



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, October 26, 2016  
3:30 p.m.

### Minutes

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on October 12, 2016.*



1. **Development Permit 15-709934**  
(REDMS No. 5129825 v. 2)

APPLICANT: Citimark-Western Wembley Project Ltd.

PROPERTY LOCATION: 4991 No. 5 Road

### Director's Recommendations

*That a Development Permit be issued which would:*

1. *Permit the construction of a 109-unit townhouse development at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.*
  - (b) *Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.*



ITEM

2. **Development Variance 15-717479**  
(REDMS No. 5158709)

APPLICANT: Su Wang  
PROPERTY LOCATION: 10691 Bromfield Place

**Director's Recommendations**

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard under the "Single Detached (RS1/E)" zone from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.*

3. **Development Variance 16-733960**  
(REDMS No. 5064722)

APPLICANT: The Andrews Architects Inc.  
PROPERTY LOCATION: 3251 Jesmond Avenue

**Director's Recommendations**

*That a Development Variance Permit be issued that would vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m, to permit construction of a single storey addition to the existing single family dwelling at 3251 Jesmond Avenue.*

4. **Development Variance 16-738763**  
(REDMS No. 5119183)

APPLICANT: Infinity Living Inc.  
PROPERTY LOCATION: 3880 Georgia Street

**Director's Recommendations**

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback (Zoning Bylaw Section 8.1.6.4) from 3 m to 1.2 m.*

ITEM

**5. New Business**

**6. Date of Next Meeting: November 16, 2016**

**7. Adjournment**



**Development Permit Panel  
Wednesday, October 12, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
John Irving, Director, Engineering  
Cecilia Achiam, Director, Administration and Compliance

The meeting was called to order at 3:33 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on August 24, 2016, be adopted.*

**CARRIED**

**1. Development Permit 11-564405 - General Compliance Ruling**  
(REDMS No. 5159724 v. 2)

APPLICANT: Dava Development Ltd.

PROPERTY LOCATION: Portions of 10111, 10197 & 10199 River Drive (formerly  
Portions of 10111 & 10199 River Drive)

INTENT OF PERMIT:

1. Consider the attached plans involving changes to the design of building "G" (addressed as 10177 River Drive), drive aisle and parkade entry in General Compliance with the approved Development Permit (DP 11-564405).

## Development Permit Panel

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#### Applicant's Comments

Megan Chalmers, ZGF Cotter Architects, Inc., provided background information on the proposed changes to the approved mixed-used development project, i.e. Phase 1 of the overall Parc Riviera Development (DP 11-564405), noting that the proposed changes are the result of changes to the neighbouring future Phase 2 of the overall development.

Also, Ms. Chalmers noted that the proposed changes to the approved Development Permit include design changes to building "G" as well modifications to the landscaping design in the area surrounding "building "G", drive aisle and parkade entry.

In addition, Ms. Chalmers highlighted the following:

- changes in massing of building "G" include minimizing large columns at the corner of the building to improve views to the Fraser River;
- white panels are proposed to be replaced by gray panels to address long-term maintenance concerns;
- some projections on Building "G" elevation will be removed to enhance the durability of the building;
- the landscape design immediately east of Building "G" will be revised to improve the relationship of the building to the mews of the adjacent future townhouse development;
- the parkade entry ramp and parking layout of the underground parkade in Phase 1 will be revised to accommodate parking stalls for the townhouse building south of building "G" (i.e., building "C5") originally planned to be located in an underground parkade in Phase 2; and
- grade changes are proposed to the pathway adjacent to the shared drive aisle between building "G" and the adjacent future townhouse development to the east.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping design changes, noting that (i) the original landscaping plan providing pedestrian connections along the east and west sides of building "G" from River Road to the dike will be continued and reinforced, (ii) grade changes along the shared north-south drive aisle east of building "G" are proposed due to the proposed changes in the parkade structure underneath building "G", (iii) the proposed grade changes will allow accessibility for residents of building "G" and the adjacent future townhouse development, and (iv) the proposed pedestrian walkway to the east of building "G" is completely accessible.

In response to queries from the Panel, Ms. Chan and Ms. Chalmers stated that (i) the highest grade change occurring at the southeast corner of building "G" is mitigated by planters with vines and low planting, and (ii) there are no changes in the finished floor elevation of building "G" and the overall height of the building.

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**Staff Comments**

Wayne Craig, Director, Development, advised that (i) the proposed changes are consistent with the intent of the original Development Permit, (ii) the applicant has satisfactorily addressed the proposed grade changes and accessibility in the subject site, and (iii) as part of the General Compliance consideration, three adaptable units will be provided in building "G" in addition to the two basic universal housing units included in the approved development.

**Panel Discussion**

In response to a query from the Panel, Ms. Chalmers confirmed that residents of apartment building "G" and townhouse building "C5" to the south share a common driveway to access the underground parkade.

In response to a query from the Panel, Mr. Craig confirmed that the Development Permit for the proposed townhouse development in Phase 2 is still under staff review and has not been presented to the Development Permit Panel.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Panel expressed support for the proposed changes to the approved mixed-use development project, noting that (i) the walkways toward the dyke is appreciated by the Panel, and (ii) the revised building "G" elevations are an improvement over the approved original proposal.

**Panel Decision**

It was moved and seconded

*That the attached plans involving changes to the design of building "G" (addressed as 10177 River Drive), drive aisle and parkade entry be considered in General Compliance with the approved Development Permit (DP 11-564405).*

**CARRIED**

**2. Development Permit 13-633035**  
(REDMS No. 4741465)

APPLICANT: Gerry Blonski

## Development Permit Panel Wednesday, October 12, 2016

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PROPERTY LOCATION: 7088 Heather Street

### INTENT OF PERMIT:

1. Permit the construction of four (4) three-storey townhouse units at 7088 Heather Street on a site zoned “High Density Townhouses (RTH2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area in the “High Density Townhouse (RTH2)” zone from 1,800 m<sup>2</sup> to 1,000 m<sup>2</sup>.

### Applicant’s Comments

Gerry Blonski, Gerry Blonski Architect, reviewed the floor plans and proposed materials for the proposed four three-storey townhouse units. In addition, Mr. Blonski reviewed the site lay-out for the proposed development, noting that outdoor amenity spaces including a children’s play area are sited along Heather Street.

Clark Kavolinas, C. Kavolinas and Associates Inc., briefed the Panel on the main landscaping features of the project, noting that (i) the proposed development provides a lot of open spaces, (ii) decorative fencing provides a nice clean edge to the project, (iii) broadleaf evergreens provide landscape treatment to the corner of Heather Street and Granville Avenue, (iv) individual access is provided for each townhouse unit, (v) outdoor amenity areas for active play and passive seating which are visible from the street are provided, and (vi) decorative permeable paving is introduced along the driveway and individual access to each townhouse unit off the street.

### Panel Discussion

In response to queries from the Panel, Mr. Blonski and Mr. Kavolinas stated that (i) the current property owners intend to live in the proposed development, (ii) the owners have expressed preference for grassed areas over other landscaping treatments, (iii) the applicant will consider the suggestion to introduce larger caliper trees and replace some deciduous planting with conifers to provide a more interesting landscape treatment throughout the year, (iv) trees to be retained will be protected, and (v) there will be cross access to the property to the east through the subject property’s drive aisle.

### Staff Comments

Mr. Craig noted that (i) the applicant has undertaken efforts to ensure the retention of trees in the adjacent site such as introducing special grading along the edges of the subject site in proximity to the trees, (ii) the project will be designed to achieve an EnerGuide rating of 82, and (iii) one of the four townhouse units is designed as a convertible unit.

### Correspondence

None.

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**Gallery Comments**

None.

**Panel Discussion**

Discussion ensued regarding the proposed planting scheme in the proposed development and staff was directed to work with the applicant to review the planting scheme and consider introducing conifers and larger caliper trees.

The Panel commended the applicant for a well thought out project and provision for large outdoor amenity areas in a small project.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of four (4) three-storey townhouse units at 7088 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area in the "High Density Townhouse (RTH2)" zone from 1,800 m<sup>2</sup> to 1,000 m<sup>2</sup>.*

**CARRIED**

**3. Development Permit 15-708644**

(REDMS No. 5129866 v. 2)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue

INTENT OF PERMIT:

1. Permit the construction of 43 townhouse units at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.
  - (b) Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east west road.

**Applicant's Comments**

Karen Ma, Yamamoto Architecture Inc., provided background information on the proposed development and highlighted the following:

## **Development Permit Panel**

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- the subject site is a consolidation of four lots at the southwest corner of Granville Avenue and Lynas Lane;
- the project involves two new road extensions: the proposed north-south road at the east side of the subject site will connect to Lynas Lane and Lynwood Drive and the proposed east-west road bisecting the site will connect to Lynnwood Drive in the future when the neighbouring property to the west develops;
- nine meters of land are dedicated to the park along the southern edge of the site;
- the project's objective is to provide a strong streetscape along Granville Avenue and the proposed east-west road and a smaller scale streetscape along the proposed north-south road to provide an appropriate transition to the future single-family development to the east;
- units facing the streets have access to sidewalks;
- the large porches in townhouse buildings emphasize key corners;
- the northern and southern parts of the subject site will each have an outdoor amenity area; the southern outdoor amenity area is proposed to be located at the south edge of the site facing McKay Neighbourhood Park to provide visual connection to the park; and
- the project will be designed to achieve an EnerGuide rating of 82 and all units will be pre-ducted for solar hot water heating.

Fred Liu, Fred Liu and Associates Inc., briefed the Panel on the main landscaping features of the proposed development and noted the following:

- in order to protect existing trees on the adjacent property to the west, a portion of the internal drive aisle at the northern part of the site has been moved away from the west property line;
- the children's play areas include play structures for young children and a paved children's tricycle circle;
- smaller scale patios, i.e. 8 feet by 8 feet, are proposed to allow bigger grass areas in the backyards to enhance water permeability;
- three-foot high lattice fencing is proposed in the front yards for visual permeability and surveillance;
- interlocking pavers are introduced at the driveway entrance, drive aisle ends, intersections and some areas in the drive aisle to create visual interest;
- the City's Parks Department will determine the choice of tree species for planting along the boulevards in Granville Avenue and future north-south and east-west roads; and
- smaller trees will be planted in the backyards to minimize shading.

### **Panel Discussion**

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In response to queries from the Panel, Mr. Liu advised that (i) in addition to the enclosed play structure, the outdoor amenity areas also include bicycle parking stalls, mail boxes, seating under the trellis structures, and wood deck tree protection area, (ii) trees will be planted along the boulevard fronting Granville Avenue as part of the Servicing Agreement, and (iii) a four-foot high fence is proposed along the south edge of the southern outdoor amenity area.

In response to queries from the Panel, Mr. Craig commented that the trees to be protected on the adjacent property to the west have the potential to be retained in the future redevelopment of the property.

#### **Staff Comments**

Mr. Craig advised that (i) staff supports the two requested variances for the proposed development, (ii) the project will be designed to achieve an EnerGuide rating of 82, (iii) two convertible units are provided in the proposed development, and (iii) the Servicing Agreement associated with the proposal includes the construction of two new roads, frontage improvements along Granville Avenue, and a nine-meter park dedication at the south end of the site.

In addition, Mr. Craig noted that the City's Parks Department will determine the species of street trees to be planted on the City boulevards as part of the Servicing Agreement.

In response to a query from the Panel, Mr. Craig reviewed past road construction in the neighbouring townhouse development to the west, noting that the road network that will eventually connect the existing Lynwood Drive to the future east-west and north-south roads will be completed when the adjacent property to the west redevelops in the future.

In response to a further query from the Panel, Mr. Craig advised that the adjacent property to the east adjacent to the future north-south road is designated for a single-family development and is currently under a rezoning application, but the rezoning application requires the subject site to provide the road dedication for the new road.

#### **Gallery Comments**

Karen McDonald, 24-7111 Lynwood Drive, queried on the possible impact of the requested variance for the front yard setback along the south side of the new east-west road. Upon clarification by staff, Ms. McDonald noted that the requested variance will not impact on her property; however, she expressed concern regarding the current lack of parking spaces in the neighbourhood which she expects to worsen with the construction of the proposed development.

In response to a query from the Panel, Mr. Craig advised that (i) the proposed development meets the City's Parking Bylaw requirement, and (ii) on-street parking will be provided on the two new roads to be constructed.

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#### Correspondence

William and Judith Moffatt, 36-7111 Lynwood Drive (Schedule 1)

In response to the concern regarding the timeframe for connecting the existing Lynwood Drive cul-de-sac to the future east-west road, Mr. Craig advised that the connection will be subject to the redevelopment of the property to the west of the subject site (i.e., 5300 Granville Avenue). Mr. Craig further advised that there is currently no development application for the adjacent property to the west and previous efforts by the applicant to include the property in the subject development application were unsuccessful.

#### Panel Discussion

In response to a query from the Panel, Sara Badyal, Planner 2, advised that (i) the subject development meets the Parking Bylaw requirement, and (ii) in addition to the road dedication, the applicant has provided an additional right-of-way to allow on-street parking on the new roads in the subject site.

In response to a query from the Panel, Mr. Craig confirmed that the proposed development will provide 86 resident parking spaces and 9 visitor parking spaces, including 2 accessible parking spaces, for a total of 95 parking spaces.

In response to a further query from the Panel, Mr. Craig confirmed that the requested variances for the subject development were identified during rezoning.

The Panel acknowledged support for the project, noting that (i) the project is well thought out, (ii) parking concerns have been addressed by the applicant, and (iii) the adjacency of the park to the southern outdoor amenity area is a positive feature of the project.

#### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued which would:*

1. *Permit the construction of 43 townhouse units at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.*
  - (b) *Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east west road.*

**CARRIED**

#### 4. Date of Next Meeting: October 26, 2016

**Development Permit Panel**  
**Wednesday, October 12, 2016**

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**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:35 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, October 12, 2016.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

36-7111 LYNNWOOD DRIVE  
RICHMOND BC V7C 5S9

OCT. 11. 2016

604 274 8748

THE DIRECTOR  
CITY CLERK'S OFFICE  
RICHMOND CITY HALL

To Development Permit Panel
Date: Oct 12, 2016
Item #: 3
Re: DP 15-708644
7260 Lynnwood Drive and 5320, 5340, 5360 Granville Ave.

DEAR SIR,

RE: DP 15-708644

WE WOULD LIKE TO DRAW YOUR ATTENTION TO THE  
PARKING PROBLEMS AS YOU DECIDE TO APPROVE THIS  
BUILDING APPLICATION.

WE LIVE IN THE 155 UNIT TOWNHOUSE COMPLEX  
(AS YOU CAN SEE FROM OUR ADDRESS) NEXT TO THE PROPOSED BUILDINGS,  
AND PARKING IS A 'NIGHTMARE' NOW. LINFIELD GATE,  
LINDSAY ROAD, LYNNWOOD DRIVE AND LANE IS FILLED TO  
CAPACITY AND LOOKS LIKE A PARKING LOT.

PLEASE MAKE SURE THAT THEY HAVE MORE THAN  
ADEQUATE PARKING SPACES FOR THEIR RESIDENTS AND  
VISITORS. LYNAS LANE IS GOING TO BE FULL AND  
ALSO LYNNWOOD DRIVE, OFF OF HEDWAY RD.

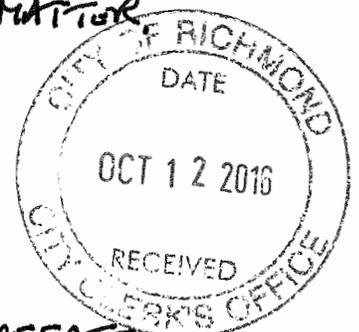
MENTIONING LYNNWOOD DRIVE, WHEN WILL IT BE  
CONNECTED? WE MOVED IN HERE IN 1997 AND WAS  
ASSURED THAT THIS WAS IN YOUR FIVE-YEAR PROJECT  
TO JOIN THE ROAD! AT LEAST PLEASE PUT A  
NO-PARKING LANE THROUGH AND THROUGH THE PROPOSED  
PARK 5300 GRANVILLE. 19-20 YEARS LATER IS BETTER  
THAN NEVER!

THANK YOU FOR YOUR ATTENTION TO THIS MATTER

BEST REGARDS

  
W.R. Moffatt

MR & MRS WILLIAM & JUDITH MOFFATT





City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** October 4, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 15-709934

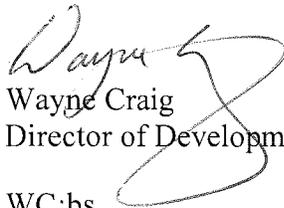
**Re:** Application by Citimark-Western Wembley Project Ltd. for a Development Permit  
at 4991 No. 5 Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 109-unit townhouse development at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.
  - b) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.

  
Wayne Craig  
Director of Development

WC:bs

Att.

## Staff Report

### Origin

Citimark-Western Wembley Project Ltd. has applied to the City of Richmond for permission to develop a 109-unit townhouse development, consisting of 96 three-storey townhouses, 13 two-storey townhouses and a two-storey amenity building at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)". The site formerly contained a privately owned commercial recreation complex. A Servicing Agreement (SA 16- 721381) for frontage improvements, storm sewer upgrades and sanitary sewer extension is a consideration of rezoning.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north, existing single-family dwellings fronting onto Dewsbury Drive on lots zoned Single Detached (RS1/E).
- To the east, existing single-family dwellings fronting onto No. 5 Road on lots zoned Single Detached (RS1/E), and across No. 5 Road is a rear lane and Ministry of Transportation and Infrastructure (MOTI) right-of-way for BC Highway 91.
- To the south, MOTI right-of-way for BC Highway 91.
- To the west, MOTI right-of-way for BC Highway 99.

### Rezoning and Public Hearing Results

Interface Architecture Inc. applied to the City of Richmond in 2011 for permission to rezone 4991 No. 5 Road from the "School & Institutional Use (SI)" zone to the "Medium Density Townhouses (RTM2)" zone under rezoning application RZ 11-593406. The Public Hearing for the rezoning of this site was held on November 18, 2013 and the rezoning Bylaw 8986 was given third reading that date.

The rezoning application anticipated a 108-unit townhouse development, including an amenity building and a floor area ratio (FAR) of 0.65, reduced 2.2 m rear yard setback and reduced 2.3 m exterior side yard setback at the southwest edge of the site and 90% tandem parking.

At the Public Hearing, the following concerns about rezoning the property were expressed by the public:

- Vehicular traffic along No. 5 Road, including speeding, volume, congestion, drivers ignoring the pedestrian activated crosswalk at McNeely Drive and a request for a signalized traffic light for the intersection of No. 5 Road and Dewsbury Drive.
- Single-family residential rezoning preferred.

*The applicant carefully considered the input they received and submitted a revised proposal in the subject Development Permit application, including an increase to the setback at the southwest edge of the site, an increase to the number of side-by-side garages to reduce the number of parking spaces to be provided in tandem arrangement, while maintaining the allowed 0.65 FAR density, accommodating one additional townhouse unit and providing visitor parking in excess of the Zoning bylaw requirement.*

*City Transportation staff do not have concerns with the revised proposal. City Transportation staff are reviewing the general area for signalized traffic control need over the next few years, including a pedestrian activated special crosswalk at the intersection of No. 5 Road and Dewsbury Road to help pedestrians cross No. 5 Road and to deter speeding. Staff will also continue to monitor traffic operations along this corridor and make any necessary changes to the existing roadway line markings and traffic signage to further improve pedestrian safety at crosswalks.*

### **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 and complies with the "Medium Density Townhouses (RTM2)" zone except for the zoning variances noted below.

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

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

- 1) Reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.

*(Staff supports the proposed setback variance as it results from the narrow No. 5 Road frontage at the east end of the site, the angled exterior side yard at the west end of the site and the increased density provided in response to Planning Committee comments through the rezoning. The proposed exterior side yard varies from 3.6 m at the amenity building, 5.47 m at the southwest corner of the furthest west building and 29 m at the central outdoor amenity area. The proposal has been revised since Public Hearing, animating No. 5 Road with a fully accessible two-storey amenity building and redesigning proposed building 19 with a larger setback than was identified in the rezoning staff report.)*

- 2) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.

*(Staff supports the proposed variance as the length of the site results in a site plan that is best serviced for resident moving needs by accommodating medium size SU-9 manoeuvring throughout the site instead of limiting loading to a designated space.)*

### **Advisory Design Panel Comments**

The Advisory Design Panel supported the design of the project and the design has been improved by incorporating some of the Design Panel suggested design changes. A copy of the

relevant excerpt from the Advisory Design Panel Minutes from June 8, 2016 is attached for reference (Attachment 2). The design response from the applicant is acceptable to staff and has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

## **Analysis**

### ***Conditions of Adjacency***

- The proposed stepped building heights, siting and orientation of the buildings generally address the massing of the surrounding residential developments.
- A two-storey indoor amenity building is proposed along No. 5 Road. A landscape area will be provided along the north side of the driveway from No. 5 Road; providing a buffer between the proposed development and the side of the adjacent single-family property located at 4951 No. 5 Road.
- Along the portion of the east property line adjacent to back yards of neighbouring single-family homes, the proposed interface includes three-storey building height for five townhouses with townhouse back yard condition and a 6 m setback. An existing hedge located on the adjacent property to the east is to be protected and the northeast unit includes a 0.68 m projection into the 6 m setback for a small ground level kitchen bay, which would be screened by the existing hedge.
- Along the majority of the north property line adjacent to back yards of neighbouring single-family homes, the proposed interface includes two-storey end units with passive townhouse side yard condition and a 3 m setback. At the narrow west end of the site, the proposed interface includes a three-storey building height for four townhouses with townhouse back yard condition with a 6 m setback.
- Three (3) trees and two (2) hedges located on adjacent properties to the north and east are to be protected with tree protection areas on the subject site and 1.8 m height solid wood fencing will be provided along the entire length of shared north and east property lines to provide screening between the development and adjacent rear yards of neighbouring single-family homes.
- Along the south property line adjacent to MOTI right-of-way for BC Highways 91 and 99, the proposed interface includes a landscape buffer and 1.8 m height solid wood fencing to provide screening and a barrier between the development and adjacent highway lands. Registration of a legal agreement was secured through the rezoning to ensure that the landscaping is maintained and not be abandoned or removed.
- The proposal includes the construction of sound barrier fencing in the MOTI right-of-way to the south. The requirement was secured through the rezoning and is being designed and constructed through a separate agreement with the Ministry of Transportation and Infrastructure (MOTI).

### ***Urban Design and Site Planning***

- The proposed site layout provides a pedestrian-oriented streetscape with the indoor amenity building, tree retention, landscaping, low fencing and pedestrian entry provided on the No. 5 Road frontage.
- The proposed site layout includes an indoor amenity building, west and central outdoor amenity spaces, 109 townhouses in 19 buildings, a common east-west drive aisle along the

south edge of the site, seven (7) shorter north-south drive aisles and visitor parking provided throughout the site.

- Front entries for twelve (12) of the buildings are proposed to be accessed from pedestrian mews. The front entries for the other seven (7) buildings are proposed to be accessed from the drive aisles.
- The development proposal includes one (1) driveway from No. 5 Road.
- All units have two (2) vehicle parking spaces in enclosed garages. A total of nine (28) visitor parking spaces; including two (2) accessible visitor parking spaces, are proposed; which exceed the minimum bylaw requirements. Both residential and visitor bicycle parking are provided and are also in compliance with the Zoning Bylaw requirements.
- The west and central outdoor amenity spaces benefit from casual surveillance opportunities and sun exposure. The size and location of the outdoor amenity spaces is appropriate in providing open landscape and amenity space convenient to all of the units.
- Garbage, recycling and organic waste will be collected door to door; with storage space provided in individual unit garages.

#### ***Architectural Form and Character***

- The architectural style of the proposed townhouses will complement the existing residential character of the neighbourhood.
- The street fronting two-storey 8.2 m tall indoor amenity building along No. 5 Road is designed with a flat roof and vertical elevator projection treated like a chimney with cultured stone to minimize its appearance. The modest two-storey massing addresses the existing single-family character to the north and provides a contemporary architectural character.
- Most of the internal buildings along the north property line are designed to present two-storey end units with a more traditional residential low slope gable roof character to minimize the apparent height of the buildings and as a transition to the single-family homes to the north. The furthest west building at the narrow end of the site is designed to present a four-unit three-storey building with a greater setback to the property line and gable roof with low gable and shed roof elements to minimize the apparent height of the buildings and as a transition to the single-family homes to the north.
- The proposed mix of materials, colour palette, two colour schemes and combination of building projections and recesses integrated into the design, provide visual interest and character for the proposal.
- The internal drive aisle character has been enhanced with a mix of single and double width garage doors, transom windows, areas of cultured stone cladding and planting islands. In addition, 7 of the 19 buildings have front entries that face the drive aisles.
- The proposed building materials (laminated asphalt roof shingles, vinyl and Hardi lap siding, Hardi panel siding with reveals, Hardi board and batten siding, cultured stone veneer, vinyl windows, wood trim/post/band/bracket, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and are generally compatible with the single-family character of the neighbourhood.

#### ***Landscape Design and Open Space Design***

- Tree preservation was reviewed at rezoning stage. Eleven (11) existing on-site trees were identified for removal. Ten (10) on-site trees were identified for retention (trees #522, 570, 572, 574, 575, 576 and tree group #571). Three (3) Japanese maple trees (trees #526, 527 &

528) were identified for retention and relocation on-site. Subsequent to the tree review at rezoning, the three (3) Japanese maple trees became infected with disease and now will not survive transplanting.

- The Ministry of Transportation and Infrastructure (MOTI) issued a permit to the developer to remove the invasive 39 trees and underbrush that had established itself in the engineered highway embankment within the Provincial highway lands immediately south of the site.
- Fourteen (14) existing on-site trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 28 replacement trees are required. The applicant is proposing to plant 193 new trees on site.
- Three (3) existing off-site trees and two (2) existing off-site hedges located on adjacent properties to the north and east are to be protected with tree protection areas on the subject site. Areas of proposed low retaining wall along the north property line will be located outside of the tree protection zone.
- The No. 5 Road streetscape is enhanced with the retention of an existing 26 cm diameter tree at the southeast corner of the site, planting, low fencing and a pedestrian entry to the site that connects to pedestrian routes provided throughout the site.
- Each unit will have either a front yard accessed from a pedestrian mews, or a private rear yard. Yards will be fenced and treated with landscaping and an area of patio pavers. Various hedges, shrubs and ground covers, as well as perennials and grasses, have been selected to ensure the landscape treatment remains interesting throughout the year.
- The outdoor amenity areas include areas that allow for flexible use by children or adults. A fence enclosed play area for young children includes a covered sandbox and climbing play equipment with slides, activities, and resilient rubber surfacing. Benches, picnic tables, open lawn area, landscaping and tree planting are also provided.
- A two-storey accessible indoor amenity building is proposed at the entry to the site fronting No. 5 Road, consistent with the OCP.
- The entrance driveway, vicinity of the central outdoor amenity area and drive aisle intersections will be treated with permeable interlocking pavers for visual interest and site permeability.
- The proposal includes a landscape buffer and 1.8 m height solid wood fence screening along the south property line adjacent to MOTI right-of-way for BC Highways 91 and 99.
- In order to ensure that the proposed landscaping works are completed and trees protected, the applicant is required to provide a landscape and tree protection security of \$539,725 as a condition of the Development Permit.
- The applicant has entered into a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. After construction is complete, the arborist will submit a post-construction impact assessment to the City for review. A copy of the contract is on file.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities occurring on-site.

### ***Crime Prevention Through Environmental Design***

- The driveway entry is treated with permeable interlocking pavers; differentiating the private site from the City's sidewalk public space.

- Each unit has either a front yard space or a back yard space with planting area and patio areas and is separated from neighbouring yards by fencing, identifying the boundaries of the private yard spaces.
- Unit entries are clearly visible and not deeply recessed. Windows provide natural surveillance from units to on-site drive aisles and outdoor amenity areas.

### ***Sustainability***

- The applicant has agreed to register a legal agreement on title prior to the issuance of the Development Permit to ensure that the development is designed and constructed to achieve an EnerGuide rating of 82 and include pre-ducting for solar hot water heating. Detailed information is required to be included in the Building Permit application.
- A Certified Energy Advisor has confirmed that the proposed townhouses 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 advises that the required EnerGuide rating of 82 would be achieved through the use of a geothermal ground source system, geexchange heat pump and electric heating mechanical equipment located inside each unit along with energy star appliances and low flow plumbing fixtures.

### ***Accessible Housing***

- The proposed development includes seven (7) convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a wheelchair platform lift at the stairway.
- 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; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### ***Noise Mitigation***

- The proposed site is subject to overhead aircraft noise and highway traffic noise. Registration of a legal agreement on title was secured through the rezoning to ensure that the development is designed and constructed in a manner that mitigates potential aircraft noise and highway traffic noise and ensures the thermal comfort of residents. An acoustic report was received and is on file. Detailed information is required to be included in the Building Permit application.
- The required indoor noise and thermal comfort levels are proposed to be achieved through building envelope upgrades identified in the acoustic report and geothermal ground source system air conditioning to ensure the comfort of residents during the summer months.

### ***Affordable Housing***

- The developer is participating in the City's Affordable Housing strategy. A voluntary contribution of \$279,101 was secured through the rezoning.

**Public Art**

- The developer is participating in the City's Public Art program. A voluntary contribution of \$104,663 was secured through the rezoning.

**Conclusions**

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

*Sara Badyal*

Sara Badyal  
Planner 2  
SB:bs

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

1. Final adoption of Zoning Amendment Bylaw 8986
2. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no Building Permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
3. Submission of proof of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the 10 on-site trees to be retained, and two (2) hedges and three (3) trees on neighbouring residential properties to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (no less than four), and a provision for the Arborist to submit a post-construction assessment report to the City for review. Tree protection fencing is to be installed on-site prior to any demolition or construction activities occurring on-site. The project Arborist has recommended removal of some trees from neighbouring residential and MOTI property due to poor condition. A tree removal permit application may be submitted to the City for consideration with written authorization from the owner of the property where the tree is located.
4. Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$539,725.00; Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping has been installed as per Development Permit, as well as the Post Construction Impact Assessment Report from the Arborist; confirming that the protected trees survived the construction, are reviewed by staff.

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

- Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes regarding: tree protection, convertible units, aging in place, sustainability, fire suppression sprinkler systems, private on-site hydrants, and opportunities for fire trucks to turn around on-site.
- Submission of reports with recommendations prepared by an appropriate registered professional and incorporation of the identified acoustic and thermal measures in Building Permit (BP) plans.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



DP 15-709934

Attachment 1

Address: 4991 No. 5 Road

Applicant: Citimark-Western Wembley Project Ltd. Owner: Citimark-Western Wembley Project Ltd.

Planning Area(s): East Cambie

	Existing	Proposed	
Site Area	19,945.7 m <sup>2</sup>	19,945.7 m <sup>2</sup>	
Land Uses	Vacant	Multi-Family Residential	
OCP Designation	Neighbourhood Residential	Complies	
Aircraft Noise Sensitive Development Policy	Area 2: High Aircraft Noise Sensitive Land Uses (except new single family) may be considered	Complies	
Flood Construction Level	2.9 m GSC or 0.3 m above crown of road	Complies	
Zoning	Medium Density Townhouses (RTM2)	Variances noted below	
Number of Units	Vacant	109 Townhouses & Amenity building	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.65	0.65	None permitted
Lot Coverage: Building Non-porous surface Landscaping	Max. 40% Max. 65% Min. 25%	38% 64 % 25 %	None
Setbacks: No. 5 Rd (East) Interior Side Yard (East) Interior Side Yard (North) <b>Exterior Side Yard (South)</b> Rear Yard (West)	Min. 6 m Min. 3 m Min. 3 m <b>Min. 6 m</b> Min. 3 m	8 m 5.3 m to 6 m 3 m to 6 m <b>3.6 m to 29 m</b> 7.7 m to 26 m	<b>Variance Requested: 2.4 m Decrease at Amenity Building 0.53 m Decrease at Building 19</b>
Height	Max. 12 m (3 storeys)	12 m (3 storeys)	None
Lot Size: Width Depth	Min. 30 m Min. 35 m	64 m (average) 306 m (average)	None
Parking Spaces: Resident Visitor Accessible Total	218 22 (2) 240	218 28 (2) 246	None
Small Car Parking Spaces	Max. 50%	32%	None
Bicycle Parking Class 1 Class 2	137 22	149 22	None
<b>Loading Spaces Manoeuvring</b>	<b>Medium SU-9 Large WB-17</b>	<b>None Medium SU-9</b>	<b>Variance Requested: Providing SU-9 Manoeuvring</b>
Tandem Parking Spaces	Max. 50%	37%	None
Indoor Amenity Space	Min. 100 m <sup>2</sup>	161 m <sup>2</sup>	None
Outdoor Amenity Space	Min. 654 m <sup>2</sup>	670 m <sup>2</sup>	None

**Annotated Excerpt from the Minutes from  
Advisory Design Panel Meeting**

**Wednesday, June 8, 2016**

2. DP 15-709934      109-unit townhouse development  
Architect:            Salehi Architect Inc.  
Location:             4991 No. 5 Road

**Panel Discussion**

*Comments from the Panel were as follows:*

- appreciate the site planning and breaking up of the long and narrow site to create a community feel; also appreciate the node at the centre; consider further ways for the proposed development to engage the front street and integrate more with the surrounding development; also consider integrating public art to enhance the sense of community in the proposed development; – **Considered. Amenity building and landscaping located on very limited No. 5 Road frontage to animate and enhance the streetscape. Contribution provided for Public Art.**
- appreciate the staff comments regarding the possible opportunity for accommodating stacked closets for future vertical access in the proposed adaptable units; the applicant is encouraged to consider the potential for accommodating stacked closets; – **Considered. Convertible unit type A revised to accommodate a wheelchair platform lift, which would transport a person in their wheelchair up the staircase.**
- ensure that the width of the pocket door in the powder room on the ground floor of the adaptable units will accommodate a person in wheelchair; also ensure appropriate distance between the sink and the toilet to allow easy access and use by a person in wheelchair; – **Considered. Accessible washroom provided on the second floor level, main floor powder room is not large enough to accommodate wheelchair turning.**
- most washrooms use inward-opening doors; consider replacing with outward-opening doors which are safer to use by older persons; – **Incorporated.**
- appreciate the site planning for the proposed development which maximizes sun exposure on both sides of the units throughout most of the development; – **Noted.**
- consider design development to differentiate the intersections of the main east-west internal driveway with each of the north-south drive aisles to assist in wayfinding, e.g. through introducing landscaping and/or articulation of end conditions of north-south drive aisles; appropriate use of colour schemes for townhouse units will also facilitate wayfinding; – **Permeable pavers incorporated at intersections.**
- appreciate the central amenity area which provides a neighbourhood atmosphere; however, the space for proposed park/outdoor activity area at the western end of the subject site appears tight due to proposed plantings in the area; consider eliminating the park and introduce a cul-de-sac to provide more usable open space for residents; – **Considered.**

***Outdoor amenity area retained and enhanced at the west end of the site for resident amenity and required tree protection area.***

- overall, the proposed development is successful and creates a good neighbourhood feel in a challenging site; – ***Noted.***
- the proposed development appears quite dense at 0.65 FAR; nice job accommodating the density; orientation of the internal drive aisles within the site is appropriate as it brings additional daylighting to the townhouse units; – ***Noted.***
- townhouse blocks with central pedestrian mews are more successful than those with adjoining backyards; townhouse blocks without mews in the center do not provide a clear demarcation for pedestrian circulation along the north-south internal drive aisles; – ***Considered. Central mews retained to provide a variety of units in the development. The dead end drive aisle ends are relatively short, expected to experience low traffic and highlighted with areas of permeable pavers at both ends, which will enhance wayfinding and the pedestrian experience.***
- consider opportunities for improvements at the intersections of the main internal driveway with the internal drive aisles; consider introducing a small cluster of trees at the end of the internal drive aisles to enhance the buffering for the townhouse units and create a visual destination; – ***Trees, hedges and shrubs added to enhance drive aisle ends.***
- applicant needs to provide more details on how the proposed colour schemes are to be applied/distributed in the proposed development; consider adding a third colour scheme, even a subtle variation to the proposed two colour schemes, due to the size of the proposed development; – ***Considered. Two colour schemes are proposed throughout the project, highlighting different zones from east to west.***
- overall, the proposed development is successful and the proposed density is appropriate for the subject site; – ***Noted.***
- appreciate the proposed sustainability features of the project; also appreciate the proposed geothermal ground source heat pump system; applicant is advised to be aware of the challenges of the proposed system, e.g. location of boreholes and need for a mechanical closet in each unit; – ***Noted.***
- applicant is advised to use the correct terminologies in the project’s design rationale report submitted to the Panel; should use the terms “geoexchange heat pump with electric heating”, “energy star appliances” and “low flow fixtures” to accurately describe the proposed sustainability features and building energy performance of the project; – ***Incorporated.***
- two colour schemes are adequate for the proposed development; applicant needs to consider rhythm and pattern as the motorist/pedestrian enters the main internal driveway; – ***Incorporated.***
- appreciate the applicant providing seven convertible units; provision for future chairlifts in convertible units is a more efficient universal design feature; – ***Refer to comment above.***
- the proposed geoexchange heating system is a significant contribution to the project; proximity of the townhouse buildings to Highway 91 is not a concern if the applicant complies with the recommendations of the acoustic report; – ***Noted.***

- use of permeable pavers in the proposed development is more generous than the typical townhouse development; appreciate the provision of pedestrian circulation points, e.g. sidewalks along the sides of the driveway and walkways along the mews; – ***Noted.***
- appreciate the proposed amenity building which has a different architectural style than the rest of the project; – ***Noted.***
- proposed pocket park adjacent to No. 5 Road will have limited use; consider eliminating the pocket park and introduce two layby spaces for picking up mails; the proposed move will eliminate two parking spaces to the left of the amenity space and increase the outdoor/patio space for the amenity building; – ***Considered. Visitor parking is provided adjacent to amenity building with mailboxes and further away from the arterial No. 5 Road. Landscaping along the driveway provides screening to the adjacent single-family home and enhances the streetscape.***
- appreciate the corner windows; review the details on the diagonal elements which are not consistent with the geometry of the proposed architecture; – ***Considered. The diagonal elements are provided as architectural features and to reduce the apparent mass of the building with lowered gable ends.***
- concerned with Unit 109 in Building 19 which is very close to the face of the wall of Highway 91; consider turning/angling the windows of the unit away from the highway; – ***Considered. The retaining wall is lower than depicted in the model, approximately 2 feet below the main floor, acoustic attenuation will be provided and the setback was increased from the previous rezoning application scheme.***
- Building 19 is a tall building and its windows are overlooking the neighbours; consider introducing appropriate landscaping to address overlook issues; – ***Taller trees were added to enhance screening. Building 19 has 4 units that are oriented with north and south views and a greater 6 m setback from the shared north property line. The number of units with north facing views was reduced to 4 units from the 8 units proposed through the previous rezoning application scheme.***
- support the comment to consider replacing the pocket park at the entrance to the site with laybys; – ***Refer to comment above.***
- appreciate the proposed amount of unit pavers but applicant needs to ensure consistency of use on the site; support the comment to accentuate the internal drive aisles intersections by introducing unit pavers in each intersection to differentiate each intersection and facilitate wayfinding; – ***Refer to comment above.***
- review the spacing in the proposed planting for the project; plant spacing information needs to be added in the plant list; support high density planting as it adds visual value to the project; – ***Plant spacing added to plant list and specified to provide adequate coverage of evergreen groundcover for year round visual interest.***
- review proposed use and location of porous asphalt as it has maintenance requirements over time; consider replacing with permeable pavers, which are successful over time; – ***Considered. Porous asphalt reviewed with civil Engineer and contractors and provided to enhance permeability in low traffic parking areas. Permeable pavers reserved for more visually dominant drive aisle areas.***

- consider enhancing the landscaping at the drive aisle ends to provide relief to the long rows of garages; appreciate the proposed planting between townhouse garages; – ***Refer to comment above.***
- support the comment to review the proposed park/activity space at the western end of the subject site; consider how to make the space more usable for the whole development, e.g. by introducing appropriate landscaping treatment to make it more welcoming and not read as a side yard to Unit 109 in Building 19; – ***Enhanced with picnic table area, benches and entry trellis.***
- the central amenity area needs further design development; review the choice of play equipment; consider enhancing the buffering for the adjacent townhouse units to address privacy issues; – ***Tree placement revised for screening. Play equipment includes covered area, stairs, activities and slide.***
- proposed plant palette is suitable for the proposed development; however, (i) ensure right soil condition and species for honey locust trees to prevent maintenance issues and (ii) ensure appropriate scale for the proposed horse chestnut trees which can grow into massive trees; and – ***Soil specifications are included in the landscape plan and Red Horse Chestnut tree species chosen is smaller, does not bear nuts and will feature pink to red flowers.***
- appreciate the proposed sidewalk through the proposed development – ***Noted.***

#### **Panel Decision**

It was moved and seconded

***That DP 15-709934 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***

**CARRIED**



No. DP 15-709934

To the Holder: CITIMARK-WESTERN WEMBLEY PROJECT LTD.  
Property Address: 4991 NO. 5 ROAD  
Address: C/O REZA SALEHI  
SALEHI ARCHITECT INC.  
2030 MARINE DRIVE, UNIT 433  
NORTH VANCOUVER, BC V7P 1V7

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 exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.
  - b) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.
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 #36 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 \$539,725.00 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 15-709934**

To the Holder: CITIMARK-WESTERN WEMBLEY PROJECT LTD.

Property Address: 4991 NO. 5 ROAD

Address: C/O REZA SALEHI  
SALEHI ARCHITECT INC.  
2030 MARINE DRIVE, UNIT 433  
NORTH VANCOUVER, BC V7P 1V7

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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

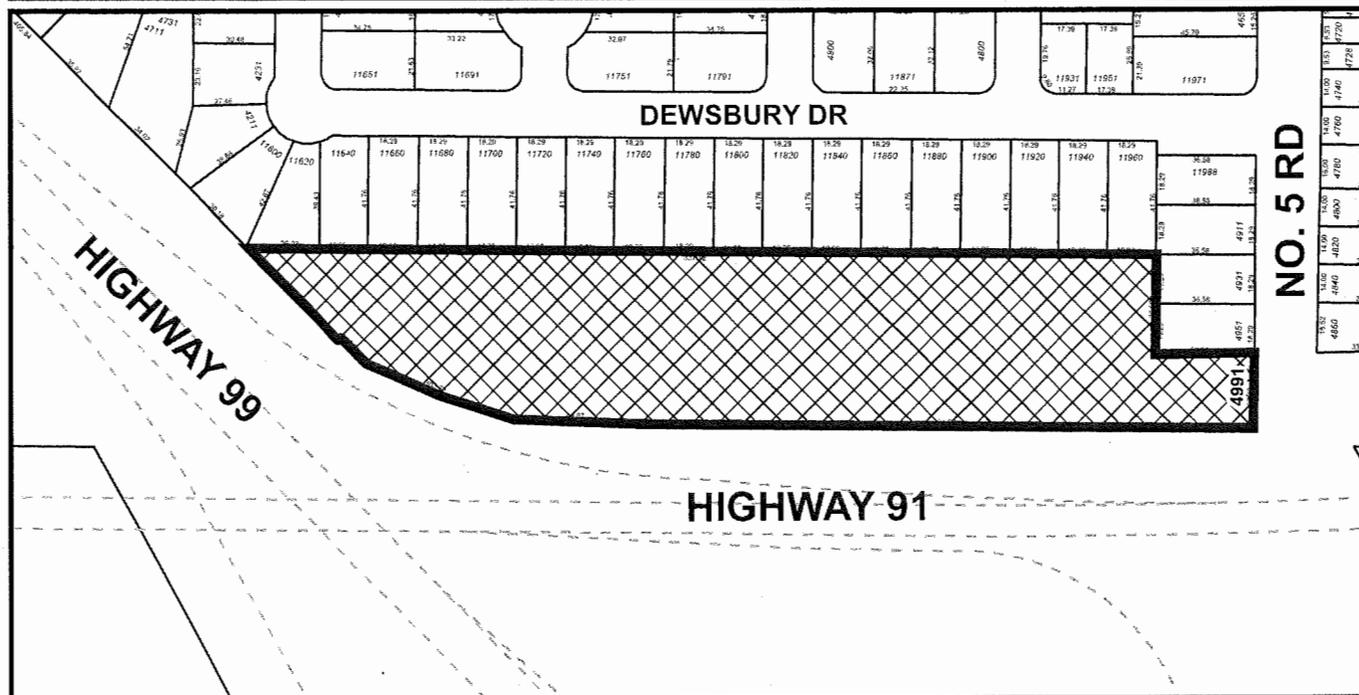
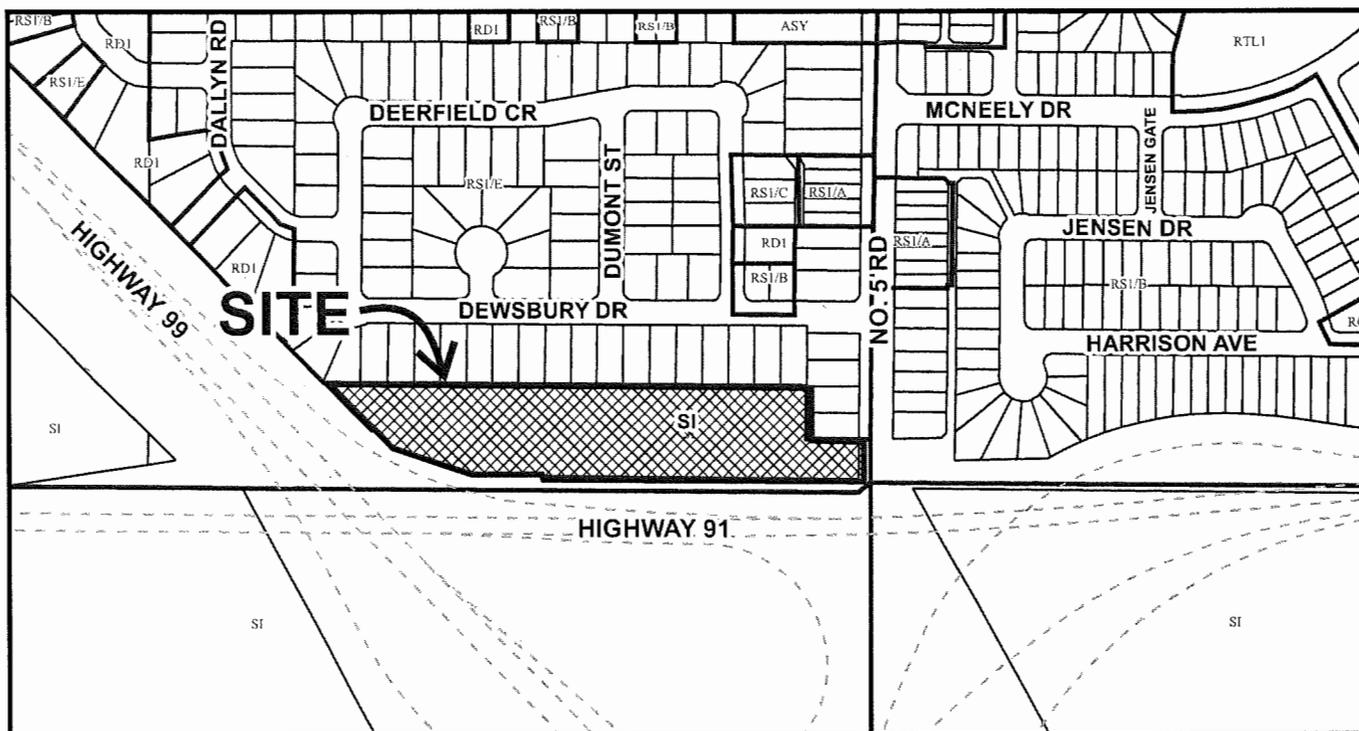
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 15-709934 SCHEDULE "A"

Original Date: 10/05/15

Revision Date: 09/27/16

Note: Dimensions are in METRES

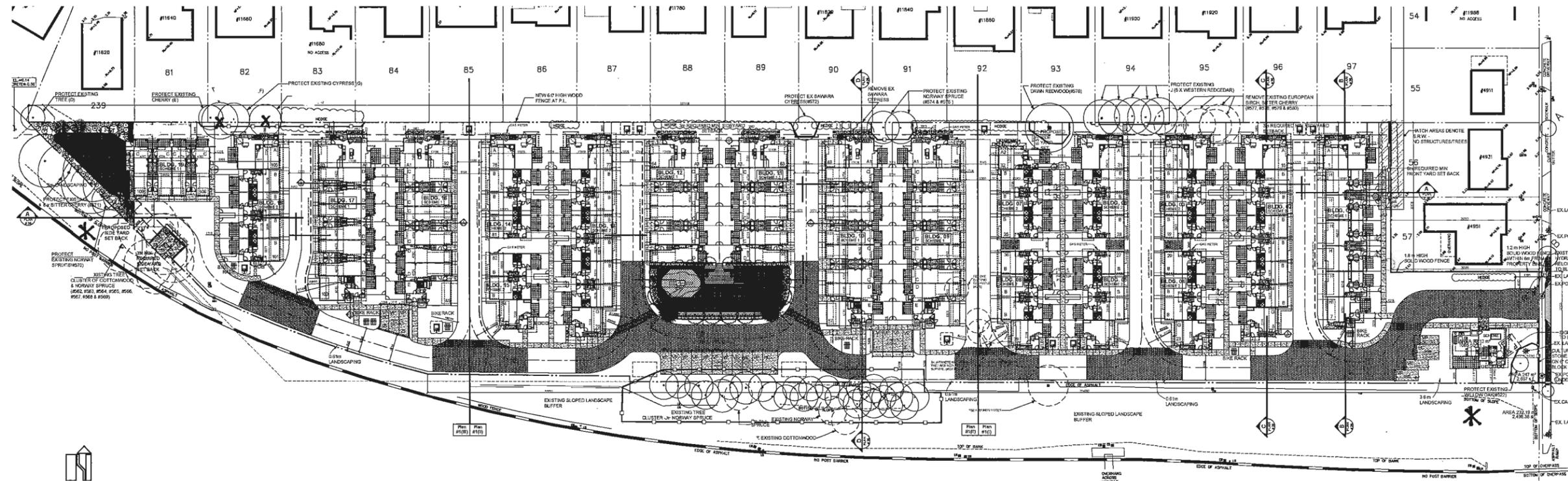


Notes:

- Variances included to:
  - reduce exterior side (south) yard from 6 m to 3.6 m at amenity building and 5.47 m at southwest corner of site as per DP plans
  - reduce loading from 1 medium loading space and manoeuvring for large tractor trailer truck to manoeuvring for medium truck
- 2 accessible parking spaces.
- 7 convertible townhouse units.
- Aging in place features in all townhouse units.
- Existing tree and hedge protection as per Tree Management DP Plan. 10 trees required to be protected on-site. 5 trees and 2 hedges on neighbouring properties to north and east required to be protected on-site. Tree protective fencing and contract for Certified Arborist supervision required. Trees on MOTI highway lands to be removed via separate permit issued by MOTI.

Notes (cont.):

- Development is required to be designed and constructed to meet EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per legal agreement.
- Development is required to be designed and constructed to meet indoor acoustic and thermal criteria as per legal agreement.
- Development is required to construct Highway landscape buffer on-site as per legal agreement.
- Retaining walls are not permitted in right-of-way areas or tree protection zones without prior written approval from the City.
- Off-site works via separate required Servicing Agreement for frontage improvements, storm & sanitary sewer upgrades.
- Acoustic barrier required to be constructed on MOTI highway lands via separate permit issued by MOTI.



SITE PLAN - PLAN #1

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF SALEHI ARCHITECT INC. AND IS NOT TO BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION FROM THIS DRAWING IS FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DIMENSIONS ONLY ARE PROVIDED AS A GUIDE FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL IS NOT CONTRACTED.

NO. 1 ISSUED FOR  
NO. 2 ISSUED FOR  
NO. 3 GENERAL PERM  
NO. 4 PER-SECTED P  
NO. 5 ISSUED FOR

Plan 1 Oct 4, 2016  
DP 15-709934

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL: 778-666-7833  
EMAIL: r.salehi@salehiarchitect.com

CLIENT:  
CITIMARK PROPERTIES CORP.

PROJECT NO. 02 - 15

PROJECT:  
PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

DRAWING TITLE:  
SITE PLAN

SEAL

PLAN #1

DATE: 05-12-2015 DRAWN: K.S.  
SCALE: 1/400 CHECKED: R.S.

