



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 18, 2015

From: Wayne Craig
Director of Development

File: DP 15-694729

Re: Application by Jacken Investments Inc. for a Development Permit at 10591,
10611 and 10631 Gilbert Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of 14 townhouse units at 10591, 10611 and 10631 Gilbert Road on a site zoned "Low Density Townhouses (RTL4)".


Wayne Craig
Director of Development

EL:blg
Att.

Staff Report

Origin

Jacken Investments Inc. has applied to the City of Richmond for permission to develop 14 townhouse units at 10591, 10611 and 10631 Gilbert Road. The site is being rezoned from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)" for this project under Bylaw 9190 (RZ 13-649998), which received third reading following the Public Hearing on January 19, 2015. The site currently contains three (3) single-family homes (one on each lot) which will be demolished.

A Servicing Agreement for frontage beautification works and service connections is required prior to issuance of a Building Permit for the site. Granting of an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage (east property line) to accommodate a portion of the proposed new concrete sidewalk (exact width of the SRW to be determined at the Servicing Agreement stage) and granting of an a 1.5 m x 1.5 m utility Right-of-Way (ROW) for storm water service connection will also be required. These requirements were identified at Rezoning stage.

Development Information

Please refer to 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, single-family homes on large lots zoned "Single Detached (RS1/E)".
- To the east, across Gilbert Road, single-family homes on large lots zoned "Single Detached (RS1/E)", backing on to Gilbert Road.
- To the south, single-family homes on legal non-conforming "Single Detached (RS1/E)" lots fronting Gilbert Road; and then a 40 unit two-storey townhouse development on a lot zoned "Low Density Townhouses (RTL1)".
- To the west, single-family homes on large lots zoned "Single Detached (RS1/E)", fronting on to Whistler Place.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 19, 2015. The following concerns were expressed during the Public Hearing. The response to the concerns is provided in *italics*.

1. Tree retention from a safety perspective and margin of survivability.
The City's Tree Preservation Coordinator met with the Project Arborist and two of the neighbours on June 18, 2015 to review the conditions of both on-site and off-site trees located at the southwest corner of the development site. The City's Tree Preservation Coordinator has agreed to the removal of two (2) additional trees on the subject site as these trees are co-dependent with the trees on the neighbouring property to the south at 10711 Gilbert Road, which have been removed recently due to poor condition (TP 15-706075). Planting of two (2) larger calliper (minimum 5 m high) conifer trees on the subject site will be required to compensate for the loss.
2. Height of the development and interface; opportunity to reduce the building height.
Main roofline along streetscape has been reduced to minimize building height and provide better transition to adjacent single-family homes. Hipped roofs are proposed on the east elevations of the rear units to minimize shadowing.
3. Opportunity to increase the rear yard setback.
Rear yard setback has been increased to a minimum of 6.0 m.
4. Drainage; and how the location of perimeter drainage may be impacted by tree retention, or vice versa, if any.
All perimeter drainage and proposed retaining walls are to be installed outside of tree protection area; the project arborist advised that mitigation measures are not necessary.
5. Reduction of green space, sunlight, and privacy.
The applicant has made an effort to maximize the green area on-site. A generous outdoor amenity area of 115 m² is provided (exceeds the Development Permit Guidelines of 84 m² for 14 units). Additional side and rear yard setbacks are provided (along the north and west property lines) to address adjacency issues, such as shadowing and privacy.
6. Replacement of the hedgerow at the northeast corner of the development site.
The Cedar hedge is to be removed as per Arborist's recommendation. A 6 ft. tall fence will be installed along the north property line and three (3) new trees will be planted at the northeast corner of the site.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Low Density Townhouses (RTL4)" zone.

Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel's suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, July 8, 2015 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings generally address the massing of the surrounding residential developments.
- Two (2) four-unit buildings are proposed along Gilbert Road. The end units adjacent to the north and south side yards, as well as the entry driveway are stepped down from three (3) storeys to two (2) storeys to compliment the adjacent single-family developments and balance the streetscape along Gilbert Road.
- Two-storey duplex and detached units are proposed along the rear property line to minimize privacy and overlook concerns. The proposed roof line is designed to diminish the impact of shadowing and scale to the neighbours.
- The proposed rear yard setback has been increase to a minimum of 6.0 m, which exceeds the minimum rear yard setback specified in the "Low Density Townhouses (RTL4)" zone and meets the Arterial Road Guidelines for Townhouses in the OCP.

Urban Design and Site Planning

- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting Gilbert Road, complete with a landscaped edge treatment, low metal fencing, and metal gates to individual townhouse unit front doors.
- The internal road layout is a T-shape, with future connections to the neighbouring properties to the north and south, secured by SRW at the Rezoning stage.
- All units have two (2) vehicle parking spaces in a side-by-side double car garage. A total of three (3) visitor parking spaces, including an accessible visitor parking space, are proposed, which meet the bylaw requirement. Both residential and visitor bicycle parking are provided and are also in compliance with the Zoning Bylaw requirements.
- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all of the units.
- A covered mailbox kiosk and short-term bicycle parking spaces are provided at the entrance of the outdoor amenity space.
- The required garbage, recycling and organic waste storage enclosures are located at the back of the street fronting buildings and have been incorporated into the design of the townhouse clusters to minimize their visual impact.

Architectural Form and Character

- Tudor architectural style is proposed, with the use of decorative wood trim boards on hardi panel at the projected bays. Traditional brick is used to ground the overall massing.
- A combination of staggered units, alternating color schemes/materials and roof styles is provided to street fronting buildings to enhance visual diversity.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows and planting islands along the drive aisle.
- The proposed building materials (asphalt roof shingles, hardi siding, brick cladding, wood trim/post/band/bracket/doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and are generally compatible with the existing single-family character of the neighbourhood.

Tree Preservation

- Subsequent to the Rezoning staff report, tree preservation has been reviewed again for the Development Permit application stage; a total of 37 bylaw-sized trees on-site are identified for removal. Based on the 2:1 tree replacement ratio goal stated in the OCP, 74 replacement trees are required. The applicant is proposing to plant 25 replacement trees on-site, including five (5) conifers and 20 deciduous trees.
- A voluntary contribution of \$22,000 to the City's Tree Compensation Fund in-lieu of planting 44 replacement trees has been secured at rezoning. The applicant has also agreed to provide a voluntary contribution of \$2,500 to the City's Tree Compensation Fund in lieu of planting the remaining five (5) replacement trees.
- Two (2) trees on-site and six (6) trees located on the neighbouring properties to the west are identified for retention. Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site. A Tree Survival Security will be required as part of the Landscape Letter of Credit as a condition to Development Permit issuance to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Landscape Design and Open Space Design

- Landscaping for this project has been designed to incorporate the protected trees on-site and off-site. The existing grade at the tree protection areas will remain the same; as such, stairs will be provided for front yards of Units Bb and C of Building #6 and rear yards to Buildings #2 to #5.
- A pedestrian-oriented streetscape along Gilbert Road is proposed; with a landscaped edge treatment, low metal fencing with concrete columns, and gates to individual townhouse unit front doors.
- Each unit will have a private yard with a shade tree and shrub/ groundcover planting, a patio, and small lawn area. All trees along the rear (west) property line are proposed outside of the SRW corridor.
- Hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.

- The north and south end of the interior road will be treated with an arbour structure, with vines and fence behind, to screen views into the neighbouring properties.
- Armstrong Maple trees are proposed between the surface parking areas of the three-storey units and portions the parking pads are treated with structural soil to provide additional green space along the internal drive aisle.
- Portions of the entry driveway and internal drive aisle, as well as surface parking stalls, will be treated with permeable pavers for better permeability and to provide a variety in paving surfaces.
- Outdoor amenity space is proposed opposite the site entry and will be at the same grade as the internal roadway. A small children's play area with a play equipment and natural play elements for the younger children aged 2 to 5 will be included in the proposal.
- The chosen play equipment provides different play opportunities such as social, imagination, balance, sliding, climbing, and motor skills.
- Natural play opportunities will be created by using resources on-site such as logs from the tree to be removed on-site. Vertical logs will form the edge between the play area and the surrounding landscaping and flat boulders will be located in the middle of the active play area. The natural play elements will also provide opportunities for climbing, balancing, imaginative play and social interaction.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$127,198.78 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$14,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- The architect advised that the following CPTED design/features are incorporated into the proposal:
 - Pedestrian walkway connecting Gilbert Road sidewalk to development for increased natural flow.
 - Street edge is metal fence with gates and low planting on either side of the fence for visual porosity into the site.
 - Windows provided at certain areas such as the amenity and "blind spots" near the electrical room to enhance surveillance opportunity.

Sustainability

- A Restrictive Covenant, specifying that all units are to be built and maintained to the EnerGuide rating of 82 or higher, and that all units are to be solar-hot-water-ready, has been secured at rezoning. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.

- The developer also advises that the following sustainability features will be incorporated into the development:
 - Retention of two (2) large existing trees on-site.
 - Native plants incorporated in landscaping design.
 - Permeable pavers at internal roadway and visitor parking stalls.
 - Larger gable overhangs to increase envelope performance.
 - Large operable windows to provide natural light and ventilation.
 - Energy efficient appliances.
 - Low energy lighting.
 - Water efficient toilets.
 - Drain water heat recovery from two (2) showers per unit.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit B1) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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



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

EL:blg

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

- Adoption of Rezoning Bylaw 9190 (RZ 13-649998).
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$127,198.78; Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping are

installed as per Development Permit, as well as the Post Construction Impact Assessment Report from the Arborist confirming that the protected hedgerow survived the construction, are reviewed by staff.

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

- Enter into a Servicing Agreement for the design and construction of the design and construction of frontage improvements along entire frontage on Gilbert Road as well as the design and construction of Water, Storm, and Sanitary service connections
- The granting of an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage (east property line) to accommodate a portion of the proposed new concrete sidewalk (exact width of the SRW to be determined at the Servicing Agreement stage).
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
- Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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 Department at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 15-694729

Attachment 1

Address: 10591, 10611 and 10631 Gilbert Road

Applicant: Jacken Investments Inc.

Owner: Gilbert CWL Investments Inc.

Planning Area(s): Blundell

Floor Area Gross: 2,158 m²

Floor Area Net: 2,035 m²

	Existing	Proposed
Site Area:	3,392 m ²	3,392 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39.3%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	62%	none
Lot Coverage – Landscaping:	Min. 25%	25.4%	none
Setback – Front Yard (m):	Min. 6.0 m	6.26 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.56 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.11 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	10.79 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	66.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	31	31	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (28 x Max. 50% = 14)	0	none

Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	115 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 8, 2015 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- appreciate the massing and materiality of the proposed development, in particular the use of bricks which is visually appealing and different from previous projects reviewed by the Panel; like the stepping down of end units to two-storeys;

Noted.

- concerned on the long row of garage doors along the internal drive aisle; consider breaking up the double garage doors to enhance visual appeal on the ground plane along the internal drive aisle;

Buildings are staggered along the internal road to minimize row of doors. Duplex units have also been staggered to enhance the transition between their garage doors. Evergreen shrubs provided to between garage doors.

- appreciate the siting of the bicycle rack and mail kiosk adjacent to the outdoor amenity area;

Noted.

- agree with comments regarding the long row of double garage doors along the internal drive aisle; consider introducing architectural treatment and enhancing the landscaping to visually break up the double garage doors;

See response above regarding transition between garage doors.

- appreciate the design and massing of the proposed development;

Noted.

- applicant needs to clarify whether there is a garage door in the west elevation (internal drive aisle) of the B unit in Buildings 1 and 6 as shown in the architectural drawings submitted by the applicant to the Panel;

Garage door for B/Bb units of Bldg 1 & 6 provided at the north/south main drive aisle. Sliding doors with access to the garbage & recycling are proposed at the west elevations of these units.

