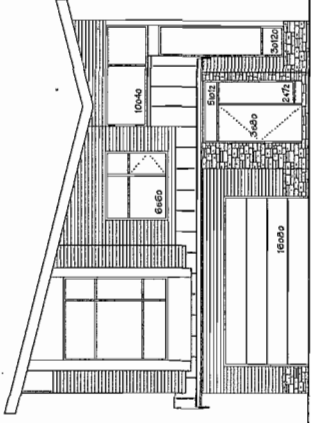
(UNIT-A1)  
BUILDING NO. 24  
WEST ELEVATION



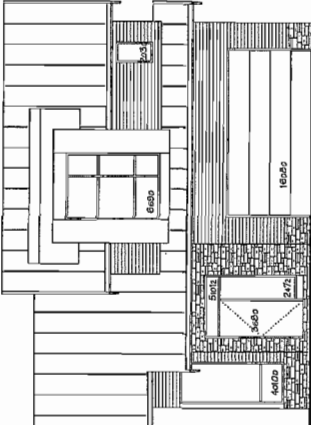
(UNIT-A2)  
BUILDING NO. 23  
WEST ELEVATION



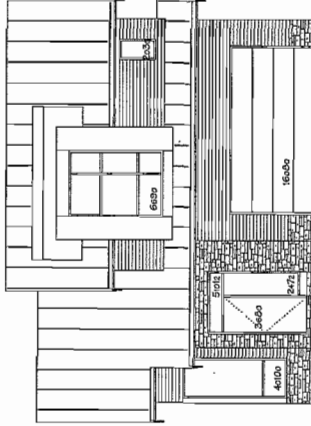
(UNIT-A2)  
BUILDING NO. 22  
WEST ELEVATION



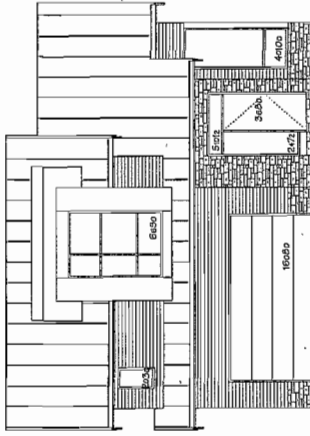
(UNIT-A2)  
BUILDING NO. 21  
WEST ELEVATION



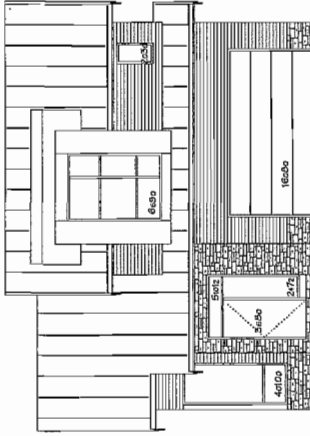
(UNIT-B)  
BUILDING NO. 20  
WEST ELEVATION



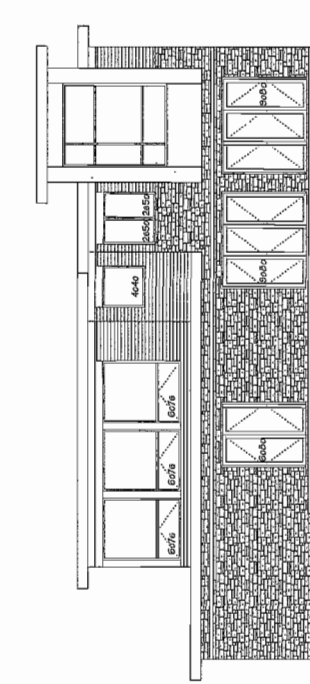
(UNIT-B)  
BUILDING NO. 19  
WEST ELEVATION



(UNIT-B)  
BUILDING NO. 18  
WEST ELEVATION



(UNIT-B2)  
BUILDING NO. 17  
WEST ELEVATION



(AMENITY)  
BUILDING NO. 16  
WEST ELEVATION

DRIVE AISLE STREETSCAPE — DIXON TO AMENITY BUILDING, LOOKING EAST

NO.	DATE	REVISIONS	CONSULTANT
NOV. 6, 2014	ISSUED FOR D.P.F.		
OCT. 3, 2014	ISSUED FOR A.D.P.		
SEP. 4, 2014	ISSUED FOR D.P. APPLICATION		

Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. This drawing is an integral part of the contract documents. It is to be used only in connection with the project and for the purpose of the contract. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the architect.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

8951, 8955 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2385 oak street, vancouver, b.c.  
VAN. V6T 1A1 TEL: 778-1127 FAX: 778-1127

DRAWING TITLE  
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TY	DP 14-6571
CHECKED		PROJ. NO. 111

PLAN #1e

Reference Plan  
Dec 8, 2014  
DP 14-657872



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

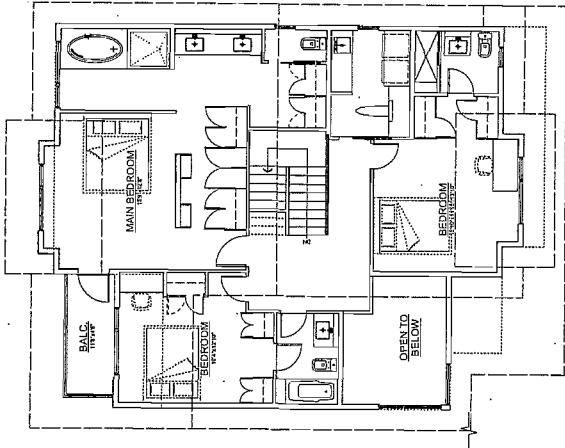
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE SEATING
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

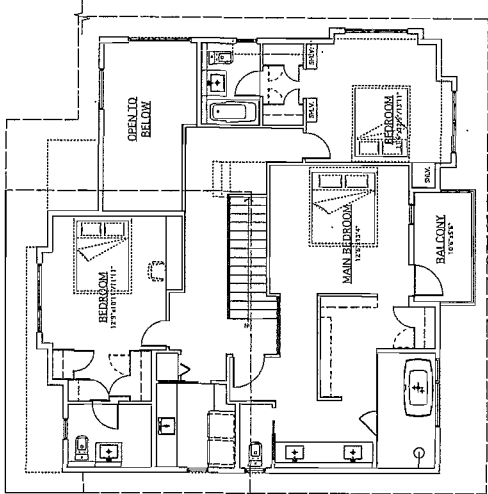
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, SEALANTS, FINISHES, ADHESIVES, CARPET & COMPOSITE WOODS

ENERGYGUIDE 053

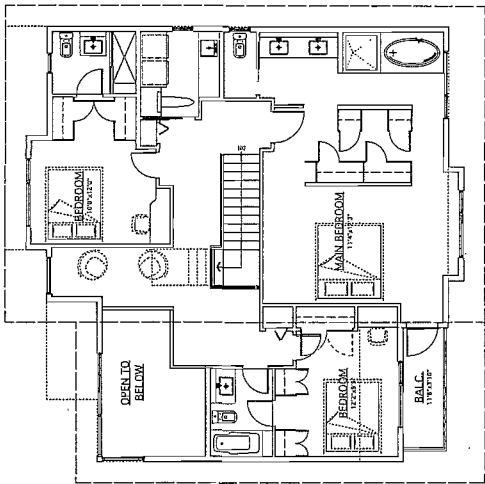
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- INSULATED GLAZED, SOFT COAT LOW-E, METAL SPACER, FIRED WINDOW WITH WARM EDGE
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, INSULATED GLAZED
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (85% AFUE) (TRIANGLE TUBE FINGER) SOLELY FOR HEATING PURPOSES
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



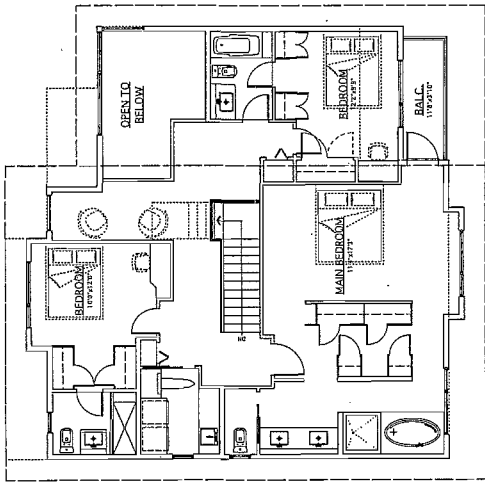
UNIT-B  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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

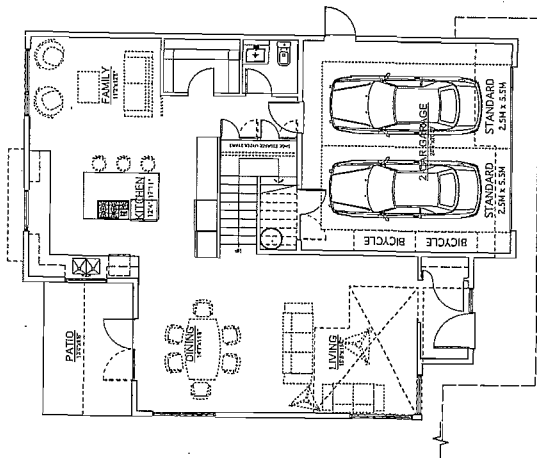


UNIT-B2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

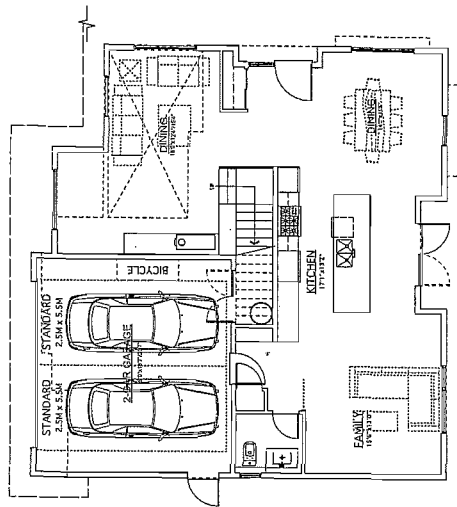


UNIT-B2a  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

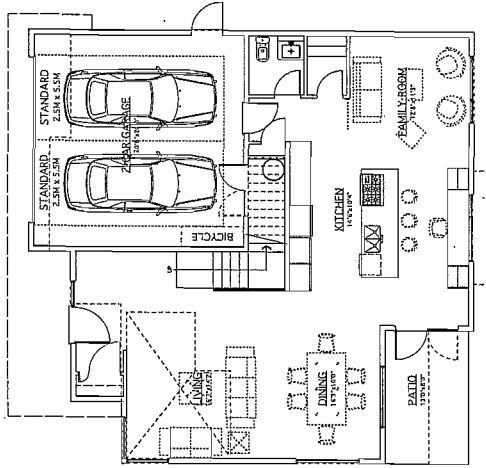
NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		



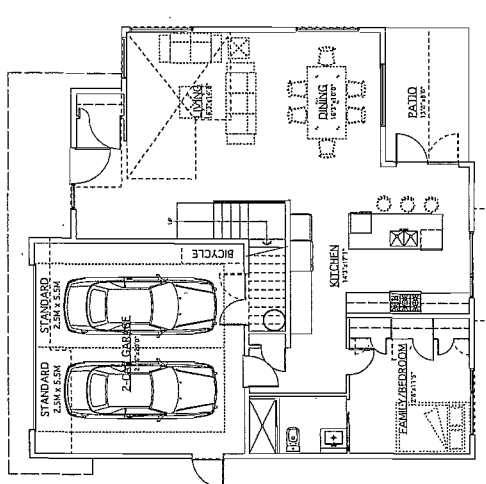
UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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"

Copyright © 2014 Yamamoto Architecture Inc.  
This drawing is the property of Yamamoto Architecture Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Yamamoto Architecture Inc.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9851, 8855 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 oak street, vancouver, b.c.  
V6H 4J1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 15, 2013	
DRAWN	TYM	DP 14-65787
CHECKED		PROJ. NO. 1111

PLAN #10

Reference Plan  
Dec 8, 2014  
DP 14-657872

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

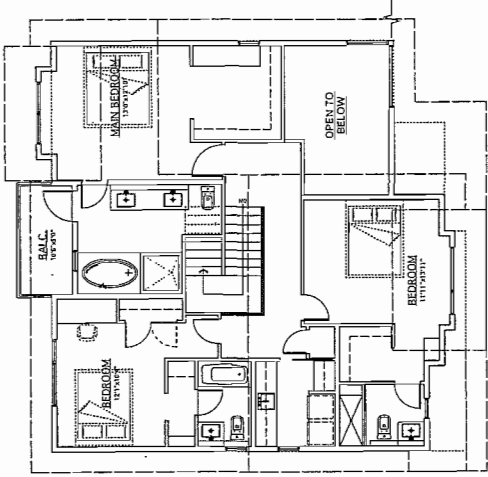
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE BATH TUB & INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

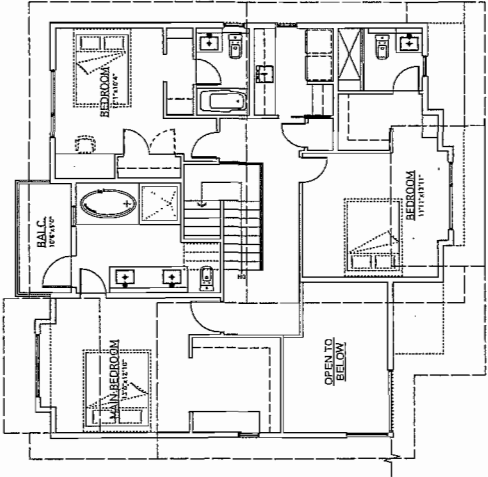
- ENERGY STAR APPLIANCES AND LOW FLOW FEATURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE 08:

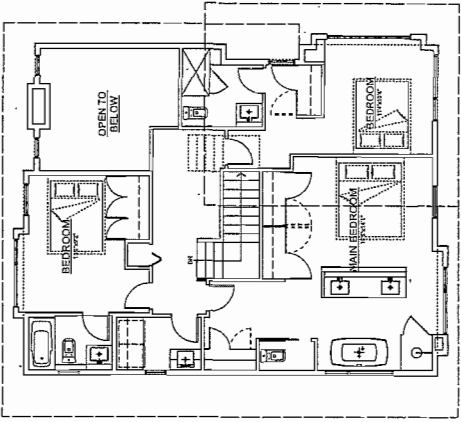
- R19 BULL UNDER SLAB INSULATION AND R12 SHIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIRED WINDOWS WITH VINYL FRAMES
- 1/2" MIN. INSULATION IN WALLS
- GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIRED WINDOWS WITH VINYL FRAMES
- 1/2" MIN. INSULATION IN ROOF
- 1/2" MIN. INSULATION IN FLOOR
- 1/2" MIN. INSULATION IN BASEMENT
- 1/2" MIN. INSULATION IN ATTIC
- 1/2" MIN. INSULATION IN CRAWL SPACE
- 1/2" MIN. INSULATION IN GARAGE
- 1/2" MIN. INSULATION IN PORCH
- 1/2" MIN. INSULATION IN BALCONY
- 1/2" MIN. INSULATION IN TERRACE
- 1/2" MIN. INSULATION IN DRIVEWAY
- 1/2" MIN. INSULATION IN SIDEWALK
- 1/2" MIN. INSULATION IN STAIRS
- 1/2" MIN. INSULATION IN ELEVATOR
- 1/2" MIN. INSULATION IN LOBBY
- 1/2" MIN. INSULATION IN HALLWAY
- 1/2" MIN. INSULATION IN RESTROOM
- 1/2" MIN. INSULATION IN JANETRY
- 1/2" MIN. INSULATION IN MECHANICAL ROOM
- 1/2" MIN. INSULATION IN ELECTRICAL ROOM
- 1/2" MIN. INSULATION IN TELECOM ROOM
- 1/2" MIN. INSULATION IN STORAGE ROOM
- 1/2" MIN. INSULATION IN GARAGE
- 1/2" MIN. INSULATION IN PORCH
- 1/2" MIN. INSULATION IN BALCONY
- 1/2" MIN. INSULATION IN TERRACE
- 1/2" MIN. INSULATION IN DRIVEWAY
- 1/2" MIN. INSULATION IN SIDEWALK
- 1/2" MIN. INSULATION IN STAIRS
- 1/2" MIN. INSULATION IN ELEVATOR
- 1/2" MIN. INSULATION IN LOBBY
- 1/2" MIN. INSULATION IN HALLWAY
- 1/2" MIN. INSULATION IN RESTROOM
- 1/2" MIN. INSULATION IN JANETRY
- 1/2" MIN. INSULATION IN MECHANICAL ROOM
- 1/2" MIN. INSULATION IN ELECTRICAL ROOM
- 1/2" MIN. INSULATION IN TELECOM ROOM
- 1/2" MIN. INSULATION IN STORAGE ROOM



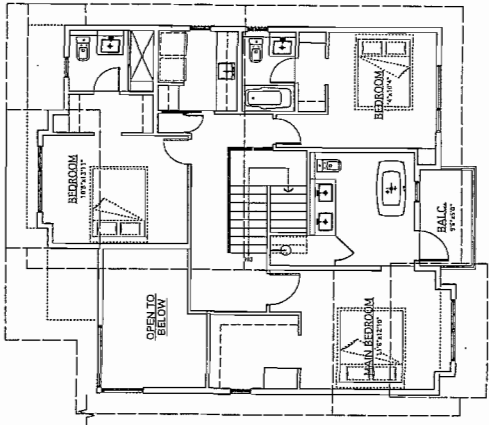
UNIT-A-a  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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

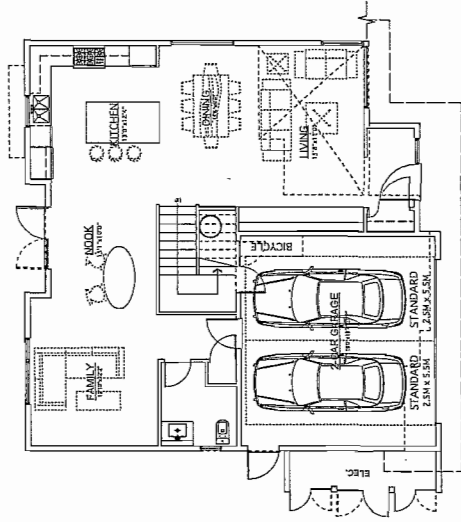


UNIT-A-1  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

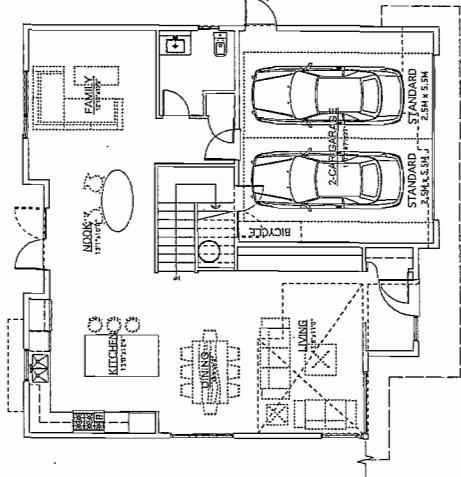


UNIT-A  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

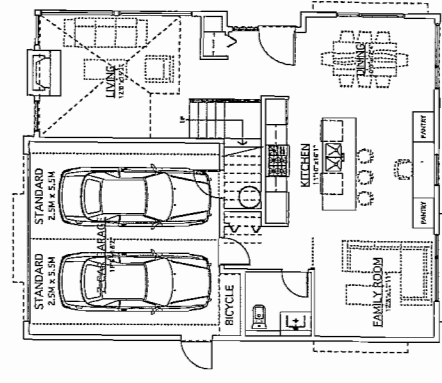
NOV. 6, 2014	ISSUED FOR R.F.P.
OCT. 8, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	



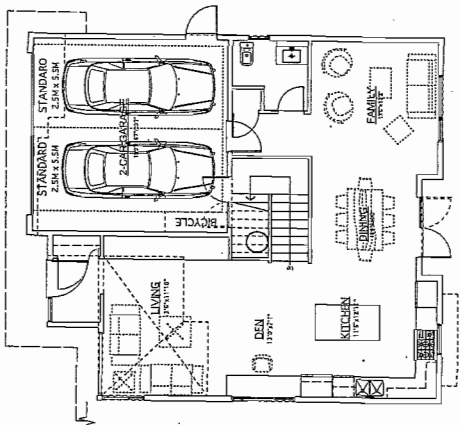
UNIT-A-a  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



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



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

Copyright, all rights reserved.  
This drawing is the property of the architect and is not to be reproduced or used in any form without the written permission of the architect.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9551, 9555 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

9551, 9555 DAYTON AVE  
RICHMOND, B.C.

DRAWING TITLE

FLOOR PLANS

SHEET NO.

