



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 28, 2017

From: Wayne Craig
Director, Development

File: DP 17-763780

Re: Application by Oris (TLP) Developments Corp. for a Development Permit at
5071 Steveston Highway

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of nine townhouses at 5071 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Allow 50% of the required resident vehicle parking spaces to be small-sized; and
 - b) Reduce the minimum lot width from 50 m to 24 m.


Wayne Craig
Director, Development

CL:blg
Att. 2

Staff Report

Origin

Oris (TLP) Developments Corp. has applied to the City of Richmond for permission to develop nine townhouses at 5071 Steveston Highway on a site zoned “Low Density Townhouses (RTL4)”, with vehicle access from Steveston Highway. The site currently contains a single detached dwelling, which will be demolished at future development stage.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 9705 (RZ 16-734445). The Bylaw was given third reading at the Public Hearing held on May 15, 2017.

Off-site improvements to the boulevard along Steveston Highway and to the rear lane are required as part of the proposed development, and will be undertaken as part of a Servicing Agreement to be entered into prior to final adoption of the rezoning bylaw.

Development Information

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant bylaw requirements (Attachment 1).

Background

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across the rear lane, is a single-family dwelling on a lot zoned “Single Detached (RS1/B)”, which fronts Hollymount Drive.
- To the south, immediately across Steveston Highway, is a townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.
- To the east are single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)”, which front Steveston Highway and Hollymount Drive.
- To the west is a neighbourhood pub and liquor store on a lot zoned “Pub & Sales (CP2)” on the northeast corner of the intersection of Railway Avenue and Steveston Highway.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Increasing the amount of live plant material proposed and enhancing on-site permeability by incorporating additional non-porous surface materials;
- Improving the delineation and surface treatment of visitor parking spaces and the public pedestrian pathway on-site;
- Consideration of alternate locations for some of the proposed replacement trees to ensure no conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line;

- Review of the proposed colour palette and exterior building material samples;
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features will be incorporated into all units;
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED);
- Gaining an understanding of the proposed sustainability features to be incorporated into the project; and
- Providing a concept for the off-site boulevard improvements along Steveston Highway.

The Public Hearing for the rezoning of this site was held on May 15, 2017, at which time no concerns were identified and Zoning Amendment Bylaw 9705 was given third reading.

Through the review of this Development Permit application, staff have worked with the applicant to ensure that the proposed architectural form and character is of a high quality, consistent with the design guidelines contained within the Official Community Plan (OCP), and provides an appropriate interface to the adjacent single-family development. The applicant has made modifications to their proposal to address the urban design issues identified at the rezoning stage, as follows:

- The amount of live plant material proposed on-site has increased through more efficient site planning, which resulted in additional opportunities for the use of soft landscaping;
- Additions to the Landscape Plan enable a better understanding of the required off-site improvements along Steveston Highway, including the new wide treed/grass boulevard at the curb, followed by the new concrete sidewalk. The final design of the Steveston Highway frontage is to be determined as part of the Servicing Agreement design review process;
- The delineation of visitor parking spaces and the publicly-accessible pedestrian pathway on-site has been improved through revised surface treatments and the addition of low landscaping to separate adjacent functions;
- The proposed location of replacement trees on-site has been revised to ensure no conflict with the required vehicle drive-aisle width and with an existing right-of-way along a portion of the west property line;
- The proposed materials and colour scheme is of a high-quality that will blend in with the character of adjacent single-family development;
- Aging-in-place features are proposed in all units, and one Convertible Unit is also proposed in the east unit of the three-storey building along Steveston Highway, which will meet all of the Convertible Unit guidelines; and
- The applicant has provided statements on how their proposal responds to environmental sustainability and CPTED principles, which are summarized in the "Analysis" section below.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to 3.e) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the

applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

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

- a) Allow 50% of the required resident vehicle parking spaces to be small-sized.
- b) Reduce the minimum lot width from 50 m to 24 m.

Staff supports the requested variances for the following reasons:

- ***The parking provisions of the Zoning Bylaw do not permit any small-sized parking spaces on a site unless the total resident parking requirement is 31 or more spaces. Due to the small size of the proposed development (i.e., nine townhouse units), the total on-site resident parking requirement is only 18 spaces. The variance request to allow 50% of the required parking spaces to be small-sized enables the majority of the spaces to be provided within the garages of each unit in a side-by-side arrangement, as well as provides for more functional and efficient use of the livable space on the ground floor of all units.***
- ***The lot geometry at the subject site is unique relative to the rest of the properties in this block. Specifically, the lot depth is approximately 88 m (after the required 2 m road dedication along the entire frontage of Steveston Highway) and has both street and lane frontage. A functional site plan that meets the design guidelines in the OCP is achievable for this townhouse proposal. The opportunity exists for the remaining residential lots to the east to form a larger land assembly with the potential for shared vehicle access via the subject site through a statutory right-of-way (ROW) for public right-of-passage (PROP) that is to be registered on Title of the subject site prior to rezoning. A concept plan for future redevelopment of the adjacent properties to the east has been submitted by the applicant and is on file.***

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The proposed townhouses at the subject site are designed with consideration of the adjacent single-family context to the northwest, north, and east.
- The proposed buildings along the interface with the rear yards of adjacent single-family lots are a maximum of two-storeys in height, one of which is proposed in a duplex form (Building C) and one of which is proposed to contain four units that is designed to reflect a duplex form through careful façade articulation to break down the building massing into two smaller components (Building B).

- The two-storey units provide adequate separation from the adjacent single-family development to the west and east through varied side yard setbacks ranging from 3.9 m to 7.8 m, respectively. A physical separation of at least 7.2 m is provided to the north due to the existing 6 m wide rear lane.

Urban Design and Site Planning (Plans # 1.a to 1.c)

- This proposal is to develop nine townhouse units on a site that would be approximately 2,175 m² (23,420 ft²) in area after the required road dedication along Steveston Highway.
- The proposed site layout consists of:
 - One three-storey triplex building along Steveston Highway (“Building A”).
 - One two-storey building containing four units mid-way through the site to the east of a north-south internal drive-aisle (“Building B”).
 - One two-storey duplex building at the north end of the internal drive-aisle (“Building C”).
- Vehicle access to the seven units in Buildings A and B is proposed from Steveston Highway, while vehicle access to the remaining two units in Building C is proposed to be from the existing City rear lane that connects to Hollymount Drive. Pedestrian access to the site is proposed from Steveston Highway and from the existing rear lane in the form of a defined pathway that extends through the site over a portion of the drive-aisle.
- Prior to final adoption of the rezoning bylaw, the applicant is required to register a Statutory Right-of-Way (SRW) on title for public-right-of-passage on Title over the entire area of the drive-aisle and the pedestrian pathway from the existing rear lane. This will enable future shared vehicle access to the adjacent properties to the northwest and to the east, as well as enable a pedestrian linkage between the residential neighbourhood to the north and Steveston Highway.
- The main pedestrian entries to the units in Building A are proposed to front onto Steveston Highway, and are clearly defined with pathways, patios, and covered porches. The main pedestrian entries to the remaining units in Buildings B and C are accessed from defined pedestrian pathways off the internal drive-aisle.
- The proposed development is consistent with the parking requirements of Richmond Zoning Bylaw 8500 for resident and visitor parking spaces: 18 resident vehicle parking spaces are proposed within the garages of the units, six of which are provided in a tandem arrangement within Building A. Two surface parking spaces are also proposed on-site for visitors. A total of 17 resident bicycle parking spaces (Class 1) are proposed within the garages of the units in excess of the Zoning Bylaw requirements, and a rack for two visitor bicycles is also proposed on-site (Class 2).

Landscape Design and Open Space Design (Plans # 2.a to 2.c)

Landscaping

- On-site tree retention and removal was assessed as part of the rezoning application, at which time the City’s Tree Preservation Coordinator concurred with the applicant’s proposal to remove six bylaws-sized trees on-site due to poor condition. Consistent with the 2:1 tree

replacement ratio in the OCP, the applicant is required to plant and maintain a minimum of 12 replacement trees on-site.

- The proposed Landscape Plan includes a mix of 18 deciduous and coniferous trees, as well as a variety of evergreen and flowering vines, perennials, shrubs, and grasses. The proposed tree and plant species include: Maple, Dogwood, Beech, and Spruce trees, as well as Clematis, Golden Sedge Grass, Blue Fescue, Lily, Hydrangea, Honeysuckle, Sword Fern, Viburnum, Skimmia, Laurel, Yew, and Cedar hedges.
- To define the street edge along Steveston Highway, low wood picket fencing with a gate to the front yards of each unit in Building A is proposed, with 1.5 m high solid wood privacy fencing proposed elsewhere around the perimeter of the site. Separate solid wood privacy fencing with an overhead trellis and gate for maintenance (1.5 m high) is also proposed between the yards of units in Building B and C. A 1.5 m high open trellis structure is proposed in the northwest corner where the lane meets the publicly-accessible pedestrian pathway on-site, while a 1.5 m high picket gate is proposed for residents and maintenance purposes in the northeast corner where the lane meets the east side yard.
- A variety of hardscape materials are proposed on-site to distinguish between pedestrian and vehicle areas. Specifically: coloured, stamped concrete is proposed for the pedestrian pathway that parallels the internal drive-aisle and connects to the rear lane, and two types of porous paving stones are proposed for the two surface parking spaces, as well as for each unit's patios and pathways.
- The main pedestrian and vehicle access point to the site from Steveston Highway is proposed to be treated with a wide band of porous paving stones to highlight the dual use of the access point.

Outdoor Amenity Space

- The common outdoor amenity space is proposed on-site in a central location that is visible from the main entry to the site, and is consistent with the minimum size specified in the OCP guidelines (i.e., min. 6 m² per unit, for a total of 54 m²).
- The outdoor amenity space is proposed to contain a small children's play structure, a mounded lawn area with boulders and natural features for climbing, bench seating, trellis structures with vines, the mail kiosk, and a combination of grasses, shrubs, hedging, and trees.

Private Open Space

- Private outdoor space for the units is proposed primarily in the form of clearly defined yards with patios at grade, and the three-storey triplex building along Steveston Highway will also feature private balconies on the south elevation.
- The size and configuration of the private outdoor space proposed for each unit is consistent with the OCP guidelines for ensuring that the spaces are usable and livable (i.e., 30 m² each, with minimum 4.5 m deep yards).

Indoor Amenity Space

- Consistent with Council Policy 541, the applicant will be contributing \$9,000 (\$1,000/unit) prior to final adoption of the rezoning bylaw in-lieu of providing on-site indoor amenity space.

Architectural Form and Character (Plans # 3.a to 3.e)

- Key building elements are used to create variation and articulation to the overall massing and scale of the buildings, and to provide a pedestrian-oriented character. For the three-storey building along Steveston Highway (Building A), the lower storeys are defined by covered porches at grade and main-floor balconies with deep shed roof overhangs above. Strong pitched roofs are proposed on all buildings, with gable ends facing the street and internal drive-aisle. For the rear buildings (Buildings B and C), the proposed roof form is a key element used to break up the buildings and to create a rhythm that mimics the character of single-family dwellings.
- A varied building setback is proposed for Building A along Steveston Highway, which will provide articulation and avoids a continuous wall along the street. Variations to the building face are also proposed for Building B along both the internal drive-aisle and along the interface with adjacent single-family development by way of deep recesses and marked changes in the roof form at key areas within the building cluster (i.e., the middle and ends) to break up the building.
- Building facades are treated with a variety of exterior cladding materials to define each storey and the proposed colour scheme works to define individual building components. Charcoal grey asphalt shingles are proposed for the roofs of all buildings, a taupe-coloured vertical board and batten is proposed to define the first storey of all buildings and as an accent for the window projections on the second storey of the rear buildings, while a lighter-toned polymer shake siding is proposed for the upper storeys of all buildings. Wood trim, roof brackets, porch columns, and fascia and barge board is proposed to be painted off-white. A blue accent colour is proposed for the unit entry doors, providing further visual interest.

Accessible Housing

- The proposed development includes one convertible unit in Building A that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require the installation of a stair lift.
- The applicant has indicated that the floor plan of one of the units in Building C can also be modified upon request by a purchaser so that it can accommodate a resident in a wheelchair.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- At rezoning stage, the applicant committed to achieving an EnerGuide Rating System (ERS) score of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating. Prior to rezoning bylaw adoption, a restrictive covenant is required to be registered on Title, specifying that all units are to be built to ERS 82 or higher, and that all units are to be solar hot water-ready.
- A Certified Energy Advisor has confirmed that the proposed townhouse units are designed to achieve an EnerGuide rating of 82. The key technical elements that enable this rating to be achieved will be specified in the legal agreement registered on Title to ensure that they are included in the building design at Building Permit stage (i.e., a condensing hot water tank, R22 rated walls, and increased air tightness).
- The applicant has also identified the following features are proposed to be provided in all units:
 - Double-glazed vinyl framed windows with low E glass;
 - Low-flow toilets, showers, and sinks;
 - Energy Star-rated appliances;
 - LED lighting in exterior common areas and where possible within the units; and
 - Low (or no) VOC paint on painted surfaces.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has identified that the proposal includes the following features consistent with the four principles of CPTED, as encouraged in the design guidelines contained within the OCP:

Natural Access Control

- The formal access point to the site is clearly identified off Steveston Highway, and is proposed to be treated with a combination of coloured, stamped concrete and porous paving stones to highlight its dual use by both vehicles and pedestrians.
- Pedestrian access and on-site circulation is clearly delineated via the marked pathway which largely parallels the internal drive-aisle and via the individual pathways to the main unit entries.
- Signage clearly identifying individual units is proposed for simple wayfinding.