- appreciate the introduction of recesses which allow for more tree planting in the interior of the proposed development;

Noted.

- consider introducing architectural element to provide transition from the lower to upper level of brick cladding on the building façade; also consider introducing an element above the arches, e.g. by relocating the soldier course brick on the sides of the building, to provide transition and visually break up the brick cladding;

Precast concrete cap provided to transition between brick cladding and hardi plank elements. Arches removed and shown with vertical soldier coarse brick.

- appreciate the proportions, materiality and massing of the buildings; agree with comments to consider introducing soldier course brick above the arches; consider a straight line in lieu of a slight arch over the garage doors to provide a cleaner look;

All brick clad garage doors proposed with a linear vertical coarse brick.

- consider introducing a pedestrian walkway along one side of the east-west main drive aisle to provide pedestrian connection to the street sidewalk along Gilbert Road;

Pedestrian walkway provided adjacent to the main drive aisle to connect proposed development and Gilbert Rd. sidewalk.

- appreciate the retention of the big tree in the outdoor amenity area; also appreciate the integration of the bench, bicycle rack and mail kiosk in the outdoor amenity area which provide more benefits and use to the residents;

Noted.

- appreciate the stepping down to two-storeys of the end units and back units of the proposed development; also appreciate the provision of living spaces on the ground floor of the townhouse units which are beneficial to disabled residents;

Noted.

- consider an 800 mm door width for powder rooms in townhouse units;

800mm width pocket doors provided.

- appreciate the amount of planting along the main drive aisle; agree with comment to introduce a pedestrian walkway along the main drive aisle; also appreciate the use of special paving on the proposed development;

See note pedestrian walkway note above.

- look at the amount of planting under the tree to be retained; ensure the survivability of plants under the big tree; and

Noted. Arborist and landscape architect to coordinate regarding the survivability of these plants.

- appreciate the sustainability features of the project, e.g., heat recovery ventilators, insulated and double glazed building materials, condensing natural gas boilers and solar heat recoveries which are not normally found in other townhouse developments; the applicant is encouraged to maintain these sustainability features up to the construction stage.

Noted. Client to maintain sustainable features until the construction stage.

Panel Decision

It was moved and seconded

That DP 15-694729 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 15-694729

To the Holder: JACKEN INVESTMENTS INC.
Property Address: 10591, 10611 AND 10631 GILBERT ROAD
Address: C/O KEVIN PERATLA
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 #4 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 \$127,198.78 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 15-694729

To the Holder: JACKEN INVESTMENTS INC.
Property Address: 10591, 10611 AND 10631 GILBERT ROAD
Address: C/O KEVIN PERATLA
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

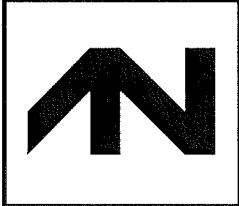
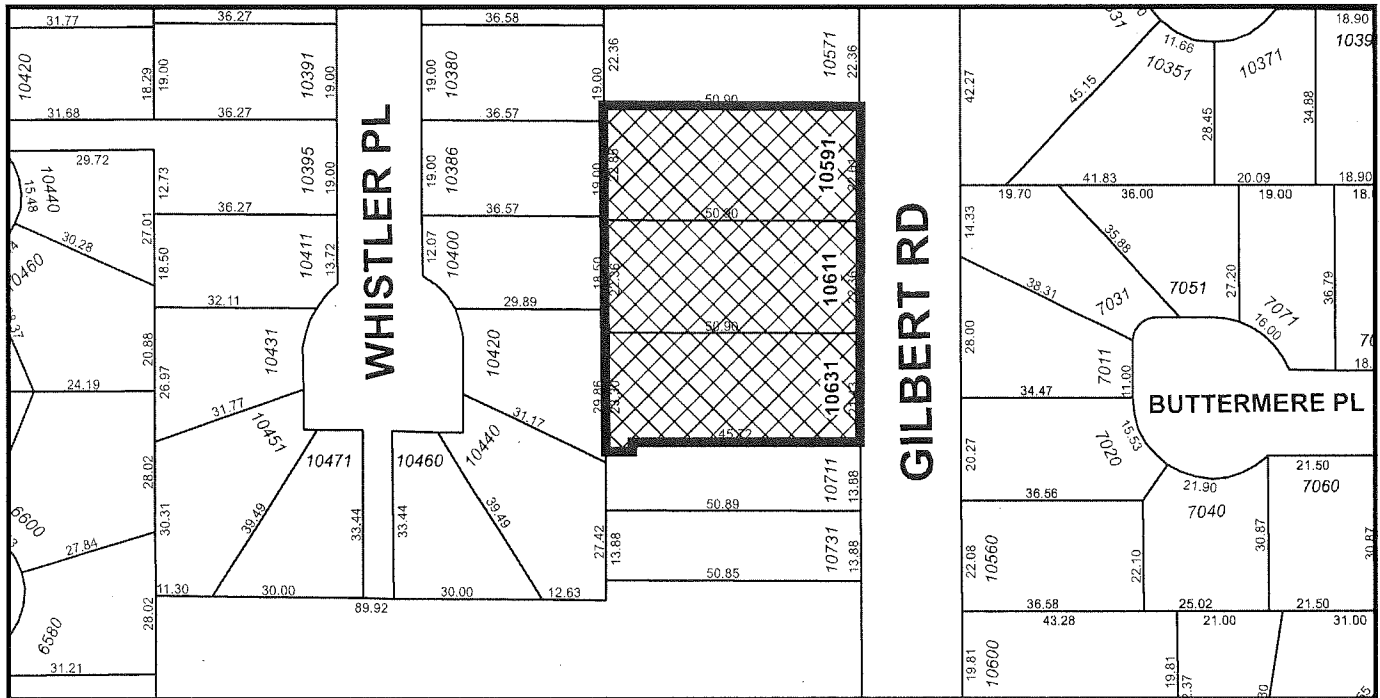
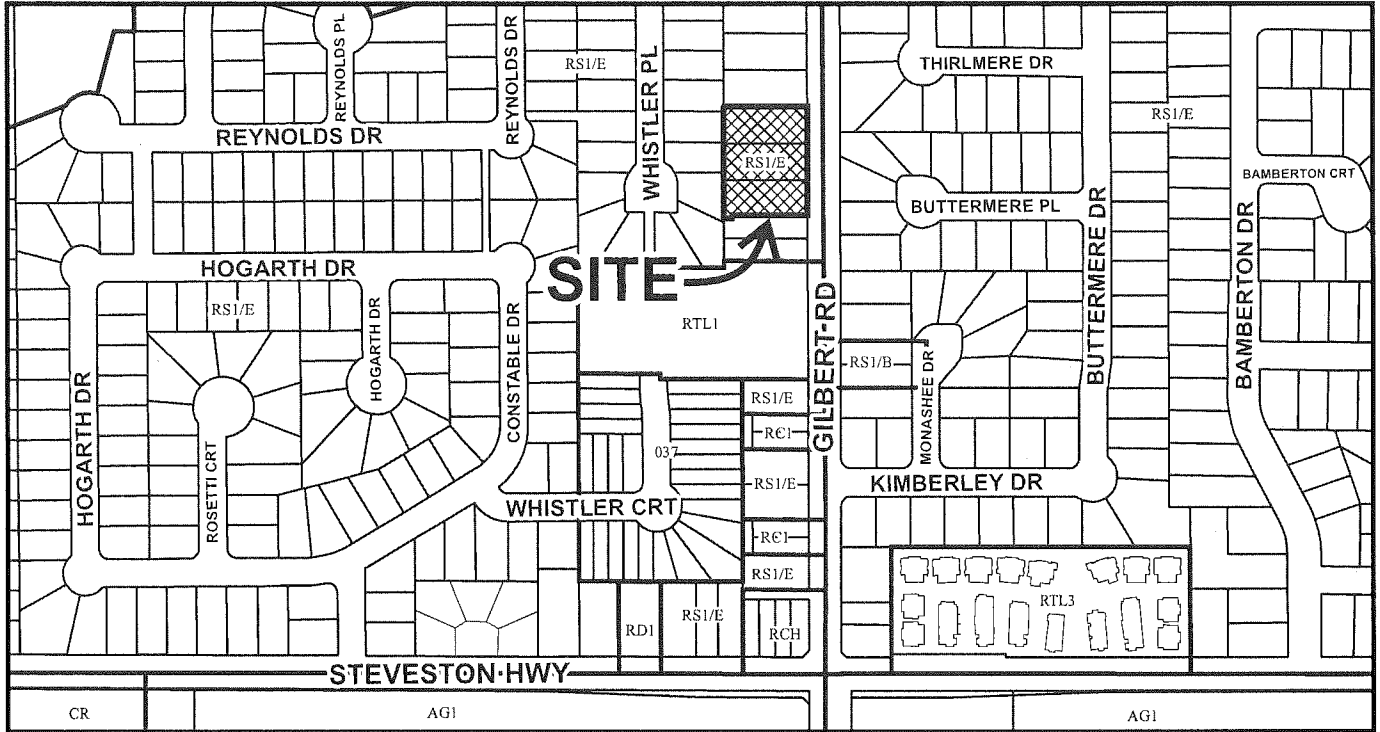
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

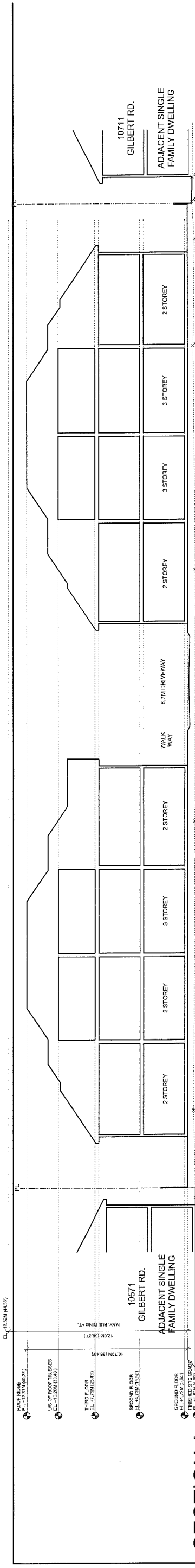


DP 15-694729 SCHEDULE "A"

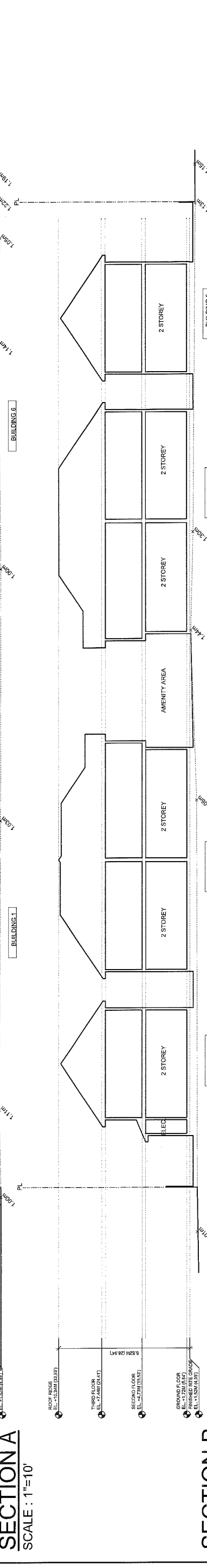
Original Date: 03/30/15

Revision Date:

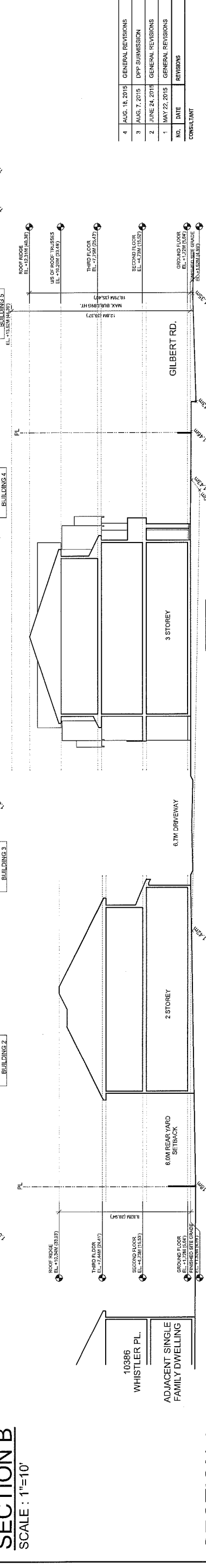
Note: Dimensions are in METRES



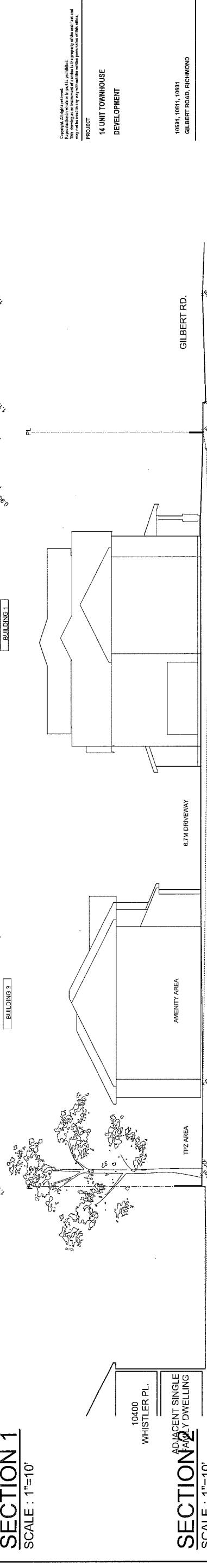
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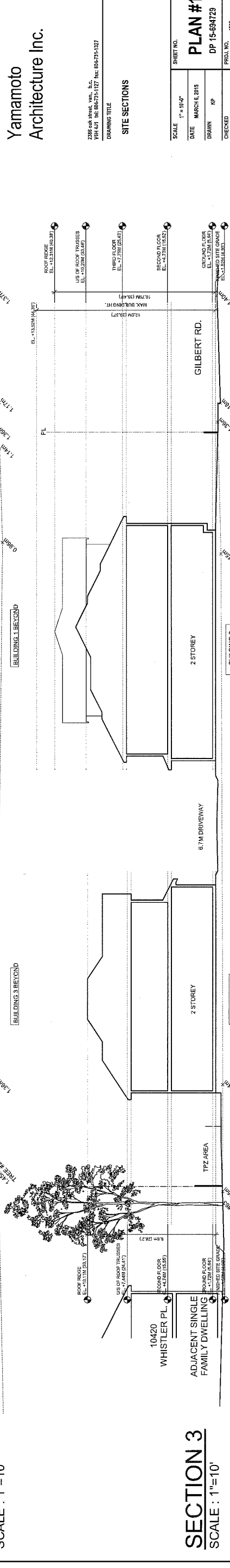
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SCALE: 1"=10'



SECTION 1
SCALE: 1"=10'



SECTION 2
SCALE: 1"=10'



SECTION 3
SCALE: 1"=10'

NO.	DATE	REVISIONS
1	MAY 22, 2015	GENERAL REVISIONS
2	JUNE 24, 2015	GENERAL REVISIONS
3	AUG. 7, 2015	DPP SUBMISSION
4	AUG. 18, 2015	GENERAL REVISIONS

PROJ: 14 UNIT TOWNHOUSE DEVELOPMENT
 10571, 10571, 10571
 GILBERT ROAD, RICHMOND

PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT

10571, 10571, 10571
 GILBERT ROAD, RICHMOND

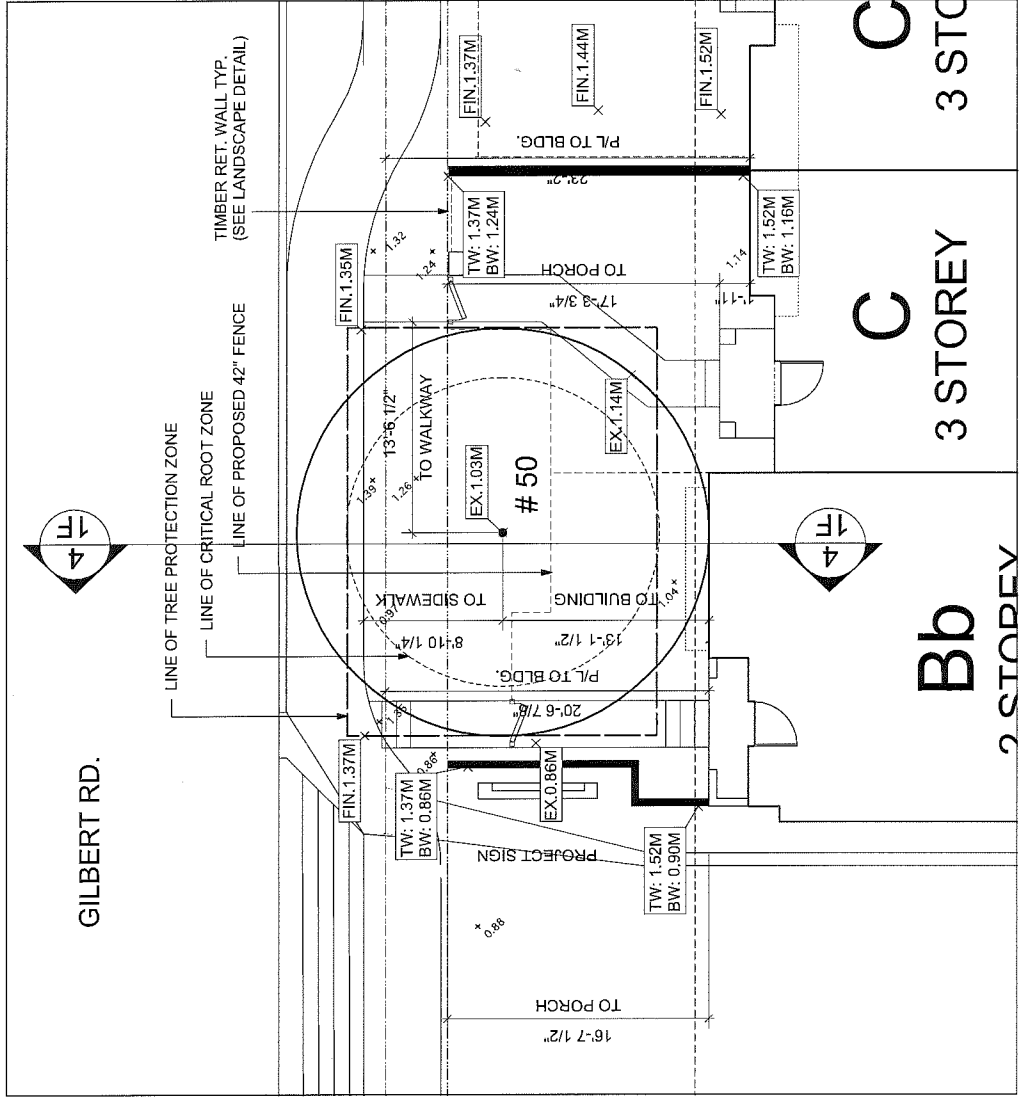
Yamamoto
 Architecture Inc.

2005-58 HURON ST. S.C.
 VAN COV. BC V6V 2G9 TEL: 604-273-1127 FAX: 604-273-1127

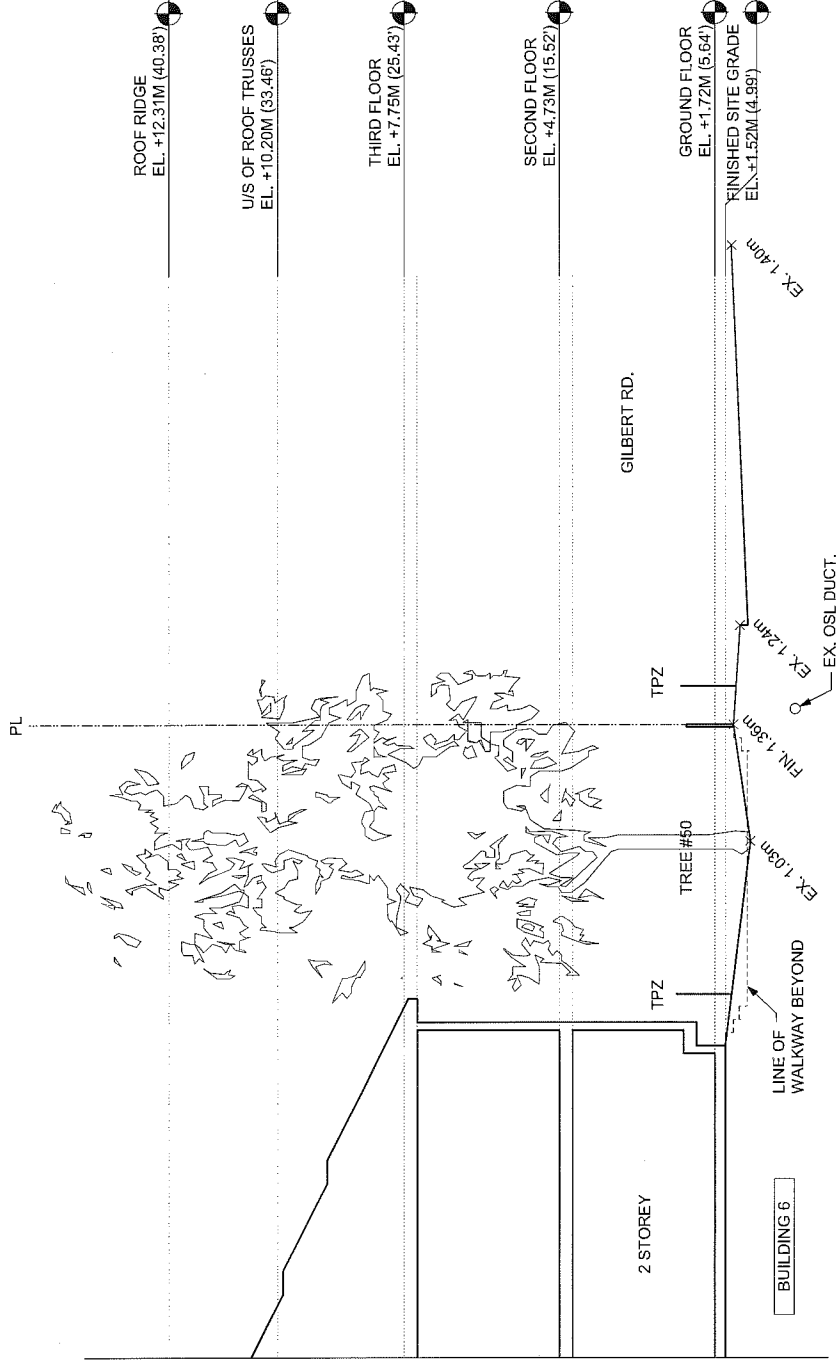
DRAWING TITLE: SITE SECTIONS

SCALE	1" = 10'±	SHEET NO.	
DATE	MARCH 6, 2015	PLAN #1A	
DRAWN	JP	DP 15-694729	
CHECKED		PROD. NO.	1318

AUG 18 2015 PLAN #1A DP 15-694729



PLAN VIEW OF TREE #50
SCALE: 3/16"=1'-0"



SECTION 4
SCALE: 3/16"=1'-0"

NO.	DATE	REVISIONS
1	MAY 22, 2015	GENERAL REVISIONS
2	JUNE 24, 2015	GENERAL REVISIONS
3	AUG. 7, 2015	DPP SUBMISSION
4	AUG. 18, 2015	GENERAL REVISIONS

CONSULTANT

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10591, 1.0811, 1.0831
 GILBERT ROAD, RICHMOND

Yamamoto
 Architecture Inc.