1/8" = 1'-0"

DATE JULY 19, 2013

DRAWN TYKAM

CHECKED

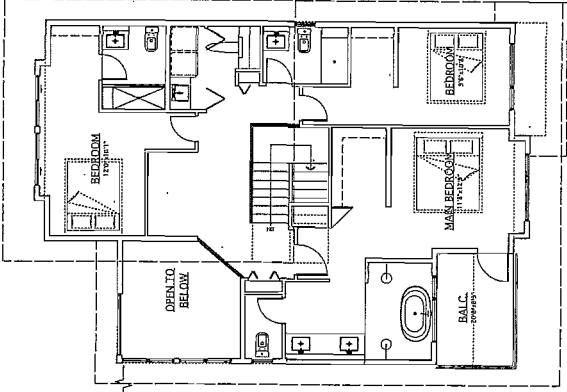
DP 14-6578

PROJ. NO. 1111

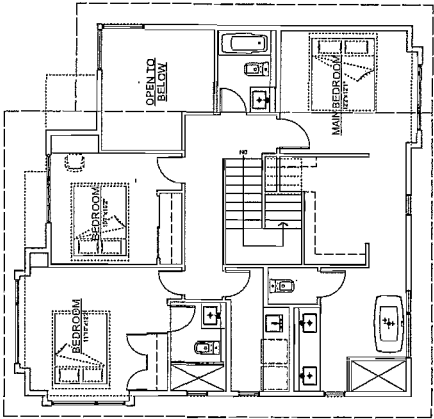
PLAN #11

Reference Plan  
Dec 8, 2014  
DP 14-657872

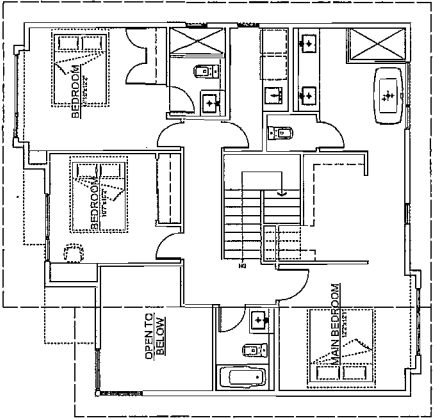
- AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE WALKING AIDS
  - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
  - GRAB BAR INSTALLATION
- SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
  - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGUIDE B3:**
- R20 FILL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED ALUMINUM WINDOW AND DOOR UNITS
  - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
  - METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
  - 100% RECYCLED FIBRE INSULATION
  - 100% RECYCLED FIBRE INSULATION
  - EFFICIENT CONDENSING BOILER (95% A/E) (TRIANGLE BRAND) WITH 100% RECYCLED FIBRE INSULATION
  - NATURAL GAS INDIRECT FIRE WATER HEATER, 60 US GAL. TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



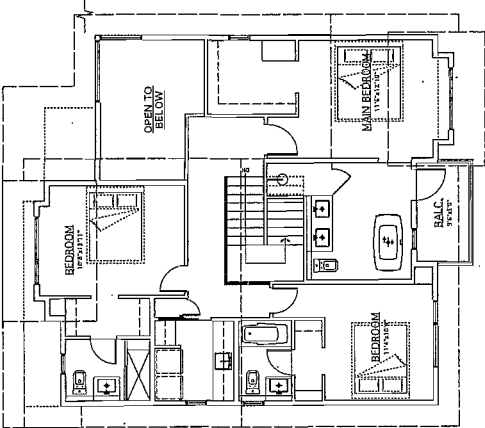
UNIT-B1  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-A23  
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.P.	
OCT. 5, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

Copyright, all rights reserved.  
This drawing is the property of the consultant and may not be used or reproduced without the written permission of the office.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9055 DARTMOUTH AVE  
RICHMOND, B.C.

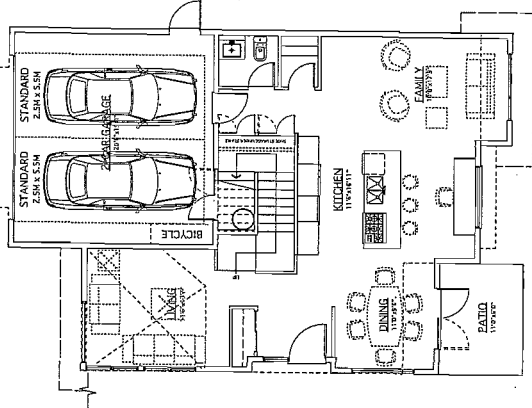
Yamamoto  
Architecture Inc.

2046-438-1100/438-1101, 438-1102  
V8R-A31 661-731-1127 FAX: 731-1327

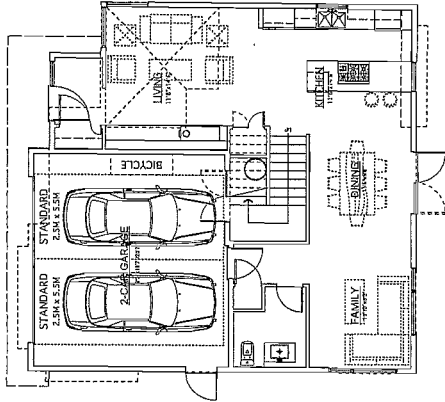
DRAWING TITLE  
FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 15, 2013	
DRAWN TYWOM	DP 14-6578
CHECKED	PROJ. NO. 1111

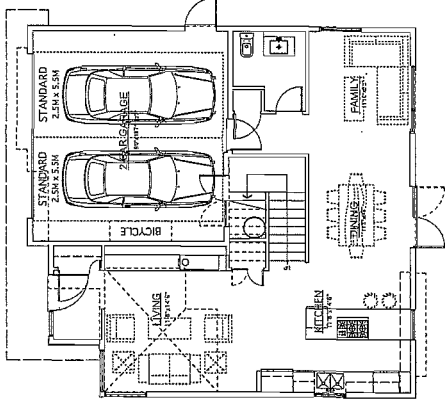
## PLAN #12



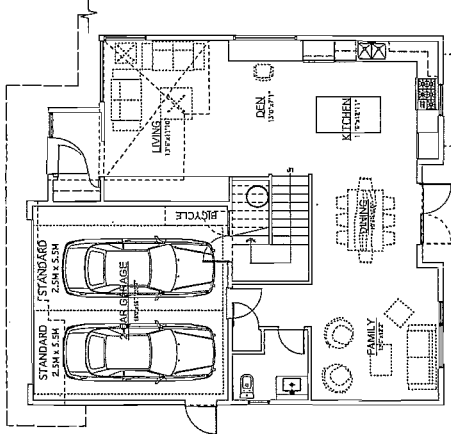
UNIT-B1  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-A23  
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"

AGING IN PLACE FEATURES

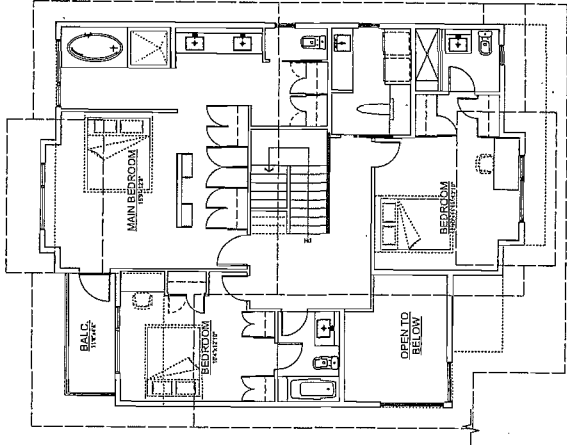
- (TO BE PROVIDED IN ALL UNITS):
- RAMP BUCKING IN WASHROOM WALLS TO FACILITATE FUTURE
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- GRAB BAR INSTALLATION

SUSTAINABILITY FEATURES

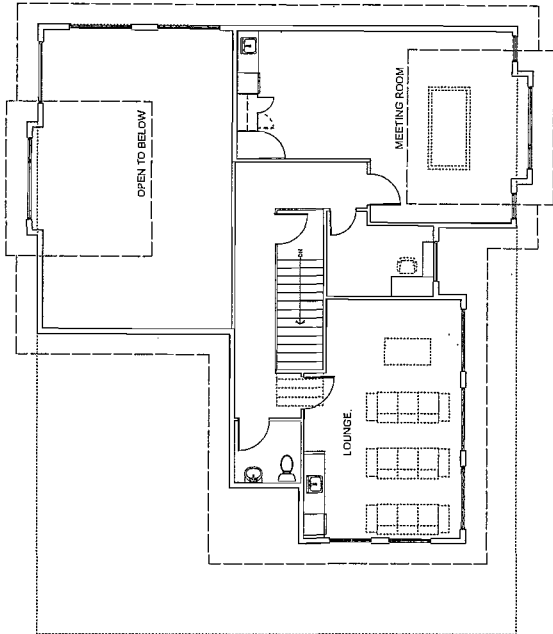
- (TO BE PROVIDED IN ALL UNITS):
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 85:

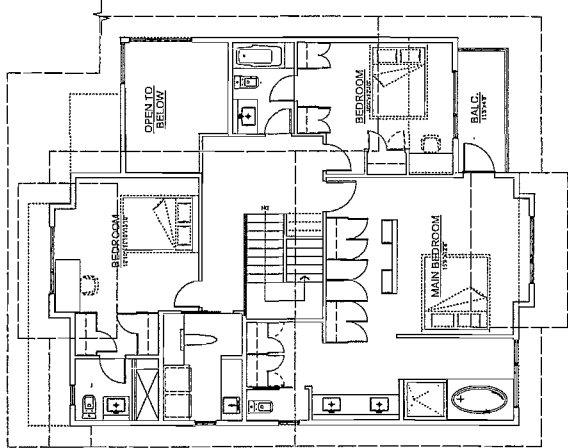
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- 2" POLYURETHANE INSULATION CORE DOORS
- WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS
- 2" POLYURETHANE INSULATION CORE DOORS
- METAL SPARK RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER
- 1/2" RADIANT HEATING SYSTEM WITH 1/2" PEX TUBING
- TUBE PRETRIGER SOLID BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FRED WATER HEATER, 50 US GAL TANK, EF: 0.79 (TRIANGLE TUBE SMART SERIES)



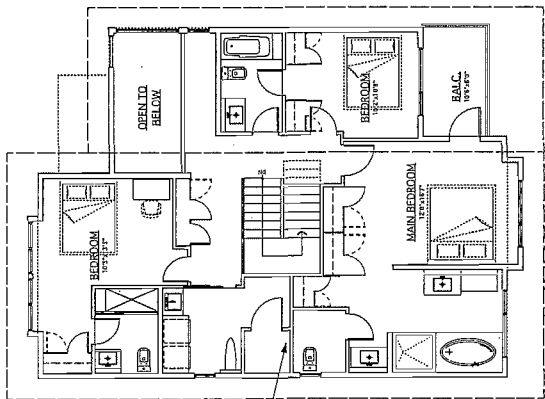
UNIT-B-5a  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



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



UNIT-B-5b  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

POSSIBLE FUTURE  
LIFT LOCATION  
- 4" CONCRETE SLAB  
- MIN. 6" FOR ELEVATOR PIT

NO.	DATE	REVISIONS
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.T. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. This drawing is an intellectual property of Yamamoto Architecture Inc. and may not be used for any other project without the written permission of this office.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

8051, 8055 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 Oak Street, Vancouver, B.C.  
V6H 4J7 Tel: 778-1127 Fax: 778-1327

DRAWING TITLE

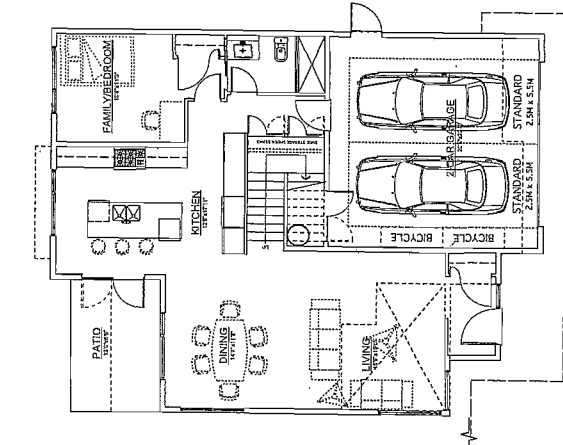
FLOOR PLANS

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



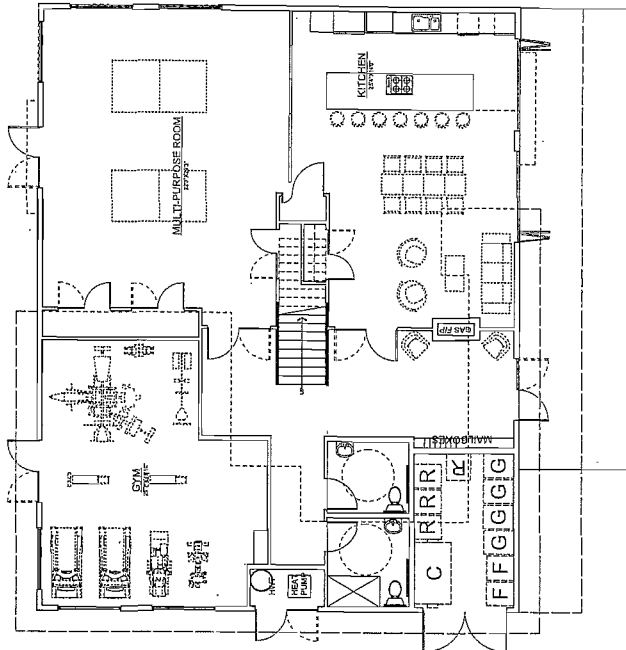
UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BUILDING NO. 17



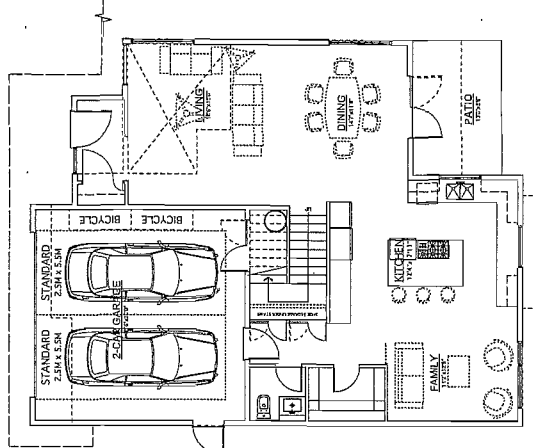
AMENITY  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BUILDING NO. 16



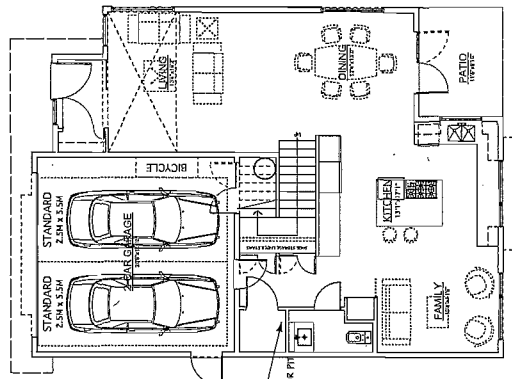
UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BUILDING NO. 15



UNIT-B-5b  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BUILDING NO. 14

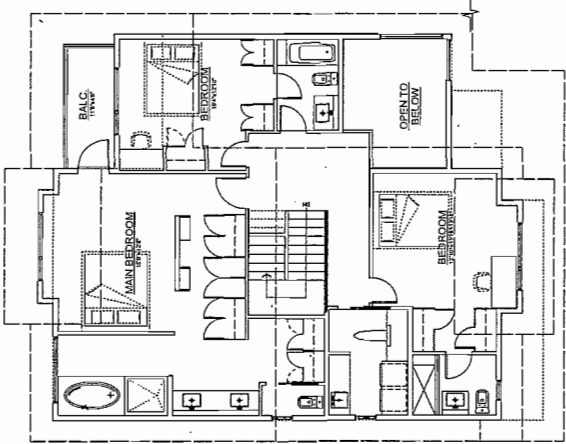


POSSIBLE FUTURE  
LIFT LOCATION  
- 4" CONCRETE SLAB  
- MIN. 6" FOR ELEVATOR PIT

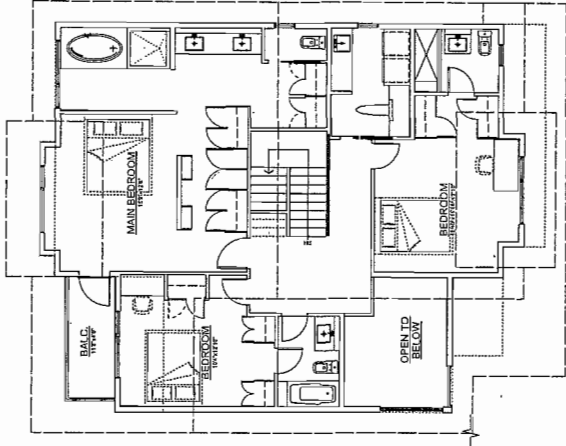
Reference Plan  
Dec 8, 2014  
DP 14-657872

PLAN #13

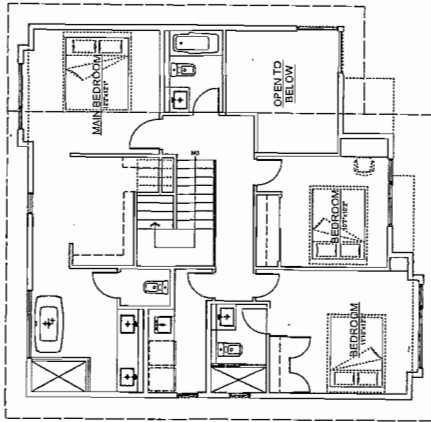
- AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE BATH TUB INSTALLATION
  - LIFTER-TYPE HANDLES FOR FLUISING AND DOOR HANDLES
- SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
  - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE B3:
- R19 FILL UNDER GLAZ INSULATION AND R12 SHIRT INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
  - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
  - 1/2" POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
  - EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES))
  - 1/2" POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
  - EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES))
  - 1/2" POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
  - EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES))



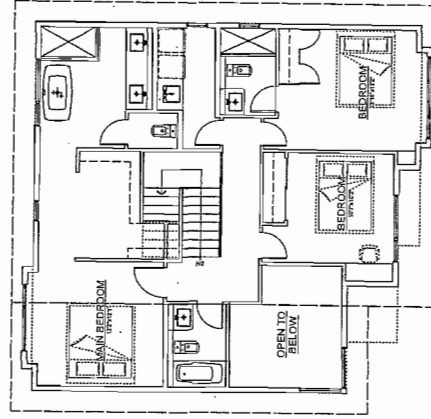
UNIT-B  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



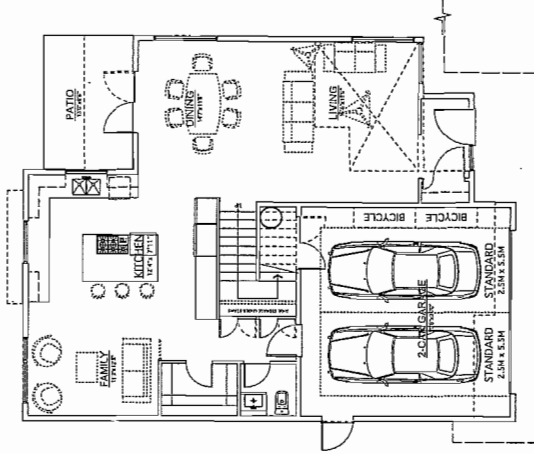
UNIT-B  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



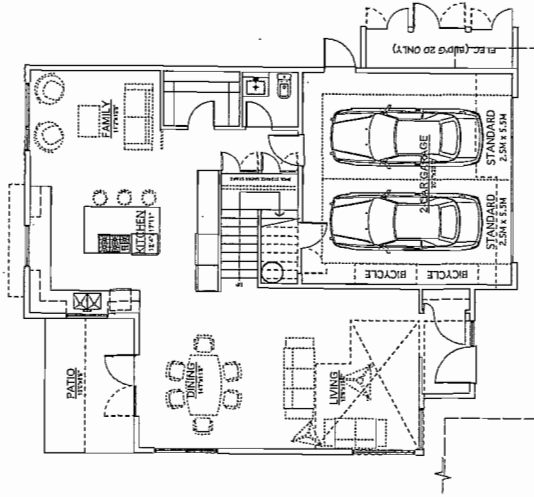
UNIT-A2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



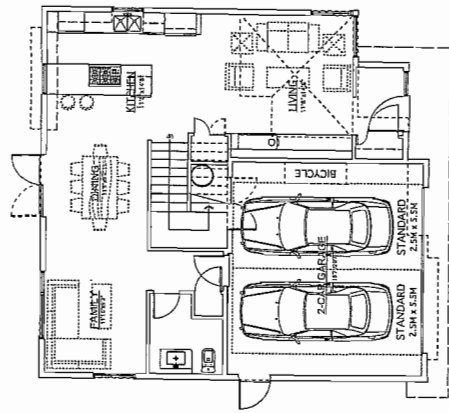
UNIT-A2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



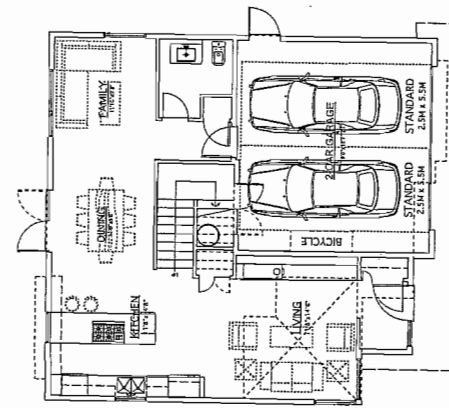
UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 1B



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.J.F.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

Copyright All Rights Reserved.  
This drawing is the property of Yamamoto Architecture Inc. and may not be reproduced or used in any form without the written permission of the office.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9053 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2014-08-08 10:00 AM, YAMATO, B.C.  
VER: 0.1, 100% 7/1/13, 100% 7/1/13

DRAWING TITLE

FLOOR PLANS

SCALE	SHEET NO.
1/8" = 1'-0"	
DATE	
JULY 19, 2013	
DRAWN	TYK/M
CHECKED	
PROJ. NO.	1111

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

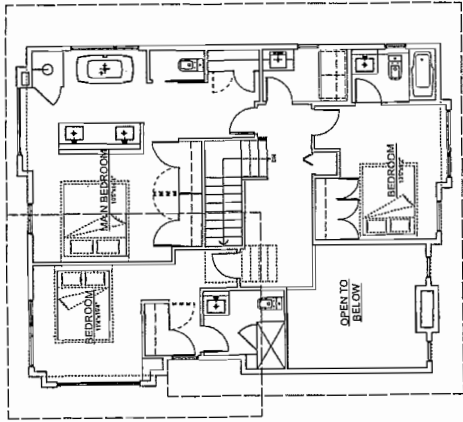
- CURB BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

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

ENERGYGUIDE 849:

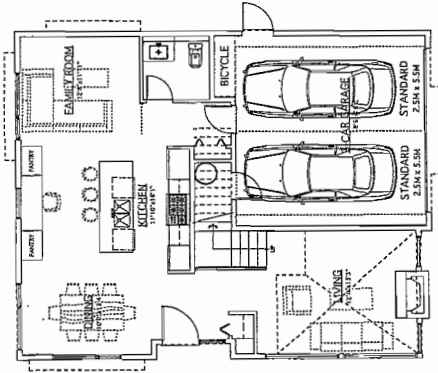
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- INSULATED GLAZED AND SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (LOOKING FOR 90% EFFICIENCY RATING)
- NATURAL GAS, INDIRECT FIRE WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



UNIT-A1

SECOND FLOOR PLAN

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



UNIT-A1

GROUND FLOOR PLAN

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

BUILDING NO. 24



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

Copyright 2014 by Yamamoto Architecture Inc. All rights reserved. This drawing is the property of Yamamoto Architecture Inc. and is not to be reproduced or used in any form without the written permission of Yamamoto Architecture Inc.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9851, 9855 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 oak street, vancouver, b.c.  
VAN 4J1 604-731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: JULY 19, 2013	
DRAWN: TY/OK	DP 14-657672
CHECKED:	PROJ. NO. 1111

## Public Correspondence

### Correspondence Received

Raymond Luetzen

February 6, 2014  
January 15, 2014

Kathy Stephens and Mike Thorne

February 3, 2014  
January 30, 2014  
January 15, 2014

Irene Webster

January 27, 2014  
January 26, 2014

Wilson Leung

January 13, 2014

## 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](mailto: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.

Regards,

Sara Badyal

Director

Development Applications Division

City of Richmond

Tel: 604-276-4282

---

**From:** Kathy Stephens [mailto:[katstep1@gmail.com](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](mailto: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](mailto: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](mailto: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](http://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.

