



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: May 3 , 2004
File: DP 03-252735
Re: **Application by Am-Pri Construction Ltd. for a Development Permit at
9288 Keefer Avenue (formerly 7740, 7760 and 7780 Heather Street)**

Staff Recommendation

That a Development Permit be issued that would:

1. Permit 34 three-storey and 2 two-storey townhouses on a site zoned Comprehensive Development District (CD/129); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - Reduce the road setback to the porch elements along Keefer Avenue from 4 m (13.1 ft.) to 3.5 m (11.5 ft.);
 - Reduce setback to the entry gateway on Keefer Street from the minimum required 2 m (6.6 ft.) to 1 m (3.3 ft.);
 - Reduce the road setback to the chimneys along Keefer Avenue from 4 m (13.1 ft.) to 3.4 m (11.1 ft.);
 - Reduce the setback of the recycling enclosure along Keefer Avenue from 2 m (6.5 ft.) to 0.1 m (.3 ft.);
 - Reduce the east side yard setback for Building 8 from the required 6.0 m (19.7 ft.) to 4.5 m (14.8 ft.);
 - To reduce the south side yard from the required 6.0 m (19.7 ft.) to 3.3 m (10.8 ft.); and
 - Reduce the setback of the recycling enclosure along Heather Street from 2 m (6.5 ft.) to 1.3 m (4.2 ft.).

Raul Allueva
Director of Development

CA:blg
Att.

Staff Report

Origin

Tomizo Yamamoto Architect Inc., on behalf of Am-Pri Construction Ltd., proposes to develop a 36-unit townhouse development on this site which was rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/129) zone.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	5, 297 m ² (57,013 ft ²)
Building Area:	3,971 m ² (42,736 ft ²)
Site Coverage:	40 % Allowed 40 % Proposed
F.A.R.:	0.78 Allowed 0.75 Proposed
Setbacks:	<div>Keefer Avenue: (North)</div> <div>minimum required: 4.5 m (14.8 ft.) [Min. 4.0 m (13.1 ft.) to permitted projections] minimum provided: 4.5 m (14.8 ft.) to building façade [3.5 m (11.5 ft.) to porch]*</div> <div>South:</div> <div>minimum required: 6 m (19.8 ft.) minimum provided: 3.3 m (10.8 ft.) **</div> <div>East:</div> <div>minimum required: 6.0 m (19.7 ft.) minimum provided: 4.5 m (14.8 ft.)***</div> <div>Heather Street: (West)</div> <div>minimum required: 6 m (19.8 ft.) [min. 4.0 m (13.1 ft.) to permitted projections] minimum provided: 6 m (14.8 ft.) to building façade [5.0 m (16.4 ft.) to porch]</div>

* Porches, balconies, bay windows, entry stairs and cantilevered roofs forming part of the principal building may project into the required setbacks, but in no event shall be closer to a property line than 4 m (13.1 ft.). A variance has been requested to permit a 3.5 m (11.5 ft.) setback to the porches fronting Keefer Avenue.

** Building 6 and 7 provides a setback of 6.7 m (22 ft.) in excess of the required 6.0 m (19.7 ft.). A variance has been requested to permit Buildings 5 and 8 to reduce the setback to 3.3 m (10.8 ft.) from the required 6.0 m (19.7 ft.)

*** Building 1 complies with minimum required 6.0 m (19.7 ft.) setback. A variance has been requested to permit Building 8 to reduce the setback to 4.5 m (14.8 ft.) from the required 6.0 m (19.7 ft.)

Height: 12 m (39.4 ft.) Permitted
11 m (36.0 ft.) Proposed

Parking: 62 Spaces Required (54 residents' + 8 visitors')
78 Spaces Proposed (68 residents' in tandem arrangement; 2 single-car garages + 8 visitors')

Background

The site is located at the northeast corner of Keefer Avenue and Heather Street. The applicant proposes a 36-unit townhouse development. The proposed development consists of eight (8) buildings (with groupings of four (4) or five (5) townhouses in each building).

When completed, Keefer Avenue is envisioned as ring road to serve as a "collector" in this part of the McLennan South sub area. As part of the rezoning application, the proposed development is dedicating a portion of the site for future lane purposes. The applicant has agreed to contribute \$36,000 in-lieu of on-site indoor amenity space to go towards development of the McLennan South Neighbourhood Park and \$27, 400 towards Public Art in McLennan South's neighbourhood park prior to this application being referred to Council for a decision.