2388 Oak Street, Van., B.C.
 V6H 4J1 Tel: 604-273-1127 Fax: 604-273-1127

DRAWING TITLE
 ENLARGED PLAN & SECTION
 AT TREE #50

SHEET NO.	DATE	DATE	DATE	DATE
1	MARCH 6, 2015	MARCH 6, 2015	MARCH 6, 2015	MARCH 6, 2015
2	RP	RP	RP	RP
3	RP	RP	RP	RP
4	RP	RP	RP	RP

PLAN #1B AUG 18 2015
 DP 15-694729

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

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
15	15.AUG.17	NEW SITE PLAN	DR
16	15.AUG.17	NEW SITE PLAN	DR
17	15.AUG.17	NEW SITE PLAN	DR
18	15.AUG.17	NEW SITE PLAN	DR
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CLIENT: JACKEN INVESTMENTS INC.
YAMAMOTO ARCHITECTURE INC.

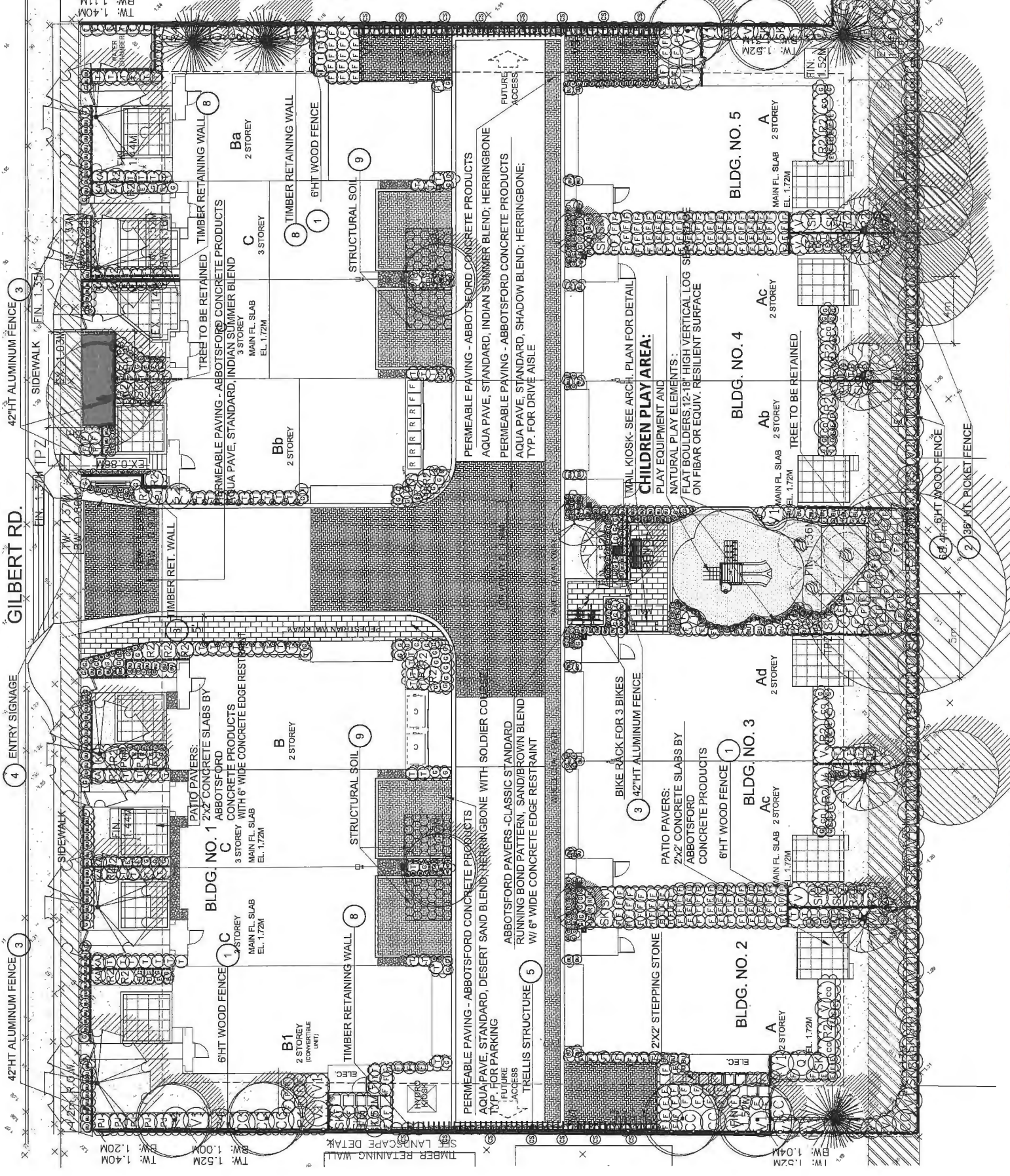
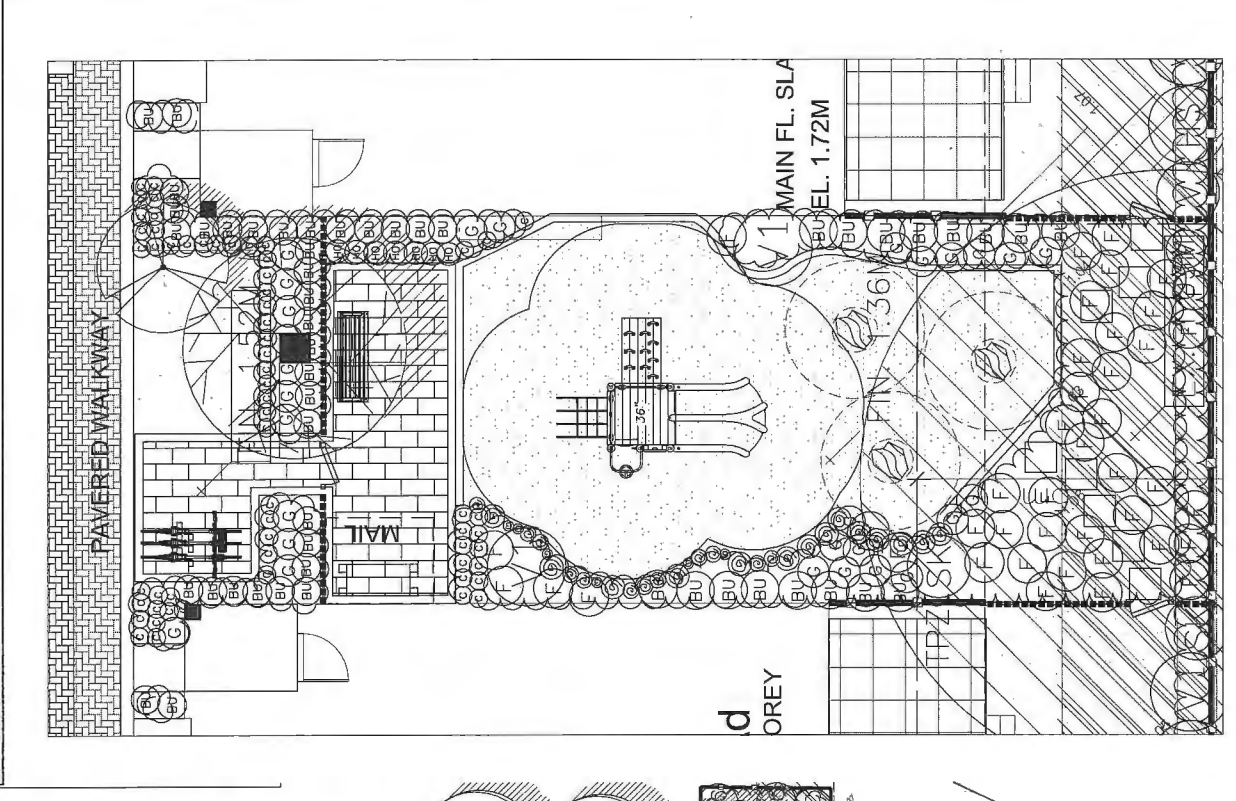
PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
10591-10631 Gilbert Road
RICHMOND, BC

WITH:
YAMAMOTO ARCHITECTURE INC.
DRAWING TITLE:
LANDSCAPE PLAN

DATE: _____ DRAWING NUMBER: **3**
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER: 14-044

PLANT SCHEDULE

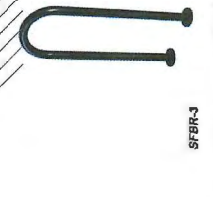
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2	1	ACER RUBRUM	RED BARK MAPLE
3	1	PRUNUS CERRIS	WILD CHERRY
4	1	STYRAX JAPONICA	ORANGE BLOSSOM
5	1	STRONGYLIA VITIFOLIA	IVORY SILK
6	1	BUXUS MICROPHYLLA	WINTER GEM
7	1	COMPTONIA THIBETICUS	VICTORIA
8	1	HIBISCUS SYRIACUS	ROSE OF SHARON
9	1	HYDRANGEA	HYDRANGEA
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CHILDREN PLAY AREA
BIG TOYS - CABANA MEC-650
ON FIBER OR EQUIV. RESILIENT SURFACE
BY RecTec INDUSTRIES Inc.
Ph.: 604-940-0067



Whishbone Mountain Classic Park
Bench:
Model: MCB-5
BLACK COLOUR;
Ultrafast™ Recycled Plastic Slats
Walnut colour
Ph.: 604 626 0476



Whishbone BIKE RACK
SFBR-3 MODEL for 3 bikes;
BLACK COLOUR; 14" L. x 38.5" H
Ph.: 604 626 0476

DP 15-694729
PLAN #3
AUG 18 2015

14044-16.DWG

SEAL:

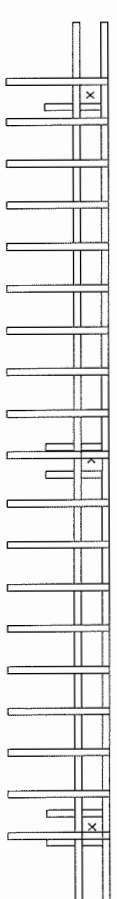
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CLIENT:
JACKEN INVESTMENTS INC.