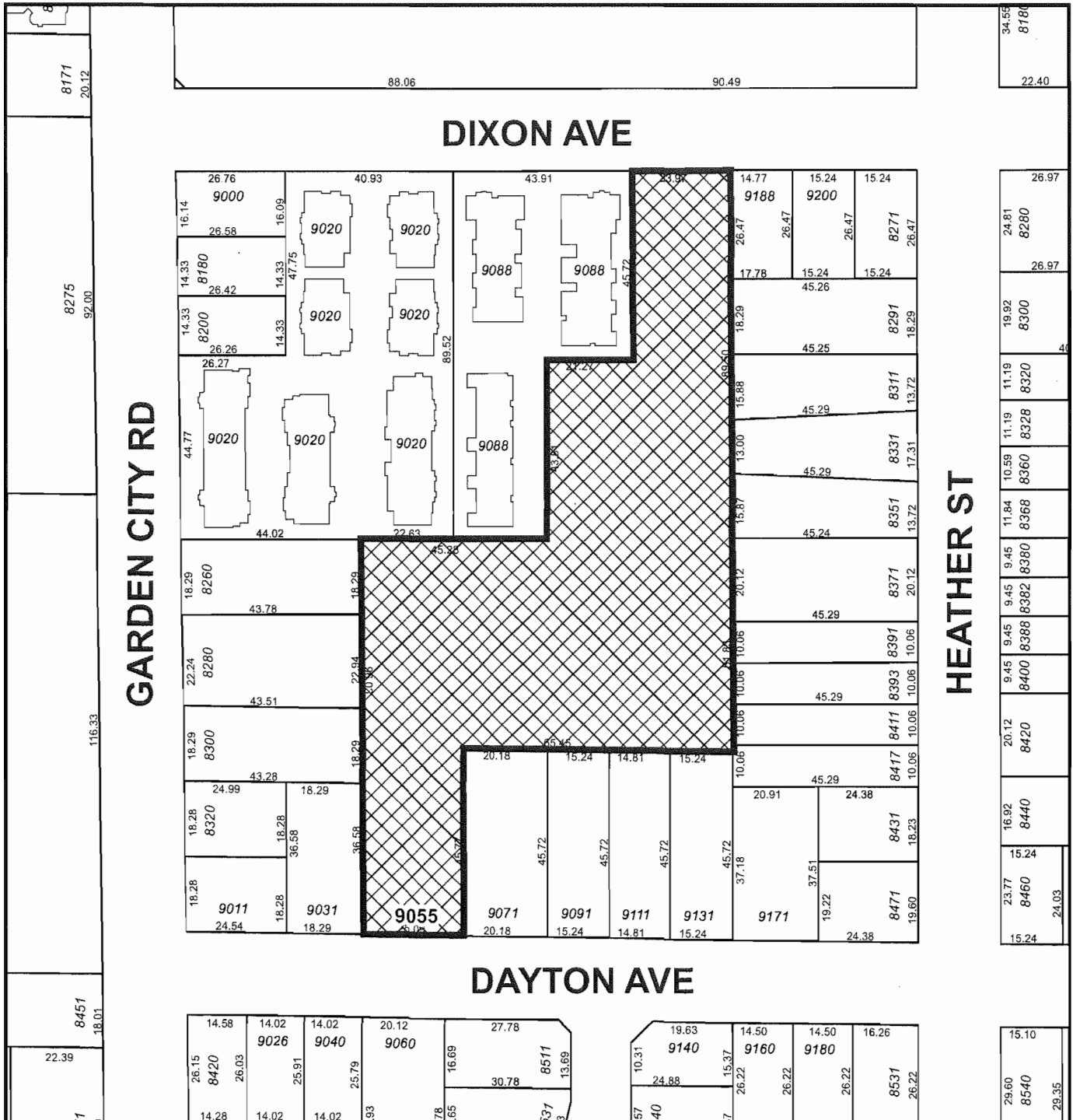
Thanks again for your help!

Wilson



# City of Richmond

## Attachment C



**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](http://www.jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16, 2015

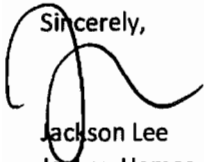
Dear Mr. Chan

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](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

Homeowner  
8280 Garden City Road  
Richmond, BC V6Y 2P2

August 5<sup>th</sup>, 2014

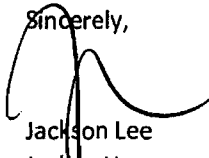
To Whom It May Concern,

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  
Jacken Homes  
Cell: 778-865-4783  
Office: 604-266-0808 ext. 12  
[jackson.lee@jackenhomes.com](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 15, 2015

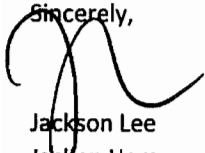
Dear Thind Family,

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,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

Homeowner  
9031 Dayton Avenue  
Richmond, BC V6Y 1E1

January 16, 2015

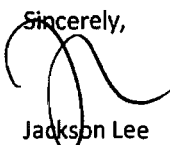
To Whom It May Concern,

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,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16, 2014

Dear Mr. Wong,

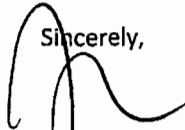
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement and return back to the Panel 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](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16<sup>th</sup>, 2014

Dear Mrs. Yung,

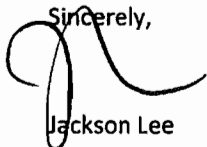
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel 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](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

Mr. Wilson Leung  
9111 Dayton Avenue  
Richmond, BC V6Y 1E1

January 16<sup>th</sup>, 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  
Jacken Homes  
Cell: 778-865-4783  
Office: 604-266-0808 ext. 12  
[jackson.lee@jackenhomes.com](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16<sup>th</sup>, 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.

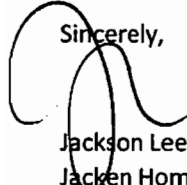
**Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.**

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](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://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](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://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.

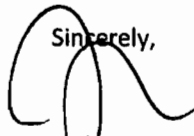
**Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedge on our property behind the new fence.**

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,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16, 2015

Dear Mrs. Ho,

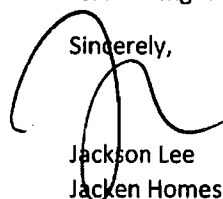
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel 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](mailto:jackson.lee@jackenhomes.com)

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16, 2015

Dear Mr. Liu,

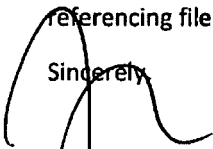
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel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

Sincerely,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

Mike & Kathy Stephens  
8371 Heather Street  
Richmond, BC V6Y 2R3

January 16<sup>th</sup>, 2015

Dear Mr. & Mrs. Stephens,

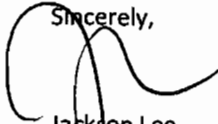
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel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

Sincerely,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 15<sup>th</sup>, 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,

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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16<sup>th</sup>, 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.

Sincerely,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 16<sup>th</sup>, 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.

Sincerely,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

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

January 15<sup>th</sup>, 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.

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.

Sincerely,



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

Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://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.

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](mailto:jackson.lee@jackenhomes.com)



# City of Richmond

## Development Permit

**No. DP 14-657872**

To the Holder: YAMAMOTO ARCHITECTURE INC.  
Property Address: 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: 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

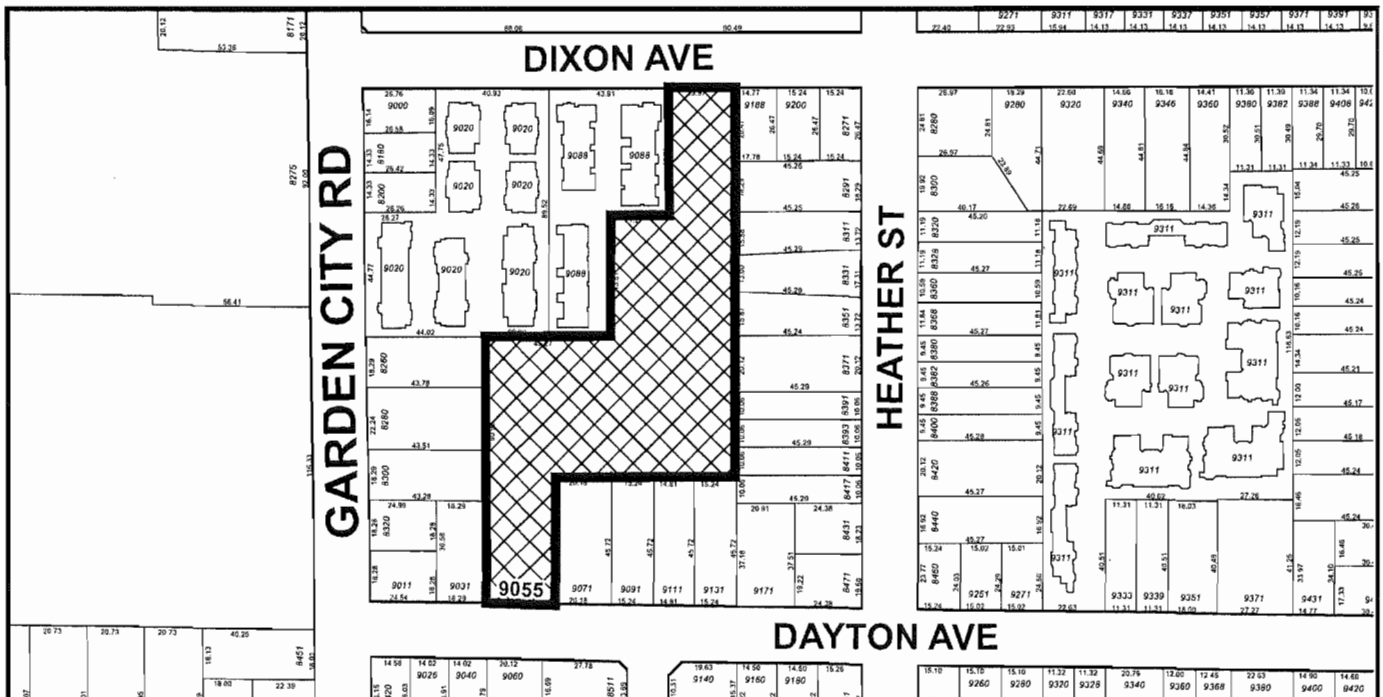
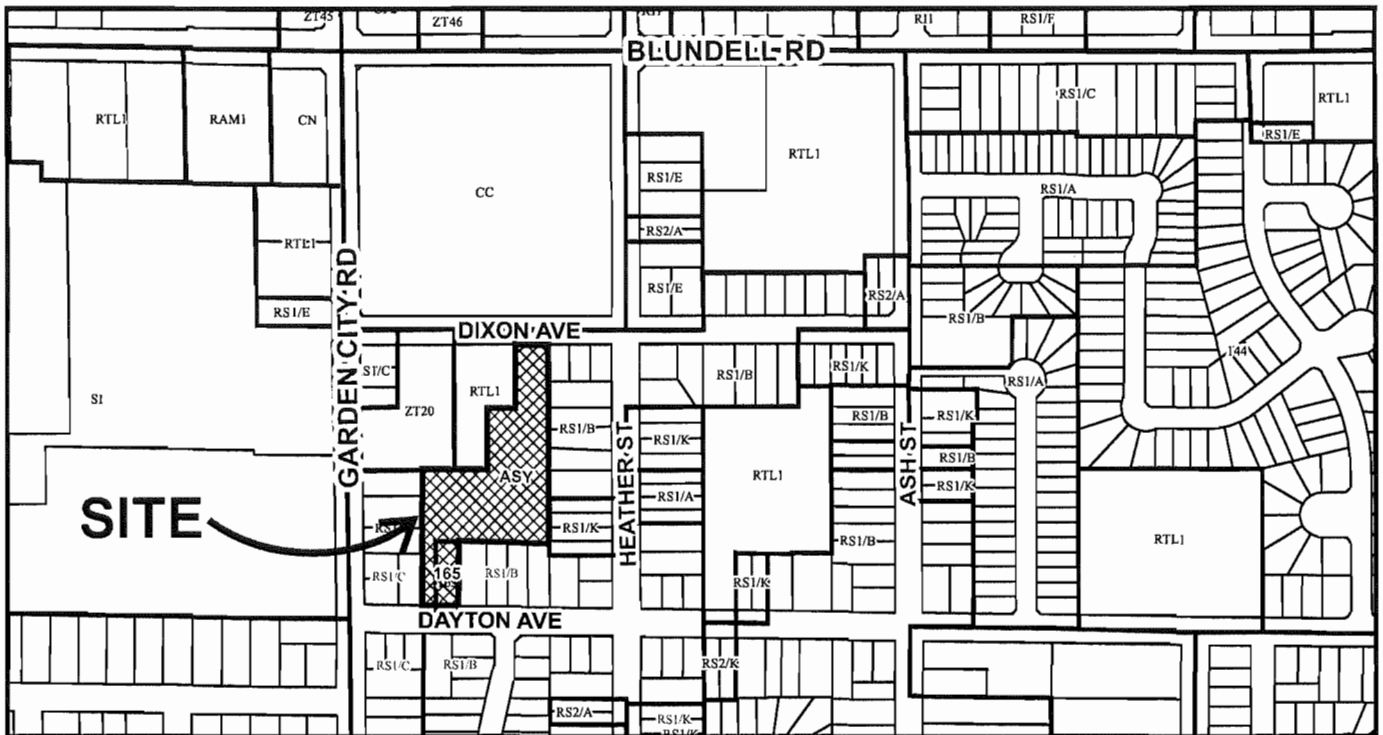
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond

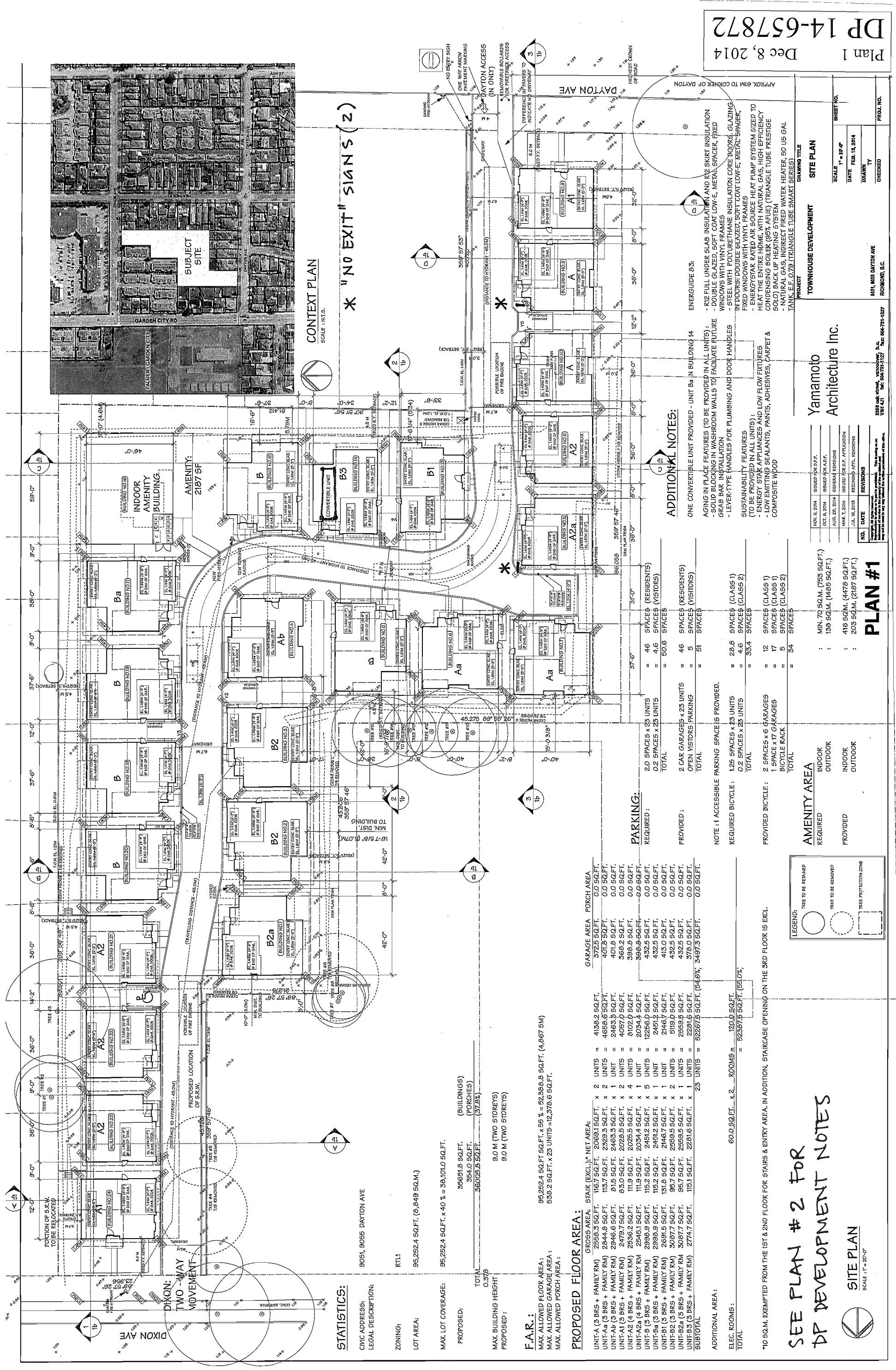


DP 14-657872  
SCHEDULE "A"

Original Date: 03/17/14

Revision Date: 02/17/15

Note: Dimensions are in METRES



CONTEXT PLAN  
SCALE: 1"=20'-0"

STATISTICS:

CIVIC ADDRESS:  
9051, 9055 DAYTON AVE

LEGAL DESCRIPTION:  
RT11

ZONING:  
LOT AREA:  
95,252.4 SQ.FT. (2,049 SQ.M.)

MAX. LOT COVERAGE:  
95,252.4 SQ.FT. x 40 % = 38,101.0 SQ.FT.

PROPOSED:  
(BUILDINGS)  
356,913 SQ.FT.  
(PORCHES)  
354.0 SQ.FT.  
TOTAL  
360,025.3 SQ.FT. (37,834)

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 SQ.M.)

MAX. ALLOWED GARAGE AREA:  
538.2 SQ.FT. x 23 UNITS = 12,378.6 SQ.FT.

