



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, November 16, 2016  
3:30 p.m.

### Minutes

*Motion to adopt the minutes of the Development Permit Panel meeting held on October 26, 2016.*



1. **Development Permit 15-695475**  
(REDMS No. 4836052)

APPLICANT: 0884100 BC Ltd.

PROPERTY LOCATION: 9611, 9631 and 9651 Blundell Road

### Director's Recommendations

*That a Development Permit be issued which would permit the construction of 14 townhouse units at 9611, 9631 and 9651 Blundell Road on a site zoned "Town Housing (ZT-60) – North McLennan (City Centre)".*



2. **New Business**

3. **Date of Next Meeting: November 30, 2016**

4. **Adjournment**



**Development Permit Panel  
Wednesday, October 26, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
John Irving, Director, Engineering

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on October 12, 2016, be adopted.*

**CARRIED**

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

APPLICANT: Citimark-Western Wembley Project Ltd.

PROPERTY LOCATION: 4991 No. 5 Road

**INTENT OF PERMIT:**

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.

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#### **Applicant's Comments**

Reza Salehi, Salehi Architect Inc., provided background information on the proposed development and highlighted the following:

- 246 vehicle parking spaces will be provided, including six additional visitor parking stalls which will exceed the minimum Zoning Bylaw requirement;
- 78 resident and visitor bicycle parking spaces will be provided, exceeding the minimum bylaw requirement;
- 109 townhouse units are proposed, with a unit mix of two-bedroom plus den, three-bedroom, and four-bedroom units;
- the proposed development will provide seven convertible units;
- a two-storey accessible indoor amenity building will be sited at the southeast corner of the site;
- townhouse buildings will be oriented perpendicular to the highway to mitigate traffic noise;
- open spaces are introduced in certain locations to break the length of longer building blocks;
- building envelopes will be acoustically upgraded to mitigate aircraft noise and vehicular traffic noise;
- two types of units include units with front entries accessed through the internal drive aisles or through the pedestrian mews;
- cooling and heating system will be provided through geo-exchange heat pump and electric heating mechanical equipment;
- all units will be pre-ducted for solar hot water heating;
- proposed building materials were chosen for durability, functionality and low environmental impact;
- energy-star appliances and low-flow fixtures will be used in all units; and
- existing concrete materials and asphalt were recycled during demolition to minimize waste materials.

## **Development Permit Panel**

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Fred Liu, Fred Liu and Associates, Inc., briefed the Panel on the main landscaping features of the project, noting that (i) three separate outdoor amenity spaces will be spread out in the proposed development, (ii) entries to individual units either front the pedestrian mews or internal drive aisles, (iii) landscaping for private outdoor space for individual units include an area of patio pavers, grass area, and planting, (iv) a four-foot high fence separates individual front yards, (v) existing trees located on neighbouring properties to the north and two trees inside the subject property will be retained and protected; (vi) a cluster of existing off-site trees along the middle of the south edge break down the long site, (vii) a series of walkways will be provided to connect the pedestrian to all units, with pedestrian crossings treated with decorative paving, (viii) the long east-west driveway is broken up with permeable interlocking paver treatment in some areas, (ix) porous asphalt is introduced in some areas to enhance water permeability, and (x) the applicant was able to achieve 25 percent minimum live planting in the proposed site lay-out.

In response to queries from the Panel, Mr. Liu advised that (i) the proposed landscaping along the north property line includes a solid wood privacy fence, alternating evergreen cedar hedges and other broad leaf planting, and new trees at the end of drive aisles, (ii) existing off-site vegetation on the landscape buffer adjacent to Highway 91 are proposed to be retained, and (iii) the proposed edge treatment along the south property line includes fencing and planting on the 0.6-meter planting strip.

In response to a further queries from the Panel, Mr. Liu stated that (i) low-growing evergreen shrubs are proposed to be planted on the narrow landscaping strip alongside the curb inside the south property line of the subject site, and (ii) he will consult with the applicant regarding the potential to plant trees at the south side of the subject property.

In response to queries from the Panel, Jacky Chan, Project Lead, Citimark, advised that (i) there is lush vegetation on the existing engineered embankment within the Provincial highway lands adjacent to the south property line, (ii) the existing vegetation on the embankment can only be trimmed to maintain the stability of the slope, and (iii) a 350-meter long, six-foot high sound barrier fencing will be built on top of the embankment to mitigate traffic noise in the highway and provide screening to the proposed development.