ZONING SUMMARY Zoning and Development Bylaw No. 8500

<p>LEGAL DESCRIPTION: PARCEL ID: 006-160-859 LOT 63 SECTION 36 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 41571</p> <p>LOT SIZE: 214,693 sf = 4.93 ACRES [19,945.70 m<sup>2</sup>]</p> <p>EXISTING ZONING: SCHOOL &amp; INSTITUTIONAL USE (SI)</p> <p>PROPOSED ZONING: MEDIUM DENSITY TOWNHOUSES (RTM2)</p>		<p>PARKING REQUIRED: 2.0 / DWELLING UNIT + 0.2 VISITOR / UNIT</p>	
<p>DENSITY: MAX FAR = 0.65 + 0.10 FAR (for AMENITY) 214,693 X 0.65 = 139,550 [12,964.67 m<sup>2</sup>]</p>		<p>PARKING PROVIDED:</p>	
<p>LOT COVERAGE: 40% MAX</p>		<p>SMALL CAR RATIO: LESS THAN 50%</p>	
<p>YARD SETBACKS: AT ROAD (E) 19.69 ft [6 m] MIN. YARD (E) 19.69 ft [6 m] - EAST PROPERTY LINE YARD (N) 9.84 ft [3 m] MIN.</p>		<p>TANDEM SPACES: LESS THAN 50%</p>	
<p>EXTERIOR SIDE YARD (S) 19.69 ft [6 m] MIN.</p>		<p>BICYCLE PARKING: CLASS 1: 1.25 / UNIT 109 x 1.25 = 137 bikes CLASS 2: 0.2 / UNIT 109 x 0.2 = 22 bikes</p>	
<p>YARD PROJECTIONS: BALCONY/PORCH</p>		<p>AMENITY SPACE: INDOOR: MIN. 100 m<sup>2</sup> OUTDOOR: MIN 654 m<sup>2</sup> (6 / UNIT)</p>	
<p>MAIN FLOOR (UNIT A1) ELEC. ROOM 2 ft [0.6 m] MAX. SIDE/REAR BUILDING HEIGHT: 39.37 ft [12 m] / 3-STOREY</p>		<p>INDOOR AMENITY BUILDING: 1703.74 sf [158.34 m<sup>2</sup>] OUTDOOR AMENITY SPACE: CENTRAL PARK: 4,858.24 sf [451.51 m<sup>2</sup>] POCKET PARK AT ENTRY: 2,657 sf [247 m<sup>2</sup>] TOTAL OUTDOOR AMENITY: 7,515.24 sf [698.51 m<sup>2</sup>] TOTAL OUTDOOR AMENITY: 6.40 m<sup>2</sup> PER UNIT</p>	
<p>TARGET ZONING MAX FAR = 0.65 + 0.10 FAR (for AMENITY) 214,693 X 0.65 = 139,550 [12,964.67 m<sup>2</sup>]</p>		<p>PROJECT SPECIFICS (PROPOSED) PROPOSED FAR = 0.65 = 139,507.90 sf [12,965.42 m<sup>2</sup>] 37.26 % (7,411.88 / 19,945.70 m<sup>2</sup>) 26.24 ft [8.0 m] - EAST AT NO.5 ROAD 19.69 ft [6 m] - EAST PROPERTY LINE 9.84 ft [3.0 m] &amp; 19.69 ft [6 m] - NORTH INTERIOR LOT LINE 11.81 ft [3.6 m] - (AMENITY BLDG) 17.95 ft [5.47 m] - (BLOCK 19) (4 X UNIT C) 5'-6" X 11'-0" [1.68 X 3.53M] I (UNIT A1) - 2'-2.5" X 10'-6" [0.67 X 3.20M] (6 X UNIT A1) 6" X 12'-6" [0.15 X 3.81M] 39.37 ft [12 m] / TO ROOF PEAK</p>	

109 Dwelling units: 109 x 2.0 = 218  
Visitor spaces: 109 x 0.2 = 22 240 Total

Dwellings:	no. units	per unit	Std	small	total
7 x A	1 std, 1 sm	7	7	7	14
6 x A1	1 std, 1 sm	6	6	6	12
1 x A2	1 std, 1 sm	1	1	1	2
39 x B	1 std, 1 sm	39	39	39	78
28 x C	2 std tand	56	-	56	-
12 x D	2 std tand	24	-	24	-
4 x E	1 std, 1 sm	4	4	4	8
6 x G	1 std, 1 sm	6	6	6	12
5 x H	1 std, 1 sm	5	5	5	10
1 x H1	1 std, 1 sm	1	1	1	2
Total:		149	69	218	

Visitors: 24 4 28

69 SPACES = 31.65 %  
80 OUT OF 218 = 37 %  
REQUIRED: 2 PROVIDED: 2

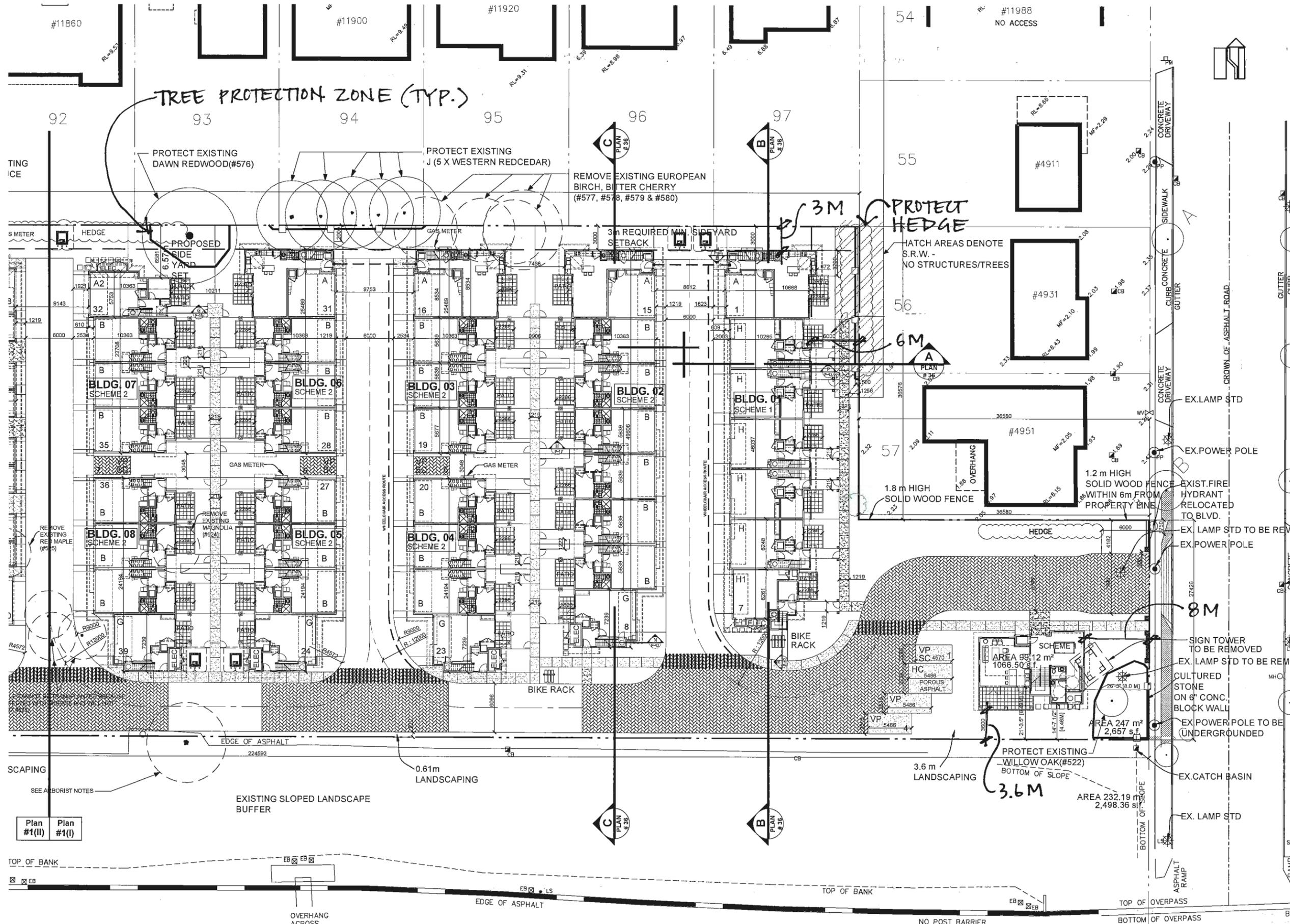
Unit	A	A1	A2	B	C	D	E	G	H	H1	TOTAL
Class 1h	14	12	-	-	28	24	8	12	10	-	108
Class 1v	-	-	1	39	-	-	-	-	-	1	41
Class 2	-	-	-	-	-	-	-	-	-	-	22

UNIT AREA CALCULATION (SQ.M)

NO. OF UNITS	UNIT TYPE	GROUND FL AREA (SQ.M)	MAIN FL AREA (SQ.M)	UPPER FL AREA (SQ.M)	UNIT GROSS AREA (SQ.M)	GARAGE AREA EXEMP. (SQ.M)	COVERED AREA EXEMP. (SQ.M)	ENTRY STAIR EXEMP. AREA (SQ.M)	MAIN STAIR EXEMP. AREA (SQ.M)	UPPER STAIR EXEMP. AREA (SQ.M)	UNIT NET FAR (SQ.M)	TOTAL NET AREA FAR (SQ.M)
7	A	93.24	-	85.40	178.64	35.52	-	9.52	-	5.11	128.49	869.43
6	A1	95.32	-	83.52	178.85	34.42	3.53	5.11	-	5.50	130.25	781.53
1	A2	61.74	52.74	59	173.46	37.64	5.58	9.11	0.89	3.81	116.45	116.45
39	B	63.45	59.34	59.34	182	34.09	6.97	7.39	2.91	3.00	127.13	4,958.20
28	C	81.70	55.28	59.95	176.83	46.84	6.13	8.74	1.28	3.00	100.03	3,079.20
12	D	57.43	50.87	54.81	163.12	46.45	4.68	6.27	3.73	3.95	97.84	1,174.05
4	E	74.05	61.22	67.45	202.70	39.88	5.85	10	-	5.11	142.06	568.24
6	G	60.58	56.63	61.83	179.04	43.43	6.69	9.25	0.75	5.78	113.17	679
5	H	53	52.18	59.51	174.69	38.60	2.37	10	-	5.25	118.47	592.35
1	H1	60.78	55.37	60.63	176.72	39.64	5.34	9.01	0.99	5.67	116.13	116.13
109												12,963.58
	AMENITY BUILDING	99.12	-	62.87	161.79						0	0
	SITE AREA	19,945.70 (SQ.M)										
	FSR	0.65										

UNIT AREA CALCULATION (SQ.FT)

NO. OF UNITS	UNIT TYPE	GROUND FL AREA (SQ.F)	MAIN FL AREA (SQ.F)	UPPER FL AREA (SQ.F)	UNIT GROSS AREA (SQ.F)	GARAGE AREA EXEMP. (SQ.F)	COVERED AREA EXEMP. (SQ.F)	ENTRY STAIR EXEMP. AREA (SQ.F)	MAIN STAIR EXEMP. AREA (SQ.F)	UPPER STAIR EXEMP. AREA (SQ.F)	UNIT NET FAR (SQ.F)	TOTAL NET AREA FAR (SQ.F)
7	A	1,003.50	-	923.0	1,933.50	393	-	102.50	-	55	1,383	9,681
6	A1	1,026	-	899	1,925	370.50	38	55	-	59.50	1,402	8,412
1	A2	644.50	567.50	629.50	1,867	425	60	98	9.60	41	1,253.40	1,253.40
39	B	683	638.50	638.50	1,960	367	75	79.50	28.10	42	1,358.40	53,367.00
28	C	864	595	644	1,903	504	66	94	13.60	42	1,183.40	33,135.20
12	D	616	547.50	590	1,753.50	500	52.50	67.50	40.10	42.50	1,052.90	12,634.80
4	E	797	659	726	2,182	427	63	107.80	-	56	1,529.40	6,117.60
6	G	652	609.50	665.50	1,927	467.50	72	99.60	8.00	62	1,217.60	7,307.40
5	H	568	561.50	640.50	1,880	415.50	25.50	107.60	-	56.50	1,274.90	6,374.50
1	H1	654	596	652.60	1,902.60	426.50	57.50	97	10.60	61	1,250	1,250
109												139,533.50
	AMENITY BUILDING	1,066.50	-	674.33	1,740.83						0	0
	SITE AREA	214,693 (SQ.F)										
	FSR	0.65										



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3	GENERAL REVISI	15
4	RE-ISSUED FOR D	18
5	ISSUED FOR A,D,F	16

Plan 2 Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO. 02 - 15**

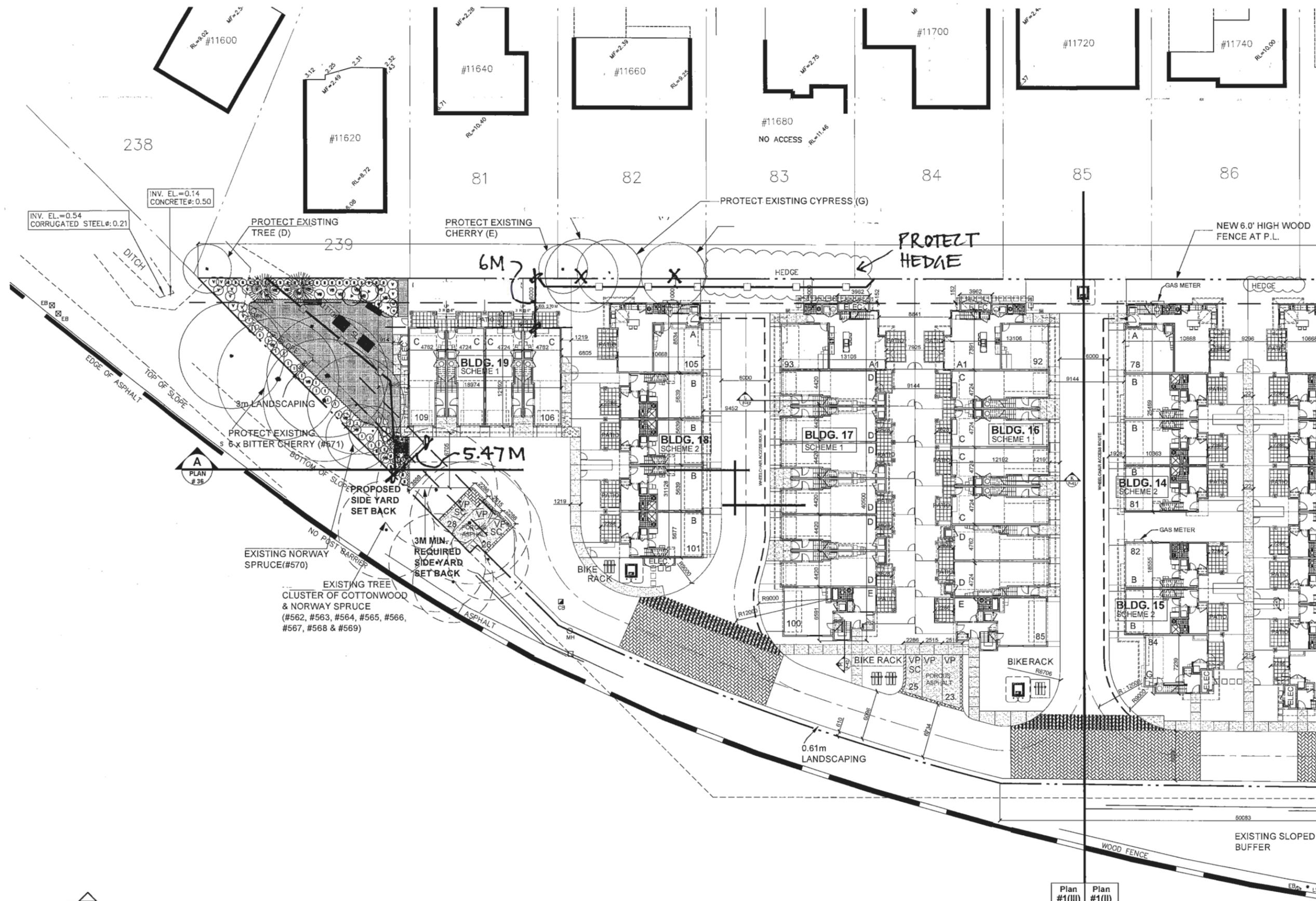
**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
SITE PLAN

SEAL  
**PLAN # 1(I)**

DATE: 05-12-2015 DRAWN: K.S.  
SCALE: 1/200 CHECKED: R.S.





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2	ISSUED FOR DEVEL	015
3	GENERAL REVISION	015
4	RE-ISSUED FOR DE	015
5	ISSUED FOR A.D.P.	215

Plan 4 Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

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**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

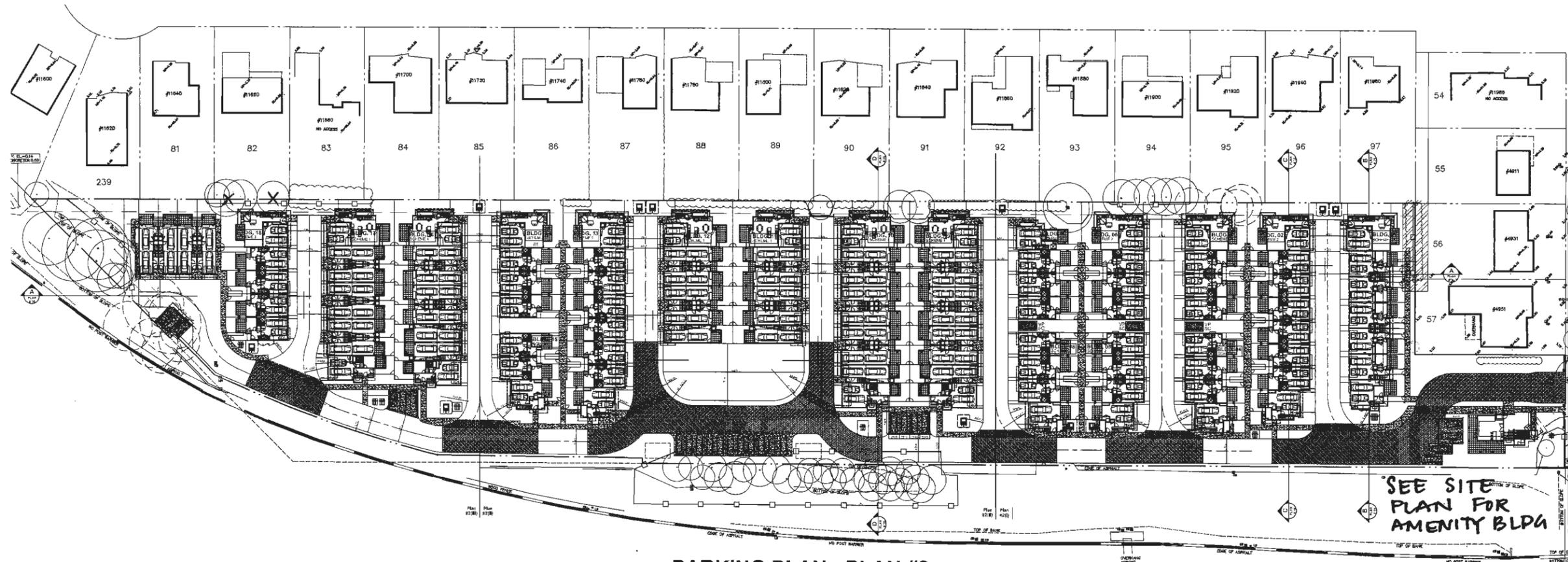
**DRAWING TITLE :**  
SITE PLAN

SEAL  
**PLAN #1(III)**

DATE : 05-12-2015 DRAWN : K.S.  
SCALE : 1/200 CHECKED : R.S.



Plan #1(III) Plan #1(II)



**PARKING PLAN - PLAN #2**

**PARKING AND BICYCLE DATA**

**REQUIRED PARKING:**

Residential 2.0/Unit	218
Visitor 0.2/Unit	22
<b>Total Required</b>	<b>240</b>

**REQUIRED H/C PARKING:**

<b>Total Required Parkings:</b>	<b>2</b>
---------------------------------	----------

**PERMITTED SMALL PARKING:**

50% of provided parking spaces

**PARKING PROVIDED:**

Standard Parking:	149
Small Parking:	69 (31.65 %)
Visitor Parking:	28
<b>Total Parking Provided:</b>	<b>246</b>

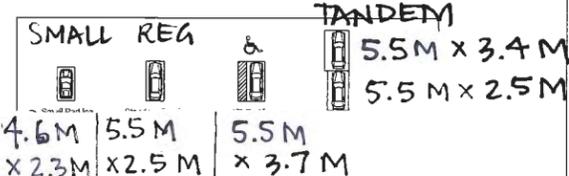
**BICYCLE PARKING REQUIREMENTS:**

Class 1: 1.25 / Unit	137
Class 2: 0.2 / Unit	22

**BICYCLE PARKING PROVIDED:**

Class 1: (Horizontal)	108		Horizontal Bicycle Stall 0.6m x 1.0m
Class 1: (Vertical)	41		Vertical Bicycle Stall 0.6m x 1.0m
<b>Total:</b>	<b>149</b>		
Class 2:	22		Bicycle Rack Stall 0.6m x 1.0m

**PARKING LEGEND**



120 V receptacle for electric vehicle charging  
**PROVIDED IN 44 GARAGES**  
 Minimum 20% parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment.

Ducting for future 120 V receptacle for electric vehicle charging  
**PROVIDED IN 52 GARAGES**  
 Minimum of additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment.

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2	ISSUED PG	
3	GENERAL I	
4	PG-48/52/53	
5	ISSUED PG	

Plan 5 Oct 4, 2016  
**DP 15-709934**

**SAHEHI ARCHITECT INC.**

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**CLIENT:**  
 CITIMARK PROPERTIES CORP.

**PROJECT NO.:** 02 - 15

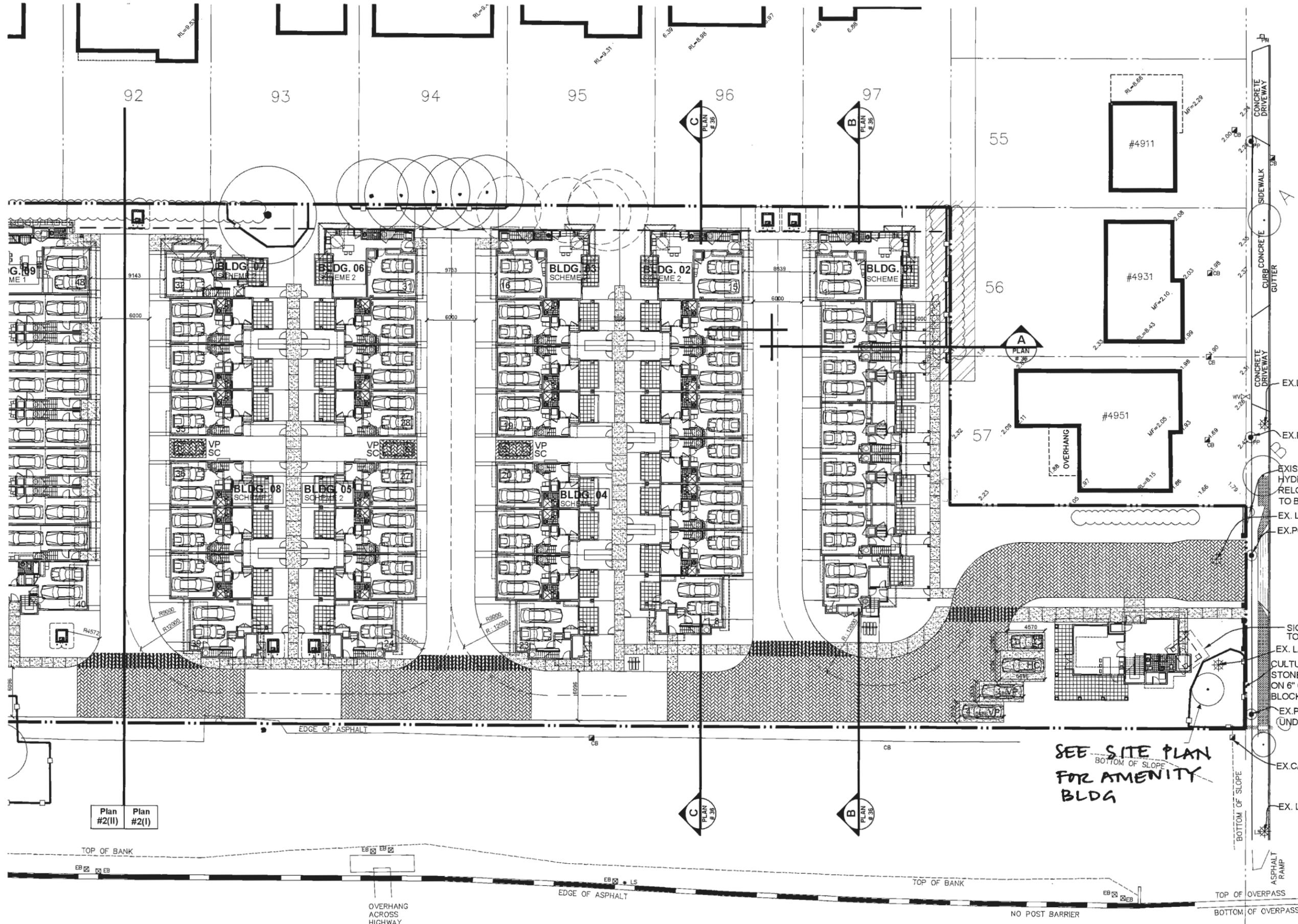
**PROJECT:**  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 4891 NO.5 ROAD,  
 RICHMOND, BC.

**DRAWING TITLE:**  
 PARKING PLAN

SEAL

**PLAN # 2**

DATE: 05-12-2015 DRAWN: K.S.  
 SCALE: 1/400 CHECKED: R.S.



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NO.	DESCRIPTION	DATE
1	ISSUED FOR COORD.	
2	ISSUED FOR DEVELOP.	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEVELOP.	
5	ISSUED FOR A.D.P.	

Plan 6 Oct 4, 2016  
 DP 15-709934



**SALEHI ARCHITECT INC.**

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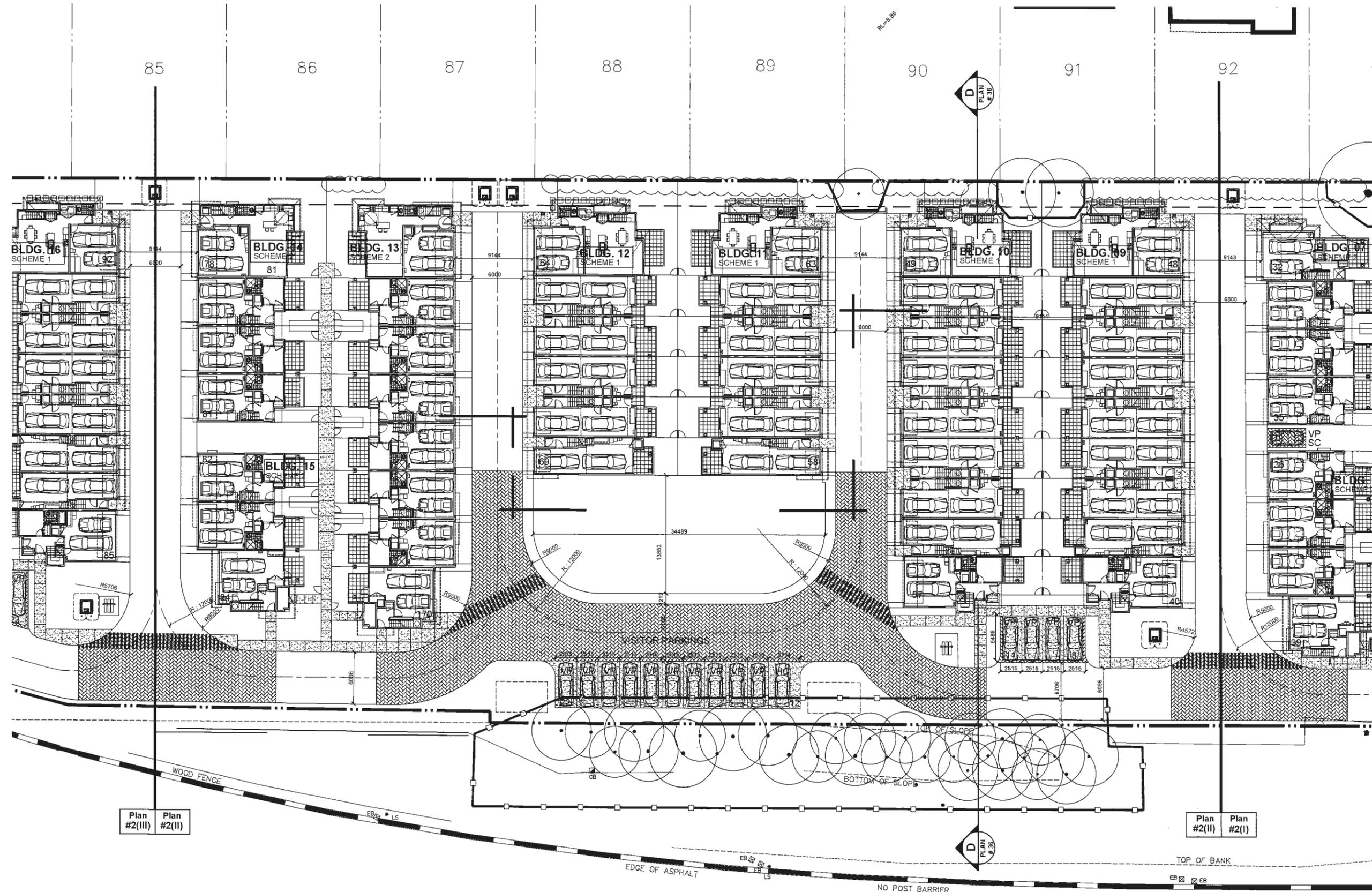
PROJECT NO. 02 - 15

PROJECT :  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE :  
 PARKING PLAN

SEAL  
**PLAN # 2(I)**

DATE : 05-12-2015 DRAWN : K.S.  
 SCALE : 1/400 CHECKED : R.S.



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NO	DESCRIPTION	DATE
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3	GENERAL REVISION	
4	RE-ISSUED FOR D	
5	ISSUED FOR A.D.P	

Plan 7 Oct 4, 2016  
 DP 15-709934



**SALEHI ARCHITECT INC.**

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CLIENT :  
 CITIMARK PROPERTIES  
 CORP.

PROJECT NO. 02 - 15

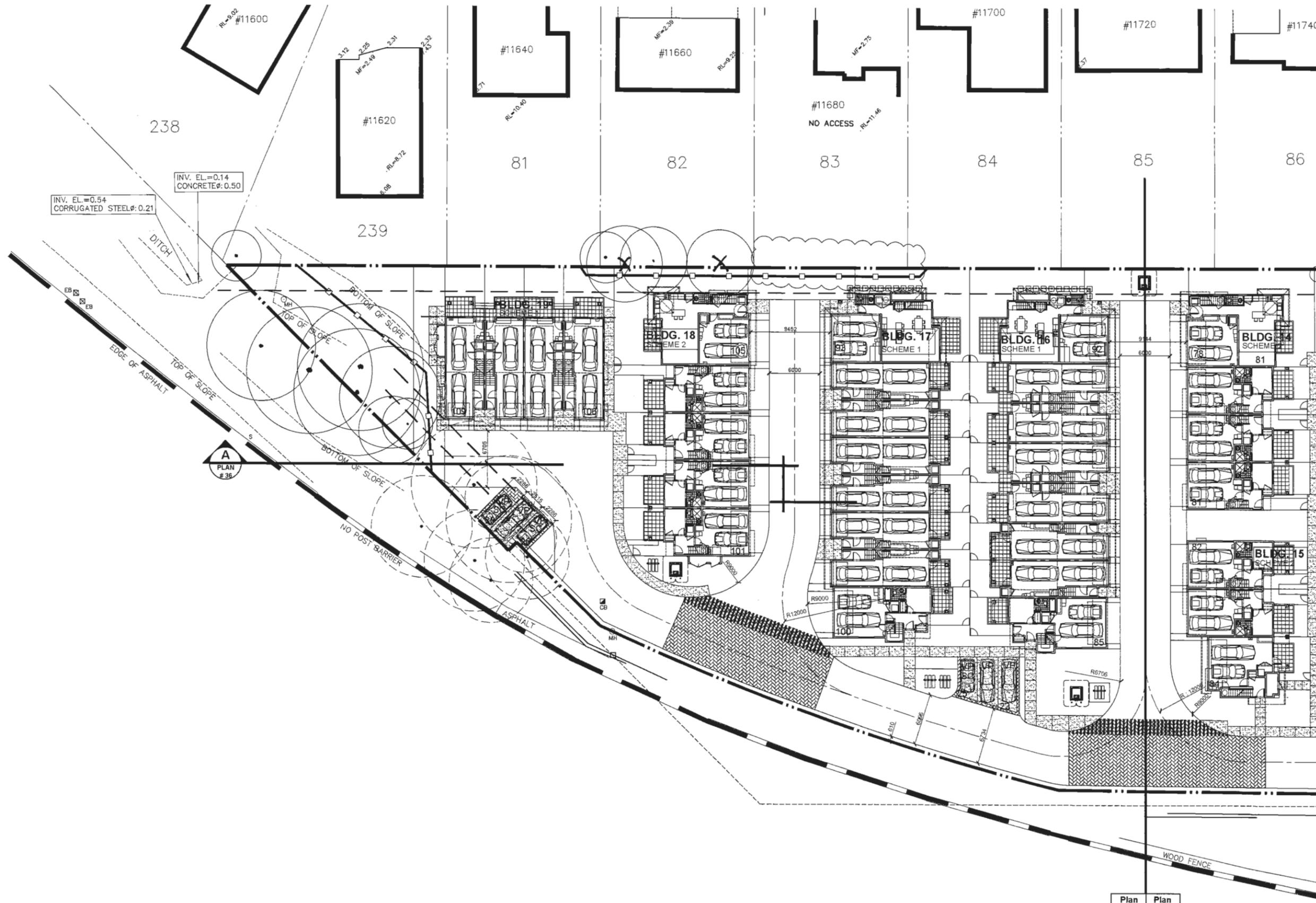
PROJECT :  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO 5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE :  
 PARKING PLAN

SEAL  
**PLAN #2(II)**

DATE : 05-12-2015 DRAWN : K.S.  
 SCALE : 1/400 CHECKED : R.S.

# PARKING PLAN - PLAN #2



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2	ISSUED FOR DEVE.	
3	GENERAL REVISI.	
4	RE-ISSUED FOR D.	
5	ISSUED FOR A.D.P.	

Plan 8 Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

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**CLIENT :**  
CITIMARK PROPERTIES CORP.

**PROJECT NO. :** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
PARKING PLAN

SEAL

**PLAN #2(III)**

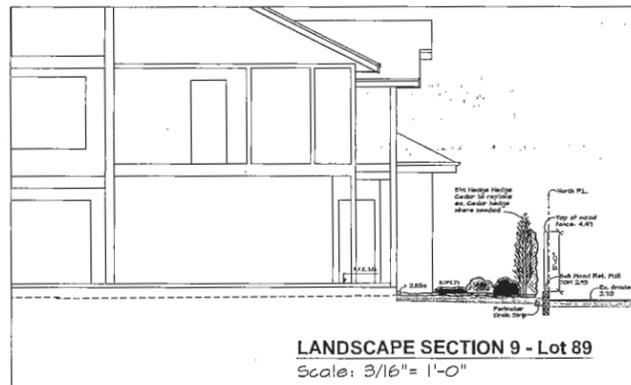
DATE : 05-12-2015  
SCALE : 1/400

DRAWN : K.S.  
CHECKED : R.S.

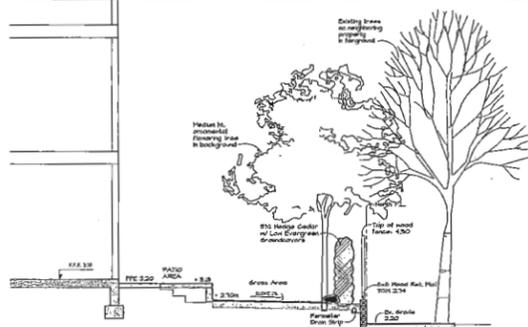
Plan #2(III) Plan #2(II)

PLANT LIST (PRELIMINARY)				Project No. 150612.SAL Updated @2016-07-13
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
13	18	ACER GININATUM	Van Maple	3/4" D. 2.5m ht. 4t. stem
14	30	ACER PALMATH BLOODGOOD	Bloodgood Japanese Maple	3/4" D. 2.5m ht. Good branch
15	4	ASCLEPIAS CARNEA BRITTLI	Red Horse Chestnut	3/4" D. 10cm cal. 1.8m std
16	25	CECROPS GAMBENSIS FOREST PANSY	Walker Dogwood	3/4" D. 5cm cal. 1.75m std
17	20	CECROPS KOSOVA SATON	Walker Dogwood	3/4" D. 5cm cal. 2.5m ht.
18	41	SHEDDING T.L. SHADENASTER	Shadenaster Honey Locust	3/4" D. 8cm cal. 1.7m std
19	12	MAGNOLIA SOUL ANSIANA VILCAN	Yellow Sycamore Magnolia	3/4" D. 7cm cal. 1.75m std
20	10	BISEA CHOROKA	Sutton Spruce	3/4" D. 3.5m ht.
21	9	PRUNUS YEDONENSIS AKERONO	Japanese Flowering Cherry	3/4" D. 8cm cal. 1.75m std
22	21	STYRAX JAPONICA ROSEA	Pink Japanese Snowdrop	3/4" D. 5cm cal. 1.75m std
23	65	AMELIA EDWARDSI BUCHNER	Dwarf Abelia	1/2" pot. 40cm ht.
24	350	ARGENTAEHYLOS IVANUSI VANC. JADE	Cookinick #240C	1/2" pot. heavy
25	150	CLEMATIS MONTANA RUBENS	Large Flower Clematis	1/2" pot. std. Heavy
26	24	CORNUS ALBA ELEGANTISSIMA	Variegated L.V. Dogwood	1/2" pot. 10cm ht. Heavy
27	350	SALICARIA SHALON	Salix #2430C	1/2" pot. heavy
28	50	HYDRANGEA ALATA COMPACTA	Dwarf Burning Bush	1/2" pot. 80cm ht. Bushy
29	50	HYDRANGEA PANICULATA GRANDIFLORA	Pan. Hydrangea	1/2" pot. 80cm ht. Bushy
30	60	LAVENDULA ANGUSTIFOLIA	Water Lavender	1/2" pot. 35cm ht.
31	250	LAVENDULA SEICA MANSTEAD	English Lavender	1/2" pot. 35cm ht.
32	450	LEUCOTHOE AXILLARIS	Leucotaea	1/2" pot. 40cm ht. Spd.
33	250	OSMAREA BURKHODDII	Burkwood Osmarea	1/2" pot. 60cm ht. Bushy
34	85	PHILADELPHUS VIRGINIALIS	Virginia Mock Orange	1/2" pot. 60cm ht. Bushy
35	75	PRUNUS I. OTTO LUYKEN	Cherry Laurel	1/2" pot. 35cm ht. Bushy
36	100	ROSA MEIDLANDI PONGA/REDO SEVILLANA	Heldland Rosa	1/2" pot. 35cm ht.
37	45	RHOODENDRON CHINENSE (Hyp. TBC)	Dwarf Rhododendron	1/2" pot. 35cm ht.
38	55	RHOODENDRON STD. (Hyp. TBC)	Standard Rhododendron	1/2" pot. 60cm ht.
39	65	SAKIMIA REVERSIANA	Dwarf Sakima	1/2" pot. 40cm ht. Bushy
40	65	SIBYRICA BUNALDA GOLD FLAME	Sold Flame Spiraea	1/2" pot. 40cm ht. Bushy
41	175	THILIA OCC. SHARASO	Emerald Hedge Cedar	3/4" D. 1.5m ht.
42	45	VIBURNUM BODINANTENSE DANN	Pink Dawn Viburnum	1/2" pot. 60cm ht. Bushy
43	55	VIBURNUM BURKHODDII	Burkwood Viburnum	1/2" pot. 60cm ht. Bushy
44	345	YUKKA LINDLEYI BOGERS	Blackbeard #2430C	1/2" pot. Heavy
45	12	MISERIA SENENSIS (PURPLE FLW.)	Chinese Distica var.	1/2" pot. Heavy std.

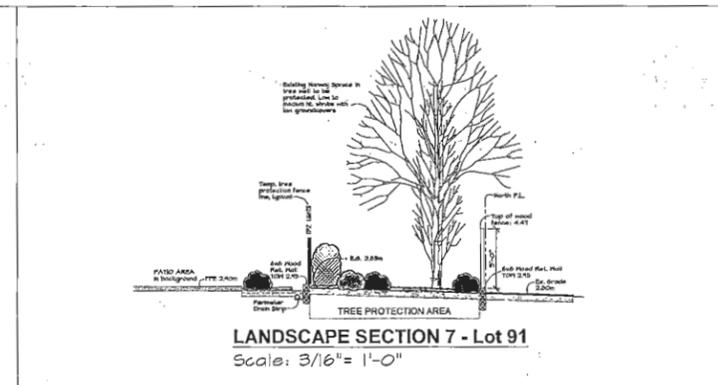
NOTE: 1. All plant materials shall meet or exceed BCSLA/BCSNA Standard.  
 2. All grass areas shall be sodded unless otherwise indicated.  
 3. "Hyp. TBC" denotes hybrids to be determined at the nursery during plant material inspection.  
 4. For all other requirements, see Landscape Specifications & Details on 8.5"x11" sheets.  
 (Spec. is to be included for tendering & construction use)



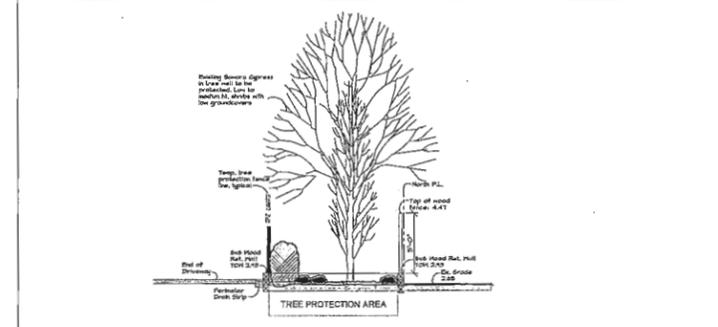
LANDSCAPE SECTION 9 - Lot 89  
Scale: 3/16" = 1'-0"



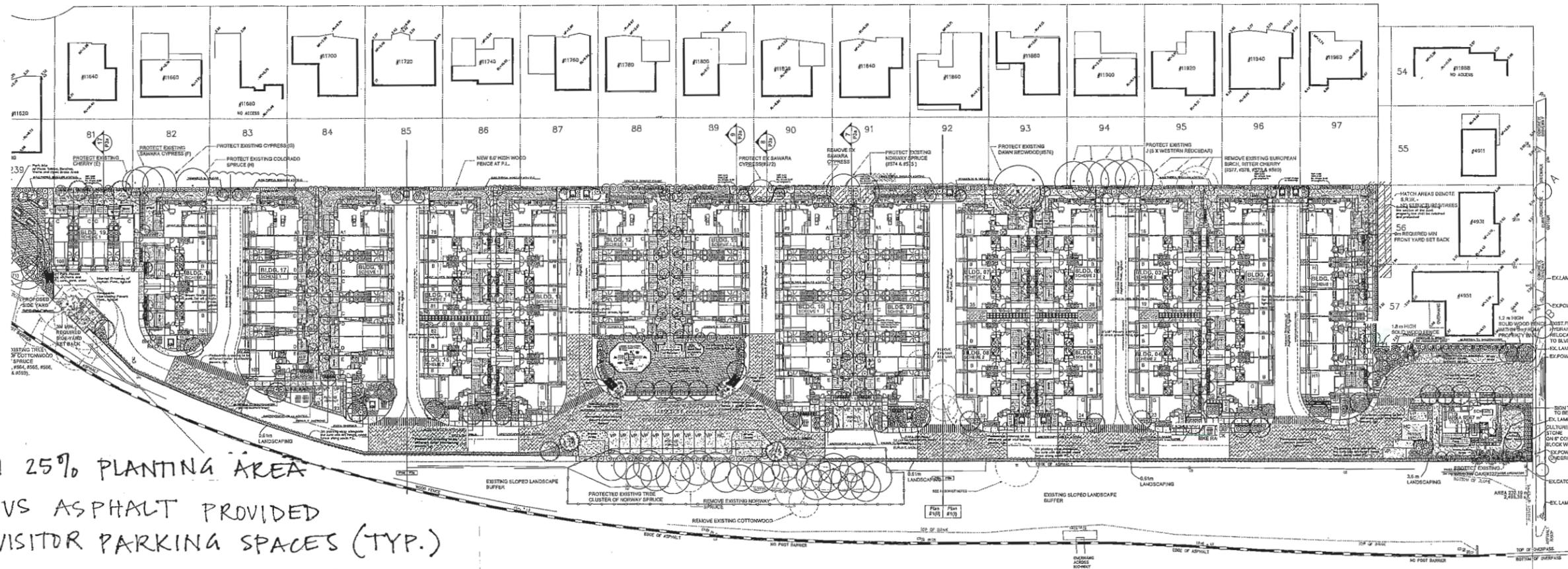
LANDSCAPE SECTION 17 - Lot 81  
Scale: 3/16" = 1'-0"



LANDSCAPE SECTION 7 - Lot 91  
Scale: 3/16" = 1'-0"



LANDSCAPE SECTION 8 - Lot 90  
Scale: 3/16" = 1'-0"



- MIN 25% PLANTING AREA
- POROUS ASPHALT PROVIDED IN VISITOR PARKING SPACES (TYP.)
- PERMEABLE PAVERS AREAS PROVIDED IN DRIVE AISLES (TYP.)
- REFER TO TREE MANAGEMENT PLAN

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NO. 1 DE  
 1 ISSUED FOR I  
 2 ISSUED FOR J  
 3 ISSUED TO M/L  
 4 Major Amend.  
 Date: 04/18/16

Plan 9 Oct 4, 2016  
 DP 15-70993.4

BUILDING SUBMIT

SALEHI ARCHITECT INC.  
 433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL: 779-995-7805  
 EMAIL: r.salehi@salehiarchitect.ca

CLIENT:  
 CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

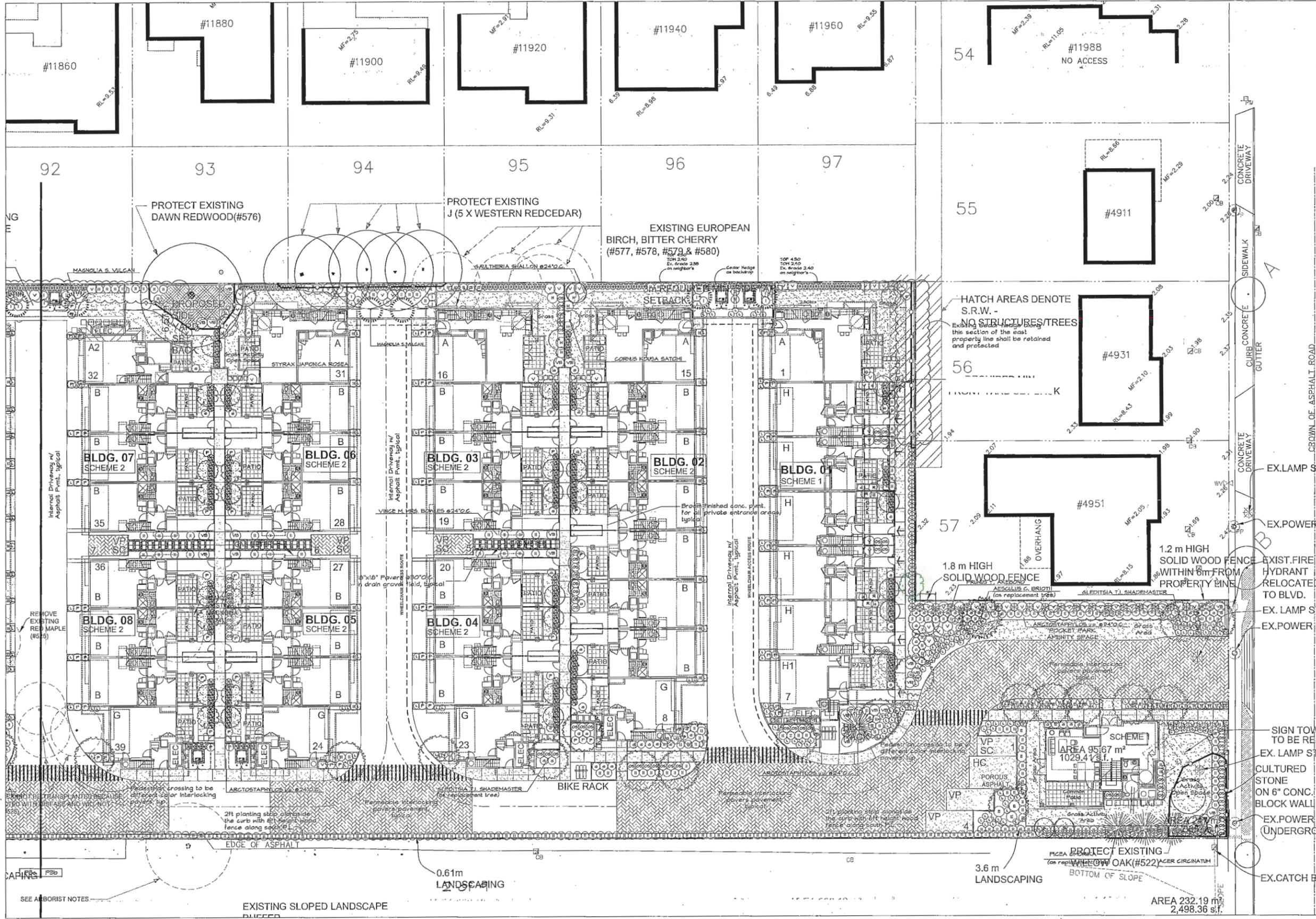
PROJECT:  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 4991 NO. 5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE:  
 LANDSCAPE OVERALL  
 and  
 Cross Sections

SEAL  
 P3a  
 of 5

DATE: DRAWN: M.S.  
 SCALE: 1/32"=1'-0" CHECKED: F.L.

Project No. 150612.SAL  
 FRED LIU & ASSOCIATES, INC.  
 BCSLA/CSLA/ASLA  
 2080 Scarborough Avenue Vancouver BC V5P 2L3  
 FAX: 527-850 TEL: (604)321-7541



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NO	DESCRIPTION	DATE
1	ISSUED FOR DP PERM	
2	ISSUED FOR ADP SUB	
3	ISSUED TO address AT	
4	Major overall revision	
	Oct. 5th site plan.	

Plan 10 Oct 4, 2016  
 DP 15-709934

BUILDING PLAN SUBMITTED



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-996 7833  
 EMAIL : reza@salehiarchitect.ca

CLIENT :  
 CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

PROJECT :  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE :  
 Partial Site Plan - East

SEAL

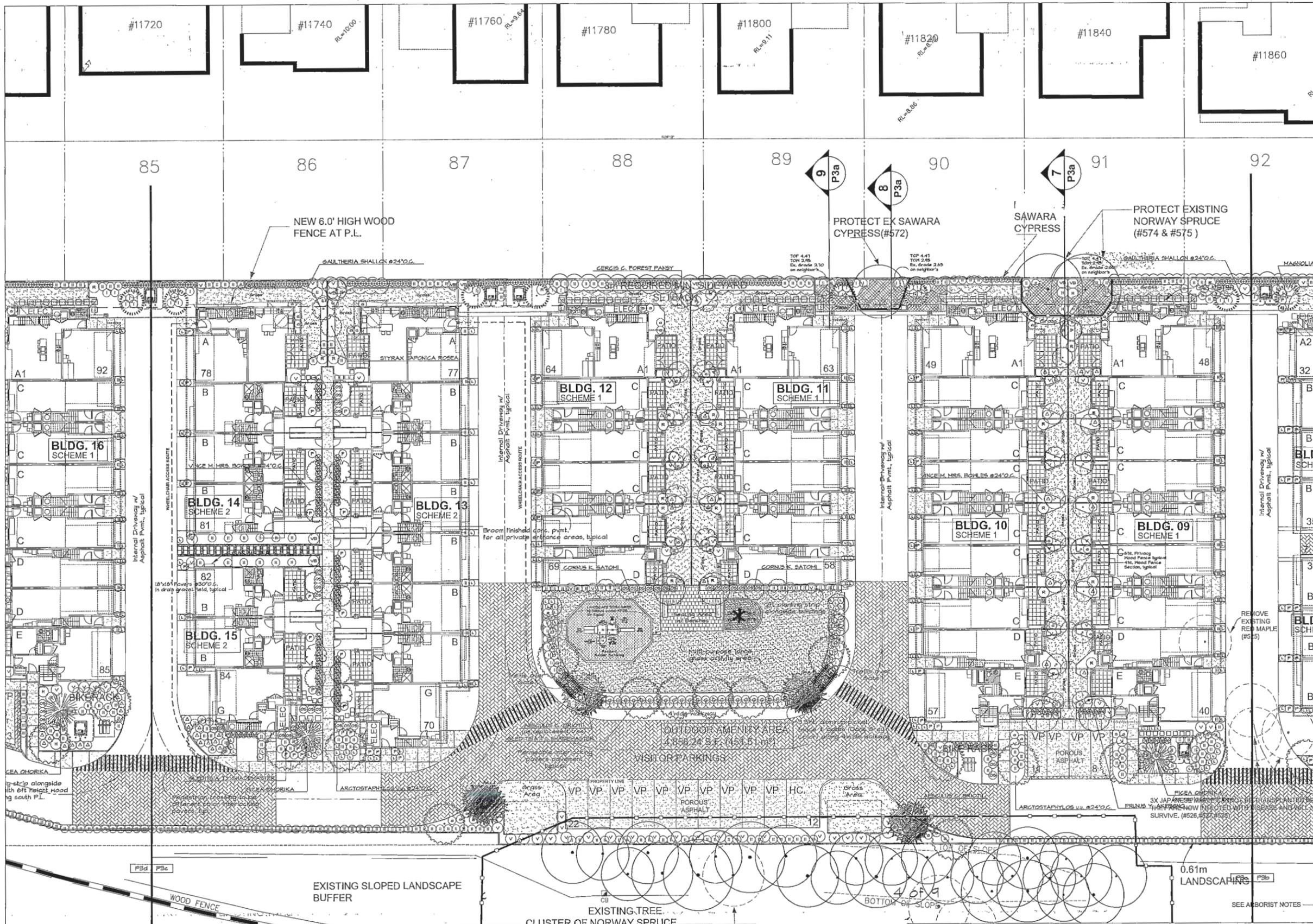
P3b

of 5

DATE: DRAWN: M.S.  
 SCALE: 1/16"=1'-0" CHECKED: F.L.

Project No.: 150612.SAL

**FRED LIU & ASSOCIATES, INC.**  
 BCSLA CSLA ASLA  
 2080 Scarborough Avenue Vancouver BC V5P 2L3  
 FAX: 321-4150 TEL: (604) 321-7541



\* SAND BOX WITH REMOVABLE COVER



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 BCCLA CSLA ASLA  
 2080 Scarborough Avenue Vancouver BC V5P 2L3  
 FAX: 604-271-9150 TEL: (604) 327-7541

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NO	DESCRIPTION	DATE
1	ISSUED FOR DP PREL	
2	ISSUED FOR ADP SUB	
3	ISSUED to address AI	
4	Major overall revision	
	Dot, 5th site plan.	

Plan 11 Oct 4, 2016  
 DF 15-709934

BUILDING P SUBMITTED



SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL: 778-3096 7833  
 EMAIL: rsalehi@salehiarchitect.ca

CLIENT:  
 CITIMARK DEVELOPMENT CORP.

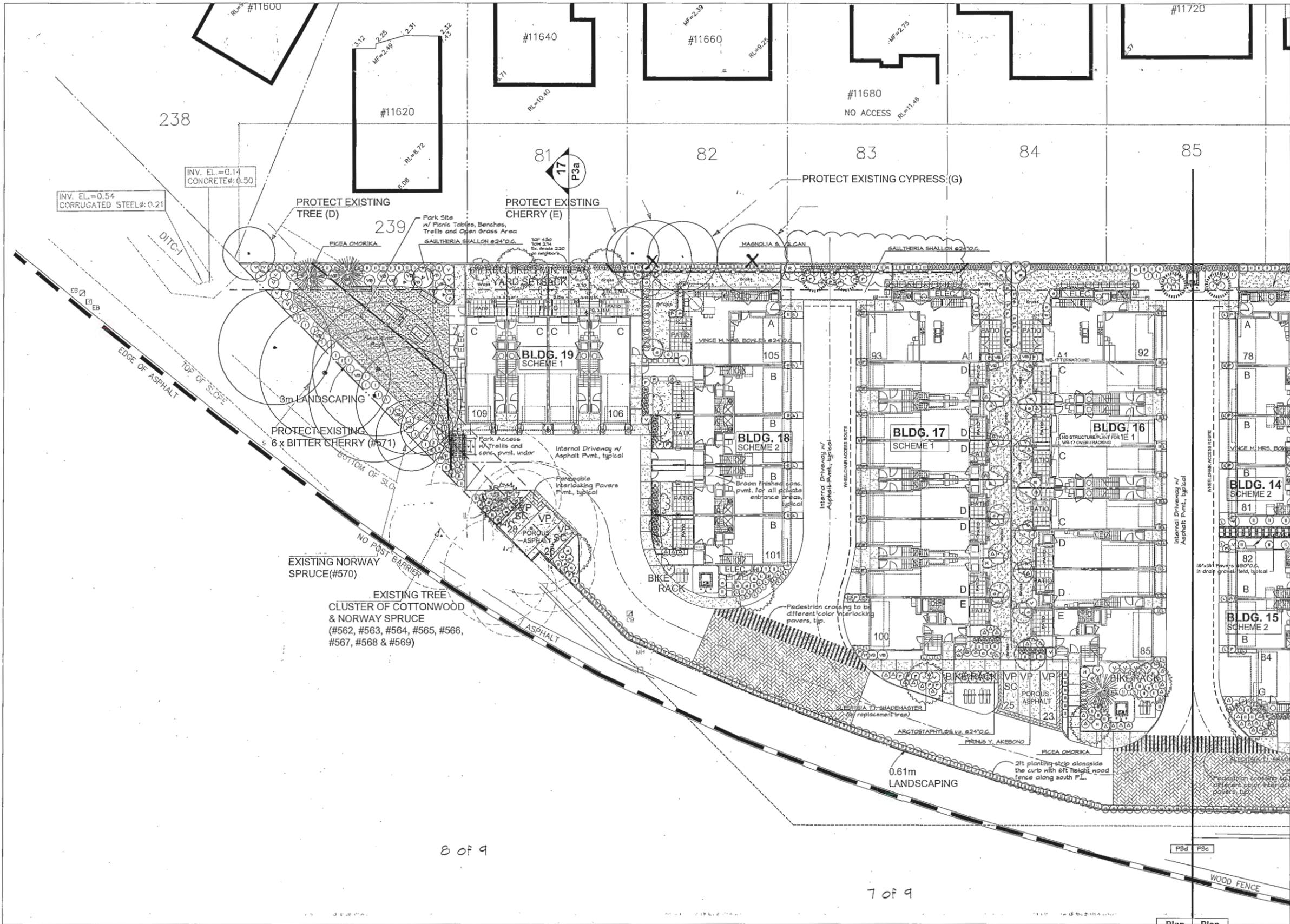
PROJECT NO. 02 - 15

PROJECT:  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE:  
 Partial Site Plan - Centre

SEAL  
 P3c  
 of 5

DATE:  
 SCALE: 1/16"=1'-0"  
 DRAWN: M.S.  
 CHECKED: F.L.



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NO	DESCRIPTION	DATE
1	ISSUED FOR DP REVIEW	2016.03.12
2	ISSUED FOR ADP SUB	
3	ISSUED TO ADDRESS AI	
4	Major overall revision	
	Oct. 5th site plan,	

Plan 12  
 Oct 4, 2016  
 DP 15-709934

BUILDING PERMITTED SUBMITTED



**SALEHI ARCHITECT INC.**

435 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-996 7833  
 EMAIL : rsalehi@saleharchitect.ca

CLIENT:  
 CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

PROJECT:  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE:  
 Partial Site Plan - West

SEAL	P3d of 5
DATE:	DRAWN: M.S.
SCALE: 1/16"=1'-0"	CHECKED: F.L.

8 of 9

7 of 9



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**FRED LIU & ASSOCIATES, INC.**  
 BC.SLA CSLA ASLA  
 2080 Scarborough Avenue Vancouver BC V5P 2L3  
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NO	DESCRIPTION	DATE
1	ISSUED FOR DP PIEL	
2	ISSUED FOR ADP SUB	
3	ISSUED to address AD	
4	Major overall revision e	
	Oct. 5th site plan.	

BUILDING PE SUBMITTED:

Plan 13 Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL: 778-898 7833  
EMAIL: rsalehi@salehiarchitect.ca

CLIENT:

CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

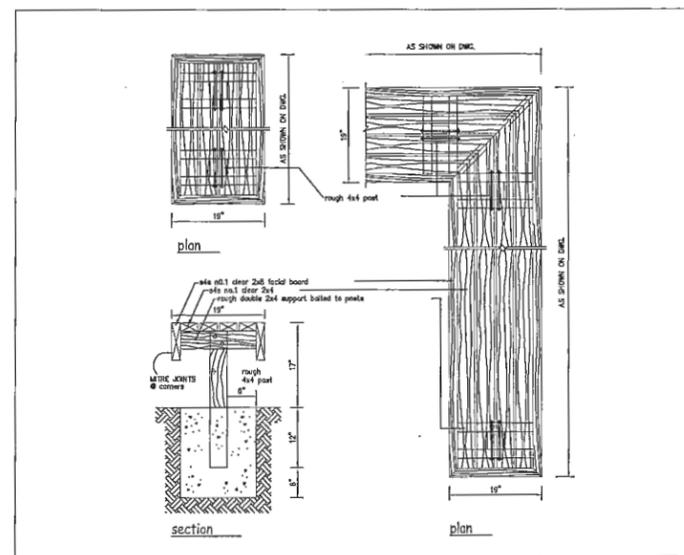
PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO. 5 ROAD,  
RICHMOND, BC.

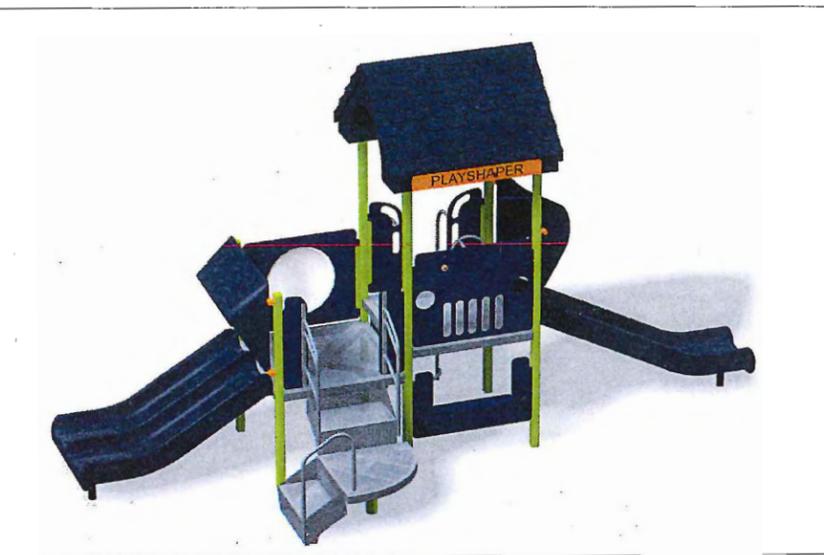
DRAWING TITLE:

Landscape Details

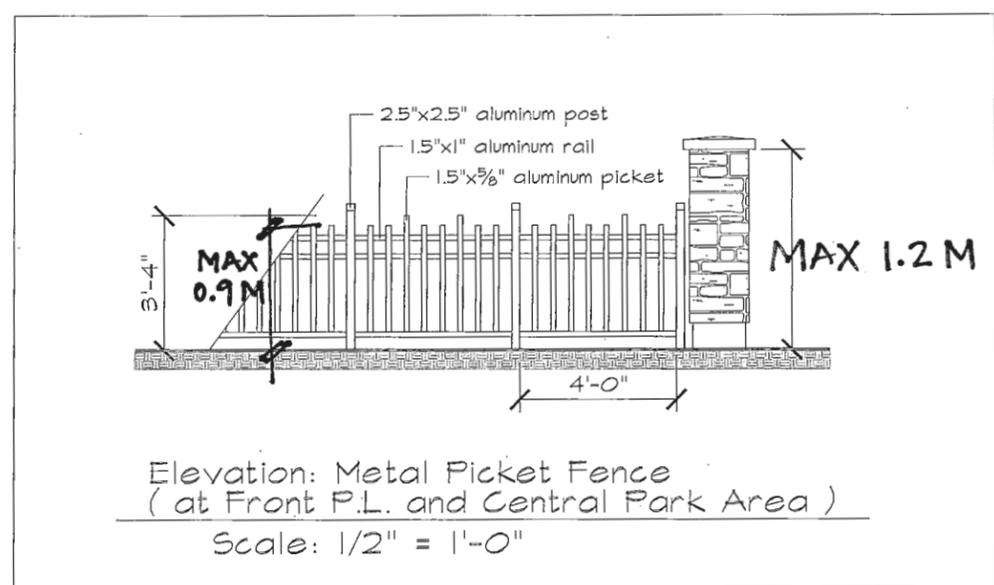
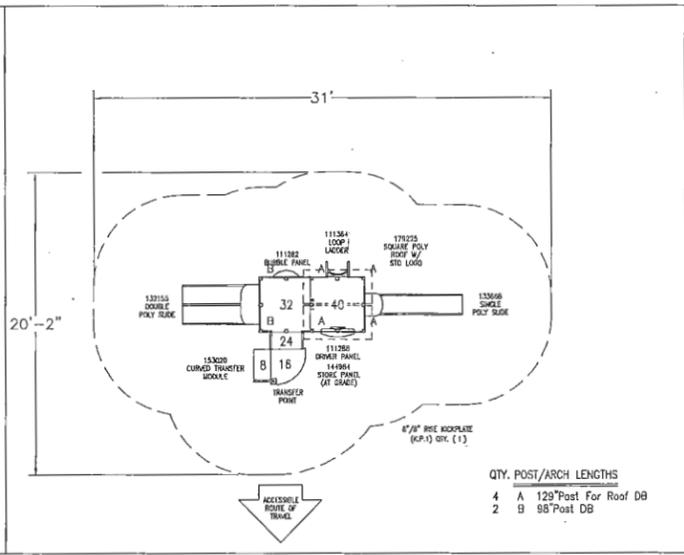
SEAL	P3e of 5
DATE:	DRAWN: M.S.
SCALE: As Shown	CHECKED: F.L.