MAX. ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

PROPOSED FLOOR AREA:

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

360,025.3 SQ.FT. (37,834)

Plan 1  
Dec 8, 2014  
DP 14-657872

**Yamamoto Architecture Inc.**

NO. 1  
DATE  
REVISIONS

NOV. 16, 2014  
OCT. 13, 2014  
AUG. 23, 2014  
MAR. 7, 2014  
JUL. 18, 2013

ISSUED FOR D.P.T.  
ISSUED FOR A.D.P.  
GENERAL REVISIONS  
ISSUED FOR D.P.T. APPLICATION  
RECORDING APPL. REVISIONS

NO. 1  
DATE  
REVISIONS

NOV. 16, 2014  
OCT. 13, 2014  
AUG. 23, 2014  
MAR. 7, 2014  
JUL. 18, 2013

ISSUED FOR D.P.T.  
ISSUED FOR A.D.P.  
GENERAL REVISIONS  
ISSUED FOR D.P.T. APPLICATION  
RECORDING APPL. REVISIONS

**AMENITY AREA**

REQUIRED	INDOOR
REQUIRED	OUTDOOR
PROVIDED	INDOOR
PROVIDED	OUTDOOR

**LEGEND:**

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	TREE PROTECTION ZONE

SEE PLAN # 2 FOR  
DP DEVELOPMENT NOTES

**SITE PLAN**  
SCALE: 1" = 20'-0"

**ADDITIONAL NOTES:**

ONE CONVERTIBLE UNIT PROVIDED - UNIT B<sub>1</sub> IN BUILDING 14

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

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SLIDING FIXED WINDOWS WITH VINYL FRAMES
- ENERGO STAR 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.T. 078 (TRIANGLE TUBE SMART SERIES)

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

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

ENERGUIDE 83:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SLIDING, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SLIDING FIXED WINDOWS WITH VINYL FRAMES
- ENERGO STAR 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.T. 078 (TRIANGLE TUBE SMART SERIES)

**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 VISITOR PARKING	= 5 SPACES (VISITORS)
TOTAL		= 51 SPACES

**NOTE: 1:1 ACCESSIBLE PARKING SPACES 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

GROSS AREA:			STAIR [EXCL.]* NET AREA:		GARAGE AREA		PORCH AREA	
UNIT-A (3 BR5 + FAMILY RM)	2558.3 SQ.FT.	116.7 SQ.FT.	20681 SQ.FT.	x	2 UNITS	=	4138.2 SQ.FT.	0.0 SQ.FT.
UNIT-Aa (3 BR5 + FAMILY RM)	2844.8 SQ.FT.	13.7 SQ.FT.	2529.3 SQ.FT.	x	2 UNITS	=	4658.6 SQ.FT.	0.0 SQ.FT.
UNIT-Ab (3 BR5 + FAMILY RM)	2146.5 SQ.FT.	2463.5 SQ.FT.	13.7 SQ.FT.	x	1 UNIT	=	2463.5 SQ.FT.	0.0 SQ.FT.
UNIT-A1 (3 BR5 + FAMILY RM)	2479.7 SQ.FT.	83.0 SQ.FT.	2028.5 SQ.FT.	x	2 UNITS	=	4057.0 SQ.FT.	0.0 SQ.FT.
UNIT-A2 (4 BR5 + FAMILY RM)	2536.2 SQ.FT.	111.9 SQ.FT.	2028.5 SQ.FT.	x	4 UNITS	=	8102.0 SQ.FT.	0.0 SQ.FT.
UNIT-A2a (4 BR5 + FAMILY RM)	2545.1 SQ.FT.	111.9 SQ.FT.	2034.4 SQ.FT.	x	1 UNIT	=	2034.4 SQ.FT.	0.0 SQ.FT.
UNIT-B (3 BR5 + FAMILY RM)	2999.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x	5 UNITS	=	12256.0 SQ.FT.	0.0 SQ.FT.
UNIT-Ba (3 BR5 + FAMILY RM)	2999.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x	1 UNIT	=	2451.2 SQ.FT.	0.0 SQ.FT.
UNIT-B1 (3 BR5 + FAMILY RM)	2691.5 SQ.FT.	131.8 SQ.FT.	2146.7 SQ.FT.	x	1 UNIT	=	2146.7 SQ.FT.	0.0 SQ.FT.
UNIT-B2 (3 BR5 + FAMILY RM)	3087.7 SQ.FT.	95.7 SQ.FT.	2559.5 SQ.FT.	x	1 UNIT	=	2559.5 SQ.FT.	0.0 SQ.FT.



CONTEXT PLAN  
SCALE 1" = 25'-0"

DIXON AVE

0.9 M OFFSET

6 M

MINUTES  
PLANT-OFF-WAY  
(TYP.)

PLAN #1a

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 6, 2014	ISSUED FOR D.P.T.
3	OCT. 9, 2014	ISSUED FOR A.D.P.
4	AUG. 28, 2014	GENERAL REVISIONS
5	MAY 7, 2014	ISSUED FOR D.P. APPLICATION
6	JUL. 10, 2015	REZONING APP. REVISIONS

Yamamoto  
Architecture Inc.

2248 ODE AVENUE, VANCOUVER, B.C.  
V6H 4T1 Tel: 604-731-1177 Fax: 604-731-1827

PROJECT  
TOWNHOUSE DEVELOPMENT  
DRAWING TITLE  
CONTEXT PLAN

SCALE 1" = 25'-0"  
DATE FEB. 13, 2014  
DRAWN BY  
CHECKED BY  
SHEET NO.  
DP 14-657872  
PROJ. NO.

#### 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 m<sup>2</sup>), 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



PARKING PLAN

SCALE: 1" = 20'-0"

PARKING:

REQUIRED :

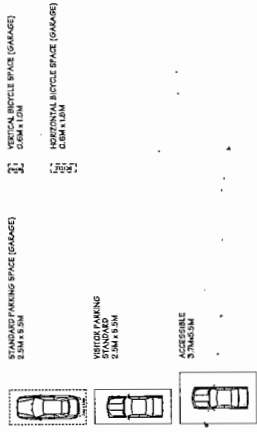
PROVIDED :

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

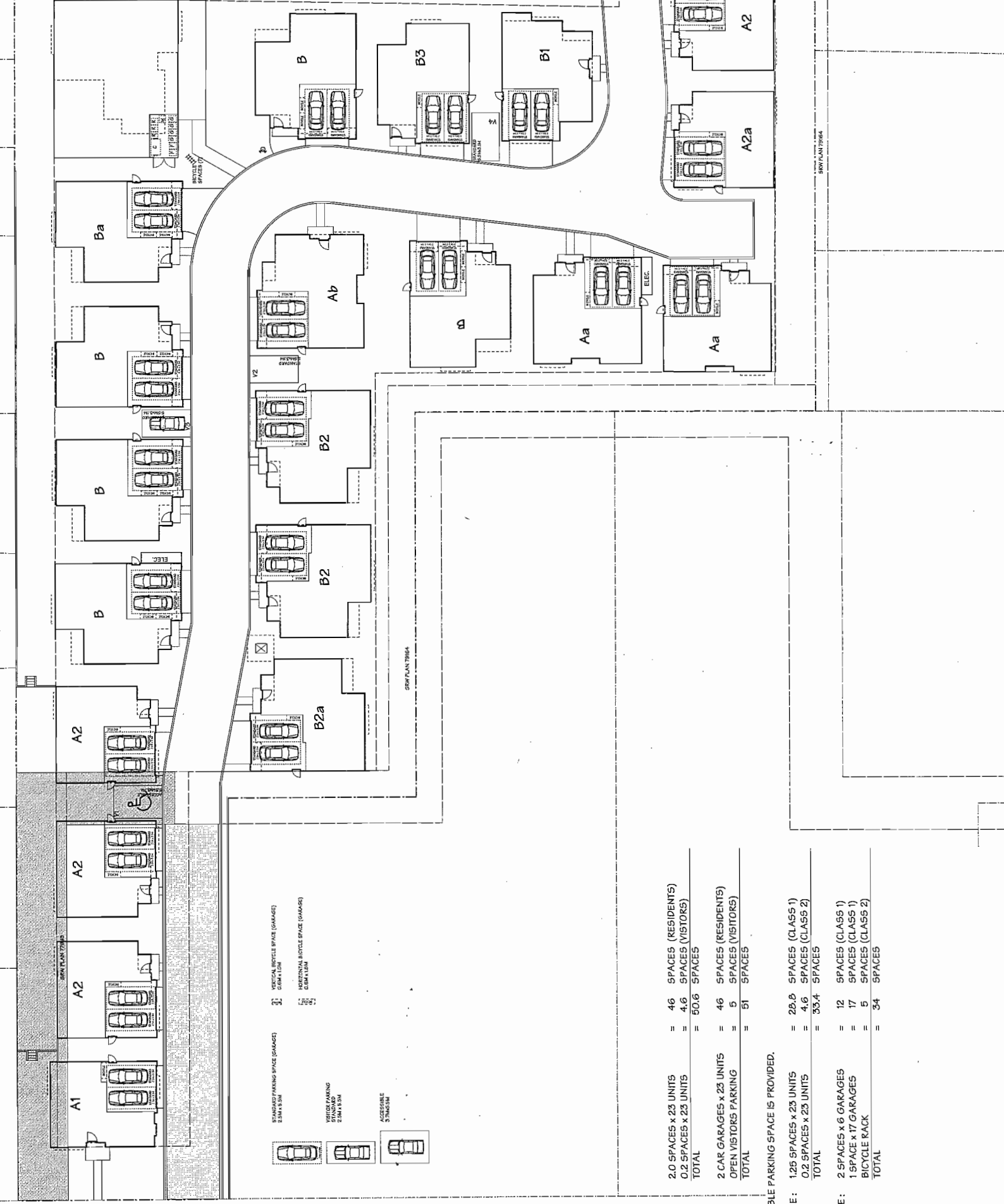
REQUIRED BICYCLE:

PROVIDED BICYCLE:

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
125 SPACES x 23 UNITS	=	28.8	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



DIXON AVE



CONTEXT PLAN  
SCALE: N.T.S.

PROJECT

TOWNHOUSE DEVELOPMENT

Yamamoto  
Architecture Inc.

8851, 8855 DAYTON AVE  
RICHMOND, B.C.

DRAWING TITLE

PARKING PLAN

NOV. 6, 2014  
OCT. 3, 2014  
AUG. 28, 2014  
MAR. 7, 2014  
JUL. 19, 2013

ISSUED FOR D.P.T.  
ISSUED FOR A.D.P.  
GENERAL REVISIONS  
ISSUED FOR D.P.T. APPLICATION  
REVISIONS

NO. DATE REVISIONS

SCALE

1" = 20'-0"

DATE

MAR. 6, 2014

DRAWN

KM

CHECKED

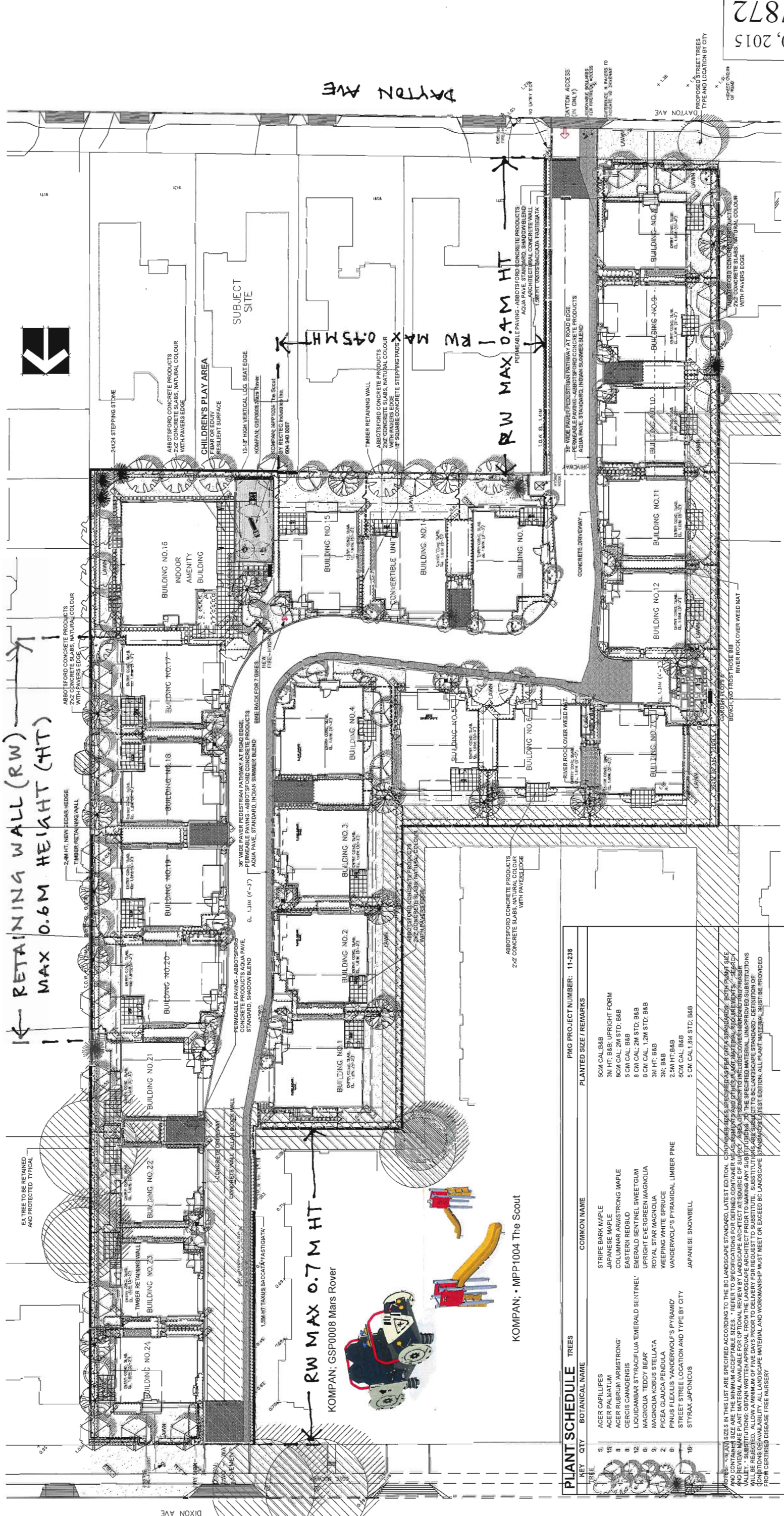
SHEET NO.

PLAN 3

Dec 8, 2014

DP 14-657872

PLAN #2



DATE: 12 SEP 14  
SCALE: 1"=30'-0"  
DRAWN: NT  
DESIGN: NT  
CHKD: PCM  
DRAWING NUMBER:  
PMG PROJECT NUMBER:

LANDSCAPE TREE PLAN  
TOWNHOUSE DEVELOPMENT  
9055 DAYTON AVENUE  
RICHMOND, BC

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	ISSUED FOR PERMIT	PCM
2	15 JAN 15	REVISED PER CITY COMMENTS	PCM
3	15 JAN 15	REVISED PER CITY COMMENTS	PCM
4	15 JAN 15	REVISED PER CITY COMMENTS	PCM
5	15 JAN 15	REVISED PER CITY COMMENTS	PCM
6	15 JAN 15	REVISED PER CITY COMMENTS	PCM
7	15 JAN 15	REVISED PER CITY COMMENTS	PCM
8	15 JAN 15	REVISED PER CITY COMMENTS	PCM
9	15 JAN 15	REVISED PER CITY COMMENTS	PCM
10	15 JAN 15	REVISED PER CITY COMMENTS	PCM
11	15 JAN 15	REVISED PER CITY COMMENTS	PCM
12	15 JAN 15	REVISED PER CITY COMMENTS	PCM
13	15 JAN 15	REVISED PER CITY COMMENTS	PCM
14	15 JAN 15	REVISED PER CITY COMMENTS	PCM
15	15 JAN 15	REVISED PER CITY COMMENTS	PCM
16	15 JAN 15	REVISED PER CITY COMMENTS	PCM
17	15 JAN 15	REVISED PER CITY COMMENTS	PCM
18	15 JAN 15	REVISED PER CITY COMMENTS	PCM
19	15 JAN 15	REVISED PER CITY COMMENTS	PCM
20	15 JAN 15	REVISED PER CITY COMMENTS	PCM
21	15 JAN 15	REVISED PER CITY COMMENTS	PCM
22	15 JAN 15	REVISED PER CITY COMMENTS	PCM
23	15 JAN 15	REVISED PER CITY COMMENTS	PCM
24	15 JAN 15	REVISED PER CITY COMMENTS	PCM

pmg LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, BC V5A 4G6  
P: 604 294-0022  
© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



**LANDSCAPE  
SHRUB PLAN B**

**TOWNHOUSE DEVELOPMENT**  
9055 DAYTON AVENUE  
RICHMOND, BC

**DRAWING TITLE:**

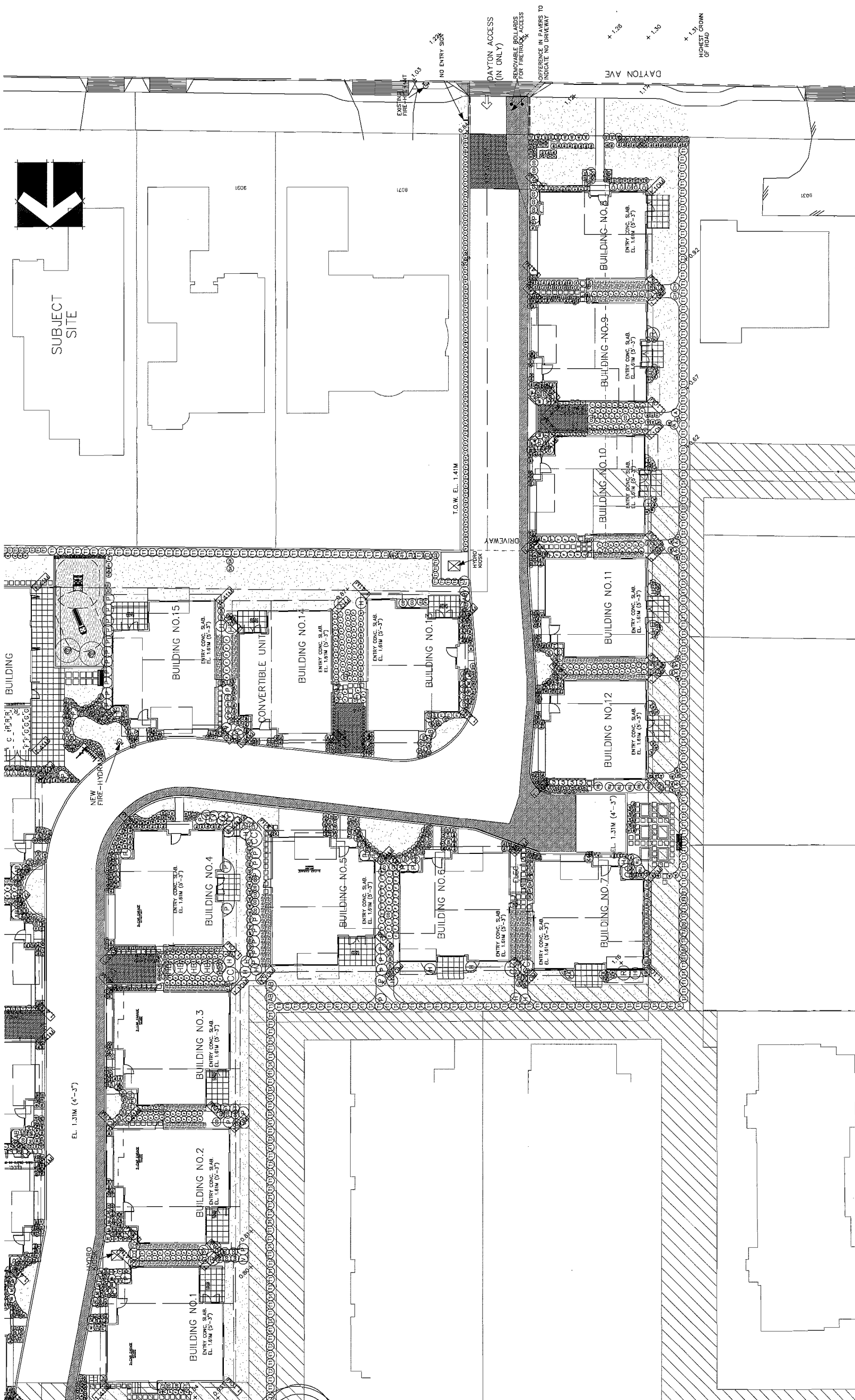
PROJECT:

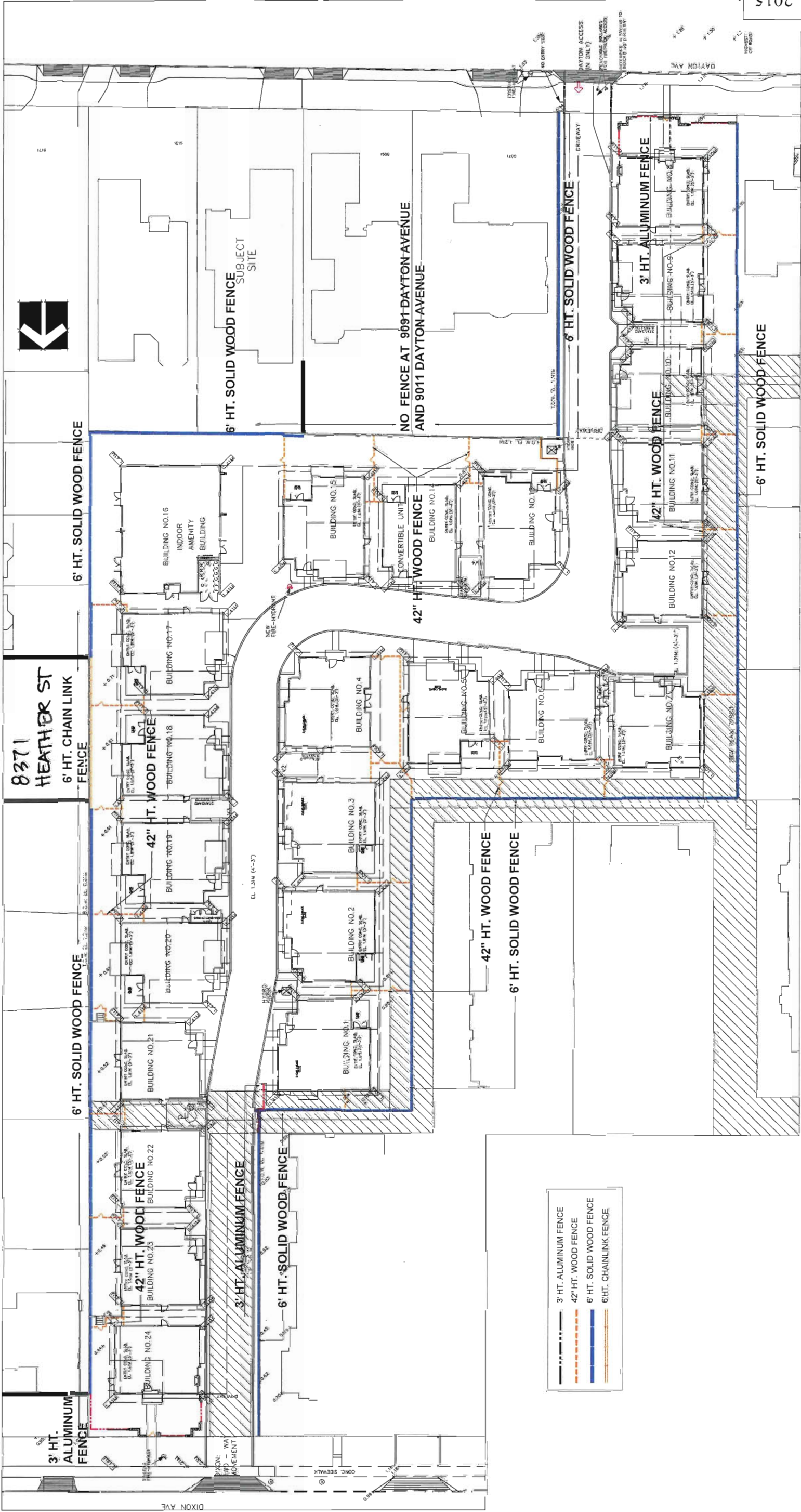
SEAL:

13	22	DO
14	15 JAN 05	DO
		NEW SITE PLAN

NO.	DATE	REVISION	AS PER CITY REQUEST	NO.	DATE	REVISION	AS PER CITY REQUEST
14	15 JAN 05	NEW SITE PLAN	DO	17	12 JAN 22	REVISION AS PER CITY REQUEST	DO
14	15 JAN 05	NEW SITE PLAN	DO	18	15 JAN 26	ISSUED FOR B	DO
14	24 DEC 03	REVISION AS PER CITY COMMENTS	DO				
12	30 NOV 20	AS PER CITY REQUEST	DO				
11	14 NOV 08	AS PER AMP COMMENTS	DO				
10	14 OCT 10	NEW SITE PLAN	DO				
9	14 AUG 22	NEW SITE PLAN	PC				
8	14 JUL 18	NEW SITE PLAN	DO				
7	14 JUL 11	AS PER CLIENT REQUEST	DO				
6	14 JUN 07	REVISED DETAILS AS PER CLIENT REQUEST	DO				
5	14 JUN 07	AS PER CLIENT REQUEST	DO				
4	14 FEB 28	NEW SITE PLAN	DO				
3	13 NOV 22	REV. SHIRAZ PLAN	AC				
2	13 NOV 19	NEW SITE PLAN	DO				
1	12 SEP 19	REVISED ASSESSMENT REPORT	NT				

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.





NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	PROJECT PROPOSED PLAN	DR
2	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
3	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
4	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
5	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
6	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
7	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
8	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
9	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
10	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
11	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
12	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
13	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
14	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
15	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
16	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
17	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
18	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
19	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
20	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
21	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
22	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
23	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR
24	12 SEP 14	NOV 10 11 PM CITY REQUEST	DR

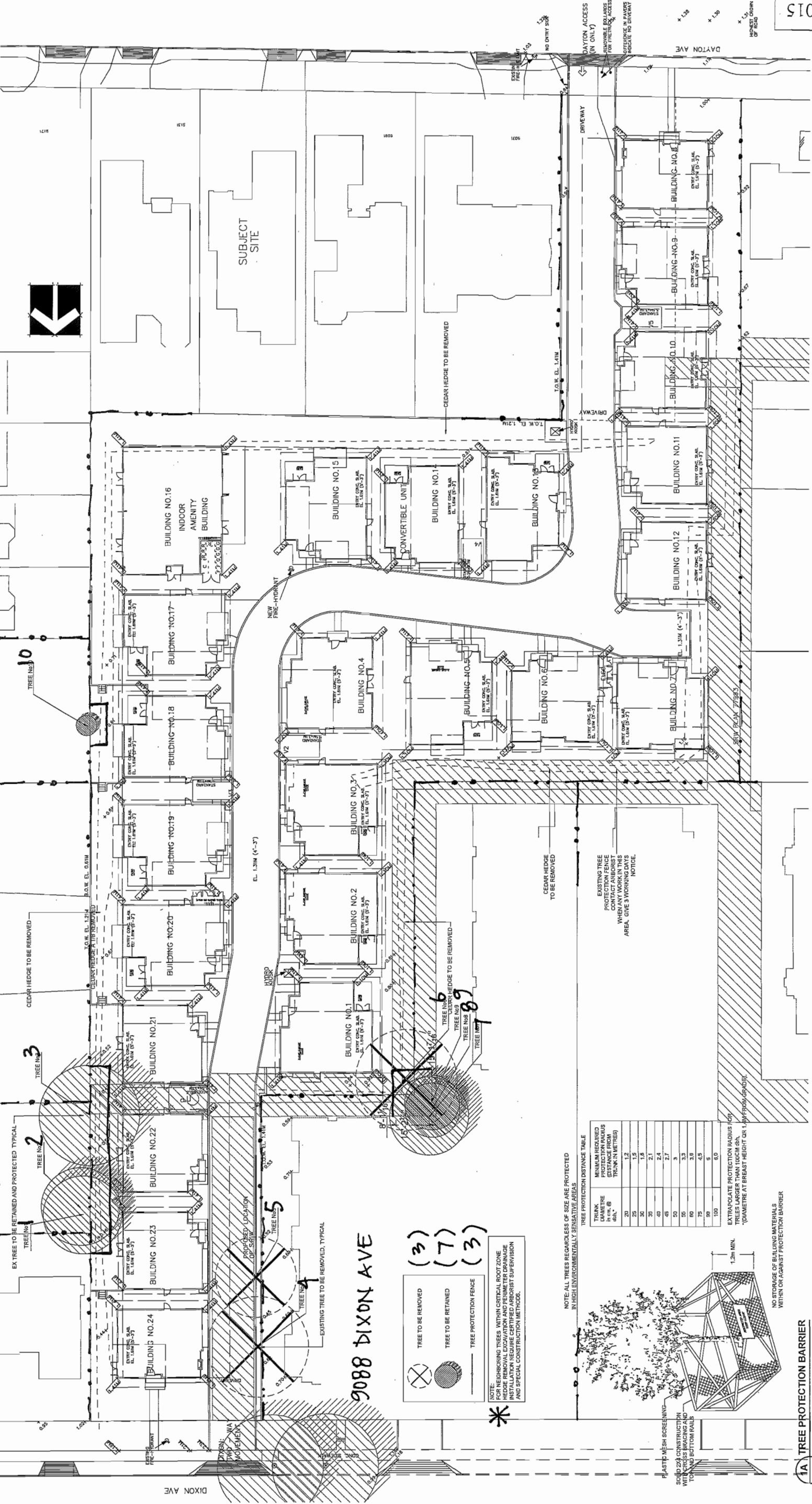
PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
9055 DAYTON AVENUE  
RICHMOND, BC

**FENCE PLAN**

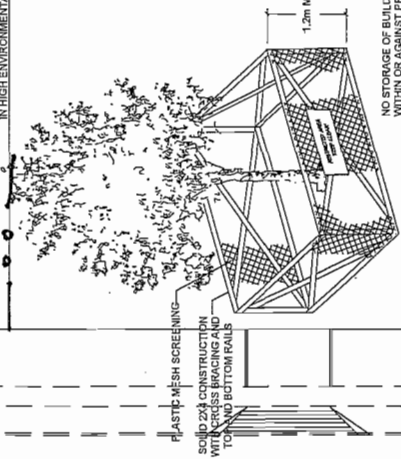
DATE:	12 SEP 14
SCALE:	1"=30'-0"
DRAWN:	NT
DESIGN:	NT
CHKD:	PCM
DRAWING NUMBER:	
PMG PROJECT NUMBER:	

8291 HEATHER ST

8371 HEATHER ST



1A TREE PROTECTION BARRIER



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 FENCE 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
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLE PROTECTION RADIUS 20%  
TREES LARGER THAN 100CM DBH  
10METRE AT BREAST HEIGHT QTY 1.00/5000/50/000

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

NOTE: ALL TREES WITHIN CRITICAL ROOT ZONE  
HEDGE REMOVAL EXCAVATION AND PERIMETER DRAINAGE  
INSTALLATION REQUIRE CERTIFIED ARBORIST SUPERVISION  
AND SPECIAL CONSTRUCTION METHODS.

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.07.19	REVISED REPORT	NT
2	13.07.19	REVISED REPORT	NT
3	13.07.19	REVISED REPORT	NT
4	13.07.19	REVISED REPORT	NT
5	13.07.19	REVISED REPORT	NT
6	13.07.19	REVISED REPORT	NT
7	13.07.19	REVISED REPORT	NT
8	13.07.19	REVISED REPORT	NT
9	13.07.19	REVISED REPORT	NT
10	13.07.19	REVISED REPORT	NT
11	13.07.19	REVISED REPORT	NT
12	13.07.19	REVISED REPORT	NT
13	13.07.19	REVISED REPORT	NT
14	13.07.19	REVISED REPORT	NT
15	13.07.19	REVISED REPORT	NT
16	13.07.19	REVISED REPORT	NT
17	13.07.19	REVISED REPORT	NT
18	13.07.19	REVISED REPORT	NT
19	13.07.19	REVISED REPORT	NT
20	13.07.19	REVISED REPORT	NT
21	13.07.19	REVISED REPORT	NT
22	13.07.19	REVISED REPORT	NT
23	13.07.19	REVISED REPORT	NT
24	13.07.19	REVISED REPORT	NT
25	13.07.19	REVISED REPORT	NT
26	13.07.19	REVISED REPORT	NT
27	13.07.19	REVISED REPORT	NT
28	13.07.19	REVISED REPORT	NT
29	13.07.19	REVISED REPORT	NT
30	13.07.19	REVISED REPORT	NT
31	13.07.19	REVISED REPORT	NT
32	13.07.19	REVISED REPORT	NT
33	13.07.19	REVISED REPORT	NT
34	13.07.19	REVISED REPORT	NT
35	13.07.19	REVISED REPORT	NT
36	13.07.19	REVISED REPORT	NT
37	13.07.19	REVISED REPORT	NT
38	13.07.19	REVISED REPORT	NT
39	13.07.19	REVISED REPORT	NT
40	13.07.19	REVISED REPORT	NT
41	13.07.19	REVISED REPORT	NT
42	13.07.19	REVISED REPORT	NT
43	13.07.19	REVISED REPORT	NT
44	13.07.19	REVISED REPORT	NT
45	13.07.19	REVISED REPORT	NT
46	13.07.19	REVISED REPORT	NT
47	13.07.19	REVISED REPORT	NT
48	13.07.19	REVISED REPORT	NT
49	13.07.19	REVISED REPORT	NT
50	13.07.19	REVISED REPORT	NT

**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
P: 604 294-0011 ; F: 604 294-0022

©Copyright reserved. This drawing and design is the  
property of PMG Landscape Architects and may not be  
reproduced or used for other projects without their  
permission.

DRAWING TITLE:

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

TREE RETENTION  
PLAN

TOWNHOUSE DEVELOPMENT  
9055 DAYTON AVENUE  
RICHMOND, BC

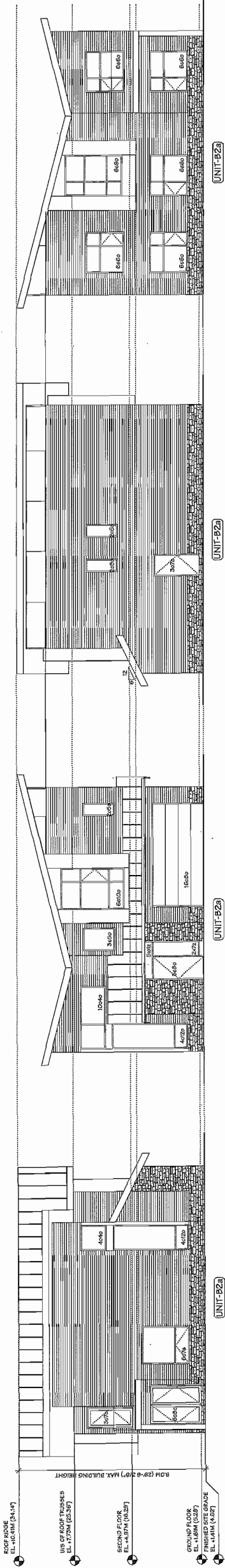
PMG PROJECT NUMBER:  
**L5**

Plan 4e Feb 10, 2015  
DP 14-657872







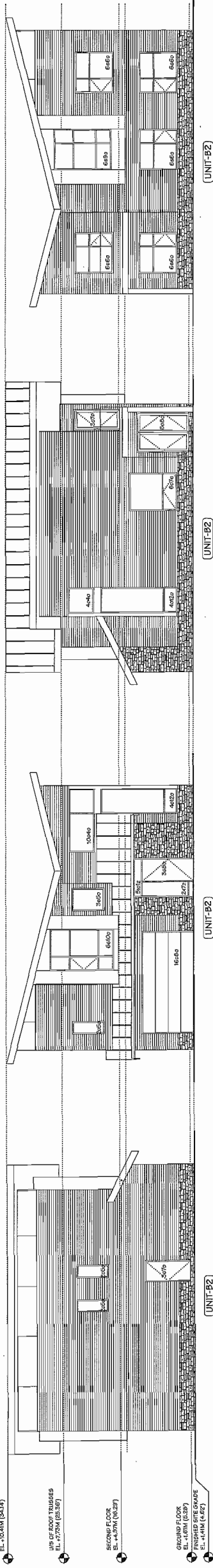


UNIT-B2a  
BUILDING NO. 1.1  
SOUTH ELEVATION  
COLOUR SCHEME - C

UNIT-B2a  
BUILDING NO. 1.1  
EAST ELEVATION  
COLOUR SCHEME - C

UNIT-B2a  
BUILDING NO. 1.1  
NORTH ELEVATION  
COLOUR SCHEME - C

UNIT-B2a  
BUILDING NO. 1.1  
WEST ELEVATION  
COLOUR SCHEME - C

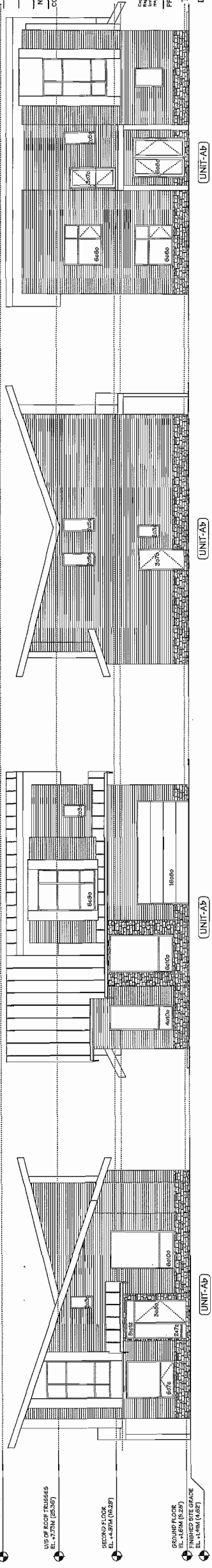


UNIT-B2  
BUILDING NO. 2 & 3  
SOUTH ELEVATION  
COLOUR SCHEME - A (BLDG 2)  
COLOUR SCHEME - A (BLDG 3)

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

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

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

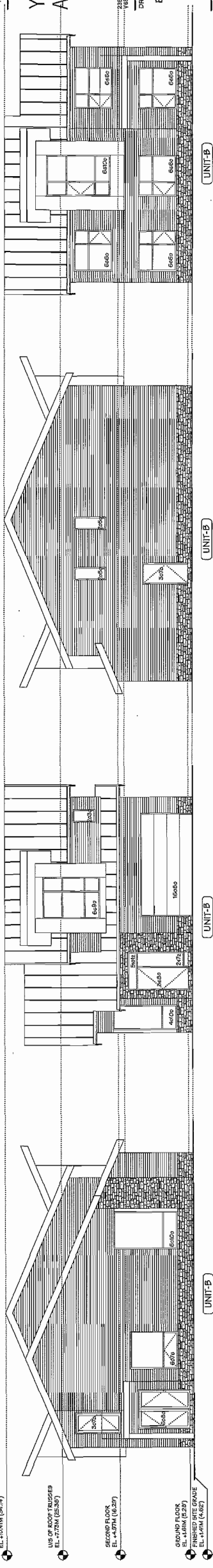


UNIT-AB  
BUILDING NO. 4  
SOUTH ELEVATION  
COLOUR SCHEME - C

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

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

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



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

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

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

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

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

NOV. 20, 2014	GENERAL REVISIONS
NOV. 5, 2014	ISSUED FOR E.P.P.
OCT. 9, 2014	ISSUED FOR A.U.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
N.D.	DATE
CONSULTANT	REVISIONS

Revisions to this drawing shall be indicated by a circled number in the upper right corner of the drawing. This drawing is to be used for the purpose of the application only and is not to be used for any other purpose without the written permission of the architect.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9851, 9855 DATTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2388 oak street, vancouver, b.c.  
v6t 4j1 tel: 731-1127 fax: 731-1127

DRAWING TITLE  
ELEVATIONS

SCALE  
1/8" = 1'-0"

DATE  
JULY 19, 2013

DRAWN  
TYNAM

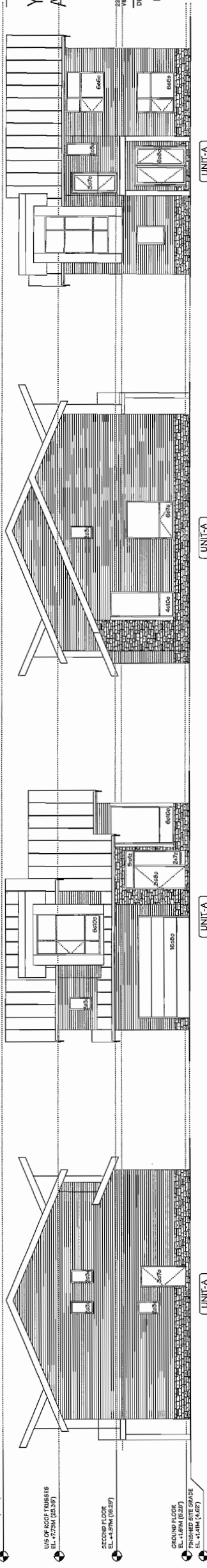
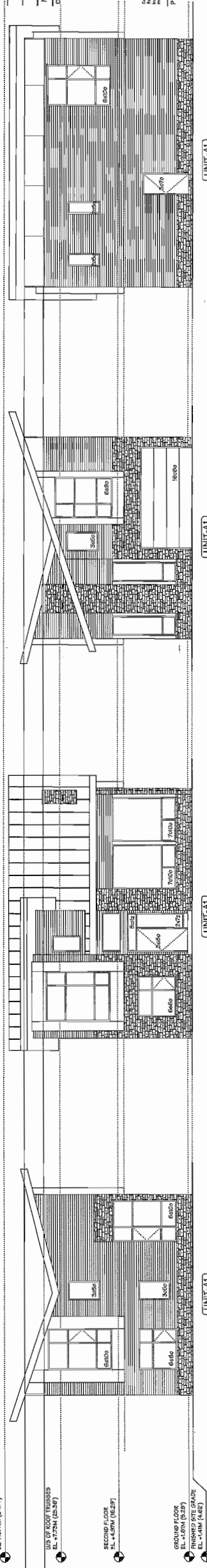
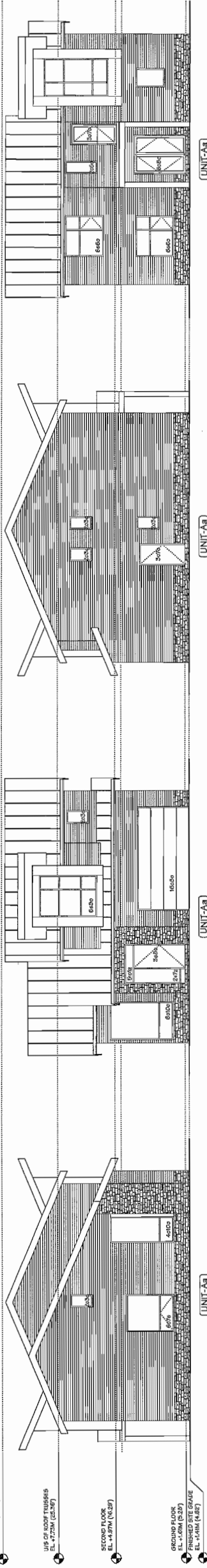
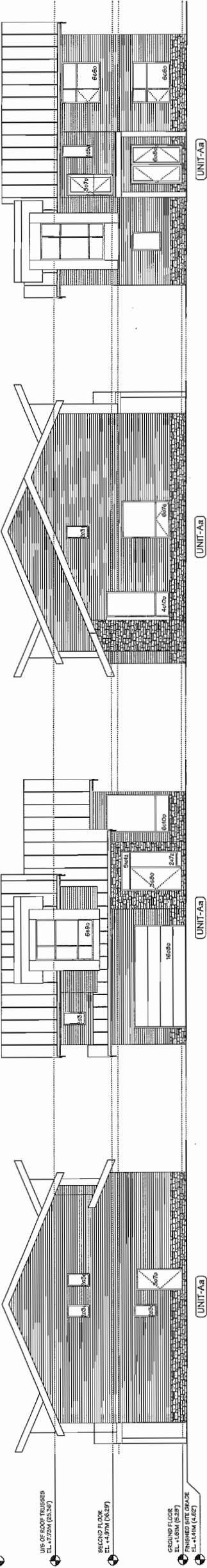
CHECKED

SHEET NO.