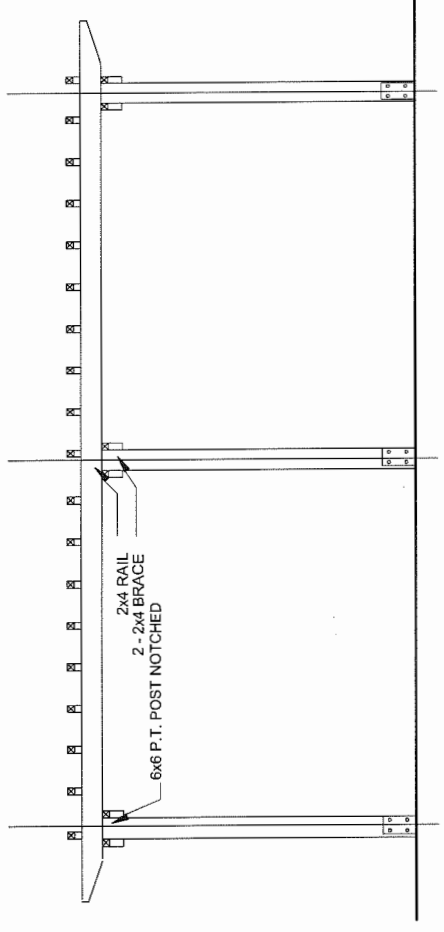
PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
10591-10631 Gilbert Road
RICHMOND, BC

WITH:
YAMAMOTO ARCHITECTURE INC.
DRAWING TITLE:
LANDSCAPE DETAILS

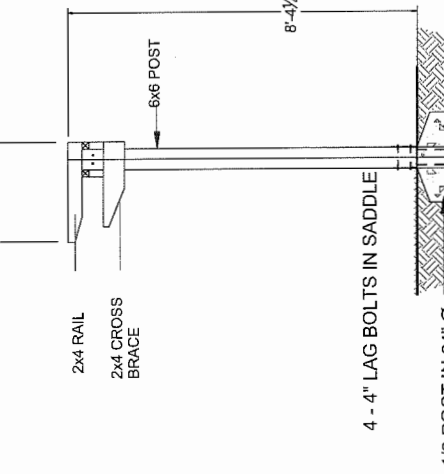
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OF 7



PLAN VIEW



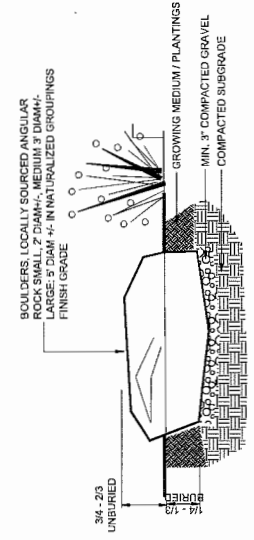
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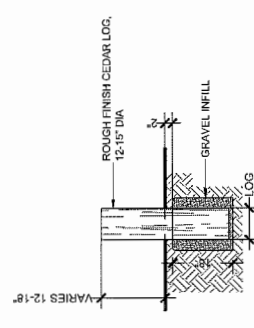
SIDE VIEW

- NOTE:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. MATCH TRIM COLOUR PER ARCH SPEC. CONFIRM WITH ARCHITECT
 5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

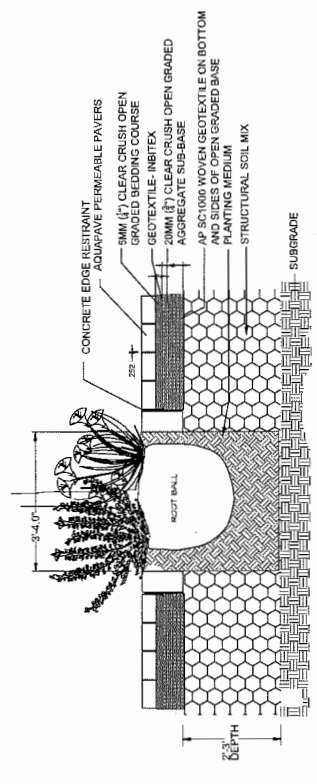
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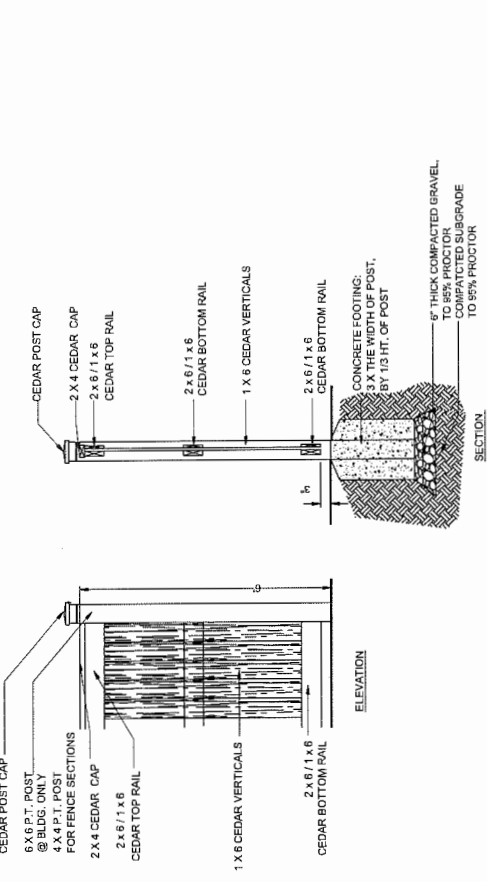
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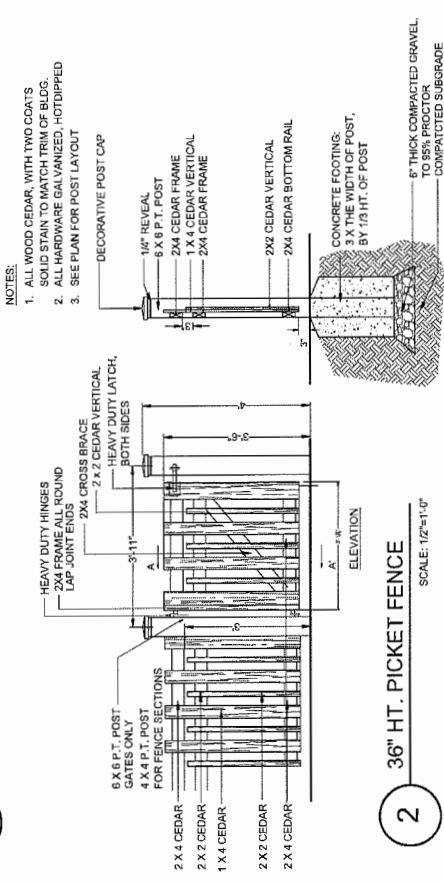
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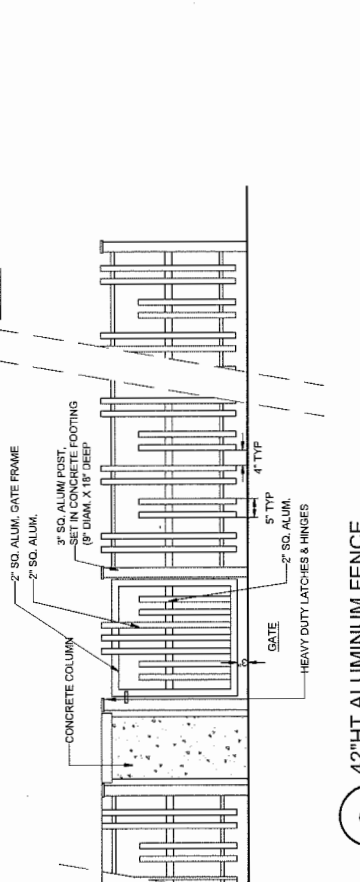
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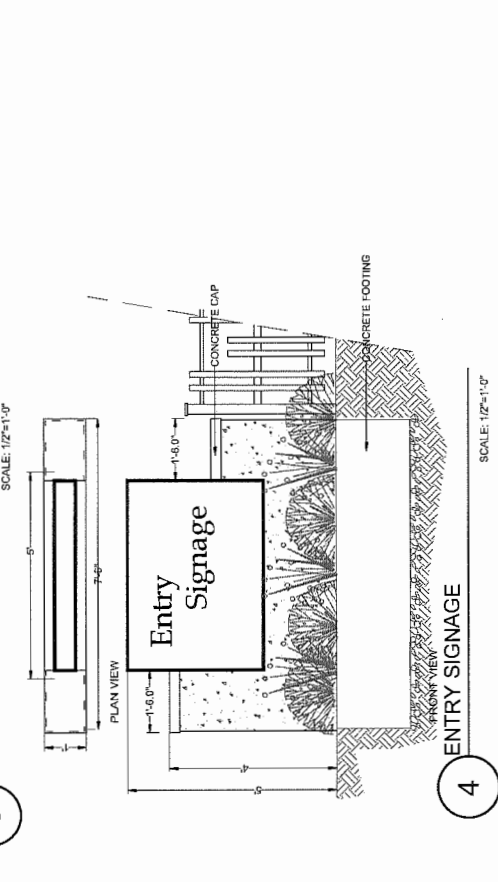
1 6 HT WOOD FENCE
SCALE: 1/2"=1'-0"



2 36 HT PICKET FENCE
SCALE: 1/2"=1'-0"



3 42 HT ALUMINUM FENCE
SCALE: 1/2"=1'-0"



4 ENTRY SIGNAGE
SCALE: 1/2"=1'-0"

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pmg
LANDSCAPE ARCHITECTS

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

SEAL:



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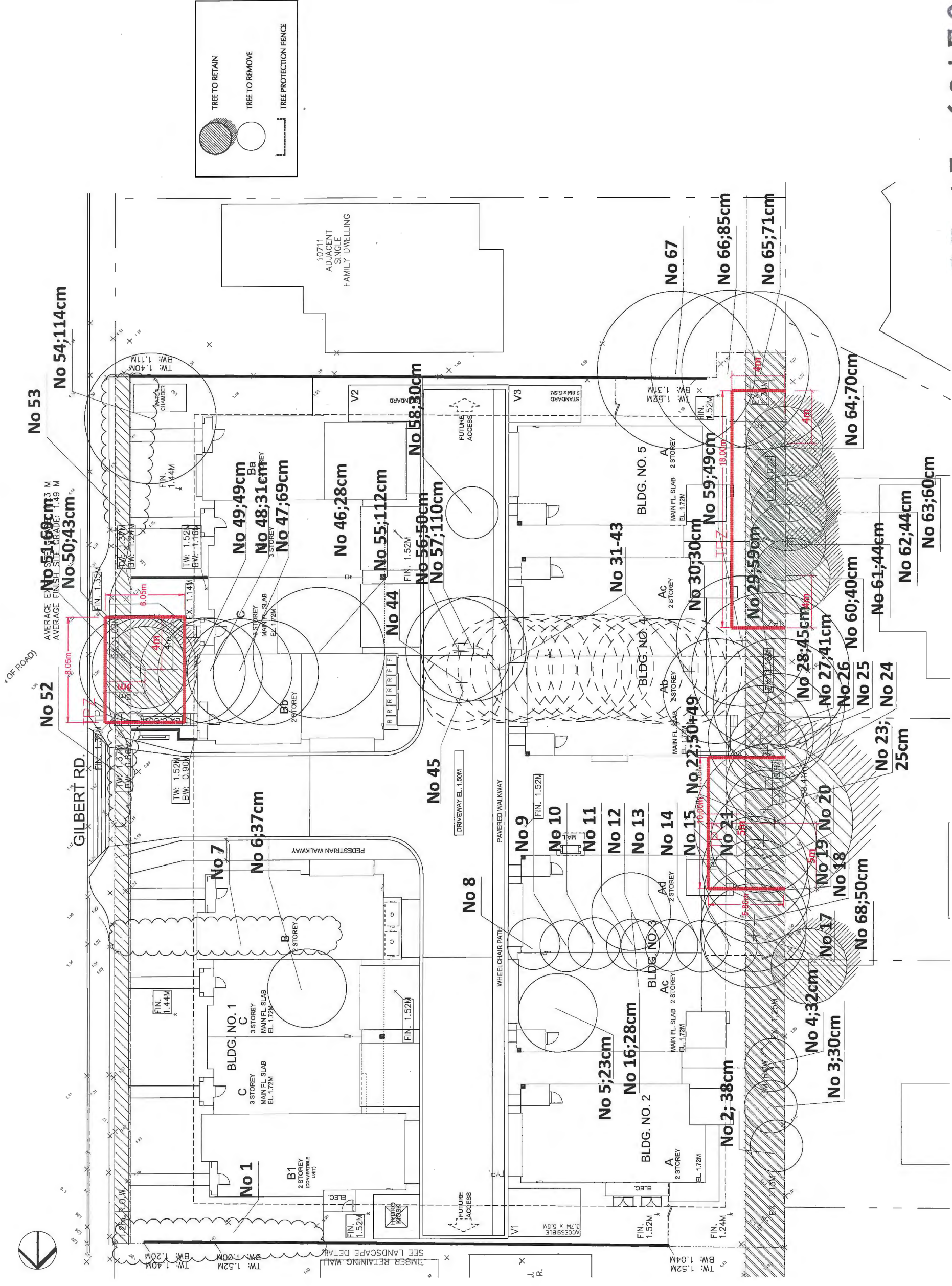
CLIENT: JACKEN INVESTMENTS INC.

PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
10591-10631 Gilbert Road
RICHMOND, BC

WITH: YAMAMOTO ARCHITECTURE INC.
DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 9/31/10
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
DRAWING NUMBER: 3b
OF 7
PMG PROJECT NUMBER: 14-044



DP 15-694729
PLAN # 3B
AUG 18 2015

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

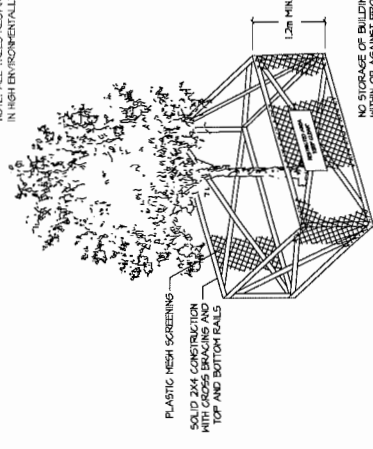
SEAL:

Suitable Replacement Trees	
Species	
Botanical Name	Common Name
ACER PALMATUM	JAPANESE MAPLE
ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE
FAGUS SYLVATICA 'PURPLE FOUNTAIN'	PURPLE FOUNTAIN BEECH
FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
PINUS CEMBRA 'COLUMNARIS'	COLUMNARIS SWISS STONE PINE
STYRAX JAPONICUS	JAPANESE SNOWBELL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC

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

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER (DBH)	MINIMUM PROTECTION RADIUS (TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0



EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH 10% PERCENT AT BREAST HEIGHT OR 1M FROM GROUNDS.

1A TREE PROTECTION BARRIER
L-3

REF	TREE SPECIES	TRUNK DBH	PROTECTION RADIUS
53	Cypress Hedge (Chamaecyparis sp.)	11cm	11m
54	(Prunus sp.)	112cm	combined
55	Pine (Pinus sp.)	50cm	8m
56	Cedar (Thuja sp.)	110cm	8m
57	(Thuja sp.)	combined	combined
58	(Thuja sp.)	30cm	3m
59	Birch (Betula sp.)	49m	9m
60	Lambdify Poplar (Populus nigra sp.)	40cm	5m
61	Lambdify Poplar (Populus nigra sp.)	44cm	5m
62	Lambdify Poplar (Populus nigra sp.)	60cm	5m
63	Lambdify Poplar (Populus nigra sp.)	70cm	5m
64	Lambdify Poplar (Populus nigra sp.)	71cm	11m
65	Douglas Fir (Pseudotsuga amricana)	85cm	11m
66	Douglas Fir (Pseudotsuga amricana)	103cm	combined
67	Cedar (Thuja sp.) & Hemlock (Tsuga heterophylla)	combined (50-140)	combined (3 x 1.5)
68	Hemlock (Tsuga heterophylla)	combined (estimated)	5m

REF	TREE SPECIES	TRUNK DBH	PROTECTION RADIUS
1	Cedar Hedge (Thuja sp.)	38	3m
2	(Thuja sp.)	30	3m
3	Spruce (Picea sp.)	32	3m
4	Apricot (Prunus sp.)	23	4m
5	Apple (Malus sp.)	37cm	4m
6	White Pine (Pinus sp.)	3 x 1.6	3 x 1.5
7	Cedar Hedge (Thuja sp.)	19-48	3m
8-15	Cedar (Thuja sp.)	28cm	5m
16	Cherry (Prunus sp.)	25-76cm	5m
17-21	Cedar (Thuja sp.)	combined (50-140)	12m
22	Sycamore Maple (Acer pseudoplatanus)	25	3m
23	Cedar (Thuja sp.)	31	4m
24	Cedar (Thuja sp.)	27	4m
25	Yew (Taxus sp.)	37cm	4m
26	Yew (Taxus sp.)	41cm	5m
27	Yew (Taxus sp.)	45cm	8m
28	Yew (Taxus sp.)	50cm	12m
29	Yew (Taxus sp.)	36cm	6m
30	Yew (Taxus sp.)	20-47	5m
31-45	Yew (Taxus sp.)	28cm	4m
46	(Chamaecyparis sp.)	31cm	5m
47	Cedar (Thuja sp.)	45cm	8m
48	Cedar (Thuja sp.)	45cm	8m
49	Cedar (Thuja sp.)	45cm	8m
50	(Larix laricina)	45cm	8m
51	Bum (Prunus sp.)	69cm	7m
52	Cedar Hedge (Thuja sp.)	combined	2 x 7

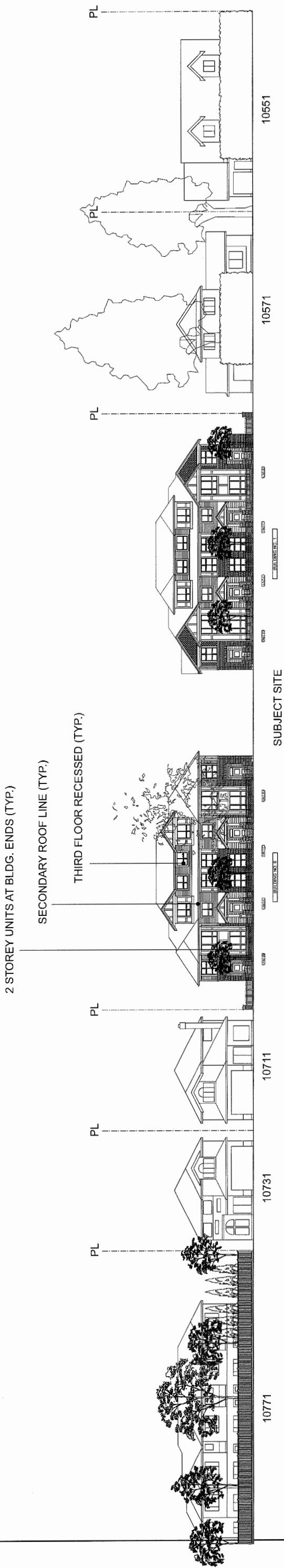
PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
10591-10631 Gilbert Road
RICHMOND, BC

WITH:
YAMAMOTO ARCHITECTURE INC.
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: _____ DRAWING NUMBER:
SCALE: **3C**
DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 7

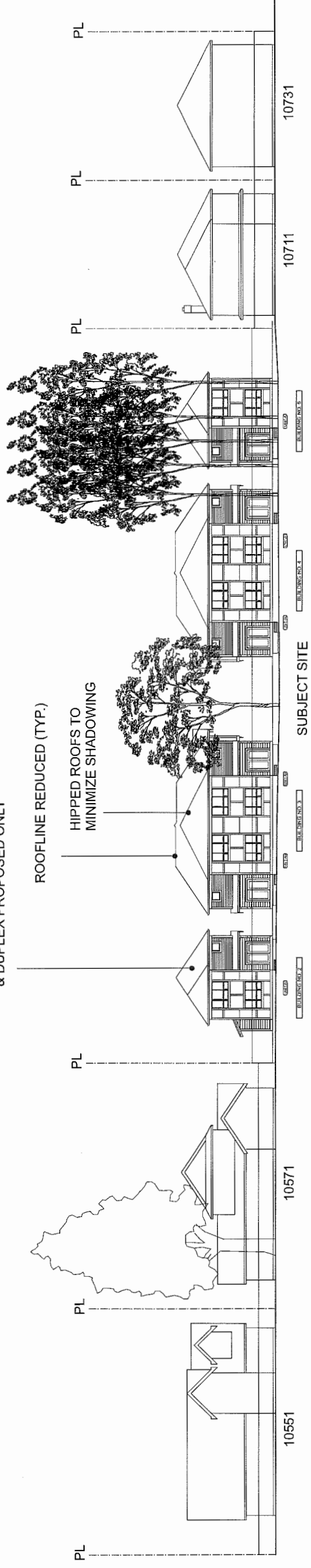
PMG PROJECT NUMBER: 14-044

DP 15-694729
PLAN 3C
AUG 18 2015



STREETSCAPE 1 - GILBERT RD.

2 STOREY DETACHED & DUPLEX PROPOSED ONLY



STREETSCAPE 2 - WEST PROPERTY LINE (REAR UNITS)

NO.	DATE	REVISIONS	CONSULTANT
4	AUG. 18, 2015	GENERAL REVISIONS	
3	AUG. 7, 2015	CFPP SUBMISSION	
2	JUNE 24, 2014	GENERAL REVISIONS	
1	MAY 22, 2015	GENERAL REVISIONS	

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PROJECT
 14 UNIT TOWNHOUSE DEVELOPMENT

10551, 10611, 10631
 GILBERT RD.

Yamamoto
 Architecture Inc.

2386 Oak Street, Unit, S.C.
 York 421, Inc. 866-751-1127 Fax: 866-751-1327
 DRAWING TITLE

STREETSCAPE

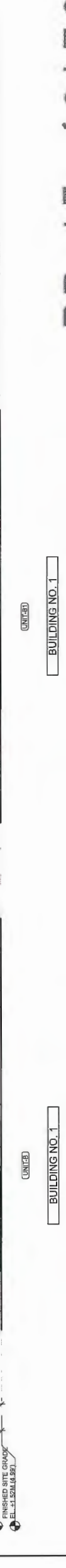
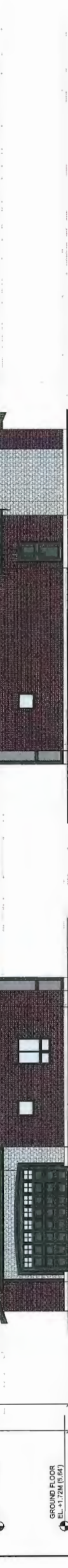
SCALE	SHEET NO.
1/8" = 1'-0"	PLAN #4
DATE	DP 15-694729
DRAWN	PROJ. NO.
CHECKED	1226

DP 15-694729

PLAN #4

AUG 18 2015

- ELEVATION KEY:**
- ① ASPHALT ROOF SHINGLE - (CHARCOAL)
 - ② ALUMINUM GUTTER - (BLACK)
 - ③ HARDEE-PLANK SIDING - (BK COPLEY GRAY / HC-104)
 - ④ HARDEE-PLANK SIDING - (BK HAZY SNEES / OC-48)
 - ⑤ HARDEE-SHAKE SIDING - (BK HAZY SNEES / OC-48)
 - ⑥ HARDEE PANEL SIDING (BK TITANIUM / Z141-60)
 - ⑦ HARDEE PANEL SIDING (BK BARNBOARD / CC-572)
 - ⑧ HARDEE PANEL SIDING (BK BLACKTOP / Z135-10)
 - ⑨ HARDEE-PLANK SIDING - (BK COPLEY GRAY / HC-104)
 - ⑩ HARDEE-PLANK SIDING - (BK HAZY SNEES / OC-48)
 - ⑪ BRICK CLADDING - XL (MOUNTAIN RED WHITE)
 - ⑫ DOUBLE GLAZED ALUMINUM FRAMED WINDOW W/ TRIM - PAINTED (BK BLACKTOP / Z135-10)
 - ⑬ WOOD W/ DR TRIM, POST, HORIZ BAND, BRACKET - PAINTED (BK BLACKTOP / Z135-10)
 - ⑭ WOOD FINISH DOOR - PAINTED (BK BLACKTOP / Z135-10)
 - ⑮ WOOD FINISHED GARAGE DOOR 1 - PAINTED (BK BLACKTOP / Z135-10)
 - ⑯ METAL GUARD RAIL - (BLACK)



NO.	DATE	REVISIONS
4	AUG. 18, 2015	GENERAL REVISIONS
3	AUG. 7, 2015	D-P-P SUBMISSION
2	JUNE 24, 2015	GENERAL REVISIONS
1	MAY 22, 2015	GENERAL REVISIONS

NO.	DATE	REVISIONS
		CONSULTANT

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PROJECT
 14 UNIT TOWNHOUSE
 DEVELOPMENT

10591, 10611, 10631
 GILBERT RD.