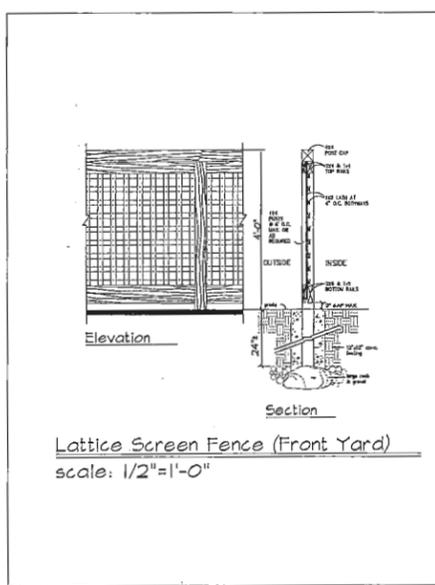
L-shape Wood Bench  
Scale: 3/4" = 1'-0"



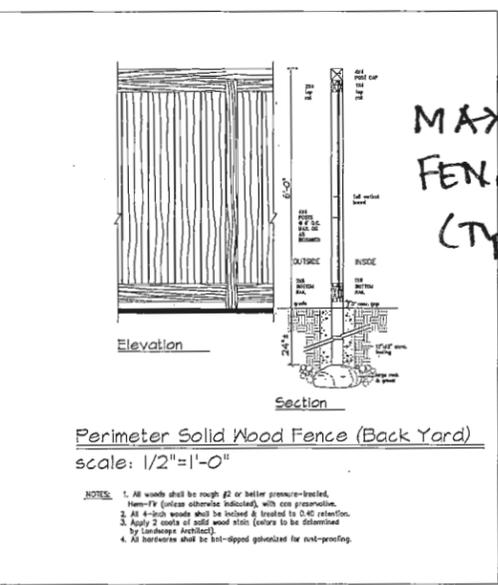
Children Play Structures #3735 by Habitat or equal  
Not To Scale



Elevation: Metal Picket Fence  
(at Front P.L. and Central Park Area)  
Scale: 1/2" = 1'-0"

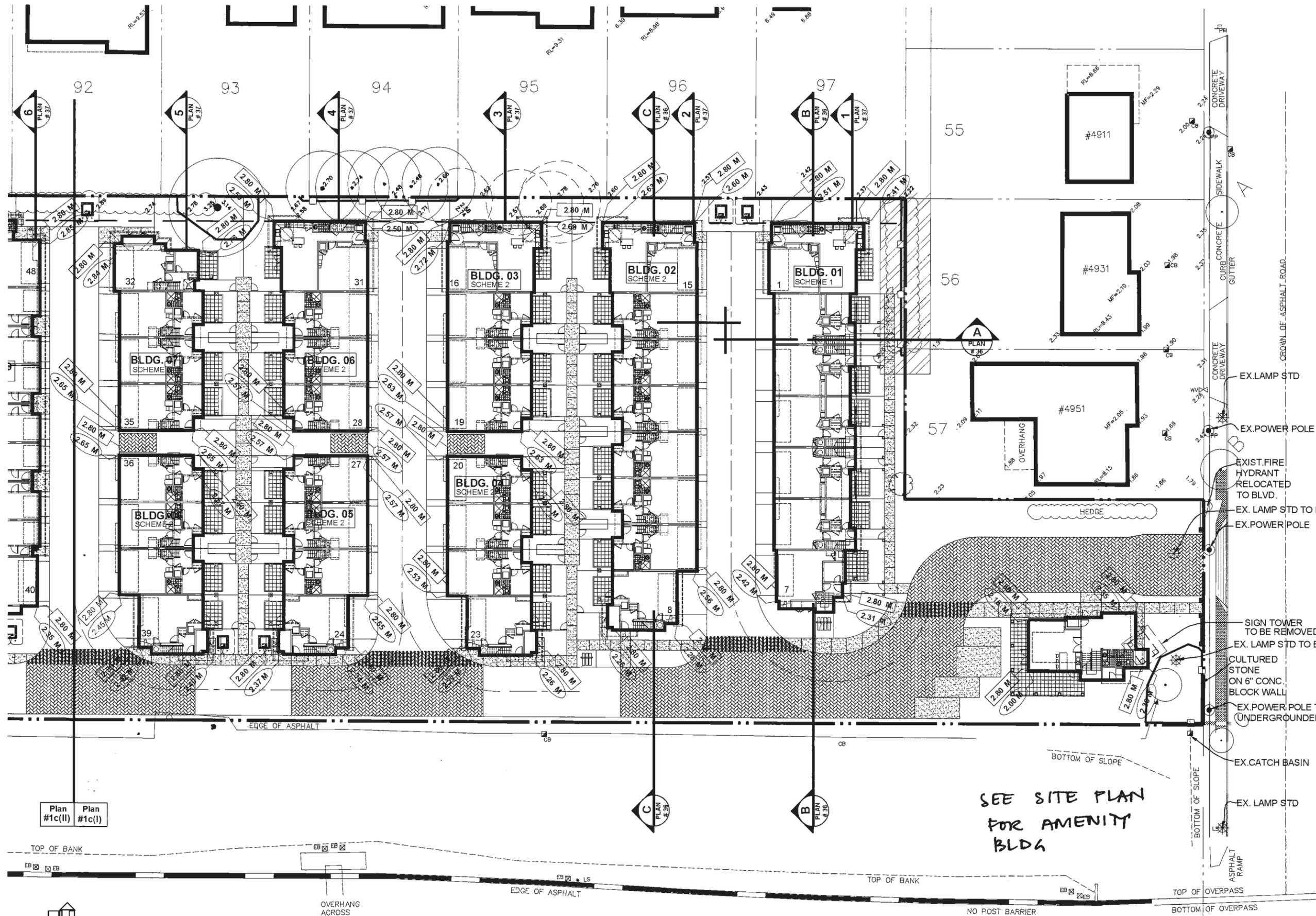


Lattice Screen Fence (Front Yard)  
scale: 1/2" = 1'-0"



Perimeter Solid Wood Fence (Back Yard)  
scale: 1/2" = 1'-0"





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NO.	DESCRIPTION	DATE
1	ISSUED FOR GOCC	
2	ISSUED FOR DEVE	
3	GENERAL REVISION	
4	RE-ISSUED FOR D	
5	ISSUED FOR A.D.	

Plan 15 Oct 4, 2016  
DP 15-709934

**SALEHI ARCHITECT INC.**  
433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-980-7633  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES CORP.

**PROJECT NO. :** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

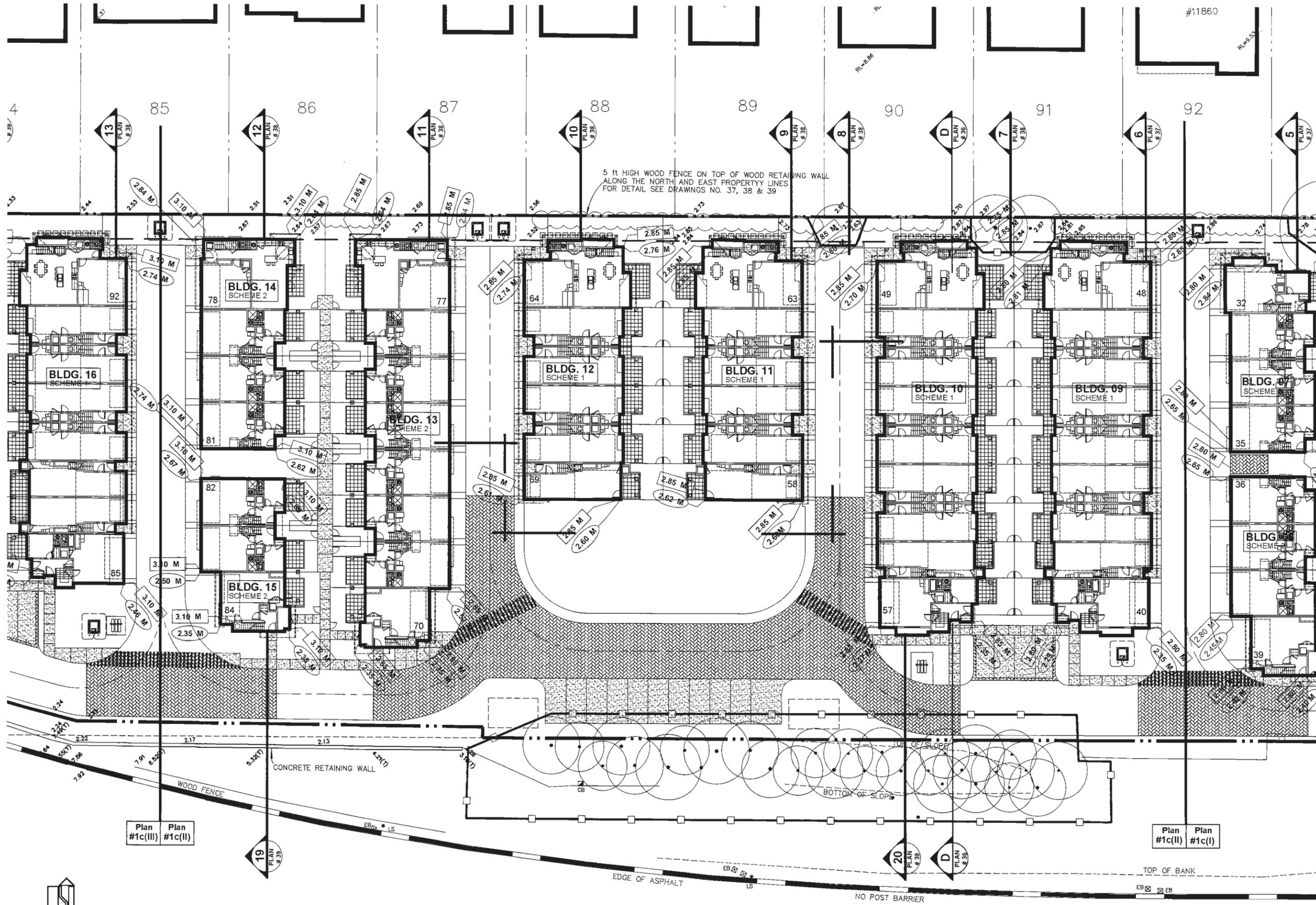
**DRAWING TITLE :**  
Site Existing and Finish Grade Elevations Retaining Walls

SEAL

**PLAN #1c(I)**

DATE : 05-12-2015 DRAWN : K.S.  
SCALE : 1/400 CHECKED : R.S.

HIGH OVER



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NO	DESCRIPTION	DATE
1	ISSUED FOR OCCUPANCY	
2	ISSUED FOR DEVELOPMENT	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEVELOPMENT	
5	ISSUED FOR A.D.F.	

Plan 16 Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-986 7633  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES CORP.

**PROJECT NO. :** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

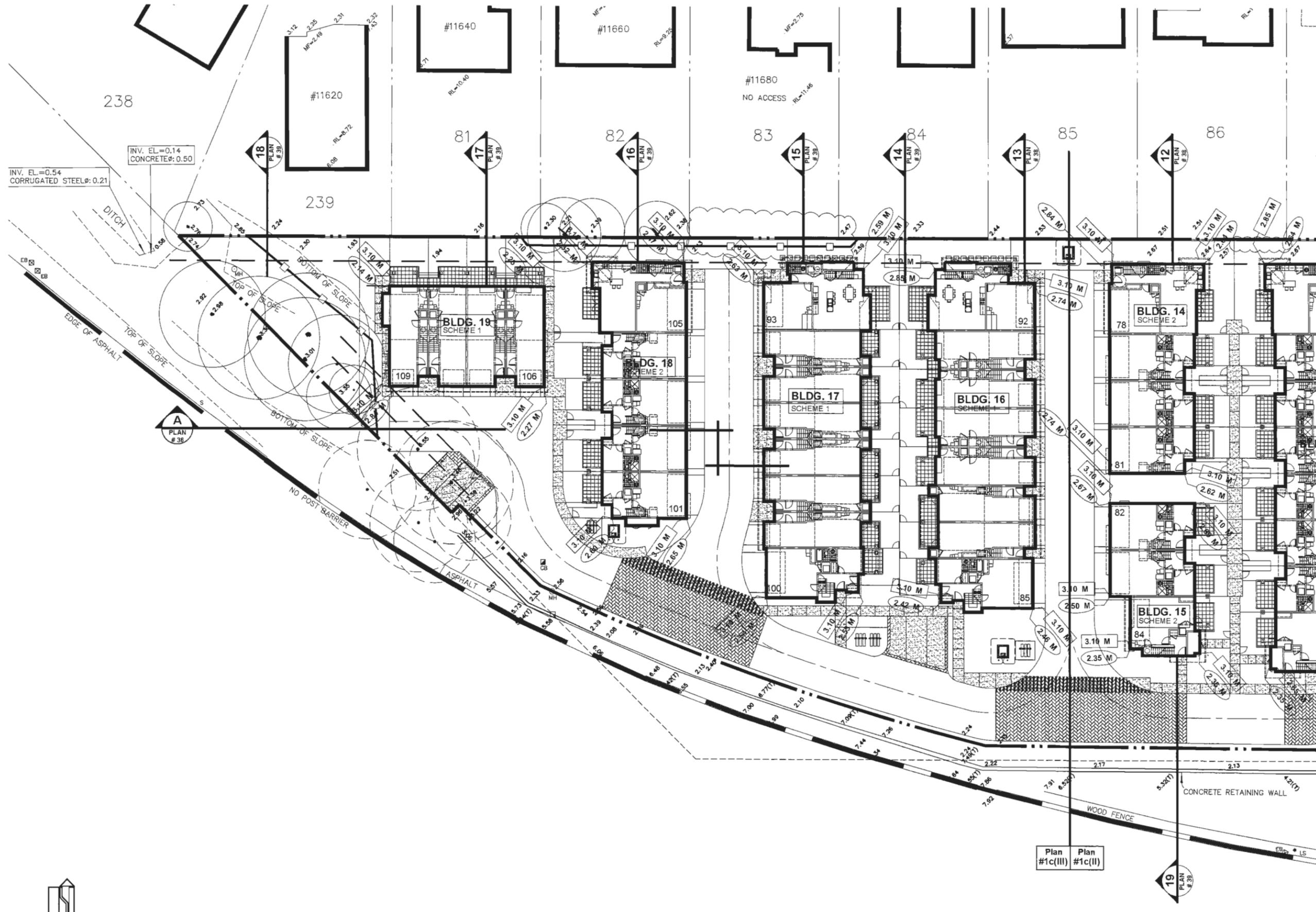
**DRAWING TITLE :**  
Site Existing and Finish  
Grade Elevations  
Retaining Walls

SEAL

**PLAN #1c(II)**

DATE : 05-12-2015  
SCALE : 1/400

DRAWN : K.S.  
CHECKED : R.S.



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NO	DESCRIPTION	DATE
1	ISSUED FOR CL	015
2	ISSUED FOR CE	015
3	GENERAL REV.	015
4	REVISED FOR	016
5	ISSUED FOR AL	016

Plan 17 Oct 4, 2016  
 DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-699-7883  
 EMAIL : rsalehi@salehiarchitect.ca

CLIENT :  
 CITIMARK PROPERTIES  
 CORP.

PROJECT NO. 02 - 15

PROJECT :  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO. 5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE :  
 Site Existing and Finish  
 Grade Elevations  
 Retaining Walls

SEAL  
**PLAN #1c(III)**

DATE : 05-12-2015 DRAWN : K.S.

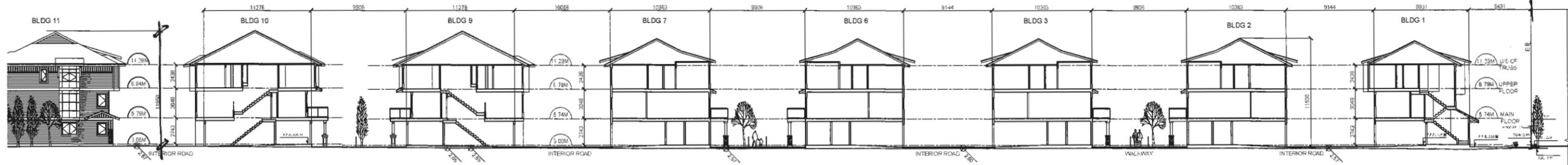
SCALE : 1/400 CHECKED : R.S.



EAST  
E PL

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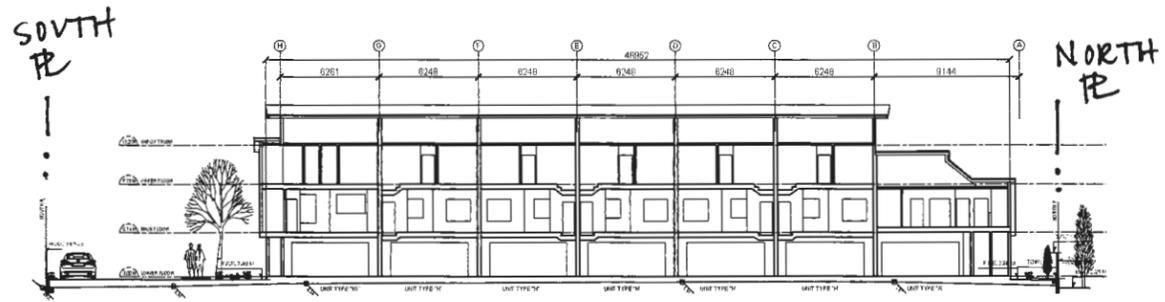


SECTION A-A

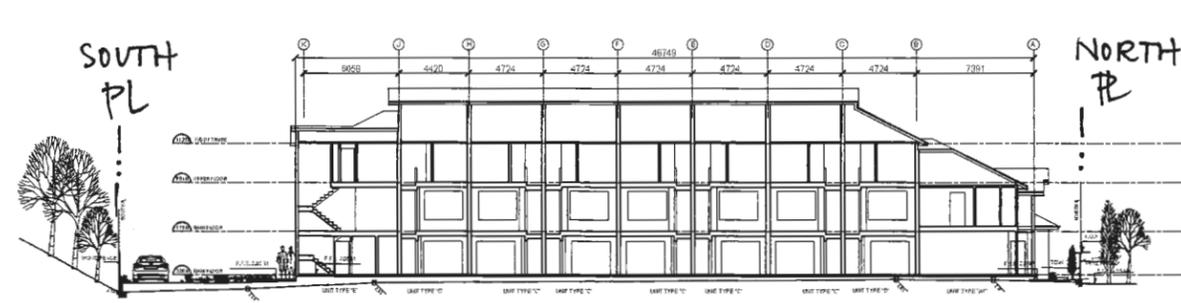


SECTION A-A

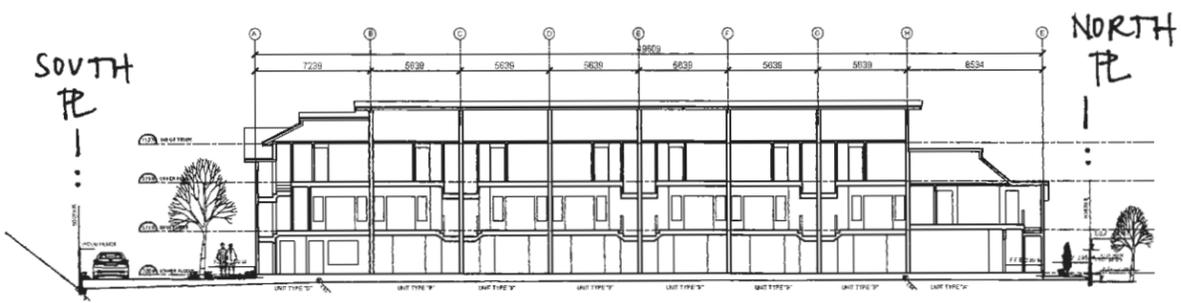
MAX 12 M  
(TYP.)  
BUILDING  
HEIGHT



SECTION B-B



SECTION D-D



SECTION C-C

NO	DESCRIPTION	DATE
1	ISSUED FOR COOR.	
2	ISSUED FOR DEVEL.	
3	GENERAL REVISION	
4	RE-ISSUED FOR DE.	
5	ISSUED FOR A.D.P.	

Plan 18 Oct 4, 2016  
DP 15-709934



SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996-7833  
EMAIL : rsalehi@salehiarchitect.ca

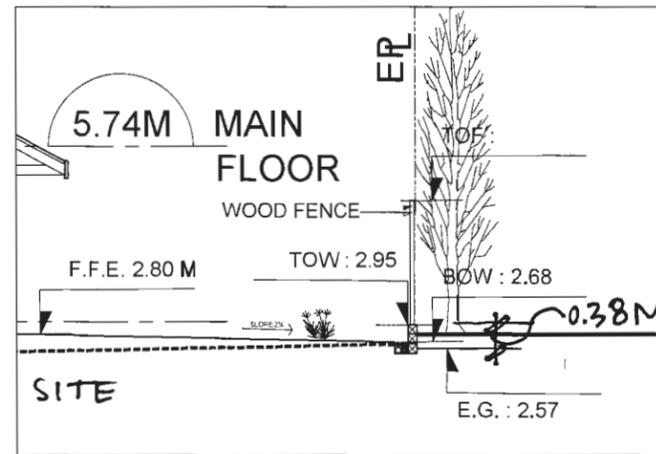
CLIENT :  
CITIMARK PROPERTIES  
CORP.

PROJECT NO. 02 - 15

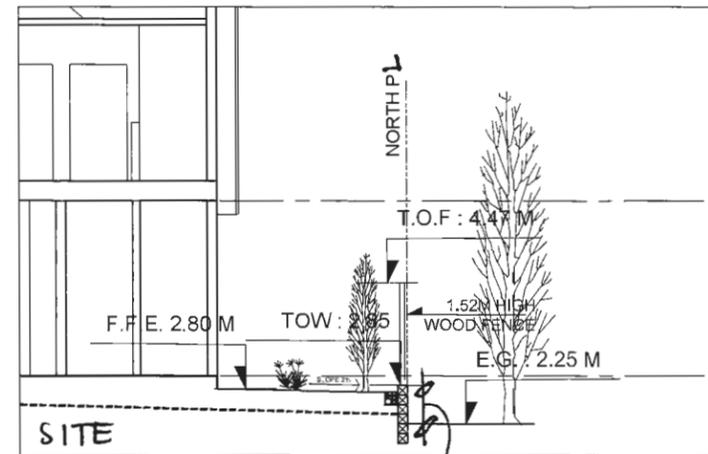
PROJECT :  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

DRAWING TITLE :  
SITE SECTIONS  
A-A, B-B, C-C & D-D

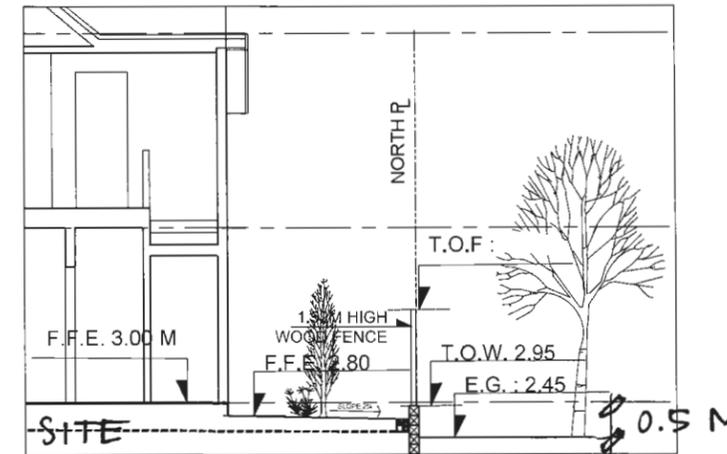
SEAL	PLAN # 36
DATE : 05-12-2015	
SCALE : 1/200	DRAWN : K.S.
	CHECKED : R.S.



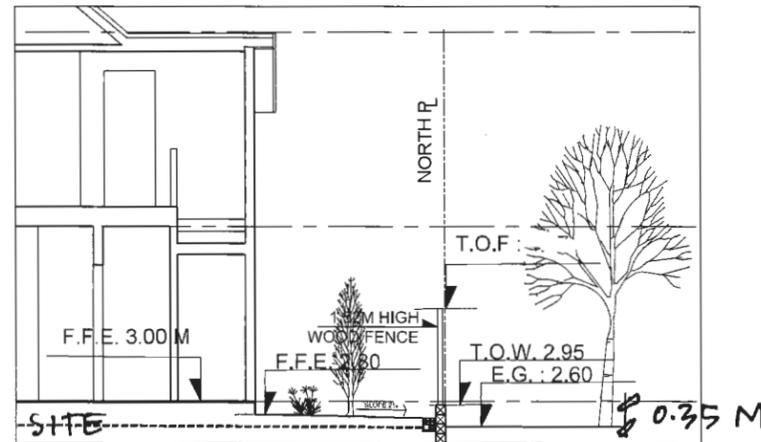
SECTION A - LOT 56  
RETAINING WALL  
(SECTION A-A)



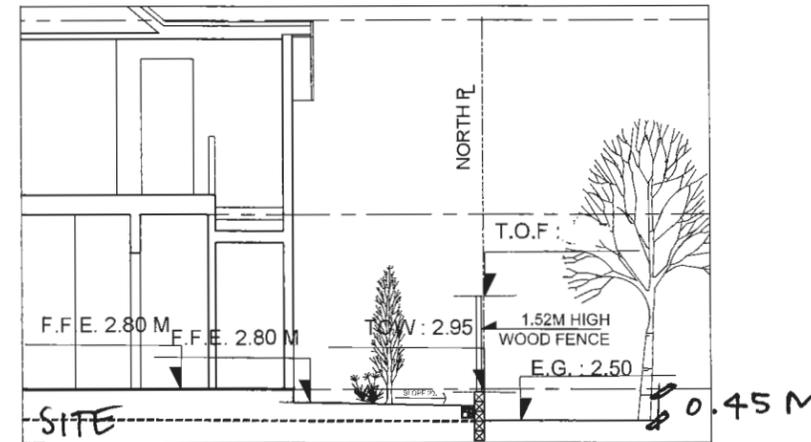
SECTION 1 - LOT 97  
(SECTION B-B)  
0.6 M MAX



SECTION 2 - LOT 96  
(SECTION C-C)

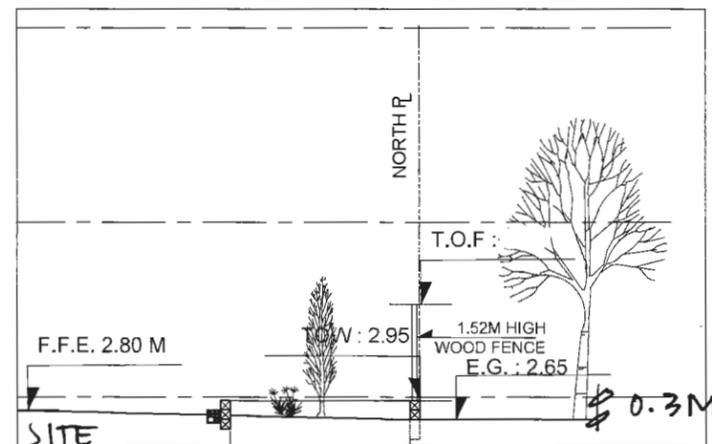


SECTION 3 - LOT 95

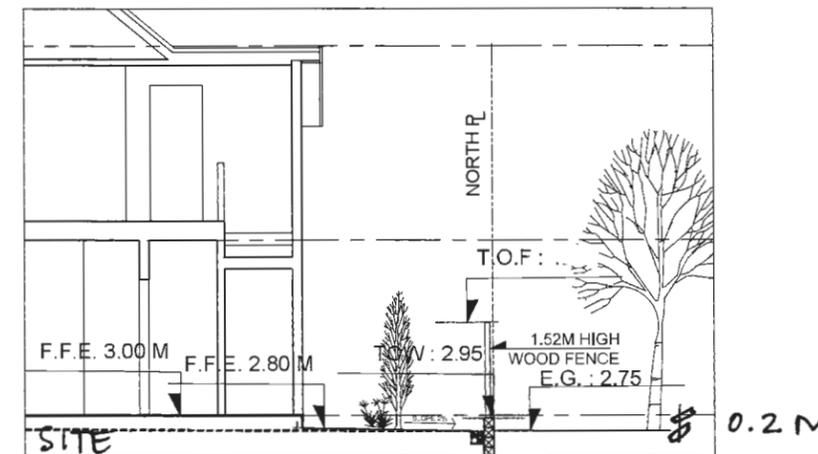


SECTION 4 - LOT 94

\* MAX 1.8 M  
FENCE HT.  
(TYP.).



SECTION 5 - LOT 93



SECTION 6 - LOT 92

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NO	DESCRIPTION	DATE
1	ISSUED FOR SOCF	
2	ISSUED FOR DEVE	
3	GENERAL REVISIO	
4	RE-ISSUED FOR DS	
5	ISSUED FOR A.D.P	

Plan 19 Oct 4, 2016  
DP 15-709934



SALEHI ARCHITECT INC.

433 - 2630 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :  
CITIMARK PROPERTIES  
CORP.

PROJECT NO. 02 - 15

PROJECT :  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

DRAWING TITLE :  
SECTIONS  
A, 1, 2, 3, 4, 5 & 6

SEAL  
PLAN  
# 37

DATE : 05-12-2015 DRAWN : K.S.

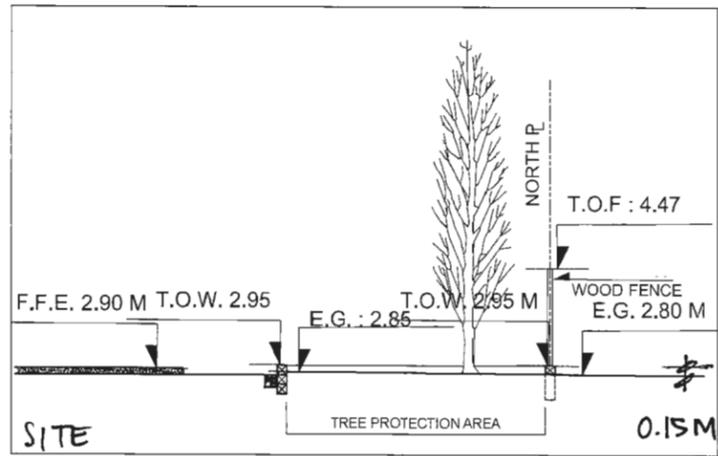
SCALE : 1/50 CHECKED : R.S.

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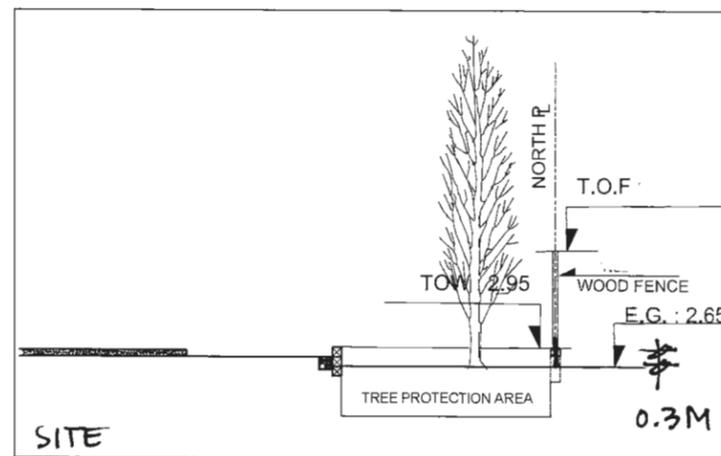
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NO	DESCRIPTION	DATE
1	ISSUED FOR O.C.C.F.	
2	ISSUED FOR DEVE	
3	GENERAL REVISE	
4	RE-ISSUED FOR D	
5	ISSUED FOR A.D.F.	

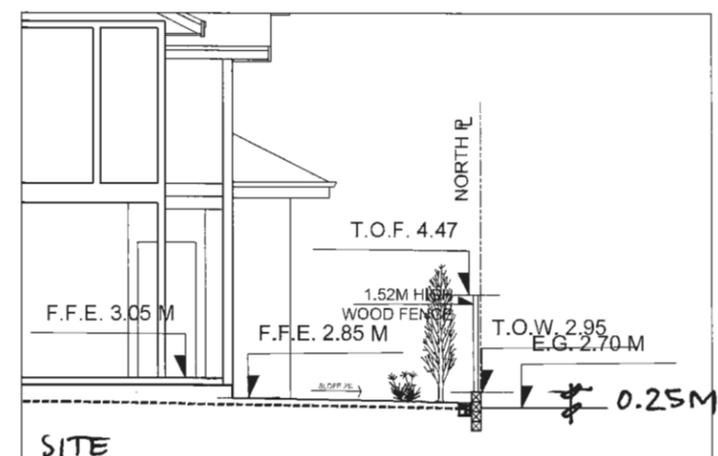
Plan 20 Oct 4, 2016  
DP 15-709934



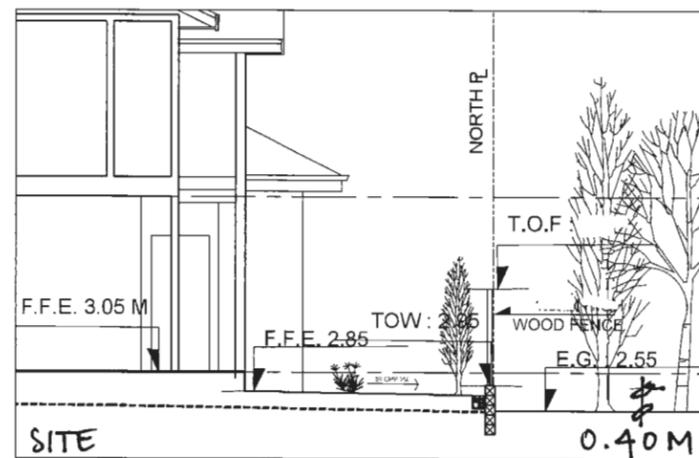
SECTION 7 - LOT 91



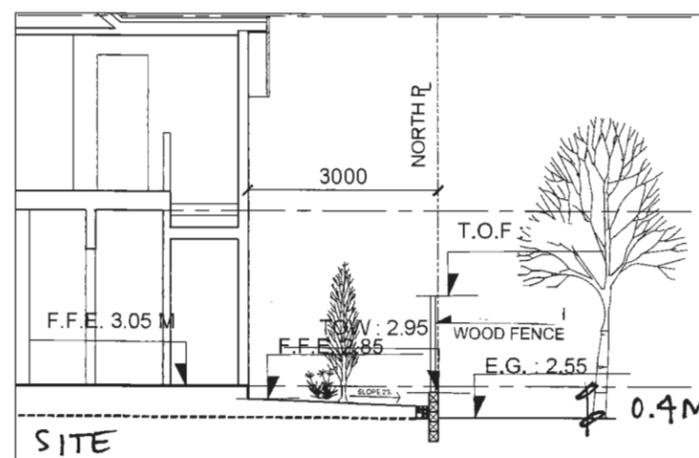
SECTION 8 - LOT 90  
(SECTION D-D)



SECTION 9 - LOT 89

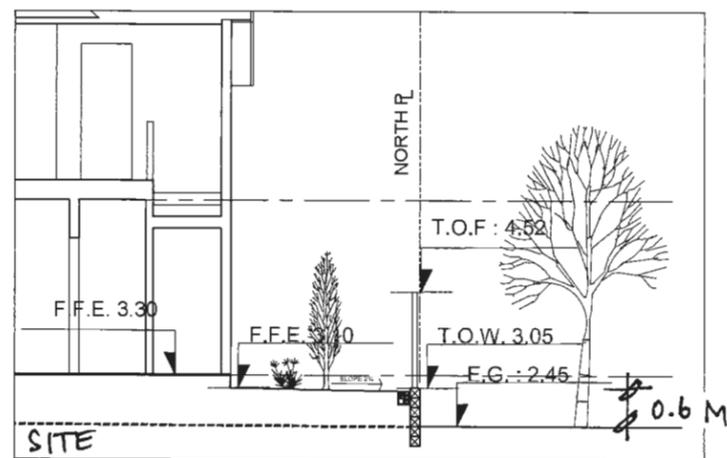


SECTION 10 - LOT 88

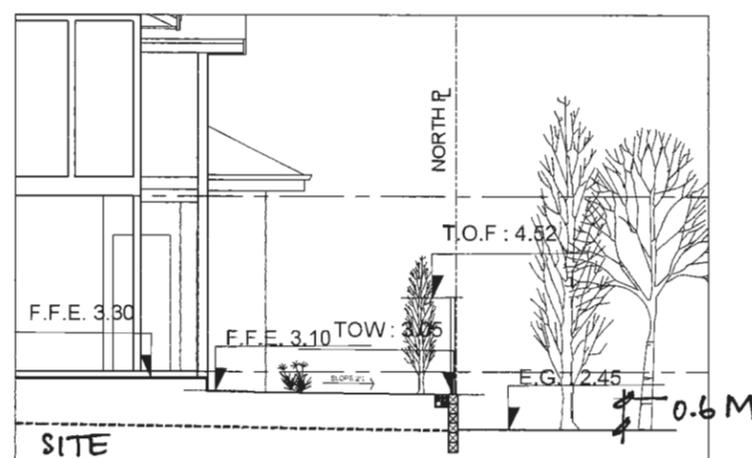


SECTION 11 - LOT 87

\* MAX 1.8 M  
FENCE HT.  
(TYP.)



SECTION 12 - LOT 86



SECTION 13 - LOT 85



SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996-7835  
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :  
CITIMARK PROPERTIES  
CORP.

PROJECT NO. 02 - 15

PROJECT :  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

DRAWING TITLE :  
SECTIONS  
7, 8, 9, 10, 11, 12 & 13

SEAL  
PLAN  
# 38

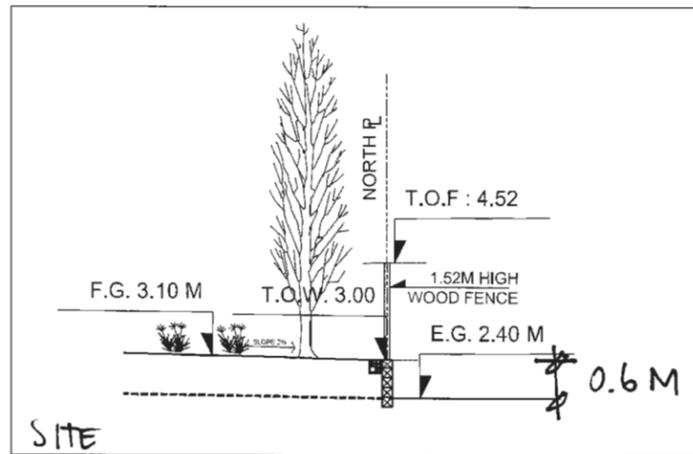
DATE : 05-12-2015 DRAWN : K.S.  
SCALE : 1/50 CHECKED : R.S.

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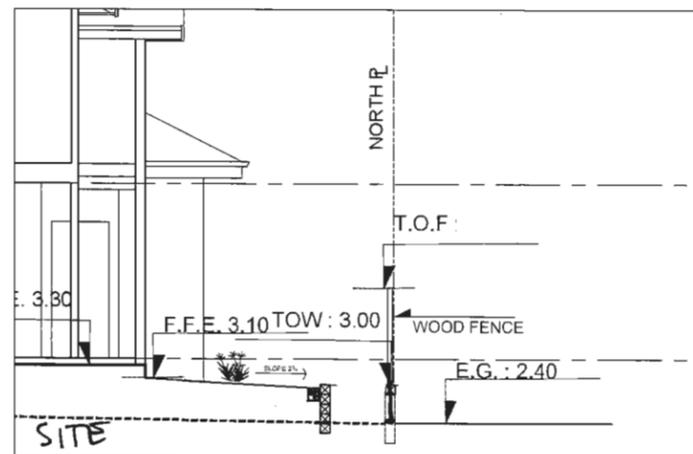
CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

NO	DESCRIPTION	DATE
1	ISSUED FOR OCC	
2	ISSUED FOR DEV	
3	GENERAL REVIS	
4	RE-ISSUED FOR I	
5	ISSUED FOR A.D.	

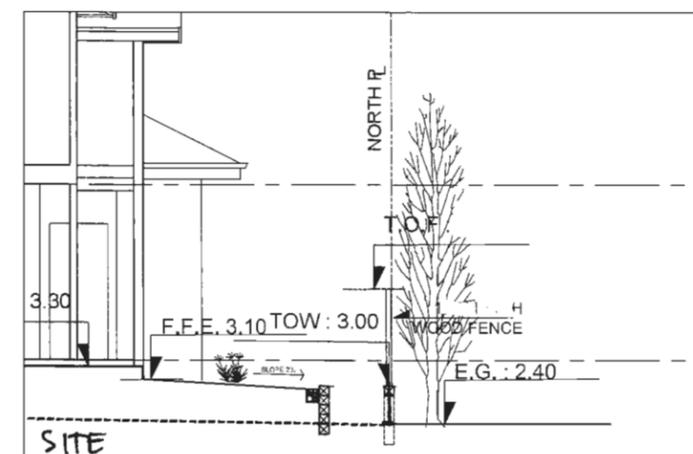
Plan 21 Oct 4, 2016  
DP 15-709934



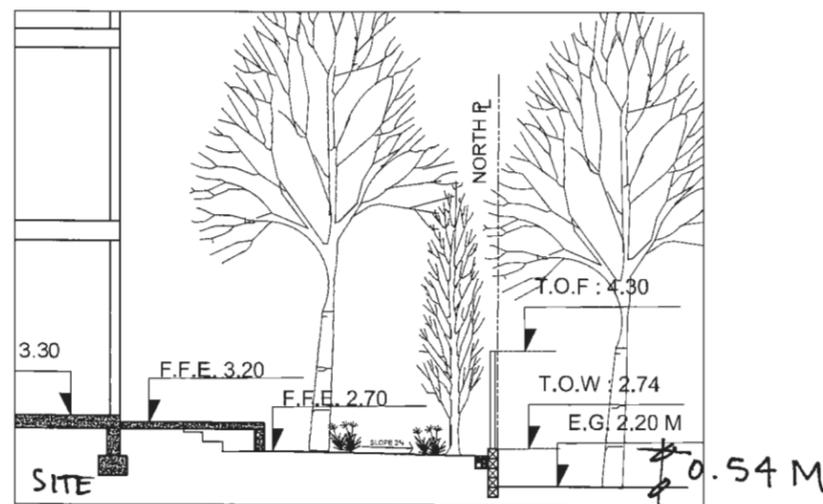
SECTION 14 - LOT 84



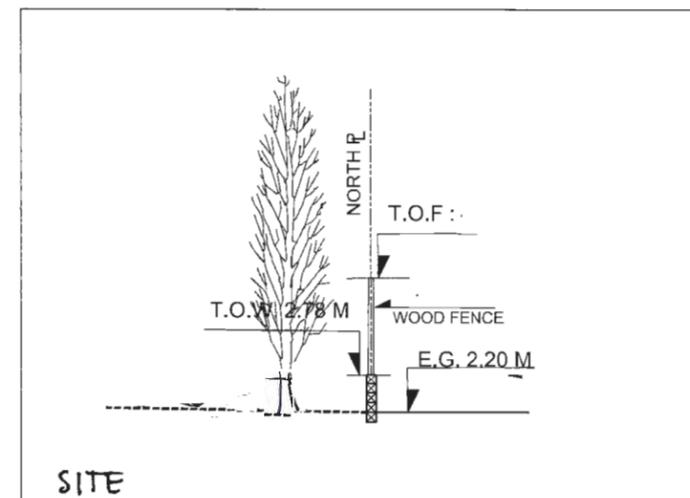
SECTION 15 - LOT 83



SECTION 16 - LOT 82

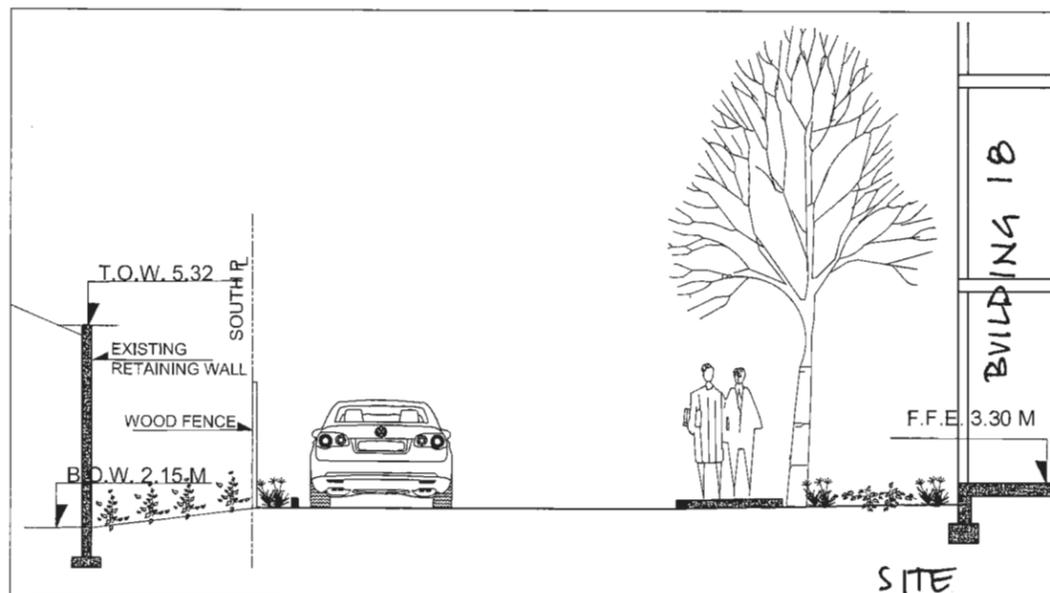


SECTION 17 - LOT 81

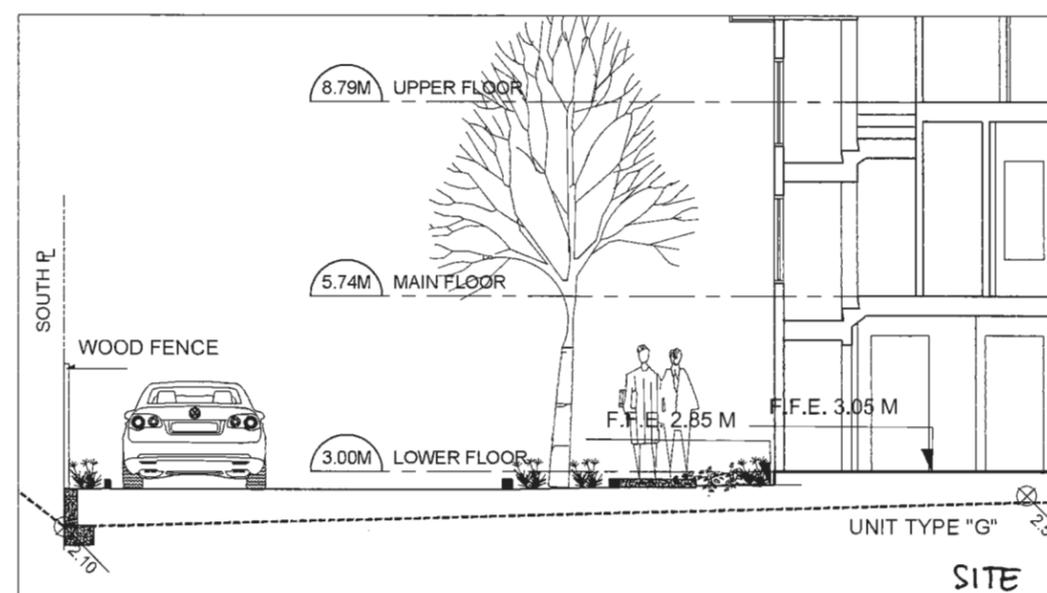


SECTION 18 - LOT 80

\* MAX  
1.8 M  
FENCE  
HT (TYP.)



SECTION 19  
RETAINING WALL IN HWY  
(AT BUILDING 18)



SECTION 20  
RETAINING WALL AT SOUTH PROPERTY LINE

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-990 7833  
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :  
CITIMARK PROPERTIES  
CORP.

PROJECT NO. 02 - 15

PROJECT :  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

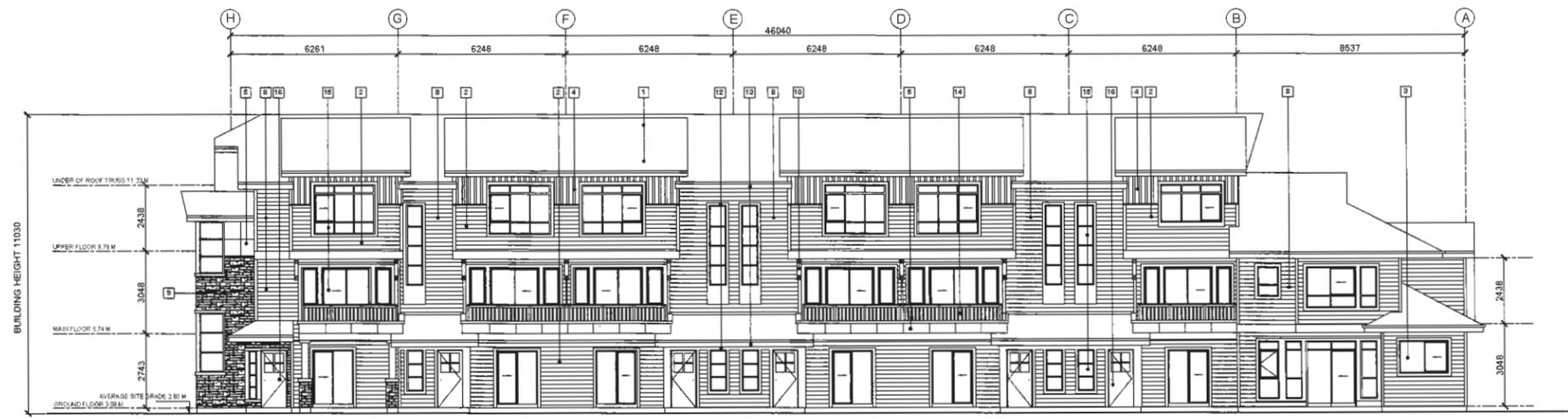
DRAWING TITLE :  
SECTIONS  
14, 15, 16, 17, 18, 19 & 20

SEAL  
PLAN  
# 39

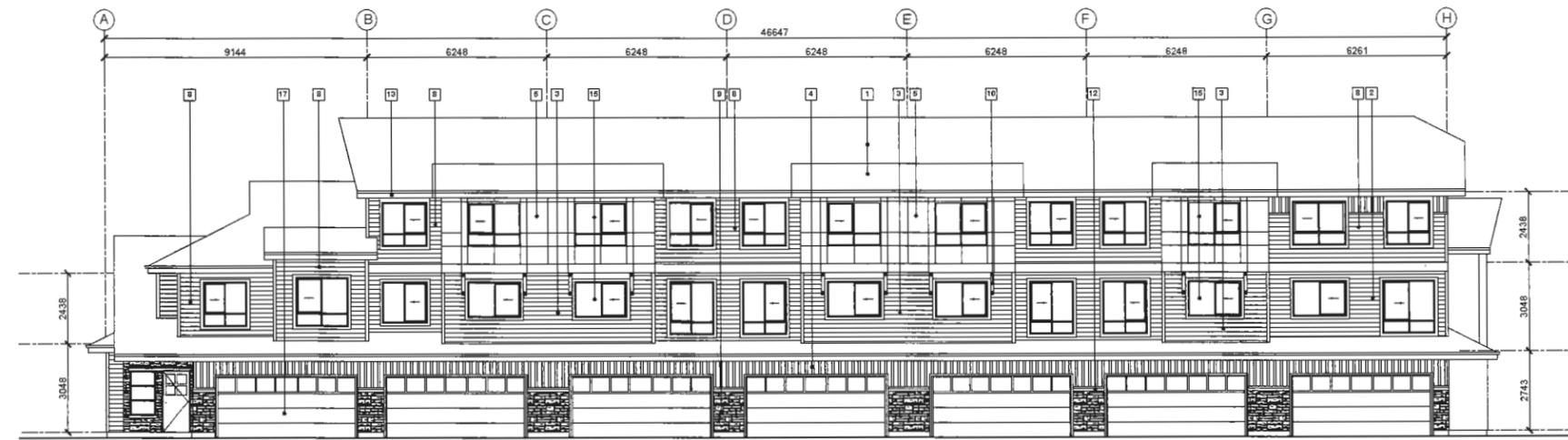
DATE: 05-12-2015 DRAWN: K.S.  
SCALE: 1/50 CHECKED: R.S.

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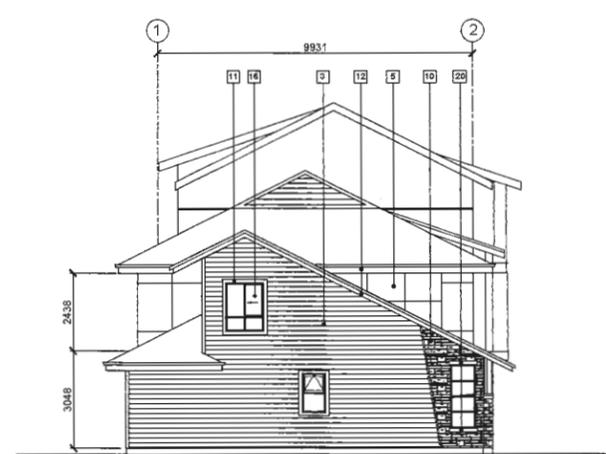


**BUILDING 1  
EAST ELEVATION**

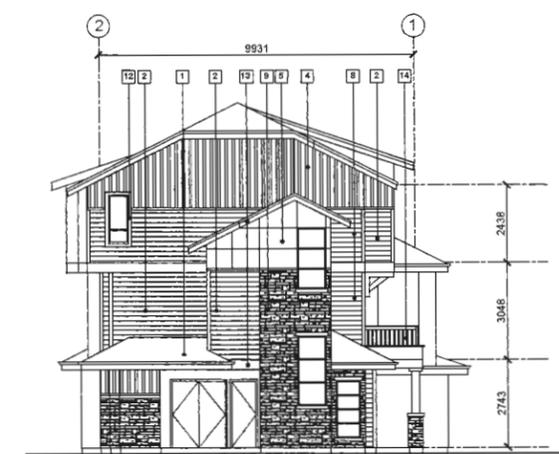


**WEST ELEVATION**

- FINISHING MATERIALS LIST (SCHEME 1) :**
- 1 LAMINATED ASPHALT SHINGLES - DRIFTHOOD BY GAF
  - 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3076A BY GENERAL PAINT
  - 3 HORIZONTAL VINYL SIDING - GENTEX 652 MIDNIGHT SURF
  - 4 HARDIE BOARD AND BATTEN - ASTRON - CL 2963D BY GENERAL PAINT
  - 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ALTAMIRA - CL 3076A BY GENERAL PAINT
  - 6 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ASTRON - CL 2803D BY GENERAL PAINT
  - 7 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3164M BY GENERAL PAINT
  - 8 HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
  - 9 CULTURED STONE - ECHO RIDGE - COUNTRY LEDGESTONE
  - 10 CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET SIKENS 072 BUTTERNUT
  - 11 STAINED CEDAR POST WITH WOOD FINISH BASE SIKENS 072 BUTTERNUT
  - 12 PAINTED WOOD TRIM - GORGE WATER 103 BY GENERAL PAINT
  - 13 PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING - IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
  - 14 ALUMINUM PICKET RAILING - DURACRON S600 T103 BROWN BY PPG
  - 15 SEALED DOUBLED GLAZED VINYL WINDOW - WHITE
  - 16 UNIT ENTRY DOOR - SPANISH CHESTNUT # A 0517 BY ICI PAINT
  - 17 GARAGE DOOR - WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
  - 18 ELECTRICAL CLOSET DOOR - MORTAR CC 574 BY BENJAMIN MOORE
  - 19 PRECAST CONCRETE SILL AND CAP



**NORTH ELEVATION**



**SOUTH ELEVATION**

NO	DESCRIPTION	DATE
1	ISSUED FOR COORD	
2	ISSUED FOR DEVEL	
3	GENERAL REVIEWOR	
4	RE-ISSUED FOR DE	
5	ISSUED FOR A.D.P.	

Plan 22 Oct 4, 2016  
 DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-996 7833  
 E-MAIL : salehi@salehiarchitect.ca

**CLIENT :**  
 CITIMARK PROPERTIES  
 CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

**DRAWING TITLE :**  
 BUILDING 1 ELEVATIONS

SEAL  
**PLAN # 4**

DATE : 05-12-2015 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.