DP 14-557872

PROJECT NO. 1111

Plan 6  
Dec 8, 2014  
DP 14-657872



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

CONSULTANT

Copyright. All rights reserved. No part of this drawing may be reproduced without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information contained herein, and the user of this drawing assumes full responsibility for its use.

PROJECT

TOWNHOUSE

DEVELOPMENT

9991, 9995 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

9991, 9995 DAYTON AVE, R.C.  
VAN. V6V 1K1 TEL: 731-1127 FAX: 731-1327

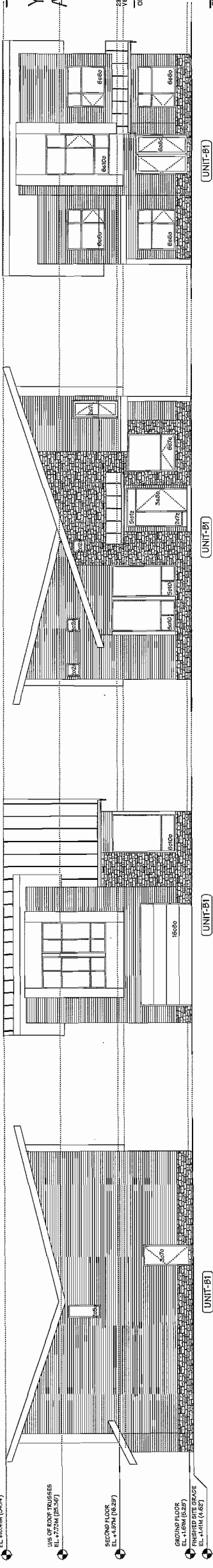
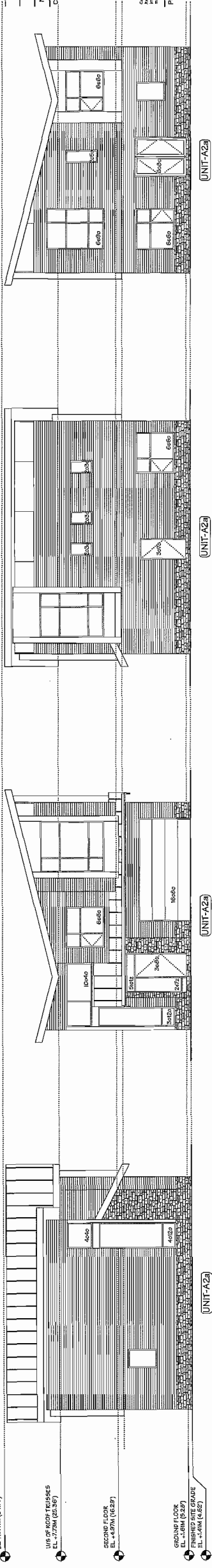
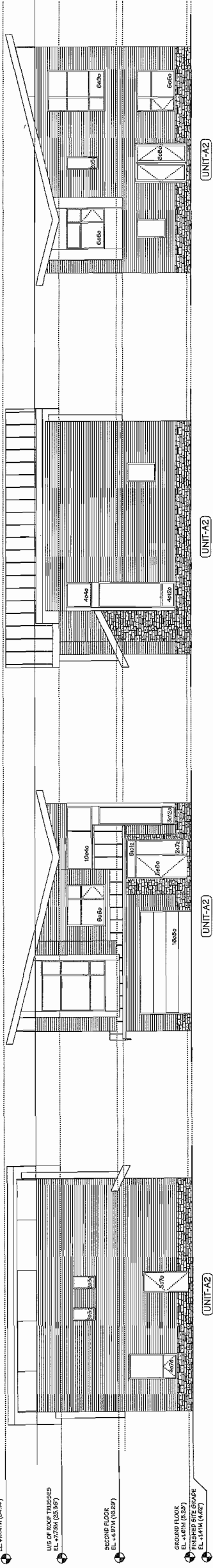
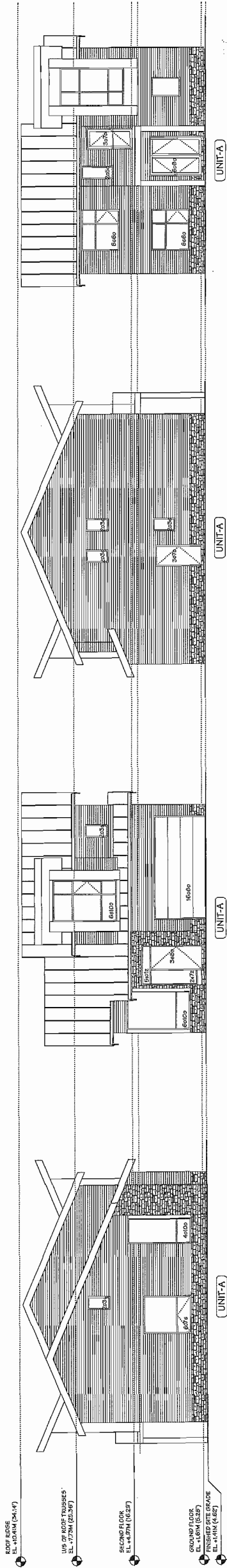
DRAWING TITLE

ELEVATIONS

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

WEST ELEVATION  
COLOUR SCHEME - B  
PLAN #5

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS



NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR P.P.T.
OCT. 8, 2014	ISSUED FOR A.D.P.
SEPT. 2, 2014	GENERAL REVISIONS
MAR. 3, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

Copyright All Rights Reserved  
This drawing is the property of Yamamoto Architecture Inc. and may not be reproduced without written permission of the architect.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

5551, 5655 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2285 505 STREET, VAN. B.C.  
VAN. B.C. NR. 731-127 FAX 731-127

DRAWING TITLE  
ELEVATIONS

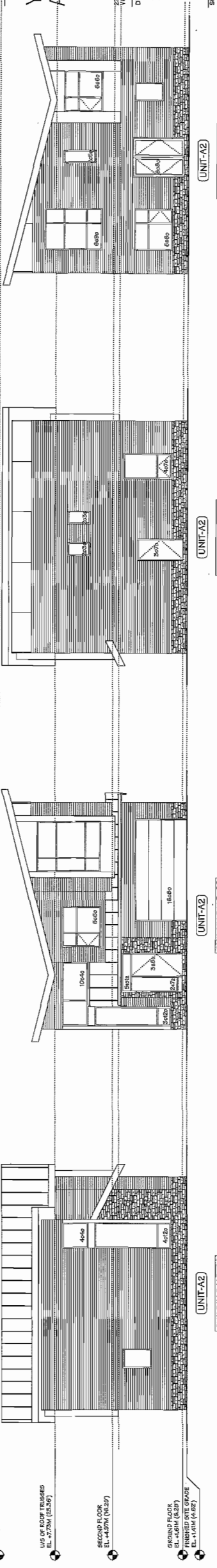
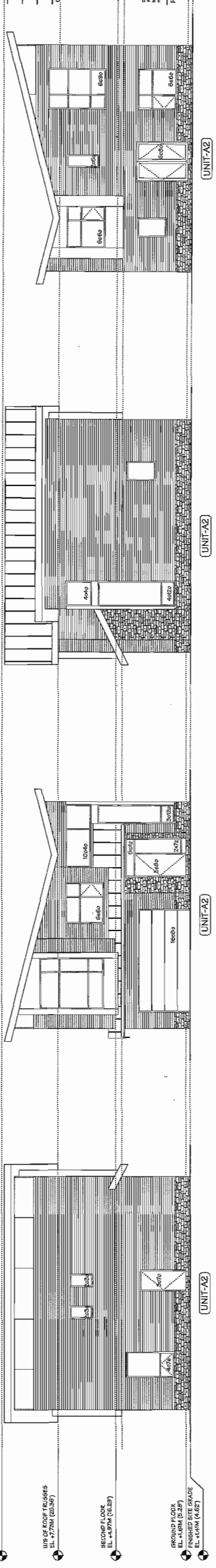
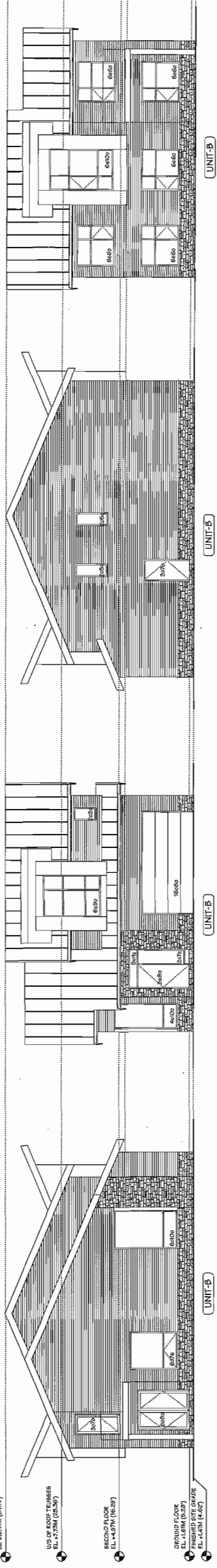
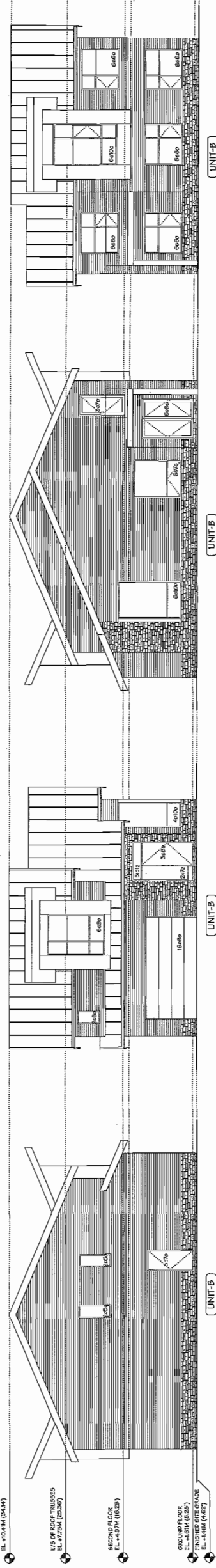
SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 11, 2013	
DRAWN TYMM	DP 14-557872
CHECKED	PROJ. NO. 1111

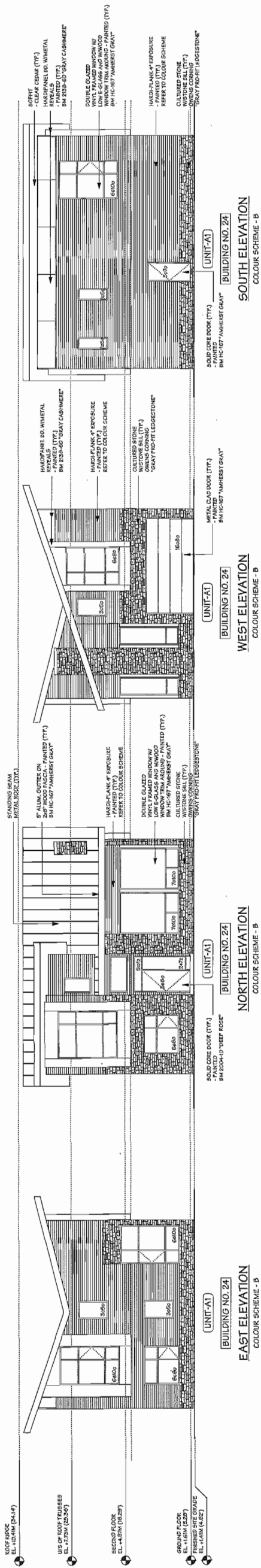
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

SOUTH ELEVATION  
COLOUR SCHEME - C

PLAN #6







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

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
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
CONSULTANT	

Copyright, All rights reserved.  
Reproduction in whole or in part is prohibited. This drawing is an  
instrument of service to the property of the archdiocese and  
may not be used in any way without the written permission of this office.

**PROJECT**  
**TOWNHOUSE**  
**DEVELOPMENT**

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

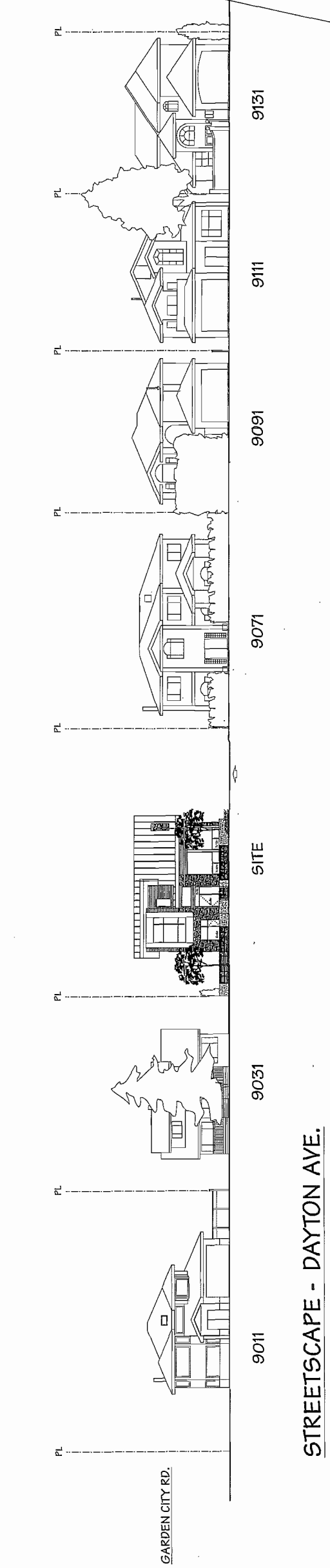
2385 oak street, van., b.c.  
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

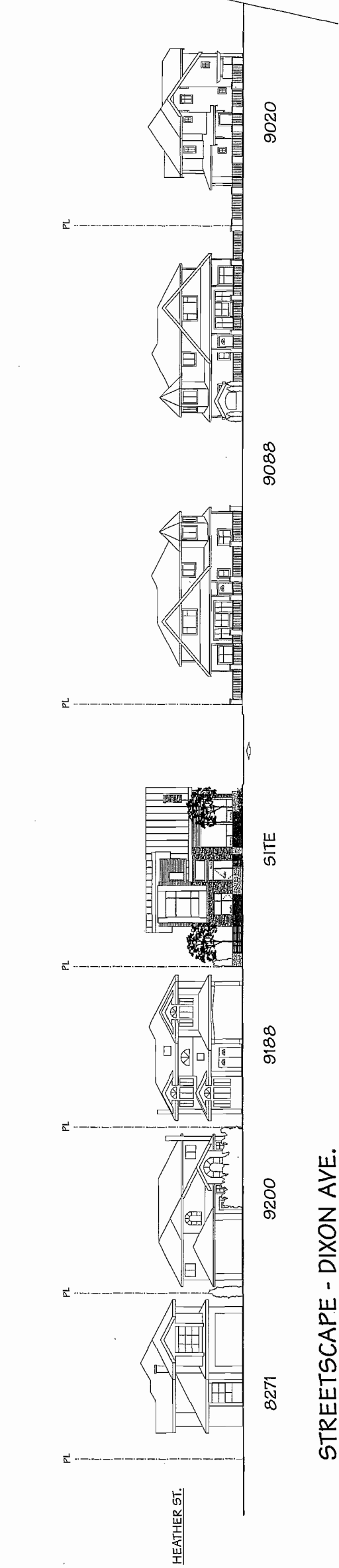
## ELEVATIONS

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

# PLAN #9



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS
1	DEC. 8, 2014	FENCE REVISED
2	NOV. 6, 2014	ISSUED FOR D.P.P.
3	OCT. 9, 2014	ISSUED FOR A.D.P.
4	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. This drawing is an intellectual property of Yamamoto Architecture Inc. and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Yamamoto Architecture Inc.

PROJECT

TOWNHOUSE  
DEVELOPMENT

9851, 9853 DAYTON AVE.  
RICHMOND B.C.

Yamamoto  
Architecture Inc.

9851, 9853 DAYTON AVE., B.C.  
VAN 411 SW 731-1127 Fax: 731-1827

DRAWING TITLE

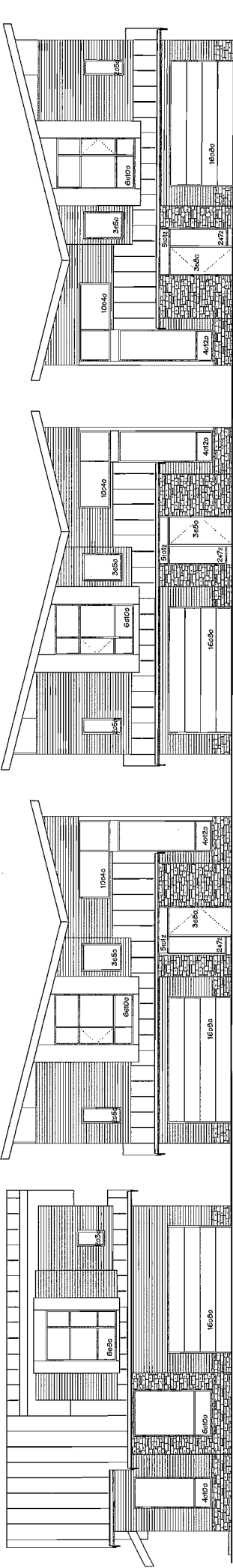
STREETSCAPE ELEVATIONS

SCALE	1/16" = 1'-0"	SHEET NO.
DATE	MAY 12, 2014	
DRAWN	TY	DP 14-657872
CHECKED		PROJ. NO. 1111

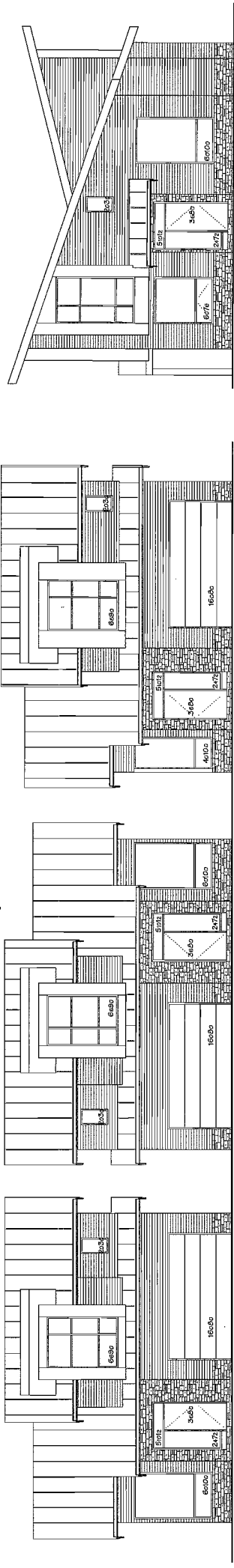
PLAN #1C

Reference Plan  
Dec 8, 2014  
DP 14-657872

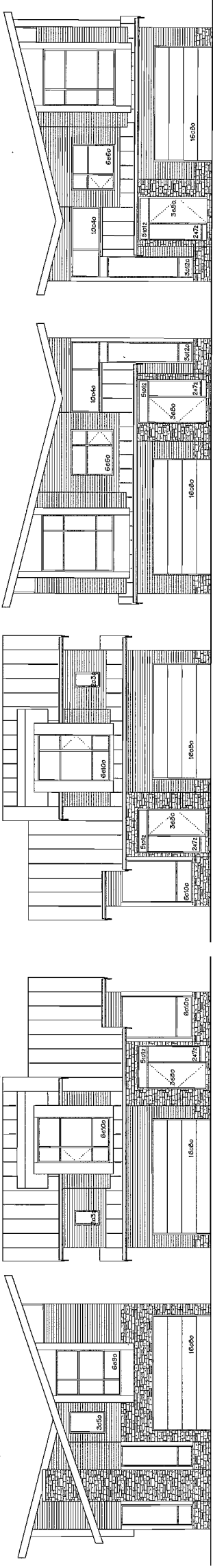
DRIVE AISLE STREETSCAPE - LOOKING WEST



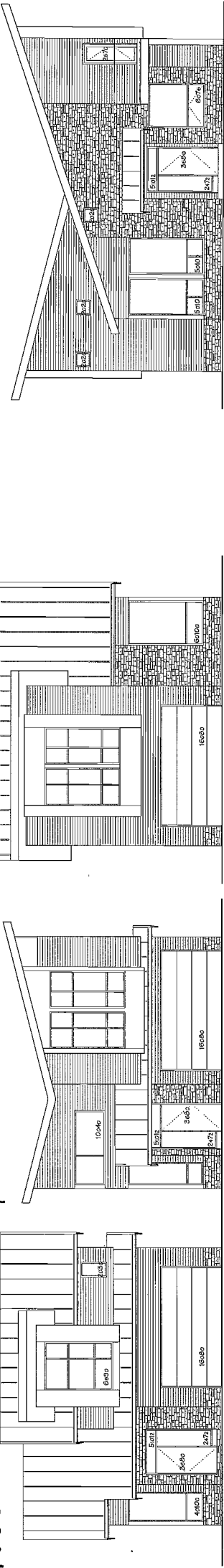
DRIVE AISLE STREETSCAPE - LOOKING NORTH



DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



DRIVE AISLE STREETSCAPE, LOOKING SOUTH AND EAST



UNIT-B2a  
BUILDING NO. 1  
EAST ELEVATION

UNIT-B2  
BUILDING NO. 2  
EAST ELEVATION

UNIT-B2  
BUILDING NO. 3  
EAST ELEVATION

UNIT-A1  
BUILDING NO. 4  
EAST ELEVATION

UNIT-A1  
BUILDING NO. 4  
SOUTH ELEVATION

UNIT-B  
BUILDING NO. 5  
SOUTH ELEVATION

UNIT-Aa  
BUILDING NO. 6  
SOUTH ELEVATION

UNIT-Aa  
BUILDING NO. 7  
SOUTH ELEVATION

UNIT-A2  
BUILDING NO. 12  
EAST ELEVATION

UNIT-A2  
BUILDING NO. 11  
EAST ELEVATION

UNIT-A  
BUILDING NO. 10  
EAST ELEVATION

UNIT-A  
BUILDING NO. 9  
EAST ELEVATION

UNIT-A1  
BUILDING NO. 8  
EAST ELEVATION

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

Reference Plan  
Dec 8, 2014  
DP 14-657872

Yamamoto  
Architecture Inc.