Natural Surveillance

- The common outdoor amenity space is centrally-located and clearly visible from the main entry to the site.
- Low landscaping is designed to provide clear unobstructed views of pathways and areas throughout the site.
- Units in Buildings B and C face the internal drive-aisle, providing for “eyes on the street”. The west unit in Building C is designed with window openings on the west elevation, providing for natural surveillance over the pedestrian pathway in the northwest corner of the site.

Territoriality/Defensible Space

- Semi-public space is defined by differing hard surface treatment and low landscaping.
- Place making techniques in the common outdoor amenity space include a seating area, central mail kiosk, and play structure all of which encourage people to congregate.
- Lighting is proposed at individual unit entries and in common areas to provide for safety and security, while reducing glare, shadows, and overall light pollution.
- Private yards are clearly defined through low fencing and landscaping, complete with pedestrian entry gates.

Maintenance

- All low planting will be kept to a maximum height of 1.2 m to provide good sightlines for safety and security.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping
- Long-term maintenance of buildings and landscaping on-site is to be undertaken by contractors engaged by the future strata corporation.

Site Servicing & Off-site Improvements

- Servicing requirements and off-site improvements to support the proposed development were identified as part of the rezoning application, and include:
 - A 2.0 m wide road dedication along the entire Steveston Highway frontage for future road improvements.
 - Entrance into a Servicing Agreement (SA) for the design and construction of off-site improvements to current City standards along Steveston Highway and the rear lane, as well as the required water, storm, and sanitary service connections. The scope of work includes (but is not limited to) a new treed/grass boulevard at the curb, followed by a new concrete sidewalk along Steveston Highway, as well as rear lane roadworks, drainage and lighting.

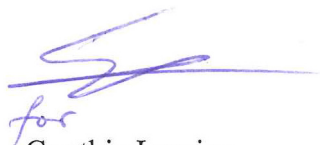
Conclusion

This proposal is for a nine-unit townhouse development at 5071 Steveston Highway, with vehicle access from Steveston Highway.

The applicant has addressed the design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design identified as part of the Development Permit application review process. The proposal provides an appropriate interface to the rear yards of the adjacent single-family lots and conforms to the applicable design guidelines contained within the OCP.

The development proposal complies with the requirements of the “Low Density Townhouses (RTL4)” zone, with the exception of the zoning variances discussed.

On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Cynthia Lussier
Planner 1
(604-276-4108)
CL:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$146,784.71 (including a 10% contingency).

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

- Incorporation of accessibility measures (e.g. Convertible Unit features and Aging-in-place features) in Building Permit plans as determined via the Rezoning and Development Permit processes.
- Incorporation of energy efficiency measures and pre-ducting for solar hot water heating in Building Permit plans to achieve an EnerGuide rating of 82, as specified in the legal agreement that is required via the Rezoning process.
- Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtaining 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 Department at 604-276-4285.*



DP 17-763780

Attachment 2

Address: 5071 Steveston Highway

Applicant: Oris (TLP) Developments Corp.

Owner: Same

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	2,224.70 m ² (23,946 ft ²)	2,175.84 m ² (23,420 ft ²) After road dedication of 48.86 m ² (526 ft ²)
Land Uses:	One Single-family dwelling	Nine Townhouses
2041 OCP Land Use Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Arterial Road Housing Development Map Designation:	Arterial Road Townhouse	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	9

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none permitted
Buildable Floor Area *:	1,305.50 m ² (14,052 ft ²)	1,271.42 m ² (13,685 ft ²)	none permitted
Lot Coverage:	Buildings: Max. 40% Non-porous surfaces (including buildings/ structures): Max. 65% Live plant material: Min. 25%	Buildings: 40% Non-porous surfaces (including buildings/ structures): 62% Live plant material: 25%	none
Min. Lot Area:	N/A	2,175.84 m ²	none
Min. Lot Width:	50 m	24.43 m	Variance requested to reduce the min. lot width from 50 m to 24 m
Min. Lot Depth:	35 m	88.43 m	none

* not inclusive of items excluded from FAR as per Richmond Zoning Bylaw 8500

	Bylaw Requirement	Proposed	Variance
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – East Side Yard:	Min. 3.0 m	Building A – 7.5 m Building B – 4.5 m Building C – 3.0 m	none
Setback – West Side Yard:	Min. 3.0 m	Building A – 3.0 m Building B – 7.4 m Building C – 3.9 m	
Setback – Rear Yard:	Min. 1.2 m (with the proposed site-specific text amendment to the RTL4 zone)	1.2 m	none
Height (m):	Max. 12.0 m (3 storeys)	Building A – 11.4 m (3 storeys) Building B – 10.2 m Building C – 9.6 m (2 storeys)	none
On-Site Parking Spaces – Resident (R)/Visitor (V):	2 (R) per unit = 18 (R) (standard spaces)	9 (R) standard spaces 9 (R) small spaces	Variance requested to allow 50% of required vehicle parking spaces to be small-sized
	0.2 (V) per unit = 2 (V) (standard Spaces)	2 (V) standard spaces (standard spaces)	none
On-Site Parking Spaces – Accessible:	N/A	none	none
Tandem Parking Spaces	Max. 50% = 9 spaces	3 spaces	none
Amenity Space – Indoor:	OCP Guideline	Proposed	
	Min. 70 m ² or Cash-in-lieu (\$1,000/unit)	Cash-in-lieu (\$9,000)	
Amenity Space – Outdoor:	Min. 6 m ² /unit = 54 m ²	54 m ²	



City of Richmond

Development Permit

No. DP 17-763780

To the Holder: ORIS (TLP) DEVELOPMENTS CORP.
Property Address: 5071 STEVESTON HIGHWAY
Address: C/O #100 - 12235 NO. 1 ROAD
 RICHMOND, BC V7E 1T6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Allow 50% of the required resident vehicle parking spaces to be small-sized; and
 - b) Reduce the minimum lot width from 50 m to 24 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1.a to #3.e attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$146,784.71 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 17-763780

To the Holder: ORIS (TLP) DEVELOPMENTS CORP.

Property Address: 5071 STEVESTON HIGHWAY

Address: C/O #100 - 12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

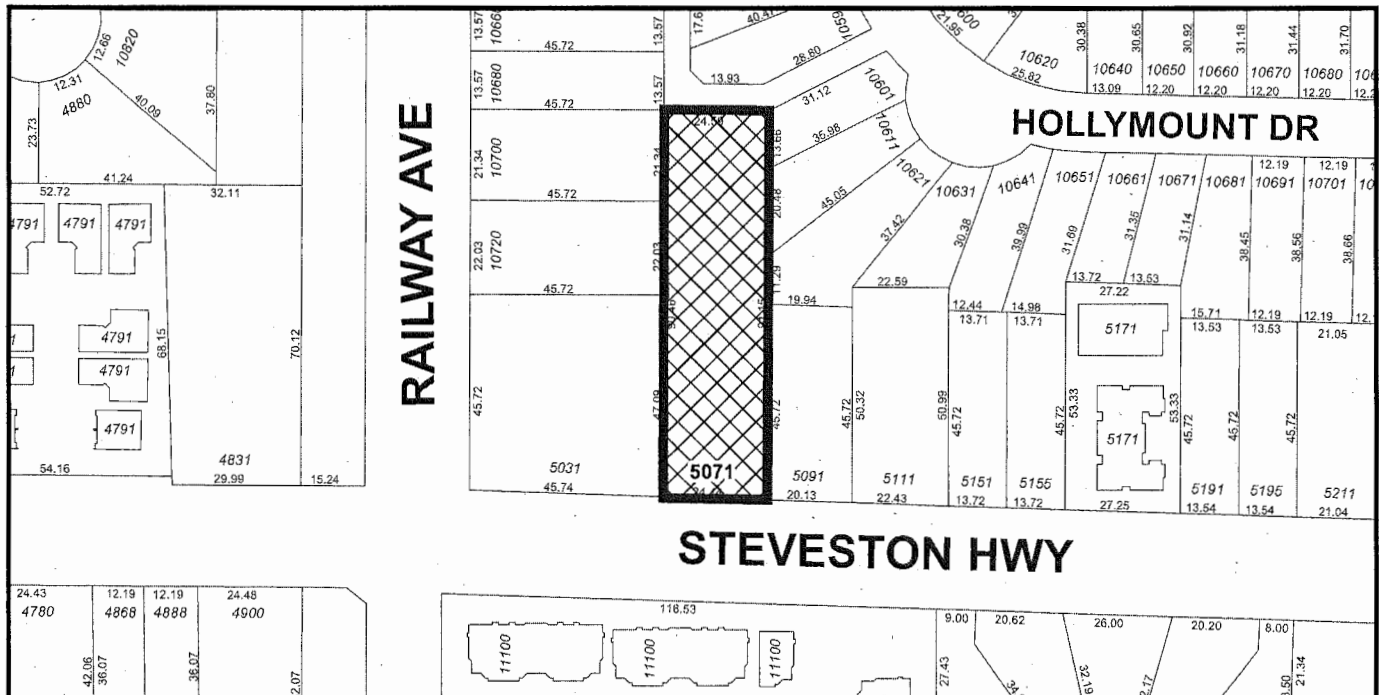
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 17-763780
SCHEDULE "A"

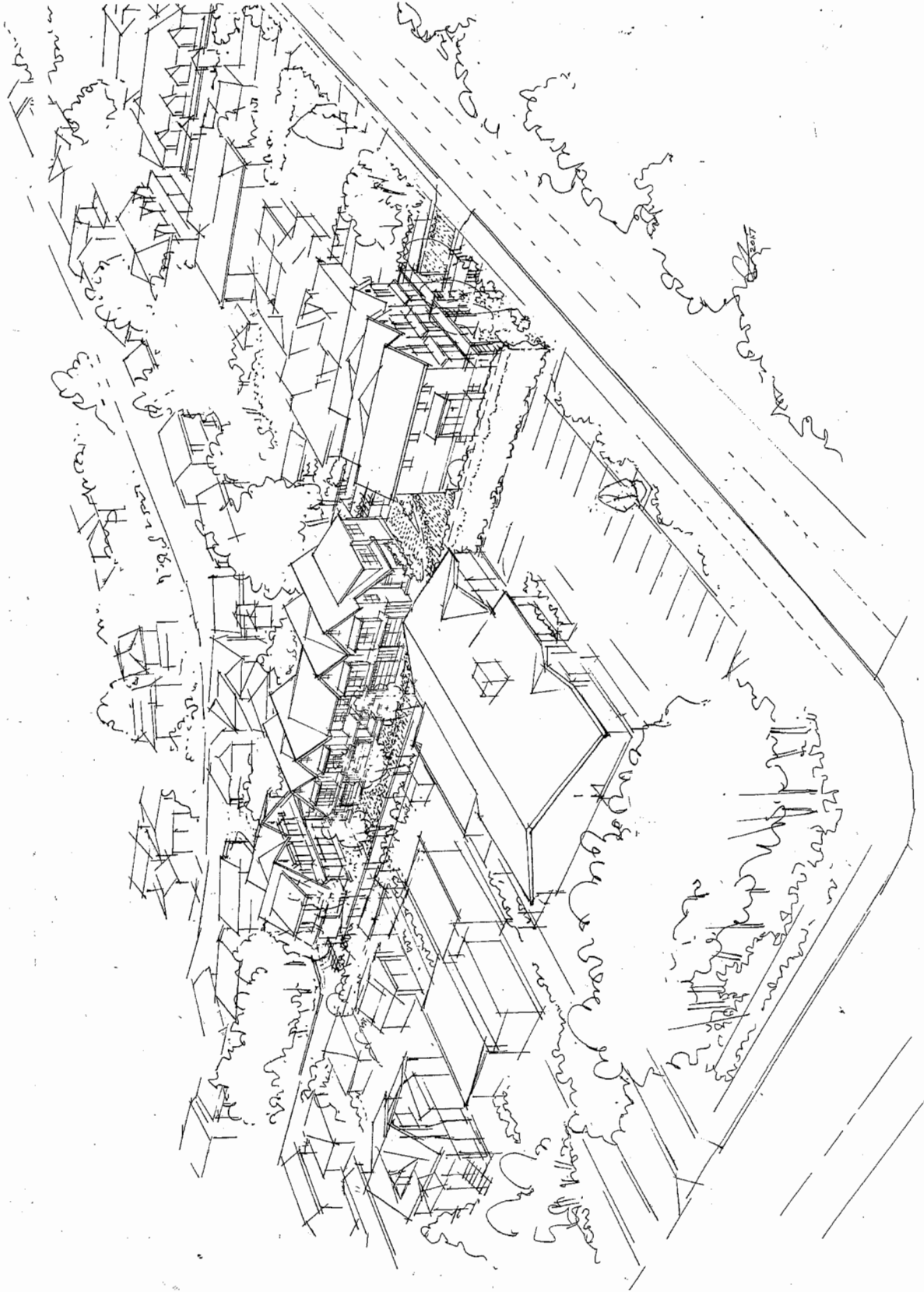
Original Date: 03/01/17

Revision Date:

Note: Dimensions are in METRES

5071 STEVESTON HIGHWAY

PROPOSED 9 UNIT TOWNHOUSE DEVELOPMENT



AERIAL VIEW SKETCH FROM RAILWAY AVE. AT STEVESTON HIGHWAY. LOOKING NORTH-EAST

PROJECT SUMMARY	
CIVIC ADDRESS	5071 STEVESTON HIGHWAY, RICHMOND B.C.
LEGAL DESCRIPTION	14 SEC 36 BLK 4N RD 1W PL 3807T Except Plan 37390 & 33481
P.L.D.	097-561-371
ZONING	RS1E CURRENT, RTL-4 PROPOSED.
LOT AREA	2,263.7 m ² (23,942.26 SF) (refer to survey, 2016)
ULTIMATE LOT AREA	2,176 m ² (23,442.26 SF) (refer to survey, 2016)

PROPOSED ZONING : RTL-4
PERMITTED F.A.R. : .60
PROPOSED F.A.R. : .60

PERMITTED LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 40%

SETBACKS:	NORTH (LANE):	EAST:	WEST:	SOUTH:
	1.2 m	3.0 m	3.0 m	6.0 m
	7.5 m (BLDG A), 4.5 m (BLDG B)	3.0 m (BLDG C)		

OUTDOOR AMENITY: 9 UNITS @ 6m² = 54 m² required
54 m² provided

RESIDENT PARKING: 9 UNITS @ 2 = 18 REQUIRED, 50% small cars
VISITOR PARKING: Includes 3 UNITS w/ TANDEM PARKING
VARIANCE REQUEST: 9 UNITS @ 2 = 1.8 REQUIRED, 2 PROVIDED, regular stalls
50% SMALL CAR PARKING

ON SITE BICYCLE PARKING REQUIREMENTS: CLASS 1 = 1.25 @ 9 UNITS = 12 REQUIRED,
2 @ 9 UNITS = 18 PROVIDED
CLASS 2 = 2 @ 9 UNITS = 2 REQUIRED,
PROVIDED = 2 STALLS

MAX. BUILDING HT: 12 m PERMITTED ABOVE AVERAGE FINISHED GRADE

AVERAGE FINISHED GRADE = 1.69m (SEE CALCULATION ON DWG A1.02)
THEREFORE, MAXIMUM HEIGHT PERMITTED = 1.69 + 12 = 13.69 m
BLDG. HEIGHT PROPOSED = 11.39 m (BLDG A), 10.19 m (BLDG B), 9.58 m (BLDG C)

AREAS:

BUILDING AREAS: (m ²)		DEDUCTIONS		GROSS		TOTAL		DEDNS		NET		PORCH	
LEV 1	LEV2	LEV3	AGE	ENTRY/ STAIRS	GAR/ ELECT	AGE	ENTRY/ STAIRS	AGE	ENTRY/ STAIRS	AGE	ENTRY/ STAIRS	AGE	ENTRY/ STAIRS
BUILDING A													
UNIT 1	52.26	55.53	51.04	158.83	(43.96)	(10.00)	(43.96)	(10.00)	(43.96)	(10.00)	104.87	6.06	6.06
UNIT 2	61.31	63.58	60.07	184.96	(44.49)	(10.00)	(44.49)	(10.00)	(44.49)	(10.00)	130.47	7.25	7.25
UNIT 3	64.41	64.17	60.89	189.47	(44.65)	(10.00)	(44.65)	(10.00)	(44.65)	(10.00)	132.02	7.25	7.25
				533.26							367.36		20.56
BUILDING B													
UNIT 1	104.62	96.20		200.82	(39.46)	(10.00)	(39.46)	(10.00)	(39.46)	(10.00)	151.36	9.98	9.98
UNIT 2	106.88	101.28		208.16	(39.34)	(10.00)	(39.34)	(10.00)	(39.34)	(10.00)	158.82	10.49	10.49
UNIT 3	106.88	101.28		208.16	(39.34)	(10.00)	(39.34)	(10.00)	(39.34)	(10.00)	158.82	10.49	10.49
UNIT 4	104.62	96.20		200.82	(39.46)	(10.00)	(39.46)	(10.00)	(39.46)	(10.00)	151.36	9.98	9.98
				817.96							620.36		40.94
BUILDING C													
UNIT 1	104.08	92.56		196.64	(46.00)	(10.00)	(46.00)	(10.00)	(46.00)	(10.00)	140.64	3.69	3.69
UNIT 2	104.08	92.56		196.64	(36.87)	(10.00)	(36.87)	(10.00)	(36.87)	(10.00)	143.06	3.69	3.69
				393.28							283.70		7.38
TOTALS				1,744.50							1,271.42		
										1,271.42m ² / 2176m ² = .60 F.A.R.			
										68.88 = 5% OF PERMITTED FAR			

NOTE:

ONE CONVERTIBLE UNIT OPTIONAL LAYOUT PROVIDED - UNIT 1, BUILDING A.

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

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
- DOUBLE GLAZED VINYL FRAMED WINDOW, WITH LOW E GLASS, TYP.
- WATER EFFICIENT TOILETS

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

MINIMUM ENERGYGUIDE 82 RATING AND PRE-DUCTING FOR SOLAR HOT WATER TO BE PROVIDED.

AUG 28 2017

DP 17-763780

PLAN # 1a

DATE: 2017-08-27
BY: GREG ANDREWS
CHECKED FOR: 2017-08-20
REVISIONS FOR: 2017-07-13
REVISIONS FOR: 2017-08-31

CONSULTANTS:

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PHONE: 604-271-7959
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CONTACT: JON LOSEE

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COWI CONSULTING LTD.
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CONTACT: JOSE PEREZ

SURVEY:
OLSEN AND ASSOCIATES LAND SURVEYING
1100-1100 STEVESTON HIGHWAY
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PHONE: 604-581-4067
CONTACT: GARY ROWBOTHAM

ARBORIST REPORT:
RADIX TREE AND LANDSCAPE CONSULTING
#554-718 333 BROOKSBANK AVENUE
RICHMOND, B.C. V7C 3Y8
PHONE: 778-518-8151
CONTACT: MICHELLE MEWEN

DRAWING LIST
ARCHITECTURAL:
A 1.00 SITE SKETCH, PROJECT DATA
A 1.01 SITE CONTEXT INFILTRATE
A 1.02 LOT COVERAGE PLAN
A 1.03 AREA OVERLAY - BUILDING A
A 1.04 AREA OVERLAY - BUILDING B
A 1.05 AREA OVERLAY - BUILDING C
A 1.06 BUILDING A - FLOOR & ROOF PLANS
A 1.07 BUILDING B - FLOOR PLANS
A 1.08 BUILDING C - FLOOR PLANS
A 1.09 BUILDING C - CONVERTIBLE
A 1.10 BUILDING A - ELEVATIONS
A 1.11 BUILDING B - ELEVATIONS
A 1.12 BUILDING C - ELEVATIONS
A 1.13 BUILDING A - ELEVATIONS
A 1.14 BUILDING B - ELEVATIONS
A 1.15 BUILDING C - ELEVATIONS
A 1.16 COLOUR AND MATERIALS



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PROJECT

9-JUNIT TOWNHOUSE
DEVELOPMENT

5071 STEVESTON HIGHWAY
RICHMOND, BC

ORIS (L.P.) DEVELOPMENTS CORP.

SITE PLAN &
PROJECT DATA

SCALE AS NOTED

DATE FEBRUARY 6, 2017

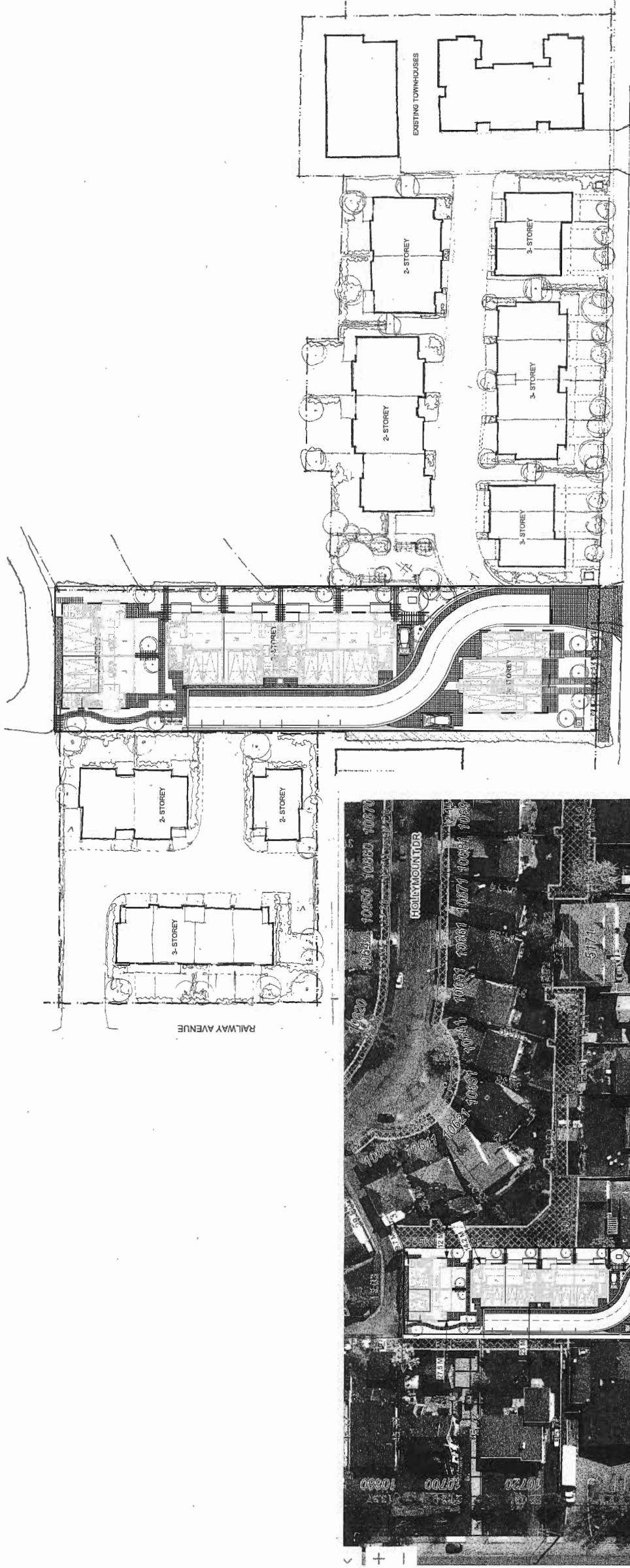
DRAWN GA WB

PROJECT NO. 1511

DRAWING NO.

A 1.00

REVISIONS
A. 2016-05-07 ISSUED FOR REZONING
B. 2017-02-13 ISSUED FOR D.P.
C. 2017-07-13 REISSUED FOR D.P.
D. 2017-08-31 REISSUED FOR D.P.



5071 STEVESTON HWY

3 POTENTIAL FUTURE CONTEXT DIAGRAM
FOR DISCUSSION

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PROJECT

9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVESTON HIGHWAY
RICHMOND, BC

LOUIS D.L.P. DEVELOPMENTS CORP.

CONTEXT &
POSSIBLE FUTURE DEV'T.

SCALE AS NOTED

DATE FEBRUARY 8, 2017

DESIGNER GA WB

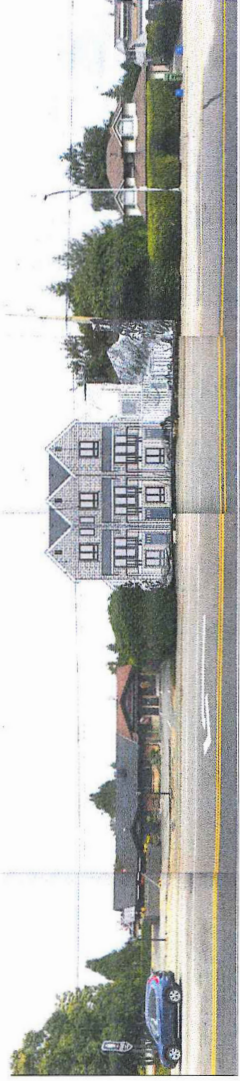
PROJECT NO. 1511

DRAWING NO.