The site was rezoned to Comprehensive Development District (CD/129) Zone as the siting and the form and character of the proposed development are generally in compliance of this existing Comprehensive Development District (CD) zone. As part of the rezoning (RZ 03-239406), it was understood that some minor variances would be reviewed as part of the Development Permit application when detailed design drawings would be submitted for review. These variances have now been assessed in the context of the detailed design of this project, and are discussed below.

Development surrounding the subject site is as follows:

- To the north, Keefer Avenue and future park beyond;
- To the east, existing residential single-family dwellings;
- To the south, existing single-family homes; and
- To the west, Heather Street and three-storey townhouse development under construction beyond.

Staff Comments

The revised scheme attached to this report has satisfactorily addressed all the significant issues identified by staff as part of the review of the subject Development Permit application. The proposal complies with the existing zoning (CD/129) with the exception of the variances discussed below.

Zoning Variances

The applicant has requested the following variances:

- To reduce the Keefer Avenue (north) setback to the porches from the minimum required 4.0 m (13.1 ft.) to 3.5 m (11.5 ft.)
(Staff support the proposed variance as the porch elements contribute to the articulation of the building façade and animate the streetscape without causing any negative impact to the neighbouring properties).
- To reduce the setback to the entry gateway on Keefer Street from the minimum required 2 m (6.6 ft.) to 1 m (3.3 ft.)
(Staff support the proposed variance as the proposed gateway feature enhances the entry to the project.)
- To reduce the road setback to the chimneys along Keefer Avenue from 4 m (13.1 ft.) to 3.4 m (11.1 ft.);
(Staff support the proposed 0.6 m variance as the chimney projections enhance articulation of the building form.)
- To reduce the setback of the recycling enclosure along Keefer Avenue from 2 m (6.5 ft.) to 0.1 m (.3 ft.);
(Staff support the proposed variance. The proposed location of the recycling enclosure is in response to request by City staff to facilitate pick up operations. The enclosure is well screened and located to minimize impact on the adjacent development.)
- To reduce the east side yard setback to Building 8 from the required 6.0 m (19.7 ft.) to 4.5 m (14.8 ft.);
(Staff support the proposed variance, which was presented in the schematic site plan for the rezoning of the site and acknowledged in the rezoning report (RZ 03-239406). Buildings 1 and 8 are located along the east property line. Building 1 complies with the minimum 6 m (19.7 ft.) setback requirement. Only Building 8, which is well set back from Keefer Avenue, requires a setback variance. The proposed variance is minor, and will have no appreciable impact on the adjacent properties, given that these are developed with existing single-family dwellings fronting Ash Street that are at least 50 m away, and are separated from the side by existing mature vegetation. Moreover, the single-family sites would likely be assembled for multi-family development in the future, given the development trend in the neighbourhood.)
- To reduce the south side yard from the required 6.0 m (19.7 ft.) to 3.3 m (10.8 ft.)

(Staff support the proposed variance as a large portion of the site facing the south property line (Buildings 6 and 7) provides a 6.7 m (21.9 ft.) setback, which is greater than the required 6m (19.6 ft.) requirement. The proposed setback variance is only for the end units on Buildings 5 and 8. The future 6 m (20 ft.) wide lane along the south property line, in addition to the proposed 3.3 m (10.8 ft.) building setback will provide adequate separation to the adjacent development to the south.)

- Reduce the setback of the recycling enclosure along Heather Street from 2 m (6.5 ft.) to 1.3 m (4.2 ft.).

(Staff supports the proposed variance. The location of the proposed recycling areas is adjacent to the existing lane (to be continued further east at a later date) where recycling pick-up can easily take place. The enclosure is well screened and located to minimize impact on the adjacent development.)

Transportation Department:

This application did not require Transportation Department comments as it complies with the standard Transportation Department requirements for this type of development.

Engineering Servicing Requirement:

Staff supports the Development Permit application, and have no concerns. All Development Applications related servicing issues have been resolved via the Rezoning application and Servicing Agreement processes.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. A copy of the Advisory Design Panel Minutes from February 4, 2004 is attached for reference (**Attachment I**).