In response to further queries from the Panel, Mr. Liu and Mr. Salehi confirmed that (i) the proposal includes a fence that is no higher than two meters above lower neighbouring properties and maximum 1.8 meters in height above a maximum two-foot high retaining wall along the north property line, (ii) townhouse unit entries either front pedestrian mews between townhouse buildings or from the drive aisles, and (iii) access is provided for future strata maintenance of unit backyards.

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#### Staff Comments

Wayne Craig, Director, Development, advised that (i) the two setback variances being proposed are at the southwest and southeast corners of the site, (ii) the other proposed variance intends to replace the required designated loading space with a scheme to accommodate a medium size SU-9 manoeuvring in the internal drive aisles throughout the site in view of the length of the site, (iii) trees being proposed to be retained are located predominantly along the north and west edges of the site, (iv) an existing tree will be retained along No. 5 Road, (v) the project has been designed to achieve an EnerGuide rating of 82, (vi) an acoustic report was provided by the applicant ensuring that all units will meet Canada Mortgage and Housing Corporation (CHMC) indoor noise standards, and (vii) a mechanical report was also provided noting that townhouse units could achieve ASHRAE standards through the ground source heat pump.

#### Panel Discussion

The Panel expressed support for the project moving forward to Council, subject to the applicant working with staff to find ways to increase the height of proposed planting on the planting strip adjacent to the wood fence along the south property line.

Discussion ensued regarding the status of existing trees on the landscape buffer adjacent to the south property line. In response to a query from the Panel, Mr. Chan confirmed that three trees on the existing landscape buffer on Ministry of Transportation and Infrastructure (MOTI) land adjacent to the south property line have already been removed with permission from MOTI and the rest of the trees will be retained.

Discussion ensued regarding the proposed landscape treatment at the south edge of the subject site and staff was directed to work with the applicant to review the proposed landscape treatment and consider increasing the height of plantings on the planting strip adjacent to the wood fence along the south property line.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

***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:***

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- 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.*

**CARRIED**

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

APPLICANT: Su Wang

PROPERTY LOCATION: 10691 Bromfield Place

INTENT OF PERMIT:

1. 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.

**Applicant's Comments**

Ms. Lee, the applicant's realtor, accompanied by Mr. Wang, the applicant's husband, spoke on behalf of the applicant, noting that (i) the applicant knew about the existing non-conforming construction only after the applicant had entered into the contract for the house purchase, (ii) the new owners wanted to retain the existing deck due to its quality and safety, (iii) no complaints have been received from owners of neighbouring properties regarding the deck, and (iv) the applicant contacted City staff to comply with requirements for retaining the existing deck.

**Staff Comments**

Mr. Craig acknowledged that the City does not typically consider development variance applications after an unauthorized construction had been undertaken; however, staff are willing to consider the subject application as the applicant has provided letters of support from all five adjacent property owners and a significant hedge screens the deck from views of neighbouring properties.

Also, Mr. Craig advised that (i) a restrictive covenant will be registered to ensure the retention and maintenance of the existing hedge, and (ii) the proposed setback variance is specific to the existing deck only and precludes future extensions or improvements to the deck.

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**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*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.*

**CARRIED**

**3. Development Variance 16-733960**

(REDMS No. 5064722)

APPLICANT: The Andrews Architects Inc.

PROPERTY LOCATION: 3251 Jesmond Avenue

**INTENT OF PERMIT:**

1. 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.

**Applicant's Comments**

Wendy Andrews, Andrews Architects Inc., provided background information on the proposed addition to the existing single-family home, noting that (i) the single-storey addition is designed to be accessible to accommodate the needs of the mother-in-law of the homeowner who is returning to her original home, (ii) the proposed addition covers an area of 750 square feet, and (iii) all the neighbours directly affected by the proposed addition have expressed support to the project.

Michelle Netrval, Michelle Netrval Garden Design, briefed the Panel on the main landscaping scheme for the proposed addition, noting that (i) the existing hedge on the City-owned boulevard in front of the property is in poor condition and will be removed, and (ii) as per advice of Parks Department, new landscaping will be introduced on the subject property's front yard.