A 1.01

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

AUG 2 8 2017



2 STEVESTON HIGHWAY STREETSCAPE

1 EXISTING CONTEXT



DP 17-763780

PLAN #1b

ISSUE	A.	B.	C.	D.
1. The first step in the process of identifying a problem is to define the problem.	True	False	True	False
2. The second step in the process of identifying a problem is to identify the causes of the problem.	True	False	True	False
3. The third step in the process of identifying a problem is to identify the effects of the problem.	True	False	True	False
4. The fourth step in the process of identifying a problem is to identify the stakeholders involved in the problem.	True	False	True	False
5. The fifth step in the process of identifying a problem is to identify the resources available to solve the problem.	True	False	True	False
6. The sixth step in the process of identifying a problem is to identify the constraints on the problem.	True	False	True	False
7. The seventh step in the process of identifying a problem is to identify the potential solutions to the problem.	True	False	True	False
8. The eighth step in the process of identifying a problem is to identify the risks associated with the problem.	True	False	True	False
9. The ninth step in the process of identifying a problem is to identify the opportunities associated with the problem.	True	False	True	False
10. The tenth step in the process of identifying a problem is to identify the stakeholders involved in the problem.	True	False	True	False



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www.andrewsarch.com

Only use these tags:

PROJECT

9-UNIT TOWNHOUSE DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

TITLE ORIS (TLP) DEVELOPMENTS CORP.

SITE PLAN

SCALE
AS NOTED

FEBRUARY 8, 2017

NAME	CHECK
...	...

PROJECT NO. 1511

DRAWING NO.

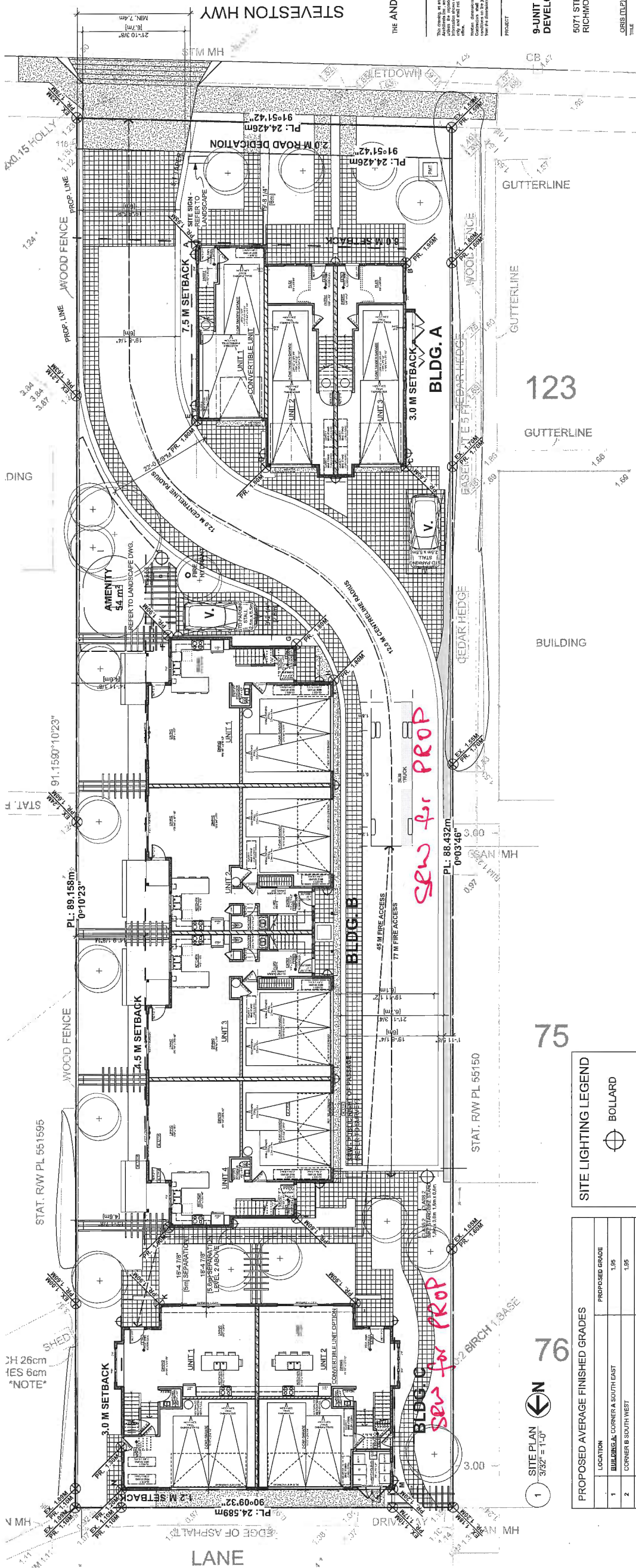
A 1.02

PLAN #10

AUG 28 2017

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

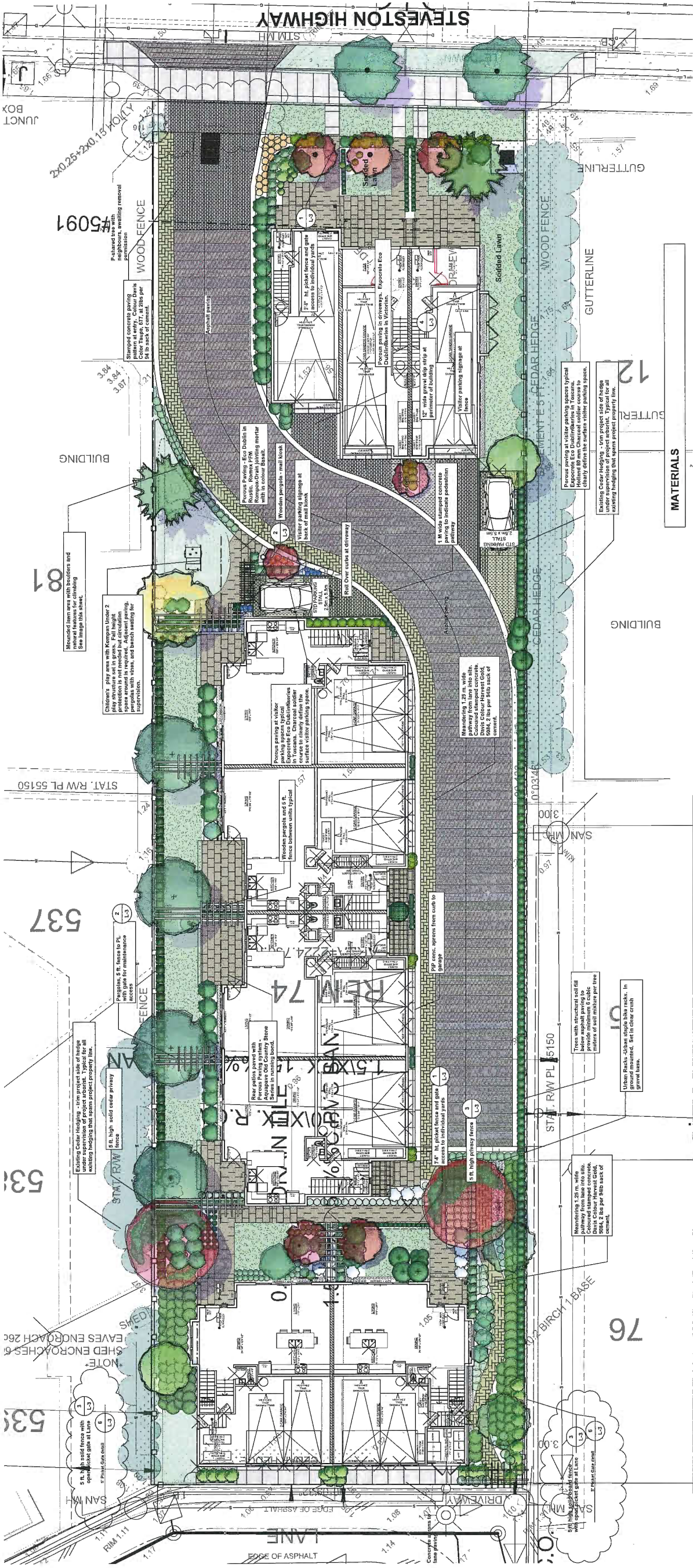
17-763780

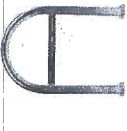
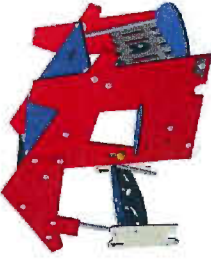


PROPOSED AVERAGE FINISHED GRADES		LOCATION	PROPOSED GRADE
1	BUILDING A, CORNER A SOUTH EAST		1.95
2	CORNER B SOUTH WEST		1.95
3	CORNER C NORTH WEST		1.80
4	CORNER D NORTH		1.80
5	CORNER E NORTH EAST		1.80
6	BUILDING B, CORNER F SOUTH EAST		1.80
7	CORNER G SOUTH WEST		1.80
8	CORNER H GARAGE		1.80
9	CORNER I NORTH WEST		1.80
10	CORNER J NORTH EAST		1.80
11	BUILDING C, CORNER K SOUTH EAST		1.80
12	CORNER L SOUTH WEST		1.80
13	CORNER M NORTH WEST		1.20
14	CORNER N NORTH EAST		1.20
15	E.L.L. PROP. FINISHED GRADE SOUTH EAST CORNER		1.79
16	E.L.L. PROP. FINISHED GRADE SOUTH WEST CORNER		1.59
17	E.L.L. PROP. FINISHED GRADE NORTH WEST CORNER		1.20
18	E.L.L. PROP. FINISHED GRADE NORTH EAST CORNER		1.10
TOTAL			30.38
PROP. AVG. FINISHED SITE GRADE 30.38 / 18 =			1.689m

SITE LIGHTING LEGEND

	BOLLARD
	WALL MTD





KOMPAN Play Equipment Model # MSC54

MAGLIN Bench Model # MLB-720

Urban Racks Urban Staple Bike Rack

SITE FURNITURE



IMAGE OF MOUNDED LAWN WITH BOLDERS AND NATURAL MATERIALS TO ENHANCE THE SMALL PLAY AREA. WORK FOR THIS AREA WILL BE CUSTOM PLACED ROUND ROCKS, SANDED LOGS FOR SITTING, AND A SLIGHTLY MOUNDED LAWN AREA.

MATERIALS



Coloured stamped concrete, Davis Colour Harvest Gold, 5084, 2 lbs per 54lb sack of cement.

Porous paving at visitor parking spaces typical Exposed Aggregate in Victorian.

Porous Paving - Eco Dublin in Rustic, Romex FPM Romex-Drain jointing mortar with in colour Basalt.

Porous paving in driveways, Exposed Aggregate in Victorian.

Non-sanded Sand-based soil.

Gravel Strip or clear crush gravel 19 mm along building edge and in window wells.

Proposed concrete sidewalks.

DP 17-763780

PLAN # 2a

AUG 28 2017

Project:
Townhome Development
5071 Steveston Highway
Richmond, BC

Sheet Title:
Landscape Plan

Scale:
1" = 10'-0"

