



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, October 14, 2015
3:30 p.m.

Minutes

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on September 16, 2015.*



1. **Development Permit 15-690728**
(REDMS No. 4669019)

APPLICANT: Casa Mia Projects Ltd.

PROPERTY LOCATION: 8491 Williams Road

Director's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of four (4) townhouse units at 8491 Williams Road on a site zoned "Low Density Townhouses (RTL4);" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot width from 40.0 m to 20.53 m;*
 - (b) *reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure; and*
 - (c) *allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.*



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ITEM

2. New Business

3. Date of Next Meeting: October 28, 2015

4. Adjournment



**Development Permit Panel
Wednesday, September 16, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, General Manager, Community Services
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on August 26, 2015, be adopted.

CARRIED

1. Development Permit 12-624819
(File Ref. No.: DP 12-624819) (REDMS No. 4695459)

APPLICANT: Matthew Cheng Architect Inc.
PROPERTY LOCATION: 8200, 8220, 8280 and 8300 No. 1 Road
INTENT OF PERMIT:

Permit the construction of 28 townhouse units at 8200, 8220, 8280 and 8300 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)."

Applicant's Comments

Kush Panatach, Centro Properties Group, commented on the proposed development, noting that he acquired the site from the original developer and the current applicant plans to retain the intent of the original zoning. He added that the proposed development will have a contemporary design and high-level finishing.

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David Cha, Matthew Cheng Architect Inc., briefed the Panel on the proposed development regarding (i) urban design, (ii) architectural form and character, and (iii) conditions of adjacency.

Mr. Cha spoke of the proposed development's design, noting that the proposed development will consist of 28 townhouse units and utilize materials such as brick and wood siding as part of its contemporary design. He added that the proposed development will feature a combination of asymmetrical and flat roof lines to reflect the forms of surrounding buildings. Also, he noted that the proposed development will primarily consist of three-storey townhouse along No. 1 Road, however; the building will step down to two storeys along the north, south and east edges of the site to provide transition to existing adjacent single-family homes.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the proposed development's landscape and noted the following:

- each unit will have a yard;
- a trellis is proposed along the pedestrian entry;
- the adjacent bus stop will be screened;
- the proposed amenity area will include a play area with compound and natural play elements and benches;
- perimeter buffering will include 1.8 metre hedges and six foot high fencing; and
- permeable pavers will be used for the internal driveway.

Panel Discussion

In reply to queries from the Panel regarding the internal walkways, Ms. Dimitrova advised that landscape strips are planned on both sides of the walkway. She added that there will be a trellis at the walkway entrance and that the walkway would use decorative pavers.

Discussion ensued with regard to walkway lighting and in reply to queries from the Panel, Mr. Cha noted that the walkways will be lit, however details of the lighting elements have not been finalized.

In reply to queries from the Panel, Wayne Craig, Director, Development, noted that the outdoor amenity space was relocated to the eastern portion of the site and that there will be perimeter fencing and landscaping along that portion.

Staff Comments

Mr. Craig commented on the proposed development, noting that the proposed development will have one convertible unit and a servicing agreement will facilitate frontage improvements along No. 1 Road, which will include a future bus shelter. He added that the proposed development will retain the existing hedges on-site.

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Correspondence

None.

Gallery Comments

Jim Barkwell, 8251 Coldfall Court, expressed concern regarding the proposed development with respect to (i) perimeter fencing and hedging, (ii) on-site grading, (iii) perimeter drainage, and (iv) the arrangement of balconies.

In reply to queries from the Panel, Mr. Craig advised that (i) the proposed development will have 1.8 metre perimeter hedging, (ii) existing site grading will be retained along the east edge of the site, and (iii) the retaining wall will be stepped back 1.2 to 1.5 metres from the property line.

In reply to queries from the Panel, Mr. Panatach noted that in order to meet flood plain requirements the site was raised and the grading will gradually step down to meet the existing grade at the property line. He added that there will be perimeter drainage.

Discussion ensued with regard to overlook and privacy, and in reply to queries from the Panel, Mr. Panatach noted that the units adjacent to the single-family homes will be two-storeys and the retention of existing perimeter trees will mitigate overlook concerns.

Panel Discussion

Discussion ensued with regard to (i) architectural form and character with respect to the surrounding neighbourhood, (ii) exterior finishing, and (iii) natural play elements in the amenity area.

In reply to queries from the Panel, Kevin Eng, Planner 2, advised that the Advisory Design Panel requested that the project consider additional convertible units.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 28 townhouse units at 8200, 8220, 8280 and 8300 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)."

CARRIED

2. **General Compliance Ruling** **Development Permit 13-643519**

(File Ref. No.: DP 13-643519) (REDMS No. 4679475)

APPLICANT: Christopher Bozyk Architects

PROPERTY LOCATION: 11100 Cambie Road

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INTENT OF PERMIT:

That the attached plans involving changes to the development design be considered in General Compliance with Development Permit (DP 13-643519).

Applicant's Comments

Christopher Bozyk, Christopher Bozyk Architects, alongside David Monti, Wales McLelland Construction, briefed the Panel on the changes to the proposed landscaping due to plans by BC Hydro to relocate power lines underground. Mr. Monti noted that changes to landscaping include the removal of the retaining wall and replacing the eight foot fence with a glazed windscreen wall.

Al Tanzer, LandSpace Design Inc., commented on the proposed modifications to landscape design, noting that the proposed landscape design will meet the City's requirements. He added that planting trees will not be a viable option, however, vines, ornamental rocks and some shrubbery can be installed. He further noted that there will be underground water storage and a rain garden at the front of the property with the drainage going into a bio swale.

Staff Comments

Mr. Craig spoke of the proposed changes in landscape design, noting that landscaping has been enhanced in other portions of the site unaffected by the BC Hydro lines and that the proposed breezeway along the western portion of the site will meet the intent of the original Development Permit application.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the development design be considered in General Compliance with Development Permit (DP 13-643519).

CARRIED

3. Development Permit 14-674133
(File Ref. No.: DP 14-674133) (REDMS No. 4568004)

APPLICANT: Western Verona Garden Holdings Ltd.

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PROPERTY LOCATION: 9211 and 9231 No. 2 Road

INTENT OF PERMIT:

Permit the construction of ten (10) townhouse units at 9211 and 9231 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)."

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., briefed the Panel on the proposed development and noted the following:

- the proposed development will consist of 10 townhouse units with 0.6 Floor Area Ratio;
- the exterior will utilize stone and hardi panels;
- the proposed development will meet the City's flood plain requirements;
- existing trees along the north west corner of the site will be retained;
- the proposed amenity space will be designed for use by a future development; and
- there will be opportunities for play elements in the amenity space to incorporate the site's grade change.

Daryl Tyacke, ETA Landscape Architecture, commented on the proposed landscape and open space design, and noted the following:

- the potential for future road widening of No. 2 Road could impact the bus stop and condense yard space;
- removable perimeter fencing would be utilized in the event that No. 2 Road is widened;
- the play area is located on two levels and would be connected via a slide and a sloped walkway;
- garage aprons will utilize permeable pavers; and
- hedges along the western portion of the site will be utilized for screening.

Discussion ensued with regard to the proposed convertible unit and Mr. Fougere noted that the two bedroom, tandem unit will be used as the convertible unit.

Staff Comments

Mr. Craig commented on the proposed development, noting that (i) existing trees on-site will be retained, (ii) open space was oversized to accommodate potential future development of the properties north of the site, (iii) additional visitor vehicle parking was included, (iv) the proposed development will meet EnerGuide 82 standards, and (v) a servicing agreement was secured to facilitate frontage improvements along No. 2 Road.

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In reply to queries from the Panel, Mr. Craig advised that the City has secured a right-of-way for potential future road widening of No. 2 Road.

Panel Discussion

In reply to queries from the Panel regarding the amenity area, Mr. Tyacke noted that (i) the play area surface will utilize rubber flooring, (ii) trees will have an open canopy, and (iii) most of the plantings will include grasses and low plant material.

Correspondence

None.

Gallery Comments

Mandy Mach, 9260 Laka Drive, expressed concern with regard to the future sewage connections from the proposed development.

In reply to queries from the Panel, Edwin Lee, Planning Technician – Design, advised that service connections will be located along the north west portion of the site, however; connection designs have not been finalized.

The Chair spoke on potential service connections, noting that design for service connections have not been finalized and adjacent property owners would be notified should any future service connects impact adjacent properties.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of ten (10) townhouse units at 9211 and 9231 No. 2 Road on a site zoned “Low Density Townhouses (RTL4).”

CARRIED

4. Development Permit 15-694729 (File Ref. No.: DP 15-694729) (REDMS No. 4660435)

APPLICANT: Jacken Investments Inc.

PROPERTY LOCATION: 10591, 10611 and 10631 Gilbert Road

INTENT OF PERMIT:

Permit the construction of 14 townhouse units at 10591, 10611 and 10631 Gilbert Road on a site zoned “Low Density Townhouses (RTL4).”

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Applicant's Comments

Karen Ma, Yamamoto Architecture Inc., briefed the Panel on the proposed development regarding (i) urban design, (ii) architectural form and character, and (iii) conditions of adjacency, and noted the following:

- the proposed development will consist of two and three storey townhouse units;
- a hemlock tree at the rear of the site will be retained;
- the proposed development will be built to meet EnerGuide 82 standards;
- the amenity area will be centrally located;
- the proposed setback of 6.0 to 7.5 metres exceeds minimum requirements;
- units adjacent to the neighbouring single-family homes will be two-storeys; and
- pavers will be used in the drive aisle.

Ms. Dimitrova briefed the Panel on the proposed landscape and open space design and noted the following:

- existing trees on-site will be retained;
- each unit will have a private yard enclosed by a low transparent aluminum fence;
- the proposed development would utilize a six foot wood perimeter fence;
- a trellis will be installed at the end of the internal driveway;
- play area will include compound and natural play elements;
- amenity area will include benches; and
- permeable pavers will be utilized on-site.

Panel Discussion

In reply to queries from the Panel, Ms. Dimitrova noted that the existing grade along the western property line will be retained.

In reply to queries from the Panel, Ms. Ma advised that there will be door-to-door garbage pick-up, however; there will be a common area available on-site should the future strata corporation prefer centralized garbage pick-up.

Discussion ensued with regard to the space in between the buildings and in reply to queries from the Panel, Ms. Dimitrova noted that the area will be a side yard adjacent to the townhouse units.

Staff Comments

Mr. Craig commented on the proposed development, noting that the proposed development will have side-by-side vehicle parking in all units and that there will be one convertible unit.

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Correspondence

None.

Gallery Comments

A Richmond resident expressed concern with regard to the construction timeline of the proposed development and the potential for trees on her property to be damaged.

In reply to queries from the Panel, Jackson Lee, Jacken Investments Inc., advised that the date to begin construction has not been finalized.

Panel Decision

It was moved and seconded

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)."

CARRIED

5. Development Permit 15-700390

(File Ref. No.: DP 15-700390) (REDMS No. 4652488)

APPLICANT: Harjit Sandhu

PROPERTY LOCATION: 10691 Dennis Crescent

INTENT OF PERMIT:

1. Permit the construction of a coach house at 10691 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) allow a coach house to be located 3.0 m from the northern interior side lot line; and
 - b) allow a portion of the parking spaces for the lot to be accessed from Dennis Crescent.