Analysis

Criteria and policies for the issuance of Development Permits appear in Sections 9.0 General Development Permit Guidelines and 9.3 Multiple-Family Residential DP Guidelines (Townhouses) of Schedule 1 of Bylaw 7100; and Sub Area 2.10D McLennan South Sub-Area Guidelines of the Official Community Plan.

Conditions of Adjacency:

- The proposed development contributes to the establishment of Keefer Avenue. The only neighbour that may be impacted by this proposed development is to the east as the site is located at an intersection with a lane to the south.
- The proposed 6 m tapering to 4.5 m building setbacks along the east property line, along with the proposed landscaping are adequate to provide privacy separation and visual screening to the existing and future residential development to the east.

Site Planning and Urban Design:

- The proposed townhouse development is arranged with a central green visible from Keefer Avenue. This arrangement provides a focus of site planning, visual interest from the street, consolidation of the outdoor amenity area, and easy visual surveillance of the children's play area by residents living in the development and pedestrians on the street.

- The proposed scale (two-storey over parking units in buildings of four and five) complies with the McLennan South Sub Area Plan and fits in nicely with other developments in this emerging neighbourhood.
- The perimeters along the future lane and the east property line are well screened to provide a high quality interface and visual privacy from the adjacent residents.
- The unit layout and siting of building are in accordance with Crime Prevention Through Environmental Design (CPTED) principles with respect to safety.

Architectural Form and Character:

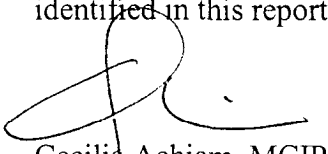
- The proposed exterior finishing materials include asphalt shingles, vinyl siding, hardiplank panels, vinyl windows with wood trim, and wood columns and brackets detailing.
- The proposed buildings are architecturally well articulated with porches, front door facing the street elevations to contribute to a lively streetscape.

Landscape Design:

- The applicant proposes to retain four (4) trees on the site. Three (3) are along the perimeter of the site and are good candidates for retention as there will be minimum disruption to the root zone during construction. The fourth tree, a Pine tree, is incorporated into the common green. An arbourist will be required to monitor the site and ensure tree protection during the construction and post construction phases of development.
- The proposed landscape design is layered and provides good transition from public to semi-public and private spaces. Individual walkways to units facing streets and pedestrian linkages at the end of the internal driveways provide easy pedestrian accesses.
- The proposed plant materials include a palate of native and ornamental trees, shrubs, vines and groundcovers to provide shade, screening and seasonal colours. Special paving is being introduced throughout the internal road system and visitors' parking area to provide visual relief to the paved surfaces.

Conclusions

The proposed development has successfully complied with the intent of the McLennan South Sub Area and other applicable design guidelines. This well-designed project will be a positive addition to the neighbourhood. Staff recommend that the Development Permit Panel support the project and refer the project to Council for approval, subject to the completion of the conditions identified in this report.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

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

- Submission of a Letter of Credit for \$92,137 for landscaping.

The following conditions are to be met prior to the issuance of a Building Permit:

- The applicant to provide proof that professional arborists has been retained to oversee the tree retention and protection during the construction process.
- The applicant is responsible for ensuring that protective fences are installed around the existing trees to be retained, and submitting evidence that a qualified professional has been retained to supervise work around the trees during construction, including a post-construction report on the condition of the trees.

MINUTES FROM THE DESIGN PANEL MEETING

Wednesday, February 4th, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

Attendance:

Members: Mr. Sheldon Chandler – Chair
Mr. Jerry Doll
Mr. Arlen Johnson
Mr. David Lee
Mr. Jim Carter-Huffman
Constable Annette Martin
Mr. Al Tanzer
Ms. Alina Maness
Ms. Olga Illich

Staff: Ms. Cecilia Achiam
Ms. Sara Baudyal
Mr. Kevin Eng

Recording
Secretary: Desiree Wong

Representatives: **DP 03-254116**
Bill Rhone, Architect

DP 03-254824
Patrick Cotter, Architect
Masa Ito, Landscape Architect
Mel Bains, Owner

DP 03-252735
Tom Yamamoto, Architect
Masa Ito, Landscape Architect

The meeting was called to order at 4:10 p.m.