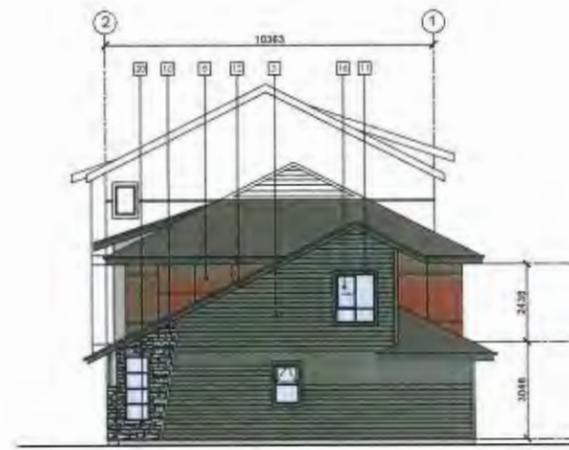
**BUILDINGS 2 AND 13  
WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

- 1 LAMINATED ASPHALT SHINGLES  
DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING  
ESTATE - CL 3236A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING  
GENTEK 673 MONTEREY SAND
- 4 HARDIE BOARD AND BATTEN  
DEEP SPICE - A0426 BY ICI PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
DEEP SPICE - A0426 BY ICI PAINT
- 6 HORIZONTAL VINYL SIDING  
GENTEK 651 WINDSWEPT SMOKE
- 7 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
ESTATE - CL 3236A BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING  
COBBLE STONE - BY JAMES HARDIE
- 9 HARDIE BOARD AND BATTEN  
COBBLE STONE - BY JAMES HARDIE
- 10 CULTURED STONE  
ECHO RIDGE - COUNTRY LEDGESTONE
- 11 PAINTED WOOD TRIM  
CL 3178N RACCOON BY GENERAL PAINT
- 12 PAINTED WOOD FASCIA AND BAND BOARD -  
WITH METAL FLASHING  
CL 3178N RACCOON BY GENERAL PAINT &  
BABY FAWN - CC-15 BY BENJAMIN MOORE
- 13 ALUMINUM PICKET RAILING  
DURACRON S600 T103 BROWN BY PPG
- 14 CLEAR STAINED CEDAR STRUCTURAL  
WOOD BRACKET SIKKENS 072 BUTTERNUT
- 15 STAINED CEDAR POST WITH WOOD FINISH BASE  
SIKENS 072 BUTTERNUT
- 16 SEALED DOUBLED GLAZED VINYL WINDOW  
WHITE
- 17 UNIT ENTRY DOOR  
SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 18 GARAGE DOOR  
WAYNE DALTON CONTEMPORARY STYLE  
GRAY COLOR WITH CLEAR 1 GLASS
- 19 ELECTRICAL CLOSET DOOR  
MORTAR CC 574 BY BENJAMIN MOORE
- 20 PRECAST CONCRETE SILL AND CAP

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NO	DESCRIPTION	DATE
1	ISSUED FOR COORC	
2	ISSUED FOR DEVEL.	
3	GENERAL REVISION	
4	RE-ISSUED FOR DE	
5	ISSUED FOR A.D.P.	

Plan 23 Oct 4, 2016  
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7839  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 2 AND 13  
ELEVATIONS

SEAL	<b>PLAN # 5</b>
------	-----------------

DATE : 05-12-2015	DRAWN : K.S.
SCALE : 1/100	CHECKED : R.S.

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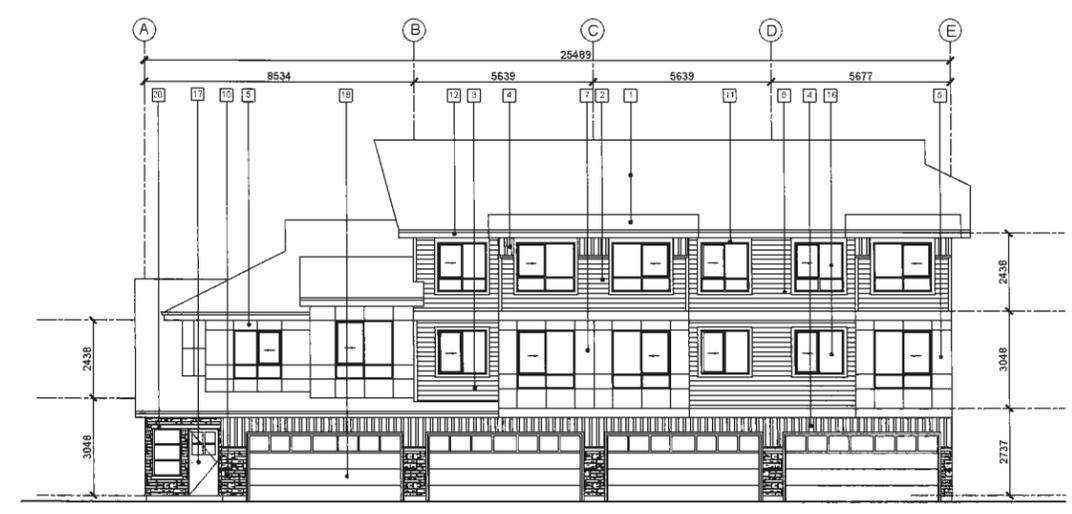
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NO	DESCRIPTION	DATE
1	ISSUED FOR COOR	
2	ISSUED FOR DEVEL	
3	GENERAL REVISION	
4	RE-ISSUED FOR DE	
5	ISSUED FOR A.D.P	

Plan 24 Oct 4, 2016  
 DP 15-709934



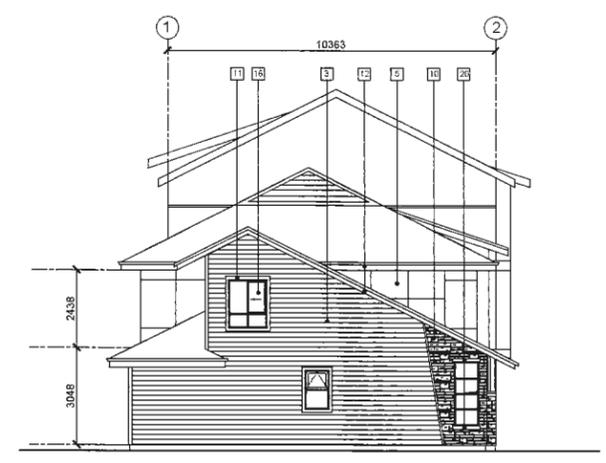
**EAST ELEVATION**  
 BUILDINGS 3 AND 14  
 (BLOCK 6 IS REVERSED)



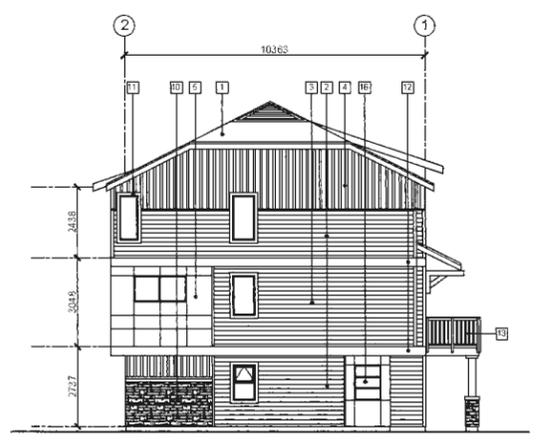
**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

- 1 LAMINATED ASPHALT SHINGLES  
DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING  
ESTATE - CL 3236A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING  
GENTEN 873 MONTEREY SAND
- 4 HARDIE BOARD AND BATTEN  
DEEP SPICE - A0426 BY ICI PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
DEEP SPICE - A0426 BY ICI PAINT
- 6 HORIZONTAL VINYL SIDING  
GENTEN 851 WINDSWEEP SMOKE
- 7 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
ESTATE - CL 3236A BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING  
COBBLE STONE - BY JAMES HARDIE
- 9 HARDIE BOARD AND BATTEN  
COBBLE STONE - BY JAMES HARDIE
- 10 CULTURED STONE  
ECHO RIDGE - COUNTRY LEDGESTONE
- 11 PAINTED WOOD TRIM  
CL 3178R RACCOON BY GENERAL PAINT
- 12 PAINTED WOOD FASCIA AND BAND BOARD -  
WITH METAL FLASHING  
CL 3178R RACCOON BY GENERAL PAINT  
& BABY FAWN - CC-15 BY BENJAMIN MOORE
- 13 ALUMINUM PICKET RAILING  
DURACRON 5600 T103 BROWN BY PFG
- 14 CLEAR STAINED CEDAR STRUCTURAL  
WOOD BRACKET SIKENS 072 BUTTERNUT
- 15 STAINED CEDAR POST WITH WOOD FINISH BASE  
SIKENS 072 BUTTERNUT
- 16 SEALED DOUBLED GLAZED VINYL WINDOW  
WHITE
- 17 UNIT ENTRY DOOR  
SPANISH CHESTNUT #A 0517 BY ICI PAINT
- 18 GARAGE DOOR  
WAYNE DALTON CONTEMPORARY STYLE  
GRAY COLOR WITH CLEAR 1 GLASS
- 19 ELECTRICAL CLOSET DOOR  
MORTAR CC 574 BY BENJAMIN MOORE
- 20 PRECAST CONCRETE SILL AND CAP



**NORTH ELEVATION**



**SOUTH ELEVATION**  
 BUILDINGS 3 & 14  
 (BUILDINGS 6 REVERSED)



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-996 7833  
 EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
 CITIMARK PROPERTIES  
 CORP.

**PROJECT NO.** 02 - 15

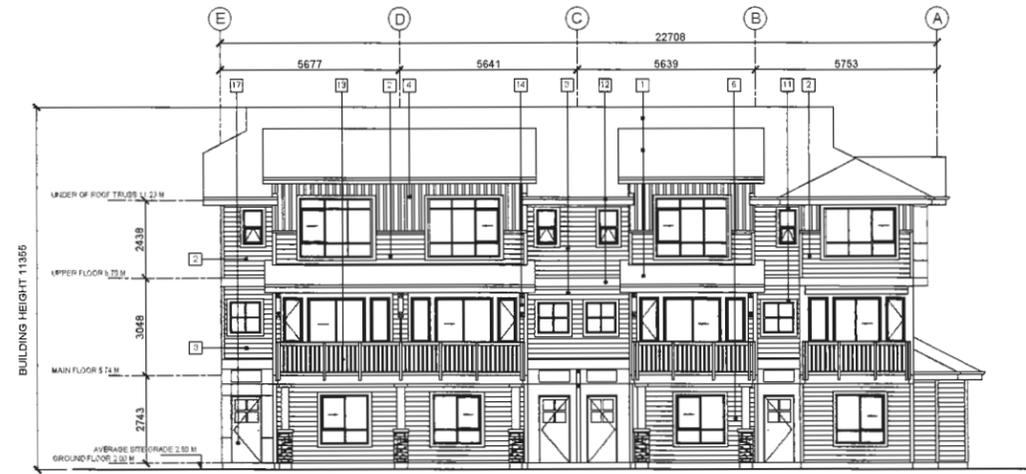
**PROJECT :**  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

**DRAWING TITLE :**  
 BUILDING 3,6 AND 14  
 ELEVATIONS

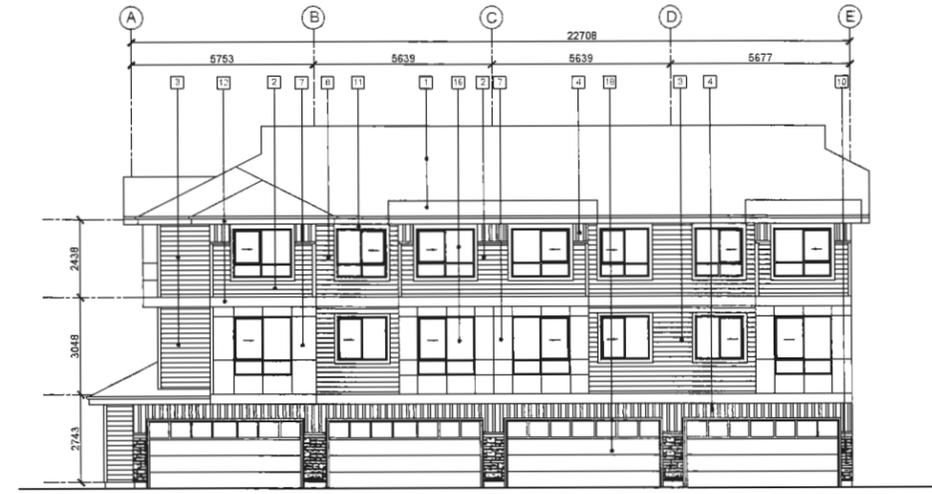
SEAL	<b>PLAN # 6</b>
DATE : 12-07-2014	DRAWN : K.S.
SCALE : 1/100	CHECKED : R.S.

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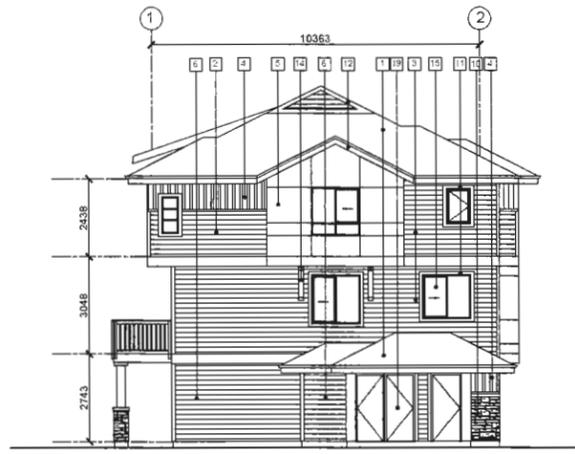
**BUILDING 7  
EAST ELEVATION**



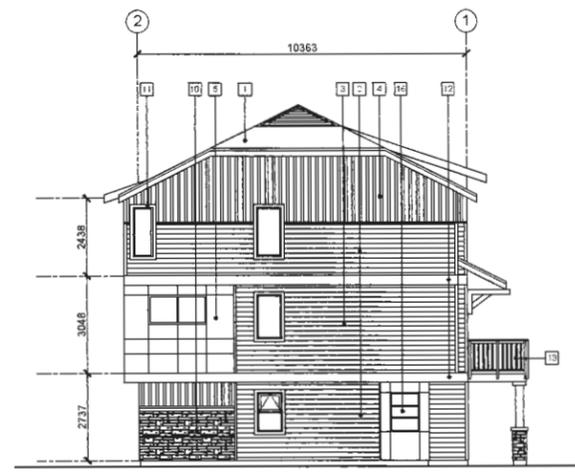
**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

- 1 LAMINATED ASPHALT SHINGLES  
DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING  
ESTATE - CL 3236A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING  
9EVIEW 873 MONTEREY SAND
- 4 HARDIE BOARD AND BATTEN  
DEEP SPICE - AM26 BY ICI PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
DEEP SPICE - AM26 BY ICI PAINT
- 6 HORIZONTAL VINYL SIDING  
GENTLE 851 WINDSWEEP SMOKE
- 7 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
ESTATE - CL 3236A BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING  
COBBLE STONE - BY JAMES HARDIE
- 9 HARDIE BOARD AND BATTEN  
COBBLE STONE - BY JAMES HARDIE
- 10 CULTURED STONE  
ECHO RIDGE - COUNTRY LEDGESTONE
- 11 PAINTED WOOD TRIM  
CL 3176N RACCOON BY GENERAL PAINT
- 12 PAINTED WOOD FASCIA AND BAND BOARD -  
WITH METAL FLASHING  
CL 3176N RACCOON BY GENERAL PAINT  
\$ BABY FAWN - OC-15 BY BENJAMIN MOORE
- 13 ALUMINUM PICKET RAILING  
DURACRON 5600 T103 BROWN BY PPG
- 14 CLEAR STAINED CEDAR STRUCTURAL  
WOOD BRACKET SPOKENS 072 BUTTERNUT
- 15 STAINED CEDAR POST WITH WOOD FINISH BASE  
SPOKENS 072 BUTTERNUT
- 16 SEALED DOUBLED GLAZED VINYL WINDOW  
WHITE
- 17 UNIT ENTRY DOOR  
SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 18 GARAGE DOOR  
WAYNE DALTON CONTEMPORARY STYLE  
GRAY COLOR WITH CLEAR 1 GLASS
- 19 ELECTRICAL CLOSET DOOR  
MORTAR CC 574 BY BENJAMIN MOORE
- 20 PRECAST CONCRETE SILL AND CAP



**NORTH ELEVATION**



**SOUTH ELEVATION**

NO	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	310
2	ISSUED FOR DESIGN	310
3	GENERAL REVIS	115
4	RE-ISSUED FOR C	116
5	ISSUED FOR A.D.I	116

Plan 25 Oct 4, 2016  
 DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 7 ELEVATIONS

SEAL

PLAN  
# 7

DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

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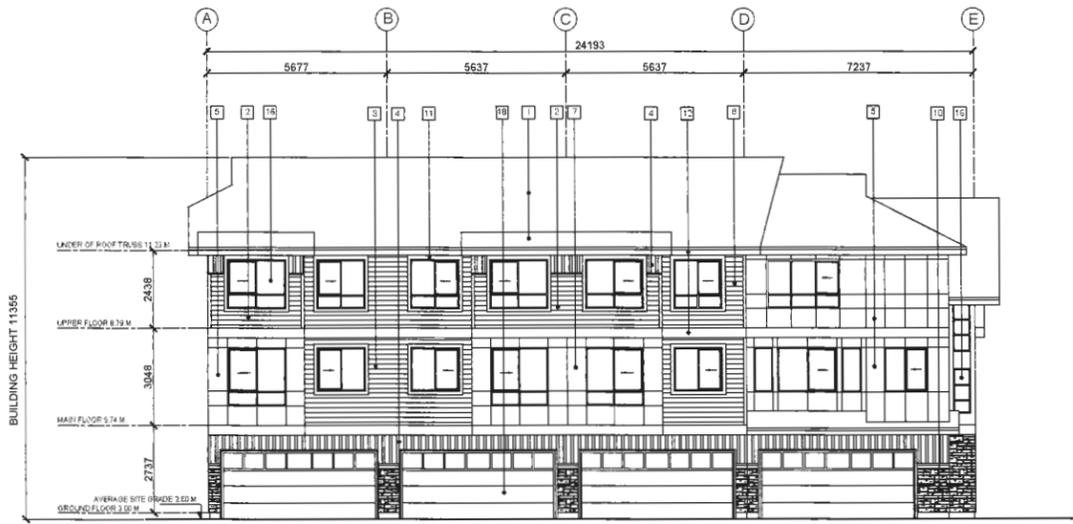
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NO	DESCRIPTION	DATE
1	ISSUED FOR CONCR	
2	ISSUED FOR DEVELP	
3	GENERAL REVISON	
4	RE-ISSUED FOR DEV	
5	ISSUED FOR A.D.P. €	

Plan 26    Oct 4, 2016  
**DP 15-709934**



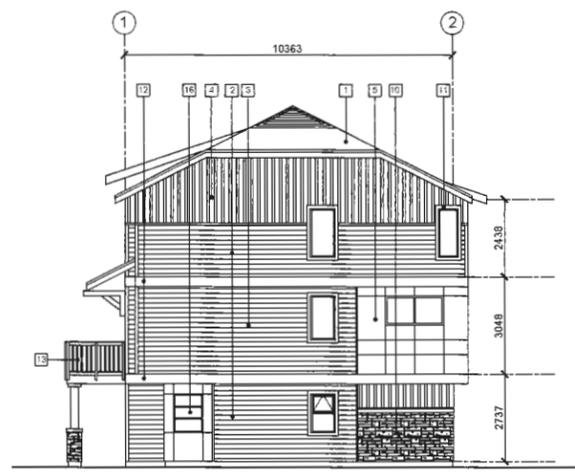
**BUILDINGS 4 AND 8  
EAST ELEVATION  
(BUILDING 5 IS REVERSED)**



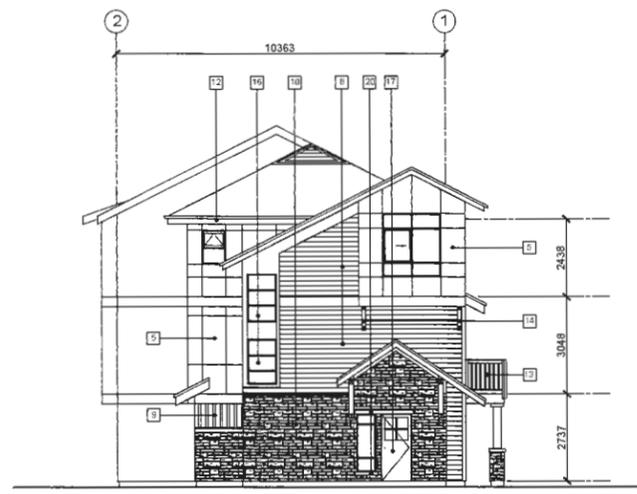
**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

- 1 LAMINATED ASPHALT SHINGLES  
DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING  
ESTATE - CL 3238A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING  
GENTEK 073 MONTEREY SAND
- 4 HARDIE BOARD AND BATTEN  
DEEP SPICE - A0426 BY ICI PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
DEEP SPICE - A0426 BY ICI PAINT
- 6 HORIZONTAL VINYL SIDING  
GENTEK 851 WINDSWEEP SMOKE
- 7 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
ESTATE - CL 3238A BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING  
COBBLE STONE - BY JAMES HARDIE
- 9 HARDIE BOARD AND BATTEN  
COBBLE STONE - BY JAMES HARDIE
- 10 CULTURED STONE  
ECHO RIDGE - COUNTRY LEDGESTONE
- 11 PAINTED WOOD TRIM  
CL 3176N RACCOON BY GENERAL PAINT
- 12 PAINTED WOOD FASCIA AND BAND BOARD -  
WITH METAL FLASHING  
CL 3176N RACCOON BY GENERAL PAINT  
& BABY FAWN - OC-15 BY BENJAMIN MOORE
- 13 ALUMINUM PICKET RAILING  
DURAIRON S606 T105 BROWN BY PPC
- 14 CLEAR STAINED CEDAR STRUCTURAL  
WOOD BRACKET SIKKENS 072 BUTTERNUT
- 15 STAINED CEDAR POST WITH WOOD FINISH BASE  
SIKENS 072 BUTTERNUT
- 16 SEALED DOUBLED GLAZED VINYL WINDOW  
WHITE
- 17 UNIT ENTRY DOOR  
SPANISH CHESTNUT # A 0511 BY ICI PAINT
- 18 GARAGE DOOR  
WAYNE DALTON CONTEMPORARY STYLE  
GRAY COLOR WITH CLEAR 1 GLASS
- 19 ELECTRICAL CLOSET DOOR  
MORTAR CC 574 BY BENJAMIN MOORE
- 20 PRECAST CONCRETE SILL AND CAP



**NORTH ELEVATION**



**SOUTH ELEVATION**

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-966-7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 4, 5 AND 8  
ELEVATIONS

SEAL

**PLAN  
# 8**

DATE : 12-07-2014    DRAWN : K.S.

SCALE : 1/100    CHECKED : R.S.

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NO	DESCRIPTION	DATE
1	ISSUED FOR COORC	
2	ISSUED FOR DEVEL	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEV	
5	ISSUED FOR A.D.P. I	

Plan 27  
 Oct 4, 2016  
 DP 15-709934



**BUILDING 9 (10 IS REVERSED)  
WEST ELEVATION**



**EAST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1):**

- 1 LAMINATED ASPHALT SHINGLES - DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3075A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING - GENTEK 652 MIDNIGHT SURF
- 4 HARDIE BOARD AND BATTEN - ASTRON - CL 2803D BY GENERAL PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ALTAMIRA - CL 3075A BY GENERAL PAINT
- 6 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ASTRON - CL 2803D BY GENERAL PAINT
- 7 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3164M BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
- 9 CULTURED STONE - ECHO RIDGE - COUNTRY LEDGESTONE
- 10 CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET SIKKENS 072 BUTTERNUT
- 11 STAINED CEDAR POST WITH WOOD FINISH BASE SIKKENS 072 BUTTERNUT
- 12 PAINTED WOOD TRIM - GORGE WATER 103 BY GENERAL PAINT
- 13 PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING - IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
- 14 ALUMINUM PICKET RAILING - DURACRON S600 T103 BROWN BY PPG
- 15 SEALED DOUBLED GLAZED VINYL WINDOW WHITE
- 16 UNIT ENTRY DOOR - SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 17 GARAGE DOOR - WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
- 18 ELECTRICAL CLOSET DOOR - MORTAR CC 574 BY BENJAMIN MOORE
- 19 PRECAST CONCRETE SILL AND CAP



**NORTH ELEVATION**



**SOUTH ELEVATION**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDINGS 9 AND 10  
ELEVATIONS

SEAL  
**PLAN # 9**

DATE : 05-12-2015 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

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NO.	DESCRIPTION	DATE
1	ISSUED FOR CONCEPT	
2	ISSUED FOR DEVELOPMENT	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEVELOPMENT	
5	ISSUED FOR A.D.I.	

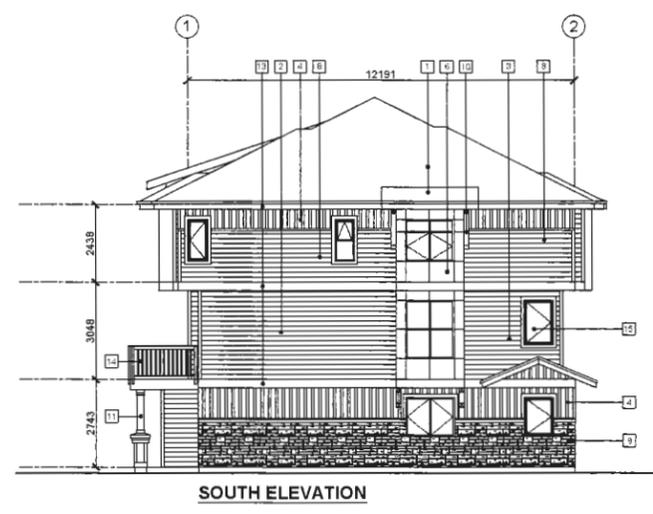
Plan 28 Oct 4, 2016  
DP 15-709934



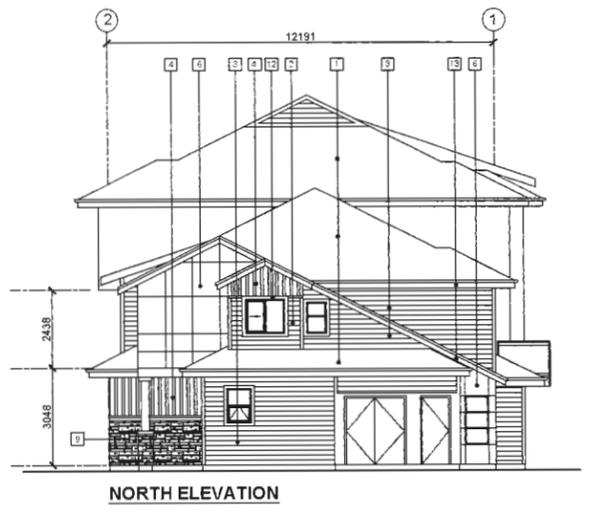
**BUILDING 11 (12 IS REVERSED)  
WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1):**

- 1 LAMINATED ASPHALT SHINGLES - DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING - GENTEK 652 MIDNIGHT SURF
- 4 HARDIE BOARD AND BATTEN - ASTRON - CL 2803D BY GENERAL PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 6 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ASTRON - CL 2803D BY GENERAL PAINT
- 7 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3164M BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
- 9 CULTURED STONE - ECHO RIDGE - COUNTRY LEDGESTONE
- 10 CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET SIKENS 072 BUTTERNUT
- 11 STAINED CEDAR POST WITH WOOD FINISH BASE SIKENS 072 BUTTERNUT
- 12 PAINTED WOOD TRIM - GORGE WATER 103 BY GENERAL PAINT
- 13 PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING - IRON MOUNTAIN 2134-S0 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
- 14 ALUMINUM PICKET RAILING - DURACRON S600 T103 BROWN BY PPG
- 15 SEALED DOUBLED GLAZED VINYL WINDOW - WHITE
- 16 UNIT ENTRY DOOR - SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 17 GARAGE DOOR - WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
- 18 ELECTRICAL CLOSET DOOR - MORTAR LC 574 BY BENJAMIN MOORE
- 19 PRECAST CONCRETE SILL AND CAP



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 11 AND 12 ELEVATIONS

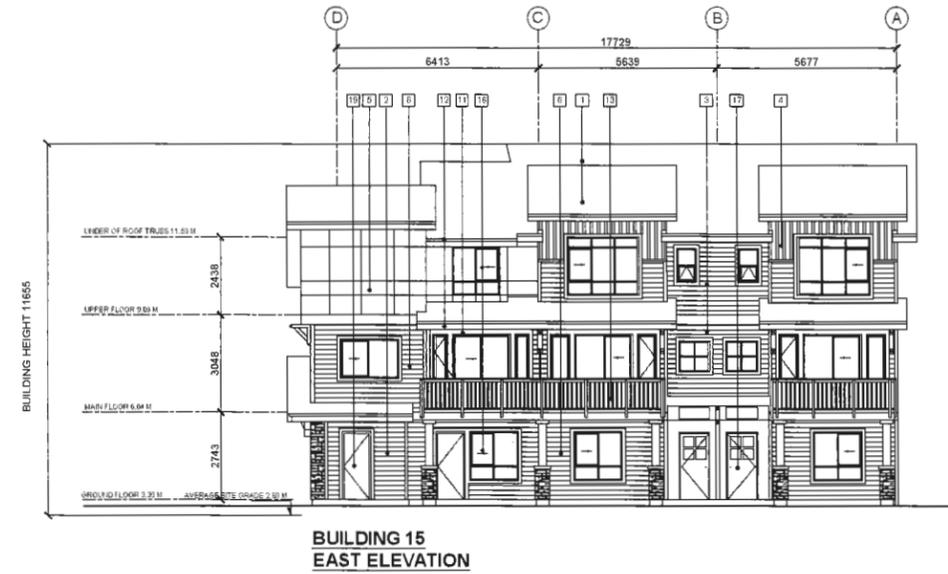
SEAL  
**PLAN # 10**

DATE : 12-07-2014 DRAWN : K.S.

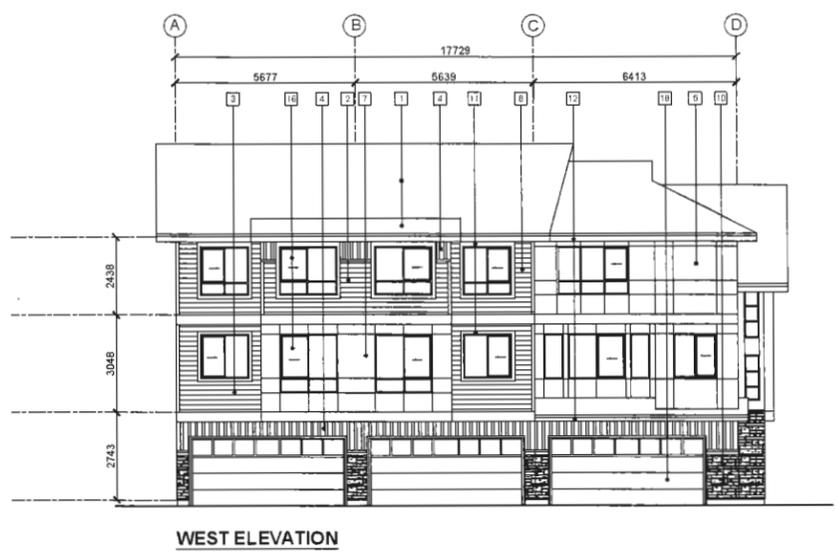
SCALE : 1/100 CHECKED : R.S.

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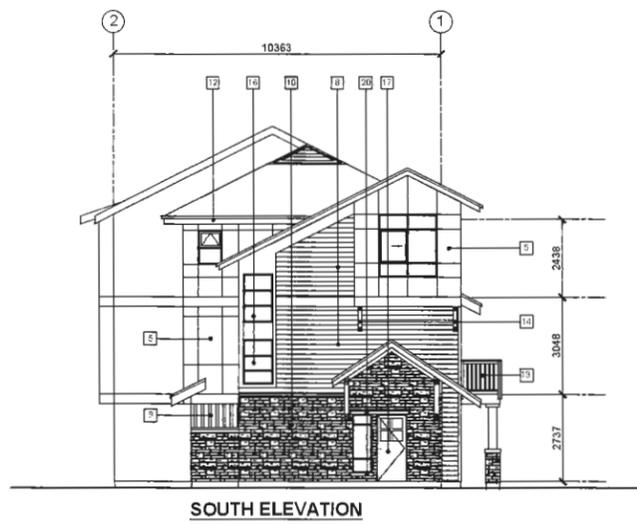
**BUILDING 15  
EAST ELEVATION**



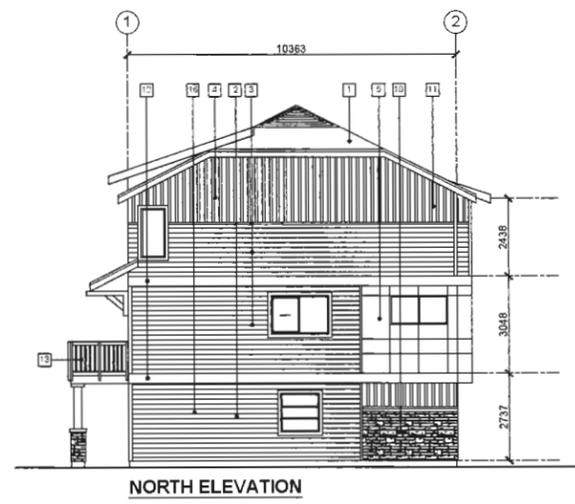
**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

- 1 LAMINATED ASPHALT SHINGLES  
DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING  
ESTATE - CL 3236A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING  
GENTEX 673 MONTEREY SAND
- 4 HARDIE BOARD AND BATTEN  
DEEP SPICE - A0426 BY ICI PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
DEEP SPICE - A0426 BY ICI PAINT
- 6 HORIZONTAL VINYL SIDING  
GENTEX 651 WINDSWEEP SMOKE
- 7 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
ESTATE - CL 3236A BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING  
COBBLE STONE - BY JAMES HARDIE
- 9 HARDIE BOARD AND BATTEN  
COBBLE STONE - BY JAMES HARDIE
- 10 CULTURED STONE  
ECHO RIDGE - COUNTRY LEDGESTONE
- 11 PAINTED WOOD TRIM  
CL 3176N RACCOON BY GENERAL PAINT
- 12 PAINTED WOOD FASCIA AND BAND BOARD -  
WITH METAL FLASHING  
CL 3176N RACCOON BY GENERAL PAINT  
S BABY FAWN - OC-15 BY BENJAMIN MOORE
- 13 ALUMINUM PICKET RAILING  
DURACRON S600 T102 BROWN BY PPS
- 14 CLEAR STAINED CEDAR STRUCTURAL  
WOOD BRACKET SIKKENS 072 BUTTERNUT
- 15 STAINED CEDAR POST WITH WOOD FINISH BASE  
SIKKENS 072 BUTTERNUT
- 16 SEALED DOUBLED GLAZED VINYL WINDOW  
WHITE
- 17 UNIT ENTRY DOOR  
SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 18 GARAGE DOOR  
WAYNE DALTON CONTEMPORARY STYLE  
GRAY COLOR WITH CLEAR 1 GLASS
- 19 ELECTRICAL CLOSET DOOR  
MORTAR CC 574 BY BENJAMIN MOORE
- 20 PRECAST CONCRETE SILL AND CAP



**SOUTH ELEVATION**



**NORTH ELEVATION**

NO	DESCRIPTION	DATE
1	ISSUED FOR COC	115
2	ISSUED FOR DEV	115
3	GENERAL REVIS	115
4	RE-ISSUED FOR	116
5	ISSUED FOR A.C	116

Plan 29 Oct 4, 2016  
 DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-996 7833  
 EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
 CITIMARK PROPERTIES  
 CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

**DRAWING TITLE :**  
 BUILDING 15 ELEVATIONS

SEAL

PLAN  
# 11

DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

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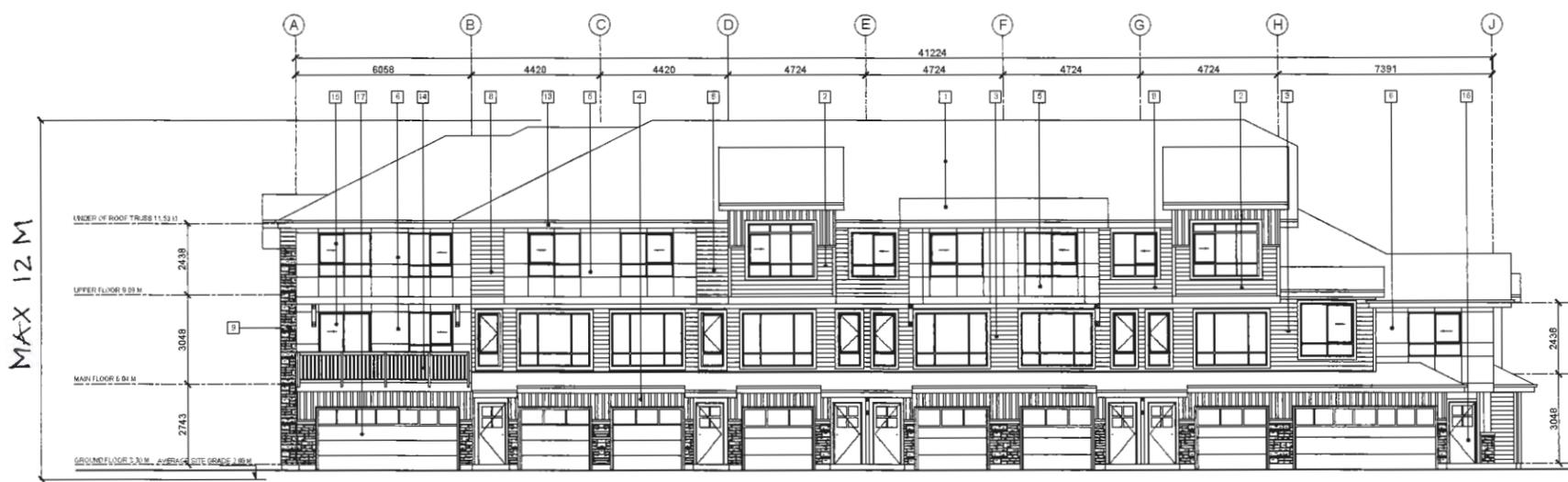
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NO	DESCRIPTION	DATE
1	ISSUED FOR COORD	
2	ISSUED FOR DEVELOP	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEVELOP	
5	ISSUED FOR A.D.P.	

Plan 30 Oct 4, 2016  
DP 15-709934



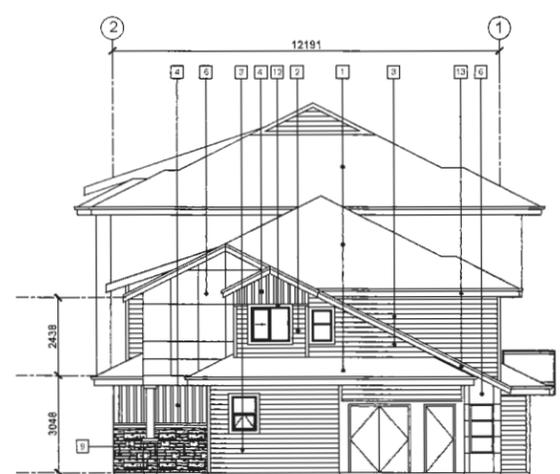
**BUILDING 16  
WEST ELEVATION**



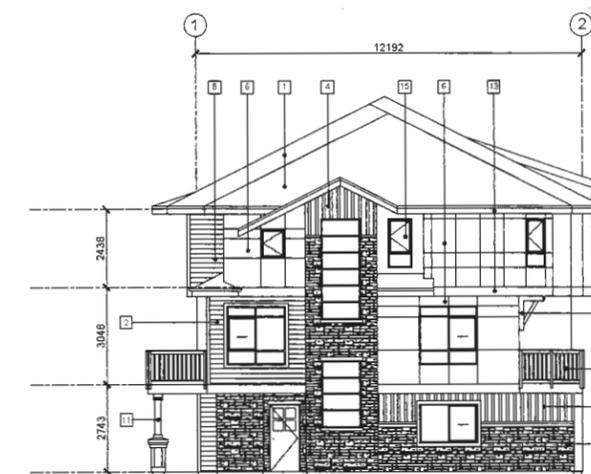
**EAST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1):**

- 1 LAMINATED ASPHALT SHINGLES - DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING - GENTEK 652 MIDNIGHT SURF
- 4 HARDIE BOARD AND BATTEN ASTRON - CL 2803D BY GENERAL PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA - CL 3076A BY GENERAL PAINT
- 6 PAINTED HARDIE PANEL WITH REVEAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT
- 7 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3164M BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
- 9 CULTURED STONE ECHO RIDGE - COUNTRY LEDGESTONE
- 10 CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET SIKKENS 072 BUTTERNUT
- 11 STAINED CEDAR POST WITH WOOD FINISH BASE SIKKENS 072 BUTTERNUT
- 12 PAINTED WOOD TRIM GEORGE WATER 103 BY GENERAL PAINT
- 13 PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING IRON MOUNTAIN 2134-JD BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
- 14 ALUMINUM PICKET RAILING DURACRON S600 T103 BROWN BY PPG
- 15 SEALED DOUBLED GLAZED VINYL WINDOW WHITE
- 16 UNIT ENTRY DOOR SPANISH CHESTNUT #A 0517 BY ICI PAINT
- 17 GARAGE DOOR WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
- 18 ELECTRICAL CLOSET DOOR MORTAR CC 574 BY BENJAMIN MOORE
- 19 PRECAST CONCRETE SILL AND CAP



**NORTH ELEVATION**



**SOUTH ELEVATION**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL.: 778-906-7833  
EMAIL: rsalehi@salehiarchitect.ca

**CLIENT:**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT:**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE:**  
BUILDING 16 ELEVATIONS

SEAL  
**PLAN # 12**

DATE: 12-07-2014 DRAWN: K.S.  
SCALE: 1/100 CHECKED: R.S.

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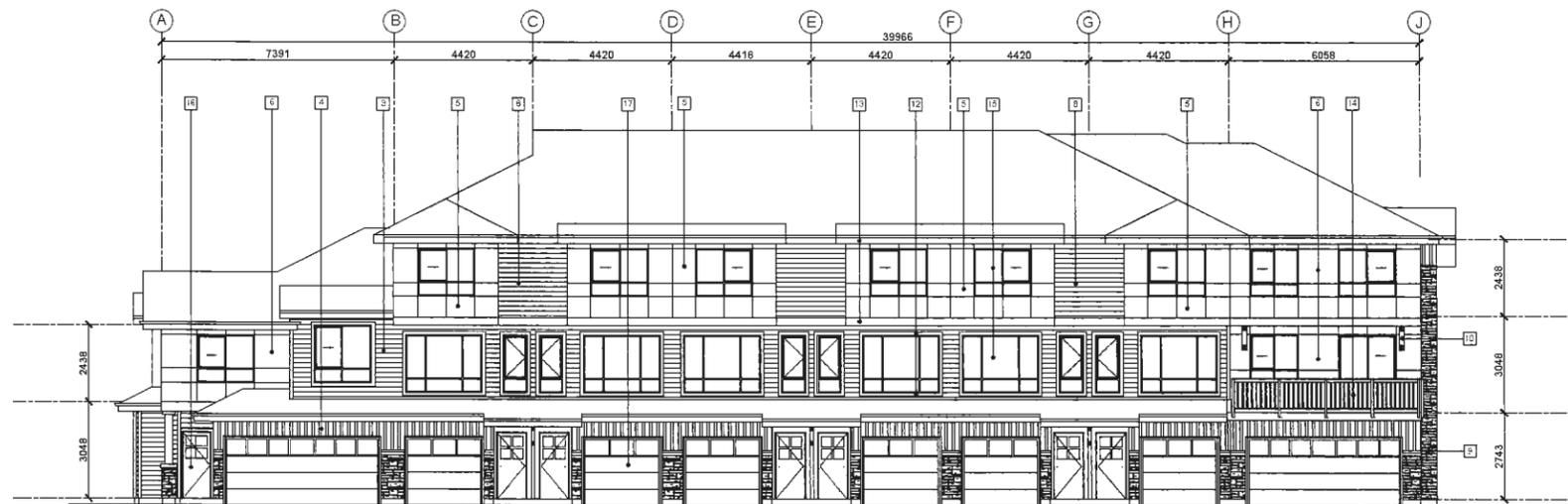
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NO.	DESCRIPTION	DATE
1	ISSUED FOR COOR	5
2	ISSUED FOR DEVEL	5
3	GENERAL REVISION	5
4	RE-ISSUED FOR DE	6
5	ISSUED FOR A.D.P.	6

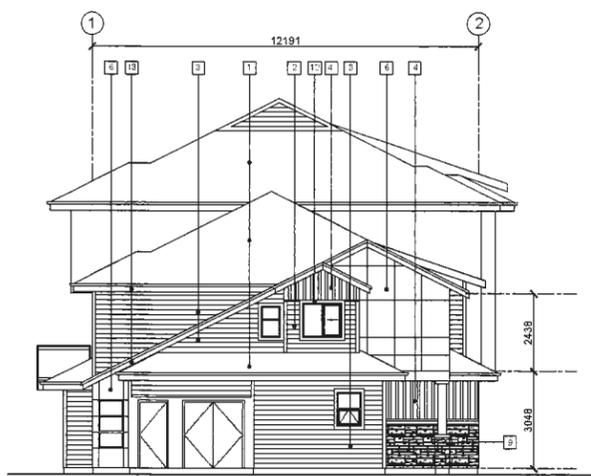
Plan 31  
 Oct 4, 2016  
 DP 15-709934



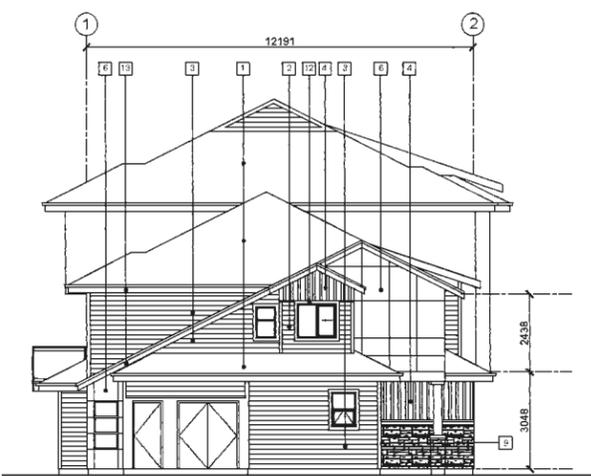
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



NORTH ELEVATION

FINISHING MATERIALS LIST (SCHEME 1) :

- 1 LAMINATED ASPHALT SHINGLES - DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING - GENTEI, 652 MIDNIGHT SURF
- 4 HARDIE BOARD AND BATTEN - ASTRON - CL 2803D BY GENERAL PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 6 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ASTRON - CL 2803D BY GENERAL PAINT
- 7 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3164M BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
- 9 CULTURED STONE - ECHO RIDGE - COUNTRY LEDGESTONE
- 10 CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET - SIKKENS 072 BUTTERNUT
- 11 STAINED CEDAR POST WITH WOOD FINISH BASE - SIKKENS 072 BUTTERNUT
- 12 PAINTED WOOD TRIM - GORGE WATER 103 BY GENERAL PAINT
- 13 PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING - IRON MOUNTAIN 2124-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
- 14 ALUMINUM PICKET RAILING - DURACRON 5800 T 100 BROWN BY PPG
- 15 SEALED DOUBLED GLAZED VINYL WINDOW - WHITE
- 16 UNIT ENTRY DOOR - SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 17 GARAGE DOOR - WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
- 18 ELECTRICAL CLOSET DOOR - MORTAR CC 574 BY BENJAMIN MOORE
- 19 PRECAST CONCRETE SILL AND CAP



SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-996 7833  
 EMAIL : rsalehi@salehiarchitect.ca

CLIENT :  
 CITIMARK PROPERTIES  
 CORP.

PROJECT NO. 02 - 15

PROJECT :  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

DRAWING TITLE :  
 BUILDING 17 ELEVATIONS

SEAL  
 PLAN  
 # 13

DATE : 05-12-2015 DRAWN : K.S.

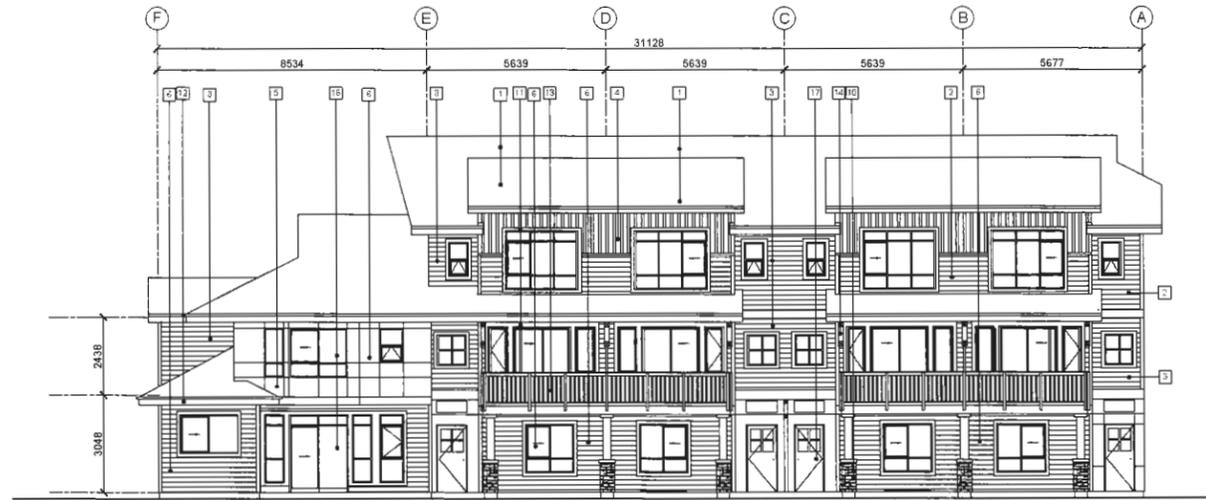
SCALE : 1/100 CHECKED : R.S.

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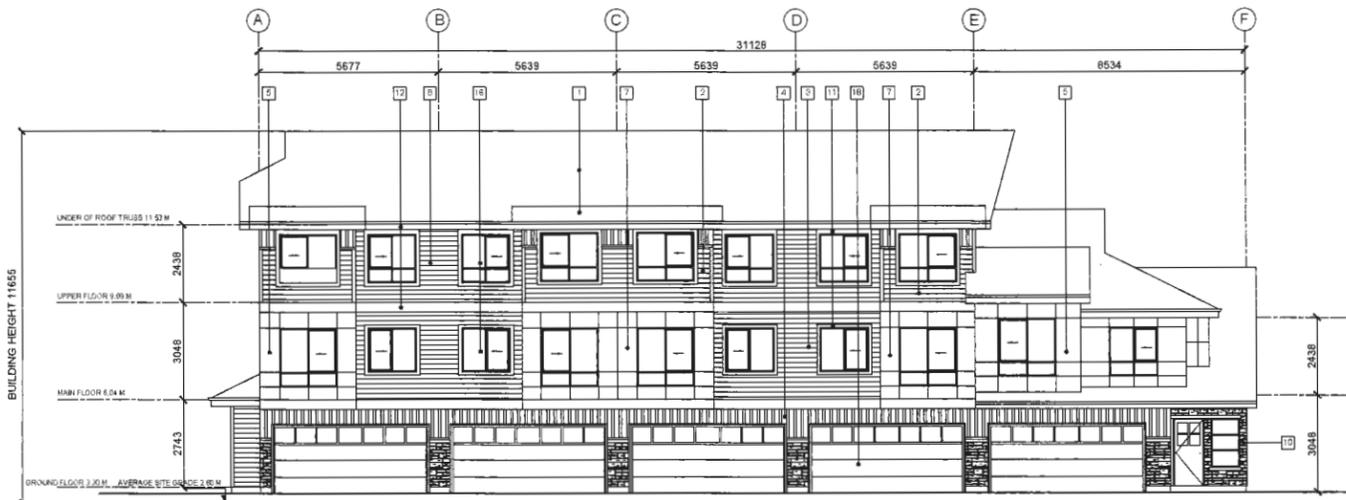
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NO	DESCRIPTION	DATE
1	ISSUED FOR COORD	
2	ISSUED FOR DEVELC	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEV	
5	ISSUED FOR A.D.P. S	

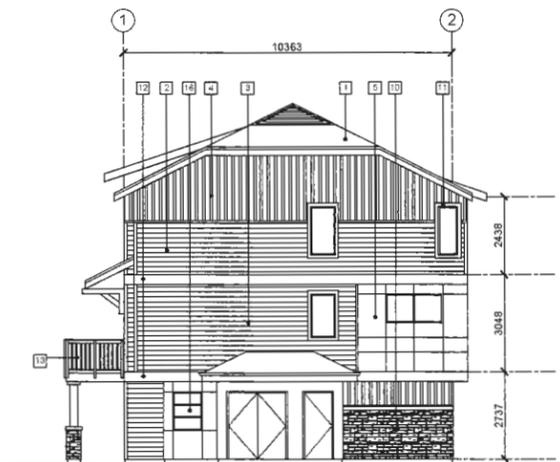
Plan 32  
 Oct 4, 2016  
 DP 15-709934



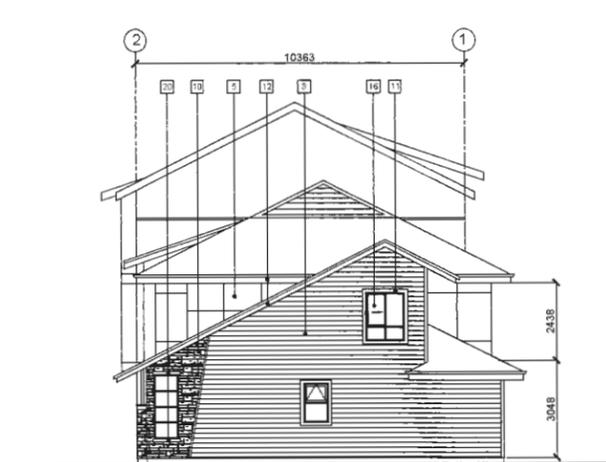
**BUILDING 18  
 WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

- 1 LAMINATED ASPHALT SHINGLES  
DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING  
ESTATE - CL 3235A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING  
GENTEK 673 MONTEREY SAND
- 4 HARDIE BOARD AND BATTEN  
DEEP SPICE - A0426 BY ICI PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
DEEP SPICE - A0426 BY ICI PAINT
- 6 HORIZONTAL VINYL SIDING  
GENTEK 651 WINDSWEEP SMOKE
- 7 PAINTED HARDIE PANEL WITH REVEAL SYSTEM  
ESTATE - CL 3235A BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING  
COBBLE STONE - BY JAMES HARDIE
- 9 HARDIE BOARD AND BATTEN  
COBBLE STONE - BY JAMES HARDIE
- 10 CULTURED STONE  
ECHO RIDGE - COUNTRY LEDGESTONE
- 11 PAINTED WOOD TRIM  
CL 3178N RACCOON BY GENERAL PAINT
- 12 PAINTED WOOD FASCIA AND BAND BOARD -  
WITH METAL FLASHING  
CL 3178N RACCOON BY GENERAL PAINT  
& BABY FAWN - CC 15 BY BENJAMIN MOORE
- 13 ALUMINUM PICKET RAILING  
DURACRON S600 T102 BROWN BY PPG
- 14 CLEAR STAINED CEDAR STRUCTURAL  
WOOD BRACKET SIKKENS 072 BUTTERNUT
- 15 STAINED CEDAR POST WITH WOOD FINISH BASE  
SIKKENS 072 BUTTERNUT
- 16 SEALED DOUBLED GLAZED VINYL WINDOW  
WHITE
- 17 UNIT ENTRY DOOR  
SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 18 GARAGE DOOR  
WAYNE DALTON CONTEMPORARY STYLE  
GRAY COLOR WITH CLEAR 1 GLASS
- 19 ELECTRICAL CLOSET DOOR  
MORTAR CC 574 BY BENJAMIN MOORE
- 20 PRECAST CONCRETE SILL AND CAP



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-996 7633  
 EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
 CITIMARK PROPERTIES  
 CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

**DRAWING TITLE :**  
 BUILDING 18  
 ELEVATIONS

SEAL  
**PLAN  
 # 14**

DATE : 12-07-2014  
 SCALE : 1/100  
 DRAWN : K.S.  
 CHECKED : R.S.