Applicant's Comments

Amir Sandhu, 228-1020 No. 5 Road and Harjeet Sandhu 10691 Dennis Crescent, briefed the Panel on the proposed application, noting that (i) the proposed coach house would use similar materials and colour to the main house, (ii) landscaping would provide privacy and include shrubs, (iii) primary pedestrian entry to the coach house would be off the rear lane, (iv) the living area would be in the main floor and the bedrooms on the second floor of the coach house, and (v) the two car garage would be located beside the living area on the main floor.

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Staff Comments

Mr. Craig spoke of the proposed variances associated with the proposed application, noting that the variance to locate the coach house 3.0 metres from the northern interior side lot line is required since the building cannot encroach within an existing sanitary right-of-way on the property line. Mr. Craig added that the second proposed variance would allow vehicle access to the principal residence from Dennis Crescent.

Correspondence

None.

Gallery Comments

Gerry Albus, 10291 Aragon Road, expressed privacy concerns with regard to the height of the proposed coach house and the potential overlook to the adjacent yard. He added that he was of the opinion that the proposed coach house could potentially lower property values in the area.

The Chair noted that second level windows are for the bedroom and are oriented away from adjacent properties.

In reply to queries from the Panel regarding privacy, Mr. Craig advised that the two storey element is the southern portion of the coach house over the garage and the only windows facing the rear lane are the bedroom windows.

Panel Discussion

Discussion ensued with regard to (i) limiting windows facing the rear lane, (ii) access to the main house along Dennis Court and rear lane access to the coach house, and (iii) the coach house being oriented to face the main house.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a coach house at 10691 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *allow a coach house to be located 3.0 m from the northern interior side lot line; and*
 - b) *allow a portion of the parking spaces for the lot to be accessed from Dennis Crescent.*

CARRIED

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6. New Business

It was moved and seconded

That the Wednesday, September 30, 2015 Development Permit Panel meeting be cancelled.

CARRIED

7. Date of Next Meeting: Wednesday, October 14, 2015

8. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:58 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 16, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk



To: Development Permit Panel

Date: September 17, 2015

From: Wayne Craig
Director of Development

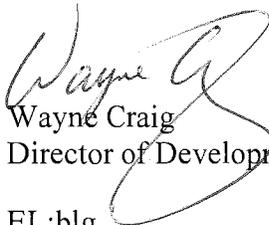
File: DP 15-690728

Re: Application by Casa Mia Projects Ltd. for a Development Permit at
8491 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) townhouse units at 8491 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum lot width from 40.0 m to 20.53 m;
 - b) Reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure; and
 - c) Allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.



Wayne Craig
Director of Development

EL:blg

Att.

Staff Report

Origin

Casa Mia Projects Ltd. has applied to the City of Richmond for permission to develop four (4) townhouse units at 8491 Williams Road with vehicle accesses from adjacent previously developed townhouse sites to the east and west at 8391 Williams Road and 8531 Williams Road. The site is being rezoned from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 9242 (RZ 14-673732), which received third reading following the Public Hearing on May 19, 2015. The site is currently vacant.

There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveway on Williams Road and reinstating continuity of the sidewalk will be achieved via a City Work Order at Building Permit stage at the developer’s cost. The driveway at 8391 Williams Road is required to be widened to meet current City’s standards (i.e., 7.5 m at the property line and taper from the property line at 5:1 to a minimum width of 6.7 m within the site).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, existing single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the east, a 10-unit townhouse complex with vehicle access from Williams Road. A Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) is registered on Title of this property (8531 Williams Road) to provide vehicle access to the subject site. 8531 Williams Road is zoned “Low Density Townhouses (RTL4)”.
- To the south, across Williams Road, the Church of Jesus Christ of Latter-Day Saints on a lot zoned “Assembly (ASY)”.
- To the west, a 15-unit townhouse complex with vehicle access from Williams Road. A Cross-Access Easement is registered on Title of this property (8391 Williams Road) to provide vehicle access to the subject site. 8391 Williams Road is zoned “Medium Density Townhouses (RTM1)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 19, 2015. No concerns regarding the rezoning were expressed at the Public Hearing.

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 generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in **bold**)

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

- 1) Reduce the minimum lot width from 40.0 m to 20.53 m.

(Staff supports the proposed variance as the subject site is an orphan lot located between two (2) existing multiple-family developments.)

- 2) Reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure.

(Staff supports the proposed variance as the variance is minor and will enhance the side elevation fronting the main vehicle entry, as well as provide added weather protection for the mailbox kiosk.)

- 3) Allow four (4) small car parking stalls; one (1) in each of the side-by-side double car parking garages.

(Staff supports the proposed variance to allow one (1) small car parking stall in each of the double car garages due to the narrow width of this orphan lot and the minimum side yard setback requirements. There is limited building frontage along the internal drive aisle; by allowing a small car parking stall in each of the units (all with side-by-side parking arrangement), the reduced width of the garages allows for the following:

- *Main entrances to the rear units to be located adjacent to the garage and front onto the internal drive aisle; otherwise, the unit entries would have to be located on the side of the building and would result in limited visibility from the internal drive aisle.*
- *Sufficient space to provide the mailbox kiosk and garbage/recycling enclosure, as well as a wider outdoor amenity area adjacent to the street fronting building.*

This proposal also increases opportunity for passive surveillance in keeping with CPTED principles.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The subject proposal is an infill development on an orphaned lot between the adjacent developments at 8391 Williams Road and 8531 Williams Road. The proposed development is considered as an extension of the adjacent townhouse developments.
- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and townhouse developments adjacent to the site.
- The small scale 2-storey and 2½-storey duplex units fit well with the existing single-family homes to the north, as well as with the 2-storey end units constructed as part of the adjacent townhouse complexes.
- The proposed rear yard setbacks of 4.5 m on the ground floor and 6.0 m on the second floor meet the minimum rear yard setback specified in the “Low Density Townhouses (RTL4)” zone and in the Arterial Road Guidelines for Townhouses in the OCP.
- The existing mature cedar hedge spanning approximately 80% of the rear property line (and 100% of the proposed building width) will be retained and protected.

Urban Design and Site Planning

- The layout of the townhouse units is organized around the drive aisle providing access to the site from the adjacent townhouse developments to the east and west.
- Main vehicular access to this new townhouse project is to be from Williams Road through the existing Access Easement on the adjacent property to the west at 8391 Williams Road. This access arrangement was envisioned when the original rezoning and Development Permit applications for the adjacent townhouse development at 8391 Williams Road were approved by Council in 2011 to facilitate on site truck turning at 8391 Williams Road and 8491 Williams Road.
- A Public Rights of Passage (PROP) Statutory Right of Way (SRW) providing access to the subject site through the townhouse development to the east is also registered on Title of 8531 Williams Road. The developer is proposing to utilize this PROP SRW as a secondary access to the subject development site.
- A PROP SRW over the entire area of the proposed internal drive aisle on the subject site has been secured at rezoning.
- One (1) 2½-storey duplex will be oriented towards Williams Road and the units will have their main pedestrian entrances off Williams Road. A 2-storey duplex will be situated on the north half of the site; with main pedestrian access through the internal driveway.
- All units have two (2) vehicle parking spaces. One (1) standard visitor parking space is provided within the west side yard setback adjacent to the rear building. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided at the east side of the street fronting building. This outdoor amenity space is meets the minimum requirement of the Official Community Plan (OCP) guidelines.
- The mailbox kiosk and garbage/recycling enclosure are to be located along the main vehicle entry driveway and have been incorporated into the design of the adjacent building to minimize its visual impact.

Architectural Form and Character

- This four (4) unit infill project will continue the ‘Craftsman’- inspired exterior design of the adjacent townhouse developments.
- A pedestrian scale is achieved along the public road and internal drive aisle with the inclusion of projections, recesses, entry porches, gable roofs, varying material combinations, a range of colour finishes, landscape features, and individual unit gates.
- The roof lines and massing have all been incorporated into the design to align and fit with the neighbouring townhouse developments; attic bonus rooms are located over the street fronting duplex, with no windows facing public road.
- The proposed building materials (hardie siding, hardie shingle, wood trims/posts/cross beams, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing multi-family character being introduced along Williams Road.
- A warm gray palette is proposed to distinguish it from the adjacent projects (west: olive/red brick; east: dark brown/light gray). Red-gray doors are proposed to offer a colour accent and draw attentions to the unit entries.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage. No trees requiring retention were identified. An existing hedgerow located along the rear (north) property line is proposed to be protected and retained.
- Landscaping is designed to fit into the existing neighbourhood streetscape and be compatible with adjacent townhouse projects to the east and west.
- The Williams Road frontage incorporates decorative fencing and gates; with layers of ornamental planting including a mixture of flowering trees, shrubs, and groundcovers.
- The shared entry driveway is landscaped with a row of flowering trees on the east side of the driveway as well as flowering shrubs and broad-leafed Evergreens.
- Private outdoor amenity areas provided for the two (2) units facing Williams Road include functional patios, lawn areas, and mixed plantings of trees and shrubs. Low fences and plantings give a degree of separation and privacy for these spaces.
- Private outdoor amenity areas provided for the two (2) rear units include fenced yards with functional patios, lawn areas, and tree plantings (Evergreens and deciduous). The existing Evergreen hedge along the north property line will be retained and augmented with additional hedge plants to screen adjacent single-family homes at that location.
- Side yard fences (6 ft. height) are retained for privacy between outdoor amenity areas and adjacent properties.
- A children’s play area is provided in a quiet location away from the main street; with good visibility and pedestrian access from the internal walkway/driveway. The proposed play apparatus is a colourful, accessible design suitable for small children 6 months to 4 years of age. Play area surfacing is a safe, soft rubberized paving material. A wood garden bench is provided for seating and supervision.

- The applicant is proposing to plant three (3) conifers and 11 deciduous trees on-site; hedges, an assortment of shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$44,180.00 in association with the Development Permit.
- Indoor amenity space is not proposed on-site; a \$4,000 cash-in-lieu contribution has been secured as a condition of rezoning approval in accordance to the OCP.

Crime Prevention Through Environmental Design

- The architect advised that the following CPTED design/features are incorporated into the proposal:
 - Passive surveillance via doors and windows facing unit entries, the outdoor amenity area, mailboxes, and other common areas.
 - Low planting with good visibility; no 3-sided building alcoves.
 - Entry door glazing and lighting at all units front entry areas.
 - Thoughtful and appropriate fencing heights and locations to clearly delineate usage.

Sustainability

- A Restrictive Covenant specifying that all units are to be built and maintained to 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:
 - Porous pavers at the visitor parking space for additional storm water percolation.
 - Energy Star appliances.
 - Dual flush toilets; insulated water tank/piping.
 - Low water-usage planting.

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 chair lift (the staircase has been dimensioned to accommodate this in unit 3Bc) 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:

- Final adoption of the Zoning Amendment Bylaw 9242.
- Receipt of a Letter-of-Credit for landscaping and hedge survival in the amount of \$44,180.00; 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:

- Removal of the existing sidewalk crossing and reinstatement of the sidewalk to be done at the developer's sole cost via City Work Order.
- Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- Incorporation of all accessibility and sustainability features in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works. <reference applicable Servicing Agreement number if information is available>
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division 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>).