It was MOVED and SECONDED
*That the minutes of the Advisory Design Panel meeting held on
Wednesday, January 21st, 2004 be adopted.*

CARRIED

4. 2004-05 **Multi-family Residential**
Tom Yammamoto, Architect.
7740, 7760, 7780 Heather Street
(Formal)

DP 03-252735

Ms. Achiam, Planner, with the aid of the City of Richmond GIS mapping and photo images, briefly reviewed the townhouse development at 7740, 7760 and 7780 Heather Street (a copy of her review is attached as Schedule 4 and forms a part of these minutes). She stated that one of her main concerns was that when the proposed lane was opened, the width of the private driveway parallel to the lane and lane would be approximately 40' wide therefore particular attention should be given to the driveway to provide visual interest.

With the aid of art presentation material and a model, Mr. Yammamoto, Architect advised that the buildings were clustered around a large outdoor amenity space. An amenity area was not provided because of the developer's wish to maximize open green spaces.

He stated that:

Minutes of Design Panel Meeting
Wednesday, February 4th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ access to the units would be either through Keefer Street or Heather Street;
- ❖ a cash contribution was provided in lieu of amenity space;
- ❖ 2 accessible units were provided;
- ❖ garbage would be collected on an individual basis, recycling collection would be situated at 2 locations for easy access;
- ❖ units facing Keefer Street would have a single-family residential type massing;
- ❖ the back sides of the four-plex units facing Heather Street were quiet in order to lessen the impact on single-family residences in the area;
- ❖ an access driveway was provided along the south property line so that when the lane extension occurred, the unit's owner could convert his driveway to an open parking space, and convert one of the indoor spaces into living area; and
- ❖ the fireplace chimneys would be grounded.

Masa Ito, Landscape Architect, advised that:

- ❖ each unit had its own back yard;
- ❖ front entrances were surrounded by masonry wall with metal fencing;
- ❖ entrances into the site would be landscaped to soften visual impact;
- ❖ a large corner sign of masonry and concrete would be used to provide identity to the complex;
- ❖ arbour structures with lattice type fence would surround the children's play area;
- ❖ low lattice fences would be used to separate inside units; and
- ❖ most of the existing trees would be retained.

The panel then proffered the following comments about the project that:

- ❖ the developer was to be commended for the provision of accessible units;
- ❖ the landscape architect was to be commended on the landscaping plan, but suggested that the large conifers scattered throughout the development when full grown could be too dominant;
- ❖ there should be as much landscaping as possible to ensure that the site was attractive;
- ❖ landscaping around buildings 2, 3, 6 and 7 should remain low to retain sight lines for visual surveillance;
- ❖ the signage for emergency vehicles should be very visible;
- ❖ they were concerned that developers were opting to pay money in lieu of amenity space;
- ❖ the project was well executed, but suggested that the back buildings should be shifted back 3' to increase green space at back edge;
- ❖ signage at Heather Street overpowering and should be more in character with the building;

Minutes of Design Panel Meeting
Wednesday, February 4th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ the amenity space should be gated so children would not wander into the streets;
- ❖ benches should be placed around the amenity space; and
- ❖ there needs to be some more large trees on the project and more street trees along Heather Street.

The decision of the Panel was that the project should move forward.

5. Next meeting:

The next meeting is scheduled for Wednesday, February 18th, 2004.

***"Certified a true and correct copy
of the minutes of the meeting of
the Advisory Design Panel,
held on Wednesday, February 4th, 2004."***

Sheldon Chandler
Chair (1st Item)

Desiree Wong
Recording Secretary

Olga Illich
Chair (2nd & 3rd Items)



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

BM. Nov. 28/03.
(COPY RETAINED FOR)
ZONING REVIEW.
Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

9288 Keefer Avenue (Formerly:
Property Address(es): 7740/7760/7780 HEATHER STREET
Legal Description(s): S 1/2 OF LOT 8 AND N 1/2 & S 1/2 OF LOT 9
BLOCK 6 SECTION 15 R6W B4N PLAN 1207
Applicant: AM-PR CONSTRUCTION LTD.

Correspondence/Calls to be directed to:

Name: TOMIYO YAMAMOTO ARCHITECT INC.
Address: 954 BAYCREST DRIVE, NORTH VANCOUVER
B.C. V7G 1N8
Postal Code

Te. No.: 604-929-8531
Business E-mail: TYARCH@SHAW.CA
Residence Fax: 929-8591

Property Owner(s) Signature(s): [Signature]
Please print name: CHARLIE SANDHU

OR

Authorized Agent's Signature: _____
Attach Letter of Authorization
Please print name: _____

For Office Use

Date Received: NOV. 26/03
File No.: 03-252735
Only assign if application is complete

Application Fee: \$6225.00
Receipt No.: 13-0042608

X/R R2 03-239406



City of Richmond
Urban Development Division

Development Permit

No. DP 03-252735

To the Holder: AM-PRI CONSTRUCTION LTD.