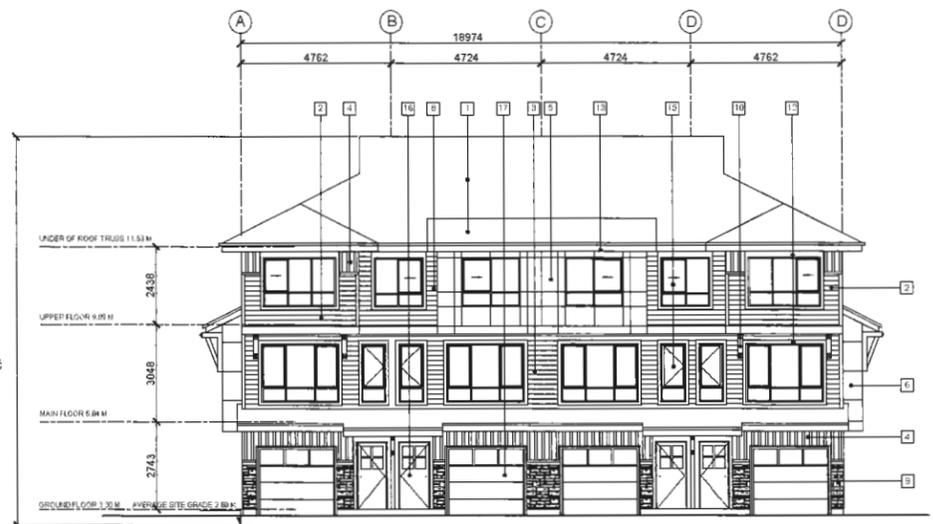
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**BUILDING 19  
NORTH ELEVATION**

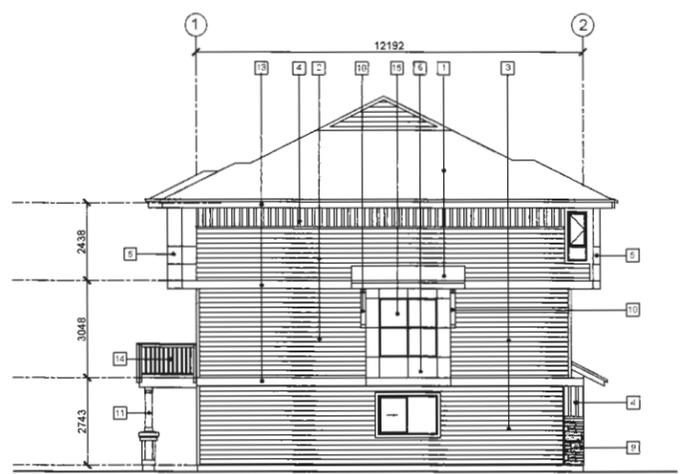
MAX 12 M



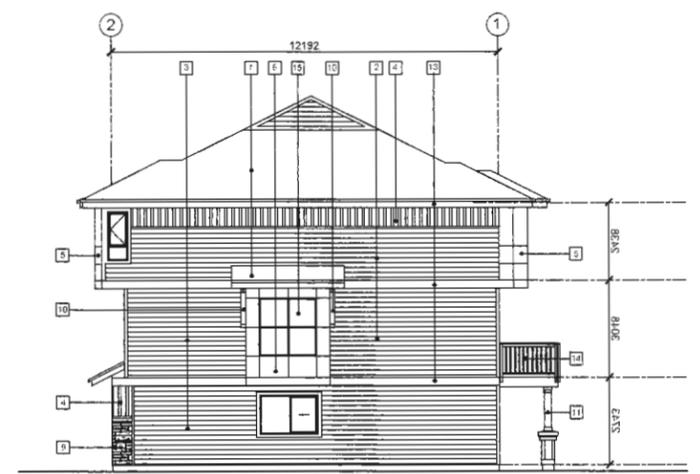
**SOUTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1) :**

- 1 LAMINATED ASPHALT SHINGLES - DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING - GENTEK 652 MIDNIGHT SURF
- 4 HARDIE BOARD AND BATTEN - ASTRON - CL 2803D BY GENERAL PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 6 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ASTRON - CL 2803D BY GENERAL PAINT
- 7 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3164M BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
- 9 CULTURED STONE - ECHO RIDGE - COUNTRY LEDGESTONE
- 10 CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET SIKKENS 072 BUTTERNUT
- 11 STAINED CEDAR POST WITH WOOD FINISH BASE SIKKENS 072 BUTTERNUT
- 12 PAINTED WOOD TRIM - GORGE WATER 103 BY GENERAL PAINT
- 13 PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING - IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
- 14 ALUMINUM PICKET RAILING - DURACRON SR00 T103 BROWN BY PPG
- 15 SEALED DOUBLED GLAZED VINYL WINDOW - WHITE
- 16 UNIT ENTRY DOOR - SPANISH CHESTNUT #A 0517 BY ICI PAINT
- 17 GARAGE DOOR - WAYNE DALTON CONTEMPORARY STYLE - GRAY COLOR WITH CLEAR 1 GLASS
- 18 ELECTRICAL CLOSET DOOR - MORTAR CC 574 BY BENJAMIN MOORE
- 19 PRECAST CONCRETE SILL AND CAP



**WEST ELEVATION**



**EAST ELEVATION**

NO	DESCRIPTION	DATE
1	ISSUED FOR COORD	
2	ISSUED FOR DEVELOP	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEVELOP	
5	ISSUED FOR A.D.P. 1	

Plan 33 Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 19 ELEVATIONS

SEAL

**PLAN  
# 15**

DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

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NO	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	05-12-2015
2	ISSUED FOR DEVELOP	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEVELOP	
5	ISSUED FOR A.D.P. SUBM	

Plan 34 Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

493 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7893  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK DEVELOPMENT CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

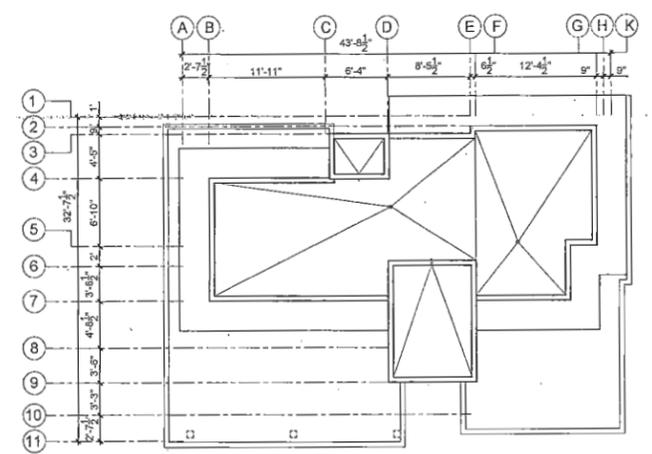
**DRAWING TITLE :**  
AMENITY BUILDING  
PLANS AND ELEVATIONS

SEAL

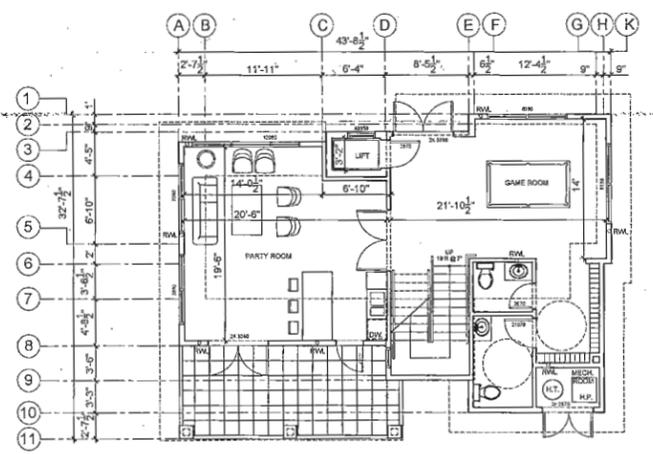
PLAN # 35

DATE : 05-12-2015 DRAWN : K.S.

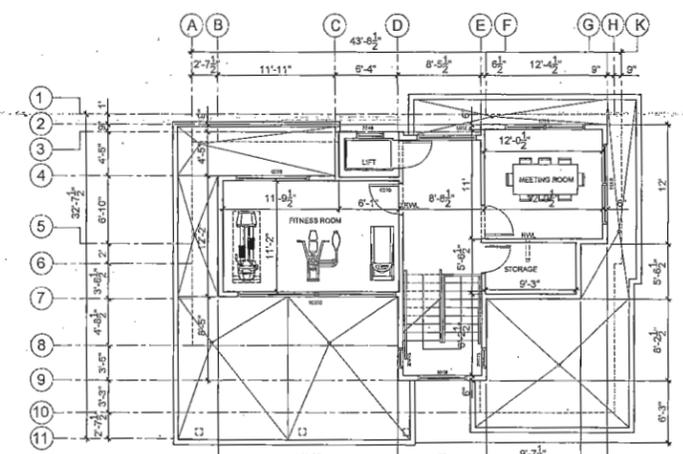
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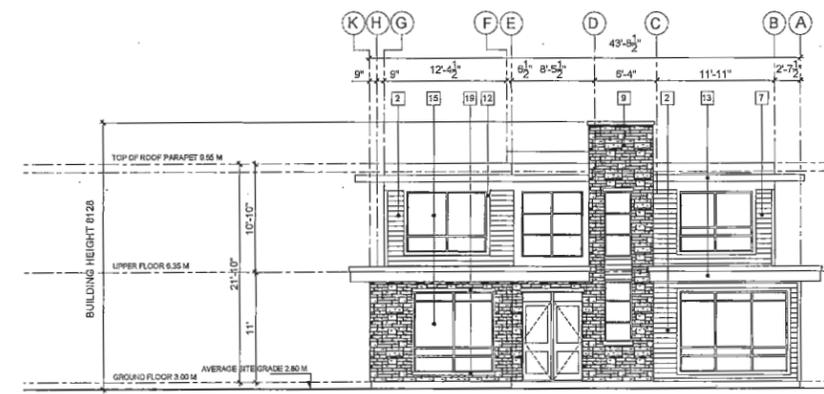
**ROOF PLAN**



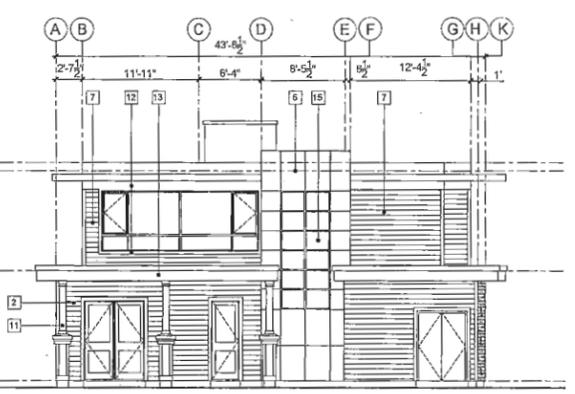
**MAIN FLOOR PLAN**  
1,066.50 S.F. (99.12 M2)  
TOTAL AREA: 1,740.83 S.F. (161.79 M2)



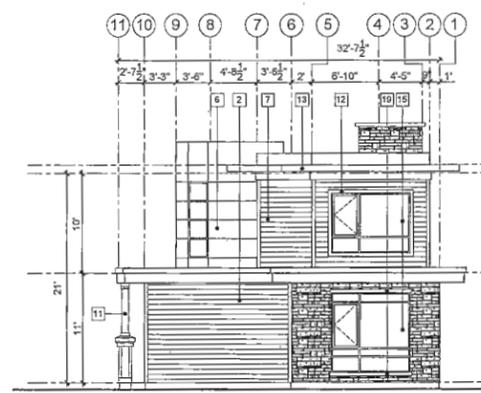
**UPPER FLOOR PLAN**  
674.33 S.F. (62.67 M2)



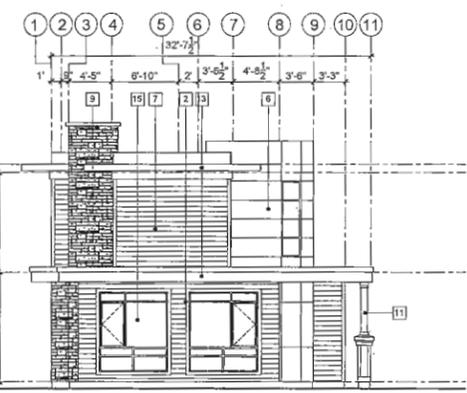
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



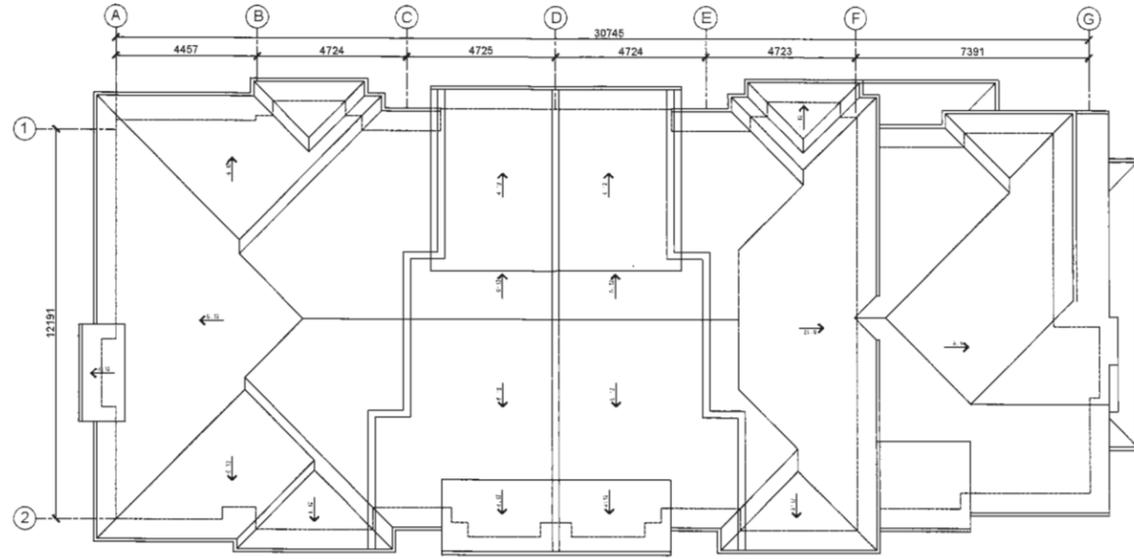
**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1) :**

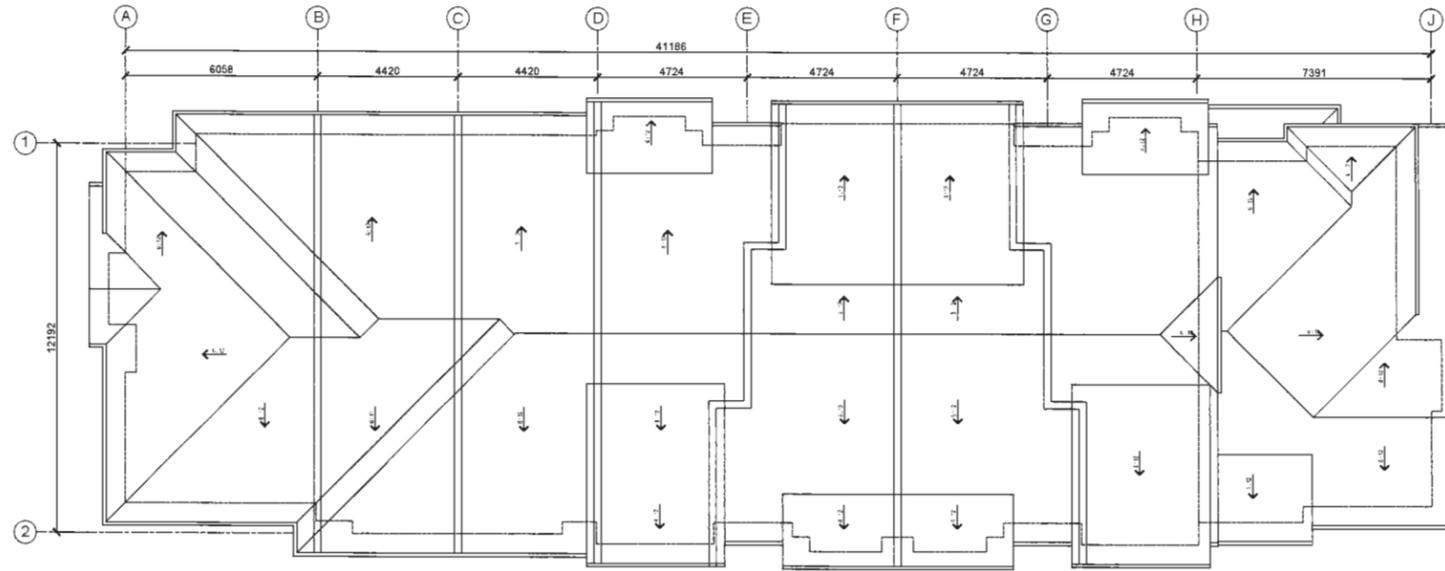
- 1 LAMINATED ASPHALT SHINGLES - DRIFTWOOD BY GAF
- 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3076A BY GENERAL PAINT
- 3 HORIZONTAL VINYL SIDING - GENTEK 652 MIDNIGHT SURF
- 4 HARDIE BOARD AND BATTEN ASTRON - CL 2803D BY GENERAL PAINT
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA - CL 3076A BY GENERAL PAINT
- 6 PAINTED HARDIE PANEL WITH REVEAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT
- 7 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3154M BY GENERAL PAINT
- 8 HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
- 9 CULTURED STONE ECHO RIDGE - COUNTRY LEDGESTONE
- 10 CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET SIKKENS 072 BUTTERNUT
- 11 STAINED CEDAR POST WITH WOOD FINISH BASE SIKKENS 072 BUTTERNUT
- 12 PAINTED WOOD TRIM GORGE WATER 103 BY GENERAL PAINT
- 13 PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
- 14 ALUMINUM PICKET RAILING DURACRON 5500 T103 BROWN BY PPG
- 15 SEALED DOUBLED GLAZED VINYL WINDOW WHITE
- 16 UNIT ENTRY DOOR SPANISH CHESTNUT # A 0517 BY ICI PAINT
- 17 GARAGE DOOR WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
- 18 ELECTRICAL CLOSET DOOR MORTAR CC 974 BY BENJAMIN MOORE
- 19 PRECAST CONCRETE SILL AND CAP



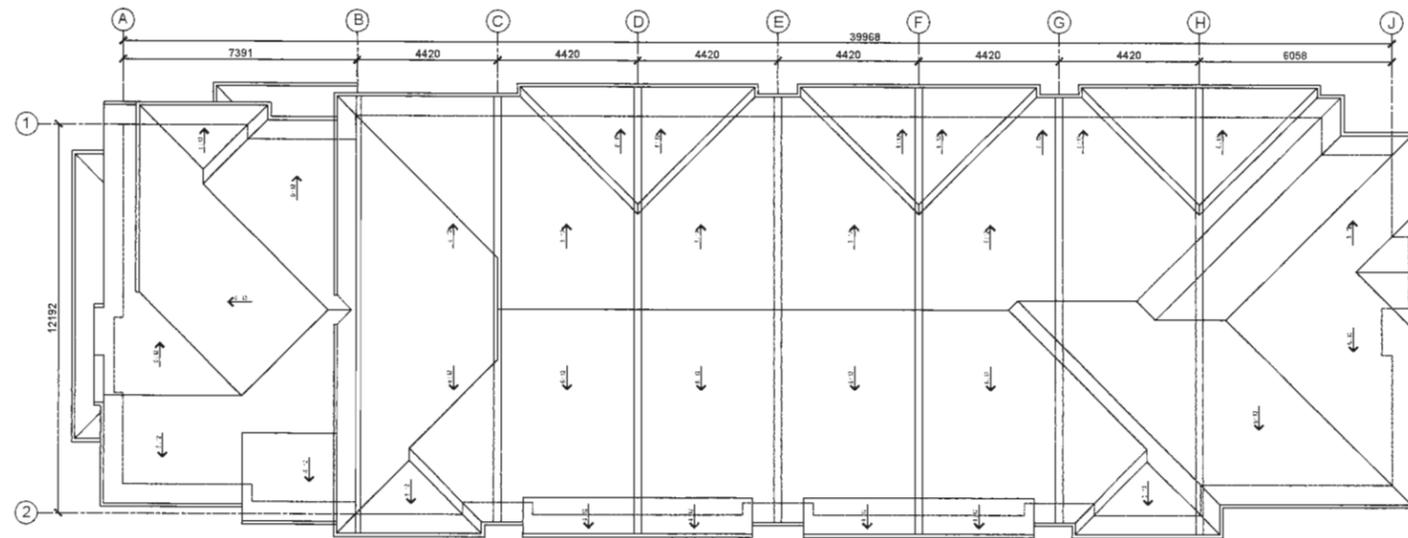
**BUILDINGS 11 AND 12 ROOF PLAN**



**BUILDING 16 ROOF PLAN**



**ROOF PLAN  
BUILDING 17 ROOF PLAN**



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NO	DESCRIPTION	DATE
1	ISSUED FOR COOR	
2	ISSUED FOR DEVEL	
3	GENERAL REVISION	
4	RE-ASSUED FOR DE	
5	ISSUED FOR A.D.P. 1	

**Plan 36**    **Oct 4, 2016**  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
 NORTH VANCOUVER  
 TEL : 778-998 7833  
 EMAIL : r.salehi@salehiarchitect.ca

**CLIENT :**  
 CITIMARK PROPERTIES  
 CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
 PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 4991 NO.5 ROAD,  
 RICHMOND, BC.

**DRAWING TITLE :**  
 BUILDINGS 11,12, 16 & 17  
 ROOF PLANS

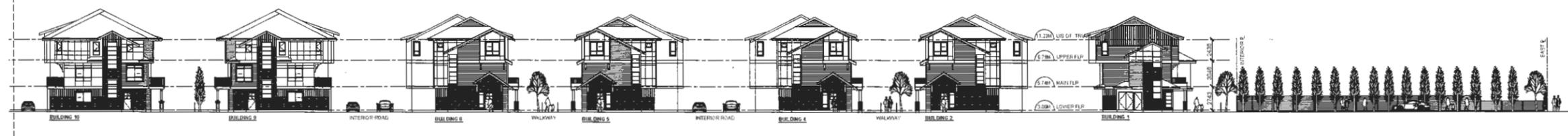
SEAL	<b>PLAN # 29</b>
DATE : 05-12-2015	DRAWN : K.S.
SCALE : 1/100	CHECKED : R.S.

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NO	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	05-12-2015
2	ISSUED FOR DEVELOPMENT	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEVELOPMENT	
5	ISSUED FOR A.D.P. SUE	

Reference Plan Oct 4, 2016  
DP 15-709934



**STREETSCAPE ELEVATION OF CENTRAL AND EAST PORTIONS ALONG EAST-WEST DRIVE AISLE**  
SCALE 1:200



**STREETSCAPE ELEVATION OF WEST PORTION ALONG EAST-WEST DRIVE AISLE**  
SCALE 1:200



**STREETSCAPE ELEVATION FROM NO. 5 ROAD**  
SCALE 1:100



**SALEHI ARCHITECT INC.**

433 - 2050 MARINE DRIVE  
NORTH VANCOUVER  
TEL: 778-998 7830  
EMAIL: rsalehi@sakhiarchitect.ca

**CLIENT :**  
CITIMARK DEVELOPMENT  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
STREETSCAPE  
ELEVATIONS

SEAL

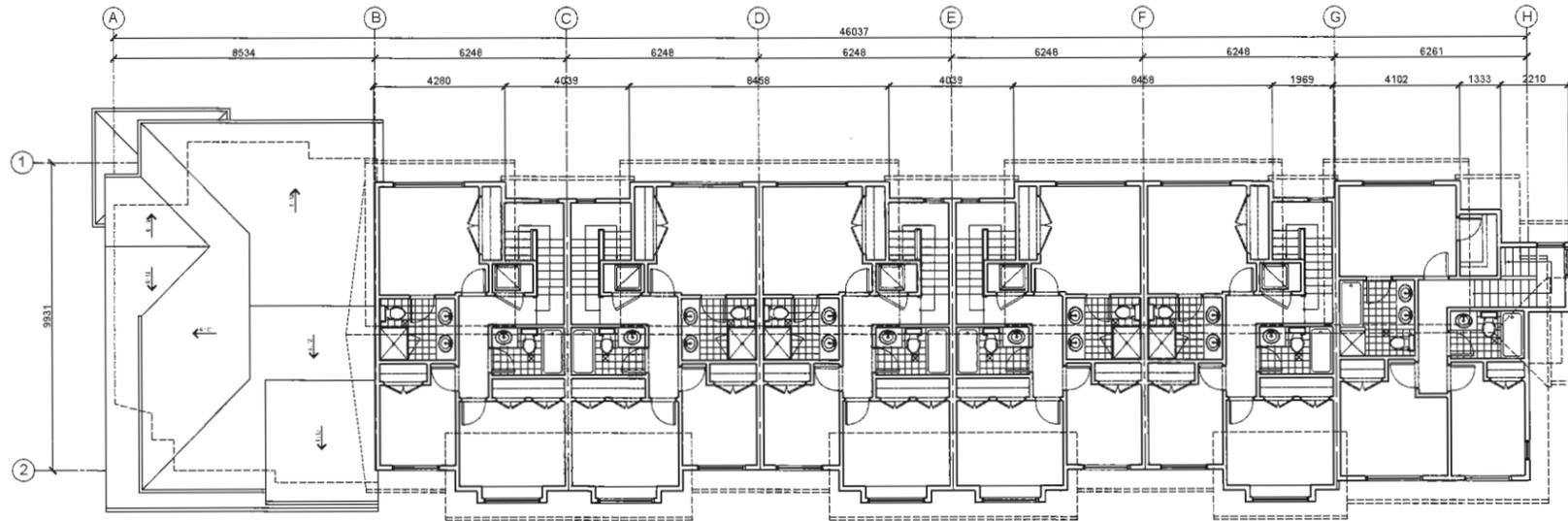
PLAN  
# 40

DATE : 05-12-2015 DRAWN : K.S.

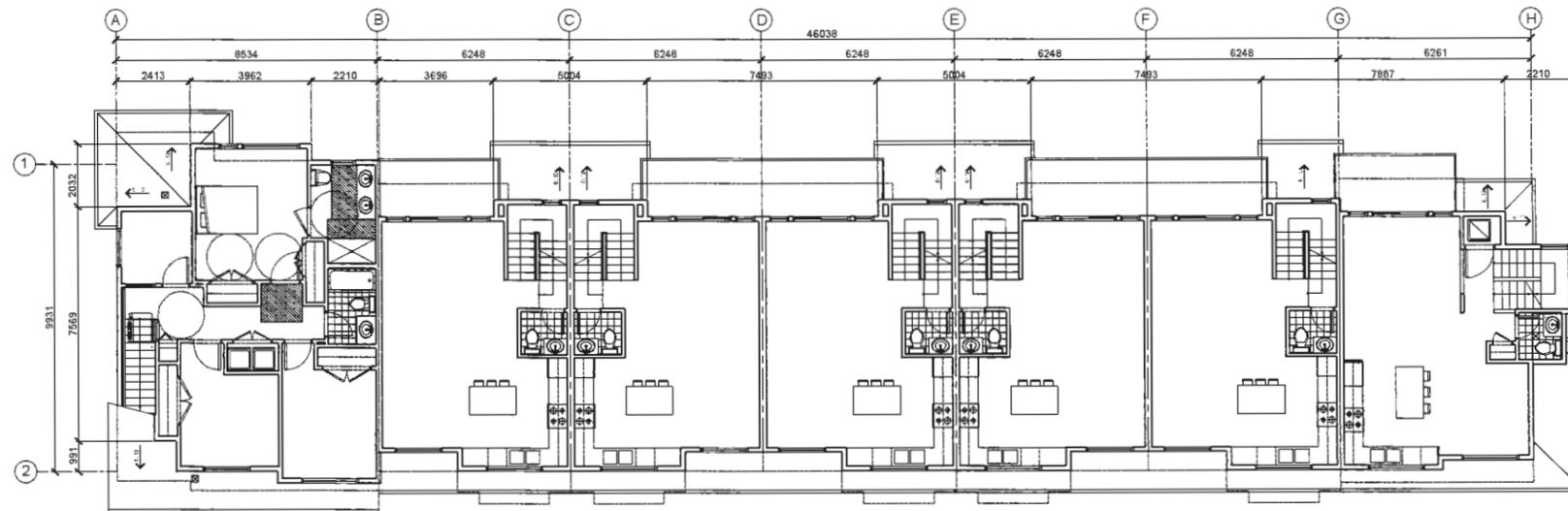
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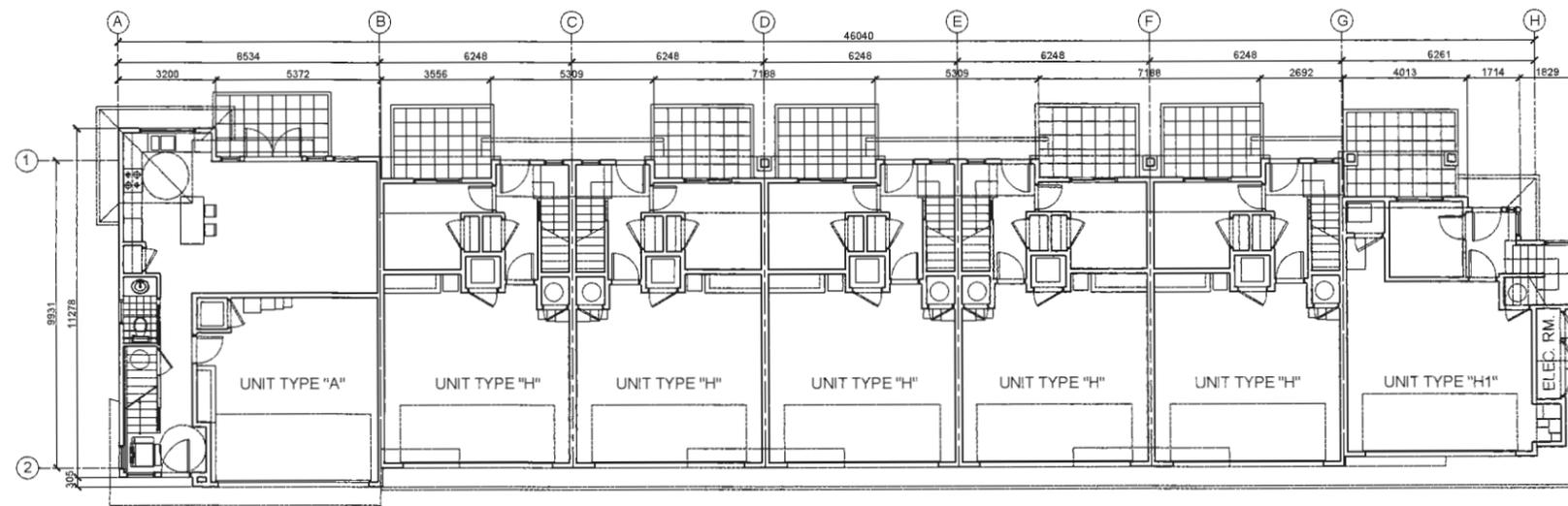
**UPPER FLOOR PLAN**



**MAIN FLOOR PLAN**



**GROUND FLOOR PLAN**



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NO	DESCRIPTION	DATE
1	ISSUED FOR DESIGN	
2	ISSUED FOR DEVELOPMENT	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEVELOPMENT	
5	ISSUED FOR A.D.P. S.U.	

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-906 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 1  
FLOOR PLANS

SEAL	<b>PLAN # 16</b>
DATE : 05-12-2015	DRAWN : K.S.
SCALE : 1/100	CHECKED : R.S.



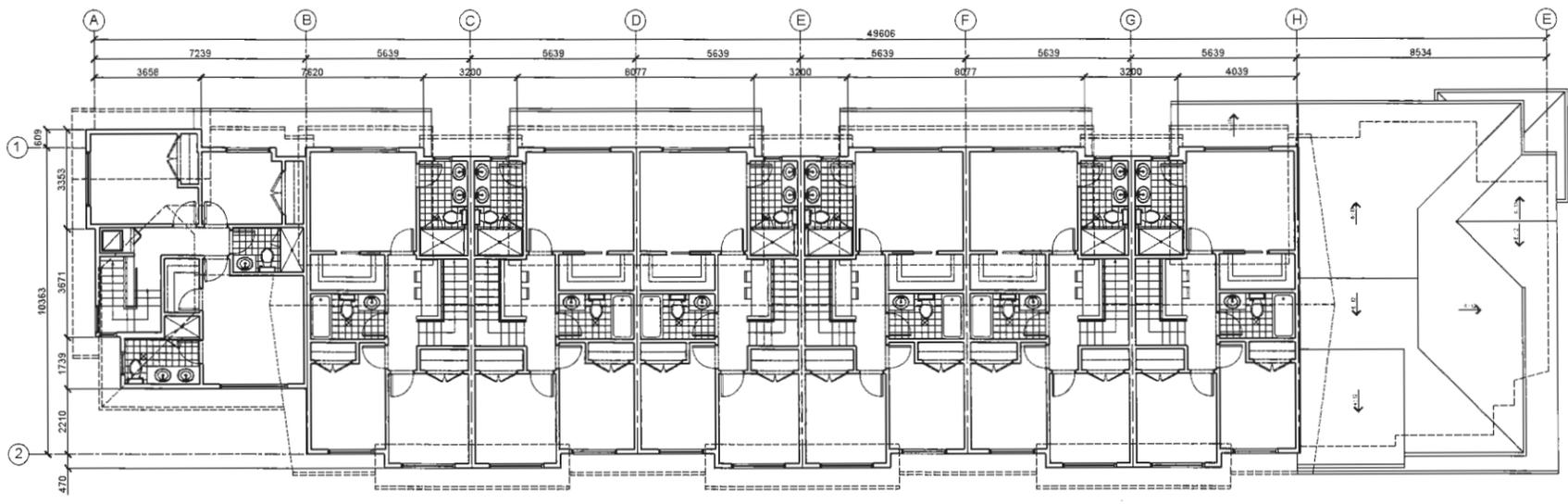
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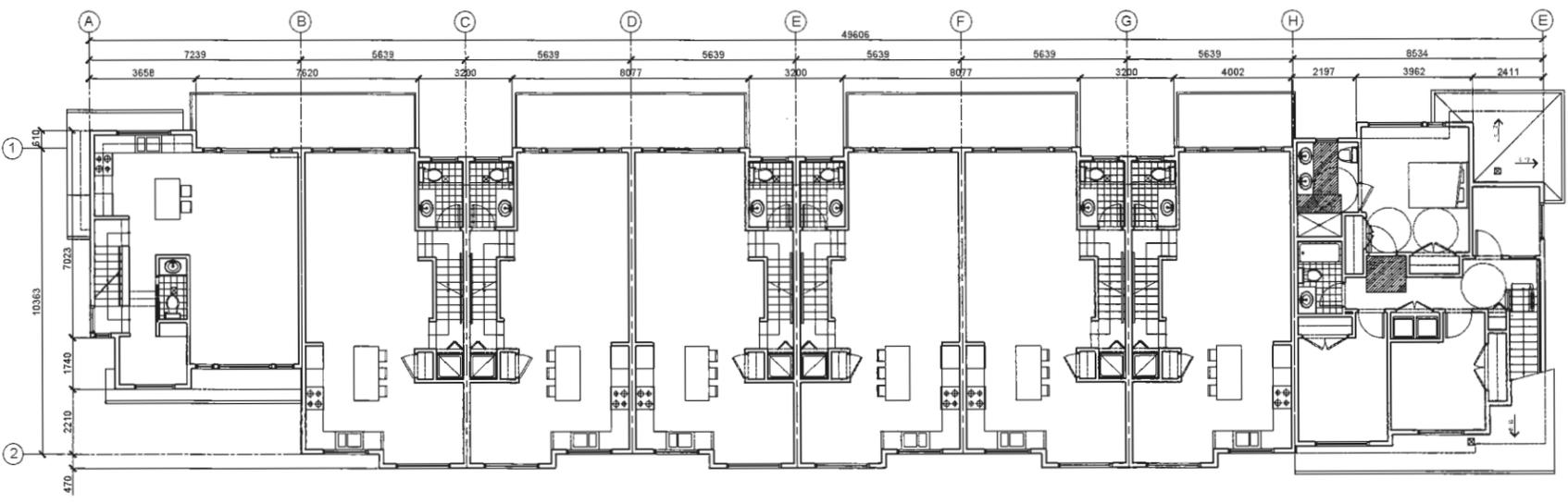
NO.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	
2	ISSUED FOR DEVELOPMENT	
3	GENERAL REVISION	
4	RE-ISSUED FOR DESIGN	
5	ISSUED FOR A.D.P.	

Reference Plan Oct 4, 2016  
**DP 15-709934**

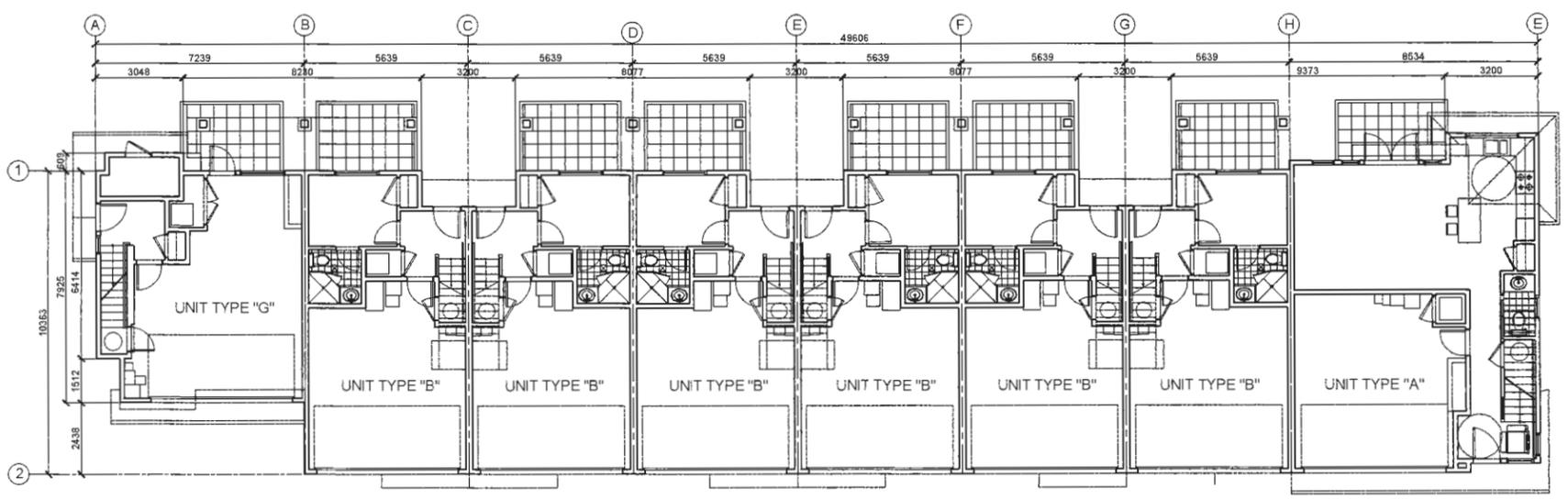
**UPPER FLOOR PLAN**



**MAIN FLOOR PLAN**



**BUILDINGS 2 AND 13 GROUND FLOOR PLAN**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : reza@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDINGS 2 AND 13  
FLOOR PLANS

SEAL

**PLAN # 17**

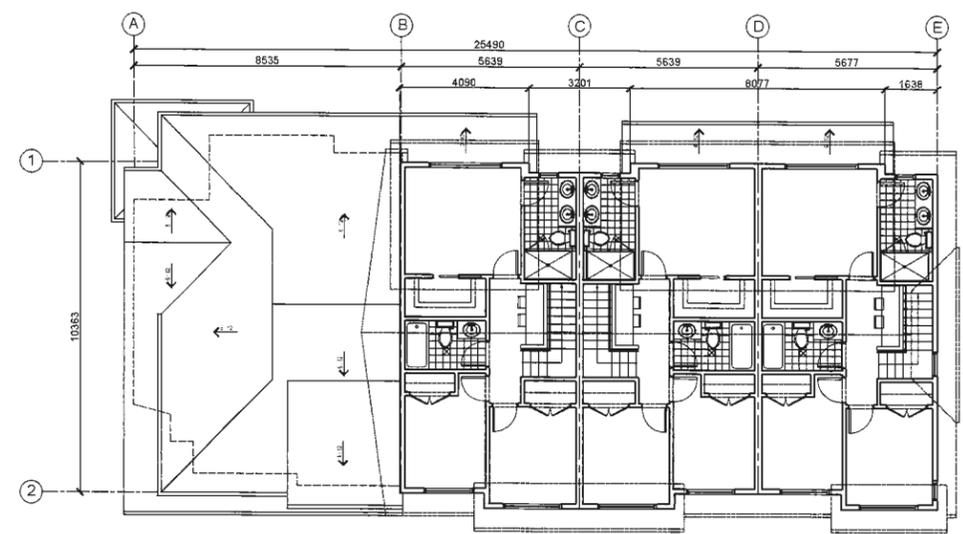
DATE : 05-12-2015      DRAWN : K.S.

SCALE : 1/100      CHECKED : R.S.

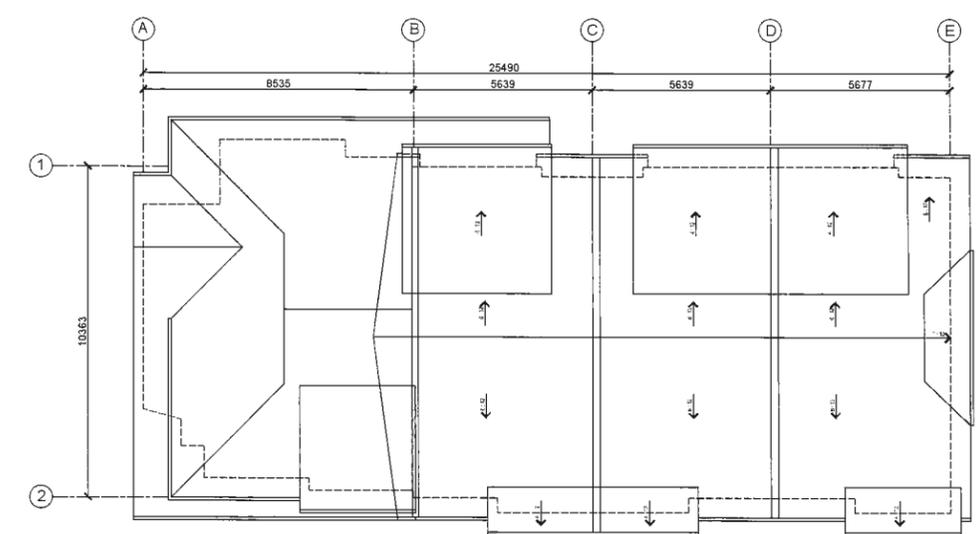


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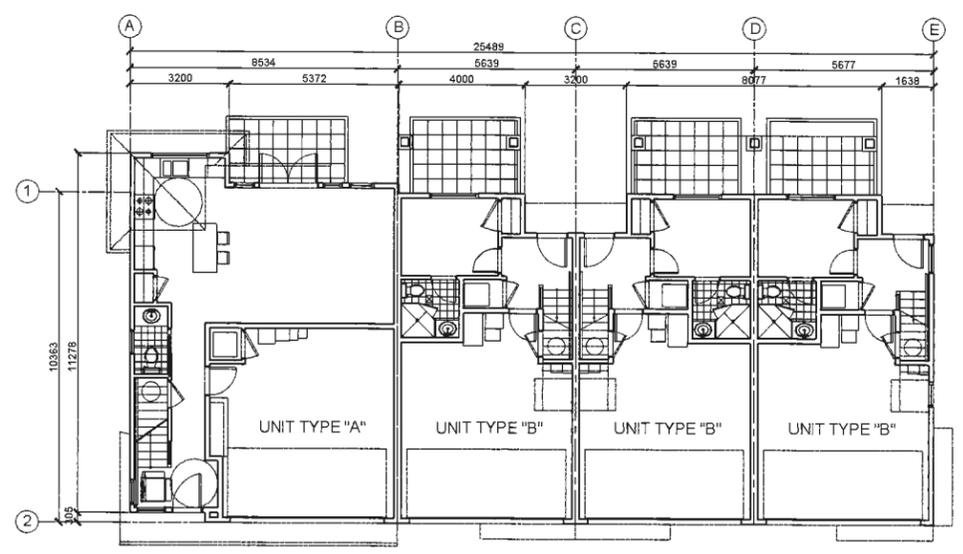
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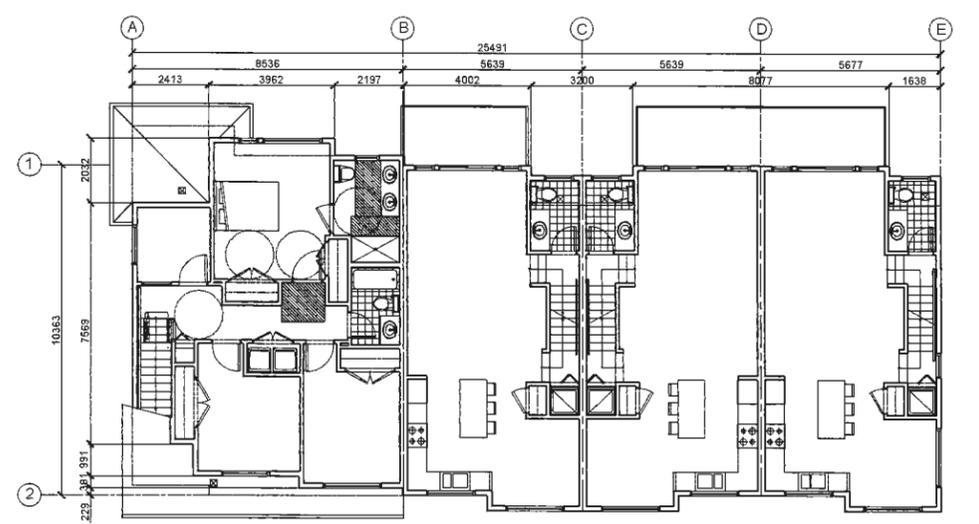
**UPPER FLOOR PLAN**



**ROOF PLAN**



**BUILDINGS 3 AND 14  
GROUND FLOOR PLAN  
(BLOCK 6 IS REVERSED)**



**MAIN FLOOR PLAN**

NO	DESCRIPTION	DATE
1	ISSUED FOR COORD	
2	ISSUED FOR DEVELOP	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEVELOP	
5	ISSUED FOR A.D.P.	

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

493 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-998 7833  
EMAIL : [rsalehi@salehiarchitect.ca](mailto:rsalehi@salehiarchitect.ca)

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDINGS 3 - 6 AND 14  
FLOOR PLANS

SEAL

**PLAN  
# 18**

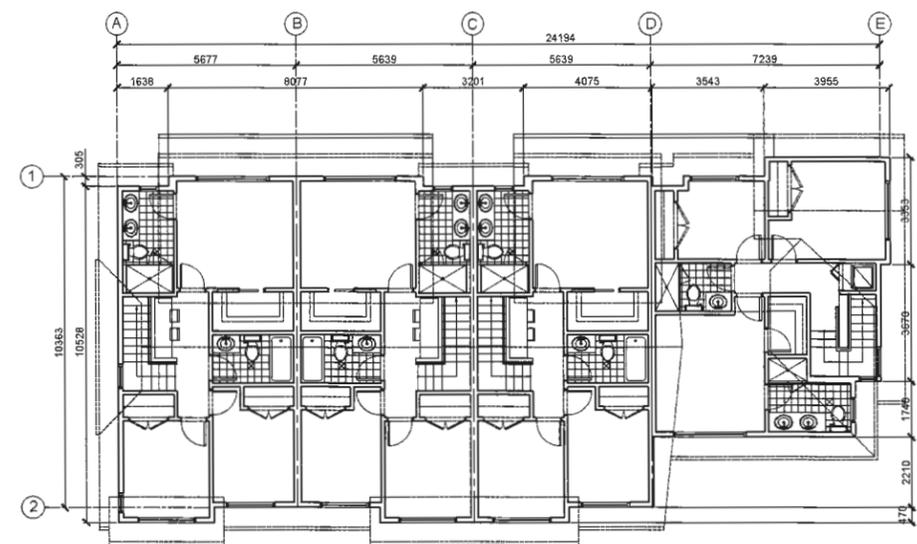
DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

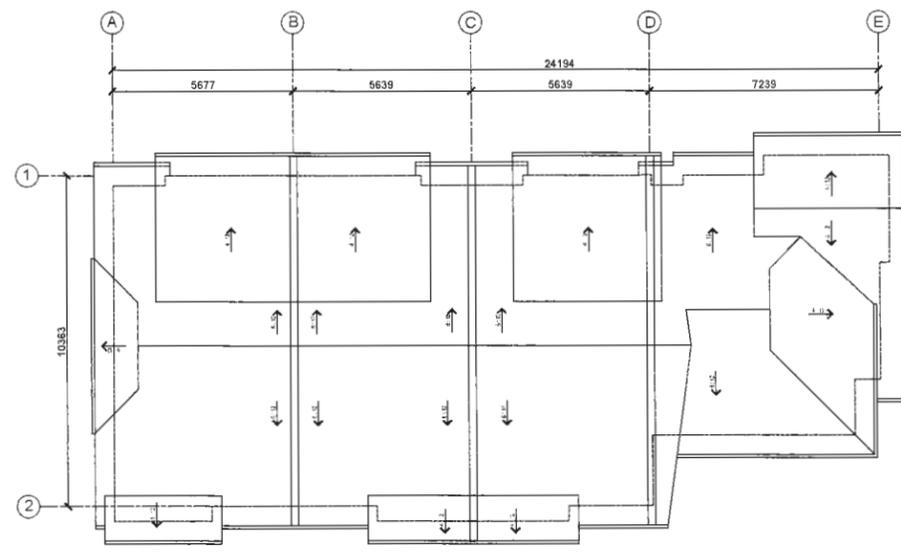


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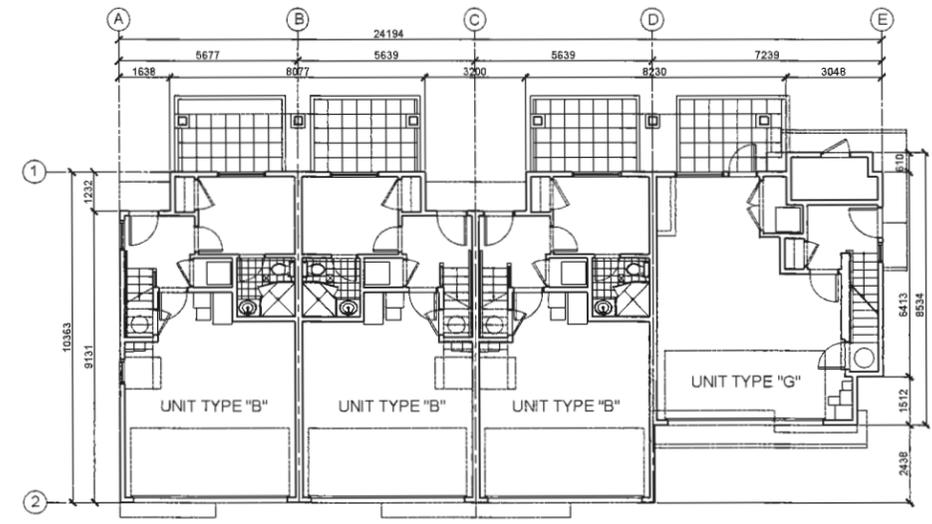
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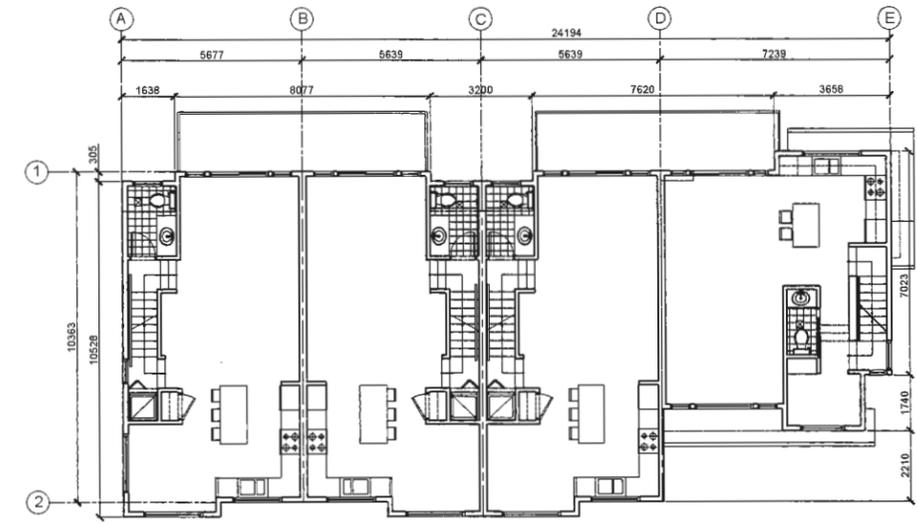
**UPPER FLOOR PLAN**



**ROOF PLAN**



**BUILDING 4 & 8  
GROUND FLOOR PLAN  
(BUILDING 5 IS REVERSED)**



**MAIN FLOOR PLAN**

NO	DESCRIPTION	DATE
1	ISSUED FOR COOR	
2	ISSUED FOR DEVEL	
3	GENERAL REVISION	
4	RE-ISSUED FOR DE	
5	ISSUED FOR A.D.P.	

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO. 5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 4, 5 AND 8  
FLOOR PLANS

SEAL  
**PLAN  
# 19**

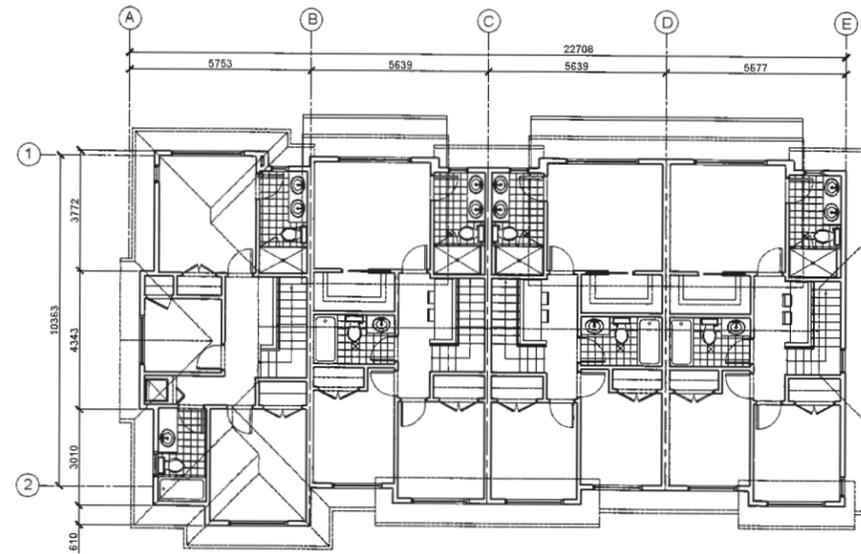
DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

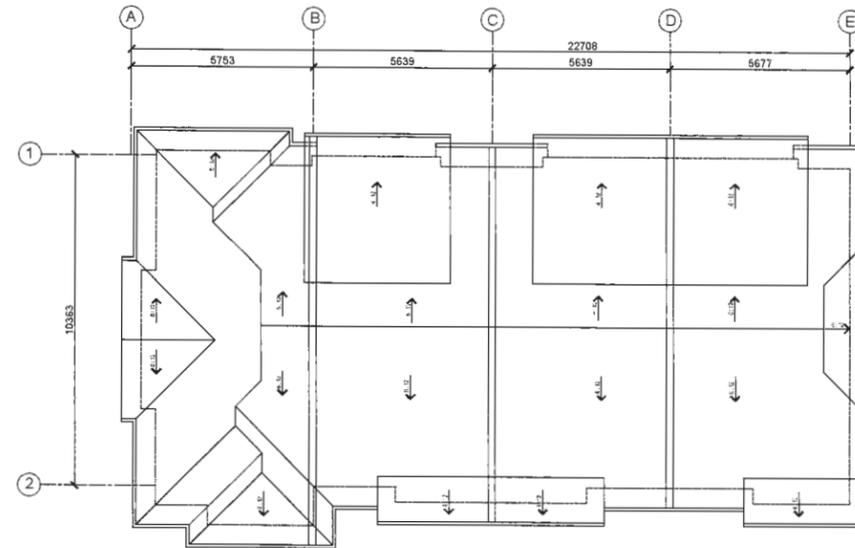


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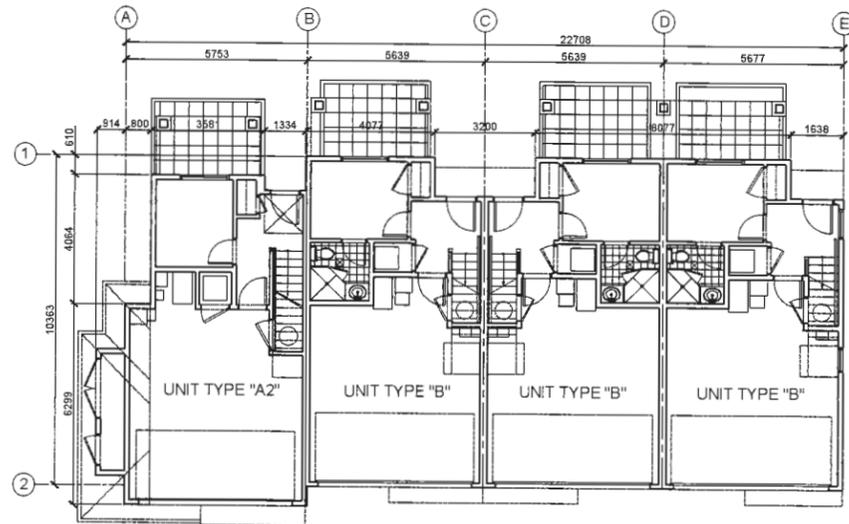
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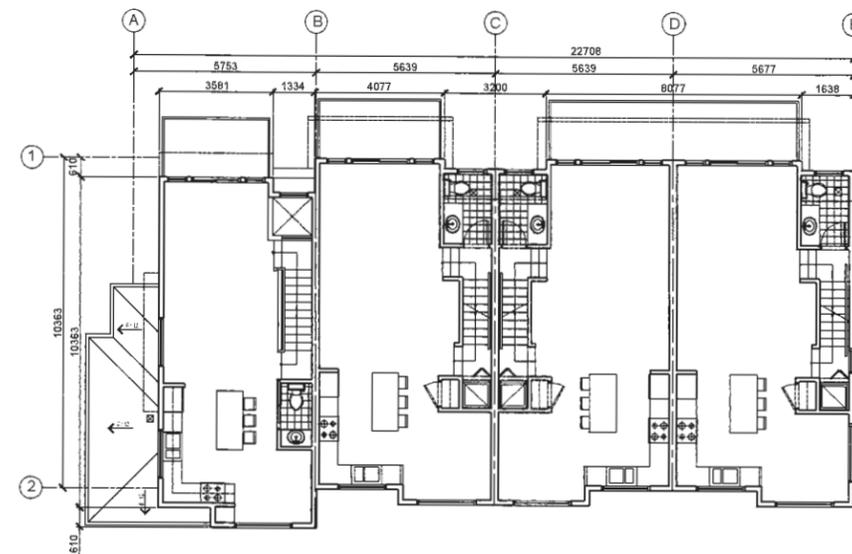
**UPPER FLOOR PLAN**



**ROOF PLAN**



**BUILDING 7  
GROUND FLOOR PLAN**



**MAIN FLOOR PLAN**

NO	DESCRIPTION	DATE
1	ISSUED FOR COORDINATE	
2	ISSUED FOR DEVELOPMENT	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEVELOPMENT	
5	ISSUED FOR A.D.P. 9	

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-986 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 7  
FLOOR PLANS