DP 15-690728

Attachment 1

Address: 8491 Williams Road

Applicant: Casa Mia Projects Ltd.

Owner: Casa Mia Projects Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 738 m²

Floor Area Net: 547 m²

	Existing	Proposed
Site Area:	929 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	62.8%	none
Lot Coverage – Landscaping:	Min. 25%	33.7%	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m	none
Setback – East Side Yard (m):	Min. 3.0 m	3.07 m	none
Setback – West Side Yard (m):	Min. 3.0 m	Min. 3.00 m to building 1.96 m to covered porch	variance required
Setback – Rear Yard (m):	Min. 3.0 m	Ground Floor 4.5 m Min. Second Floor 6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	2½ storeys (10.77 m max.)	none
Lot Width:	Min. 40.0 m	20.32 m	variance required
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	9	9	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (4 x Max. 50% = 2)	0	none

Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	4	variance required
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	none	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	28 m ²	none



No. DP 15-690728

To the Holder: CASA MIA PROJECTS LTD.
Property Address: 8491 WILLIAMS ROAD
Address: C/O JEFF CHALISSERY
 4808 CHESHAM AVENUE
 BURNABY, BC V5G 2X2

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) Reduce the minimum lot width from 40.0 m to 20.53 m.
 - b) Reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure.
 - c) Allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.
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 to #5 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 \$44,180.00 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 15-690728

To the Holder: CASA MIA PROJECTS LTD.
Property Address: 8491 WILLIAMS ROAD
Address: C/O JEFF CHALISSERY
4808 CHESHAM AVENUE
BURNABY, BC V5G 2X2

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

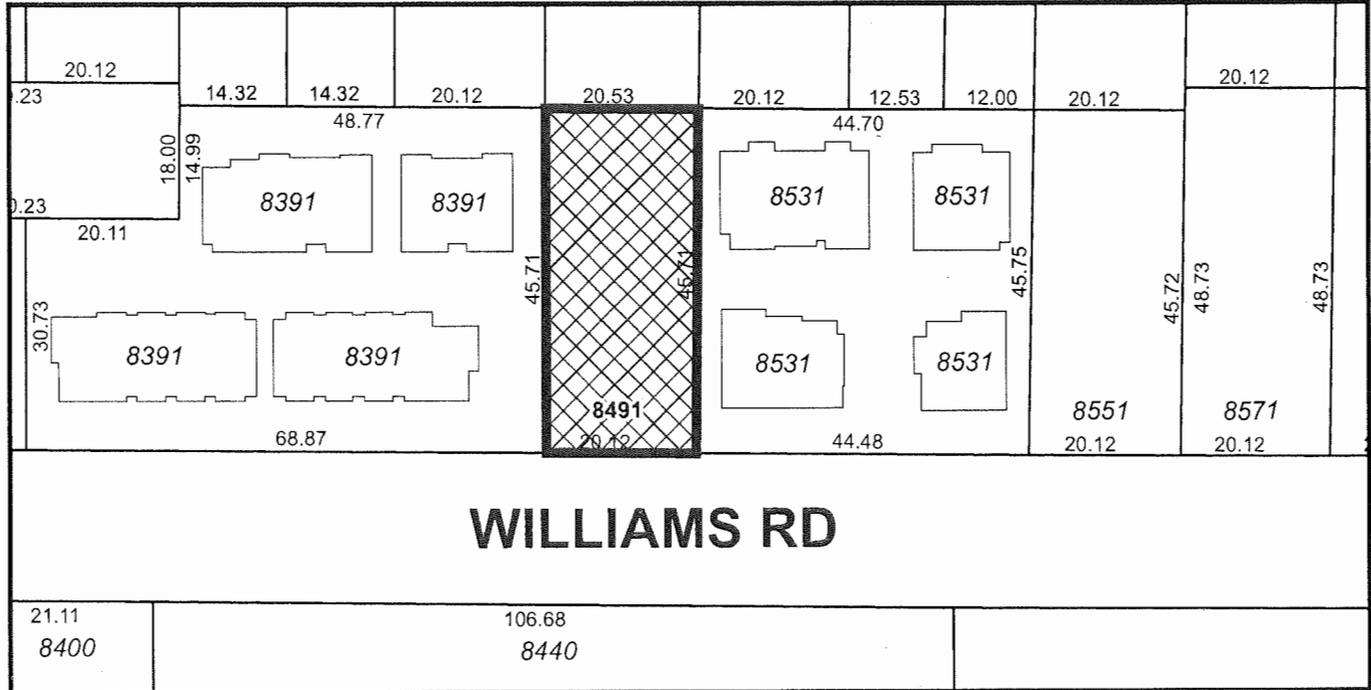
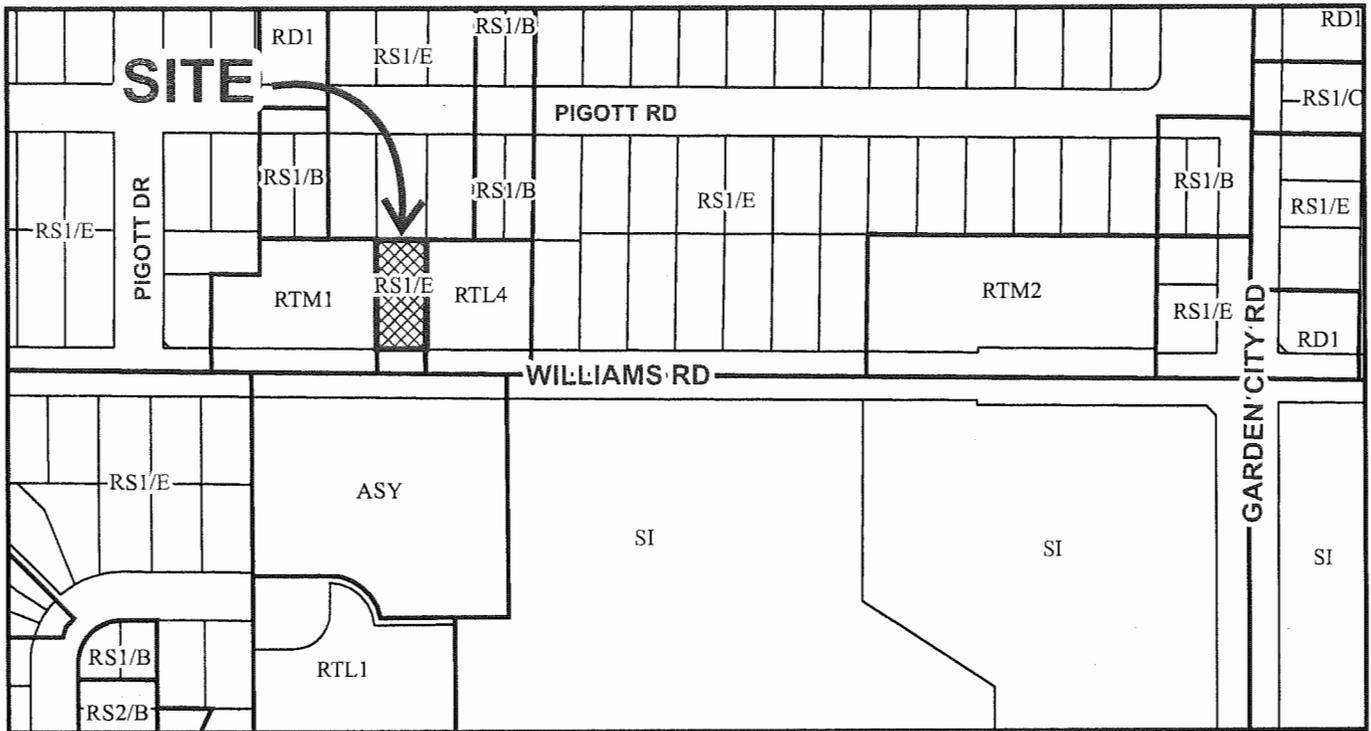
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



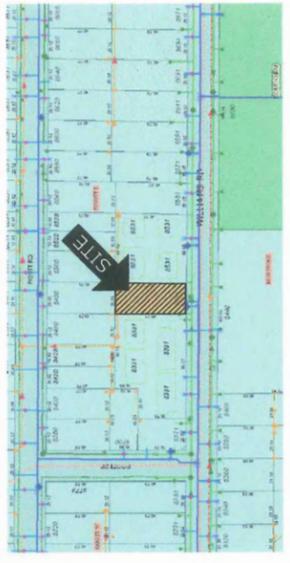
DP 15-690728 SCHEDULE "A"

Original Date: 01/28/15

Revision Date: 02/19/15

Note: Dimensions are in METRES

LOCATION PLAN



CONTEXT PLAN



CONTACTS
Architect

INTERFACE ARCHITECTURE INC.
#230 - 11550 CAMBIE ROAD
RICHMOND, B.C. V6X 3Z8
Tel: 604-521-1162
Fax: 604-521-1146

Landscaps Architect

K.K.ROSS & ASSOCIATES
1372 CHARTWELL DRIVE
WEST VANCOUVER, BC V7S 2R5
Tel: 604-418-8917

Civil Engineer

CORE CONCEPT ENGINEERING
8200-2843 WINGWAY
RICHMOND, BC V6V 3B8
Tel: 604-249-5040
Fax: 604-249-5041

Electrical Engineer

LIEW ENGINEERING LTD.
#208 - 11121 HORSBROE WAY
RICHMOND, B.C. V7A 5P7
Tel: 604-273-3191
Fax: 604-273-3197

Surveyor

J. C. TAM AND ASSOCIATES
#115 - 8533 ODIN CRESCENT
RICHMOND, BC V6X 3E7
Tel: 604-214-8928
Fax: 604-214-8929

ZONING SUMMARY

Zoning Bylaw No. 8500
CIVIC ADDRESS: 8491 WILLIAMS ROAD, RICHMOND BC
LEGAL DESCRIPTION: LOTS SECTION 28 BLOCK 4 NORTH RANGE 8 WEST NEW WESTMINSTER DISTRICT PLAN 18218
10,000 SF = 0.23 ACRES (829 M²)
NO / NO / NO / NO
AREA PLAN / O/P:

PERMITTED/REQUIRED	PROJECT SPECIFICS (PROPOSED)
CURRENTLY: RS1E	RT14 PROPOSED (LOW DENSITY TOWNHOUSES)
MINIMUM LOT SIZE:	484.5' (20,200) WIDE X 4,157' (45,710) DEEP *
DENSITY (MAX):	FAR 0.58 (5,884 SF / 10,000 SF)
LOT COVERAGE:	40.0% (4,000 SF / 10,000 SF)
LOT PERMEABILITY:	62.8% (8,278 SF / 10,000 SF) 35.3% (3,529 SF / 10,000 SF)
YARD SETBACKS:	6.0 M (19.67') 3.0 M (9.84') 3.0 M (9.84') 4.50 M (14.78')
PRINCIPAL BLDG PROJECTIONS:	1.17 M (3.87') 1.0 M (3.28') 1.5 M (4.92') 1.5 M (4.92') BY CASE
FINISH SITE GRADE:	12.0 M (39.37') MAX
BUILDING HEIGHT:	3 STOREYS
FLOORPLAN CL:	TOP OF H&B FLR AT 0.3M MIN ABOVE RD CROWN
PARKING REQUIRED:	8 (2 GARAGE SPACES) (1 STD, 4 SMALL)
* SMALL CARS	1 VISITOR SPACES (1 STD)
H-C SPACES	44% (4 SMALL / 8 SPACES) *
BICYCLE PARKING:	N/A
CLASS 1	5 (1.25 PER UNIT)
CLASS 2	1 (0.25 PER UNIT)
AMENITY SPACE:	24 M ² (6 SQ UNIT x 4)
COMMON OUTDOOR PRIVATE OUTDOOR INDOOR	30 M ² (323 SF) UNIT MIN 70 M ² OR PAY-IN-LIEU
GARBAGE DEPOSIT:	1 ROLLING CART (65 gal)
CARDBOARD	2 ROLLING CART (65 gal)
RECYCLE	1 ROLLING CART (65 gal)
FOOD SCRAPS	1 ROLLING CART (65 gal)
GLASS	1 ROLLING CART (65 gal)