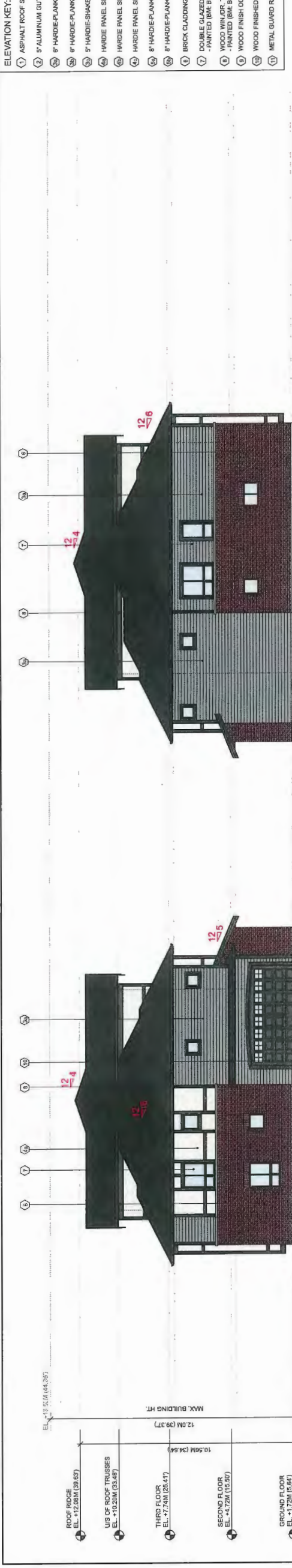
Yamamoto
 Architecture Inc.

2388 oak street, vancouver, b.c.
 v6h 4t1 tel: 604-271-1127 fax: 604-271-1127

DRAWING TITLE
 ELEVATIONS

SCALE	SHEET NO.
1/4" = 1'-0"	128
DATE	PROJECT NO.
MARCH 6, 2015	DP 15-694729
DRAWN	CHECKED
KP	
PLAN #	PROJ. NO.
44A	128

DP 15-694729
 PLAN # 4A
 AUG 18 2015



- ELEVATION KEY:**
- ① ASPHALT ROOF SHINGLE - (CHARCOAL)
 - ② 9" ALUMINUM GUTTER - (BLACK)
 - ③ 8" HARDIE-PLANK SIDING - (BK COPLEY GRAY / HC-104)
 - ④ 8" HARDIE-PLANK SIDING - (BK HAZY SKIES / DC-48)
 - ⑤ 5" HARDIE-SHAKE SIDING - (BK HAZY SKIES / DC-48)
 - ⑥ 5" HARDIE-SHAKE SIDING - (BK TITANIUM / Z141-60)
 - ⑦ HARDIE PANEL SIDING (BK BARNBOARD / CC-372)
 - ⑧ HARDIE PANEL SIDING (BK BLACKTOP / Z135-10)
 - ⑨ 8" HARDIE-PLANK SIDING - (BK COPLEY GRAY / HC-104)
 - ⑩ 8" HARDIE-PLANK SIDING - (BK HAZY SKIES / DC-48)
 - ⑪ BRICK CLADDING - DL (MOUNTAIN RED MATTE)
 - ⑫ DOUBLE GLAZED ALUMINUM FRAMED WINDOW W/ TRIM - PAINTED (BK BLACKTOP / Z135-10)
 - ⑬ WOOD WINDR. TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (BK BLACKTOP / Z135-10)
 - ⑭ WOOD FINISH DOOR - PAINTED (BK BLACKTOP / Z135-10)
 - ⑮ WOOD FINISHED GARAGE DOOR 1 - PAINTED (BK BLACKTOP / Z135-10)
 - ⑯ METAL GUARD RAIL - (BLACK)

UNIT 6B
BUILDING NO. 6
NORTH ELEVATION

UNIT 6A
BUILDING NO. 6
SOUTH ELEVATION



UNIT 5A
BUILDING NO. 5

UNIT 5B
BUILDING NO. 4

UNIT 5C
BUILDING NO. 3

UNIT 5D
BUILDING NO. 2

EAST ELEVATION - INTERNAL DRIVEWAY

UNIT 2A
BUILDING NO. 2

UNIT 2B
BUILDING NO. 3

UNIT 2C
BUILDING NO. 4

UNIT 2D
BUILDING NO. 5

WEST ELEVATION - REAR YARDS

NO.	DATE	REVISIONS
1	MAY 22, 2015	GENERAL REVISIONS
2	JUNE 24, 2015	GENERAL REVISIONS
3	AUG 7, 2015	DPP SUBMISSION
4	AUG 18, 2015	GENERAL REVISIONS

PROJECT
14 UNIT TOWNHOUSE
DEVELOPMENT

10351, 10511, 10531
GILBERT RD.

Yamamoto
Architecture Inc.

228 Oak Street, Van., B.C.
V6V 4J7 Tel: 604-251-1127 Fax: 604-251-1127

DRAWING TITLE
ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1/8" = 1'-0"	MARCH 6, 2015	RF	

SHEET NO.
PLAN #4B
DP 15-694729
PROJ. NO. 1235

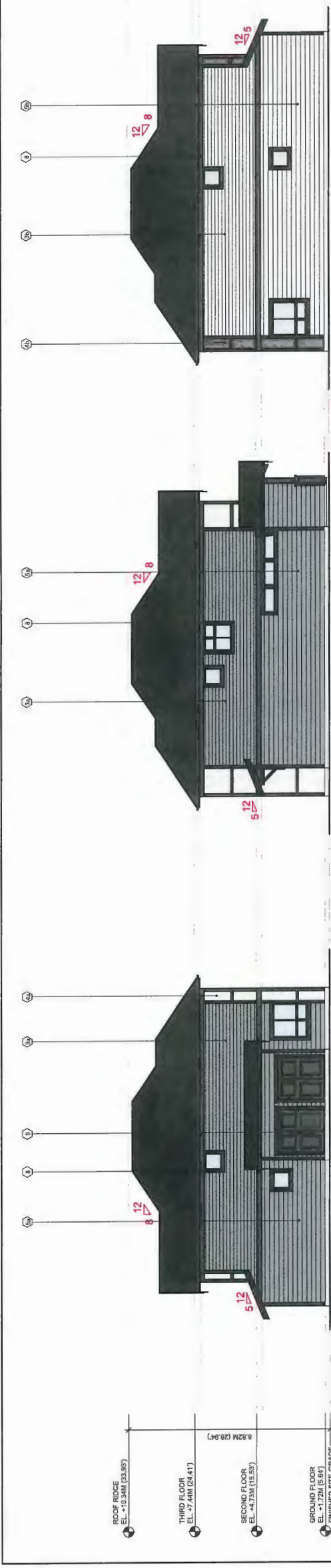
AUG 18 2015

PLAN #4B

DP 15-694729

ELEVATION KEY:

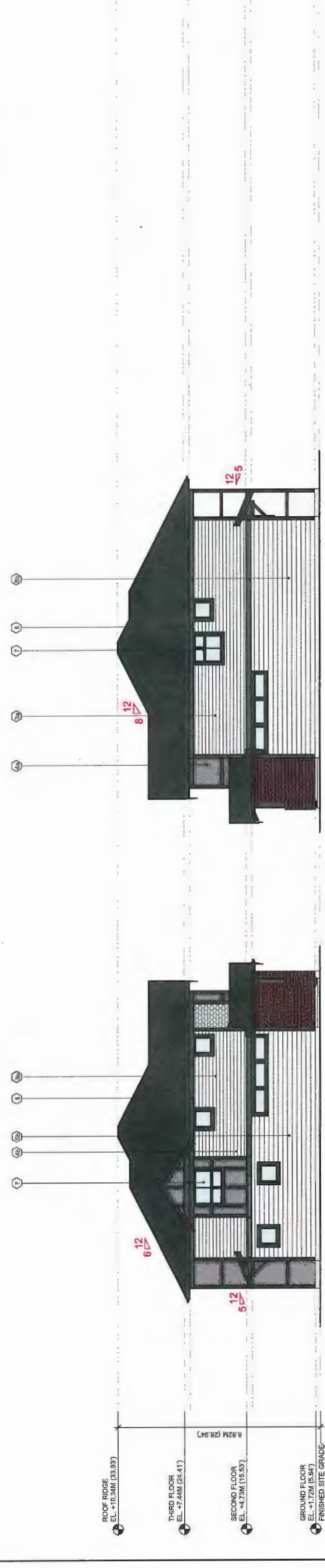
- ① ASPHALT ROOF SHINGLE - (CHARCOAL)
- ② 8" ALUMINUM GUTTER - (BLACK)
- ③ 8" HARDIE-PLANK SIDING - (BK COPLEY GRAY / HC-104)
- ④ 8" HARDIE-PLANK SIDING - (BK HAZY SKIES / OC-48)
- ⑤ 8" HARDIE-SHAKE SIDING - (BK HAZY SKIES / OC-48)
- ⑥ HARDIE PANEL SIDING (BK TITANIUM / CC-572)
- ⑦ HARDIE PANEL SIDING (BK BARNBOARD / CC-572)
- ⑧ HARDIE PANEL SIDING (BK BLACKTOP / 2135-10)
- ⑨ 8" HARDIE-PLANK SIDING - (BK COPLEY GRAY / HC-104)
- ⑩ 8" HARDIE-PLANK SIDING - (BK HAZY SKIES / OC-48)
- ⑪ BRICK CLADDING - XL MOUNTAIN RED WHITE
- ⑫ DOUBLE GLAZED ALUMINUM FRAMED WINDOW W/ TRIM - PAINTED (BK BLACKTOP / 2135-10)
- ⑬ WOOD WINDOW TRIM POST, HORIZ. BAND, BRACKET - PAINTED (BK BLACKTOP / 2135-10)
- ⑭ WOOD FINISH DOOR - PAINTED (BK BLACKTOP / 2135-10)
- ⑮ WOOD FINISHED GARAGE DOOR 1 - PAINTED (BK BLACKTOP / 2135-10)
- ⑯ METAL GUARD RAIL - (BLACK)



UNIT 2A
BUILDING NO. 2
NORTH ELEVATION

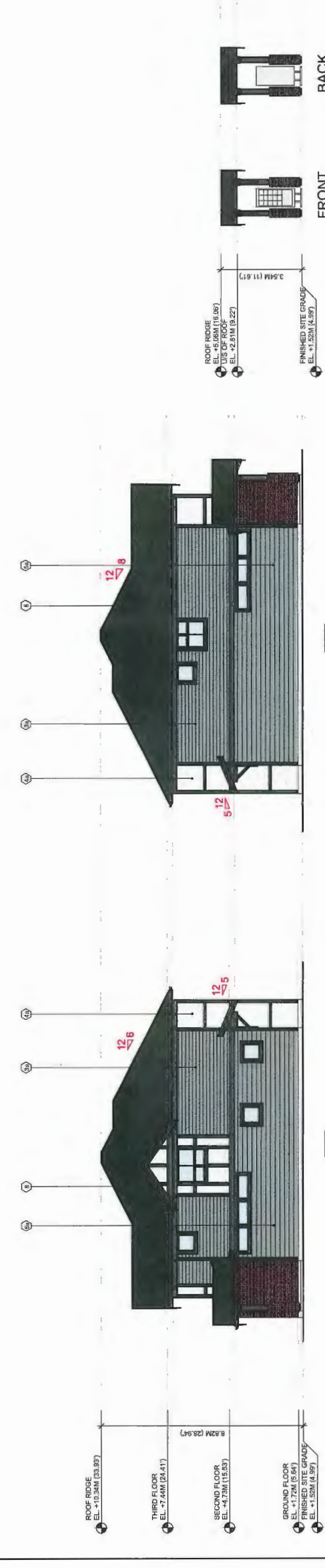
UNIT 2B
BUILDING NO. 2 & 5
NORTH / SOUTH ELEVATION