Tim Perry, owner of subject property, commented that he supports the proposed landscaping scheme, noting that the existing hedge to be removed is unsightly.

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#### Staff Comments

Mr. Craig acknowledged support for the proposed variance and noted that staff had received letters from owners of immediately adjacent properties expressing support for the proposed variance.

#### Correspondence

Wayne Phillips, 9371 Florimond Road (Schedule 1)

Mr. Craig advised that Mr. Phillips, owner of property located two lots southwest of the subject site, expressed support for the proposed variance and stated that the Board of Variance approved his request for a similar setback variance in 1987.

#### Panel Discussion

The Panel expressed support for the proposed variance, noting that (i) the proposed addition is preferable than a redevelopment of the existing single-family home, and (ii) the proposed design of the addition incorporates aging-in-place features.

#### Panel Decision

It was moved and seconded

*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.*

**CARRIED**

#### 4. Development Variance 16-738763

(REDMS No. 5119183)

APPLICANT: Infinity Living Inc.

PROPERTY LOCATION: 3880 Georgia Street

INTENT OF PERMIT:

1. 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.

#### Staff Comments

7.



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Mr. Craig advised that (i) an undeveloped road right-of-way is located to the west of the subject property, (ii) the road right-of-way is currently used by residents of neighbouring properties to access Georgia St., (iii) the adjacency of the subject property to the road right-of-way to the west requires an additional exterior side yard setback, (iv) the proposed variance permits the subject property to have a reduced exterior side yard setback that is normally required if the subject property was not adjacent to a road-right-way, and (iv) a similar setback variance request by the owner of the property to the west of the road right-of-way was previously granted by the Panel

In response to a query from the Panel, Mr. Craig confirmed that in the event of a road closure in the future, the City could subdivide the road right-of-way into two new single family lots.

**Panel Decision**

It was moved and seconded

*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.*

**CARRIED**

**5. New Business**

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

**7. 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 26, 2016.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

**De Sousa, Steven**

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**From:** Wayne Phillips <wsheldonphillips@gmail.com>  
**Sent:** Wednesday, 26 October 2016 12:45  
**To:** De Sousa, Steven  
**Subject:** Development Variance Permit DV 16-733960 for 3251 Jesmond Avenue

Dear Mr. S. De Sousa,

Further to our phone conversation this morning, this email contains details for the record related to the subject DVP.

At the Richmond Board of Variance meeting October 7, 1987, I was granted a front yard setback of 4.0m, where 6.0m is normally required. (Your file BOV 87-025, letter dated Oct 8/87) My property is at 9371 Florimond Road, on the same cup-de-sac as 3251 Jesmond.

If you require any further information for the meeting this afternoon please let me know ASAP.  
(Sorry about the short notice. I had planned to come to the meeting this afternoon, but it is no longer practical)

Thanks,  
Wayne Phillips  
604-271-4347

RECEIVED  
OCT 26 2016



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** October 25, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 15-695475

**Re:** Application by 0884100 BC Ltd. for a Development Permit at 9611, 9631 and 9651  
Blundell Road

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of 14 townhouse units at 9611, 9631 and 9651 Blundell Road on a site zoned "Town Housing (ZT-60) – North McLennan (City Centre)".

A handwritten signature in black ink, appearing to read "Wayne Craig", written over a circular stamp.

Wayne Craig  
Director of Development

WC:el  
Att. 2

## **Staff Report**

### **Origin**

0884100 BC Ltd. has applied to the City of Richmond for permission to develop 14 two- and three-storey townhouse units at 9611, 9631 and 9651 Blundell Road. The site is being rezoned from "Single Detached (RS1/F)" zone to "Town Housing (ZT-60) – North McLennan (City Centre)" for this project under Bylaw 9200 (RZ 13-647246), which received Third Reading following the Public Hearing on January 19, 2015. The site currently contains three (3) single-family homes (one (1) on each lot), which will be demolished. A Servicing Agreement for frontage upgrades and service connections is required prior to Building Permit issuance.