NOTE: * ZONING VARIANCE REQUIRED

AGING-IN-PLACE MEASURES (ALL UNITS)

ALL ROOMS	MEASURES
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
ALL ROOMS	LEVER TYPE DOOR HANDLES
ALL ROOMS	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
ALL ROOMS	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
ALL ROOMS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
ALL ROOMS	INTERMEDIATE STAR HANDLES WHENEVER POSSIBLE
ALL ROOMS	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
ALL ROOMS	SOLID WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT BATH/TUB, TOILET
ALL ROOMS	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
ALL ROOMS	2" X 8" SLIDING DOORS WHERE POSSIBLE
ALL ROOMS	LEVER HANDLE TAPS AND FAUCETS
ALL ROOMS	HALLWAYS MIN. 900 MM WIDTH

F.A.R. AREA BREAKDOWN (SF)

No. UNITS	GROSS AREA PER UNIT	GARAGE AREA	GARAGE EXEMPT	STAIR EXEMPT	FAR AREA
BUILDING 1	2,019 #	4,098 #	728 #	(728 #)	2,838 #
BUILDING 2	1,953 #	3,906 #	718 #	(718 #)	2,946 #
TOTAL	3,972 #	7,964 #	1,446 #	(1,446 #)	5,884 #

AREA BREAKDOWN (SF) LOT AREA 10,000sf, MAX 0.60 FAR PERMITTED (8,000sf)

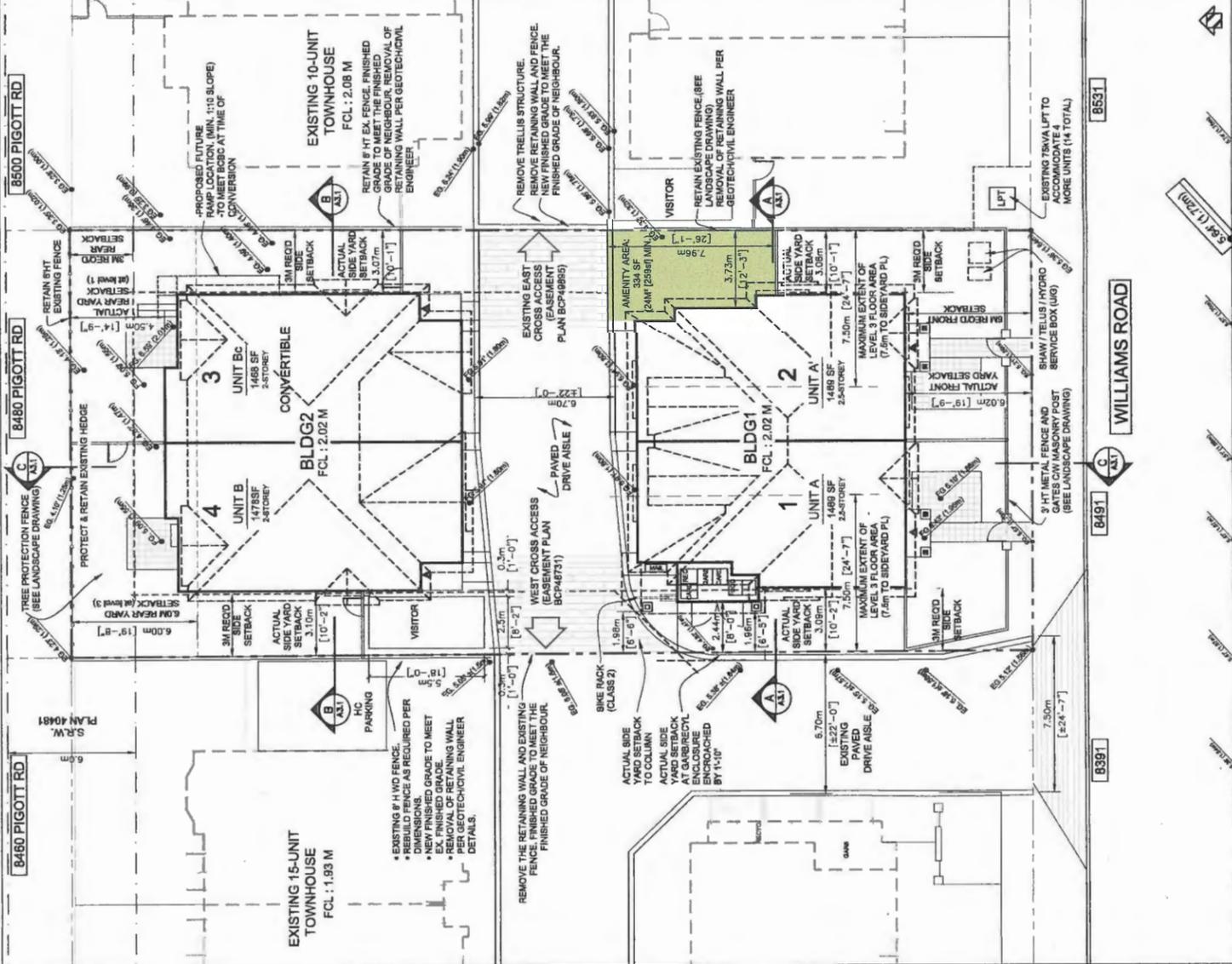
GROUND LEVEL	SECOND LEVEL				THIRD LEVEL				OVERALL UNIT TOTALS												
	GROSS AREA	ENTRY & STAIR AREA	STAIR EXEMPT AREA	FAR AREA	GROSS AREA	ENTRY & STAIR AREA	STAIR EXEMPT AREA	FAR AREA	COVERED AREA	ENTRY & STAIR AREA	STAIR EXEMPT AREA	FAR AREA									
UNIT A	941	20	81	364	407	913	56	28	0	887	165	50	116	2019	384	28	107	50	1468	138.47	
UNIT B	1030	0	58	359	359	923	0	0	56	885	-	-	-	1853	359	0	85	56	1476	137.31	
UNIT Bc	1030	0	66	359	359	923	0	0	80	863	-	-	-	1953	359	0	68	80	1488	136.38	
BLDG 1 FAR AREA (BLDG 2 FAR AREA UNIT A/2)																					
2558	2846			75																	546.82m ²

PROJECT DESCRIPTION

THE PROPOSER IS APPLYING FOR AN RT14 REZONING OF THE 808 AS (10,000 SF, 0.23-ACRE) SITE IN THE BROADMOOR NEIGHBOURHOOD TO PERMIT THE DEVELOPMENT OF A 4-UNIT (LOW-DENSITY) TOWNHOUSE PROJECT.
DEVELOPMENT OF THE EXISTING PARCEL (484.5' WIDE X 4,157.0' DEEP) IS IN THE BROADMOOR OCP PLANNING AREA 2.8 (RIDEAU SUB-AREA), BUT NOT YET SUBJECT TO A SPECIFIC SUB-AREA PLAN. DENSIFICATION IS ENCOURAGED IN THE AREA, INCLUDING NEW TOWNHOUSE DEVELOPMENT ALONG WILLIAMS ROAD.
THIS SINGLE RIVE, ORPHANED PARCEL IS LOCATED ON THE NORTH SIDE OF WILLIAMS ROAD (A MINOR ARTERIAL ROAD) BETWEEN NO. 3 ROAD AND GARDEN CITY ROAD. IT IS SANDWICHED BETWEEN AN EXISTING 16-UNIT TOWNHOUSE PROJECT TO THE WEST (851, RT14) AND A NEW 10-UNIT TOWNHOUSE PROJECT TO THE EAST (853, RT14).
IT IS IDEALLY SUITED FOR MULTIFAMILY, BEING VERY CLOSE TO MANY AMENITIES, INCLUDING: (I) SOUTH ARW COMMUNITY CENTRE (II) MCGIBERTS SECONDARY SCHOOL, (III) WHITESIDE ELEMENTARY SCHOOL, AND (IV) SOUTH ARW POOL AND PARK.
THE FUTURE BROADMOOR NEIGHBOURHOOD CENTRE IS PLANNED TO BE AT THE INTERSECTION OF WILLIAMS AND NO. 3 ROAD. NEIGHBOURHOODS, AND IN PARTICULAR, SA1 ARTERIAL ROAD POLICY, AND 3.8.2 BROADMOOR NEIGHBOURHOOD CENTRE POLICIES, THE DP ARTERIAL ROAD GUIDELINES FOR TOWNHOUSES (14.4.13) WILL ALSO APPLY.
TWO VARIANCES ARE REQUIRED (SMALL CAR RATIO AND MINIMUM LOT SIZE). UNIT #8 IS CONVERTIBLE UNIT.

DRAWING LIST
Architectural

A1.1	PROJECT DATA AND SITE PLAN
A1.2	FIRE PROTECTION / FRONTAGE STREETScape
A1.3	SITE PERMEABILITY / LOT COVERAGE / OUTDOOR SPACE OVERLAYS / FAR OVERLAYS
A2.1	FLOOR PLANS: BUILDING 1
A2.2	ELEVATIONS: BUILDING 1, 2
A2.3	SITE SECTIONS AA, BB, CC
L1	LANDSCAPE PLAN



PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

REVISIONS	DATE	BY	DESCRIPTION
SEP 02, 2015	DP	Re-Submission	
AUG 21, 2015	DP	Re-Submission	
JUN 28, 2015	DP	Re-Submission	
FEB 24, 2015	DP	Re-Submission	
JAN 21, 2015	DP	Application	
JAN 21, 2015	RZ	Re-Submission	
SEPT 28, 2014			Issued for RZ Application

CONSULTANTS

INTERFACE:
Suite 230
1550 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
Proposed 4-Unit
Townhouse Development
8491 Williams Road
Richmond, B.C.