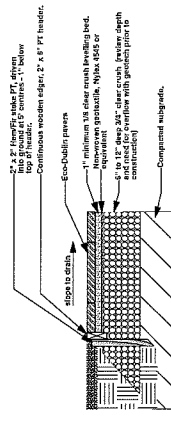
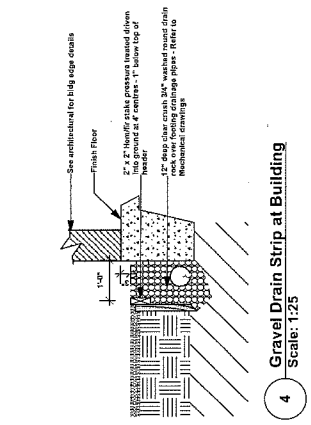
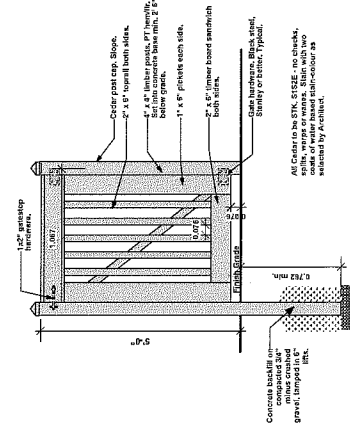
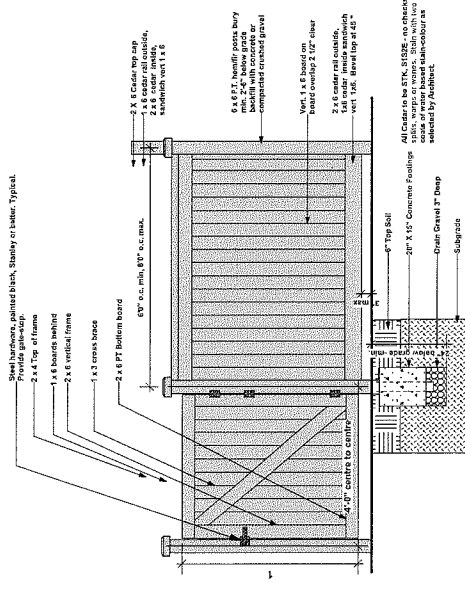
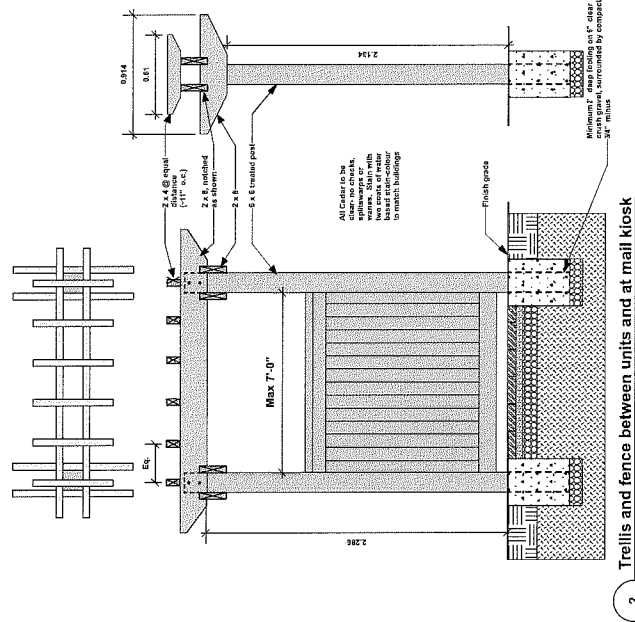
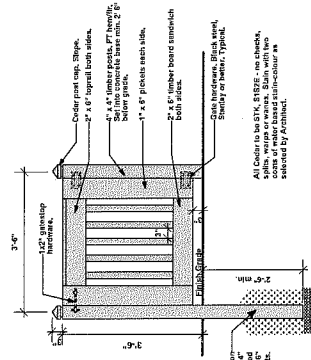
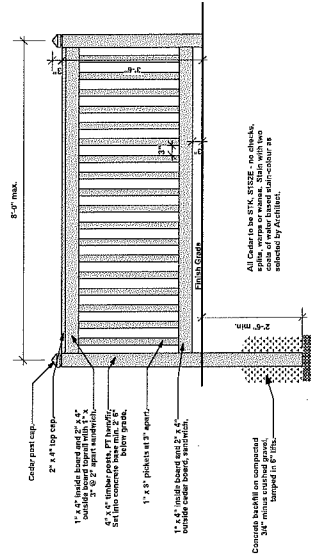
Revision:
11/18/17

Project No:
2017-408

Jonathan Cohen Ltd.
Landscape Architecture

1002-1860-1111
1002-1860-1111
1002-1860-1111
1002-1860-1111

Aug 31, 2017 Re-submitted for R2/DP
July 11, 2017 Issued with Revisions
June 29, 2017 Issued with Revisions
Feb 20, 2017 Issued for R2/DP
Feb 15, 2017 for review



Aug. 31, 2017	Re-issued for RZDOP	
July 11, 2017	Issued with Revisions	
June 29, 2017	Issued with Revisions	
Feb 20, 2017	Issued for RZDOP	
Feb 15, 2017	for review	
Revisions :  Jonathan Losee Ltd. Landscape Architecture #102, 1641 W. 24th Ave. Vancouver, B.C. V6J 1H4 Ph: 604-669-1093 Email: info@jonathanlosee.com		
Project: Townhome Development 5071 Stevenson Highway Richmond, BC		
Sheet Title: Landscape Details		
Scale:	As Noted	L-3
Date:		
Project No.	2017-08	

[illegible][illegible]

A 3.01

3 BLDG. A ELEVATION: SOUTH
1/4" = 1'-0"

DP 17-763780

A.	2016-06-07	ISSUED FOR REZONING
B.	2017-02-20	REISSUED FOR REZONING
C.	2017-07-13	REISSUED FOR D.P.
D.	2017-08-31	REISSUED FOR D.P.



10 11 9 12 16 1

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PROJECT

5071 STEVSTON HIGHWAY
RICHMOND, BC

TITLE	ORIS (TLP) DEVELOPMENTS CORP.
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100	100

**BUILDING B ELEVATIONS:
WEST & SOUTH**

SCALE
AS NOTED

DATE FEBRUARY 8, 2017

DIPRAVIN

PROJECT NO.

DRAWING NO.

AUG 28 2017

2017 AUG - 28

A 3.11

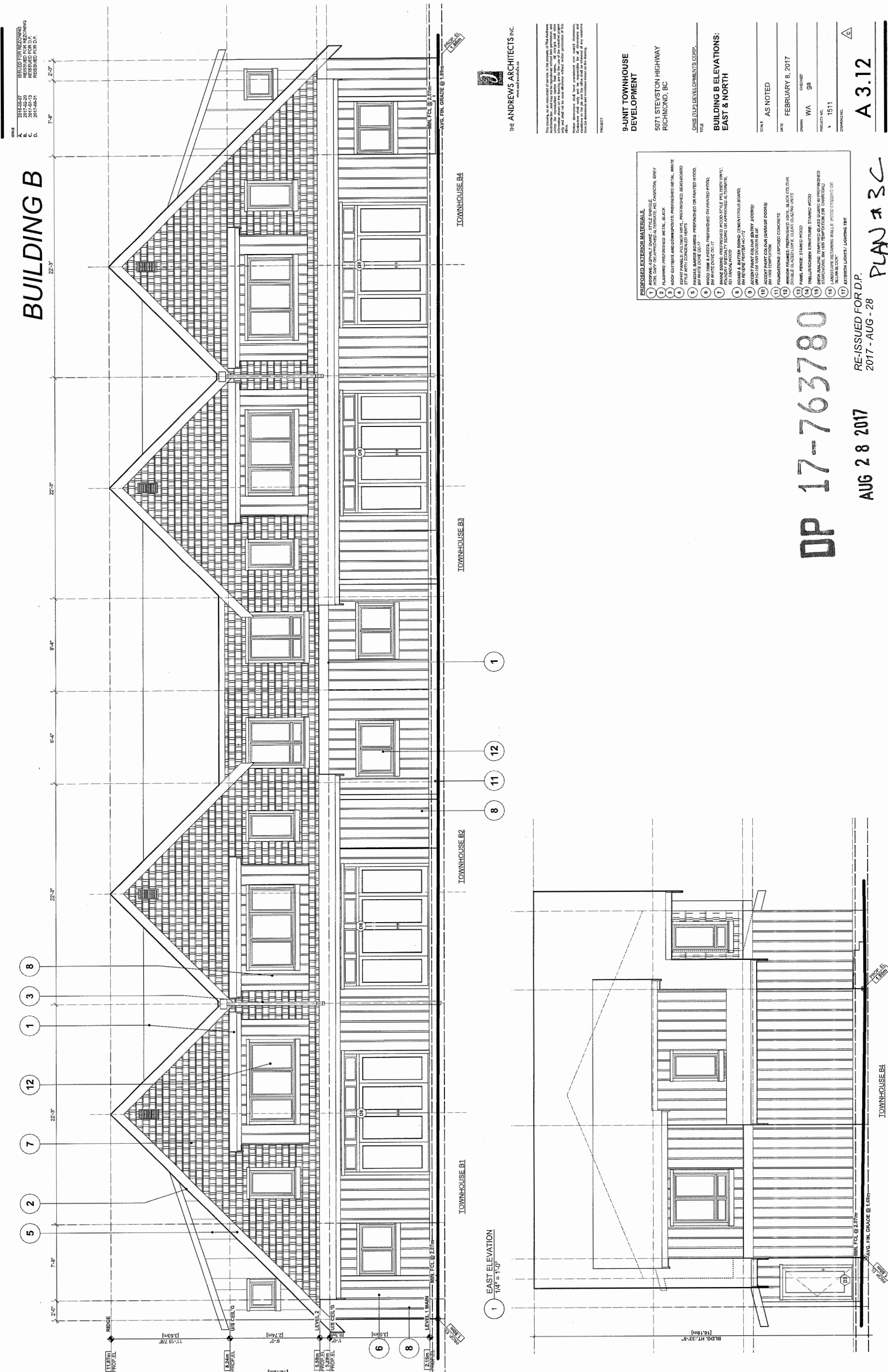
2 SOUTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

1	WOODING, EXTERIOR, SHADE - STYLIC SWINGS, KID GUFF (APPROVED) ALTERNATE 105, CHARCOAL GREY
2	PLANNING, REFINISHED ALTERNATE 101, BLACK
3	WOOD GUTTERS AND DOWNSPOUTS, REFINISHED, METAL WHITE
4	SCOFF PANELS, POLYMER WHITE, REFINISHED, BEAD-BLIND
5	WOOD WITH CORUGATED VENTS
6	WOOD TRIM, REFINISHED OR PAINTED WOOD, IN WHITE COLOUR
7	WOOD TRIM & FILL, REFINISHED OR PAINTED WOOD, IN WHITE COLOUR, DO-IT
8	SHADE REFINISHED, REFINISHED WOOD, TYPE 105, POLYMER WHITE, KID GUFF (APPROVED) ALTERNATE 105, CHARCOAL GREY
9	STANDARD WOOD, STYLIC SWINGS, APPROVED ALTERNATE 101, BLACK
10	BOARD A BATTER SWING, CEMENTITIOUS BOARD, IN WHITE POLYMER WHITE
11	WOOD TRIM, POLYMER WHITE, REFINISHED
12	WOOD TRIM, POLYMER WHITE, REFINISHED
13	WOOD TRIM, POLYMER WHITE, REFINISHED
14	WOOD TRIM, POLYMER WHITE, REFINISHED
15	WOOD TRIM, POLYMER WHITE, REFINISHED
16	WOOD TRIM, POLYMER WHITE, REFINISHED
17	WOOD TRIM, POLYMER WHITE, REFINISHED

MS # 257A



BUILDING B

DATE: 2017-05-07
REVISION: 2017-05-20
REVISION: 2017-05-23
REVISION: 2017-05-31

REVISION: 2017-05-31
REVISION: 2017-05-31
REVISION: 2017-05-31

1 EAST ELEVATION
1/4" = 1'-0"

2 NORTH ELEVATION
1/4" = 1'-0"

PROPOSED EXTERIOR MATERIALS	
1	ROOFING: ASPHALT SHALE - STYLE SHINGLE
2	ROOF: GUTTERS AND DOWNSPOUTS: PRESFINISHED METAL, BLACK
3	ROOF: GUTTERS AND DOWNSPOUTS: PRESFINISHED METAL, WHITE
4	SHED PANELS: POLYMER VINYL, PRESFINISHED, BEADBOARD STYLE WITH CONCEALED VENTS
5	BASES: BARGE BOARDS: PRESFINISHED OR PAINTED WOOD, WHITE
6	WOOD TRIM & POSTS: PRESFINISHED OR PAINTED WOOD, WHITE
7	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
8	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
9	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
10	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
11	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
12	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
13	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
14	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
15	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
16	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE
17	SHAKE SIDING: PRESFINISHED WOOD-STYLE POLYMER VINYL, WHITE

9-JUNIT TOWNHOUSE DEVELOPMENT

5071 STEVESTON HIGHWAY
RICHMOND, BC

CRS (LTD) DEVELOPMENTS CORP.