Property Address: 9288 KEEFER AVENUE
(FORMERLY 7740, 7760 & 7780 HEATHER STREET)

Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

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 and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 & 2 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3a & b attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #2 & 3a attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #6 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that the landscaping 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, or 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. If the existing tree that has been identified for retention dies as a result of construction activity, the City may cash the Letter of Credit for the value of the tree or request replanting as appropriate.

Development Permit

No. DP 03-252735

To the Holder: AM-PRI CONSTRUCTION LTD.

Property Address: 9288 KEEFER AVENUE
(FORMERLY 7740, 7760 & 7780 HEATHER STREET)

Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$ 92,137.

5. 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.
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

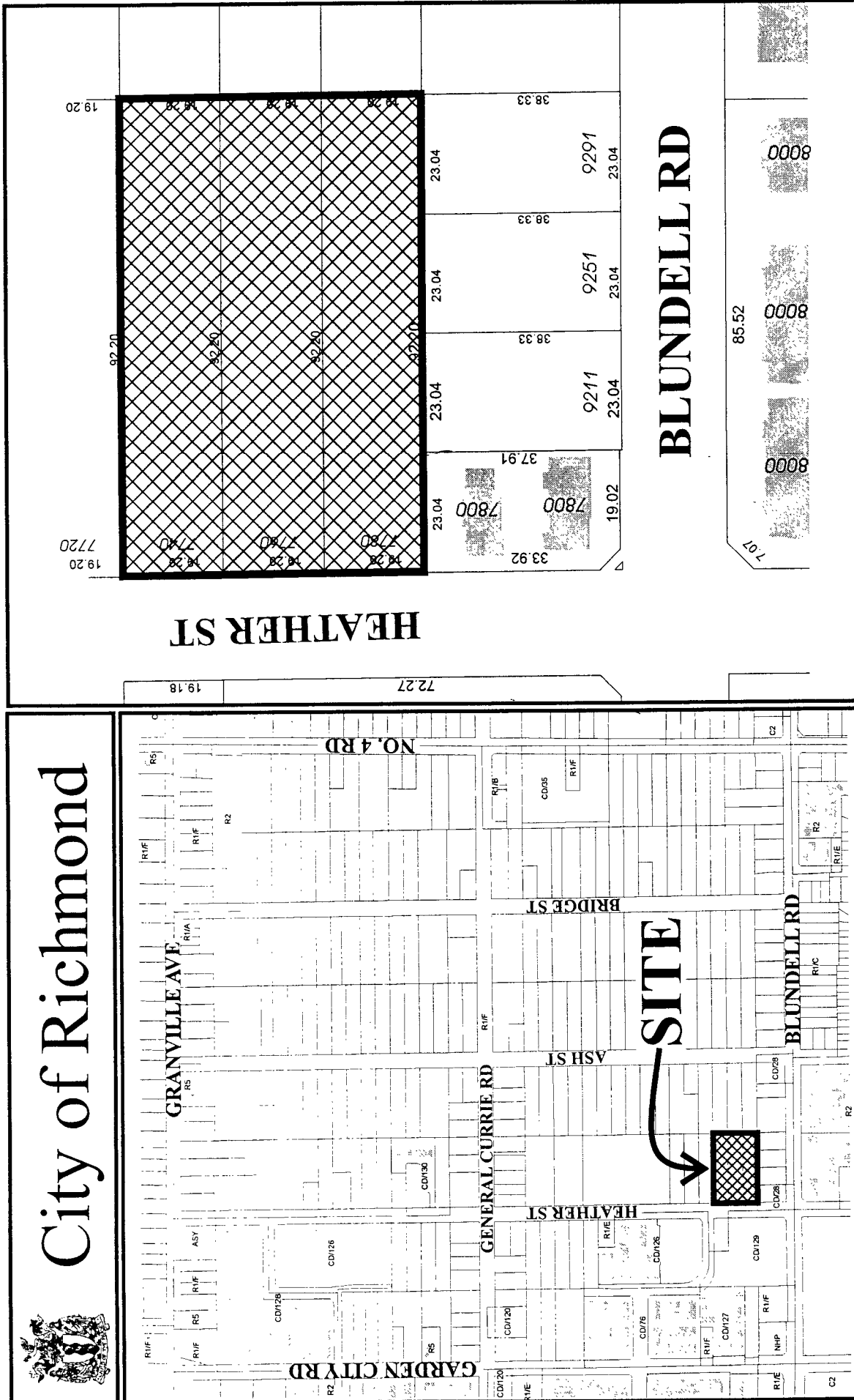
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES



2

403252735



UNIT C1

BUILDING NO. 2

KEEFER STREET
NORTH ELEVATION



BUILDING NO. 5
NORTH ELEVATION

UNIT A18
 BUILDING NO. 4

KEEFER STREET
NORTH ELEVATION



BUILDING NO. 5

HEATHER STREET
WEST ELEVATION

BUILDING NO. 4

1

PLAN #4

NOV 25/2004	ISSUED FOR REV. 1
NOV 25/2004	ISSUED FOR REV. 2
AUG 22/2005	ISSUED FOR REV. 3
NO DATE	REVISED

CONSULTANT

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36 UNIT
TOWNHOUSE DEVELOPMENT

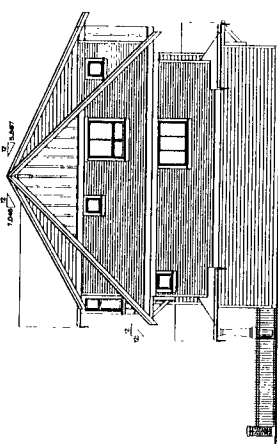
774077607780 HEATHER STREET,
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

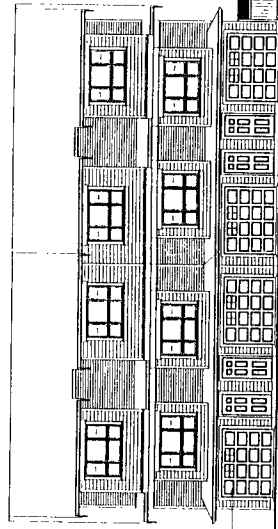
8848 bayview drive, n. van., b.c.
v7g 1m9 tel: 929-6531 fax: 929-8561

ELEVATIONS

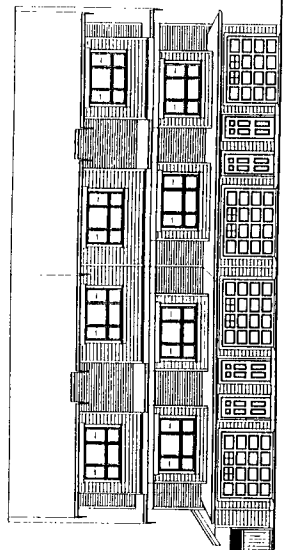
SCALE	1" = 1'-0"	SHEET NO	A3	OF 05	PROJ NO	0312
DATE	AUG. 11/2003					
DRAWN	D.A.K.					
CHECKED						



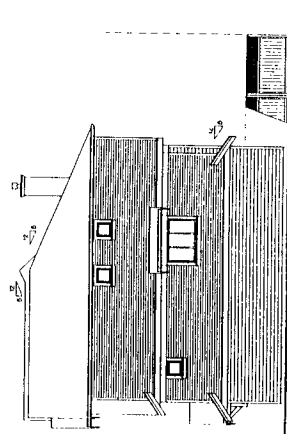
UNIT A3
BUILDING NO. 5
SOUTH ELEVATION



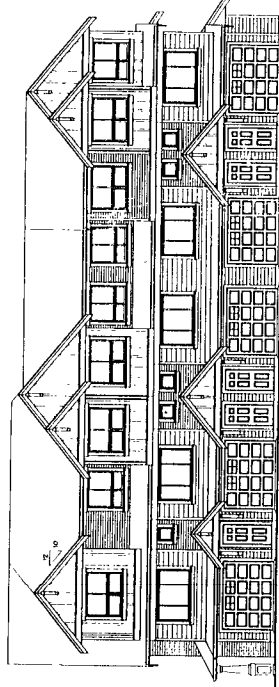
UNIT D2
UNIT D1
BUILDING NO. 6
SOUTH ELEVATION