PROJECT NO. 1441
SCALE As Noted
DATE Sept. 05, 2014
DRAWN BY KYC, BRS
CHECKED BY KYC
SHEET TITLE PROJECT DATA AND SITE PLAN
DRAWING A1.1

REVISIONS
SEP 02, 2015 DP Re-Submission
AUG 21, 2015 DP Re-Submission
JUN 29, 2015 DP Re-Submission
FEB 24, 2015 DP Re-Submission
JAN 21, 2015 DP Application
JAN 21, 2015 RZ Re-Submission
SEPT 23, 2014 Issued for RZ Application

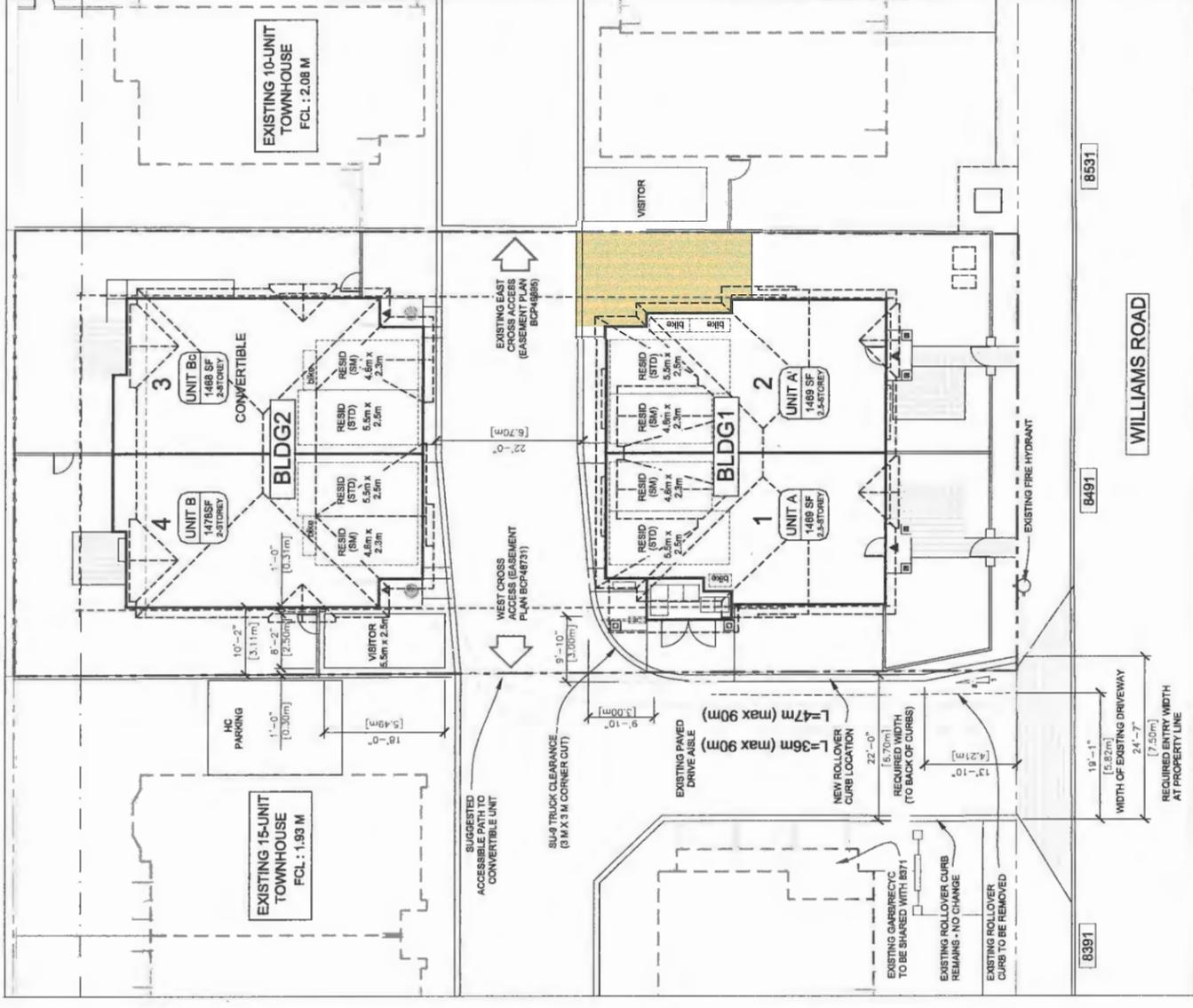
CONSULTANTS

INTERFACE:
 Suite 230
 11580 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1182
 F 604 821 1183
 www.interfacearchitecture.com

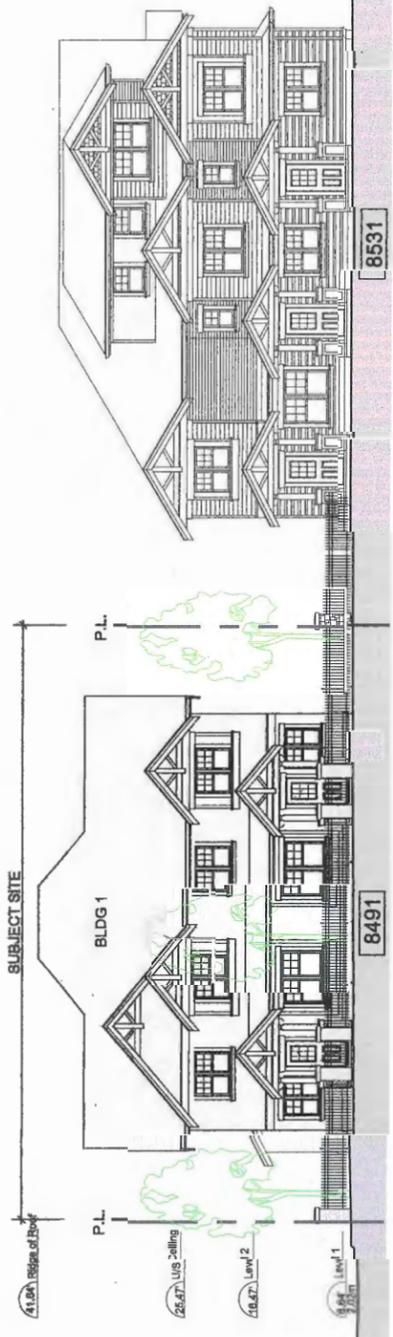
PROJECT
 Proposed 4-Unit
 Townhouse Development
 8491 Williams Road
 Richmond, B.C.

PROJECT NO.	1421
SCALE	As Noted
DATE	Sept. 03, 2014
DRAWN BY	KYC, SRB
CHECKED BY	KYC
SHEET TITLE	KYC
FIRE PROTECTION / PARKING PLAN / SHADOW ANALYSIS / FRONTAGE STREETSCAPE	
DRAWING	

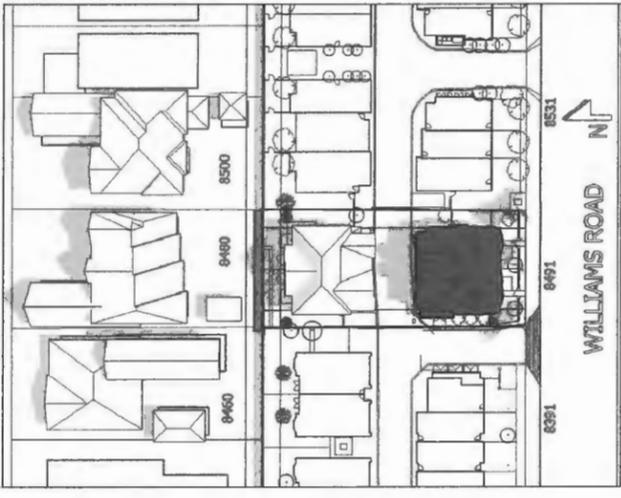
A1.2



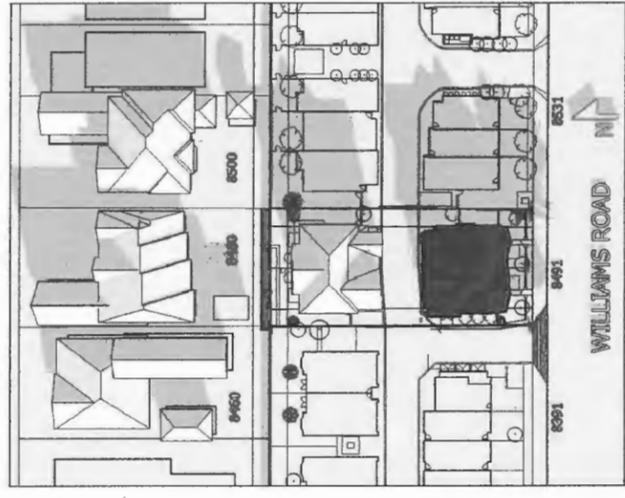
FIRE PROTECTION / PARKING PLAN
 SCALE: 3/32"=1'-0"



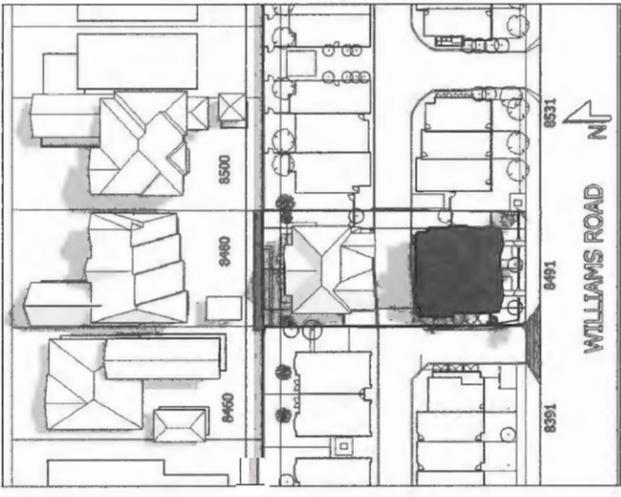
FRONTAGE STREETSCAPE - WILLIAMS RD.
 SCALE: N.T.S.



TYPICAL SHADOWS: SEPT 22, 12:00 NOON



TYPICAL SHADOWS: SEPT 22, 4:00 PM



TYPICAL SHADOWS: SEPT 22, 10:00 AM



TYPICAL SHADOWS: SEPT 22, 2:00 PM



8391

8491

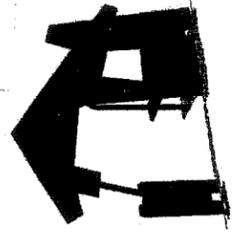
8500

8531

IMPORTANT: Copyright reserved. This design and drawing is the property of K.R. ROSS & ASSOCIATES and shall not be copied or used for any other purpose without the written consent of the Landscape Architect. This drawing is not to be used for construction until issued for that purpose by the Landscape Architect.

Prior to commencement of the Work, the Contractor shall review items shown on this drawing, drawing dimensions, and existing site conditions to identify all discrepancies between the information on this drawing and actual site conditions and discrepancies to the satisfaction of the Landscape Architect for clarification before proceeding with work.

CONTACT INFORMATION:
K.R. ROSS & ASSOCIATES
 Landscape Architecture
 Urban Design & Planning
 1372 Charwell Drive
 West Vancouver BC V7S 2R5
 Tel: (604) 415-9817
 Email: kr@krssaw.ca



PLAY PARCEL

- 7. 2015 MAR 6 REVISED FOR SUBMISSION
- 6. 2015 JUNE 25 REVISED FOR SUBMISSION
- 5. 2015 JUNE 23 REVISED SUBMISSIONS
- 4. 2015 MAR 25 FINAL SUBMITTAL
- 3. 2015 FEB 19 REVISED - SUBMIT TO CITY
- 2. 2015 JAN 20 REVISED - SUBMIT TO CITY
- 1. 2015 JAN 13 SUBMISSION TO CITY

K.R. ROSS & ASSOCIATES
 Landscape Architects

8491 WILLIAMS ROAD
 4-UNIT RESIDENTIAL DEVELOPMENT
 Richmond, B.C.

DRAWING TITLE	
LANDSCAPE PLAN	
DESIGNED	KR
DRAWN	KR/SS
SCALE	AS SHOWN
DATE	2015 JAN 17
DRAWING NO.	PLAN # 3

PROJECT NOTES

GENERAL:

- Refer to Architectural/Civil plans to confirm final grades and site drainage
- Provide underground ducts under paved areas for irrigation as required.
- Excavate and compacted subgrade on site prior to start of work.