9551, 8055 DAYTON AVE  
RICHMOND, B.C.

2385 east street, vancouver, b.c.  
V6H 4J1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE

ELEVATIONS

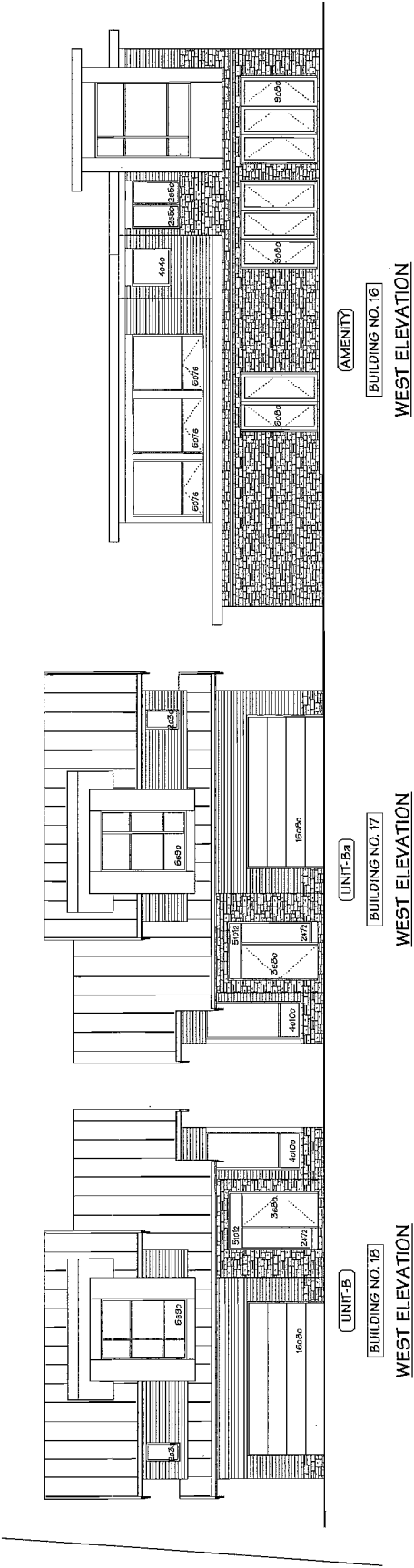
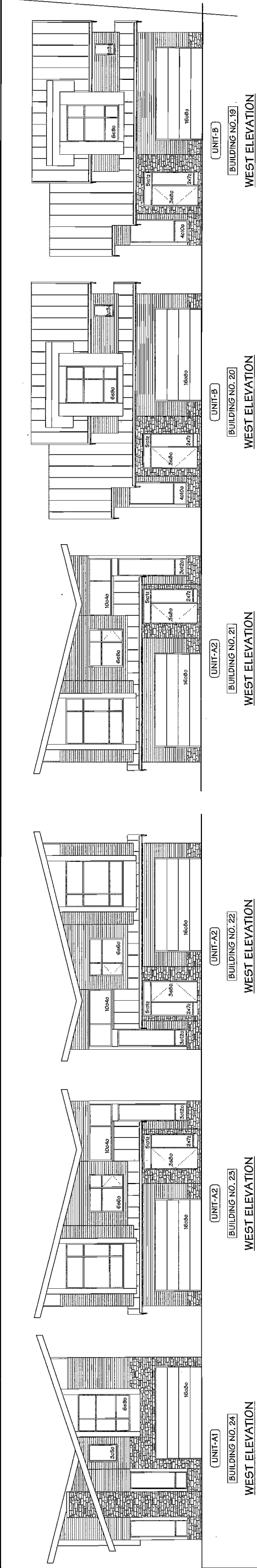
SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY	DP 14-657872
CHECKED	PROJ. NO. 1111

PLAN #1d

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

Copyright All rights reserved.  
This drawing is the property of Yamamoto Architecture Inc.  
No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of this office.

PROJECT  
TOWNHOUSE  
DEVELOPMENT



DRIVE AISLE STREETSCAPE — DIXON TO AMENITY BUILDING, LOOKING EAST

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

Copyright, All Rights Reserved.  
This drawing is the property of Yamamoto Architecture Inc. and is not to be reproduced or used in any form without the written permission of this office.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2286 oak street, van., b.c.  
V6H 4J1 Tel: 751-1127 Fax: 751-1357

DRAWING TITLE

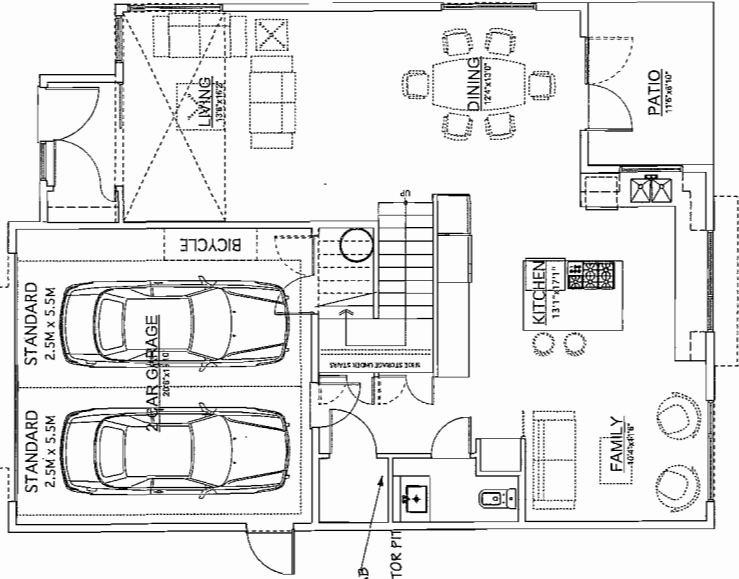
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TY	DP 14-6577
CHECKED		PROJ. NO. 111

PLAN #1e

Reference Plan  
Dec 8, 2014  
DP 14-657872

BEFORE:

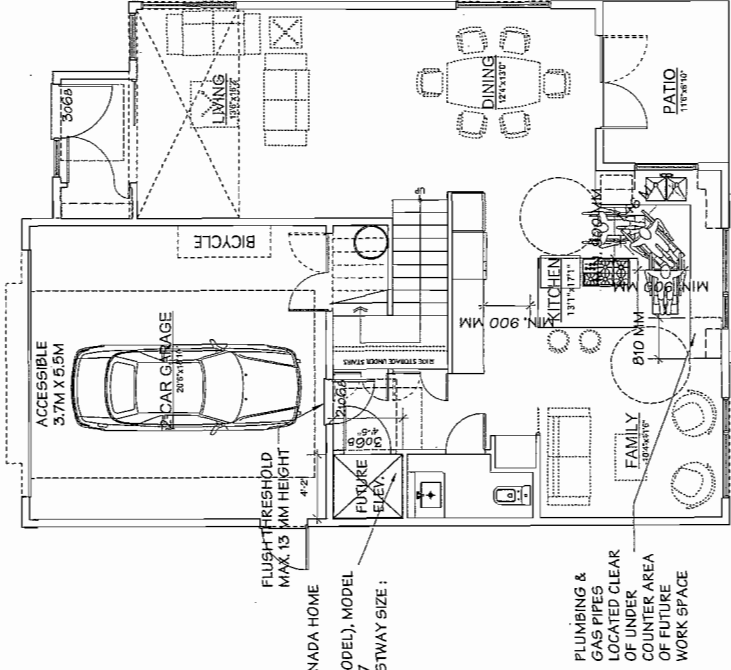


UNIT-Ba

GROUND FLOOR PLAN

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

AFTER:

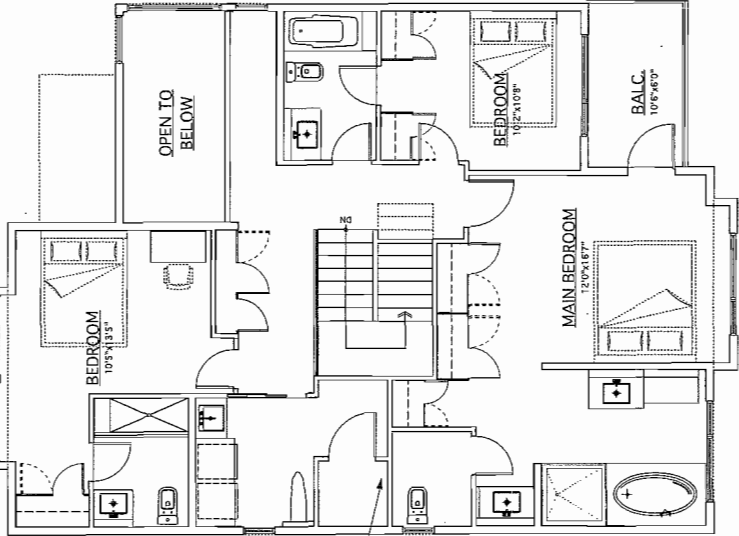


UNIT-Ba

GROUND FLOOR PLAN

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

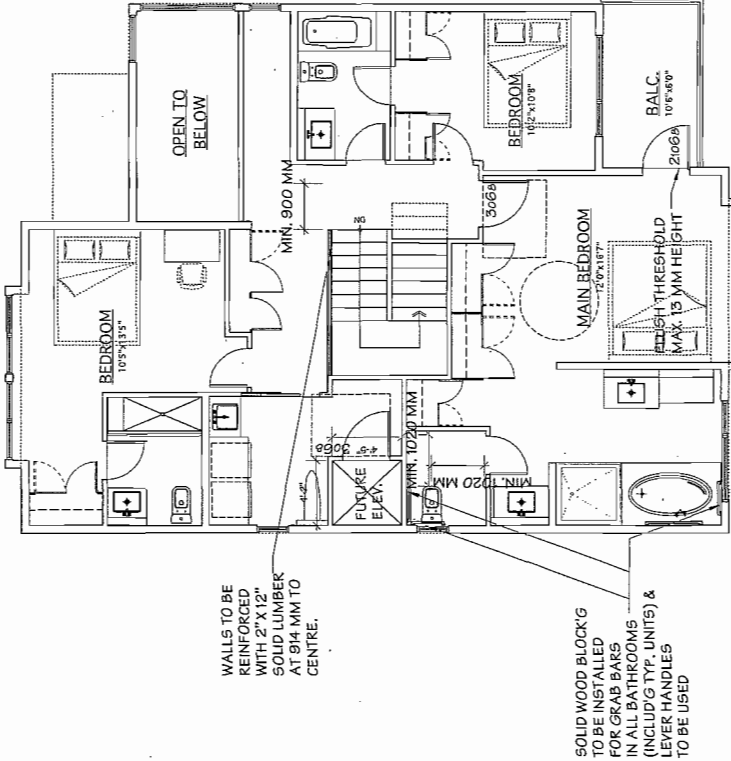
CONVERTIBLE UNIT PLAN



UNIT-Ba

SECOND FLOOR PLAN

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



UNIT-Ba

SECOND FLOOR PLAN

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

CONVERTIBLE UNIT PLAN

- AGING IN PLACE FEATURES**  
(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN BATHROOM WALLS TO FACILITATE SHOWER FAUCETS.
  - 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 83:**
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW WITH POLYURETHANE INSULATION CORE
  - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, E.F. 0.79) INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 865 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 WIDE 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.
VERTICAL CIRCULATION	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 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.
BATHROOM (MIN. 1)	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.
KITCHEN	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.
WINDOWS	1600 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.
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.

Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. This drawing is an integral part of the contract documents. It is to be used in accordance with the terms and conditions of the contract documents. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Yamamoto Architecture Inc.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

5951, 9855 DANTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

3286 GLENVIEW AVE. #2  
VAN. V6T 1A1 TEL: 731-1127 FAX: 731-1327

DRAWING TITLE  
FLOOR PLANS

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

PLAN #16

Reference Plan  
Dec 8, 2014  
DP 14-657872

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

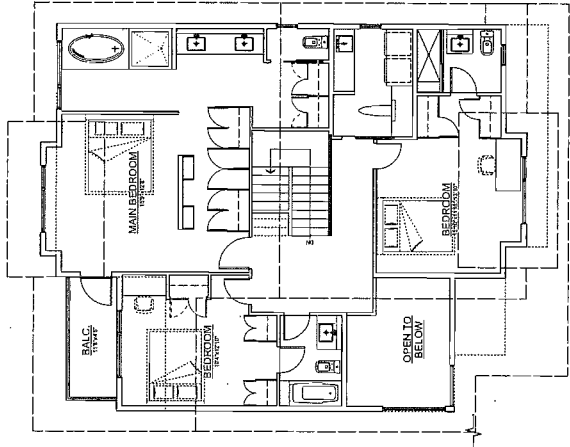
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

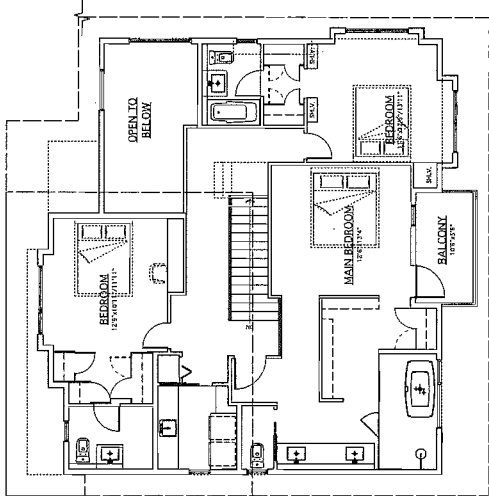
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE FLOORS

ENERGYGUIDE #35

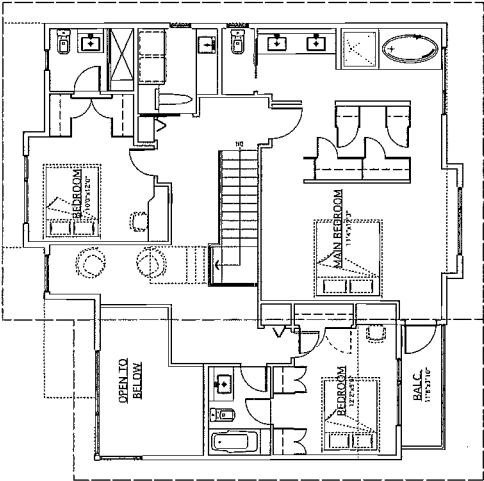
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRED WOODLIE GLAZING
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRED WOODLIE GLAZING
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE SMART SERIES)
- NATURAL GAS INDIRECT FRIED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



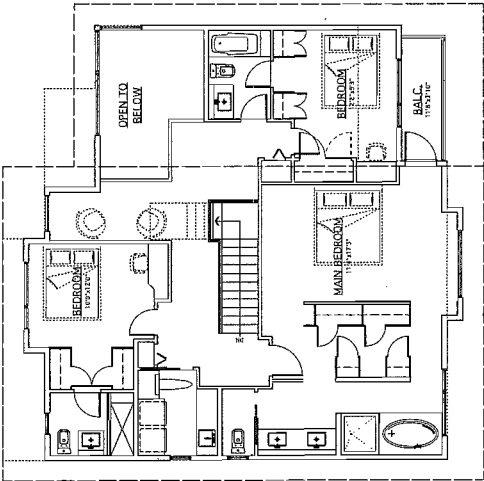
UNIT-B  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



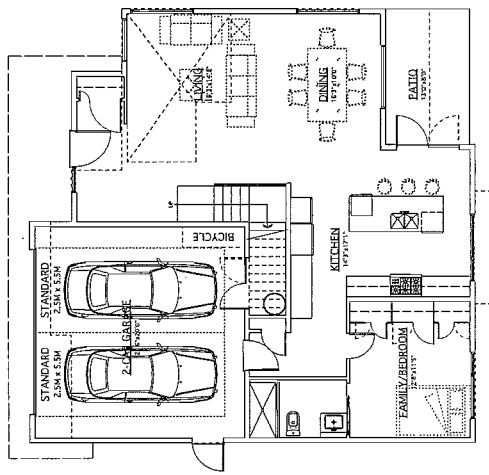
UNIT-A6  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



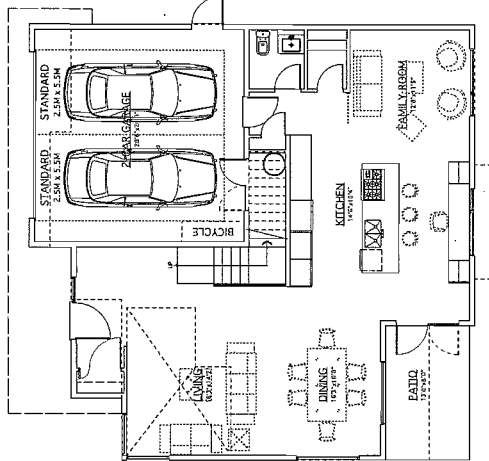
UNIT-B2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



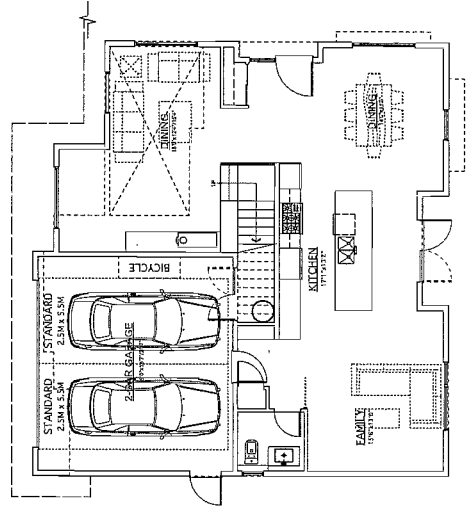
UNIT-B2a  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



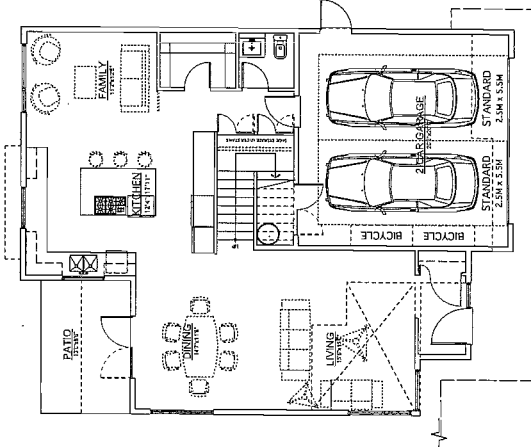
UNIT-B2a  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 1



UNIT-B2  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 2 & 3



UNIT-A6  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 4



UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 5

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9851, 9852 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2385 036 4104/51, VPR, B.C.  
V8H-AJ1 1B-731-1127 Fax: 731-1327

DRAWING TITLE  
FLOOR PLANS

SCALE  
1/8" = 1'-0"  
DATE  
JULY 18, 2013  
DRAWN  
TY/KM  
CHECKED  
DP 14-65787  
PROJ. NO.  
1111

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

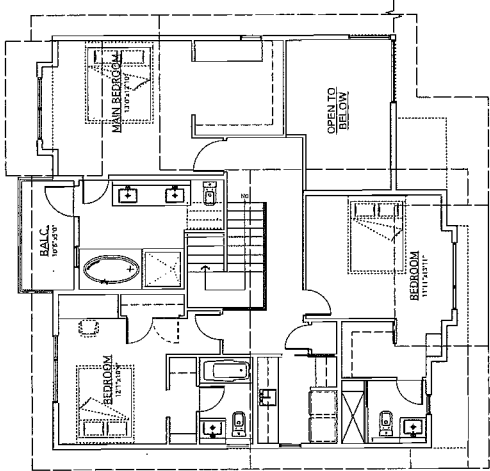
- SLIP-RESISTING IN WASHROOM WALLS TO FACILITATE FUTURE
- GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

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

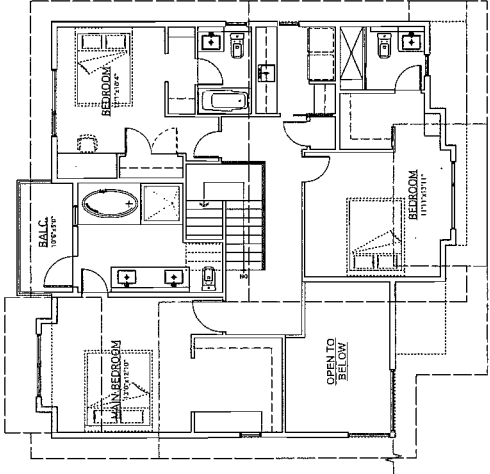
ENERGUIDE B5:

- R12 FILL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWING WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWING WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (FOR DOMESTIC HOT WATER) AND NATURAL GAS, INDIRECT FRED WATER HEATER, 50 US GAL TANK EF. 0.79 (TRIANGLE TUBE SMART SERIES)