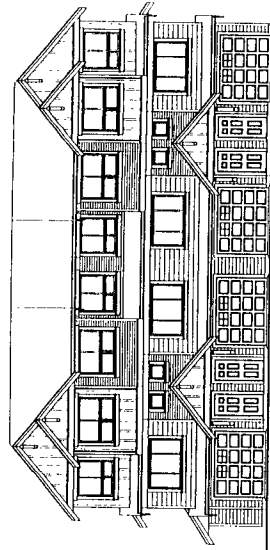
UNIT D2
UNIT D1
BUILDING NO. 7
SOUTH ELEVATION



UNIT A3
BUILDING NO. 8
SOUTH ELEVATION

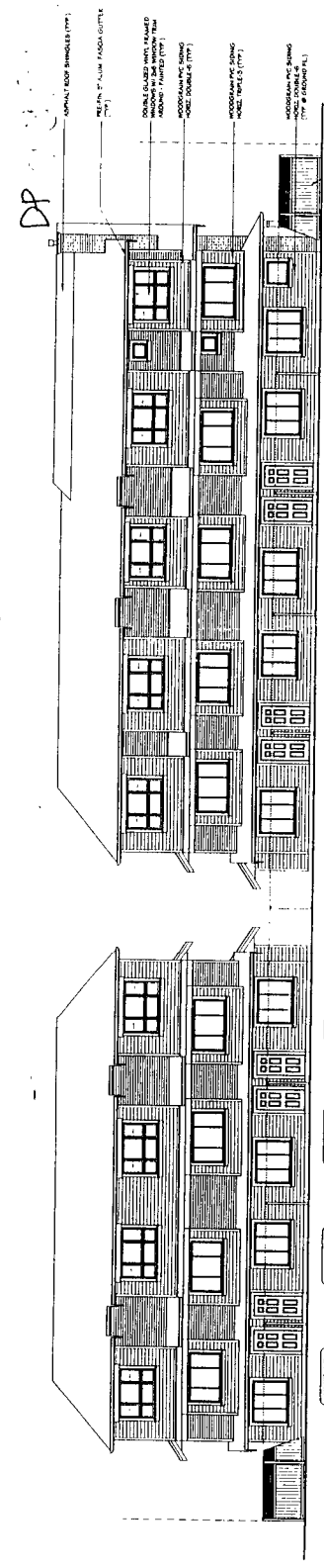


UNIT A1
UNIT A2
UNIT A3
BUILDING NO. 1
WEST ELEVATION



UNIT A3
UNIT A2
UNIT A1
BUILDING NO. 8
WEST ELEVATION

MAY 26 2004



UNIT A3
UNIT A2
UNIT A1
BUILDING NO. 2
WEST ELEVATION

UNIT A3
UNIT A2
UNIT A1
BUILDING NO. 1
WEST ELEVATION

UNIT A3
UNIT A2
UNIT A1
BUILDING NO. 6
WEST ELEVATION

UNIT A3
UNIT A2
UNIT A1
BUILDING NO. 7
WEST ELEVATION

UNIT A3
UNIT A2
UNIT A1
BUILDING NO. 8
WEST ELEVATION

PLAN #5

SCALE	1/8" = 1'-0"	SHEET NO.	A4
DATE	JUL 1 1998	OF	05
DRAWN	D.R.K.	CHECKED	
PROJECT	TOWNHOUSE DEVELOPMENT		

PROJECT
TOWNHOUSE DEVELOPMENT
36 UNIT
TOWNHOUSE DEVELOPMENT
7140 WINTER HAVEN STREET,
RICHMOND, B.C.
tomizo
yamamoto
architect inc.

DESIGNED BY
7140 WINTER HAVEN STREET,
RICHMOND, B.C.
V6V 1W8
TEL: 604-273-1111
FAX: 604-273-1111
DRAWING TITLE
ELEVATIONS

[illegible]

The floor plan of the second floor shows a symmetrical layout with six identical apartment units, labeled 2A through 2F. Each unit consists of a living area with a sofa and coffee table, a kitchen with a sink and stove, a bathroom with a toilet and sink, and a bedroom with a bed. The units are arranged around a central corridor that provides access to a main staircase and a central entrance area. The plan also shows a central staircase and a main entrance area.