PLANTING AREAS:

- All landscape materials, products, and installation to conform to the latest edition of the 'BC Landscape Standard'
- Contractor to provide one year warranty on all plant material and lawns
- All plants to be installed on approved topsoil
- All plants to be installed on approved topsoil
- All plants to be installed on approved topsoil

PAVING AREAS:

- Concrete unit pavers to be 'Old Country Stone' per Abbotsford Concrete Products (or equal). Grays Blend colour. Pattern: 'Random Offset Runner'. For banding strip patterns use single colour concrete unit pavers. Install as per manufacturer's specifications - complete with joint sand.
- Porous paving areas to be permeable concrete unit pavers 'Old Country Stone' per Abbotsford Concrete Products (or equal). Grays Blend colour. Pattern: 'Random Offset Runner'. Install as per manufacturer's specifications - complete with joint sand.
- River rock to be 1 1/2" diameter smooth rounded granite to be installed in a 4" deep bedding layer. Grays Blend colour. Pattern: 'Random Offset Runner'. For banding strip patterns use single colour concrete unit pavers. Install as per manufacturer's specifications - complete with joint sand.
- Roburized Play Surfacing - product to approval, colour 'Black Red'. Install as per manufacturer's specifications with compacted subgrade, drainage, granular base, and sand layer to approval. Perimeter to have 2" deep approved topsoil.

WOOD STRUCTURES:

- All wood fences and lattices to be cedar with 2 coats of approved wood stain. Colour to approval.
- Use galvanized and/or stainless steel hardware (nails, screws, latches, hinges, fittings, etc.) to provide rust proof connections.
- Wood fence posts to be preservative treated and installed in concrete footing - or approved metal anchor systems.

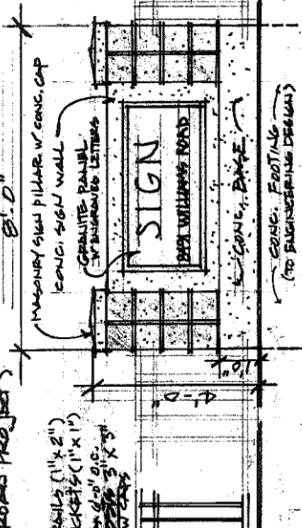
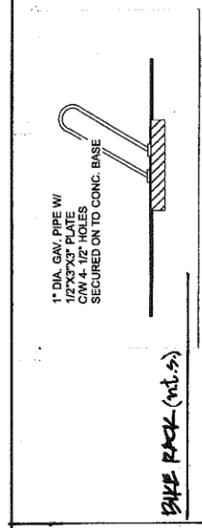
PLAY:

- Konpaan 'College Play Panel Model MSC 5412P' (or equivalent to Landscape Architect approval). Rec Tec Industries; (604) 940-0077

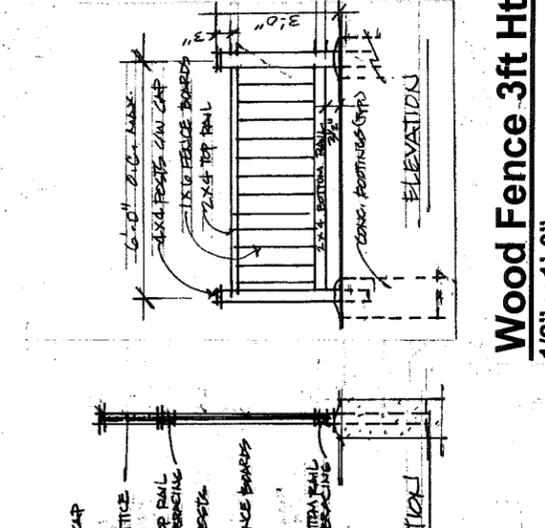
WOOD BENCH:

- 'SERITA 4' cedar bench by Savita Furniture (or equivalent to Landscape Architect approval). www.savita.net; T: (250) 722-4843.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AP	1	Acer palmatum	Japanese Maple	6cm cal.
BT	2	Buxus sempervirens	Boxwood	12" x 12" x 12"
CT	3	Cornus florida 'Rubra'	Phyt. Dogwood	8.8B
DT	2	Cercidiphyllum	Katsura Tree	6cm cal.
ET	2	Fagus sylvatica 'Dawyck'	Dawyck Beech	8.8B
FT	2	Magnolia soulangeana	Purple Saucer	8.8B
GT	2	Rustia rubra	Magnolia	8.8B
HT	3	Picea omorika	Serbian Spruce	3.5M ht.
IT	3	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.
JT	5	Thuja occidentalis 'Fastigata'	Pyramidal Cedar	2.5M ht.
KT	49	Buxus sempervirens	Common Boxwood	43 pot
LT	13	Nandina domestica 'Purple Passion'	Heavenly Bamboo	43 pot
MT	15	Prunus laurocerasus	Oslo Luyken Laurel	43 pot
NT	19	Rhododendron sp.	Rhododendron	1.2M ht.
OT	39	Spiraea japonica 'Anthony Waterer'	Anthony Waterer	42 pot
PT	48	Taxus x media 'Hickel'	Hick's Yew	1.2M ht.
QT	120	Arctostaphylos uva-ursi	Bearberry	41 pot
RT	43	Gaultheria shallon	Sail	12" o.c.
ST	16	Helioptylon sempervirens	Blue Oak Grass	18" o.c.
TT	10	Polystichum munroianum	Shore Fern	43 pot



Project Sign
 1/2" = 1'-0"



Wood Fence - 6ft Ht.
 1/2" = 1'-0"

PLANT LIST

KEY QTY BOTANICAL NAME COMMON NAME SIZE

TREES

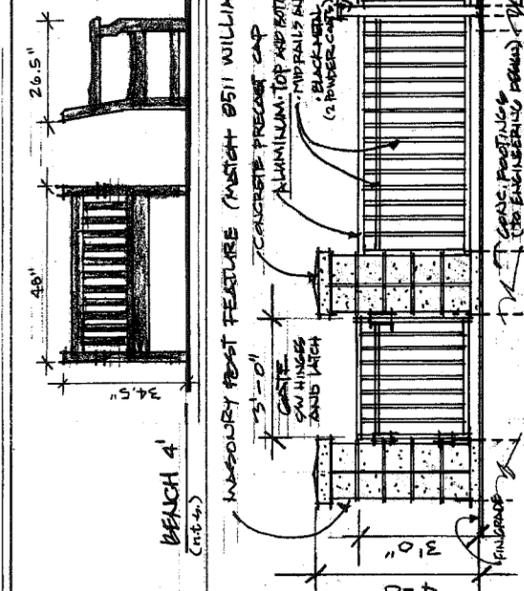
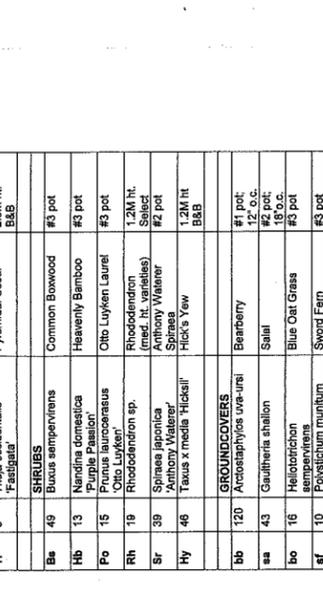
- AP 1 Acer palmatum Japanese Maple 6cm cal.
- BT 2 Buxus sempervirens Boxwood 12" x 12" x 12"
- CT 3 Cornus florida 'Rubra' Phyt. Dogwood 8.8B
- DT 2 Cercidiphyllum Katsura Tree 6cm cal.
- ET 2 Fagus sylvatica 'Dawyck' Dawyck Beech 8.8B
- FT 2 Magnolia soulangeana Purple Saucer 8.8B
- GT 2 Rustia rubra Magnolia 8.8B
- HT 3 Picea omorika Serbian Spruce 3.5M ht.
- IT 3 Stewartia pseudocamellia Japanese Stewartia 6cm cal.
- JT 5 Thuja occidentalis 'Fastigata' Pyramidal Cedar 2.5M ht.

SHRUBS

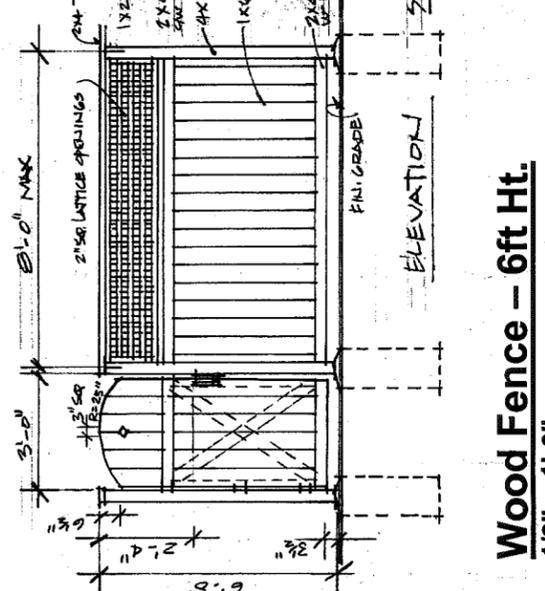
- KT 49 Buxus sempervirens Common Boxwood 43 pot
- LT 13 Nandina domestica 'Purple Passion' Heavenly Bamboo 43 pot
- MT 15 Prunus laurocerasus Oslo Luyken Laurel 43 pot
- NT 19 Rhododendron sp. Rhododendron 1.2M ht.
- OT 39 Spiraea japonica 'Anthony Waterer' Anthony Waterer 42 pot
- PT 48 Taxus x media 'Hickel' Hick's Yew 1.2M ht.