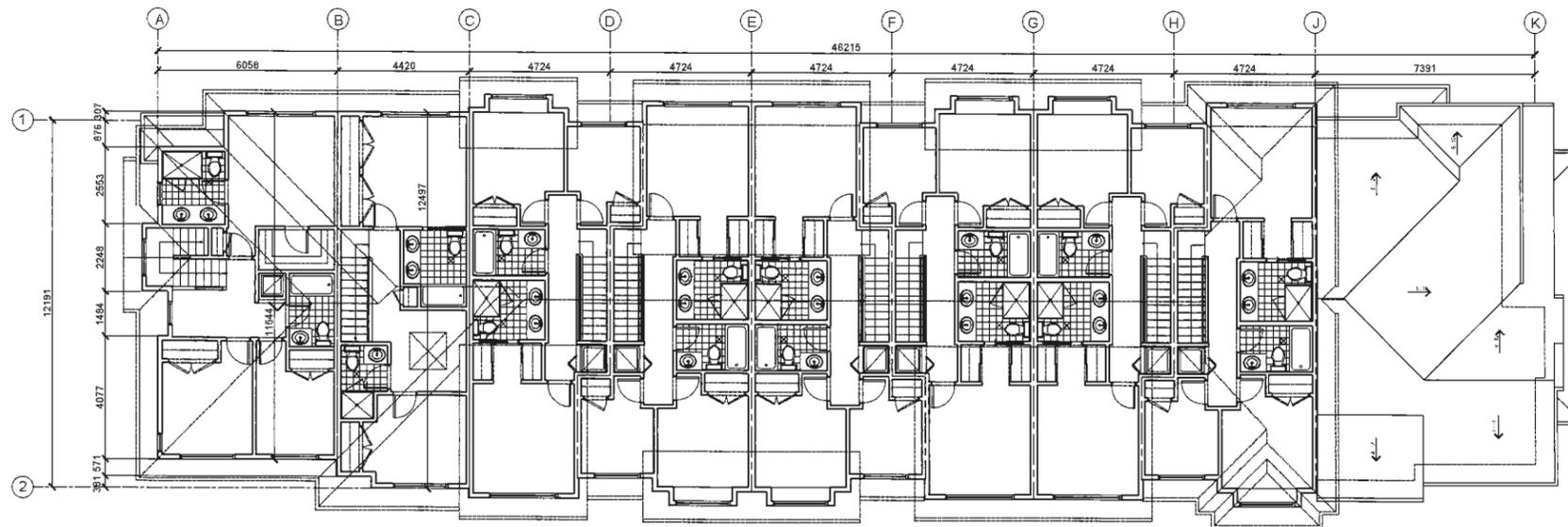
SEAL

**PLAN  
# 20**

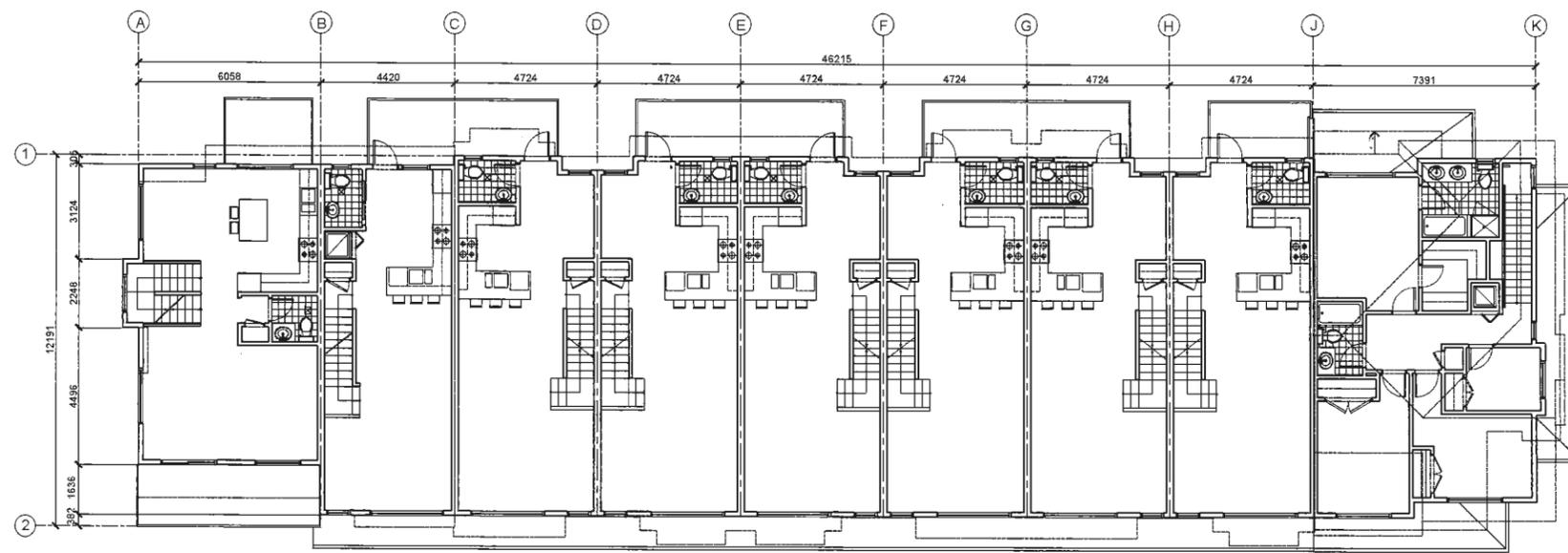
DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

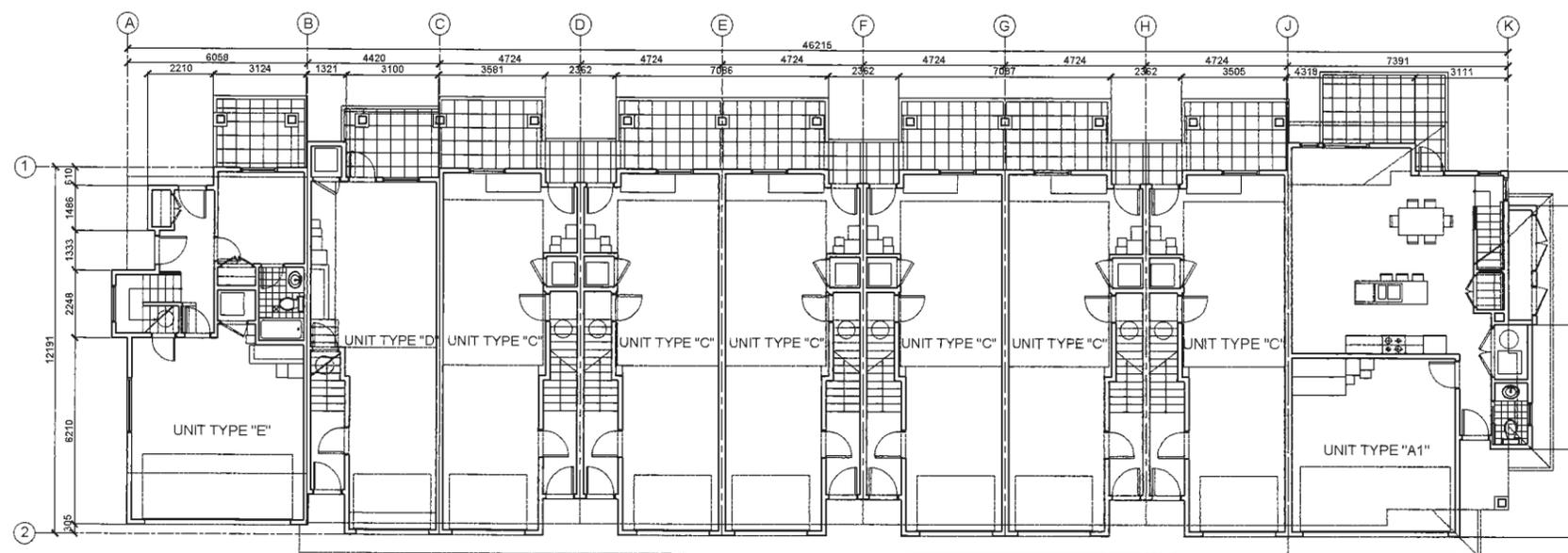
**UPPER FLOOR PLAN**



**MAIN FLOOR PLAN**



**BUILDING 9  
(10 IS REVERSED)  
GROUND FLOOR PLAN**



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NO	DESCRIPTION	DATE
1	ISSUED FOR COORDI	
2	ISSUED FOR DEVELP	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEV	
5	ISSUED FOR A.D.P. E	

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-998 7833  
EMAIL : r.salehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO 5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 9 AND 10  
FLOOR PLANS

SEAL

**PLAN  
# 21**

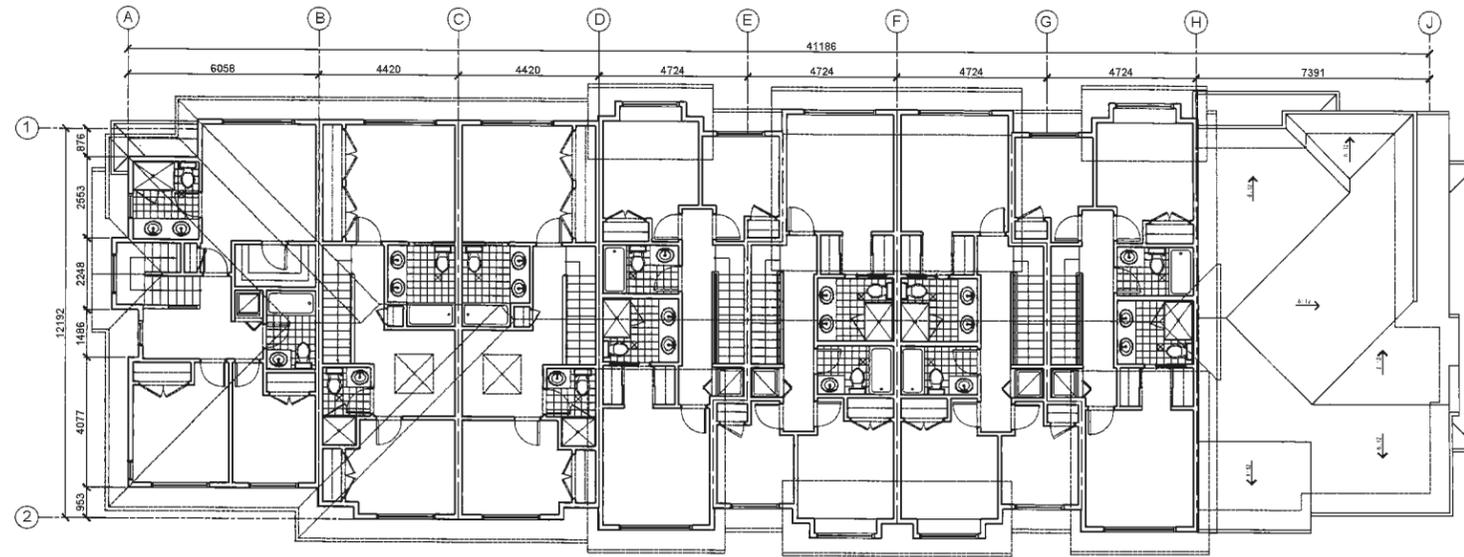
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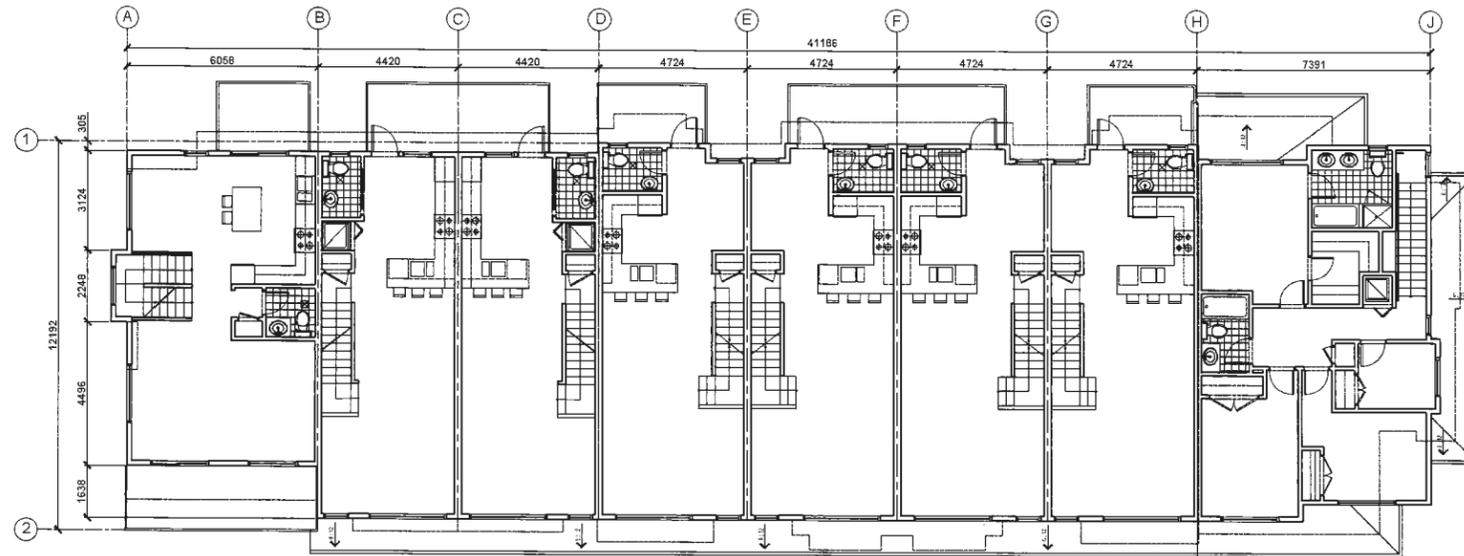




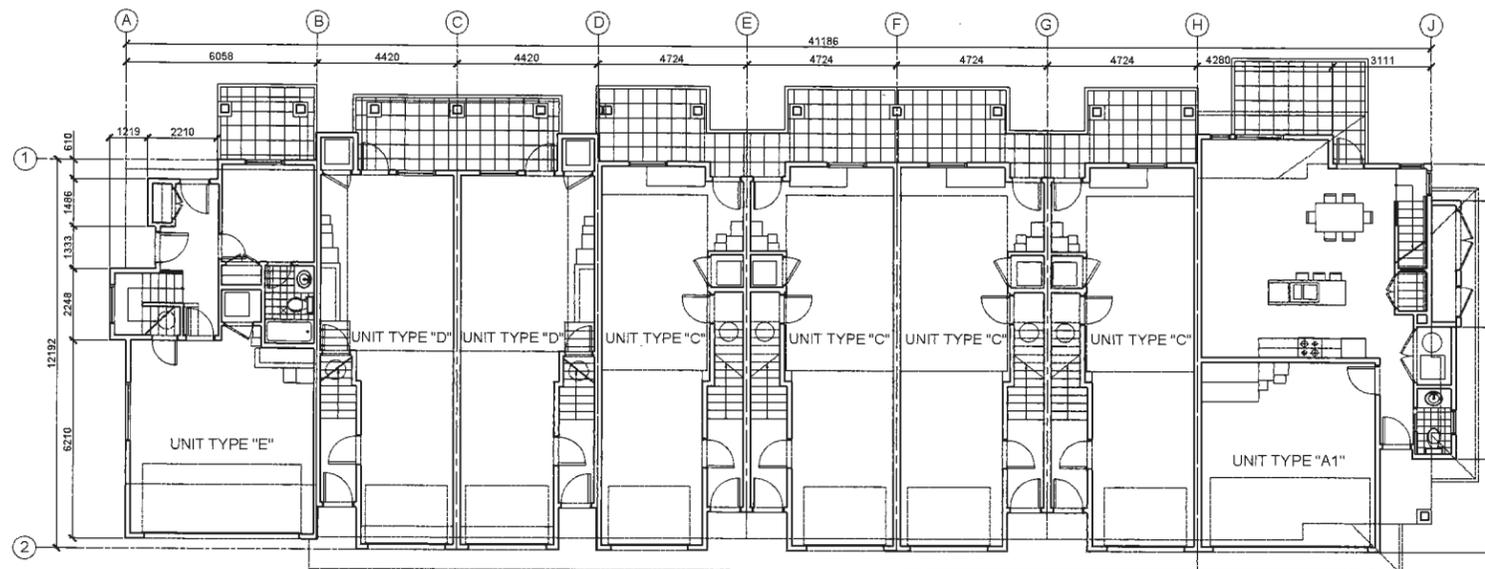
**UPPER FLOOR PLAN**



**MAIN FLOOR PLAN**



**BUILDING 16  
GROUND FLOOR PLAN**



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NO	DESCRIPTION	DATE
1	ISSUED FOR COORD	
2	ISSUED FOR DEVELOP	
3	GENERAL REVISION	
4	RE-ISSUED FOR DEVELOP	
5	ISSUED FOR A.D.P.	

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
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TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 16  
FLOOR PLANS

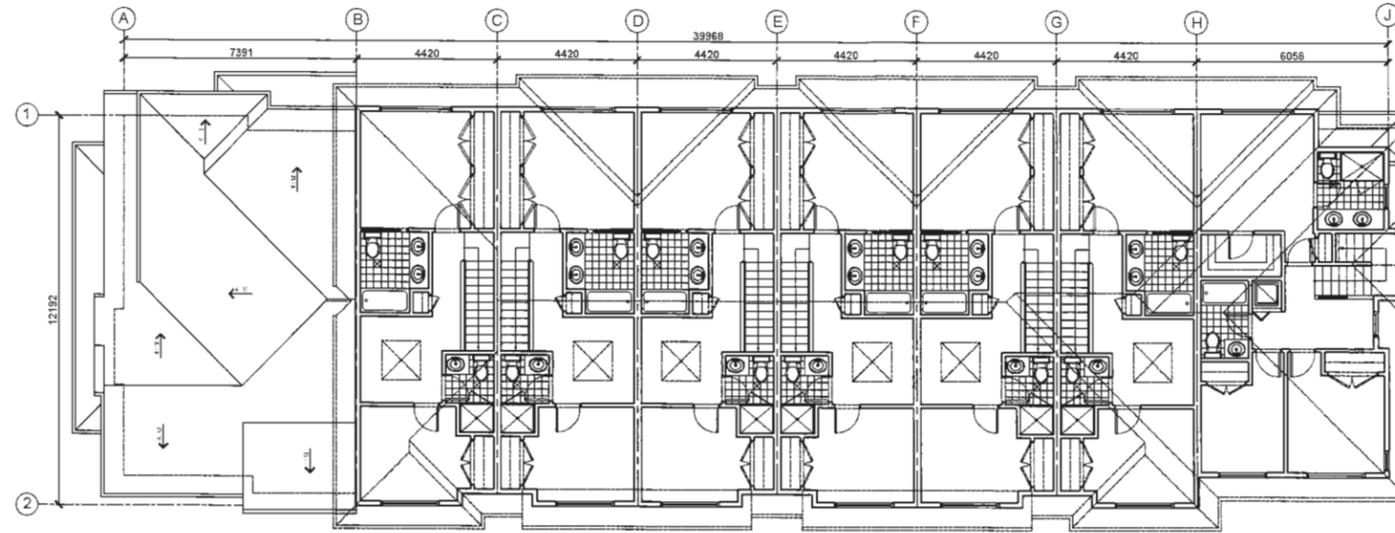
SEAL

**PLAN  
# 24**

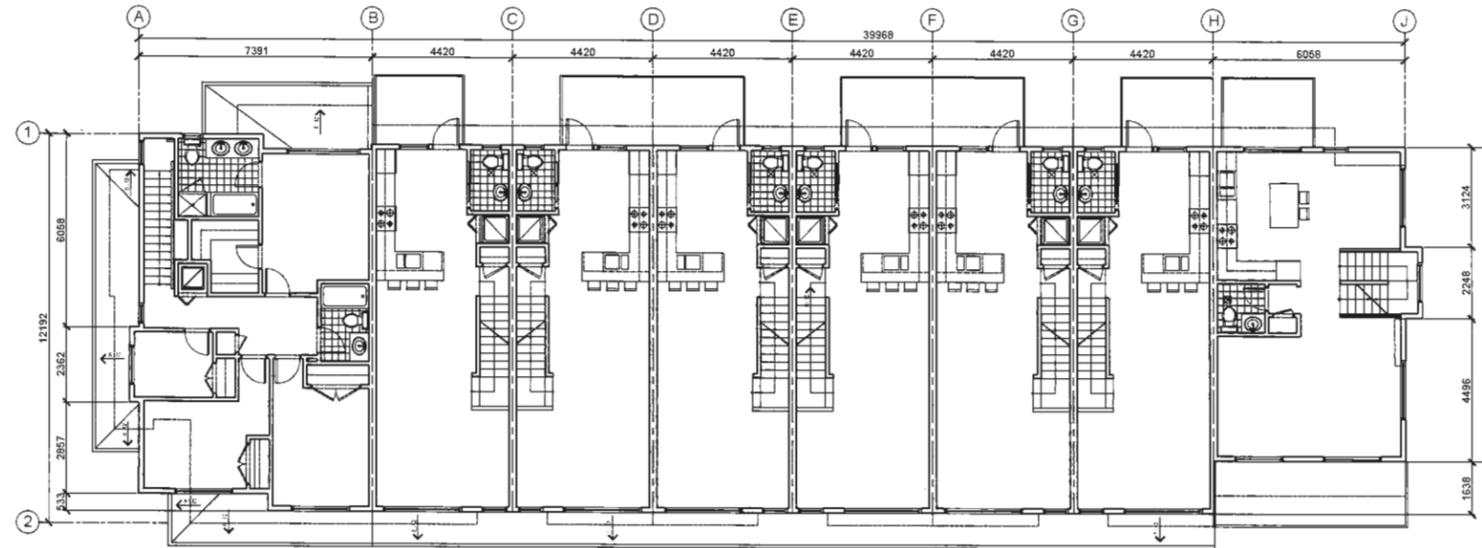
DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

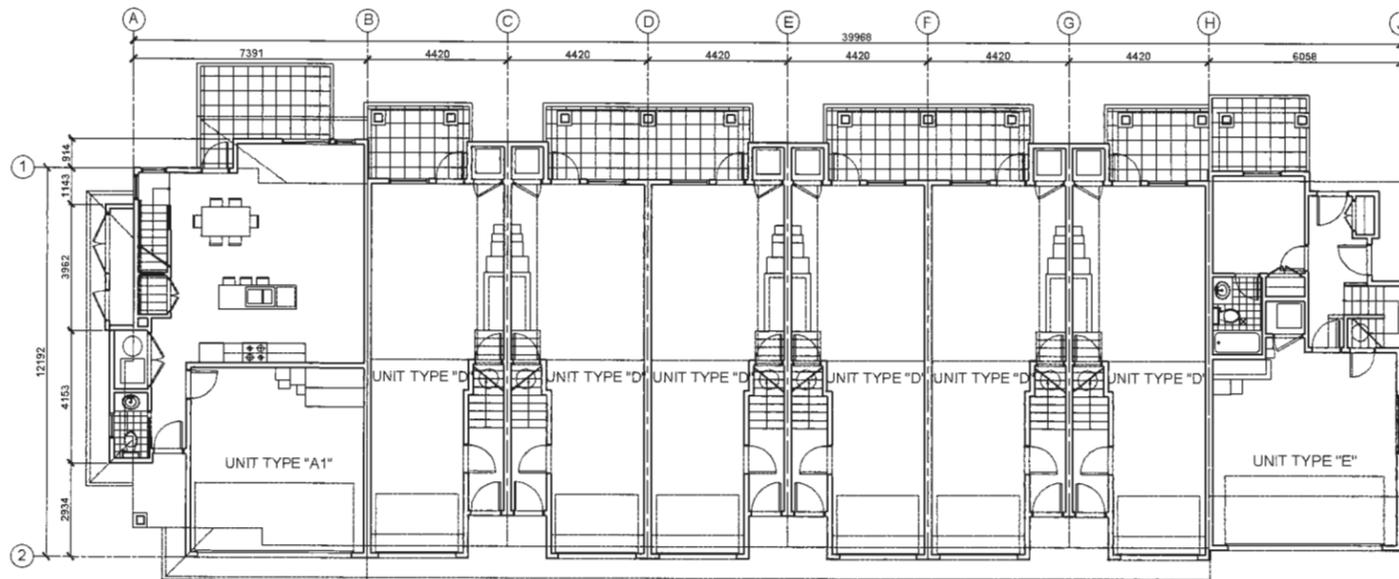
**UPPER FLOOR PLAN**



**MAIN FLOOR PLAN**



**BUILDING 17  
GROUND FLOOR PLAN**



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NO	DESCRIPTION	DATE
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1	ISSUED FOR COORDIN.	
2	ISSUED FOR DEVELOP.	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEVELOP.	
5	ISSUED FOR A.D.P. S.	

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4981 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 17  
FLOOR PLANS

SEAL

**PLAN  
# 25**

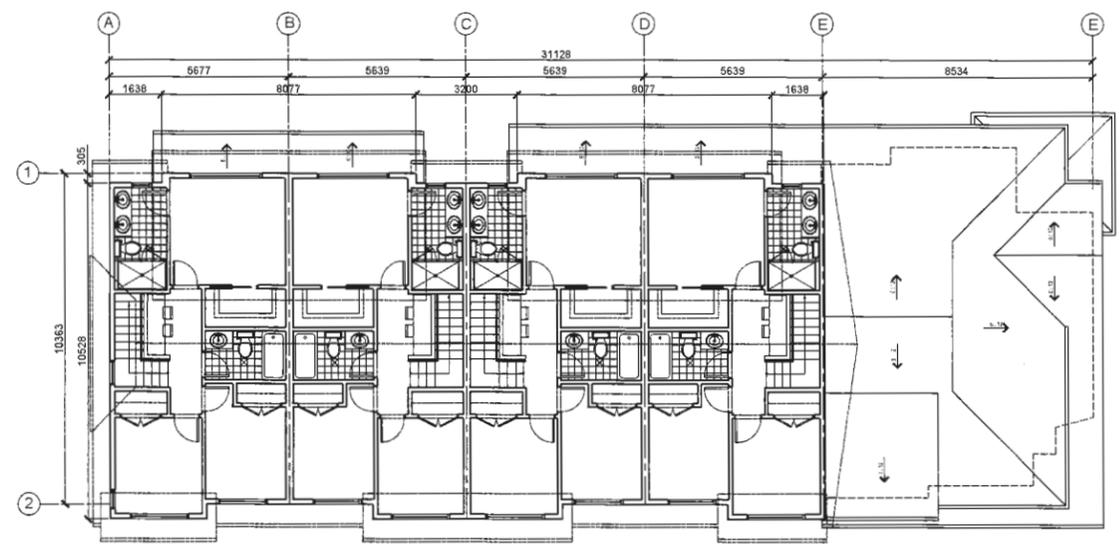
DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.

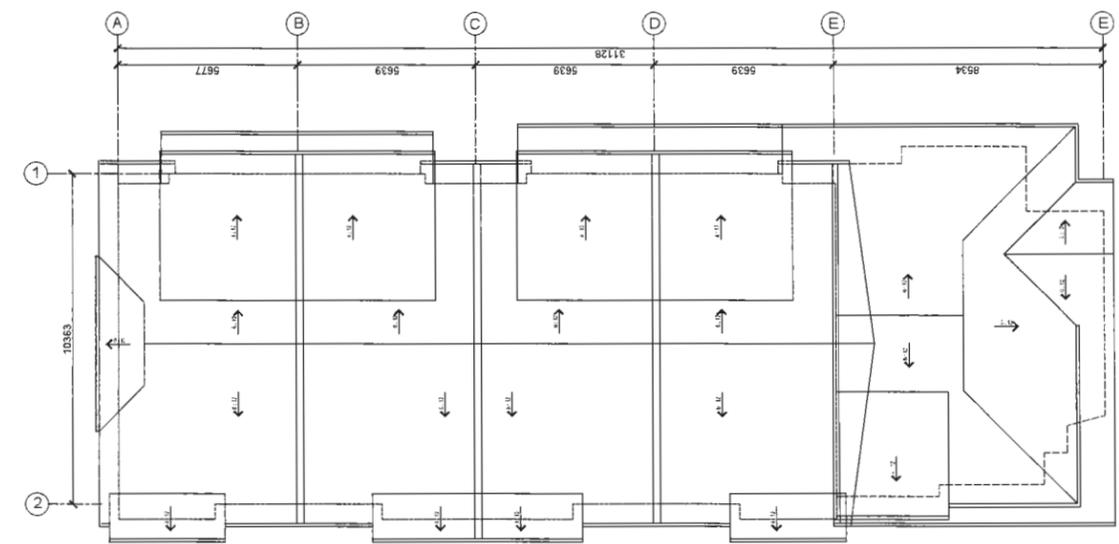


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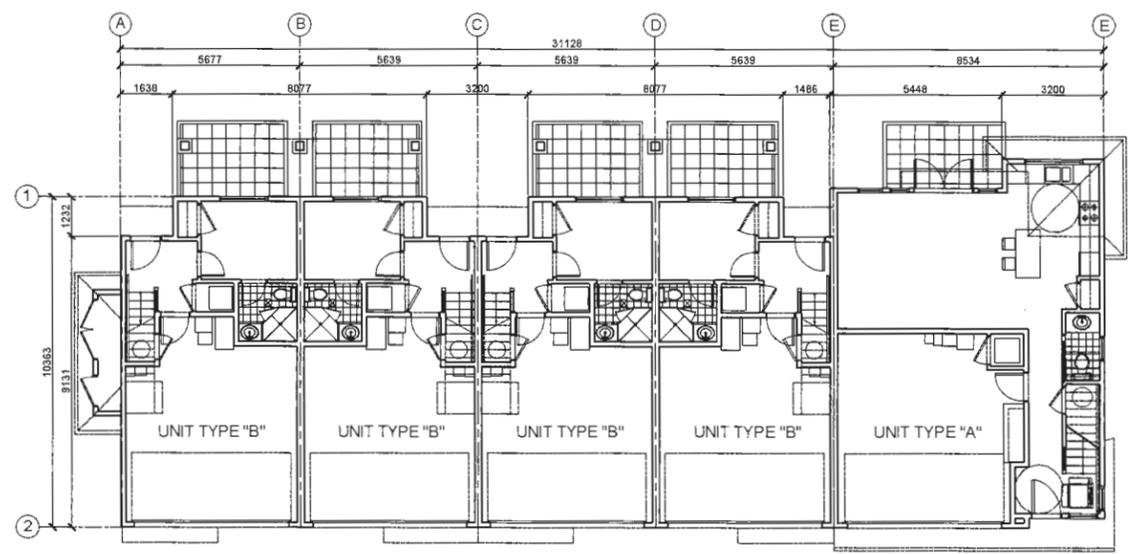
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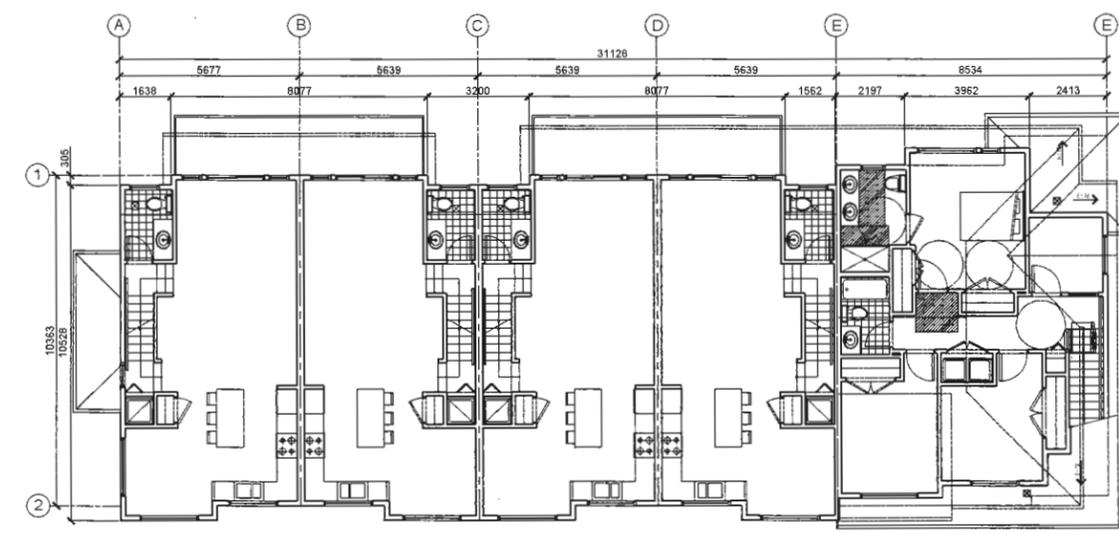
**UPPER FLOOR PLAN**



**ROOF PLAN**



**BUILDING 18  
GROUND FLOOR PLAN**



**MAIN FLOOR PLAN**

NO	DESCRIPTION	DATE
1	ISSUED FOR COORDI	
2	ISSUED FOR DEVELO	
3	GENERAL REVISIONS	
4	RE-ISSUED FOR DEVE	
5	ISSUED FOR A.D.P. S	

Reference Plan Oct 4, 2016  
DP 15-709934



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996-7833  
EMAIL : reza@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO.5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 18  
FLOOR PLANS

SEAL  
**PLAN  
# 26**

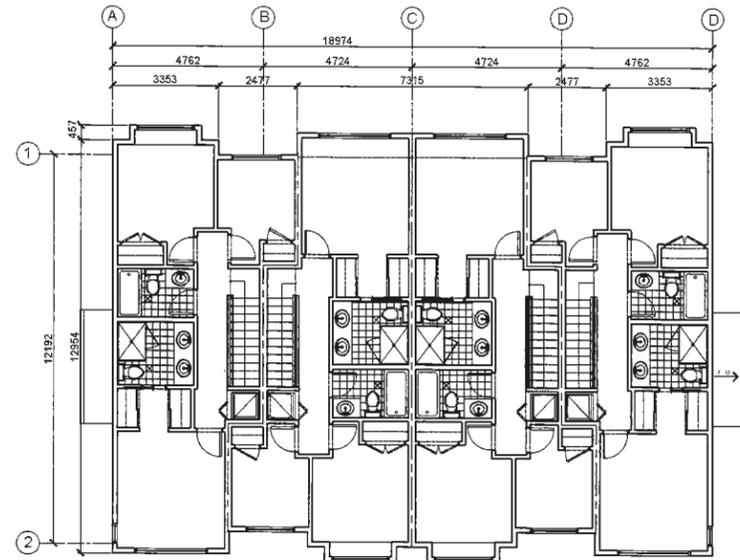
DATE: 12-07-2014 DRAWN: K.S.

SCALE: 1/100 CHECKED: R.S.

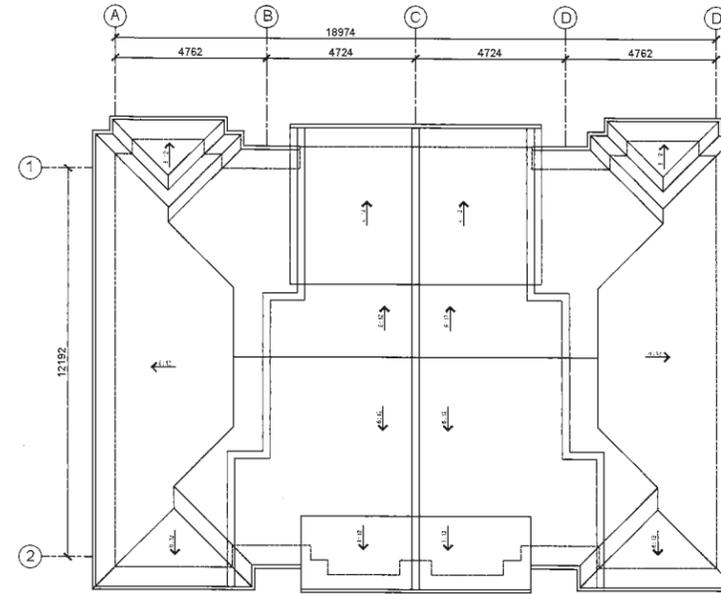


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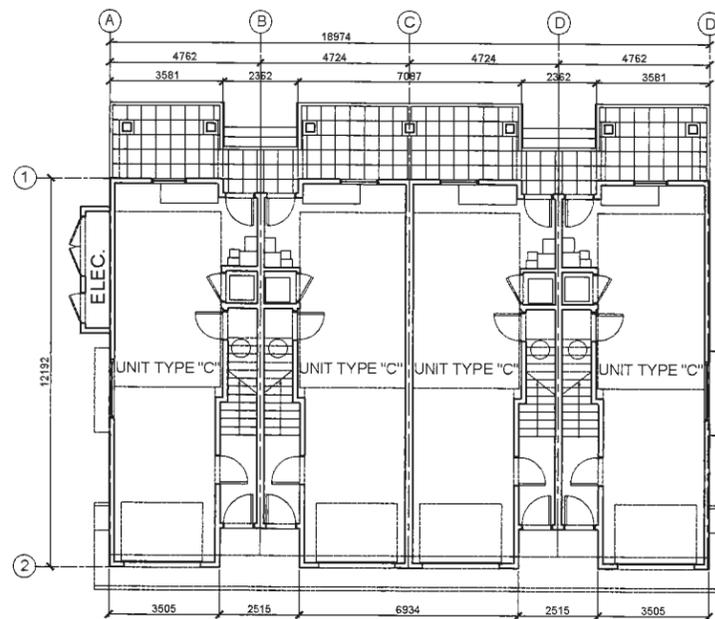
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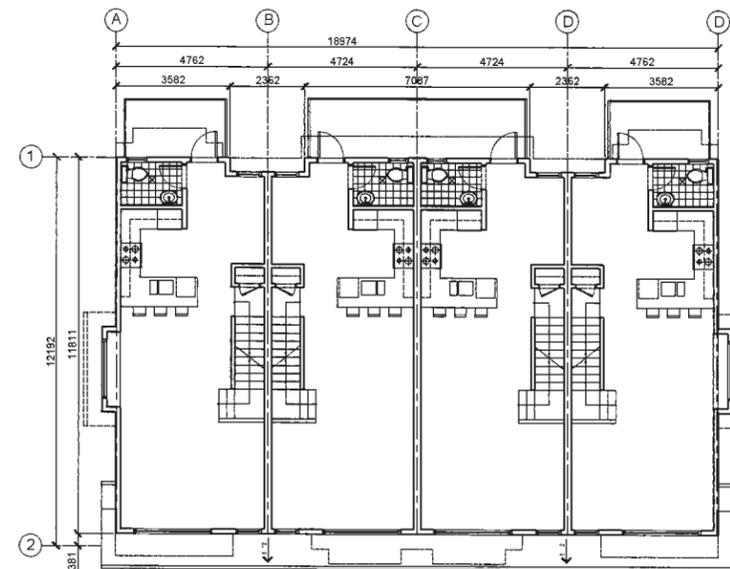
**UPPER FLOOR PLAN**



**ROOF PLAN**



**BUILDING 19  
GROUND FLOOR PLAN**



**MAIN FLOOR PLAN**

NO	DESCRIPTION	DATE
1	ISSUED FOR COORD	5
2	ISSUED FOR DEVELOP	5
3	GENERAL REVISION	5
4	RE-ISSUED FOR DEV	16
5	ISSUED FOR A.D.P.	16

Reference Plan Oct 4, 2016  
**DP 15-709934**



**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE  
NORTH VANCOUVER  
TEL : 778-996 7833  
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**  
CITIMARK PROPERTIES  
CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**  
PROPOSED TOWNHOUSE  
DEVELOPMENT  
4991 NO 5 ROAD,  
RICHMOND, BC.

**DRAWING TITLE :**  
BUILDING 19  
FLOOR PLANS

SEAL  
**PLAN  
# 27**

DATE : 12-07-2014 DRAWN : K.S.

SCALE : 1/100 CHECKED : R.S.



City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** October 4, 2016

**From:** Wayne Craig  
Director of Development

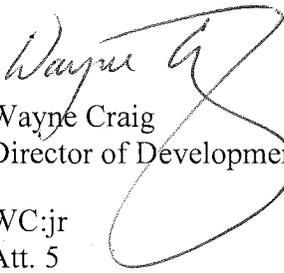
**File:** DV 15-717479

**Re:** Application by Su Wang for a Development Variance Permit at  
10691 Bromfield Place

---

### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard under the "Single Detached (RS1/E)" zone from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.

  
Wayne Craig  
Director of Development

WC:jr  
Att. 5

## Staff Report

### Origin

Su Wang has applied to the City of Richmond for permission to reduce the minimum rear yard requirement under the “Single Detached (RS1/E)” zone from 6.0 m to 3.0 m to permit a covered deck off the upper floor of the existing dwelling at 10691 Bromfield Place (Attachment 1).

The Development Permit Panel considered this application at its June 15, 2016 meeting, at which time the Chair noted a lack of appropriate public notification by the applicant. The Panel made the following recommendation on this variance application:

*“That Development Variance Permit 15-717479 be removed from the agenda of the June 15, 2016 Development Permit Panel meeting and referred back to staff.”*

In response to the above referral, the applicant has replaced the required information sign.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the development data with the relevant bylaw requirements.

### Background

This Development Variance Permit would allow an existing non-conforming deck on the second floor of the existing dwelling to remain in place. This application has been submitted by the new owners of the property, who took possession on February 23, 2016. The previous property owner had applied for a Building Permit for the deck in 2005. Their Building Permit was rejected, as the proposed deck did not comply with the rear yard setback requirements contained in the “Single Detached (RS1/E)” zone. Construction of the existing deck occurred without a Building Permit. Once City staff became aware of the unauthorized construction, they contacted the property owner in order to address the issue. After ongoing discussion with the property owner, a formal notice of the bylaw infraction was given to the owner on September 5, 2014.

The previous property owners applied for a Development Variance Permit on December 10, 2015, to allow the rear deck to remain on the property. Prior to completing the necessary steps of the application process, the property was sold to the applicant.

Development immediately surrounding the subject property is as follows:

- To the North and South: Two (2) single-family dwellings; each on a lot in the “Single Detached (RS1/E)” zone, fronting Bromfield Place.
- To the East: Three (3) single-family dwellings; each on a lot in the “Single Detached (RS1/E)” zone, fronting No. 4 Road; separated from the subject property by a tall cedar hedge.
- To the West: The Bromfield Place cul-de-sac.

There is an existing 3.05 m-wide statutory right-of-way along the rear (East) property line for the sanitary sewer, which will not be impacted by the requested variance.

### **Project Description**

The deck projects 2.95 m into the required rear yard setback of 6.0 m, but does not encroach on the existing 3.05 m statutory right-of-way at the rear of the property. A site plan and side building elevation drawing are provided in Attachment 3.

The deck is located on the second storey of the principle building. It is composed of a covered portion with a single step down to an uncovered portion. The entire deck structure, including stairs, is 32.5 m<sup>2</sup> in area. The lower portion of the deck is elevated 2.39 m from grade, and the upper portion is 2.64 m from grade. The lower portion is partially screened-in on the north and west sides, up to a height of 5.64 m, which is below the bottom of the roof gable. The upper portion of the deck has a sloped pergola roof that extends above the gable of the principle building. The deck is accessed directly from the second floor of the principle building and by an exterior stairway to the rear yard.

The proposed variance is specific to the existing deck as it appears on the site survey provided by the applicant. Issuance of a Development Variance Permit would not allow any further expansion or encroachment of the house or deck into the rear yard. The balance of the house conforms to all remaining requirements contained in the "Single Detached (RS1/E)" zone.

The applicant would need to obtain a Building Permit for the deck if this variance is approved. The deck will need to be inspected at Building Permit stage for structural soundness, and the owner will be responsible for any repairs or upgrades required to meet the BC Building Code.

### **Staff Comments**

- In general, the submitted plans demonstrate that, while not compliant with the "Single Detached (RS1/E)" zone, the deck is well designed and is screened from adjacent houses (Attachment 4).
- The applicant has provided letters of support from the five (5) property owners who share a lot line with the subject property (Attachment 5).

### **Zoning Compliance/Variations**

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

- That the minimum rear yard setback requirement contained in the "Single Detached (RS1/E)" zoning bylaw be reduced from 6.0 m to 3.0 m, as shown on attached plans (Attachment 3). ***Staff support the requested variance because the applicant purchased the home after the non-conforming construction took place; the new owners have taken steps to inform their immediate neighbours of the situation and have obtained their support to retain the deck; overlook to adjacent properties is interrupted by a tall hedge; and there is no viable alternative location for the deck due to the irregular lot shape and depth.***

**Analysis**

Staff do not typically support the issuance of Development Variance Permits after the fact to legitimize construction undertaken without an approved Building Permit. However, as the applicant purchased the property after the non-conforming construction took place and have addressed staff concerns over privacy and adjacency, staff are willing to consider this application.

The applicant has provided letters of support from all five (5) adjacent property owners.

There is an existing tall coniferous hedge on the East and North property lines that effectively screens the deck from view of neighbouring properties. The applicant has agreed to enter into a legal agreement to protect and retain the hedge in perpetuity.

The lot is of an irregular shape and shallow depth; therefore there is no other viable alternative location for a deck.

**Conclusions**

This Development Variance Permit would allow an existing non-conforming deck to remain in place by reducing the minimum rear yard from 6.0 m to 3.0 m at 10691 Bromfield Place.

The applicant purchased the home after the non-conforming construction took place. The proposed variance has the support of all five (5) adjacent property owners, and the applicant would be obligated through a legal agreement on title to maintain the existing hedge.

On this basis, staff recommend approval of this application.



Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:rg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan and Side Elevations
- Attachment 4: Site photos
- Attachment 5: Letters of Support

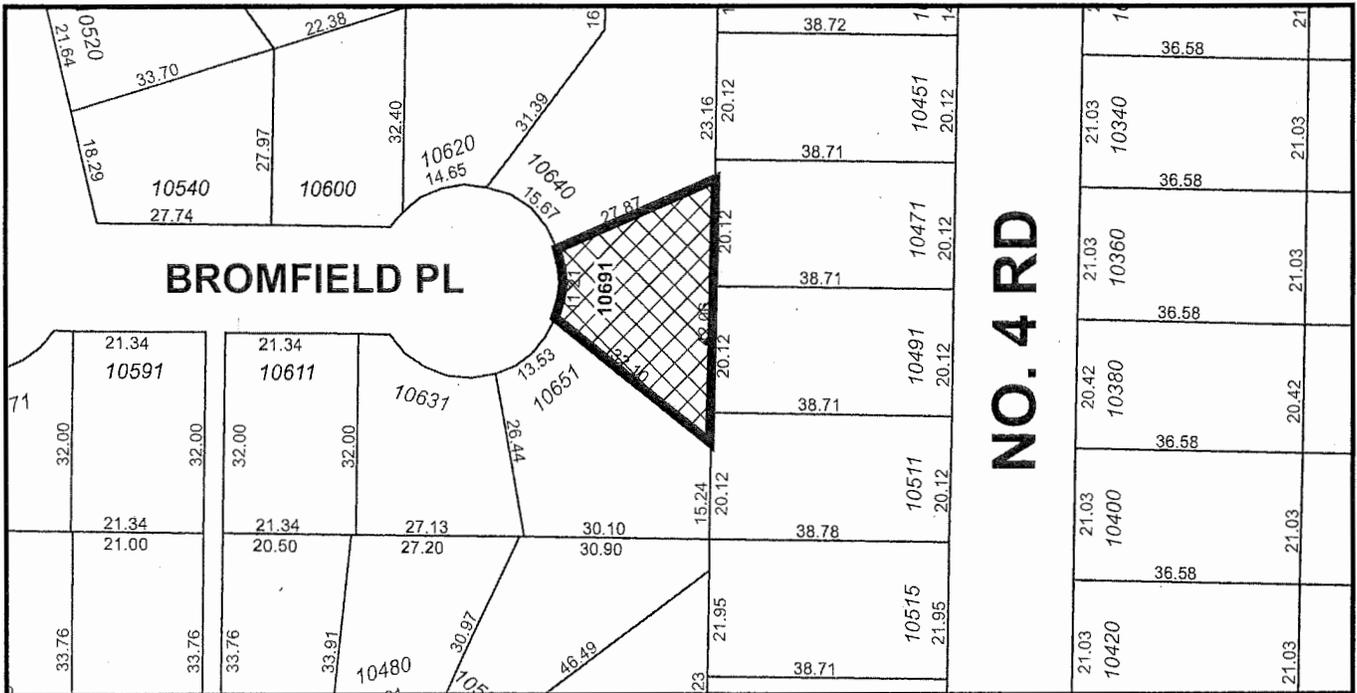
The following are to be met prior to forwarding this application to Council for approval:

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

- Registration of a legal agreement on Title specifying that the existing hedge is to be maintained at such a height as to screen the deck and prevent overlook on neighbouring properties.



City of  
Richmond



DV 15-717479

Original Date: 01/13/16

Revision Date:

Note: Dimensions are in METRES



**DV 15-717479**

**Attachment 2**

Address: 10691 Bromfield Place

Applicant: Su Wang

Owner: Yong Huang and Su Wang

Planning Area(s): Broadmoor Area

	Existing	Proposed
Land Uses:	Single-Family Dwelling	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	RS1/E	No change

On Subject Lot	Bylaw Requirement	Existing condition	Variance
Lot Coverage:	Max. 45%	Max. 45%	None
Setback – Front Yard:	Min. 6 m	7.63 m	None
Setback – Side Yard:	Min. 1.8 m	1.8 m	None
Setback – Rear Yard:	Min. 6 m	3.05 m	<b>Variance required</b>
Height:	Max. 2 ½ Storeys	2 Storeys	None
Lot Size:	Min. 550 m <sup>2</sup>	666 m <sup>2</sup>	None

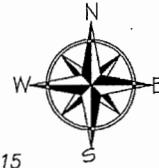
**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING  
AS CONSTRUCTED ON LOT 290 SECTION 34  
BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 43926**

#10691 BROMFIELD PLACE,  
RICHMOND, B.C.  
P.I.D. 002-009-129

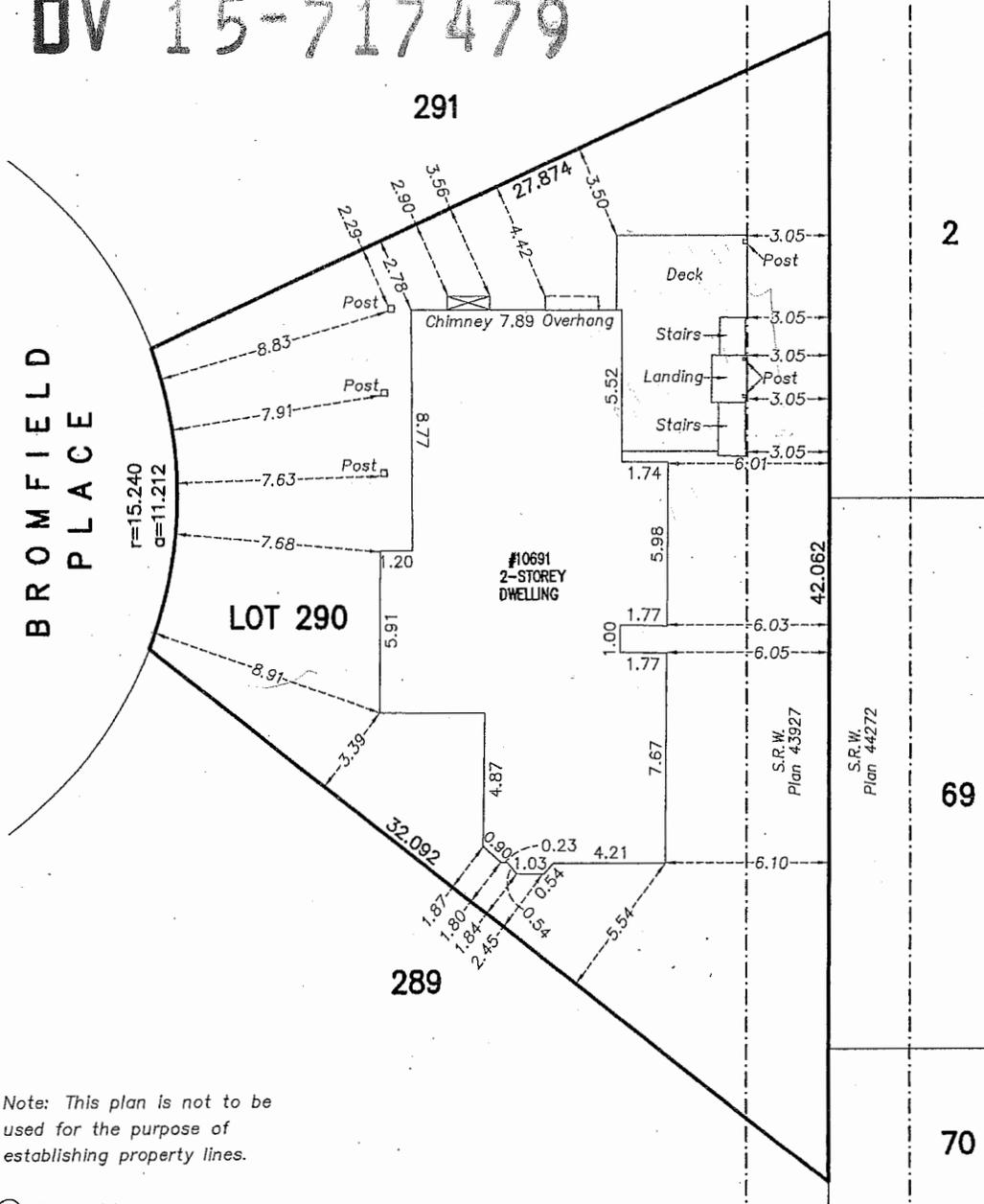
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



**DV 15-717479**



Note: This plan is not to be used for the purpose of establishing property lines.

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: jctam@telus.net  
Job No. 6270  
FB-296 P25-27, 31; FB-293 P58  
Drawn By: IO/MY/WK

This document is not valid unless originally signed and sealed.

**CERTIFIED CORRECT FOR MORTGAGE PURPOSES ONLY:**

JOHNSON C. TAM, B.C.L.S., C.L.S.

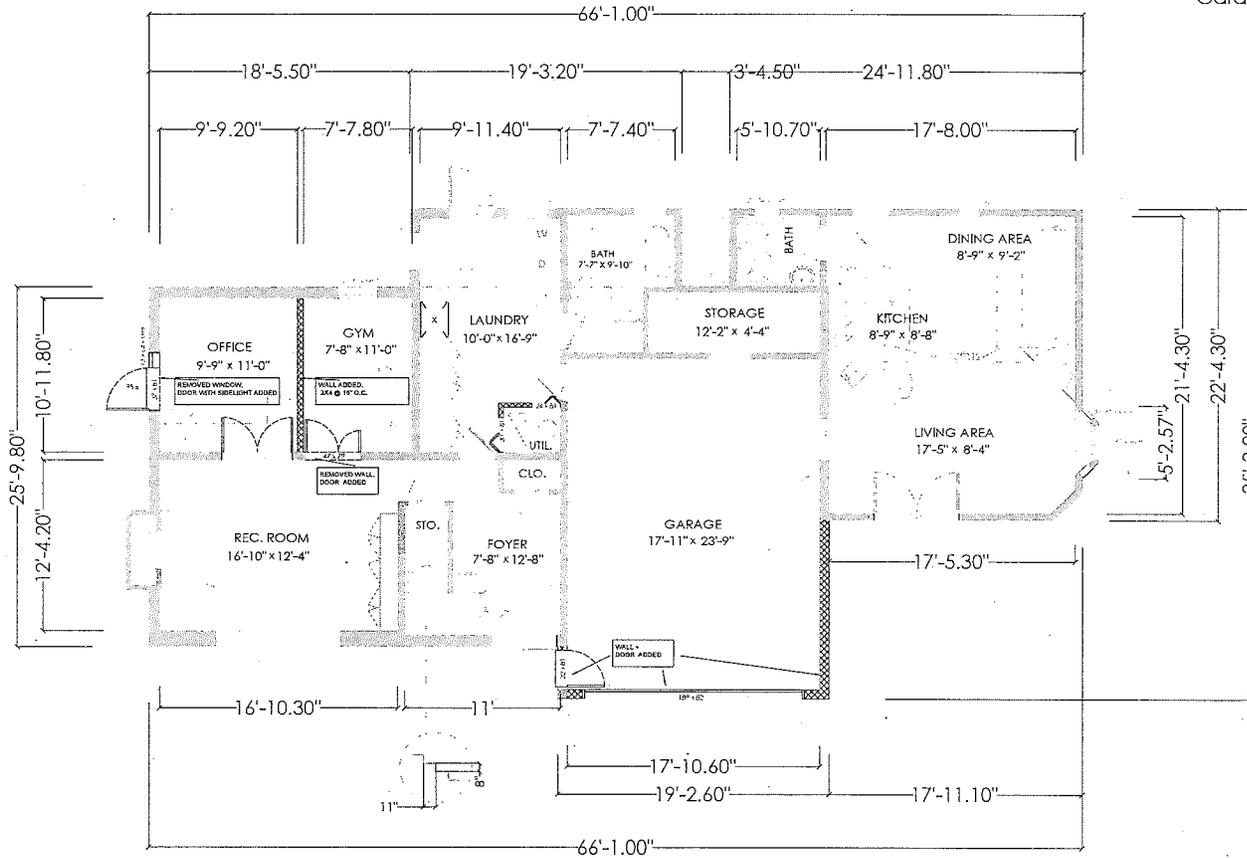
January 13th, 2016.

DWG No. 6270 - Cert -02

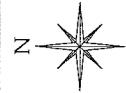
**10691 Bromfield Pl.  
Richmond, B.C.**

Lower Floor: 1,358 sq.ft.  
Main Floor: 1,269 sq.ft.  
Total: 2,627 sq.ft.

Deck: 350 sq.ft.  
Garage: 506 sq.ft.



DW 15-717479



**DraftOnSite**

4125-1715 COOK ST  
VANCOUVER, B.C. V5V 3J6  
OFFICE: 604-676-5738  
EMAIL: info@draftonsite.com

DRAWN BY:	MEASURED BY:
CHECKED BY:	PAPER SIZE:
DATE:	SCALE:
SHEET TITLE:	1/4" = 1"

**Floor Plans**

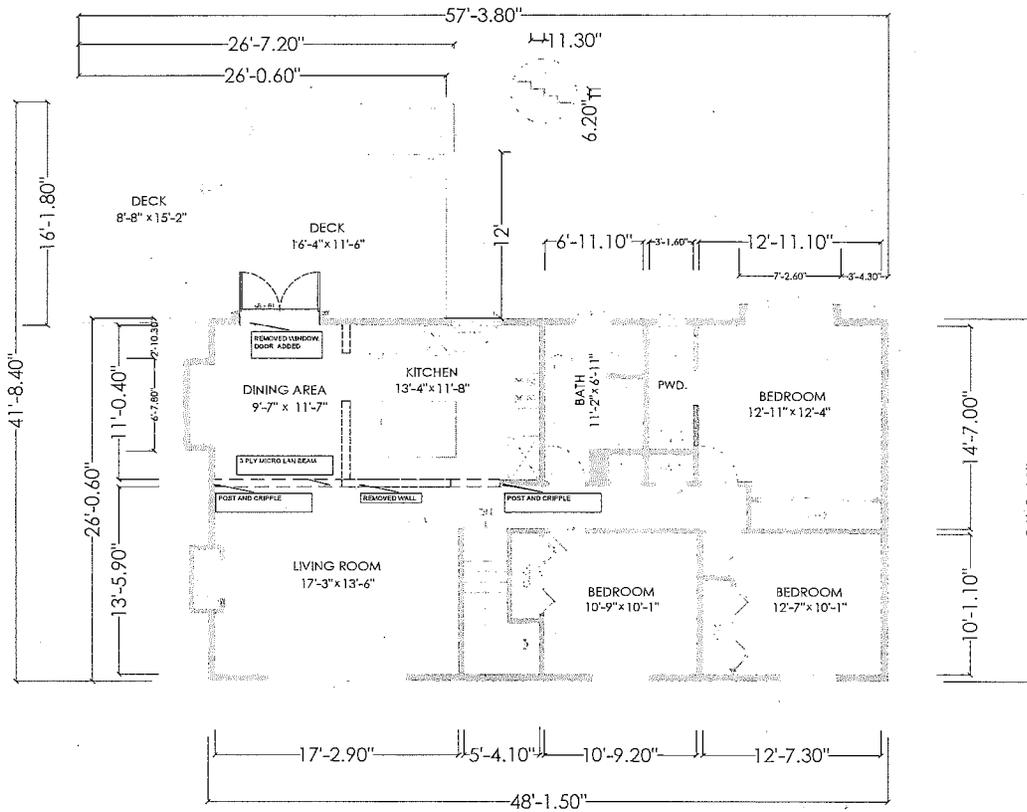
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10691 Bromfield Pl.  
Richmond, BC.

DRAWING:  
**1 OF 5**

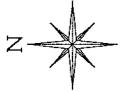
**10691 Bromfield Pl.  
Richmond, B.C.**

Lower Floor: 1,358 sq.ft.  
Main Floor: 1,269 sq.ft.  
Total: 2,627 sq.ft.

Deck: 350 sq.ft.  
Garage: 506 sq.ft.