Floor plan of the second floor of the building. The plan shows four long rooms, each with a set of stairs and a rest area. The rooms are labeled as follows:

- LOBBY (top left)
- RESTROOM (top right)
- LOBBY (middle left)
- RESTROOM (middle right)
- LOBBY (bottom left)
- RESTROOM (bottom right)

The plan also shows a central corridor and a set of stairs at the bottom center.

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may not be used in any way without the written permission of the architect.

954 Bayview drive, N. VAN., D.C.
V7G 1M8 Tel. 929-8531 fax 929-8591

SCALE 1" = 1'-0"	DATE AUG. 11/2000	DRAWN T.M.A.	CHECKED	SHEET NO AR1	OF 03	PROJ NO 0312
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PLAN #7

The second floor plan shows a symmetrical layout with a central staircase. On the left side, there is a large family room (18'0" x 21'0") with a fireplace, a dining room (12'0" x 14'0"), and a kitchen (10'0" x 12'0"). On the right side, there is a large family room (18'0" x 21'0") with a fireplace, a dining room (12'0" x 14'0"), and a kitchen (10'0" x 12'0"). Each kitchen is equipped with a sink, stove, and refrigerator. The central staircase provides access to the upper and lower levels. The overall design is functional and spacious, suitable for a family of four.

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7740778Q7780 HEATHER STREET
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

REFERENCE
E325V5E
FLOOR PLANS
DRAWING TITLE
984 Broadway Ste. 6, New, N.J.
770-116 04 829-6331 fax 829-8881

PLAN #8

SCALE	1/8" = 1'-0"	SHEET NO	AR2
DATE	AUG 11/2003	OF	
DRAWN	T.M.M	PROJ NO	
CHECKED			

[illegible]

BUILDING NO. 4

UNIT A1a

UNIT B1

UNIT B2

UNIT B3

Floor plan of Building No. 4, showing four units (A, B, C, D) and a central staircase. Each unit is labeled "2.00 GARAGE" and "107' x 134' 6\"". The plan includes a central staircase and a small room labeled "LIT." and "P.B." at the top.

BUILDING NO. 5

UNIT B4
UNIT B5
UNIT B6

PA.3 8'0" x 10'0"
MA.3E 8'0" x 10'0"
MA.3W 8'0" x 10'0"
PA.3 8'0" x 10'0"
MA.3E 8'0" x 10'0"
MA.3W 8'0" x 10'0"
PA.3 8'0" x 10'0"
MA.3E 8'0" x 10'0"
MA.3W 8'0" x 10'0"
PA.3 8'0" x 10'0"
MA.3E 8'0" x 10'0"
MA.3W 8'0" x 10'0"

Floor plan of Building No. 5, showing four units (Unit B5, Unit B4, Unit B3, Unit B2) arranged around a central staircase. Each unit includes a living area, dining area, kitchen, and bathroom. The units are labeled with their respective dimensions and room names.

- Unit B5:** Living 14'0" x 20'0", Dining 12'0" x 12'0", Kitchen 10'0" x 10'0", Bath 5'0" x 7'0".
- Unit B4:** Living 14'0" x 20'0", Dining 12'0" x 12'0", Kitchen 10'0" x 10'0", Bath 5'0" x 7'0".
- Unit B3:** Living 14'0" x 20'0", Dining 12'0" x 12'0", Kitchen 10'0" x 10'0", Bath 5'0" x 7'0".
- Unit B2:** Living 14'0" x 20'0", Dining 12'0" x 12'0", Kitchen 10'0" x 10'0", Bath 5'0" x 7'0".

Floor plan of Building No. 5, showing four units (UNIT B4 and UNIT B5) and two staircases. The plan is oriented with the entrance at the top. The units are arranged in two rows, with two units per row. The staircases are located in the center of each row. The plan includes dimensions for the units and the building overall. The units are labeled UNIT B4 and UNIT B5. The staircases are labeled STAIRCASE. The building is labeled BUILDING NO. 5.

PLAN #9

SCALE	1/8" = 1'-0"	AR3	OF 03	SHEET NO
DATE	AUG. 11/2000			
DRAWN	T.J.M.			
CHECKED				PROD NO 3312

NO.	DATE	REVISIONS
ISSUED FOR DEY PERMIT		
NOV 20/2020		
MAR 25/2024		
REVISIONS TO BE MADE BY FIELD		

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PROJECT _____

36 UNIT

TOWNHOUSE DEVELOPMENT

714077607760 LEATHER STREET
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