GROUNDCOVERS

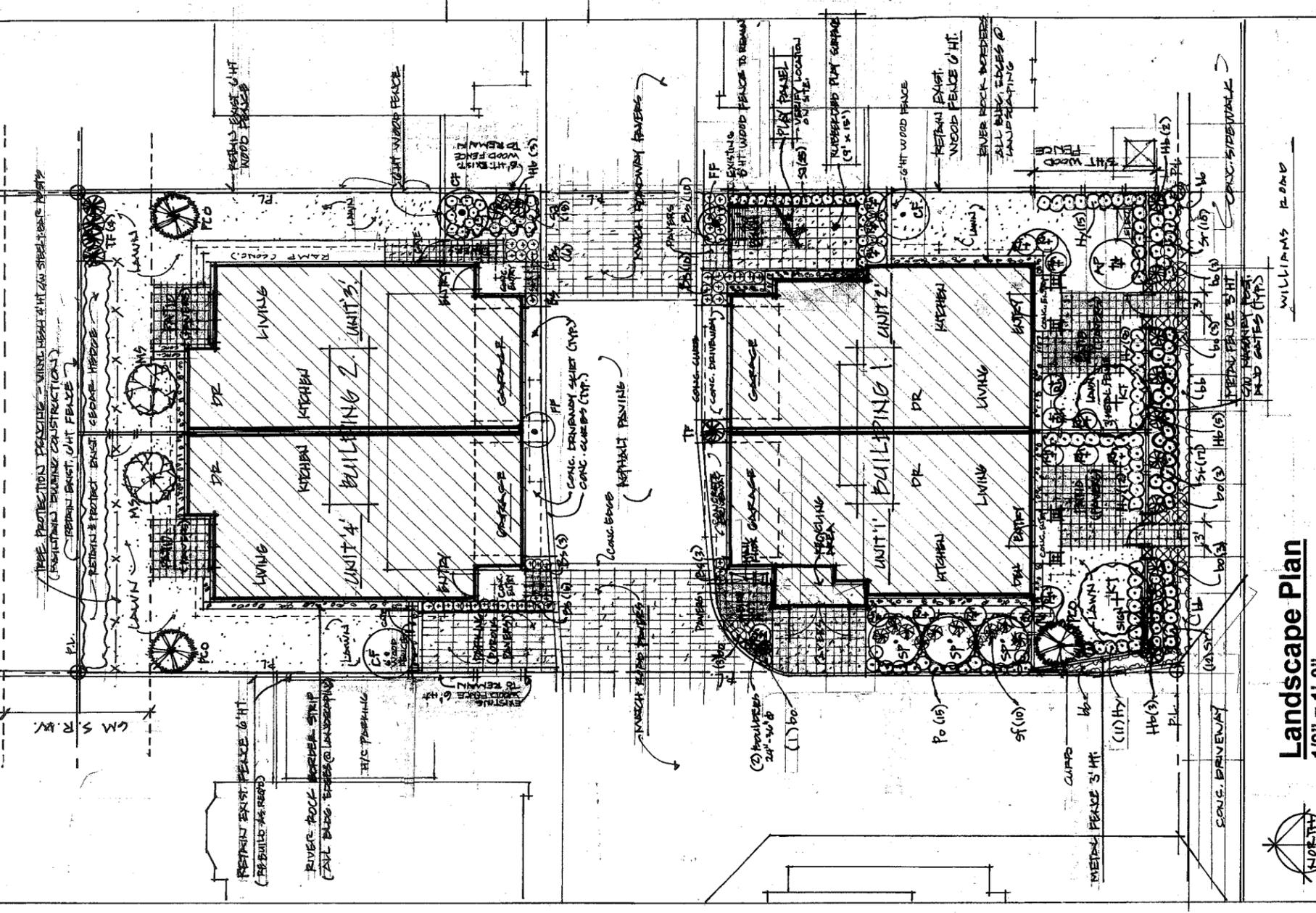
- QT 120 Arctostaphylos uva-ursi Bearberry 41 pot
- RT 43 Gaultheria shallon Sail 12" o.c.
- ST 16 Helioptylon sempervirens Blue Oak Grass 18" o.c.
- TT 10 Polystichum munroianum Shore Fern 43 pot



Metal Sign - 3ft Ht.
 1/2" = 1'-0"



Wood Fence - 3ft Ht.
 1/2" = 1'-0"



Landscape Plan
 1/8" = 1'-0"

- EXTERIOR FINISHES**
- HORIZONTAL HARDIE PLANK CEDARMILL SIDING
Main Floor (8') Colour: BM HC105 (Roadport Grey)
2nd Floor (4') Colour: BM HC172 (Revere Pewter)
 - CEDAR OR HARDIE SHINGLE SIDING
Colour: BM HC172 (Revere Pewter)
 - FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Charcoal (Multicolour / Textured)
 - 2x6 WOOD TRIM BOARD - PAINTED
Colour: BM CC70 (Dune White)
 - 8x8 WOOD POST AND CROSS BEAMS
Colour: BM HC172 (Revere Pewter)
 - 2x6 WINDDOW TRIM BOARD - PAINTED
Colour: BM CC70 (Dune White)
 - VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyl or Equivalent, Colour: Strand Ivory)
 - ALUMINUM FASCIA GUTTER
Colour: BM HC168 (Kendall Charcoal)
 - ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: BM CC124 (Louisiana Hot Sauce Orange)
 - OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM HC168 (Kendall Charcoal)
 - COLUMN BASE
Colour: BM HC105 (Roadport Grey)

EXTERIOR FINISHES IMAGES

Colour: BM CC124 (Louisiana Hot Sauce Orange)

Colour: BM HC105 (Roadport Grey)

Colour: BM HC172 (Revere Pewter)

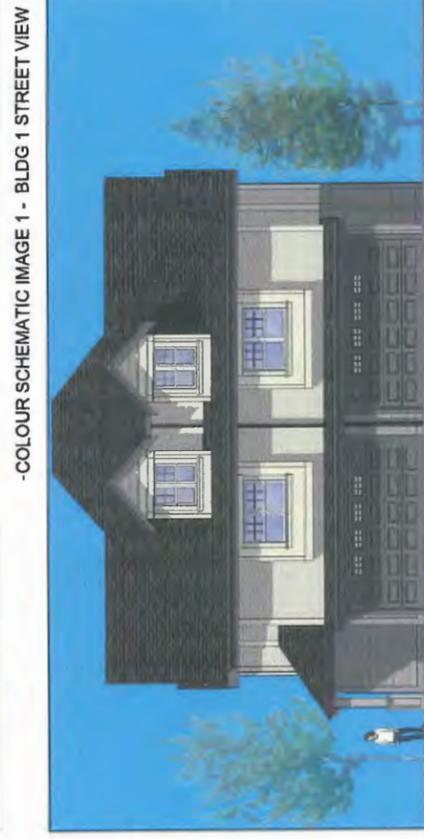
Colour: BM CC70 (Dune White)

Colour: BM HC168 (Kendall Charcoal)

Fiberglass Asphalt Roof Shingles
Colour: Charcoal (Multicolour / Textured)

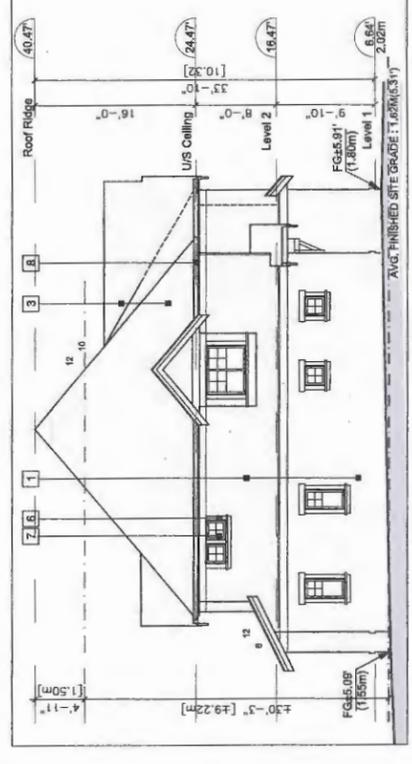
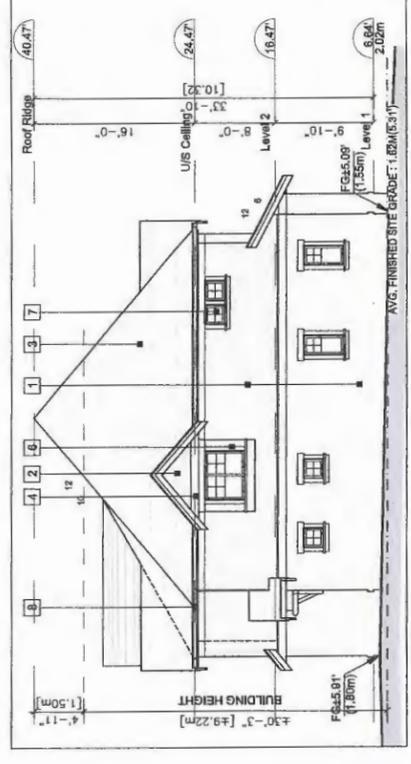
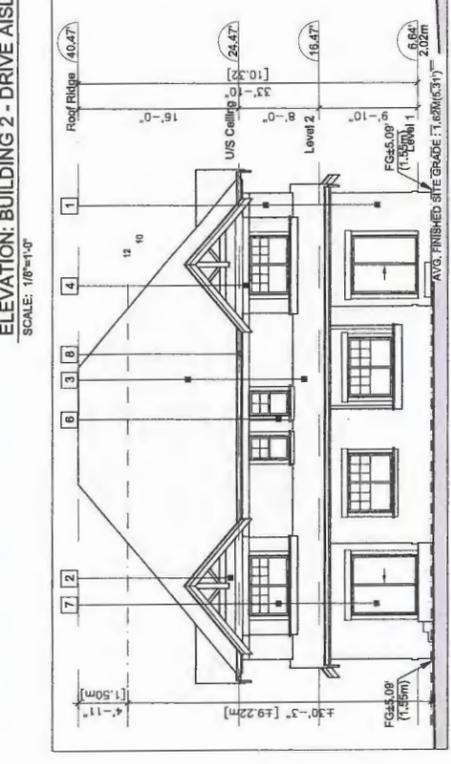
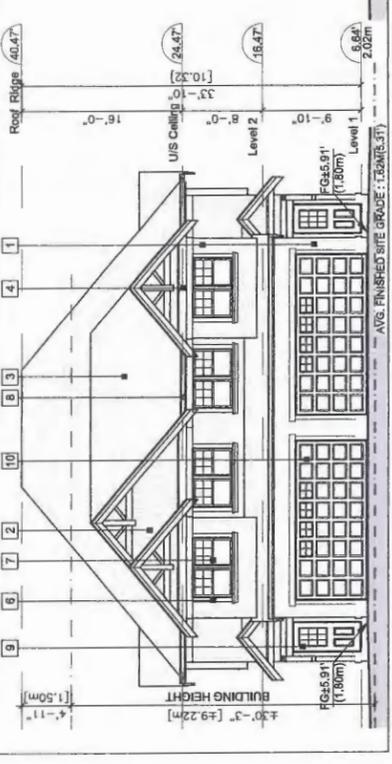
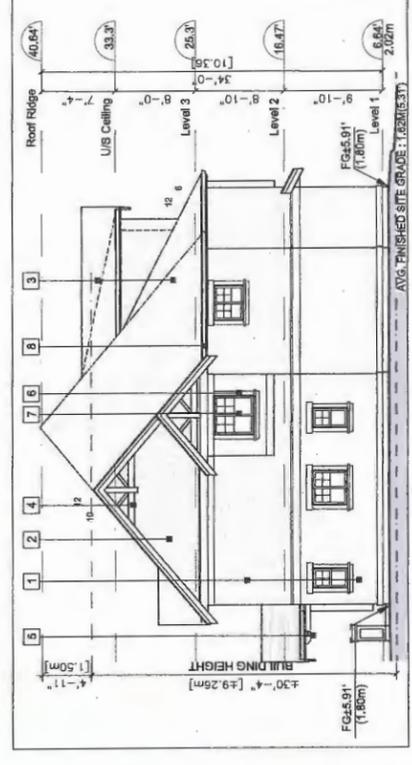
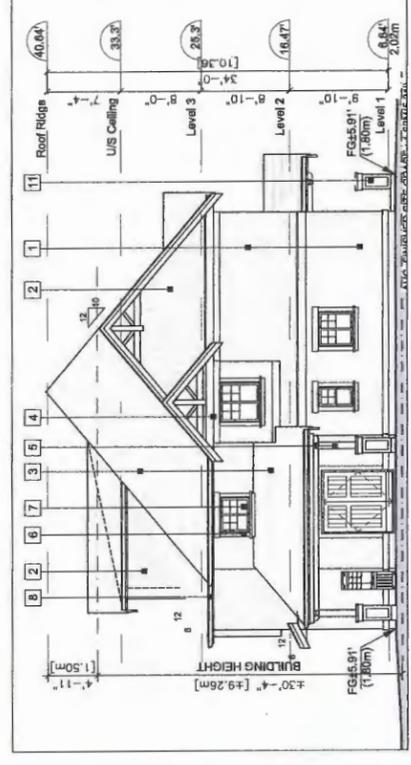
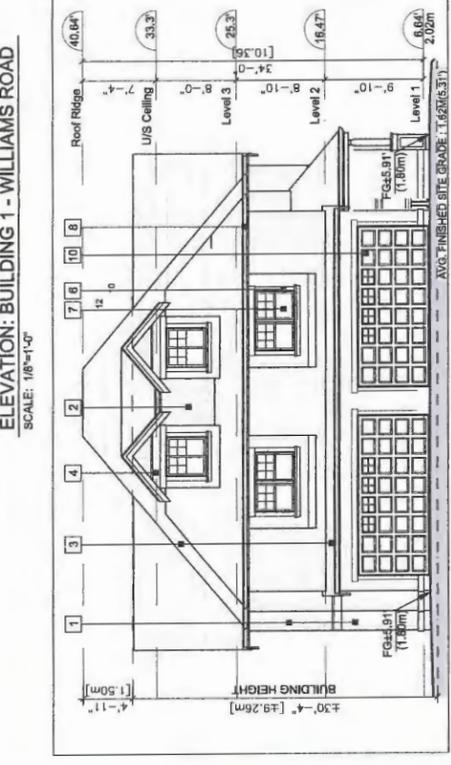
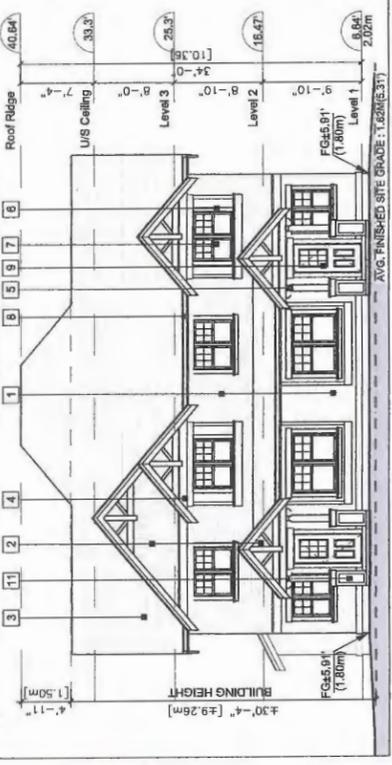
Aluminum Fascia Gutters
Rain Water Leader
Colour: HC168 (Kendall Charcoal)