DV 15-717479



**DraftOnSite**

4380-1115 CORD ST  
VANCOUVER, B.C. V6V 3J6  
OFFICE: (604) 676-3758  
EMAIL: info@DraftOnSite.com  
www.DraftOnSite.com

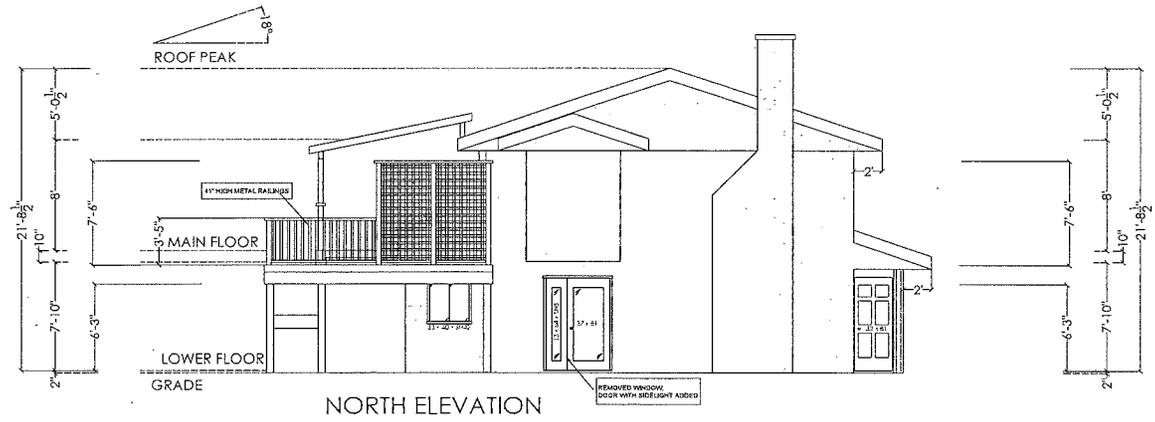
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CHECKED BY:	PAPER SIZE:
DATE:	SCALE:
JAN. 12, 2015	1/4" = 1'
SHEET TITLE:	

Floor Plans

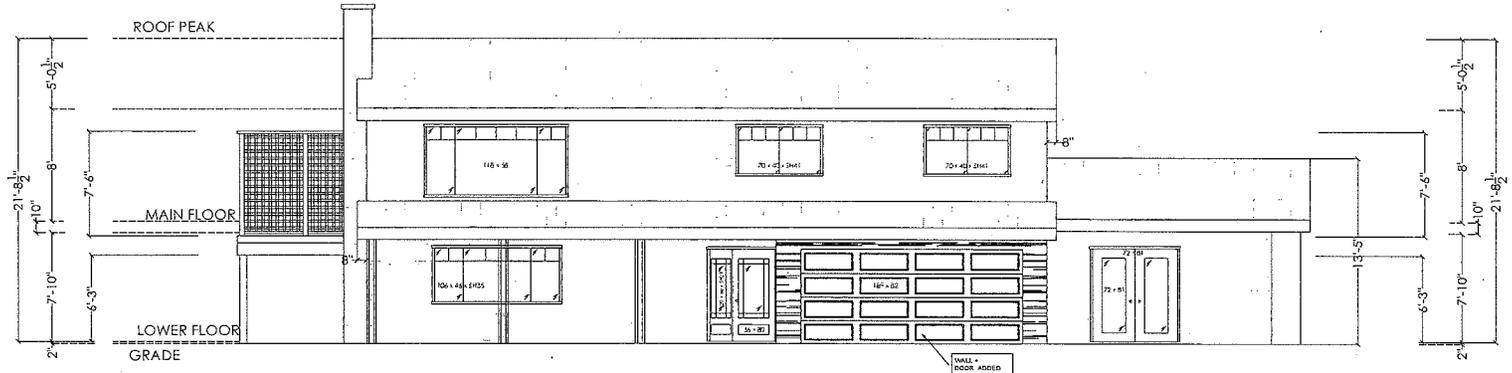
ADDRESS:  
10691 Bromfield Pl.  
Richmond, BC.

DRAWING:  
2 OF 5

DV 15-717479



NORTH ELEVATION



WEST ELEVATION



DraftOnSite

4302-1115 GORR ST  
VANCOUVER, B.C. V5V 3J6  
OFFICE: 604-676-3738  
EMAIL: info@DraftOnSite.com

DRAWN BY: MEASURED BY:  
CHECKED BY: PAPER SIZE:  
DATE: Jan. 12, 2016 SCALE: 1/4" = 1'  
SHEET TITLE:

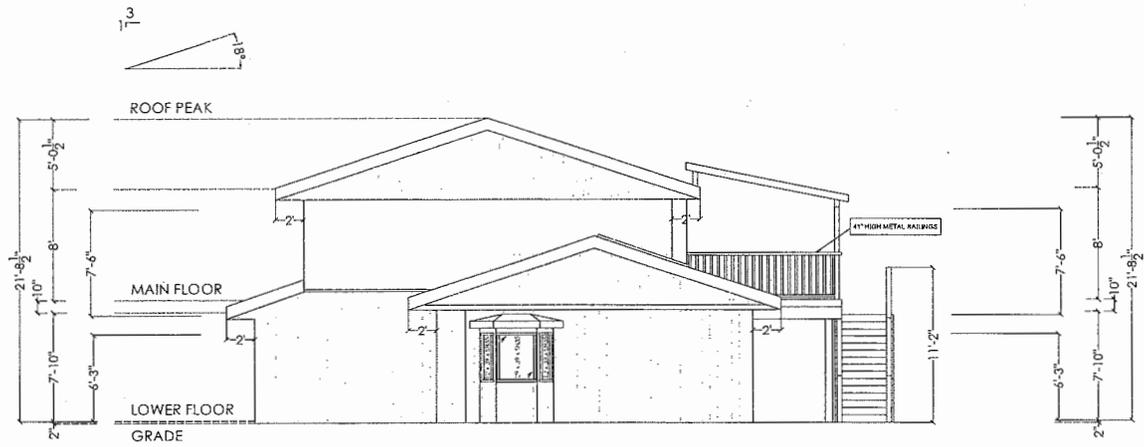
Elevations

ADDRESS:  
10691 Bromfield Pl.

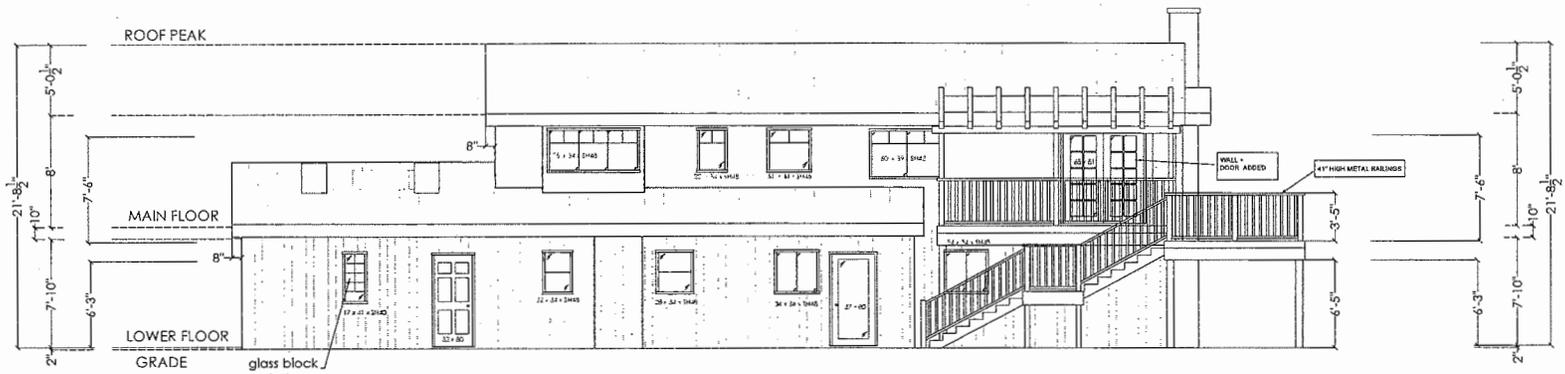
Richmond, BC.

DRAWING:  
3 OF 5

DV 15-717479



SOUTH ELEVATION



EAST ELEVATION



DraftOnSite

#302-1735 CODE 51  
VANCOUVER, B.C. V5V 3J5  
OFFICE: (604) 876-3735  
EMAIL: info@DraftOnSite.com  
www.DraftOnSite.com

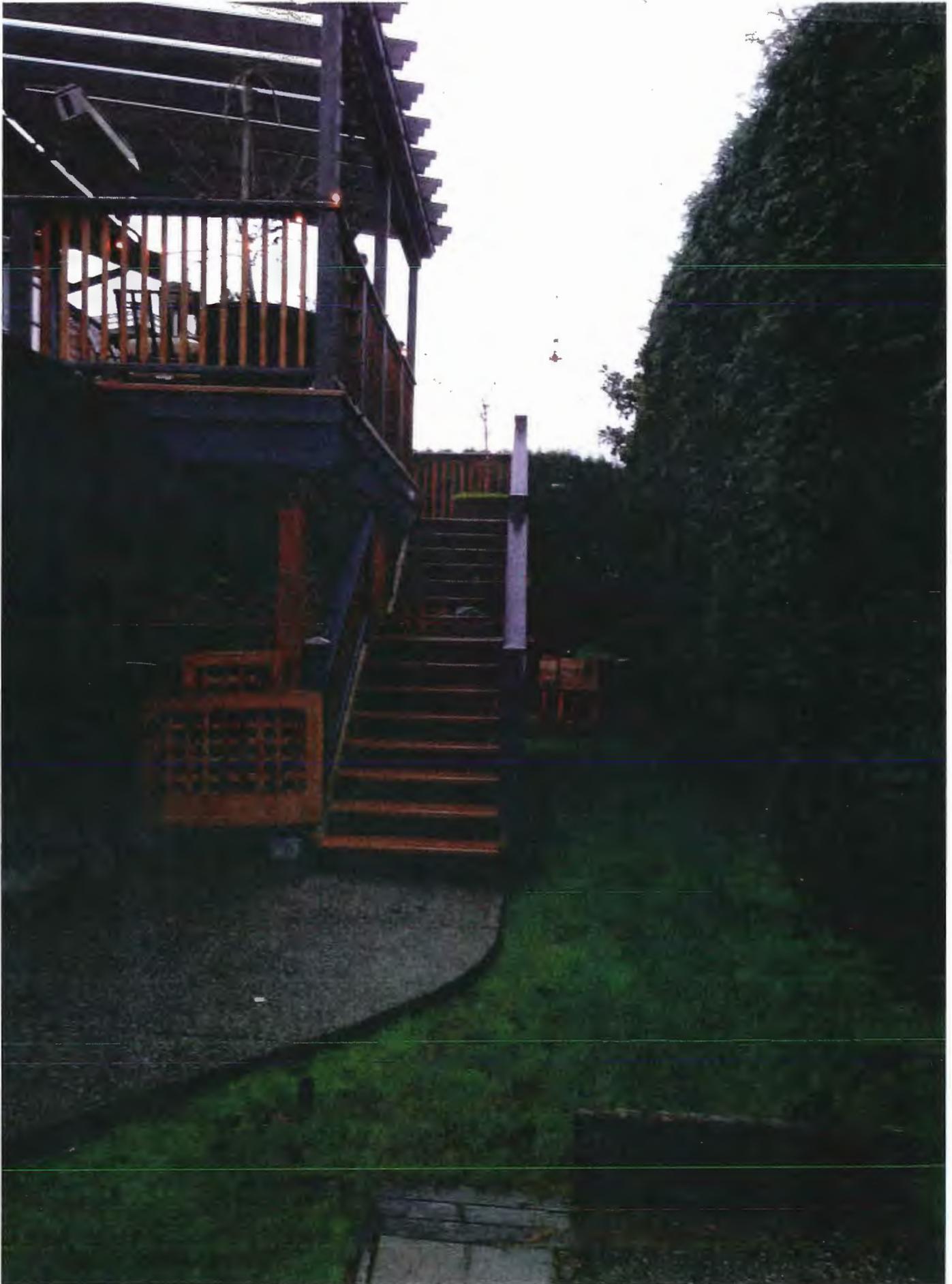
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CHECKED BY:	PAPER SIZE:
DATE:	SCALE:
JAN. 12, 2018	1/4" = 1"
SHEET TITLE:	

Elevations

ADDRESS:  
10691 Bromfield Pl.

Richmond, BC.

DRAWING:  
4 OF 5





To whom it may concern:

This is to acknowledge that I have been informed that a portion of the rear yard deck at this property (10691 Bromfield Place) is located within the rear yard setback. I understand that the owners, Yong Huang and Su Wang, are seeking a variance permit to allow the deck to remain in place. I have no objections to this deck being located within the rear yard setback.

Address: 10511 No. 4 Road, Richmond, BC V7A 4H8

Property Location to 10691 Bromfield Place: Southeast Neighbour

Name(s) Print: Kang Zhao

Signature(s): 

Date: Apr: 2nd. 2016.

To whom it may concern:

This is to acknowledge that I have been informed that a portion of the rear yard deck at this property (10691 Bromfield Place) is located within the rear yard setback. I understand that the owners, Yong Huang and Su Wang, are seeking a variance permit to allow the deck to remain in place. I have no objections to this deck being located within the rear yard setback.

Address: 10491 No. 4 Road, Richmond, BC V7A 4H8

Property Location to 10691 Bromfield Place: Southeast Neighbour

Name(s) Print: Indrajit + Seema Ahluwalia.

Signature(s):  

Date: 4/2/16

To whom it may concern:

This is to acknowledge that I have been informed that a portion of the rear yard deck at this property (10691 Bromfield Place) is located within the rear yard setback. I understand that the owners, Yong Huang and Su Wang, are seeking a variance permit to allow the deck to remain in place. I have no objections to this deck being located within the rear yard setback.

Address: 10651 Bromfield Place, Richmond, BC V7A 4H8

Property Location to 10691 Bromfield Place, Southwest Neighbour

Name(s) Print: LEE PUI MAN

Signature(s): 

Date: 5 April 2016, Tuesday

DATE: January 11, 216

TO: City of Richmond

RE: Rear Yard Deck located at 10691 Bromfield Place, Richmond, BC  
Property owner's being Gordon Lebel and Sandra Back

---

This is to acknowledge that I have been informed that a portion of the rear yard deck at this property is located within the rear yard setback.

My understanding is the owner's, Gordon Lebel and Sandra Back, are applying to the City of Richmond's Board of Variance for approval of the portion of deck that is located in the rear yard setback area. Further that I have no objection to this application that is before the Board of Variance for approval to have a portion of the rear yard deck located within the rear yard setback.

SIGNED: Dale Mitzel  
Homeowner

PRINT NAME: Dale Mitzel  
Homeowner

ADDRESS: 10640 Bromfield Pl.

LOCATION OF YOUR ADDRESS IN RELATION TO 10691 BROMFIELD PLACE:

NORTH SIDE OF PROPERTY

---

DATE: January 11, 2/15 00

TO: City of Richmond

RE: Rear Yard Deck located at 10691 Bromfield Place, Richmond, BC  
Property owner's being Gordon Lebel and Sandra Back

-----  
This is to acknowledge that I have been informed that a portion of the rear yard deck at this property is located within the rear yard setback.

My understanding is the owner's, Gordon Lebel and Sandra Back, are applying to the City of Richmond's Board of Variance for approval of the portion of deck that is located in the rear yard setback area. Further that I have no objection to this application that is before the Board of Variance for approval to have a portion of the rear yard deck located within the rear yard setback.

SIGNED: *Sandra Back*  
Homeowner

PRINT NAME: ELIZABETH HARWOOD  
Homeowner

ADDRESS: 10471 No. 4 Road

LOCATION OF YOUR ADDRESS IN RELATION TO 10691 BROMFIELD PLACE:  
REAR EAST  
-----  
-----



# City of Richmond

## Development Variance Permit

No. DV 15-717479

To the Holder: SU WANG

Property Address: 10691 BROMFIELD PLACE

Address: C/O 10691 BROMFIELD PLACE  
RICHMOND, BC V7A 4H8

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 as follows:
  - a) The minimum required rear yard setback is reduced from 6.0 m to 3.0 m, as shown on Plan #1 attached hereto.
4. 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.
5. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

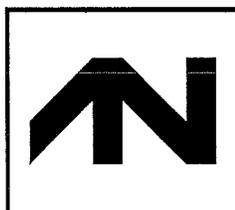
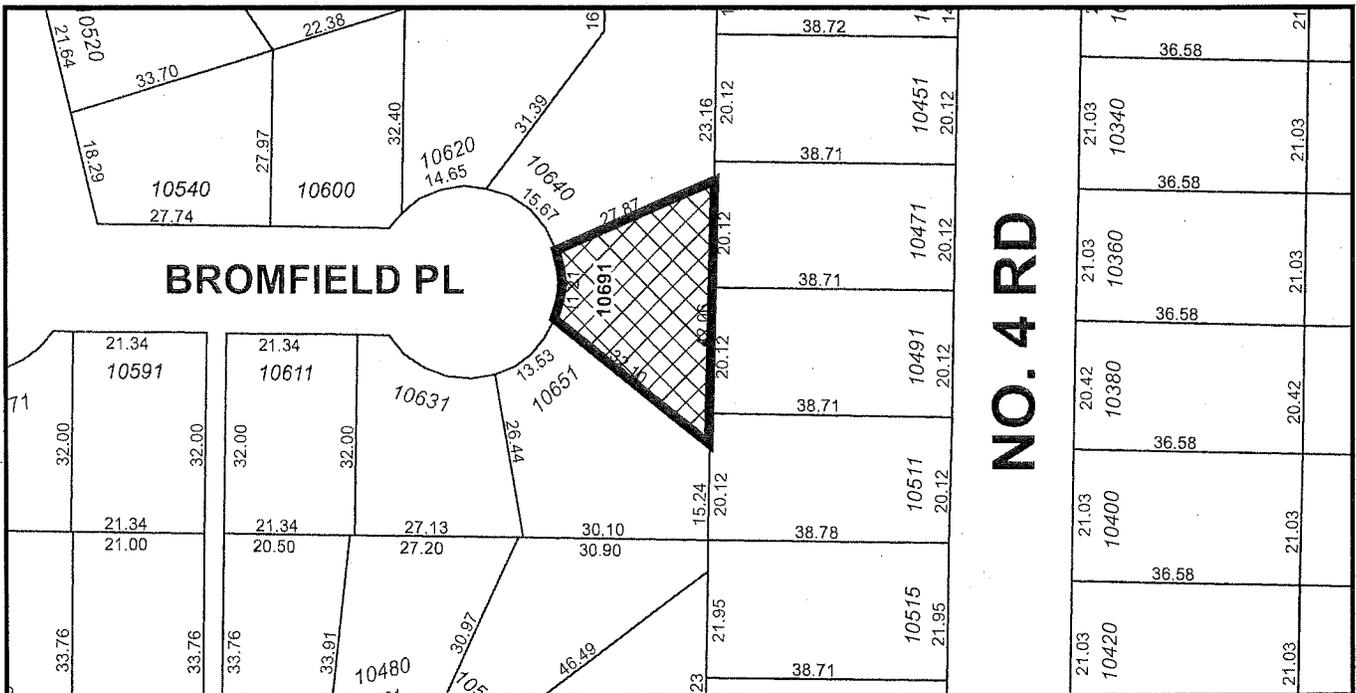
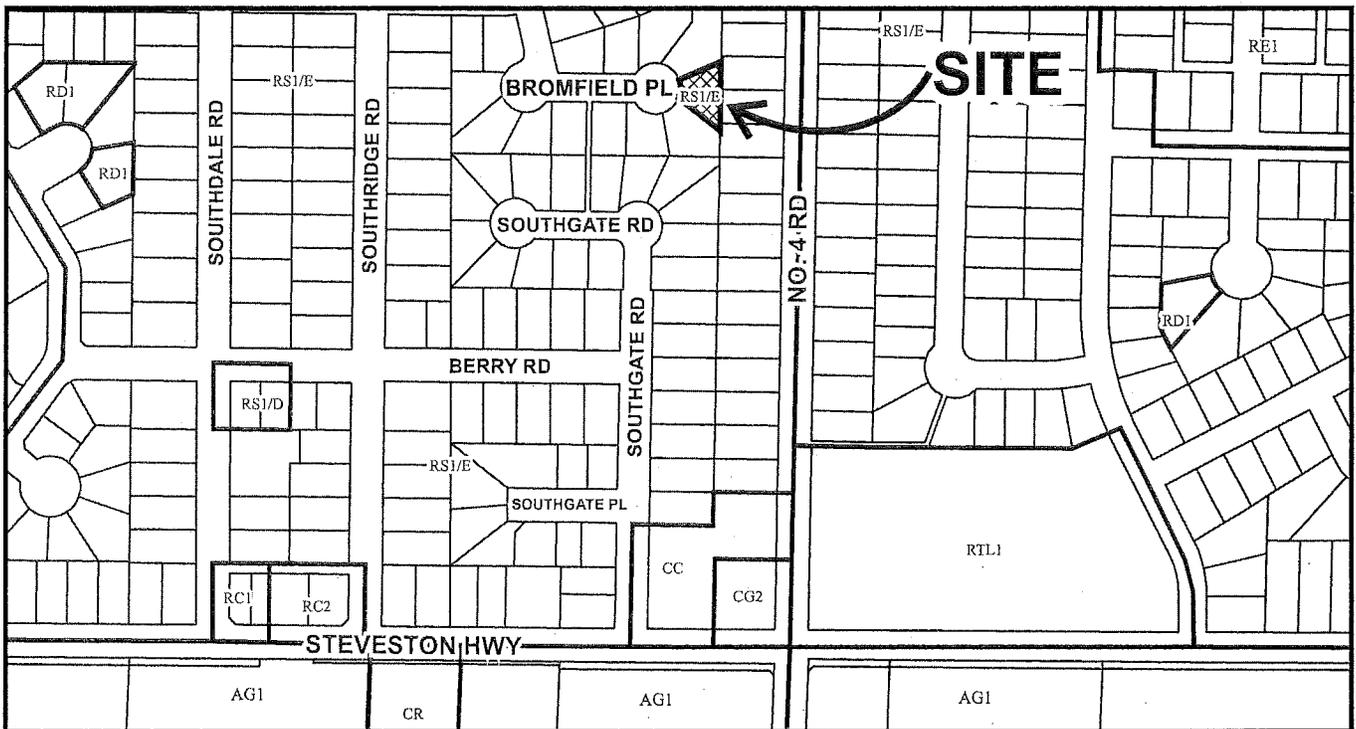
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



City of  
Richmond



**DV 15-717479**  
**SCHEDULE "A"**

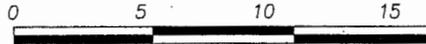
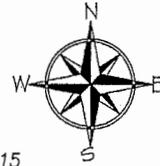
Original Date: 01/13/16  
Revision Date:  
Note: Dimensions are in METRES

PLAN # 1

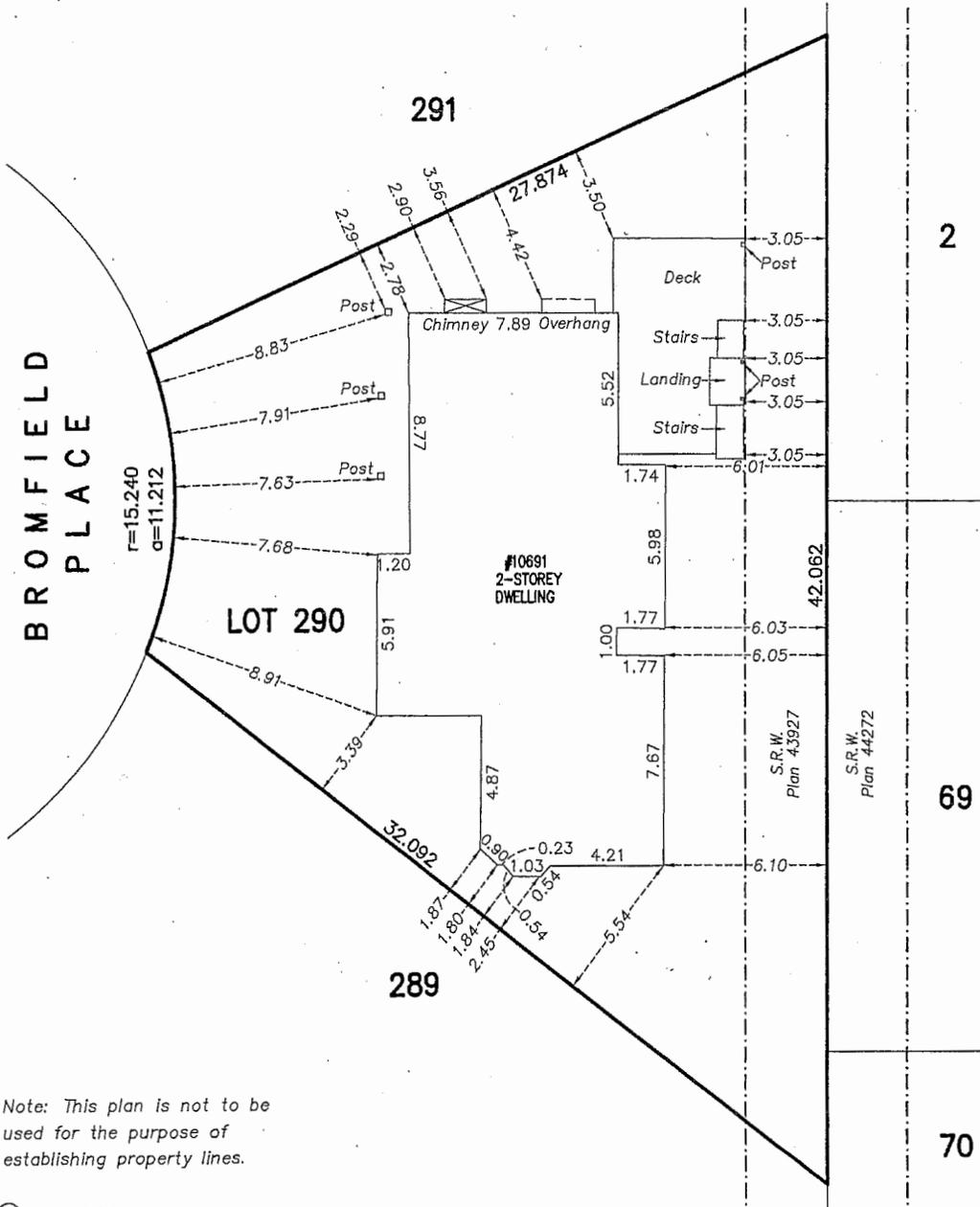
**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING  
AS CONSTRUCTED ON LOT 290 SECTION 34  
BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 43926**

#10691 BROMFIELD PLACE,  
RICHMOND, B.C.  
P.I.D. 002-009-129

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



Note: This plan is not to be used for the purpose of establishing property lines.

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: jctam@telus.net  
Job No. 6270  
FB-296 P25-27, 31; FB-293 P58  
Drawn By: 10/MY/WK

This document is not valid unless originally signed and sealed.

**CERTIFIED CORRECT FOR MORTGAGE PURPOSES ONLY:**

JOHNSON C. TAM, B.C.L.S., C.L.S.

January 13th, 2016.

DWG No. 6270 - Cert -02



City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** October 4, 2016

**From:** Wayne Craig  
Director, Development

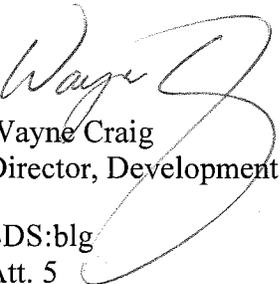
**File:** DV 16-733960

**Re:** **Application by The Andrews Architects Inc. for a Development Variance Permit at 3251 Jesmond Avenue**

---

### Staff Recommendation

That a Development Variance Permit be issued that would vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m, to permit construction of a single storey addition to the existing single-family dwelling at 3251 Jesmond Avenue.

  
Wayne Craig  
Director, Development

SDS:blg  
Att. 5

## Staff Report

### Origin

The Andrews Architects Inc. has applied to the City of Richmond for permission to reduce the minimum required front yard setback in the “Single Detached (RS1/E)” zone from 6.0 m to 4.04 m, to permit construction of an addition to the existing single-family dwelling at 3251 Jesmond Avenue (Attachment 1). A site survey showing the existing dwelling location is included in Attachment 2.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant bylaw requirements.

### Surrounding Development

Development surrounding the subject site is as follows:

- To the north, south, east, and west: Single-family dwellings on lots zoned “Single Detached (RS1/E)”.

### Staff Comments

The proposed development plans attached to this report (Plan #1 & Plan #2) have addressed the planning issues identified as part of the review of this Development Variance Permit application. In addition, this proposal complies with the applicable policies contained within the Official Community Plan (OCP) and would comply with all aspects of the “Single Detached (RS1/E)” zone with the exception of the front yard setback variance requested.

### Zoning Compliance/Variances (staff comments in **bold**)

The applicant requests to vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the “Single Detached (RS1/E)” zone from 6.0 m to 4.04 m, to permit construction of a single storey addition to the existing single-family dwelling at 3251 Jesmond Avenue.

*Staff recommends support for the proposed variance for the following reasons:*

- a) The proposed addition is one-storey in height and is generally consistent with the character and scale of the existing dwelling and other single-family dwellings in the surrounding area.*
- b) Staff worked with the applicant to achieve a landscape design that will provide adequate screening of the proposed addition from the street and neighbouring property.*
- c) The applicant has provided letters of support from four (4) adjacent neighbouring properties (Attachment 4). The applicant has made multiple attempts to contact the owners of the adjacent property to the rear (3260 Trumond Avenue), but did not receive a response.*

## **Analysis**

### ***Conditions of Adjacency***

- The subject site is bordered to the south by the cul-de-sac portion of Jesmond Avenue. This physical separation (approximately 25 m), along with the existing and proposed landscaping improvements in the front yard, would provide adequate separation and screening between the proposed addition and the property to the south. The owner of the adjacent property to the south has no objection to the proposed variance (refer to Attachment 4).
- To the north, east, and west of the subject site are two-storey single detached dwellings on adjacent properties. The proposed addition on the subject site would provide a 6 m (20 ft.) rear yard setback, 1.58 m (5 ft.) side yard setback to the east, and an unchanged 4.35 m (14 ft.) setback to the west, which is consistent with the “Single Detached (RS1/E)” zone.
- Significant landscaping in the form of existing trees and shrubs will provide adequate screening from adjacent properties, and proposed planting of additional flowering shrubs and low-lying vegetation will provide enhancements to the streetscape. More information is provided in the “Landscape and Open Space Design” section of this report.

### ***Urban Design, Site Planning, and Architectural Form & Character***

- The height of the existing dwelling is two (2) storeys (approximately 8 m) and the proposed addition is one (1) storey (approximately 5 m) (see Reference Plans).
- The design of the exposed building elevation of the proposed addition is consistent with the character of the existing dwelling and neighbouring dwellings in the surrounding area.
- The vehicle access to the subject site is currently via a driveway from Jesmond Avenue that is located at the west of the property; which will remain unchanged.

### ***Landscape Design and Open Space Design***

- The applicant has submitted a Landscape Plan which addresses proposed landscape design (Plan #2) in the attached DVP.
- No existing on-site or off-site trees are proposed to be removed. Existing trees include one (1) City-owned deciduous tree located in front of the subject property, one (1) deciduous tree located in the front yard, and two (2) deciduous trees located in the rear yard.
- Prior to construction of the addition, the applicant is required to install tree protection fencing for all trees to City standard in accordance with the City’s Tree Protection Information Bulletin (TREE-03), and must remain in place until construction and landscaping on-site is completed.
- The property owner to the east has provided correspondence requesting that no tall landscaping be planted along the east property line of the subject site (Attachment 5). The property owner of the subject site and the neighbouring property to the east wish to maintain transparency between the properties for openness and security purposes. The attached Landscape Plan reflects this request.
- Additional landscaping, including a variety of flowering shrubs, grasses, low-lying vegetation, and lawn, are included in the Plan.

- Proposed landscaping works includes removing the existing hedge on the City-owned boulevard in front of the subject property due to poor condition and replacing it with a new hedge on the subject property. The applicant has received permission from the Parks Department and must contact Parks staff a minimum of four (4) business days prior to removal of the existing hedge.
- In order to ensure the proposed landscaping works is undertaken, the applicant is required to submit a Landscaping Security in the amount of \$5,000 prior to the application being forwarded to Council for approval. The security will be released after construction and landscaping at the subject site are completed and a landscaping inspection by City staff has been passed.

### Conclusions

The applicant has applied to the City of Richmond for permission to vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m, to permit construction of an addition to the existing single-family dwelling at 3251 Jesmond Avenue

The proposed development complies with applicable policies contained with the Official Community Plan (OCP), and would comply with all aspects of the "Single Detached (RS1/E)" zone, with the exception of the variance discussed.

The applicant has addressed the planning and design issues identified as part of the application review. On this basis, staff recommends support for the application.



Steven De Sousa  
Planning Technician – Design  
(604-276-8529)

SDS:blg

- Attachment 1: Location Map
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letters of Support
- Attachment 5: Correspondence

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

1. Submission of a Landscaping Security to the City in the amount of \$5,000 to ensure proposed landscaping works are undertaken.

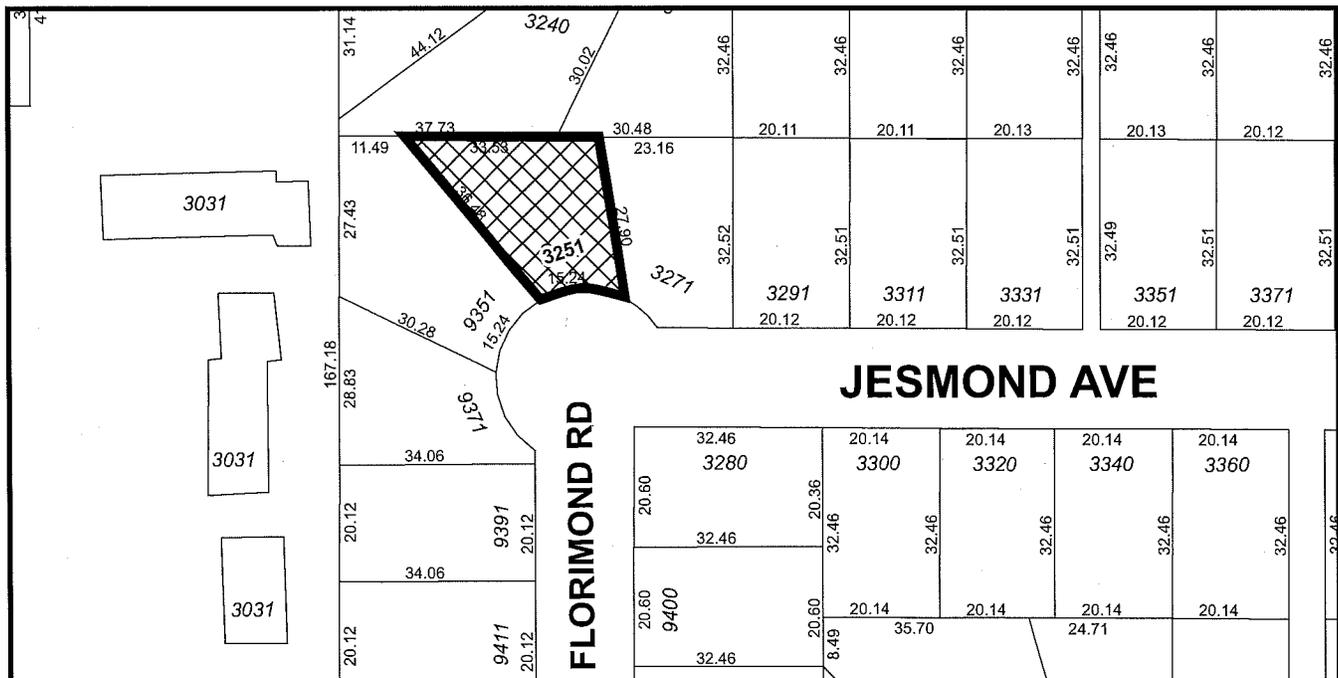
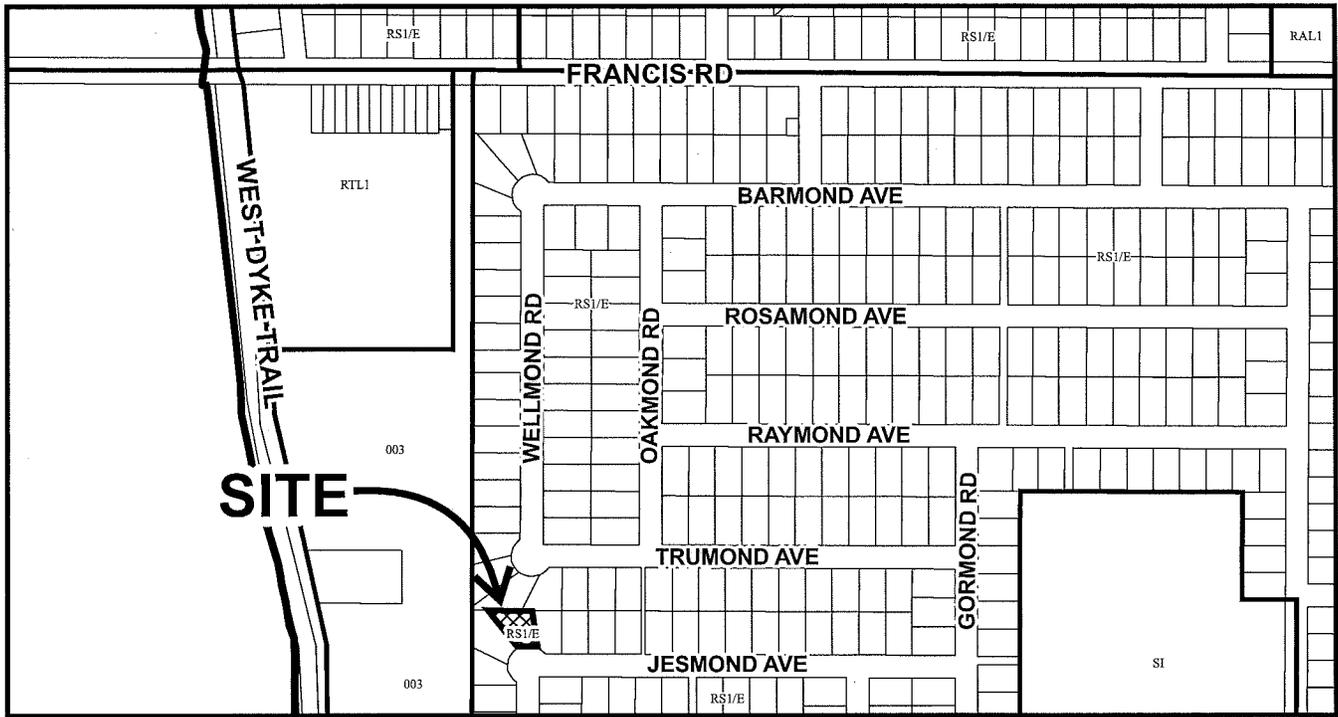
Prior to future Building Permit issuance, the developer is required to complete the following:

1. Submit Building Permit plans that are consistent with Plan #1 and Plan #2.

2. Installation of tree protection fencing to City standard around on-site and off-site protected trees in accordance with the City's tree protection information bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping of the proposed dwelling on the subject site is completed.
3. Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
4. Submission of construction traffic and parking management plan to the satisfaction of the City's Transportation Department, if applicable (<http://www.richmond.ca/services/ttp/special.htm>).



City of  
Richmond



DV 16-733960

Original Date: 06/22/16

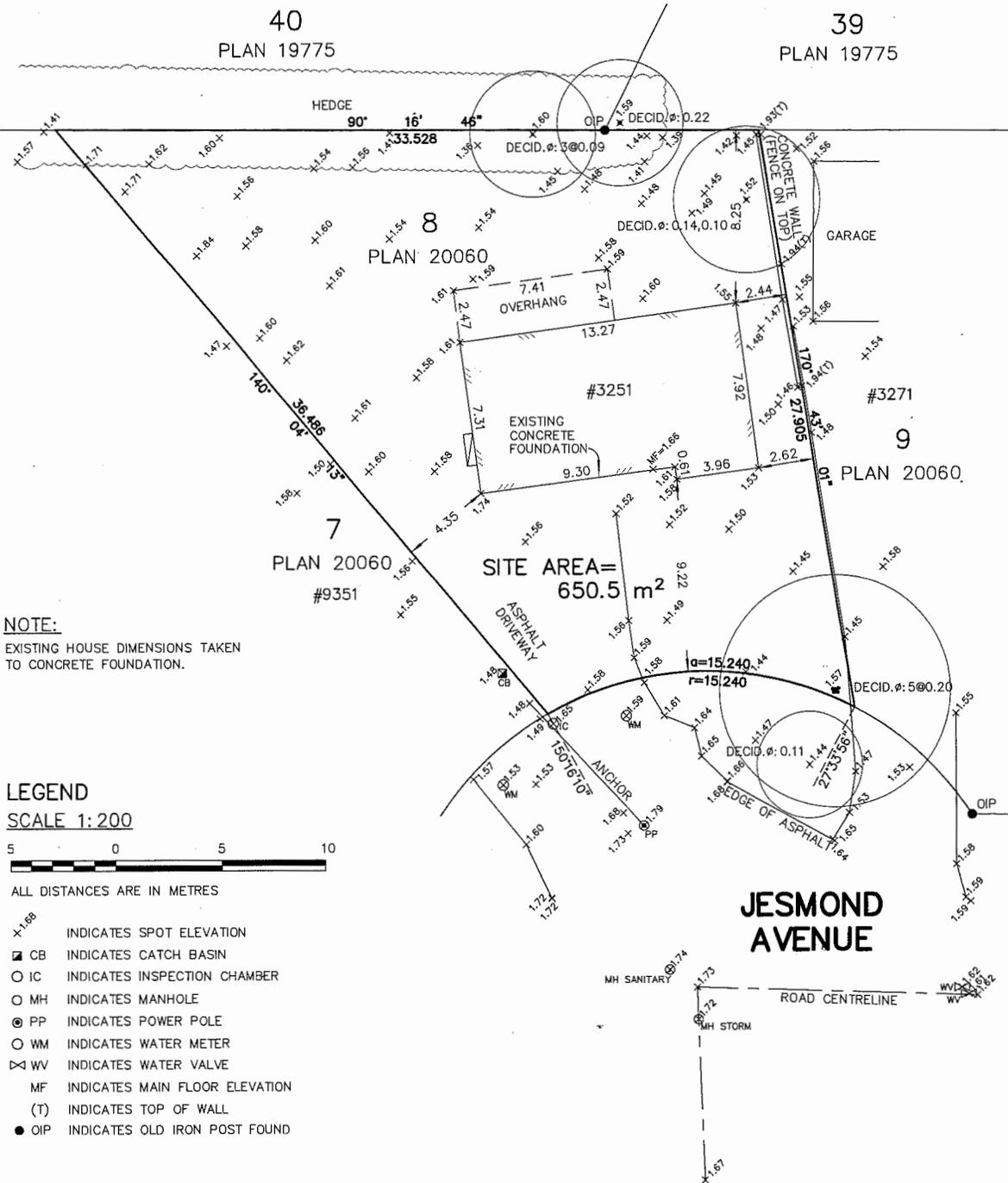
Revision Date:

Note: Dimensions are in METRES

# SURVEY PLAN OF LOT 8 BLOCK 17 OF SECTION 27 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 20060

PARCEL IDENTIFEIR (PID): 004-160-592

CIVIC ADDRESS  
#3251 JESMOND AVENUE  
RICHMOND, B.C.



**NOTE:**  
EXISTING HOUSE DIMENSIONS TAKEN TO CONCRETE FOUNDATION.

**LEGEND**  
SCALE 1:200



ALL DISTANCES ARE IN METRES

- x-1.58 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- IC INDICATES INSPECTION CHAMBER
- MH INDICATES MANHOLE
- ⊙ PP INDICATES POWER POLE
- WM INDICATES WATER METER
- ⊗ WV INDICATES WATER VALVE
- MF INDICATES MAIN FLOOR ELEVATION
- (T) INDICATES TOP OF WALL
- OIP INDICATES OLD IRON POST FOUND

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**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604-270-9331  
FAX: 604-270-4137  
CADFILE: 18171-001-TPG-000.DWG

**NOTES:**

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #231 (19713) WITH AN ELEVATION OF 3.419 METRES.
- PROPERTY LINES ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

DATE OF SURVEY: MAY 19, 2016

" SEALED "

*St. Andrew*

B.C. LAND SURVEYOR

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."



DV 16-733960

Attachment 3

Address: 3251 Jesmond Avenue

Applicant: The Andrews Architects Inc.

Owner: Timothy & Karen Perry

Planning Area(s): Seafair

	Existing	Proposed
Site Area:	650.5 m <sup>2</sup>	No change
Land Uses:	One (1) single-family dwelling	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	No change

Subject Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m <sup>2</sup> of Lot Area + Max 0.3 for Remainder	Approx. 0.40	None permitted
Buildable Floor Area:	Max. 311 m <sup>2</sup> (3,350 ft <sup>2</sup> )	266.57 m <sup>2</sup> (2,869 ft <sup>2</sup> )	None permitted
Lot Coverage:	Buildings: Max. 45% Non-Porous: Max. 70% Landscaping: Min. 30%	Buildings: 25% (159.80 m <sup>2</sup> ) Non-Porous: 59% (385.22 m <sup>2</sup> ) Landscaping: 41% (265.28 m <sup>2</sup> )	None None None
Lot Size:	Min. 550.0 m <sup>2</sup>	650.50 m <sup>2</sup>	None
Lot Dimensions:	Width: Min. 18.0 m Depth: Min. 24.0 m	Width: 24.38 m Depth: 32.19 m	None None
Setbacks:	<b>Front: Min. 6.0 m</b> Side: Min. 2.0 m Rear: Min. 6.0 m Side (where bldg. height less than 5 m): Min. 1.2 m	<b>Front: 4.04 m</b> Side: 4.35 m (West) & 2.45 m (East) Rear: 6.00 m Side (where bldg. height less than 5 m): 1.58 m (East)	<b>Variance Requested</b> None None None
Height:	Max. 2 ½ Storeys & within Residential Vertical Lot Envelopes	Existing Principle Dwelling: 2 Storeys (7.9 m) Proposed Addition: 1 Storey (5.0 m)	None

July 9, 2016

To whom it may concern,

Re: Addition to home at 3251 Jesmond Avenue

This letter is to certify that I fully approve of the plans to build an addition onto my neighbour's home at 3251 Jesmond Avenue in Richmond.

I also understand that they have applied for a variance that would allow them to build slightly into the city's setback, and I have no problem with that plan.

I have also seen and signed the attached architect's renderings of the proposed addition.

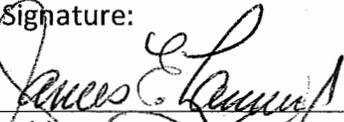
If you have any other questions, feel free to contact me at the number below.

Sincerely,

Home Owner Name (print)

JAMES E. LANNING

Signature:



Address:

3271 JESMOND AVE

RICHMOND BC V7E 1C2

Phone:

604-241-2045

July 9, 2016

To whom it may concern,

Re: Addition to home at 3251 Jesmond Avenue

This letter is to certify that I fully approve of the plans to build an addition onto my neighbour's home at 3251 Jesmond Avenue in Richmond.

I also understand that they have applied for a variance that would allow them to build slightly into the city's setback, and I have no problem with that plan.

I have also seen and signed the attached architect's renderings of the proposed addition.

If you have any other questions, feel free to contact me at the number below.

Sincerely,

Home Owner Name (print)

DENIS SAMUEL MITCHELL

Signature: Denis Mitchell.

9351 FLORIMOND RD

Address:

RICHMOND BC. V7E 1L9

Phone:

604 277-8971

July 9, 2016

To whom it may concern,

Re: Addition to home at 3251 Jesmond Avenue

This letter is to certify that I fully approve of the plans to build an addition onto my neighbour's home at 3251 Jesmond Avenue in Richmond.

I also understand that they have applied for a variance that would allow them to build slightly into the city's setback, and I have no problem with that plan.

I have also seen and signed the attached architect's renderings of the proposed addition.

If you have any other questions, feel free to contact me at the number below.

Sincerely,

Home Owner Name (print)

Chenliang Zhang

Signature:

Chenliang Zhang

Address:

3280 Jesmond Ave,

Richmond BC V7E1C3

Phone:

778 881 3970

July 9, 2016

To whom it may concern,

Re: Addition to home at 3251 Jesmond Avenue

This letter is to certify that I fully approve of the plans to build an addition onto my neighbour's home at 3251 Jesmond Avenue in Richmond.

I also understand that they have applied for a variance that would allow them to build slightly into the city's setback, and I have no problem with that plan.

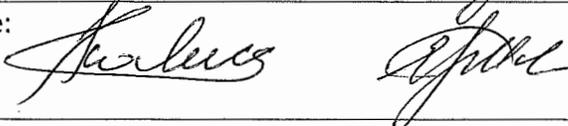
I have also seen and signed the attached architect's renderings of the proposed addition.

If you have any other questions, feel free to contact me at the number below.

Sincerely,

Home Owner Name (print)

Alex & Olena Polissky

Signature: 

Address: 3240 Trumond Avenue

Richmond, BC V7E 1B2

604-273-7791

Phone:

3271 Jesmond Avenue  
Richmond, B.C.  
V7E 1C2  
July 28, 2016

Mr. Steven De Sousa  
Planning Technician  
Development Applications Department  
City of Richmond

Dear Sir;

**Re: Development Permit for 3251 Jesmond Avenue (Landscaping)**

My wife and I are the owners of the home to the east of the Perry residence for which the above permit application has been filed with you.

Please be advised that we do *not* support the city's recommendation for implementation of a "green" buffer zone (i.e. tall hedge) adjacent to our common property line (or side yard). It is an unnecessary separation between good neighbours and is contrary to our desire to retain a sense of openness, friendly communication, and mutual security benefits.

Mr. and Mrs. Perry ensure that we are fully updated on most aspects of their proposed renovations as they move forward, and they consult with us promptly when matters arise that could impact our property to the east (including variance applications and visual sight lines).

As of this time, we have no concerns with what has been proposed by them.

Thank you for allowing me input in this matter.

Sincerely,

Jim Lanning

Cc: Tim Perry

RECEIVED  
JUL 29 2016



# City of Richmond

## Development Variance Permit

No. DV 16-733960

To the Holder: THE ANDREWS ARCHITECTS INC.  
Property Address: 3251 JESMOND AVENUE  
Address: C/O WENDY ANDREWS AND/OR GREG ANDREWS  
SUITE 102 – 7831 STEVESTON HIGHWAY  
RICHMOND, BC V7A 1L9

---

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 decrease the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening 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 (Plan #1 & Plan #2).
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 \$5,000 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.
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.

This Permit is not a Building Permit.

# Development Variance Permit

No. DV 16-733960

To the Holder: THE ANDREWS ARCHITECTS INC.  
Property Address: 3251 JESMOND AVENUE  
Address: C/O WENDY ANDREWS AND/OR GREG ANDREWS  
SUITE 102 – 7831 STEVESTON HIGHWAY  
RICHMOND, BC V7A 1L9

---

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

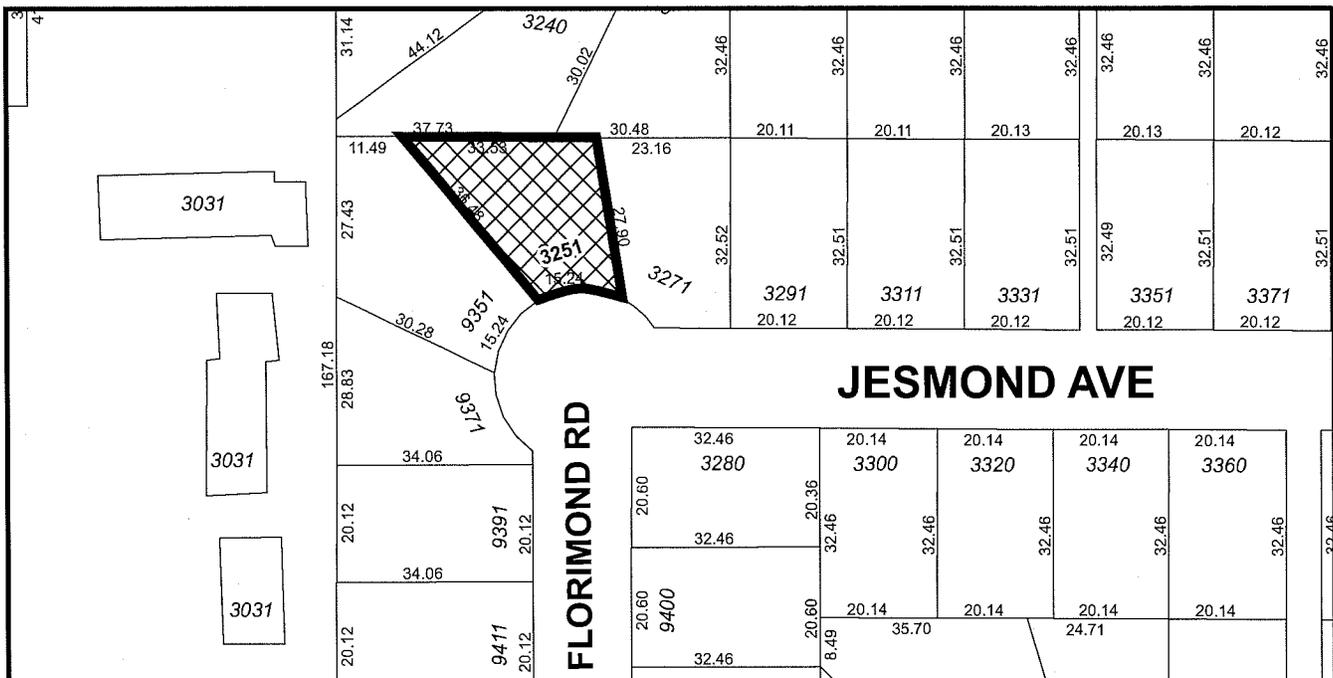
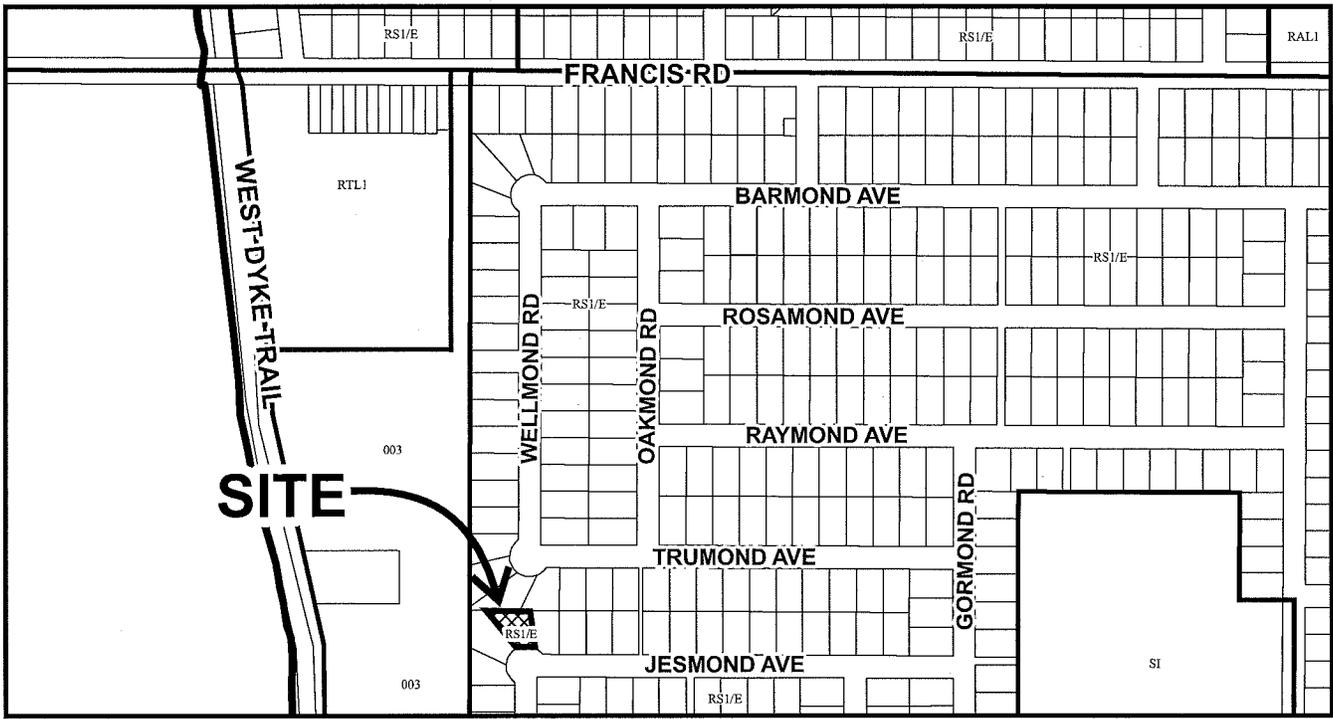
DELIVERED THIS DAY OF

---

MAYOR



# City of Richmond



**DV 16-733960**  
**SCHEDULE "A"**

Original Date: 06/22/16

Revision Date:

Note: Dimensions are in METRES



**SCOPE OF WORK**

EXISTING 1960'S HOME WITH NEW FRONT & REAR ADDITION TO ACCOMMODATE IN-LAW SUITE:  
DEVELOPMENT VARIANCE PERMIT REQUEST FOR 4.04m FRONT YARD SETBACK.