### **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, a 32-unit townhouse development on a site zoned "Town Housing (ZT50) – South McLennan (City Centre)";

To the south, across Blundell Road, a 6-unit townhouse development on a site zoned "Low Density Townhouses (RTL1)" and single-family homes on lots zoned "Single Detached (RS1/C) fronting on Aspin Drive;

To the east, a 25-unit townhouse development on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)"; and

To the west, across Bridge Street, a 22-unit townhouse development on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

### **Rezoning and Public Hearing Results**

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

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT-60) – North McLennan (City Centre)" zone.

### **Advisory Design Panel Comments**

The Advisory Design Panel supported the design of the project and the Design Panel's suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, November 18, 2015 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

### **Analysis**

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

- Both the form and massing of the proposed development are consistent with the existing surrounding townhouse developments which are comprised of two- and three-storey townhouses.
- Two-storey end units fronting Bridge Street and Blundell Road would be in keeping with the character of adjacent townhouse developments.
- Buildings #4 and 5 are setback at least 4.5 m from the north property line, which would exceed the minimum rear yard setback requirement of 3.0 m.
- Units along the north property line are proposed to be separated into duplex and detached units to provide additional sunlight penetration opportunity to the adjacent townhouse development to the north.
- The slope of the hip roof of the buildings proposed along the north property line is reduced to minimize shadowing onto the neighbouring properties.
- A mix of Golden Fastigate Beech trees and Japanese Snowbell trees, and a 1.8 m tall wood fence are proposed along the rear property line for screening between the subject site and the neighbouring property to the north.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.
- A lot grading plan prepared by an engineer will be required prior to Development Permit issuance to the satisfaction of the City's Building Approvals Division and Development Applications Division.

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

- The proposal consists of five (5) clusters including two (2) four-unit clusters, one (1) three-unit cluster, one (1) two-unit cluster, and one (1) sing unit. Eleven (11) units will have direct access from the street and three (3) units will have access from the internal drive aisle.
- The setback of units off Blundell Road is staggered to create a more attractive pedestrian-oriented streetscape of townhouses.
- Vehicle access is proposed from Bridge Street; no cross access easement or right-of-way to connect to the adjacent developments was envisioned at the time the adjacent properties were developed.

- All units have two (2) vehicle parking spaces; seven (7) units have a side-by-side double car garage and seven (7) units have tandem garages (14 tandem stalls in total). A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area has been secured at rezoning.
- A total of three (3) visitor parking spaces, including an accessible visitor parking space, are proposed, which meets the minimum bylaw requirement. Both residential and visitor bicycle parking are provided and are also in compliance with the zoning bylaw requirements.
- All units will have private outdoor spaces consisting of front or rear yard and balconies on the second floors that can be accessed directly from the living space. The provision of private outdoor spaces exceeds the minimum requirement in the development guidelines (37 m<sup>2</sup> per unit) in the OCP.
- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all of the units.
- Additional outdoor amenity space (10% of the site area) as per the City Centre Amenity Space Provisions in the City Centre Area Plan is provided as landscaped area and walkways throughout the site.
- A covered mailbox kiosk is provided at the entrance of the outdoor amenity space; and short-term bicycle parking spaces are provided next to Building No. 4, opposite to the east walkway.
- The required garbage, recycling and organic waste storage enclosures have been incorporated into the design of Building Nos. 1 & 2 to minimize the visual impact of these enclosures.

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

- Buildings are designed to show articulation of individual units and create strong rhythm along the streetscape and within the development.
- A pedestrian scale is generally achieved along the public streets and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- Individuality of dwelling units is expressed by their separate entry porches and local massing variations. Each building will be separated into vertical components by changes in material. Alternating units will have board and batten throughout the three-storeys; the other units will have a 7" exposure hardiplank siding on the ground floor, a 5" exposure hardiplank siding for the second and third floors, and an 8" exposure hardiplank siding for the gables.
- The overall appearance of the proposal conforms to the design guidelines of the South McLennan area and should fit in well with the character of the surrounding area.
- The proposed massing is similar to the adjacent development on Blundell Road but the accent walls and details will differentiate the two (2) developments. The accent wall will be a smooth hardi-panel, and no vinyl cladding will be used.