Vinyl Framed Double Glazed Windows
(Vinyl or Equivalent)
Colour: White



COLOUR SCHEMATIC IMAGE 2 - BLDG 1 DRIVE AISLE VIEW

CALCULATION OF AVERAGE SITE GRADE					
	SW	SE	NE	NW	
Lot	1.66	1.63	1.02	1.29	5.50 m
BLDG 1	1.80	1.80	1.80	1.80	7.20 m
BLDG 2	1.80	1.80	1.65	1.55	6.70 m
AVERAGE FINISHED SITE GRADE					1.82 m (5.31')



REVISIONS

SEP 02, 2016	DP Re-Submission
AUG 21, 2015	DP Re-Submission
JUN 29, 2015	DP Re-Submission
FEB 24, 2015	DP Re-Submission
JAN 21, 2015	DP Application
JAN 21, 2015	RZ Re-Submission
SEPT 28, 2014	Issued for RZ Application
CONSULTANTS	

IF ALL CHANGES AND REVISIONS ARE NOT SHOWN AS TO THE ORIGINAL DRAWING, THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.

SEAL

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www.interfacearchitecture.com

PROJECT

Proposed 4-Unit
Townhouse Development
8491 Williams Road
Richmond, B.C.

PROJECT NO. 1421
SCALE As Noted
DATE Sept. 05, 2014
DRAWN BY NYC, SRS
CHECKED BY NYC
SHEET TITLE
ELEVATIONS:
BUILDING 1, 2
EXTERIOR FINISHES
LEGEND / IMAGES
DRAWING

A2.3

DP 15-690728

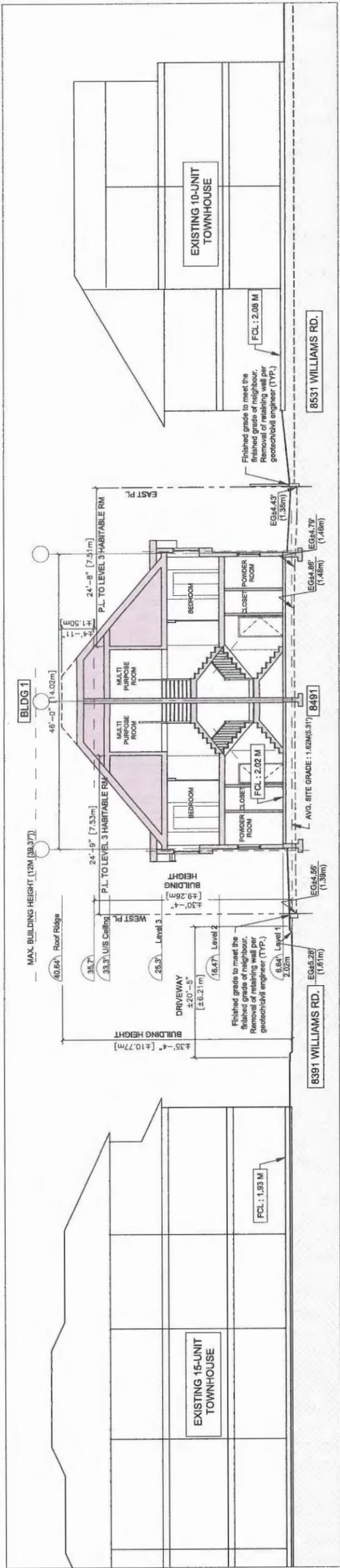
SEP 17 2015

REVISIONS
SEP 02, 2015 DP Re-Submission
AUG 21, 2015 DP Re-Submission
JUN 29, 2015 DP Re-Submission
FEB 24, 2015 DP Re-Submission
JAN 21, 2015 DP Application
JAN 21, 2015 RZ Re-Submission
SEPT 26, 2014 Issued for RZ Application
CONSULTANTS

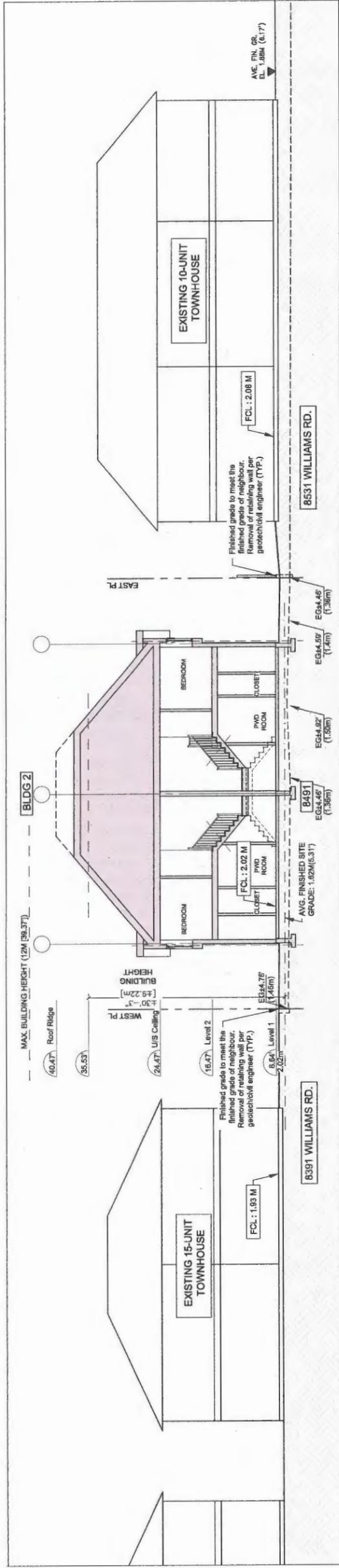
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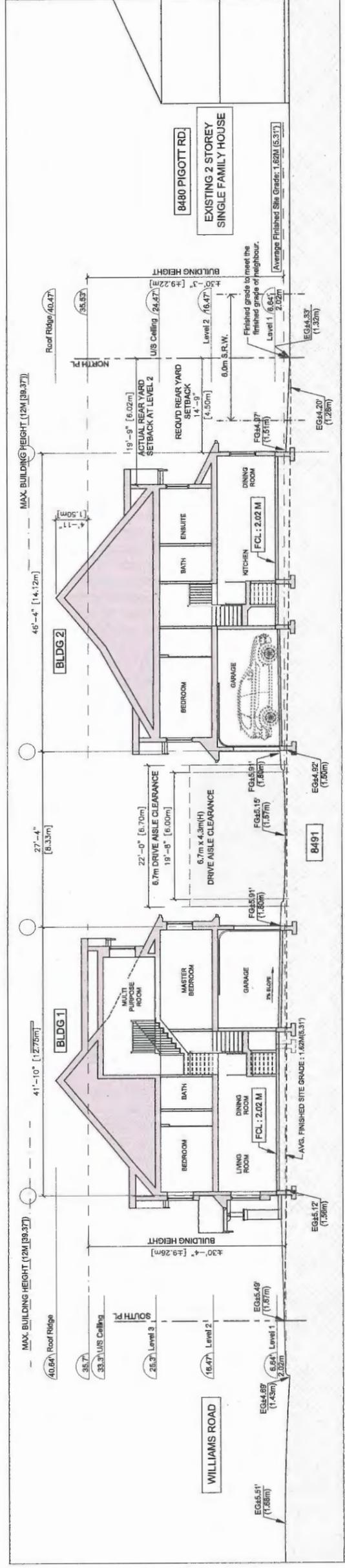
PROJECT	Proposed 4-Unit Townhouse Development 8491 Williams Road Richmond, B.C.
PROJECT NO.	1421
SCALE	As Noted
DATE	Sept. 05, 2014
DRAWN BY	KYC, BRS
CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS - AA, BB, CC
DRAWING	A3.1



SITE SECTION AA
SCALE: 3/32"=1'-0"



SITE SECTION BB
SCALE: 1/8"=1'-0"



SITE SECTION CC
SCALE: 1/8"=1'-0"