UNIT 2C
BUILDING NO. 2
SOUTH ELEVATION



UNIT 3A
BUILDING NO. 3
NORTH ELEVATION

UNIT 3B
BUILDING NO. 3
SOUTH ELEVATION (AMENITY AREA)



UNIT 4A
BUILDING NO. 4
NORTH ELEVATION (AMENITY AREA)

UNIT 4B
BUILDING NO. 4
SOUTH ELEVATION

NO.	DATE	REVISIONS
4	AUG. 18, 2015	GENERAL REVISIONS
3	AUG. 7, 2015	DPP SUBMISSION
2	JUNE 24, 2015	GENERAL REVISIONS
1	MAY 22, 2015	GENERAL REVISIONS

CONSULTANT

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PROJECT
14 UNIT TOWNHOUSE
DEVELOPMENT

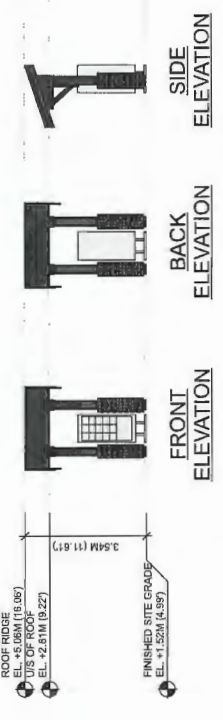
18551, 10811, 10821
GILBERT RD.

Yamamoto
Architecture Inc.

2388 Oak Street, West, B.C.
V6V 4J7 Tel: 604-751-1127 Fax: 604-751-1127

DRAWING TITLE
ELEVATIONS

SCALE	SHEET NO.
1/8" = 1'-0"	152B
DATE	PROJECT
MARCH 6, 2015	PLAN #4C
DRAWN	CHECKED
1P	DP 15-694729
PROJ. NO.	152B



DP 15-694729
PLAN #4C
AUG 18 2015

- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY MEASURES
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY 82 REQUIREMENTS
 - LOW E GLAZING PROVIDED IN ALL WINDOWS
 - DRAIN WATER HEAT RECOVERY FROM 2 SHOWERS
 - LOW ENERGY LIGHTING
 - ENERGY STAR APPLIANCES
 - WATER EFFICIENT TOILETS



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

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

NO.	DATE	REVISIONS	CONSULTANT
4	AUG 18, 2015	GENERAL REVISIONS	
3	AUG 7, 2015	DPP SUBMISSION	
2	JUNE 24, 2015	GENERAL REVISIONS	
1	MAY 22, 2015	GENERAL REVISIONS	

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PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT
10591, 10511, 10631 GILBERT RD.
Yamamoto Architecture Inc.
2288 Oak Street, Van., B.C. V6R 4T1 TEL: 604-731-1127 FAX: 604-731-1327
DRAWING TITLE: FLOOR PLAN

AUG 18 2015

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

DATE: MARCH 6, 2015

DRAWN: JF

CHECKED:

SHEET NO. 128

PLAN #5A

DP 15-694729

PROJ. NO. 128

BUILDING NO. 5

BUILDING NO. 4

BUILDING NO. 3

BUILDING NO. 2

REFERENCE PLAN

DP 15-694729

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

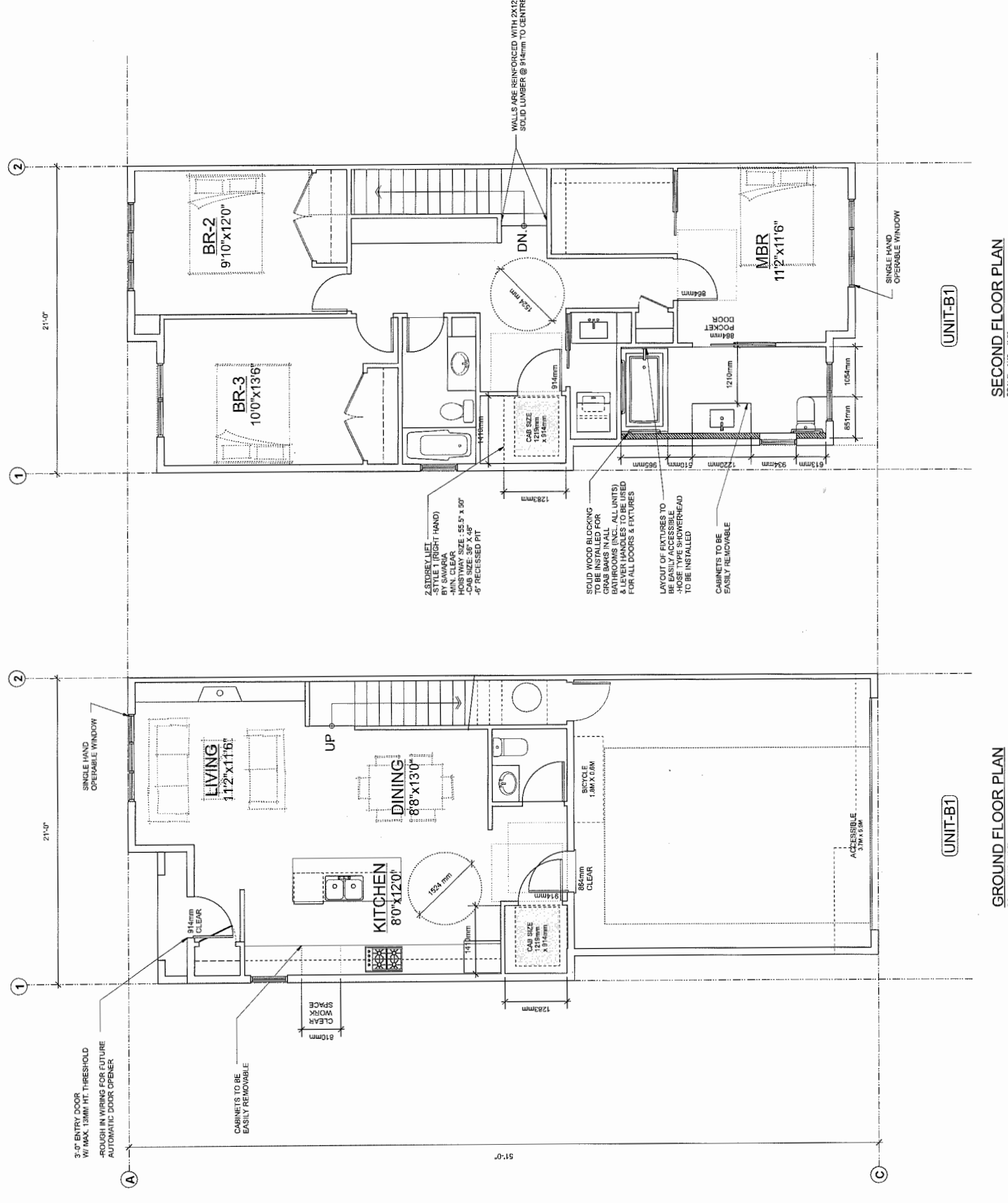
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

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

- ENERGY 62 REQUIREMENTS
- LOW E GLAZING PROVIDED IN ALL WINDOWS
- DRAIN WATER HEAT RECOVERY FROM 2 SHOWERS
- LOW ENERGY LIGHTING
- ENERGY STAR/APPLIANCES
- WATER EFFICIENT TOILETS

CONVERTIBLE UNIT CHECKLIST:

Category	Requirement	Status
Doors & Doorways	Entry door min. 800 mm but ideally 914 mm and have clear access.	COMPLIES
	Entry door clear exterior floor space 600 mm on both sides (not reduced if automatic door opener)	COMPLIES
Vertical Circulation	Water closets to include toilet, vanity, 1 clear opening with flush/towels, min. 800 mm clear opening between the hallway and room and water closet and/or vanity if necessary to future access	COMPLIES
	Passageway min. 800 mm clear	COMPLIES
Vertical Circulation	All interior thresholds within units comply with BC Building Code	COMPLIES
	Lever-type handles for all doors.	COMPLIES
Vertical Circulation	Stair lift, staircase width, railing support, and landings, as noted on floor plan, to be installed in accordance with manufacturer specifications. OR	NOT APPLICABLE
	Vertical lift, depressed also area, and conditions with no protrusions in the path of travel. Railing to be installed in accordance with manufacturer specifications without impact to surrounding structure	COMPLIES
Vertical Circulation	All the top of all stairways, walls are min. 800 mm clear door opening at 914mm to centre.	COMPLIES
	Min. 900 mm width	COMPLIES
Halleways	Min. 1 accessible parking space with min. 4 m garage width	COMPLIES
	Access from garage to living area with min. 800 mm clear door opening.	COMPLIES
Bathrooms (Min. 1)	At least 510.0 mm from any bar side and at least 500.0 mm from any obstruction in front of the tub/shower.	COMPLIES
	1500 mm clear floor space in front and side of tub/shower.	COMPLIES
Bathrooms (Min. 1)	Wall blocking for future grab bar installation with 2"x12" solid lumber at bathroom, shower, and toilet locations.	COMPLIES
	Lever-type handles for plumbing fixtures.	COMPLIES
Bathrooms (Min. 1)	Pressure and temperature control valves are installed on all shower fixtures.	COMPLIES
	Underneath sink(s) are easily removed.	COMPLIES
Bathrooms (Min. 1)	Demonstrate bath and shower controls are accessible (layout or future accessibility).	COMPLIES
	Clear area needed under future work counter area of future work space (min. 800 mm clear door opening)	COMPLIES
Bathrooms (Min. 1)	Cabinet underneath sink are easily removed.	COMPLIES
	800 mm turning diameter or turning path (any way)	COMPLIES
Bathrooms (Min. 1)	Lever-type handles for plumbing fixtures.	COMPLIES
	Min. 1 wheelchair that can be parked with a single hand (bathroom, kitchen, living room)	COMPLIES
Bathrooms (Min. 1)	Placement locations of electrical outlets, switches, and light switches, above external stairs, inside toilet, above external stairs, inside toilet, on either side of the door, and within 100 mm of the control centre for smart home options.	TO BE LOCKED AT DURING THE BP STAGE
	Upgrade to four-outlet in master bedroom, home office, garage, and recreation.	COMPLIES



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING NO. 1

BUILDING NO. 1

AUG 18 2015

REFERENCE PLAN

CONVERTIBLE UNIT PLAN
SCALE: 1/4" = 1'-0"

DP 15-694729

CONVERTIBLE UNIT PLAN

SHEET NO.	138
SCALE	1/4" = 1'-0"
DATE	MARCH 6, 2015
DRAWN	RP
CHECKED	
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	10591, 10611, 10631 GILBERT RD.
ARCHITECT	Yamamoto Architecture Inc.
CONTACT	2368 oak street, vancouver, b.c. v6k 4t1 tel: 604-271-1127 fax: 604-271-3227
DRAWING TITLE	CONVERTIBLE UNIT PLAN
PLAN #6	DP 15-694729
PROJ. NO.	138

NO.	DATE	REVISIONS
4	AUG. 18, 2015	GENERAL REVISIONS
3	AUG. 7, 2015	DPP SUBMISSION
2	JUNE 24, 2015	GENERAL REVISIONS
1	MAY 22, 2015	GENERAL REVISIONS

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PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT

10591, 10611, 10631 GILBERT RD.

Yamamoto Architecture Inc.