- Two (2) storey end units fronting Bridge Street and Blundell Road is in character with adjacent townhouse developments by use of roof form and scale. In addition, as with the adjacent developments, shed roofs are used to add visual interest.
- For Buildings 1-3, the main roof is an extension of the 2-storey element of the 2-storey end units to unify the building mass with the main pitched roof at a slope of 10:12.
- The proposed building materials (asphalt roof shingles, hardiplank, board & batten, wood cladding/fascia/trim) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.
- Triple glazed windows (excluding garages) will be used for units facing Blundell Road for noise mitigation purposes and in Building 5 to meet the required Energuide 82 rating.
- There are two (2) proposed colour schemes. The ground floor of each colour scheme is one solid colour in an attempt to reduce the massing of the building while the second and upper floor within the building block alternates between two (2) colours and cladding materials. The colour of the trim and accent wall unifies all the buildings. The colour palette is complementary to the adjacent townhouse developments.

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

- Tree preservation was reviewed at rezoning stage, all trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 18 replacement trees are required. The applicant is proposing to plant 33 replacement trees on-site, including seven (7) conifers and 26 deciduous trees.
- A pedestrian-oriented streetscape along Blundell Road and Bridge Street is proposed with a landscaped edge treatment, low transparent wood fence and gates to individual townhouse unit front doors.
- An arbour with vines is proposed at each entrance point to the two (2) walkways from Blundell Road to the interior of the townhouse site.
- Each unit will have a private yard with landscaping, a small lawn area and a patio. 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 location of outdoor amenity space provides easy access for all residents, and is designed to ensure visual transparency and opportunities for casual surveillance by townhouse residents.
- A children's play area designed for children aged 2 to 5 years old is proposed for the outdoor amenity area. The play equipment includes a rocker and a rock climb; they were chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. A bench is provided for caregivers.
- The entry driveway, surface parking stalls, walkways, and a portion of the internal drive aisle will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Feature paving will be used on the internal drive aisle to identify and enhance the pedestrian route from the east pedestrian walkway to the main entries of the internal units.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$95,130.45 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$14,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.

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

- Site lighting and clear sight lines provide unobstructed views of surrounding area.
- Extra windows have been added where possible to allow for passive surveillance of common areas.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
- All entrances are visible and overlooked by pedestrians or by neighbour's windows.

### ***Sustainability***

- A Restrictive Covenant specifying that all units are to be built and maintained to the EnerGuide rating of 82 or higher, and that all units are to be solar-hot-water-ready, has been secured at Rezoning. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the permit drawings.
- The developer also advises that the following sustainability features will be incorporated into the development:
  - use of double glazed windows with Low-E glass;
  - use of Energy Star appliances and low flow fixtures; and
  - use of low emitting sealant, paints, adhesives, carpet and composite wood.

### ***Accessible Housing***

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit Cb of Building 4) in the future, if desired.
- The proposed unit incorporates 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.



## Conclusions

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



Edwin Lee  
Planner 1

EL:rg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Minutes of the November 18, 2015 Design Panel Meeting

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

- Final adoption of the Zoning Amendment Bylaw 9200 (RZ 13-647246); and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$95,130.45. Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping are installed as per Development Permit is reviewed by staff.
- Submission of a Lot Grading Plan, signed and sealed by a Professional Engineer, to the satisfaction of the City's Building Approvals Division and Development Applications Division.

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

- Enter into a Servicing Agreement for the design and construction of frontage beautification and service connections.
- Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.


**DP 15-695475**
**Attachment 1**

Address: 9611, 9631 and 9651 Blundell Road

Applicant: 0884100 BC Ltd.

Owner: 0884100 BC Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

Floor Area Gross: 2,028 m<sup>2</sup>

Floor Area Net: 1,777 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	2,779 m <sup>2</sup>	2,740 m <sup>2</sup> (net)
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3-storeys maximum) with 0.55 base FAR	No Change
<b>Zoning:</b>	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
<b>Number of Units:</b>	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.649	none permitted
Lot Coverage – Building:	Max. 40%	37.2%	none
Setback – Front Yard (Bridge Street) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Exterior Side Yard (Blundell Road) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	4.5 m Min.	none
Setback – Rear Yard (East) (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.76 m (3 storeys) Max.	none
Lot Area:	Min 1,010 m <sup>2</sup>	2,740 m <sup>2</sup>	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) & 0.2 (V) per unit	2 (R) & 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Allowed	14	none

Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	3	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.75 (Class 1) and 0.5 (Class 2) per unit	none
Off-street Parking Spaces – Total:	18 (Class 1) and 3 (Class 2)	24 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 14 units = 84 m <sup>2</sup>	108 m <sup>2</sup>	none

Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, November 18, 2015 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**Panel Discussion**

*Comments from the Panel were as follows:*

1. the proposed development fits well with its neighbourhood context;  
*We appreciate the Panel's comment.*
2. scale of the proposed mailboxes in the site and landscape plans appears small and is Not consistent with the dimensions shown in the detailed architectural drawings;  
*Scale of proposed mailboxes revised.*
3. south elevation of Building No. 4 needs further articulation to match the character of other buildings in the proposed development; review the rooflines, materials and cladding of Building No. 4 to relate better with the other buildings;  
*Box out windows added to the south elevation to further match the character of the other buildings. Building 4 split into two buildings (duplex and single unit) to reduce the massing. The slope of the hip roof for Buildings 4 and 5 reduced to emphasize the gables. Unit Cb (Building 4) pushed 0.3m to the south for further setback from the property line.*
4. appreciate the sustainability features of the project; the applicant's energy consultant has noted that triple glazed windows in each unit are needed for Building No. 4 to reach the required Energuide rating, but units along Blundell Road may also need triple glazed windows for noise mitigation purposes;  
*Triple glazed windows will be used for the main living areas (living room, dining room, bedrooms etc. excluding garage) of the units facing Blundell Road.*
5. appreciate the detailed floor plans of the convertible unit and their compliance with the manufacturer's specifications for vertical circulation;  
*We appreciate the Panel's comment.*
6. appreciate the accessibility of the ground floor of the convertible unit which provides a den and a three-piece washroom;  
*We appreciate the Panel's comment.*

7. the proposed elevator at the corner and the kitchen lay-out work well for the convertible unit; however, consider opportunities for future connection of the sink and stove to enhance accessibility; consider providing pot filler above the stove;  
***Notation for pot filler above the stove added to the convertible unit plan, Plan #9.***
8. efficient use of a small site; density works well on the site; appreciate the use of permeable pavers; good siting for the outdoor amenity area; consider boosting the fencing at the corner of Blundell Road and Bridge Street to make the corner more attractive;  
***We appreciate the Panel's comment.***
9. provision of balconies facing the internal drive aisle would be useful; however, due to the limited setback from the lane, balconies would be feasible only for the corner units;  
***Balconies added wherever possible.***
10. consider two different colour schemes for each building block to provide more variety on the street side and the public realm;  
***Colour scheme revised to provide more contrast between the units.***
11. appreciate the variety of plantings in the landscaped areas;  
***We appreciate the Panel's comment.***
12. agree with the comment regarding scale issues of mail kiosks;  
***Scale of mail kiosk revised.***
13. the children's play area appears constrained; look at the narrow "throat" between the play structure and the visitor parking stall and review the siting of the mail kiosks and bike rack; eliminate the strip of planting separating the small paved area and the internal drive aisle to provide extra paving and alleviate the pinch points in the outdoor amenity space;  
***With the constraint of providing a safety fall surface, a minimum 1.5m accessible walkway, room for retrieving mail and sufficient space to park bikes, we have optimized the orientation and location of the components of this complex program. We have added a natural stepping stone path as an alternative circulation toward the "parents' bench" to add more opportunities for children moving through the space. Our priority is the safety of the children playing in the area, and therefore we have maintained a narrow planting strip and picket fence to prevent the un-controlled circulation of children into the drive lane.***
14. fraxinus americana trees along the north townhouse units are too big for the proposed development; consider replacing with a smaller specie;  
***The species selected for the north townhouse boundary are as follows: Fagus sylvatica 'Dawyck's Gold' and Styrax japonica 'Rosea' both compact and smaller for a more appropriate scale of tree.***
15. ensure that the plant palette in the planting beds is shade tolerant;  
***Where shade is a significant local condition, we have specified shade tolerant Skimmia j., Rosa meidiland 'Alba', Rhododendron 'Ramapo', Vaccinium ovatum, etc... Where shade***

*is not a primary consideration, we have specified drought and pollution tolerant species.*

16. consider paving in lieu of the strip of grass between the patio and the walkway along the south and west sides of the proposed development;

*We would like to prioritize soft landscape in these areas for permeability and sound absorbing qualities.*

17. consider flipping the visitor parking stall and the children's play area to create a more contiguous outdoor amenity space;

*The visitor parking has been flipped and the outdoor amenity area has been optimized to encourage community interaction.*

18. appreciate the planting along the internal drive aisle; and

*We appreciate the Panel's comment.*

19. appreciate the permeable pavers on the internal drive aisle; however, the transition to asphalt paving appears arbitrary; look at the building architecture to match the transition.