PROJECT SUMMARY	
CIVIC ADDRESS	3251 JESMOND AVENUE, RICHMOND B.C.
LEGAL DESCRIPTION	LOT 8, BLK 17 OF SECT 27, BLK 4, NORTH RGE 7W, NWD, PLAN 20060
P.I.D.	004-160-592
DISTRICT ZONE	RS1/E
LOT AREA	650.5 m <sup>2</sup> (refer to Matson Peck & Topliss Surveyors & Engineers survey R-16-18171-TPG, dated May 19, 2016) / 7,002.15 ft <sup>2</sup>

**BYLAW ANALYSIS**

PRINCIPLE STRUCTURE	REQUIRED / PERMITTED	EXISTING	ADDITION (SEE HEIGHT & DENSITY)	PROPOSED
<b>SETBACKS</b>				
FRONT YARD (SOUTH)	19.69' / 6m	30.25' / 9.22m		13.25' / 4.04m
REAR YARD (NORTH)	19.69' / 6m	27.04' / 8.25m		19.69' / 6m
INTERIOR SIDE YARD (WEST)	6.56' / 2m	14.27' / 4.35m		UNCHANGED
INTERIOR SIDE YARD (EAST)	6.56' / 2m	8.04' / 2.45m		
INT. SIDE YD. <small>WHERE BLDG HT DOES NOT EXCEED 5 METRES</small>	3.94' / 1.2m	3.94' / 1.2m		5.18' / 1.58m
<b>HEIGHT</b>				
MAX. # STOREYS	2.5	2.0	1.0	UNCHANGED
<b>DENSITY</b>				
PRINC. DWELLING UNIT/LOT	1	1	1	UNCHANGED
FLOOR AREA	3,350.70ft <sup>2</sup> / 311.28m <sup>2</sup> <small>(0.55x464m<sup>2</sup>+ 0.3x186m<sup>2</sup>)</small>	1,886.28ft <sup>2</sup> / 175.24m <sup>2</sup>	983.14ft <sup>2</sup> / 91.33m <sup>2</sup>	2,869.42ft <sup>2</sup> / 266.57m <sup>2</sup>
LOT COVERAGE	3,150.97ft <sup>2</sup> / 292.73m <sup>2</sup> <small>(0.45 x LOT AREA)</small>	1,320.81ft <sup>2</sup> / 122.70m <sup>2</sup> <small>(0.19 x LOT AREA)</small>	399.32ft <sup>2</sup> / 37.10m <sup>2</sup>	1,720.13ft <sup>2</sup> / 159.80m <sup>2</sup> <small>(0.25 x LOT AREA)</small>

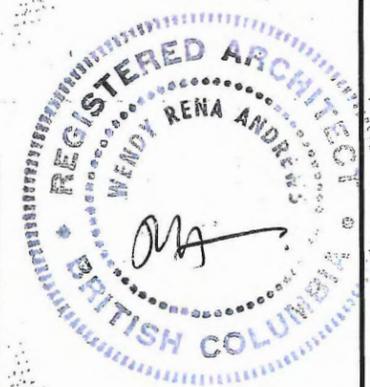


**SKETCH OF EXISTING HOME WITH PROPOSED FRONT ADDITION**



**PHOTO OF EXISTING HOME REFERENCE PLAN**

**DV 16-733960**



OCT 04 2016

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

TITLE  
BYLAW ANALYSIS,  
PROP. CHARACTER  
SKETCH, E.C.PHOTO

PROJECT  
McLEAN | PERRY RESIDENCE  
3251 Jesmond Avenue  
Richmond, BC

DRAWN  
WA

SCALE  
AS NOTED

PROJECT NO.  
1601

DATE  
JUN 1, 2016

THE ANDREWS ARCHITECTS INC.  
www.andrewsstudio.ca

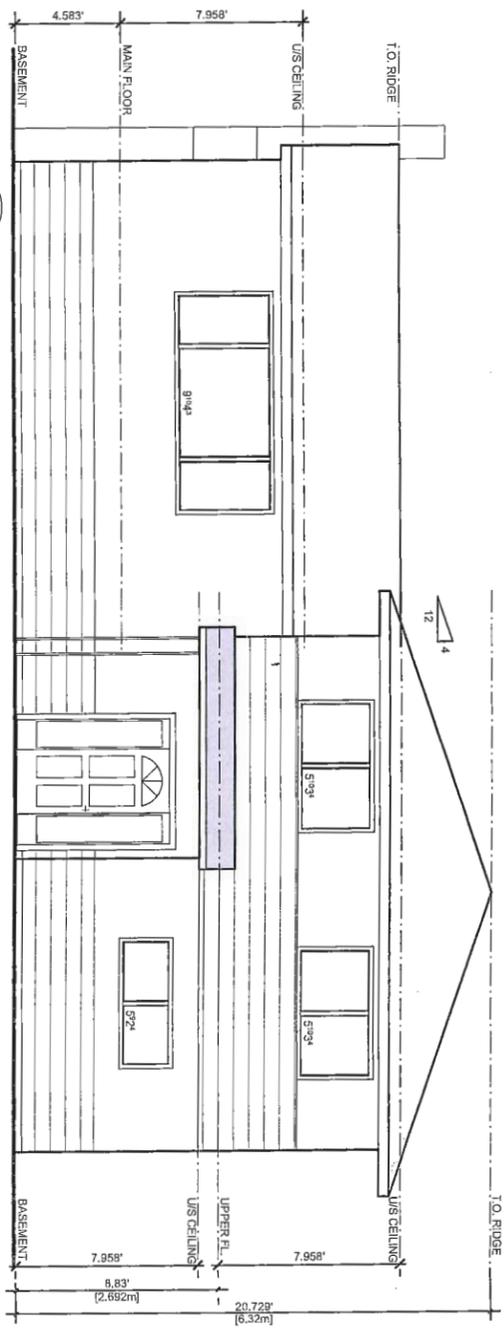
102-7831 STEVESTON HWY., RICHMOND BC CANADA V7A 1L9 TEL: 604-277-7859

DRAWING NO.  
**SK1.0**

REV. NO.

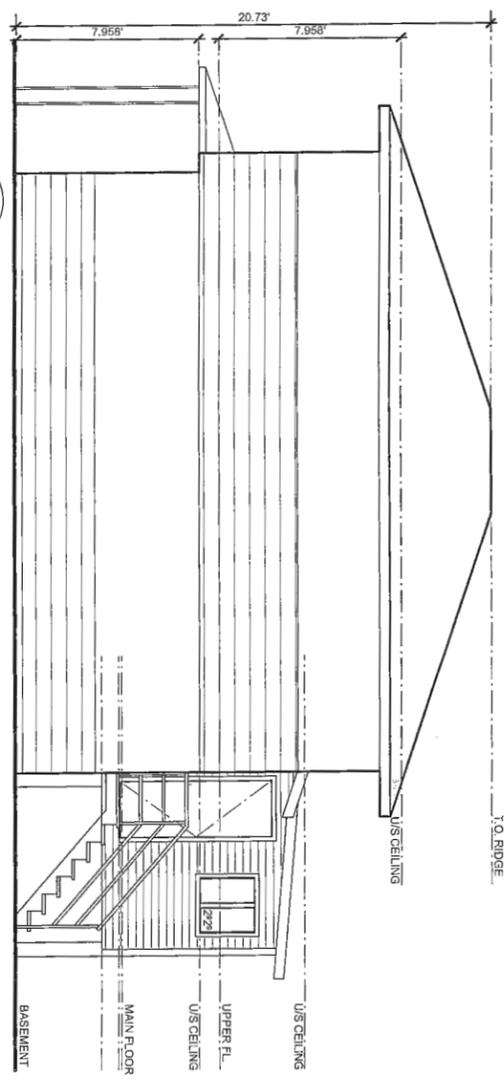






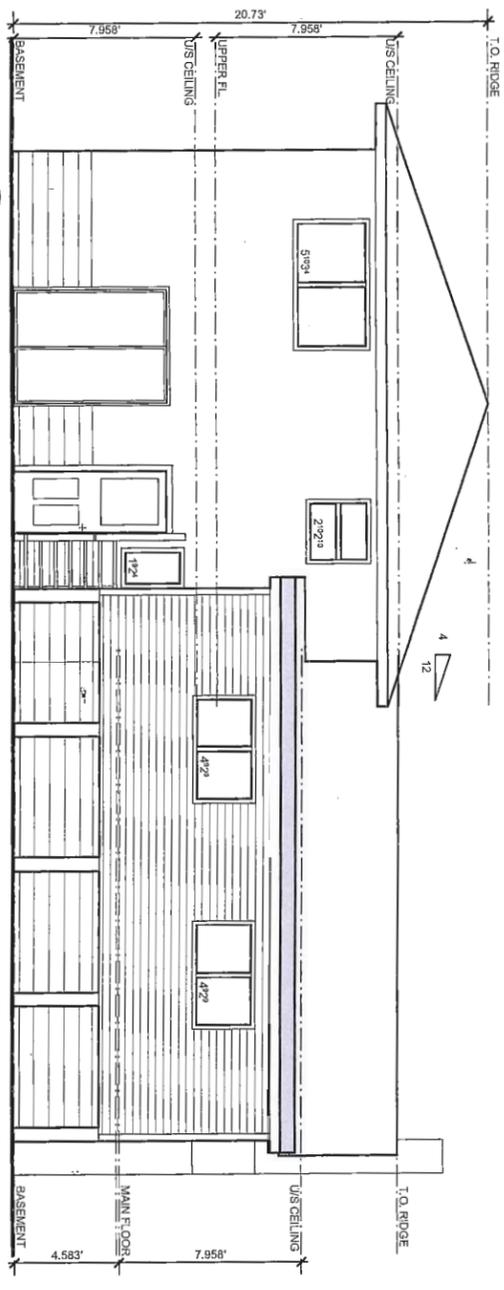
1  
1/8" = 1'-0"

EXISTING FRONT (SOUTH) ELEVATION



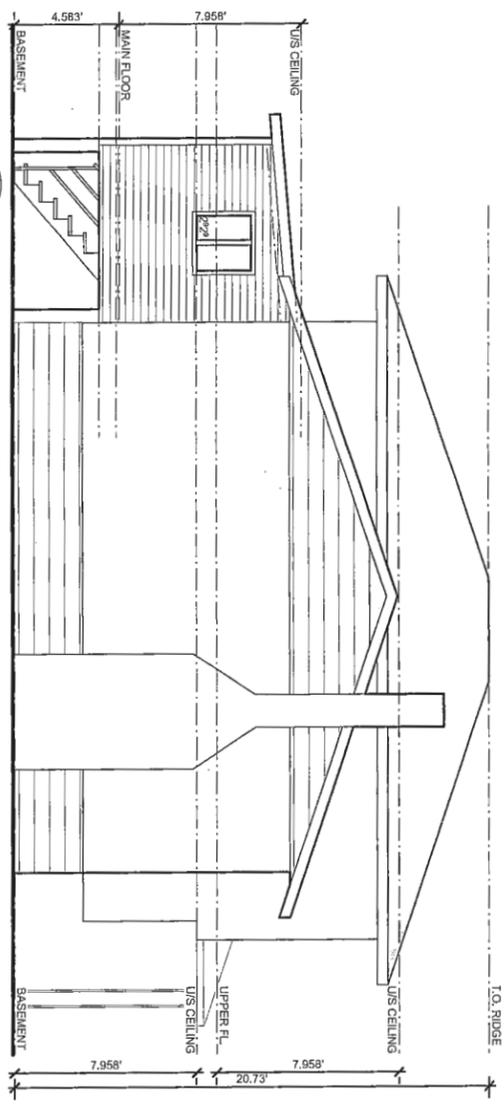
2  
1/8" = 1'-0"

EXISTING EAST SIDE ELEVATION



3  
1/8" = 1'-0"

EXISTING REAR (NORTH) ELEVATION



4  
1/8" = 1'-0"

WEST SIDE ELEVATION

FOR INFORMATION ONLY

OCT 0 4 2016  
REFERENCE PLAN

DV 16-733960

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THE ANDREWS ARCHITECTS INC.  
www.andrewsstudio.ca  
102-7831 STEVESTON HWY., RICHMOND BC CANADA V7A 1L9 TEL. 604 277 7959

PROJECT  
McLEAN | PERRY RESIDENCE  
3251 Jesmond Avenue  
Richmond, BC

TITLE  
EXISTING  
ELEVATIONS

DRAWN  
WA

SCALE  
AS NOTED

DRAWING NO.

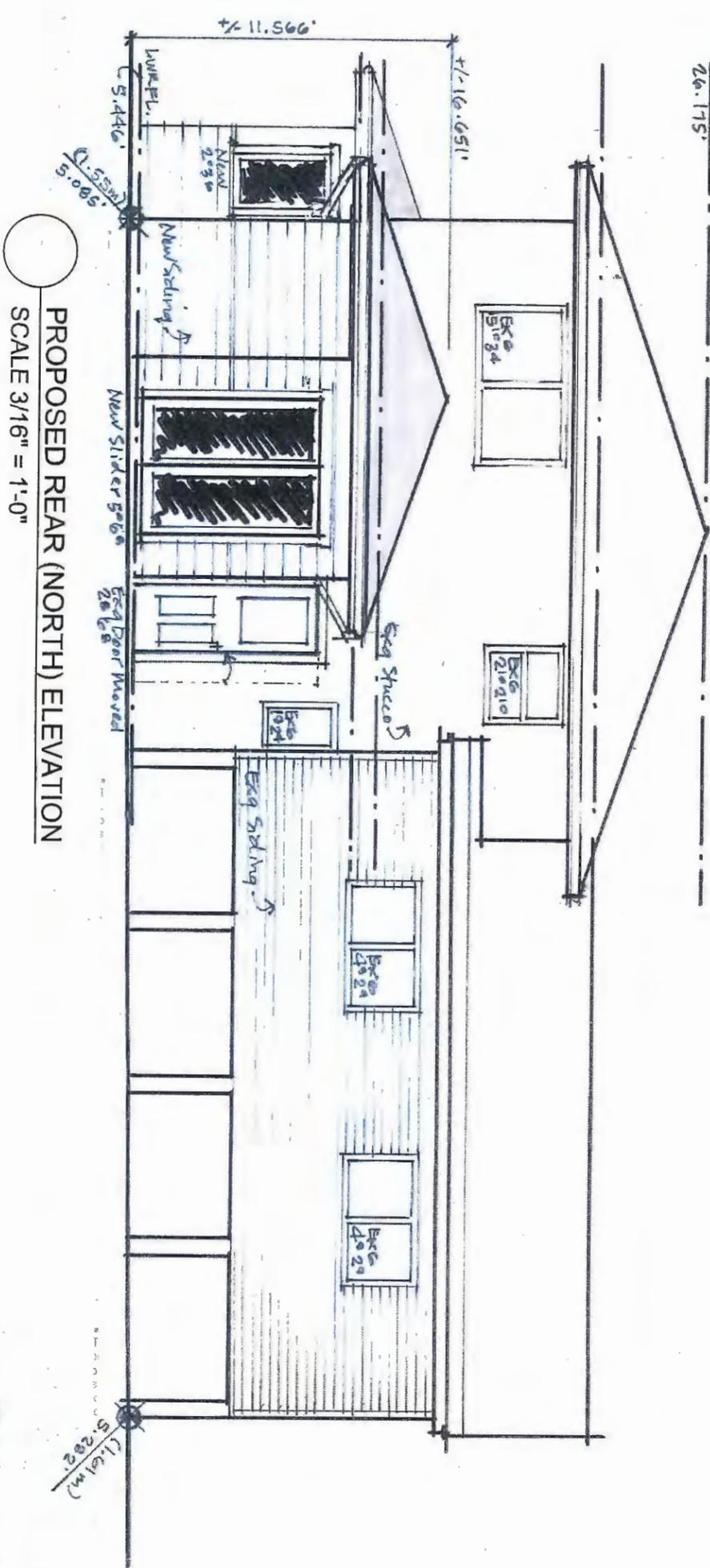
PROJECT NO.  
1601

DATE  
JUN 1, 2016

SK3.1

REV. NO.

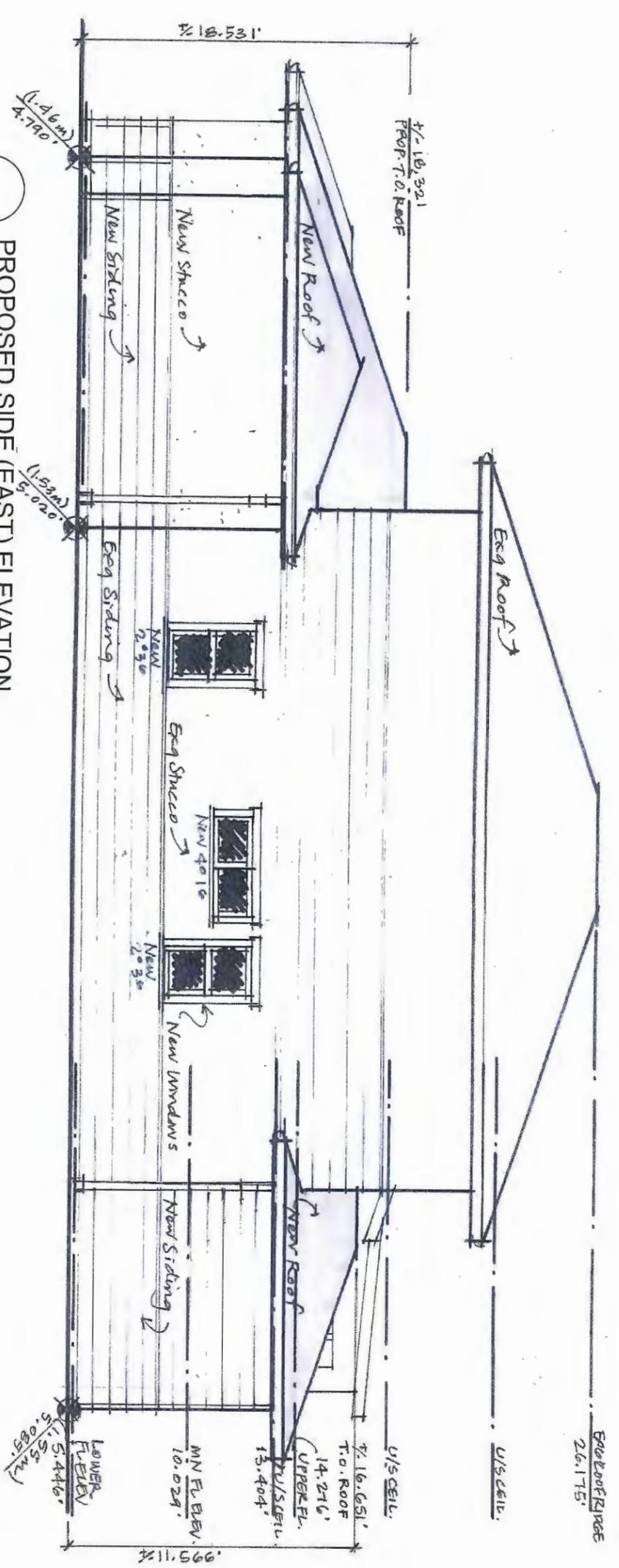




PROPOSED REAR (NORTH) ELEVATION  
SCALE 3/16" = 1'-0"

REFERENCE PLAN

OCT 0 4 2016



PROPOSED SIDE (EAST) ELEVATION  
SCALE 3/16" = 1'-0"

DV 16-733960

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THE ANDREWS ARCHITECTS INC.  
www.andrewsstudio.ca

102-7831 STEVESTON HWY., RICHMOND BC CANADA V7A 1L9 TEL. 604 277 7959

PROJECT  
McLEAN | PERRY RESIDENCE  
2351 Jesmond Avenue  
Richmond, BC

TITLE  
PROPOSED EAST & NORTH ELEVATIONS

DRAWN  
WA

SCALE  
AS NOTED

DRAWING NO.

PROJECT NO.  
1601

DATE  
JUN 1, 2016

SK3.3

REV. NO.



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** September 26, 2016

**From:** Wayne Craig  
Director of Development

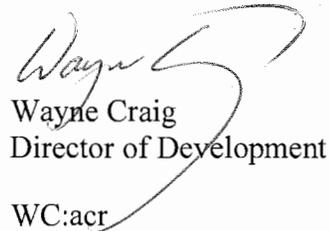
**File:** DV 16-738763

**Re:** **Application by Infinity Living Inc. for a Development Variance Permit at  
3880 Georgia Street**

---

### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback (Zoning Bylaw Section 8.1.6.4) from 3 m to 1.2 m.

  
Wayne Craig  
Director of Development  
WC:acr

## Staff Report

### Origin

Infinity Living Inc. has applied to the City of Richmond for permission to relax the minimum exterior side yard setback requirements in the Single Detached (RS1/A) zone from 3.0 m to 1.2 m to permit the development of at 3880 Georgia Street. The subject property is currently vacant with an adjacent undeveloped public lane to the west as shown in Attachment 1.

### Development Information

The subject property was previously part of a larger parcel that included the lot to the east (3900 Georgia Street) and had a single detached house. As part of the subdivision application, the detached dwelling was demolished and the site was given approval for the creation of two lots earlier this year (file: SD 16-721636). Two single detached dwellings were proposed on each of the new lots. The exterior west side yard of the subject property is adjacent to a public lane that connects to an east west rear lane, which connects with 2<sup>nd</sup> Avenue on the west. Residents on the block who live west of the lane use the undeveloped lane to connect to Georgia Street.

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

The Development Variance Permit would allow the construction of the new house at a reduced sideyard setback. The subject property is on the south side of Georgia Street and has the following surrounding uses:

- To the north: Lord Byng Elementary School zoned "School & Institutional Use (SI)"
- To the east and south: Single detached housing zoned "Single Detached (RS1/A)"
- To the west: Single detached housing zoned "Single Detached (RS1/A)" across the public lane

### Related Policies

#### 2041 Official Community Plan Designation

The proposal is consistent with the 2041 OCP's Neighbourhood Residential land use designation for the subject site.

#### Steveston Area Plan Designation

The subject property is located within the Steveston Area Plan. The proposal is consistent with the area plan by:

- 1) Retaining and enhancing the existing single family residential character in Steveston; and

- 2) Ensuring the type and scale of new housing developments is integrated with the surrounding neighbourhood.

### **Staff Comments**

The proposed variance complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Single Detached (RS1/A)" zone with the exception of the minimum exterior setback to the proposed dwelling. The proposed siting and design are provided in the attached site plans.

Staff in the Transportation Division have reviewed the requested variance and confirmed that there are no plans to improve the road allowance. In the opinion of the Transportation division, the road is not required for access in this block, and could be disposed of, subject to the adoption of the appropriate road closure bylaw, and a formal purchase and sale agreement.

Staff in Real Estate Services have advised staff that they are not working on a road closure in this area. Real Estate Services has confirmed that a road closure bylaw and a purchase and sale agreement would be required to close and dispose of the road. The agreement would be based on a property assessment to ensure that fair market value is paid for the road area closed. The proposed variance does not preclude such a road closure process from occurring.

The proposed variances were referred to the Building Approvals Division, who has commented that there are no concerns with the requested variance, and that the house will be required to meet the current requirements of the BC Building Code. If the lane were closed, and subdivided into two new single family lots, a dwelling unit on the lot to the west of the subject site could have a setback of 1.2 m from the common property line. The house proposed for the subject lot would meet the BC Building Code requirements for spatial separation to a house constructed at 1.2 m (total spacing between buildings of 2.4 m).

The owner of the property across the lane to the west (3800 Georgia Street) applied for a Development Variance for a similar relaxation of the exterior side yard setback for the proposed detached dwelling and accessory building. Approval for the application was granted in 2014 on the basis that the proposal complies with applicable policies within the OCP and Area Plan and would comply with all other aspects of the Richmond Zoning Bylaw 8500, with the exception of the proposed variances. Through the review process, staff determined that the proposal was in character with the single detached dwellings in the immediate surrounding neighbourhood.

The proposed variance for the subject property would be consistent with the variance that was granted to the property to the west access of the undeveloped land at 3800 Georgia Street. With the same exterior side yard setback on both sides of the lane, the streetscape of the neighbourhood would not be disrupted and the character of the neighbourhood would be maintained.

## Zoning Compliance/Variances

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

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior setback for a principal dwelling (Zoning Bylaw Section 8.1.6.4) from 3.0 m to 1.2 m.

*Staff recommends support for the proposed variance to Section 8.1.6.4 of Richmond Zoning Bylaw 8500 to reduce the minimum exterior setback from 3.0 m to 1.2 m for the following reasons:*

- a) As the width of the lot is 9.3 m, the reduction in the exterior sideyard setback allows for greater design flexibility for the building and site.*
- b) Staff worked with applicant to improve the building façade to minimize potential impacts of the reduced exterior side yard setback. The proposed design feature on the west side of the building incorporates variation in material and details to break up the wall face. The proposed fencing is similar to the existing fencing at 3800 Georgia Street, which brings some symmetry to the streetscape and further mitigates potential visual impacts of the proposed variance.*

## Analysis

### *Conditions of Adjacency*

- The subject property has an adjacent lane to the west and to the south. The undeveloped lane dedication along the west property line measures 20.0 m wide. The width of the laneway to the west provides an adequate separation between the proposed dwelling and the property to the west.
- The applicant is also the owner of the property to the east, which is also zoned “Single Detached (RS1/A)”. A single detached dwelling with a minimum side yard setback of 1.2 m is permitted on that property. The proposed dwelling on the subject property would also provide a 1.2 m interior sideyard setback as required by the Richmond Zoning Bylaw 8500.

### *Site Planning, Architectural Form and Character*

- The siting of the proposed dwelling and detached garage complies with the minimum setbacks under the “Single Detached (RS1/A)” zone with the exception of the exterior side yard setback on the west.
- The proposed vehicle access to the subject site is from Georgia Street, which is consistent with other single detached homes east of the property.
- The proposed design of the single detached dwelling would be consistent with the character of new dwellings being constructed in the neighbourhood. Similar to the houses to the west, it will have siding cladding on the exterior with shingle detailing, and gables and tile materials on the front facade. The west elevation features roof details above windows on the second storey to create some visual interest, which will be visible from Georgia Street and from the road allowance.

### ***Landscape Design and Open Space Design***

- No trees currently exist on the subject property. Two trees are located along the undeveloped lane dedication to the west, which must have tree protection fencing that meets City standards and is in accordance with the City's tree protection information bulletin. Tree protection fencing must remain in place until construction and landscaping of the proposed dwelling on the subject site is completed.
- The applicant has provided a landscape plan, which is included in the Development Variance Permit attached to this report. The plan shows proposed plantings on the property and includes a cedar fence along the west side of the property adjacent to the road allowance. This mirrors the fencing at 3800 Georgia Street. The proposed fencing will provide screening of the house and privacy for the residents, and is consistent with the fencing regulations in Richmond Zoning Bylaw 8500. A security of \$2,500 in the form of a Letter-of-Credit is required to ensure that the landscape plan is implemented on the subject property.

### **Conclusions**

The applicant has applied to the City of Richmond for permission to vary Section 8.1.6.4 of Richmond Zoning Bylaw 8500 to reduce the required minimum exterior side yard in the Single Detached (RS1/A) zone from 3.0 m to 1.2 m on the west property line to allow for the construction of a single detached dwelling.

The proposed development complies with applicable policies contained within the OCP and Area Plan, and would comply with all other aspects of the Richmond Zoning Bylaw 8500, with the exception of the variance discussed.

The proposal is in character with surrounding single detached dwellings in the immediate surrounding neighbourhood and is consistent with the reduced exterior side yard of the property west of the road allowance. On this basis, staff recommends support for the application.



Ada Chan Russell  
Planner I

ACR:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

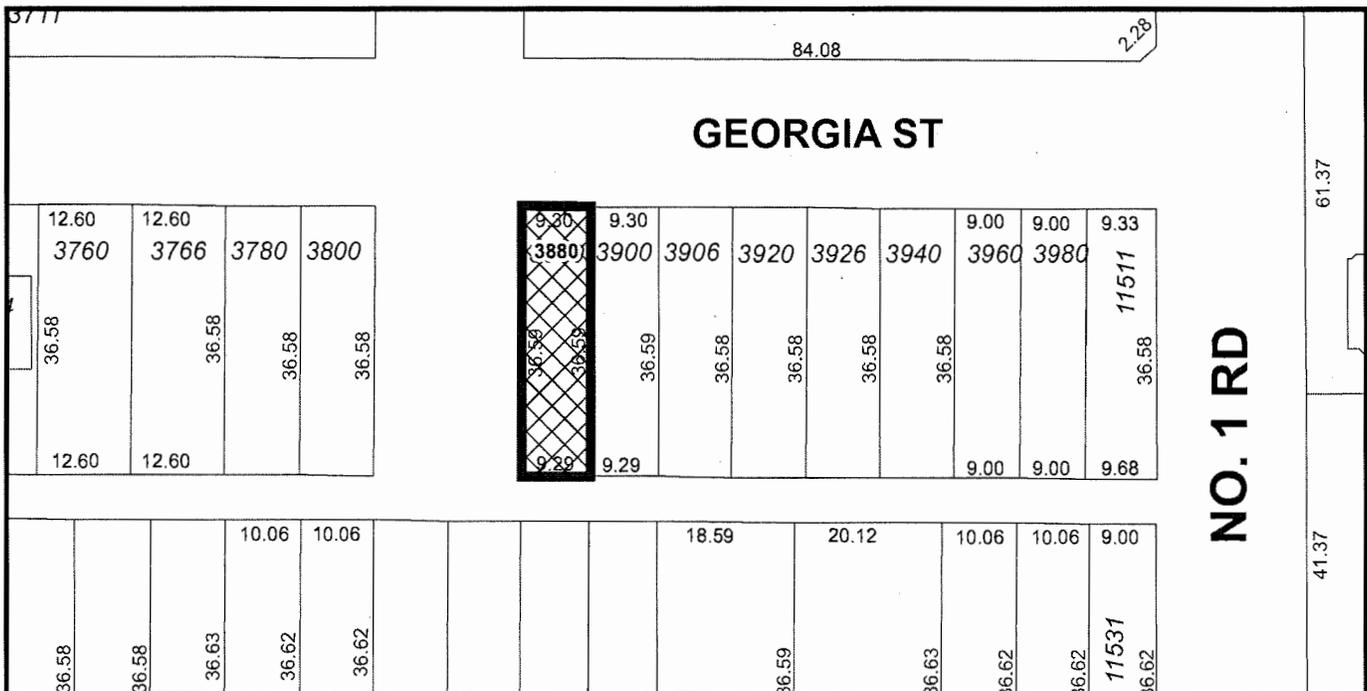
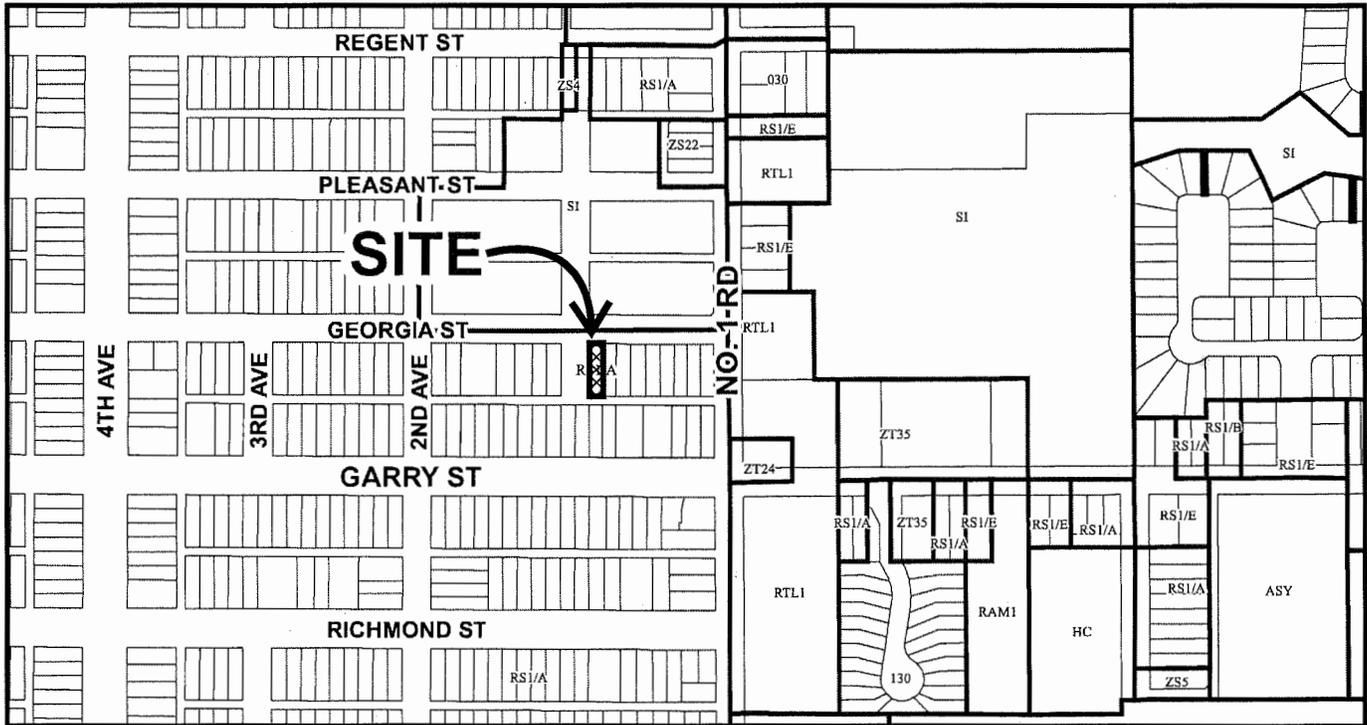
- Receipt of a Letter-of-Credit for landscaping in the amount of \$2,500.00.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of  
Richmond



DV 16-738763

Original Date: 08/15/16

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond

## Development Application Data Sheet

Development Applications Division

**DV 16-738763**

**Attachment 1**

Address: 3880 Georgia Street

Applicant: Infinity Living Inc.

Owner: Infinity Living Inc.

Planning Area(s): Steveston

Floor Area Gross: 187 m<sup>2</sup>

Floor Area Net: 186.8 m<sup>2</sup>

	Existing	Proposed
Site Area:	340 m <sup>2</sup>	340 m <sup>2</sup>
Land Uses:	Vacant Lot	Single Detached Dwelling
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/A)	No Change
Number of Units:	0	1

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.55	None Permitted
Lot Coverage:	Max. 45%	44%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Int. Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Ext. Side Yard:	Min. 3.0 m	1.2 m	<b>Variance Requested</b>
Setback – Rear Yard:	Min. 6.0 m	6.0 m	None
Height (m):	Max. 9.0 m	8.61 m	None
Lot Size:	Min. 270 m <sup>2</sup>	340 m <sup>2</sup>	None



No. DV 16-738763

To the Holder: INFINITY LIVING INC.  
Property Address: 3880 GEORGIA STREET  
Address: c/o RAMAN KOONER  
2240 – 4871 SHELL ROAD  
RICHMOND, BC V6X 3Z6

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1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 as follows:
  - a) Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior setback for a principal dwelling (Zoning Bylaw Section 8.1.6.4) from 3.0 m to 1.2 m.
4. 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.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$2,500.00 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.
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.

This Permit is not a Building Permit.

# Development Variance Permit

No. DV 16-738763

To the Holder: INFINITY LIVING INC.  
Property Address: 3880 GEORGIA STREET  
Address: c/o RAMAN KOONER  
2240 - 4871 SHELL ROAD  
RICHMOND, BC V6X 3Z6

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AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

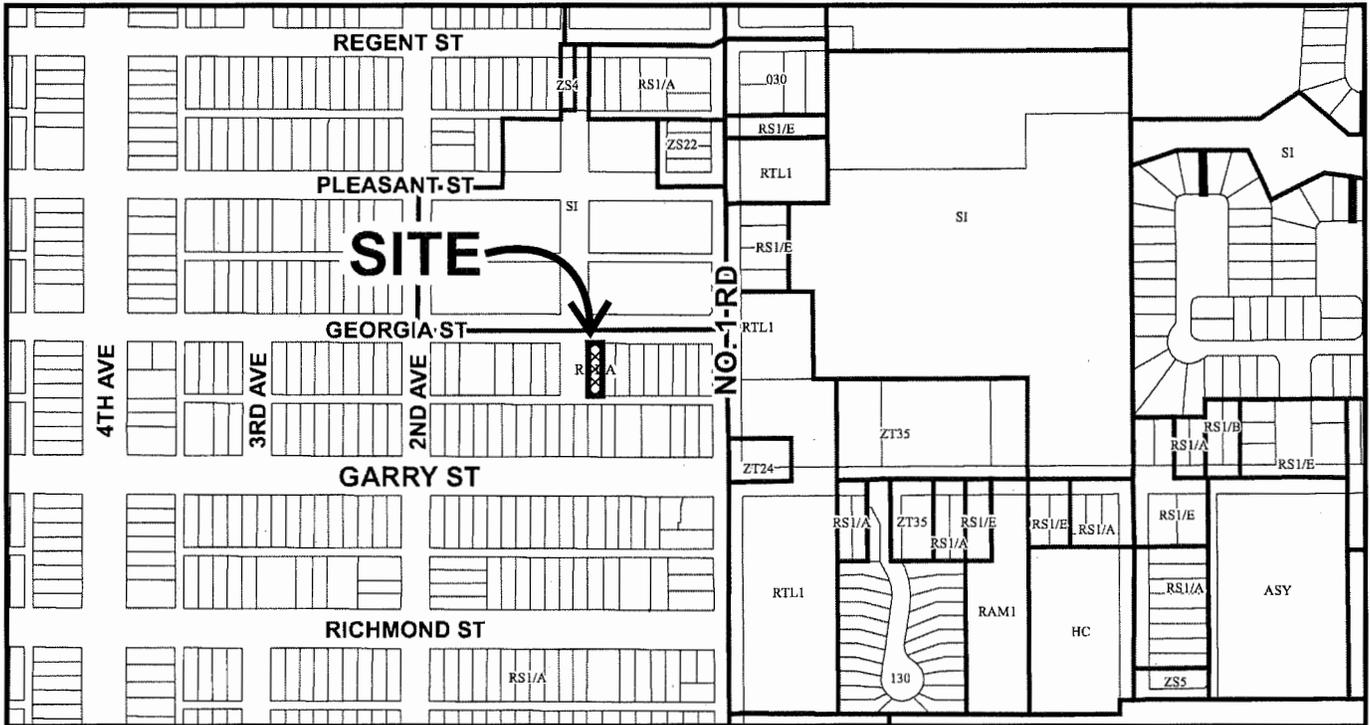
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond

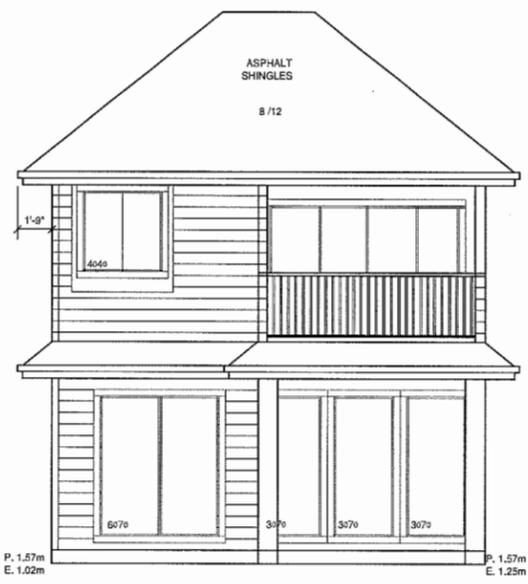
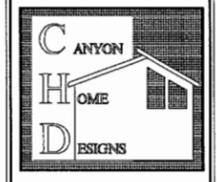


37.11				84.08										2.28	
<b>GEORGIA ST</b>														61.37	
12.60	12.60			9.30	9.30						9.00	9.00	9.33		
3760	3766	3780	3800	3880	3900	3906	3920	3926	3940	3960	3980	11511			
36.58		36.58		36.58	36.58	36.58	36.58	36.58	36.58	36.58		36.58			
12.60	12.60			9.29	9.29					9.00	9.00	9.68			
36.58		36.58		36.63		10.06		10.06							
36.58		36.63		36.62		36.62		18.59		20.12		10.06		10.06	
36.58		36.63		36.62		36.62		36.59		36.63		36.62		9.00	
36.58		36.63		36.62		36.62		36.59		36.63		36.62		11531	
36.58		36.63		36.62		36.62		36.59		36.63		36.62		36.62	
														41.37	
														<b>NO. 1 RD</b>	

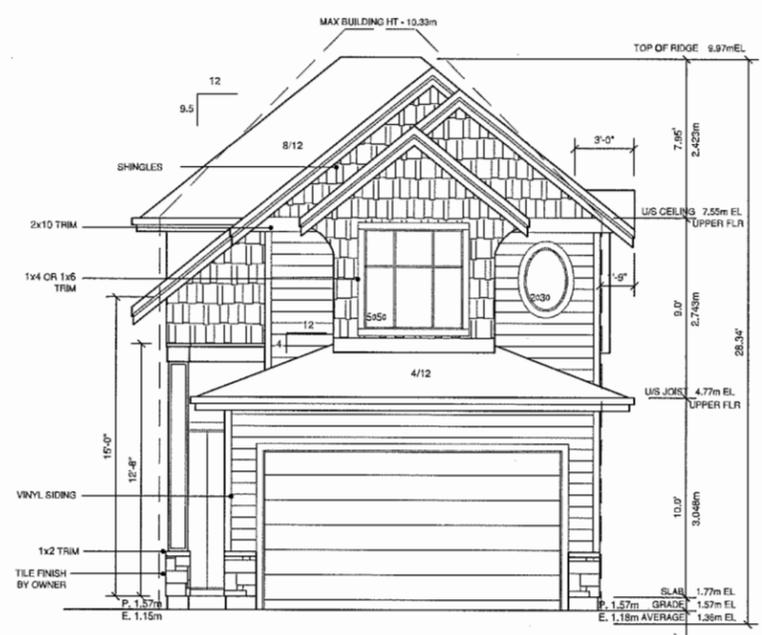


**DV 16-738763**  
**SCHEDULE "A"**

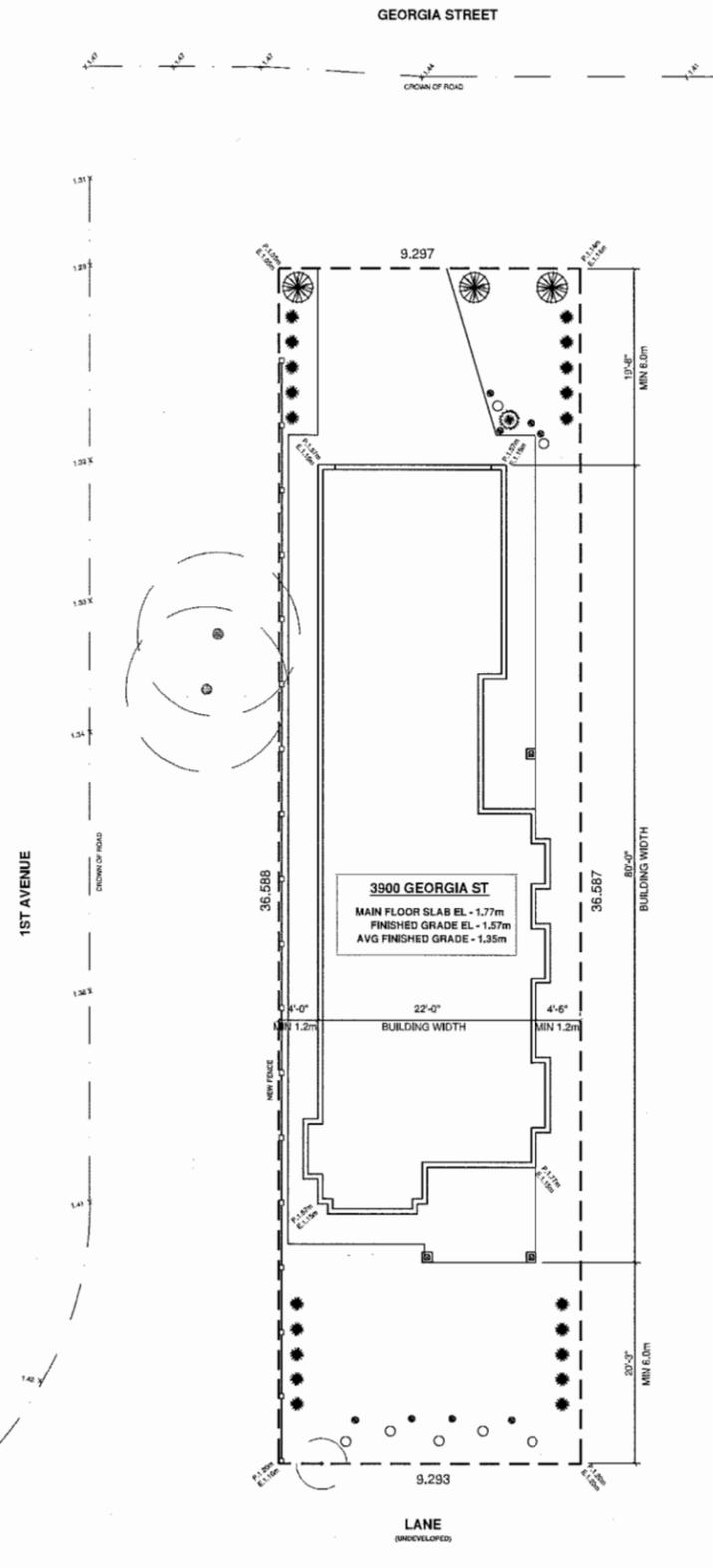
Original Date: 08/15/16  
 Revision Date:  
 Note: Dimensions are in METRES



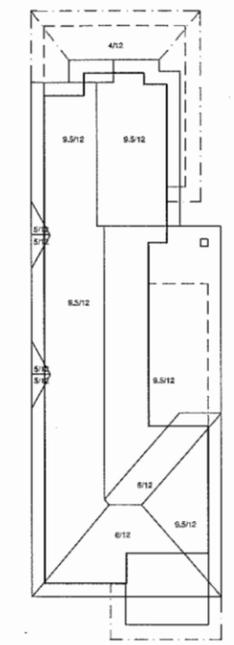
REAR ELEVATION



FRONT ELEVATION



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



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

PROPERTY DATA :	
CIVIC ADDRESS : LOT 1 - 3900 GEORGIA ST, RICHMOND BC	
LEGAL DESCRIPTION : SEC 3 BLK 3 N 7 W PL 8526	
LOT AREA : 340sqm / 3660sf	
ZONING : RS 1A	
DESIGN CRITERIA :	
ALLOWABLE FAR :	2013 sf
MAIN FLOOR -	969 sf
UPPER FLOOR -	1042 sf
GARAGE -	512 sf
COVERED AREA	177 sf
PROPOSED FAR :	2011 sf
ALLOWABLE LOT COVERAGE (45%) :	1647 sf
MAIN FLOOR -	969 sf
GARAGE -	512 sf
COVERED AREA -	133 sf
PROPOSED LOT COVERAGE :	1614 sf
MAX. HARDSURFACE AREA (70%) :	2562 sf
HOUSE -	1614 sf
DRIVEWAY -	312 sf
WALKWAYS -	363 sf
PROPOSED HARDSURFACE AREA :	2289 sf

LOT 1 - 3900 GEORGIA ST, RICHMOND BC

INFINITY LIVING LTD.

SITE PLAN

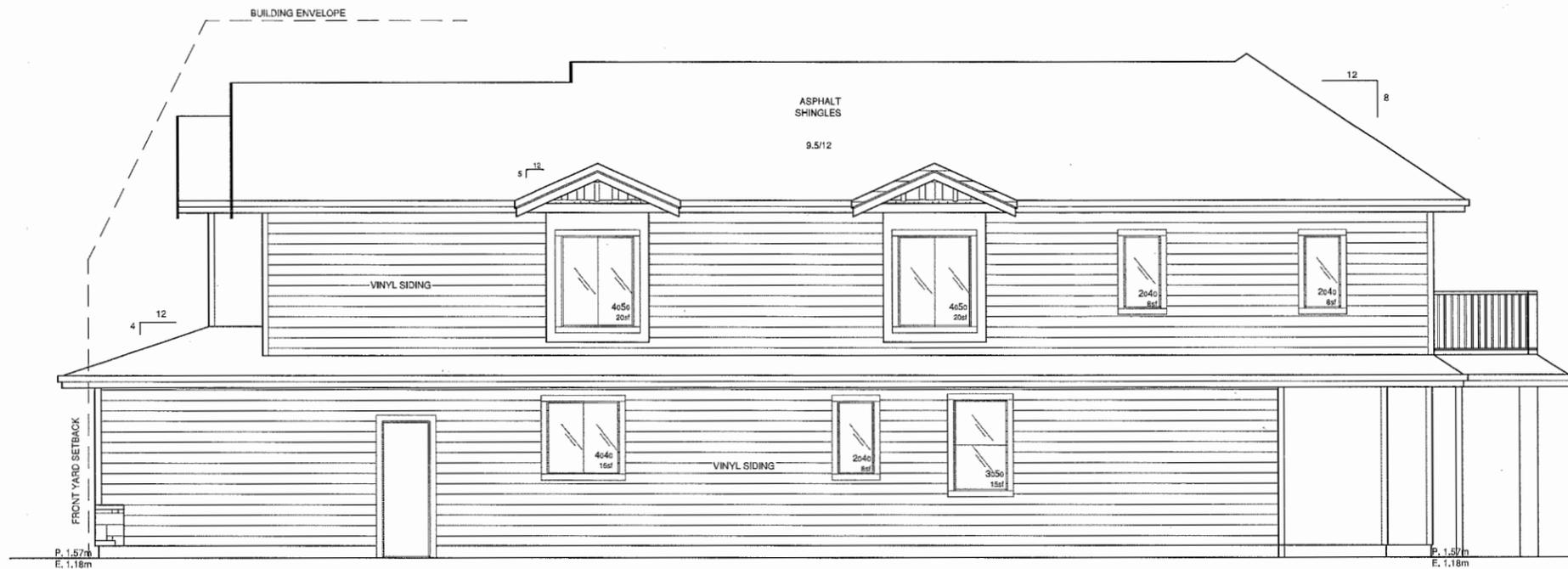
MAY 4, 2016

AS SHOWN

A-01

DV 16-738763

#1



LEFT ELEVATION

SPATIAL CALCULATIONS  
 LIMITING DISTANCE - 48" (1.24m)  
 WALL AREA = 1316'<sup>2</sup>  
 DWG X 888 + 5428 X 8  
 ALLOWABLE OPENINGS % = 96.25%  
 PROPOSED OPENINGS = 95'



RIGHT ELEVATION

SPATIAL CALCULATIONS  
 LIMITING DISTANCE - 48" (1.24m)  
 WALL AREA = 1867'<sup>2</sup>  
 DWG X 1078 + 1870 X 1178 + 17' X 15.67' + 285' X 9  
 ALLOWABLE OPENINGS % = 70%  
 PROPOSED OPENINGS = 69'

**GENERAL NOTES:**

ALL CONSTRUCTION IS TO COMPLY TO 2012 BC BUILDING CODE AND ALL CITY BYLAWS.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND ADJUST ACCORDINGLY.

ALL DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALE.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

IT IS THE RESPONSIBILITY OF THE OWNER & BUILDER TO REVIEW AND VERIFY PRIOR TO CONSTRUCTION.

THE CONTRACTOR TO LOCATE & VERIFY ALL SERVICE LINES PRIOR TO CONSTRUCTION.

ALL WINDOW & DOOR SIZES ARE APPROXIMATE AND CONTRACTOR TO CONFIRM WITH MANUFACTURER FOR ACTUAL ROUGH OPENING.

ALL WINDOWS TO BE DOUBLE GLAZED THERMO-PANE CW 1/2" AIR SPACE AND BAKED VINYL FRAMES.

ALL GLAZING WITH IN 18" FROM FINISHED FLOOR TO BE SAFETY GLASS.

ALL GLAZED SHOWER/TUB ENCLOSURES, GLAZED DOORS AND SIDELIGHTS / WINDOWS WITHIN 3'-0" OF DOOR LOCKS TO BE SAFETY GLASS.

ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.

ALL FACTORY-BUILT FIREPLACES AND INSTALLATION IS TO CONFORM TO BCBC 9.22.8

STAIR HANDRAIL HEIGHTS TO BE MEASURED VERTICALLY ABOVE NOSING. MIN 6'-10" HEADROOM HT.

MIN. INTERIOR HANDRAIL HEIGHT 36". MIN. EXTERIOR GUARDRAIL HEIGHT 42". NO SPACES LARGER THAN 4" WITH NO HORIZONTAL MEMBERS.

ALL FINISHES, STYLES & COLOUR OF FINISHING MATERIALS TO BE SELECTED AND APPROVED BY OWNER.

THE STRUCTURAL ENGINEER IS TO REVIEW TRUSS LAYOUT AND VERIFY POINT LOAD LOCATIONS PRIOR TO CONSTRUCTION.

ONE HARD-WIRED SMOKE ALARM PER FLOOR AS WELL AS ONE PER BEDROOM IS REQUIRED. ALL SMOKE ALARMS TO BE INTERCONNECTED.

DATE	REVISION

LOT 1 - 3900 GEORGIA ST, RICHMOND BC

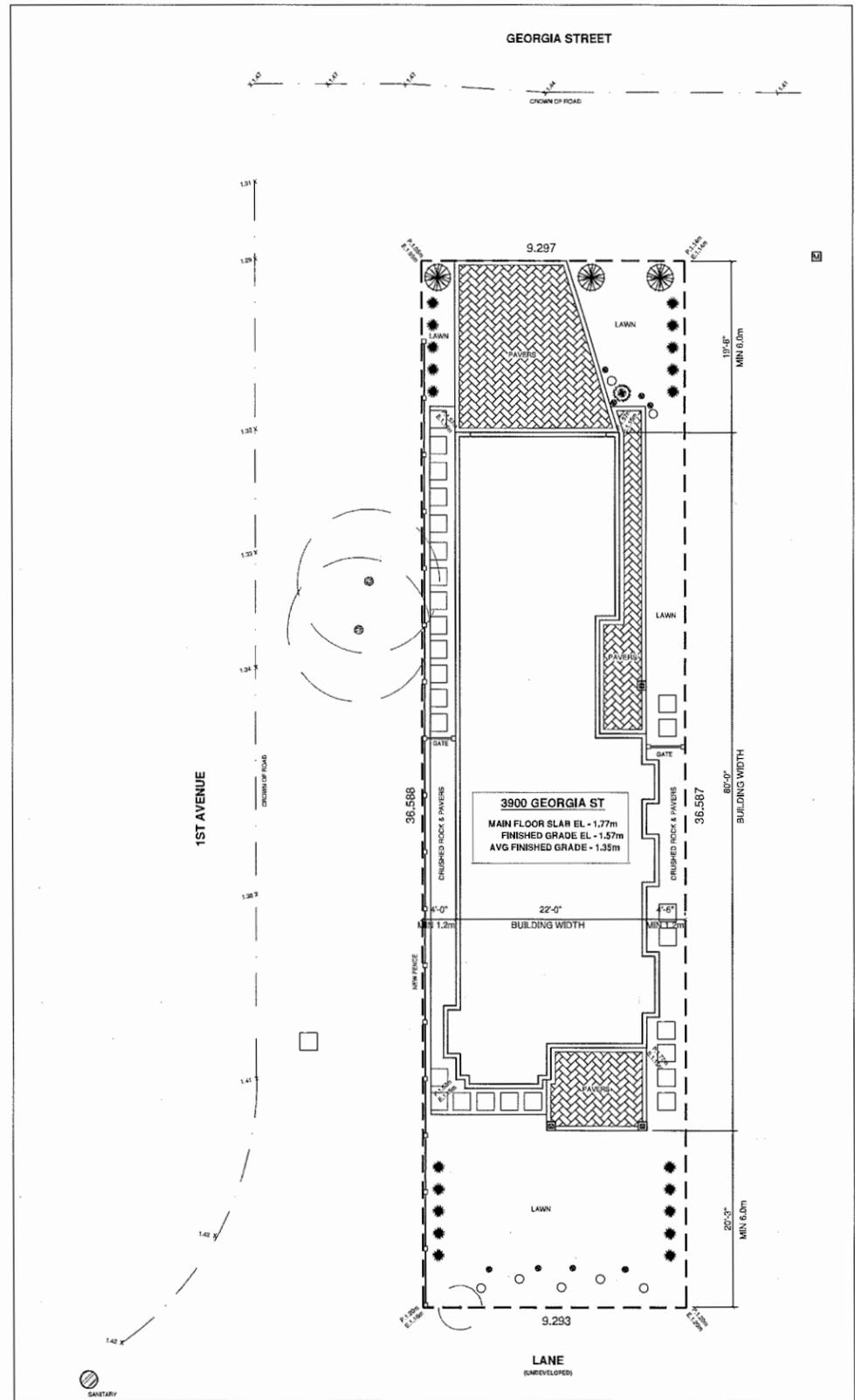
INFINITY LIVING LTD.

ELEVATIONS & GENERAL NOTES

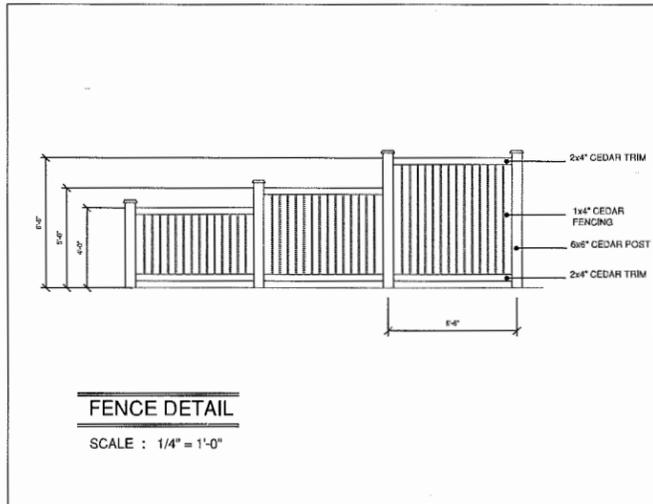
DATE: MAY 4, 2016  
 SCALE: 1/4" = 1'-0"

A-03

DV 16-738763

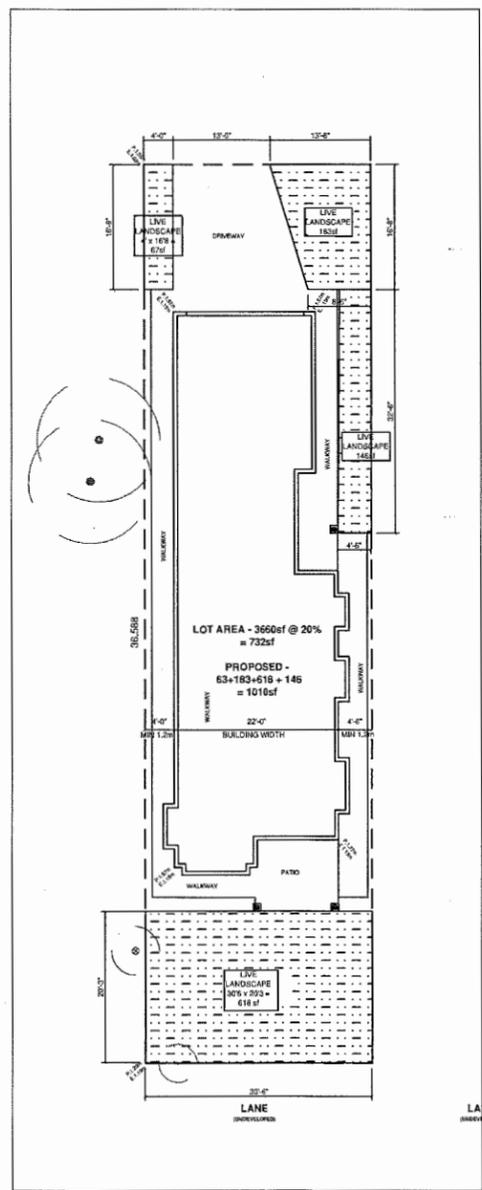


**SITE PLAN**  
SCALE : 1/8" = 1'-0"



**FENCE DETAIL**  
SCALE : 1/4" = 1'-0"

PLANT SYMBOL LIST				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	20	THUJA OCCIDENTALIS	EMERALD CEDAR	1.2M HIGH
	3	CORNUS VIRGINIANA	DOGWOOD	2M HIGH
	1	ACER PALMATUM	JAPANESE MAPLE	1M CAL
	8	LAVANDULA ANGLUSTIFOLIA	ENGLISH LAVENDER	#4 POT
	7	RHODODENDRON FERRUGINEUM	RHODODENDRON	1M HIGH



**LIVE LANDSCAPE**  
SCALE : 3/16" = 1'-0"

DATE	REVISION

**LOT 1 - 3900 GEORGIA ST, RICHMOND BC**  
INFINITY LIVING LTD.

**LANDSCAPE PLAN**

DATE: SEPT 4, 2016

SCALE: AS SHOWN

PROJECT: A-08

DV 16-738763

#3