BUILDING B ELEVATIONS:
EAST & NORTH

SCALE: AS NOTED

DATE: FEBRUARY 8, 2017

DRAWN: WA gb

PROJECT NO. 1511

DATE: FEBRUARY 8, 2017

A 3.12

DP 17-763780

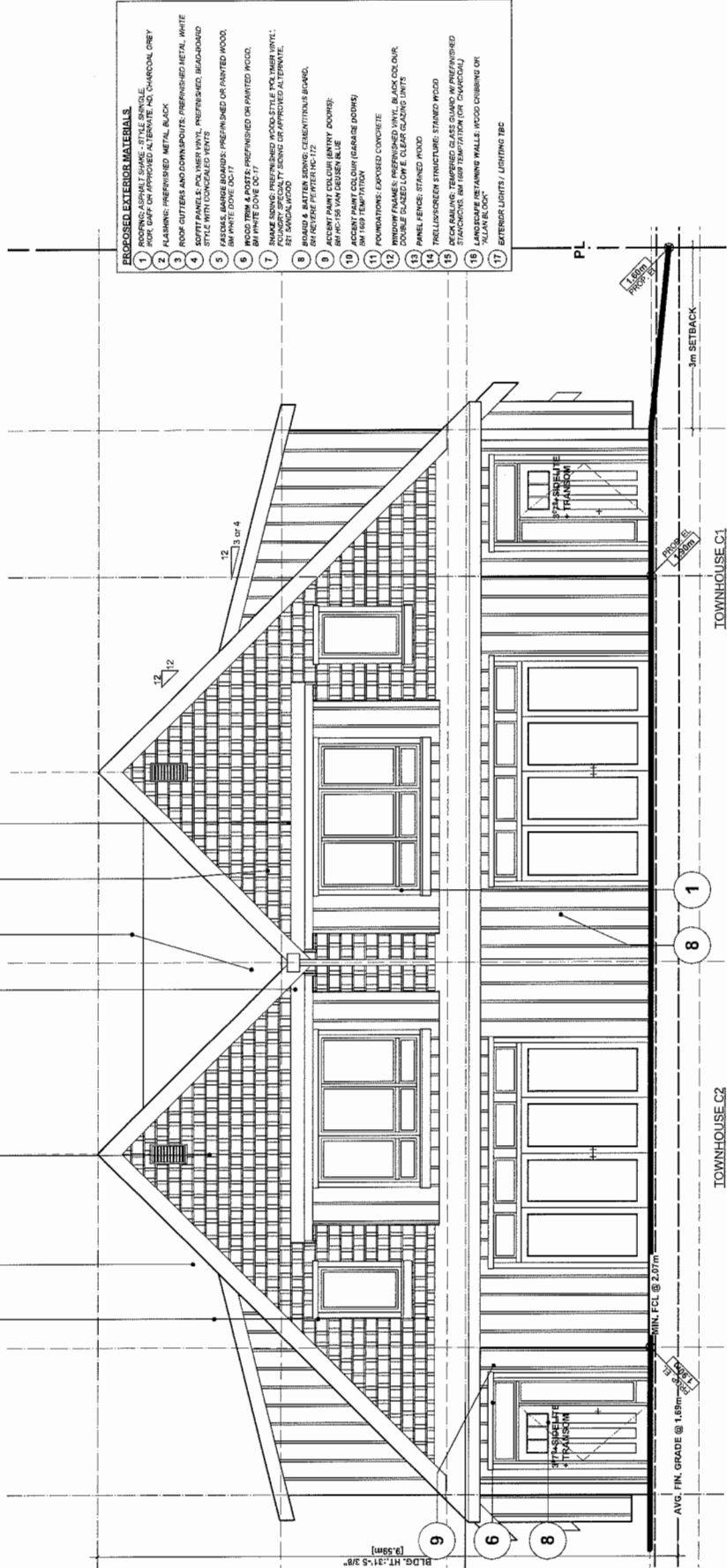
AUG 28 2017

RE-ISSUED FOR D.P.
2017 - AUG - 28

PLAN # 3C

BUILDING C

DATE	2017-02-03	REVIEW FOR REZONING
A.	2017-02-20	REVIEW FOR REZONING
B.	2017-07-13	REVIEW FOR D.P.
C.	2017-08-01	REVIEW FOR D.P.



2 SOUTH ELEVATION
1/4" = 1'-0"

DP 17-763780



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9-UNIT TOWNHOUSE DEVELOPMENT

5071 STEVESTON HIGHWAY
RICHMOND, BC

ORIS DEVELOPMENT CORP.

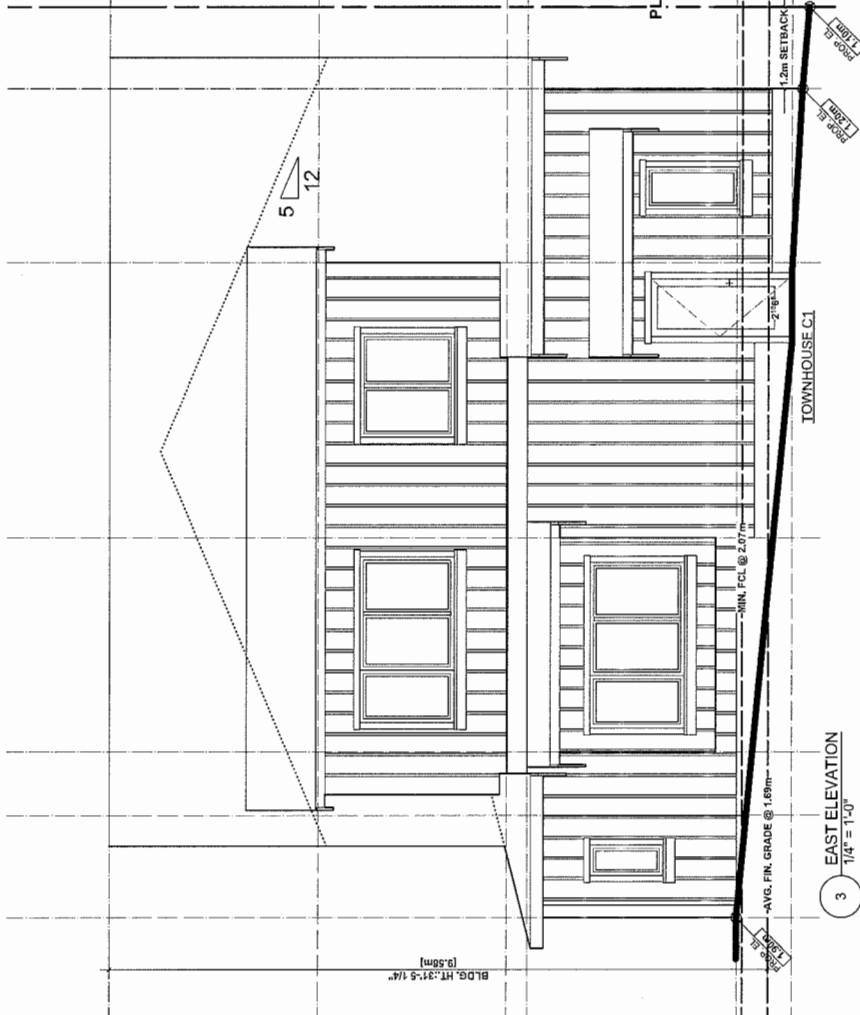
BUILDING C ELEVATIONS:

SCALE	AS NOTED
DATE	FEBRUARY 8, 2017
DRAWN	WA gr
PROJECT NO.	1511
DRAWING NO.	

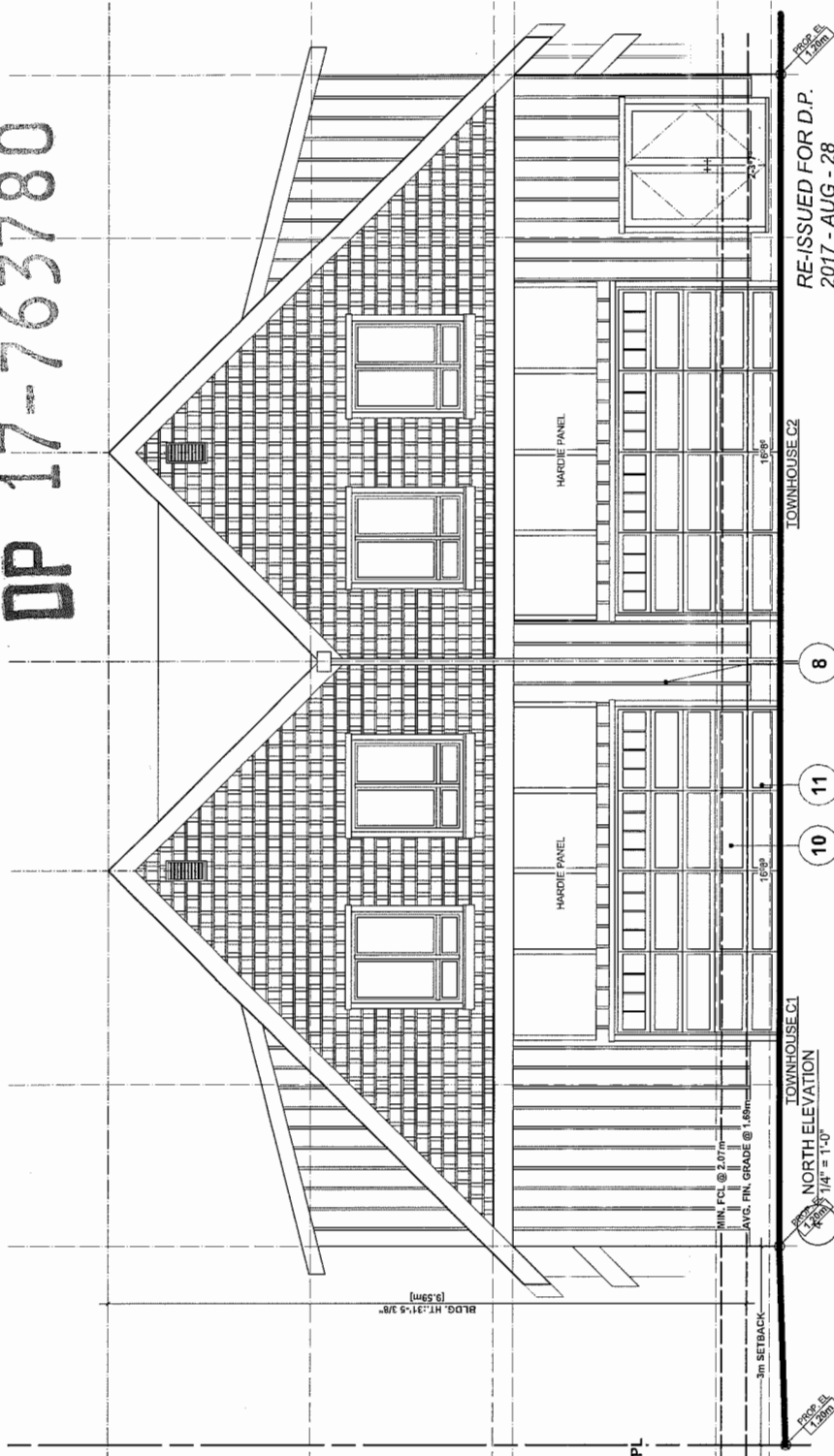
A 3.21

Plan # 30

AUG 28 2017



3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

RE-ISSUED FOR D.P.
2017 - AUG - 28

DATE: 2017-08-07
REVISION: 1
2017-08-20
2017-09-13
2017-09-21

PROPOSED EXTERIOR MATERIALS:

1. ROOFING: ASPHALT SHINGLE - STYLE SHINGLE, IKOR, GAFF OR APPROVED ALTERNATE, NO, CHARCOAL GREY
2. FLASHING: PREFINISHED METAL, BLACK
3. ROOF GUTTERS AND DOWNSPOUTS: PREFINISHED METAL, WHITE
4. SOFFIT PANELS: POLYMER VINYL, PREFINISHED, BEAD-BOARD STYLE WITH CONCEALED VENTS
5. FASCIA, BARGE BOARDS: PREFINISHED OR PAINTED WOOD, BM WHITE DOVE OC-17
6. WOOD TRIM & POSTS: PREFINISHED OR PAINTED WOOD, BM WHITE DOVE OC-17
7. SHAKE SIDING: PREFINISHED WOOD-STYLE POLYMER VINYL, FOUNDRY SPECIALTY SIDING OR APPROVED ALTERNATE, 821 SANDAL WOOD
8. BOARD & BATTEN SIDING: CEMENTITIOUS BOARD, BM REVERE PEWTER HC-172
9. ACCENT PAINT COLOUR (ENTRY DOORS): BM HC-156 VAN DEUSEN BLUE
10. ACCENT PAINT COLOUR (GARAGE DOORS): BM 1609 TEMPTATION
11. FOUNDATIONS: EXPOSED CONCRETE
12. WINDOW FRAMES: PREFINISHED VINYL, BLACK COLOUR, DOUBLE GLAZED LOW E, CLEAR GLAZING UNITS
13. PANEL FENCE: STAINED WOOD
14. TRELLIS/SCREEN STRUCTURE: STAINED WOOD
15. DECK RAILING: TEMPERED GLASS GUARD W/ PREFINISHED STANCHIONS, BM 1609 TEMPTATION (OR CHARCOAL)
16. LANDSCAPE RETAINING WALLS: WOOD CRIBBING OR "ALLAN BLOCK"
17. EXTERIOR LIGHTS / LIGHTING TBC

ROOF:



PREFINISHED FOUNDRY SIDING, VINYL SPLIT SHAKE:



HARDIEBOARD, PRIMED W/ CUSTOM COLOUR



White Dove OC-17



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ACCENT COLOURS:



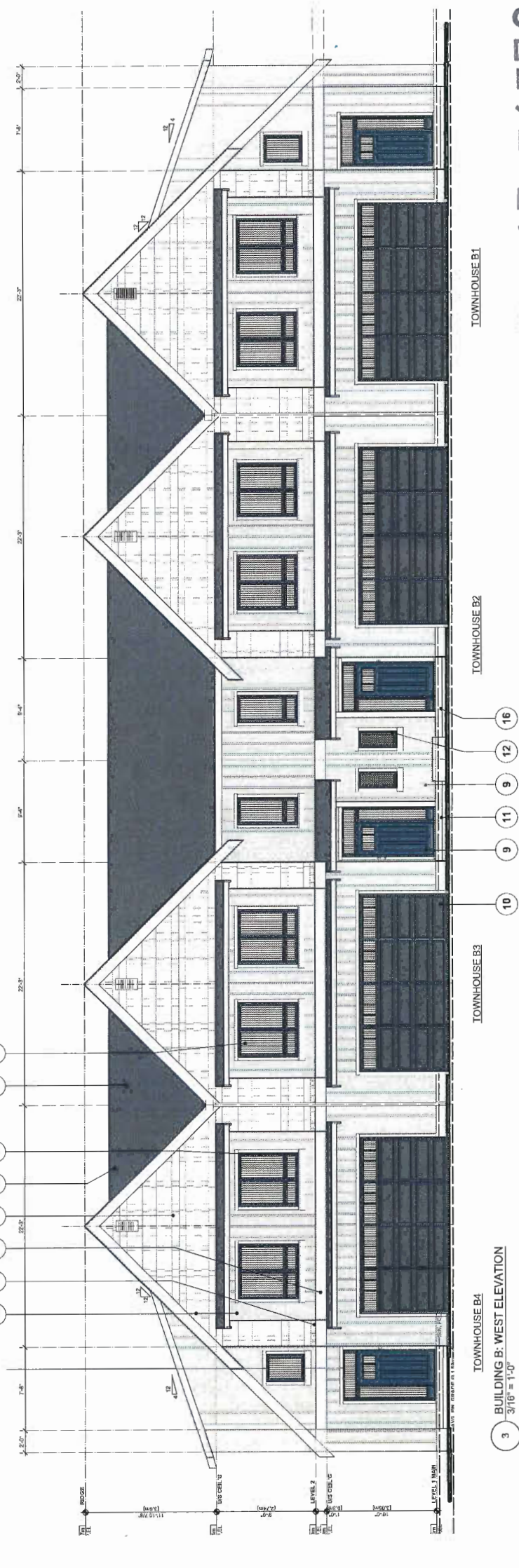
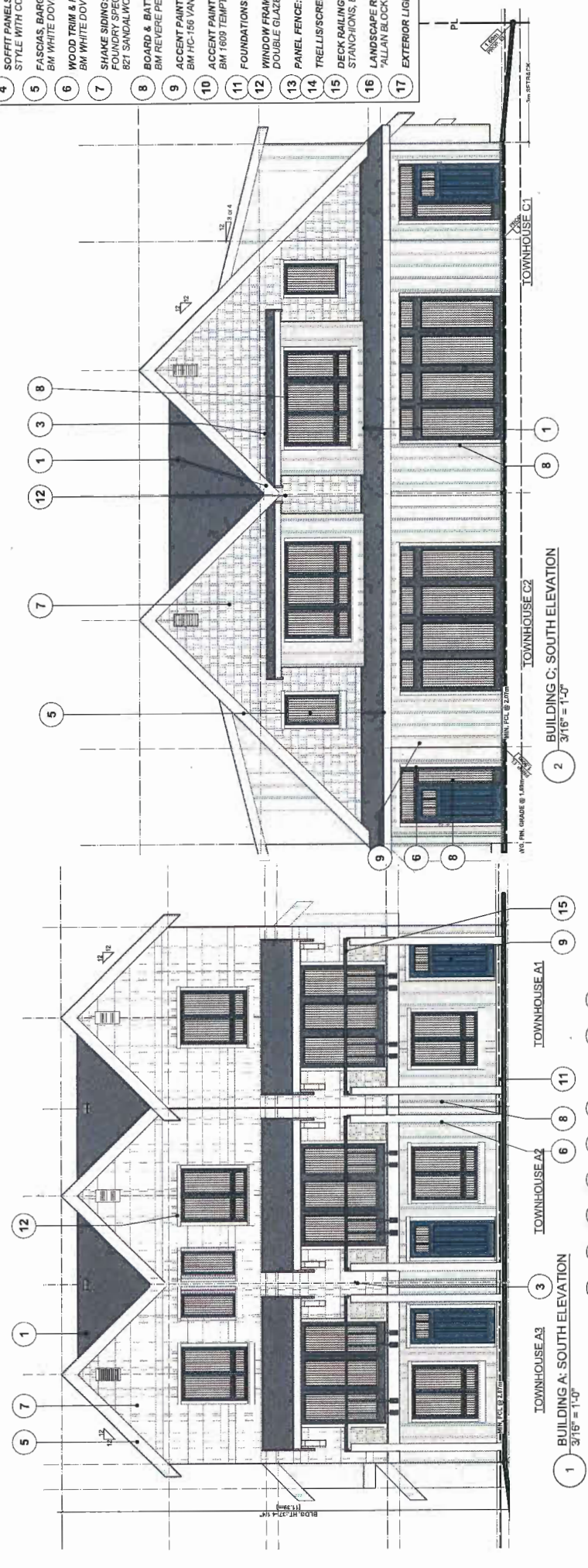
9-UNIT TOWNHOUSE DEVELOPMENT
5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS (LTP) DEVELOPMENTS CORP.
ELEVATIONS:
COLOUR SCHEME

SCALE: AS NOTED
DATE: FEBRUARY 8, 2017
DRAWN: HR GB
PROJECT NO.: 1511
DRAWING NO.: 3.31

A 3.31

PLAN # 3e



DP 17-763780

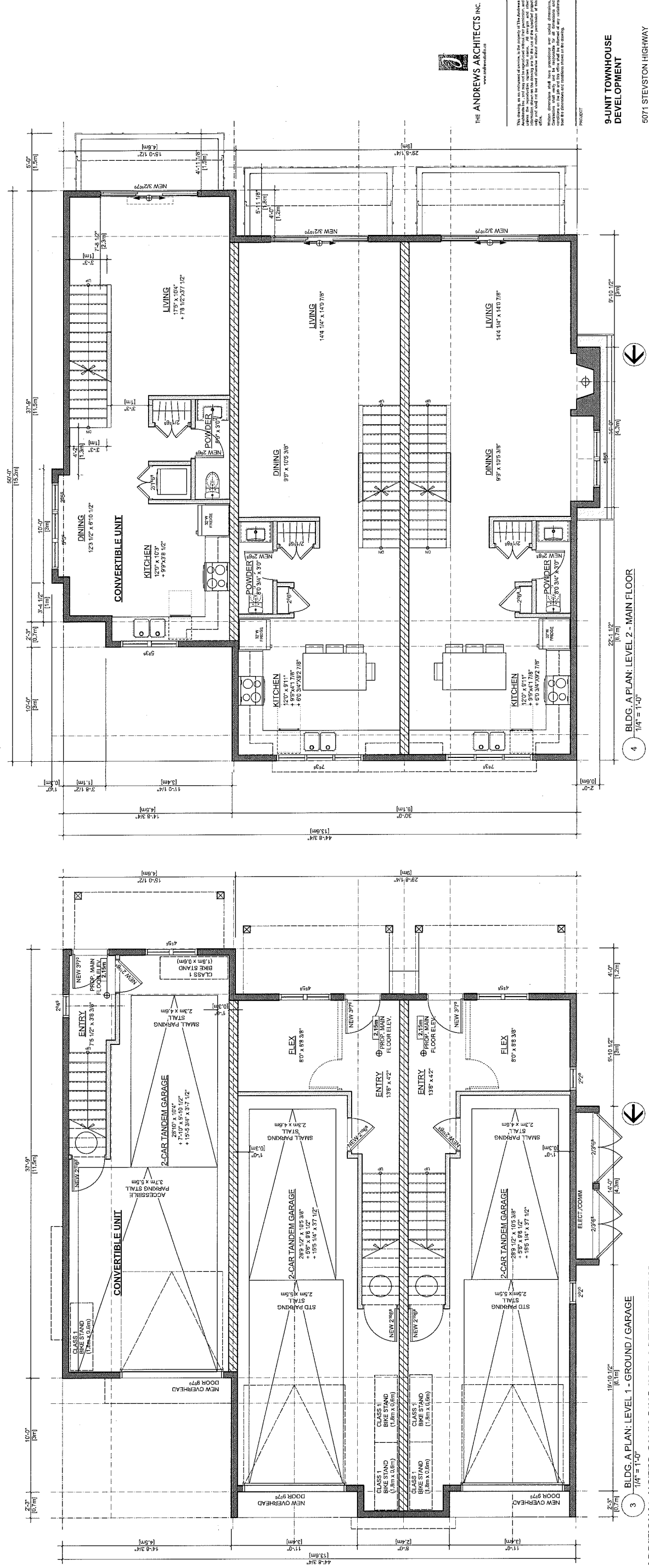
RE-ISSUED FOR D.P.
2017 - AUG - 28

AUG 28 2017

A 3.31

DATE: 2017-08-07
BY: A
CHECKED: 2017-08-20
REVISIONS FOR D.P.
DATE: 2017-08-13
BY: C
CHECKED: 2017-08-21
REVISIONS FOR D.P.

BUILDING A



ADDITIONAL NOTES ON "AGING IN PLACE" FEATURES:

- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL UNITS TO INCLUDE
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER

CONVERTIBLE UNIT GUIDELINE (FOR UNIT A-1)

DOORS & DOORWAYS:

- ENTRY DOORS ARE A MINIMUM 914mm (3') & HAVE CLEAR ACCESS.
- ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220mm DEPTH, BY DOOR WIDTH + 660mm ON LATCH SIDE.
- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 800mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.
- PATIO/BALCONY MIN. 860mm CLR OPENING; FLUSH THRESHOLD W/ TAPERED LETDOWN FOR ACCESSIBILITY.

ADDITIONAL NOTES:

- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL DOORS TO HAVE LEVER TYPE HANDLES.

VERTICAL CIRCULATION:

- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT AND LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS: BRUNO CRE-2110 ELITE CURVE (UNIT C)
- SRE-3000 ELAN STRAIGHT (UNIT A), OR GARAVENTA X3 - UNIT A - OR APPROVED ALTERNATE
- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2x12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:

- MINIMUM 900mm WIDTH.
- MINIMUM 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND.

GARAGE:

- MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.
- ACCESS FROM GARAGE TO LIVING AREA MIN. 800mm CLEAR OPENING.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

BATHROOM (MINIMUM 1):

- TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT.
- WALL BLOCKING (WITH 2x12 SOLID LUMBER) FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.
- BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2012.
- CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

ADDITIONAL NOTES:

- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE TO BE INSTALLED ON ALL SHOWER FAUCETS.

KITCHEN:

- CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.
- WHEELCHAIR TURNING DIAMETER TO BE 1500mm.
- PROVIDE MINIMUM 810mm WIDE UNDER COUNTER FUTURE WORKSPACE.

ADDITIONAL NOTES:

- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL & IN-FLOOR) ARE TO BE LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & COUNTER AS NOTED IN ITEM 15 ABOVE. ALL PIPES ARE TO BE BROUGHT IN NO HIGHER THAN 304mm TO 355mm TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.

OUTLETS AND SWITCHES:

ADDITIONAL NOTES:

- PROVIDE PLACEMENT OF ELECTRICAL SWITCHES FOR ACCESSIBILITY: BESIDE WINDOWS, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERIOR DOORS (INSIDE & OUT), ON FRONT FACE OF KITCHEN COUNTER WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

4 BLDG. A PLAN: LEVEL 2 - MAIN FLOOR
1/4" = 1'-0"

9-UNIT TOWNHOUSE DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

CRIS TUD DEVELOPMENTS CORP.

BUILDING A PLANS:
LEVEL 1, LEVEL 2

SCALE: AS NOTED

DATE: FEBRUARY 8, 2017

DRAWN: WA
CHECKED: GB

PREDICTED: 1511

DRAWING NO. A 2.01

BUILDING A

DATE: 2017-02-20
REVISION: 2017-02-20
REVISION: 2017-02-20
REVISION: 2017-02-20



THE ANDREWS ARCHITECTS INC.

This drawing is an integral part of the contract documents. It shall be read in conjunction with the General Notes, Specifications, and Schedule of Values. The Architect's responsibility is to provide a design that meets the client's requirements and complies with the applicable building codes. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction complies with the applicable building codes. The Architect is not responsible for the construction of the building or for the safety of the building or its occupants.

PROJECT

9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS (L) DEVELOPMENTS CORP.