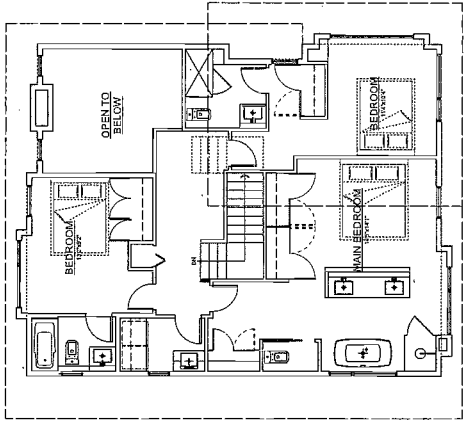
UNIT-A-a

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



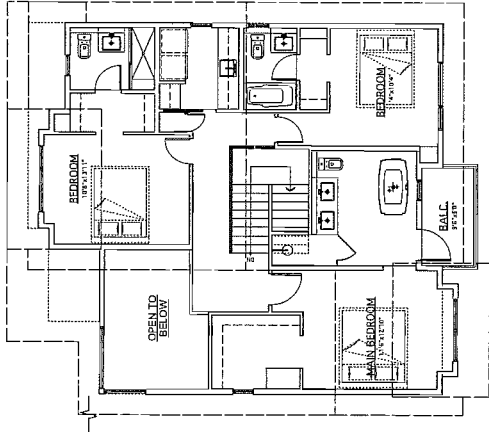
UNIT-A-b

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



UNIT-A-i

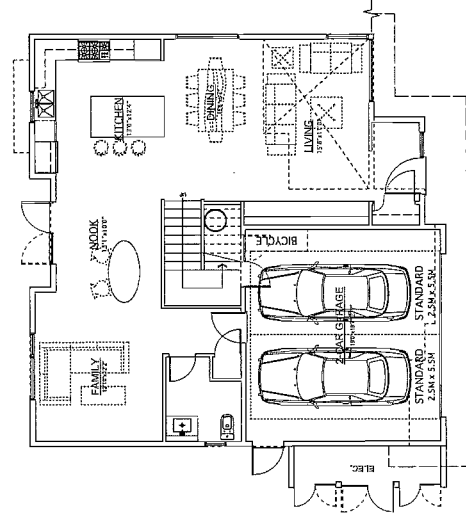
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-A

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

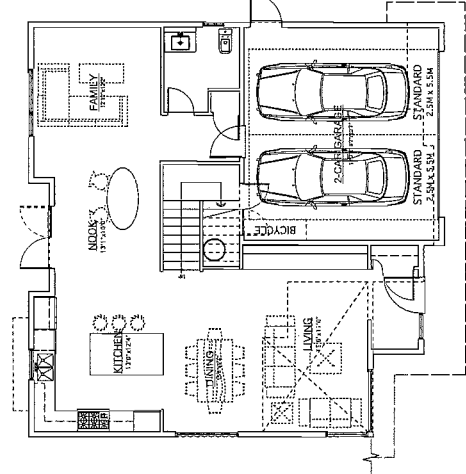
NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR C.P.P.	
OCT. 9, 2014	ISSUED FOR A.B.T.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY. 7, 2014	ISSUED FOR C.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		



UNIT-A-a

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

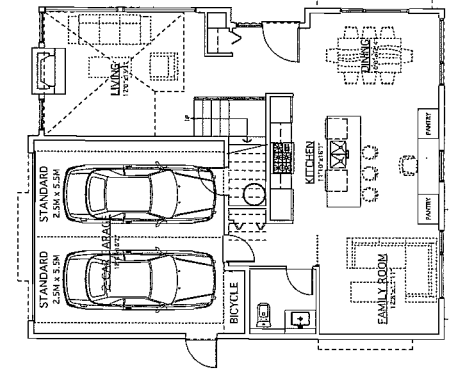
BUILDING NO. 6



UNIT-A-b

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

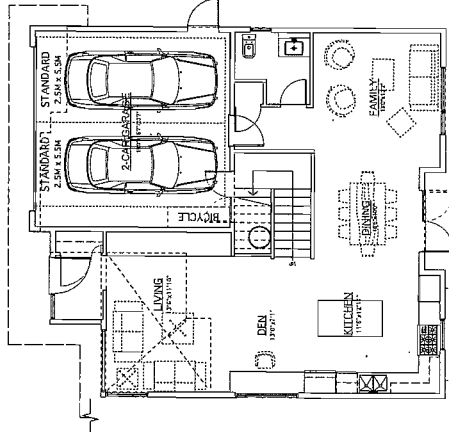
BUILDING NO. 7



UNIT-A-i

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

BUILDING NO. 8



UNIT-A

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

BUILDING NO. 9

DP 14-657872

Reference Plan Dec 8, 2014

9051, BREE DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 oak street, vancouver, B.C.  
V6H 4J1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE

FLOOR PLANS

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

DATE: JULY 19, 2013

DRAWN: T.Y./KM

CHECKED:

PLAN #11

DP 14-6578

PROJ. NO. 1111

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

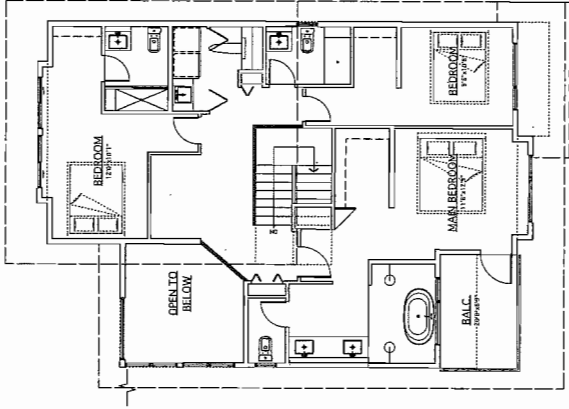
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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:

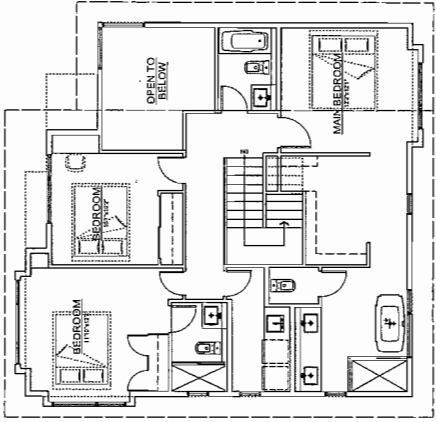
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW UNITS WITH POLYURETHANE INSULATION CORE DOORS.
- STEEL WITH POLYURETHANE INSULATION CORE DOORS.
- GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E.
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGY STAR RATED WATER HEATER
- SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS- HIGH EFFICIENCY CONDENSING BOILER (B54, APU) (TRIANGLE TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)
- NATURAL GAS, INDIRECT FIRE WATER HEATER, 60 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)



UNIT-B1

SECOND FLOOR PLAN

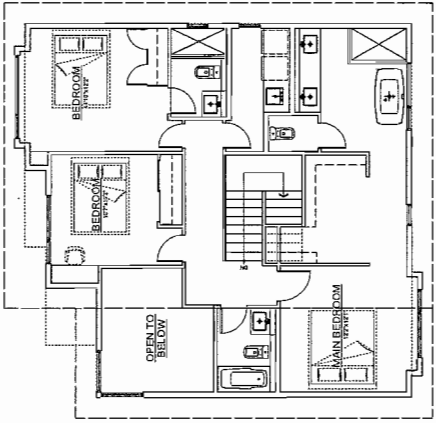
SCALE: 1/8" = 1'-0"



UNIT-A2a

SECOND FLOOR PLAN

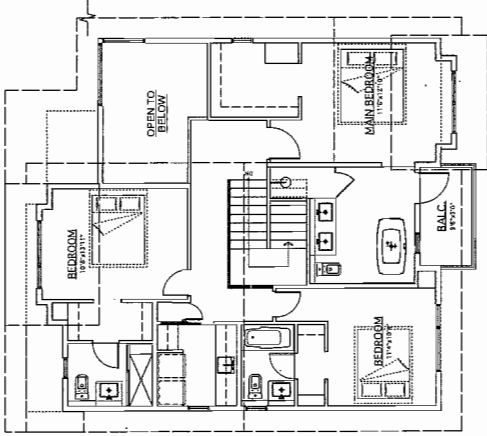
SCALE: 1/8" = 1'-0"



UNIT-A2

SECOND FLOOR PLAN

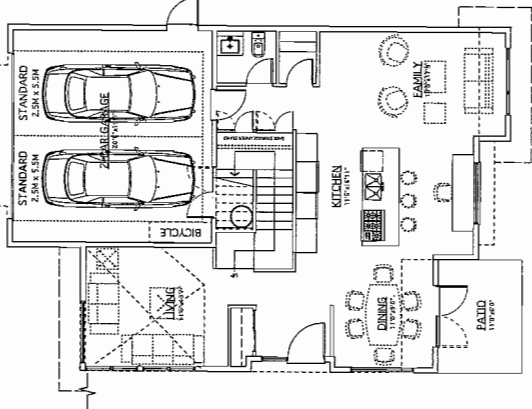
SCALE: 1/8" = 1'-0"



UNIT-A

SECOND FLOOR PLAN

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

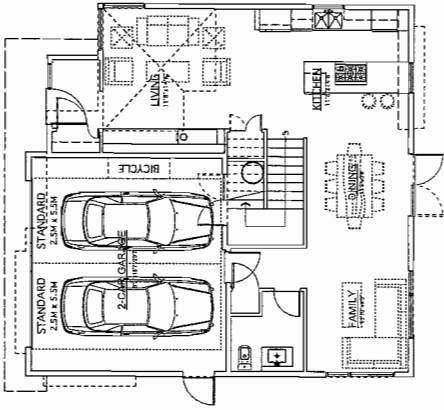


UNIT-B1

GROUND FLOOR PLAN

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

BUILDING NO. 13

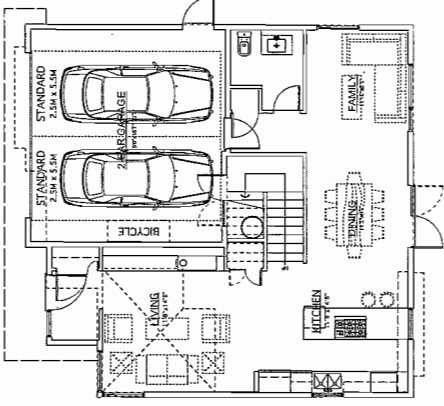


UNIT-A2a

GROUND FLOOR PLAN

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

BUILDING NO. 12

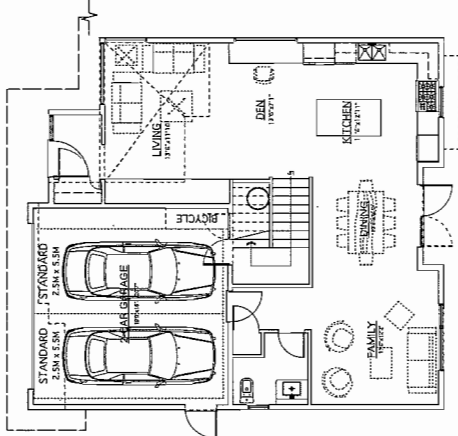


UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 11



UNIT-A

GROUND FLOOR PLAN

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

BUILDING NO. 10

DP 14-657872

Reference Plan Dec 8, 2014

Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. No part of this drawing may be reproduced without the written permission of Yamamoto Architecture Inc. This drawing is not to be used for any other project without the written permission of Yamamoto Architecture Inc.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

9801, 9855 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 PARK STREET, VAN., B.C.  
VAN. A11 607-731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"

DATE JULY 19, 2013

DRAWN TYKIM

CHECKED

DP 14-6578

PROJ. NO. 1111

PLAN #12



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

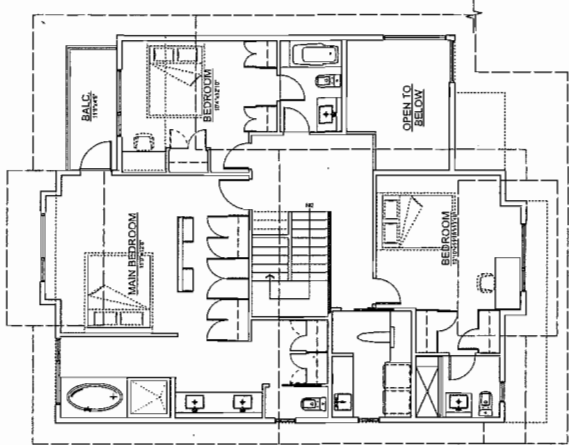
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

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

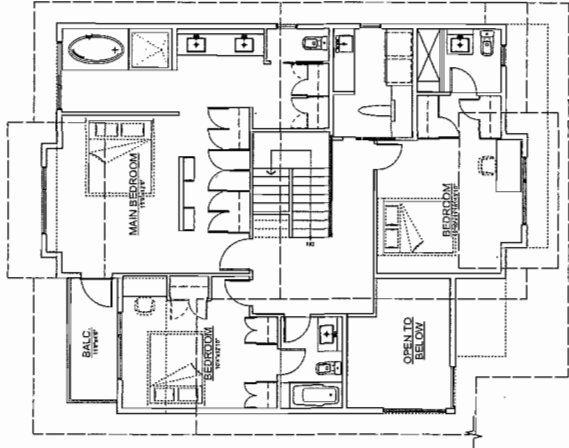
ENERGUIDE B5:

- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIED WINDOW UNITS WITH 1/2" AIR SPACE
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, 1/2" AIR SPACE
- 100% POLYURETHANE INSULATION ROOF SYSTEM
- ENERGY STAR RATED AIR SOURCES WITH VENTILATION SYSTEM
- SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE SMART SERIES) WITH 1/2" AIR SPACE
- NATURAL GAS INDIRECT FIRED WATER HEATER, 80 US GAL TANK, EF. 0.79 (TRIANGLE TUBE SMART SERIES)



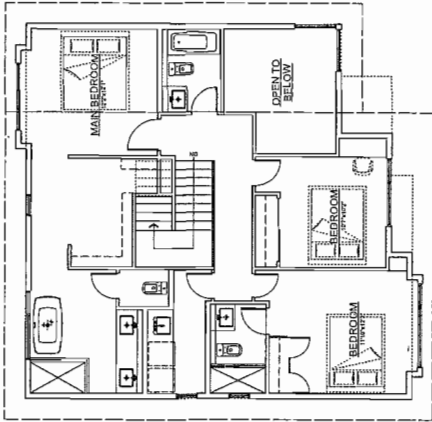
UNIT-B

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



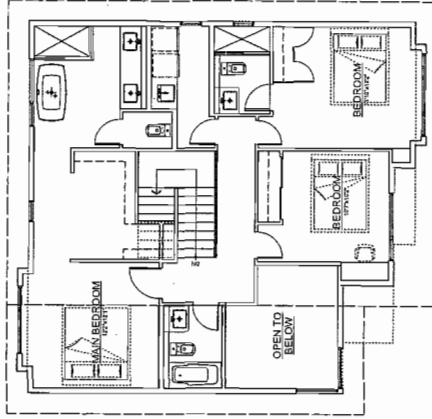
UNIT-B

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



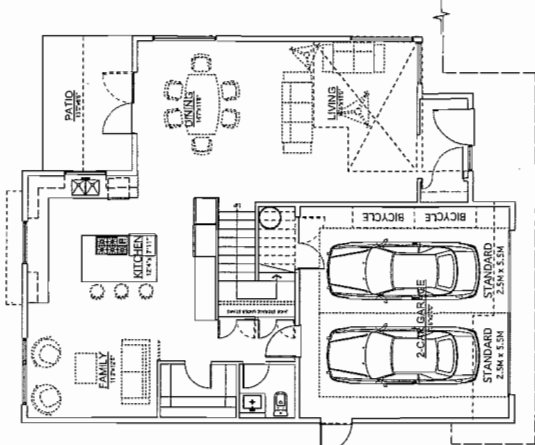
UNIT-A2

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



UNIT-A2

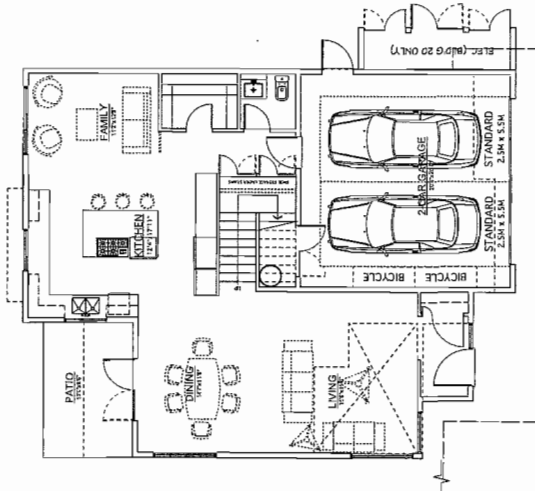
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-B

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

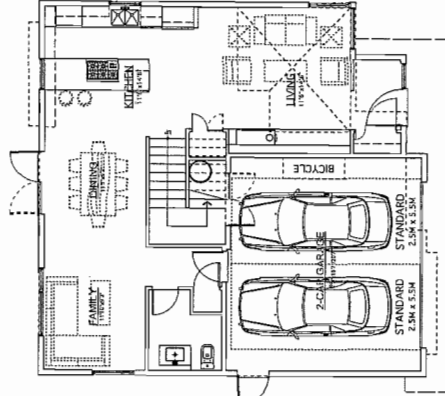
BUILDING NO. 18



UNIT-B

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

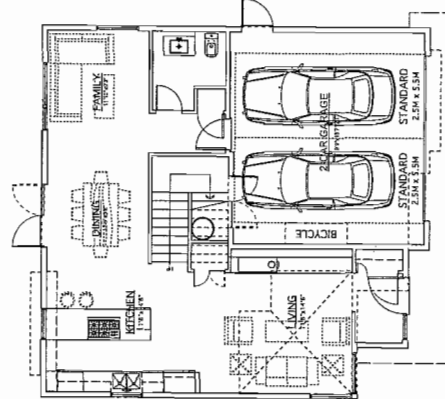
BUILDING NO. 19, 20



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

PROJECT  
TOWNHOUSE  
DEVELOPMENT

8851, 8855 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 GARDEN STREET, VAN. B.C.  
V6H 4J1 TEL: 753-1127 FAX: 753-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"

DATE JULY 18, 2013

DRAWN T/Y/M

CHECKED

DP 14-5578

PROJ. NO. 1111

PLAN #14

Reference Plan  
Dec 8, 2014  
DP 14-657872

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

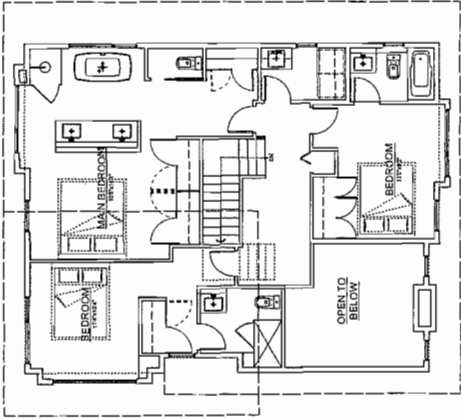
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE SEATING
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- GRAB BAR INSTALLATION

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

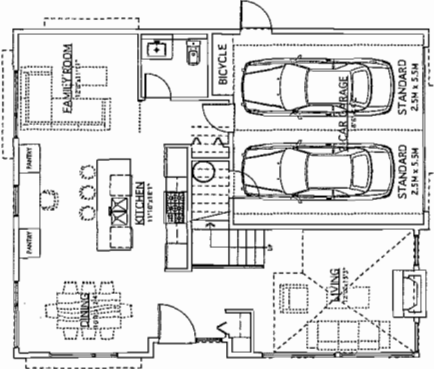
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE B5:

- R12 FILL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW WITH POLYURETHANE INSULATION CORE DOORS,
- STEEL WITH POLYURETHANE INSULATION CORE DOORS,
- GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, ARGON GAS, 1/2" GLAZING
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- 100% EXHAUST FAN WITH ENERGY STAR RATED MOTOR
- SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE ENERGY SYSTEMS)
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, EF .079 (TRIANGLE TUBE SMART SERIES)



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



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

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

Copyright © 2014 Yamamoto Architecture Inc. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an integral part of the contract documents. It is to be used in accordance with the terms and conditions of the contract documents.

PROJECT  
TOWNHOUSE  
DEVELOPMENT

8851 9055 DANTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 oak street, vancouver, b.c.  
V6P 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE  
FLOOR PLANS

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

## CityClerk

**From:** Badyal, Sara  
**Sent:** Tuesday, 24 February 2015 10:10 AM  
**To:** CityClerk  
**Subject:** FW: 9051 Dayton Townhouse Project, DP 14-657872  
**Attachments:** HP0001.pdf; 9071 Dayton Sideyard.jpg

**Categories:** 08-4105-20-2014657872 - 9051 Dayton Ave - DP

		INT
	DW	
	WJ	mg
	JB	

**From:** RICHARD WONG [mailto:wong.richard@shaw.ca]  
**Sent:** Monday, 23 February 2015 11:48 PM  
**To:** Badyal, Sara  
**Subject:** Re: 9051 Dayton Townhouse Project, DP 14-657872

<b>To Development Permit Panel</b>	
Date:	March 10 / 15
Item #	
Re:	9055 Dayton Ave. DP 14-657872

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 re-visited 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 beautify 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](http://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,

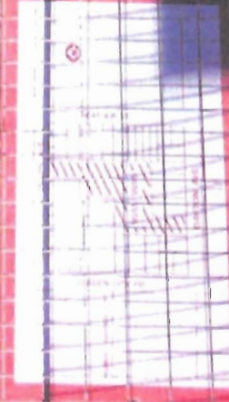


Jackson Lee  
Jacken Homes  
Cell: 778-865-4783  
Office: 604-266-0808 ext. 12  
[jackson.lee@jackenhomes.com](mailto:jackson.lee@jackenhomes.com)



# PLANNING APPLICATION

Architecture Inc.  
to the City of R...  
ob to rezone 90... and  
n Avenue from A... senbly  
and use contrac... 55  
sily 7 units (R...  
construct a 33 unit  
complex.



MAY BE OBTAINED AT THE URBAN DEVELOPMENT  
DIVISION, CITY HALL, 604-273-6355  
FILE NO. K2 11-000003

## INFORMATION