BUILDING A PLANS:
LEVEL 3, ROOF

SCALE: AS NOTED

DATE: FEBRUARY 8, 2017

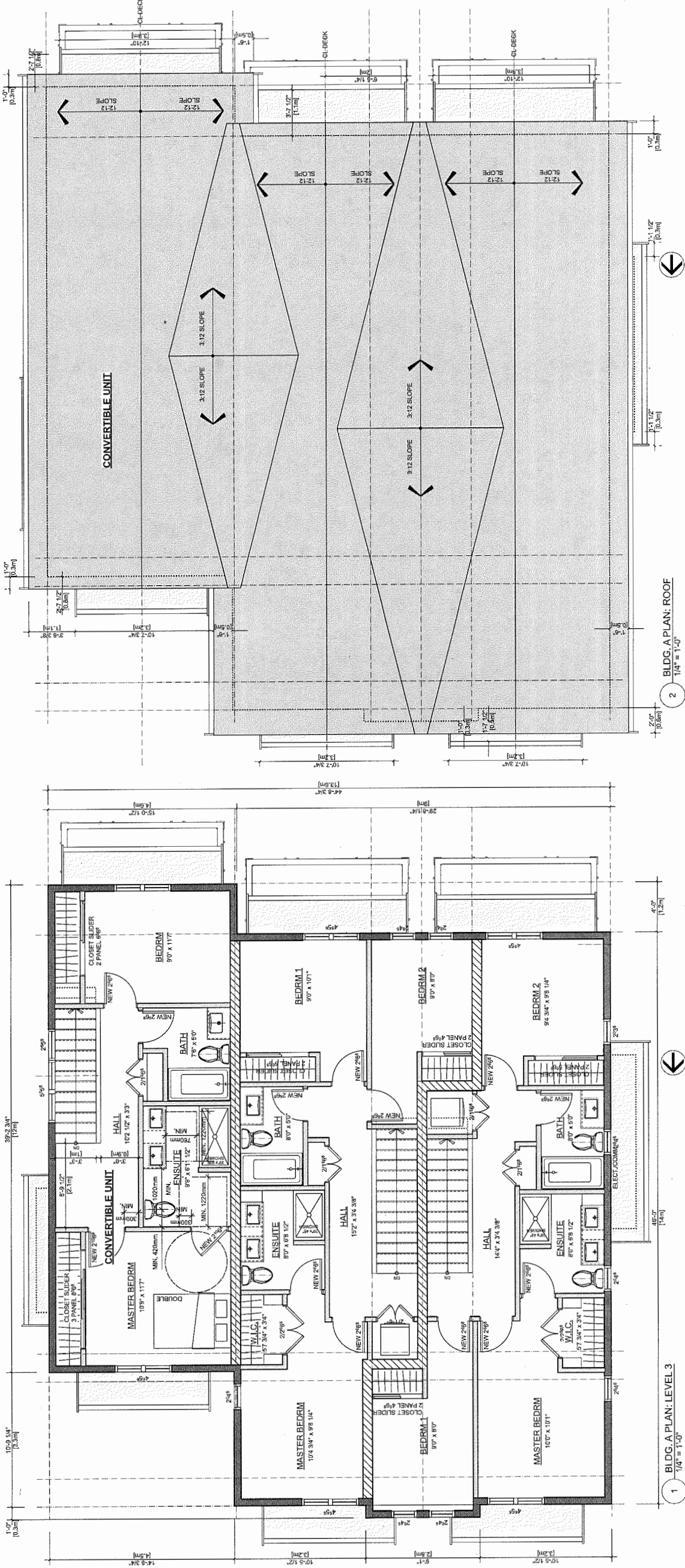
DESIGN: WA

CHECKED: GRI

PROJECT NO.: 1511

DRAWING NO.

A 2.02



ADDITIONAL NOTES ON "AGING IN PLACE" FEATURES:

- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL UNITS TO INCLUDE
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER

CONVERTIBLE UNIT GUIDELINE (FOR UNIT A-1)

DOORS & DOORWAYS:

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- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 800mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.
- PATIO/BALCONY MIN. 860mm CLR OPENING; FLUSH THRESHOLD W/ TAPERED LETDOWN FOR ACCESSIBILITY.

ADDITIONAL NOTES:

- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL DOORS TO HAVE LEVER TYPE HANDLES.

VERTICAL CIRCULATION:

- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT AND LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS: BRUNO, CRE-2110 ELITE CURVE (UNIT C) SRE-3000 ELAN STRAIGHT (UNIT A), OR GARAVENTA X3 - UNIT A - OR APPROVED ALTERNATE.
- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2x12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:

- MINIMUM 900mm WIDTH.

GARAGE:

- MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.
- ACCESS FROM GARAGE TO LIVING AREA MIN. 800mm CLEAR OPENING.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

BATHROOM (MINIMUM 1):

- TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT.
- WALL BLOCKING (WITH 2x12 SOLID LUMBER) FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.
- BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2012.

CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE TO BE INSTALLED ON ALL SHOWER FAUCETS.

KITCHEN:

- CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.
- WHEELCHAIR TURNING DIAMETER TO BE 1500mm.
- PROVIDE MINIMUM 810mm WIDE UNDER COUNTER FUTURE WORKSPACE.

ADDITIONAL NOTES:

- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL & IN-FLOOR) ARE TO BE LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & COUNTER AS NOTED IN ITEM 15 ABOVE. ALL PIPES ARE TO BE BROUGHT IN NO HIGHER THAN 304mm to 355mm TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.

WINDOWS:

- MINIMUM 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND.

OUTLETS AND SWITCHES:

ADDITIONAL NOTES:

- PROVIDE PLACEMENT OF ELECTRICAL SWITCHES FOR ACCESSIBILITY: BESIDE WINDOWS, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (INSIDE & OUT), ON FRONT FACE OF KITCHEN COUNTERS WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

DP 17-763780

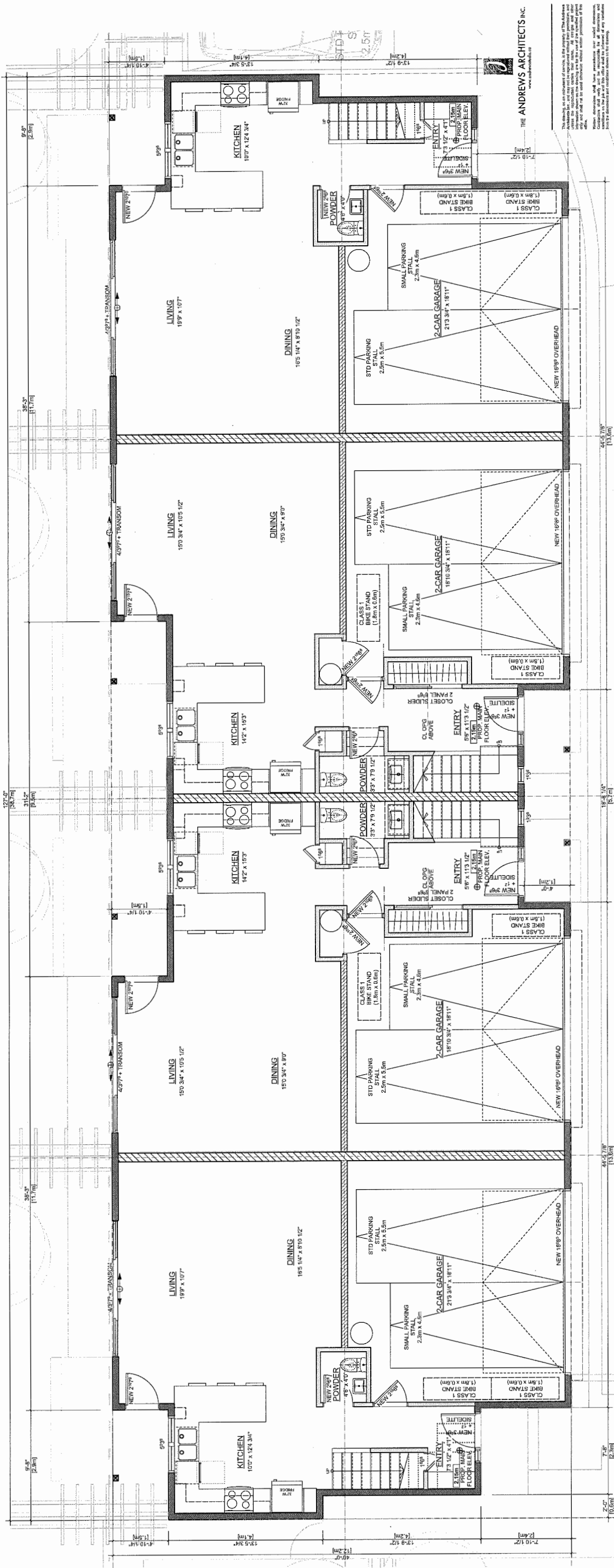
REFERENCE PLAN

AUG 28 2017

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

BUILDING B

DATE: 2016-09-27
A. PREPARED FOR: REVISIONS
B. 2017-02-20
C. 2017-04-20
D. 2017-06-31



1 BLDG. B PLAN: LEVEL 1 - GROUND / GARAGE
1/4" = 1'-0"

- ADDITIONAL NOTES ON "AGING IN PLACE" FEATURES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
 - ALL UNITS TO INCLUDE
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER

9-UNIT TOWNHOUSE
DEVELOPMENT
5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS (LTD) DEVELOPMENTS CORP.
TITLE

BUILDING B PLAN:
LEVEL 1

SCALE	AS NOTED
DATE	FEBRUARY 8, 2017
DRAWN	WA GB
CHECKED	GB
PROJECT NO.	1511
DRAWING NO.	



RE-ISSUED FOR D.P.
2017 - AUGUST - 31

DP 17-763780

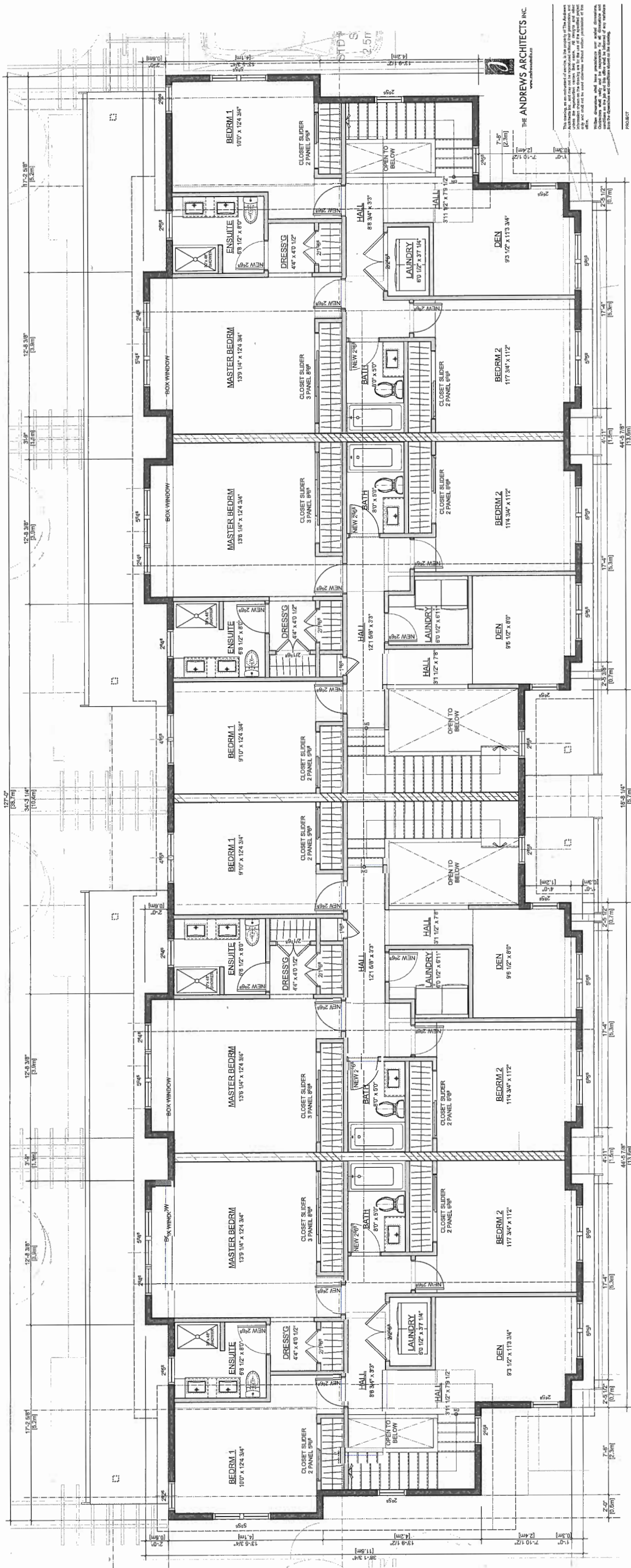
REFERENCE PLAN

AUG 28 2017

A 2.11

BUILDING B

DATE: 2016-05-07
ISSUED FOR REZONING
A
2017-02-20
REISSUED FOR D.P.
B
2017-07-13
REISSUED FOR D.P.
C
2017-08-31



1 BLDG. B PLAN: LEVEL 2
1/4" = 1'-0"

- ADDITIONAL NOTES ON "AGING IN PLACE" FEATURES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER



9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS LTD DEVELOPMENTS CORP.
TITLE

BUILDING B PLAN:
LEVEL 2

SCALE
AS NOTED

DATE
FEBRUARY 8, 2017

DRAWN
WA GB

PROJECT NO.
1511

PROFESSOR



A 2.12

AUG 2 8 2017

DP 17-763780

REFERENCE PLAN

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

ISSUE	
A.	2016-08-07
B.	2017-02-20
C.	2017-07-13
D.	2017-08-31



DP 17-763780

REFERENCE PLAN

THE ANDREWS ARCHITECTS INC.
www.andrewsinc.co.ca

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PROJECT

9-UNIT TOWNHOUSE DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS (TLP) DEVELOPMENTS CORP.

**BUILDING C PLANS:
LEVEL 1, LEVEL 2
CONVERTABLE UNIT**

SCALE

AS NOTED

DATE FEBRUARY 8, 2017

DRAWN	CHECKED
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PROJECT NO. 1511

CRAYING NO. **A 2.21CU**