*The special paving panels line up with the edge of the visitor parking stall and now take their datum line from the edges of the adjacent driveways.*



# City of Richmond

## Development Permit

No. DP 15-695475

To the Holder: 0884100 BC Ltd.

Property Address: 9611, 9631 and 9651 Blundell Road

Address: c/o Karen Ma  
Yamamoto Architecture Inc.  
2386 Oak Street  
Vancouver, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$95,130.45 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

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Vancouver, BC V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

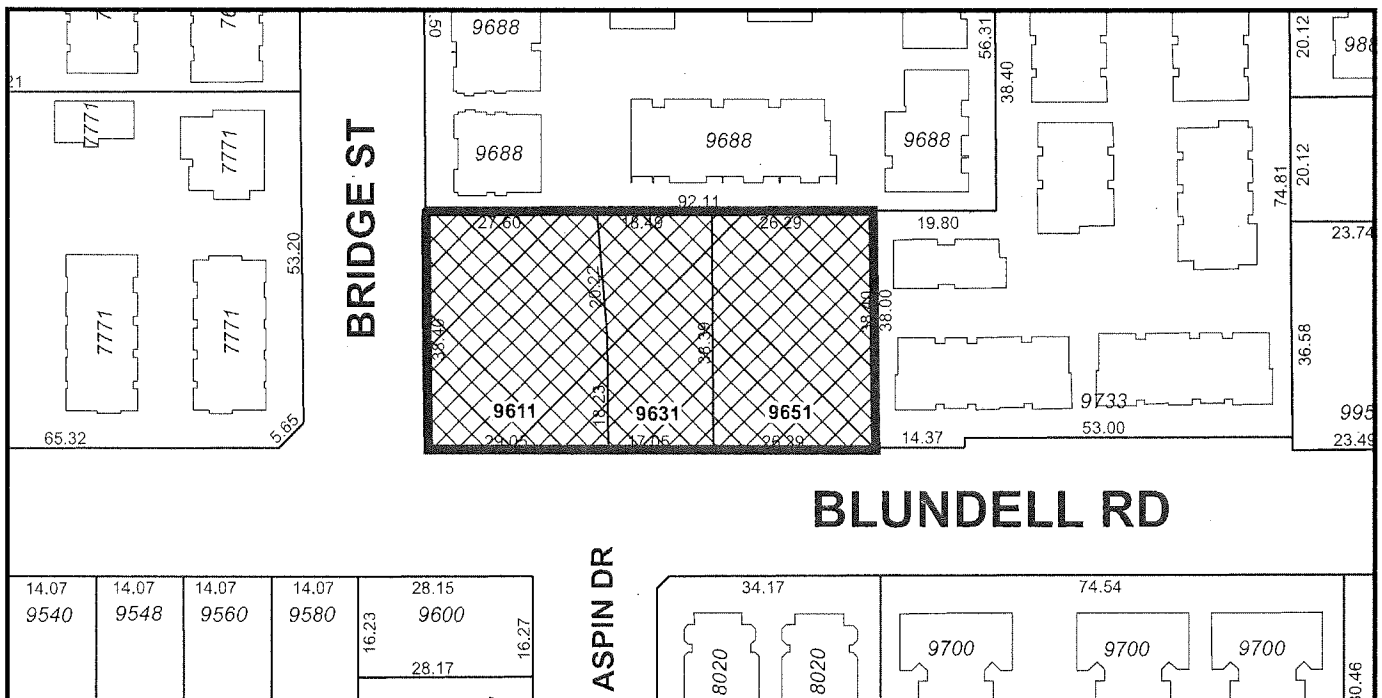
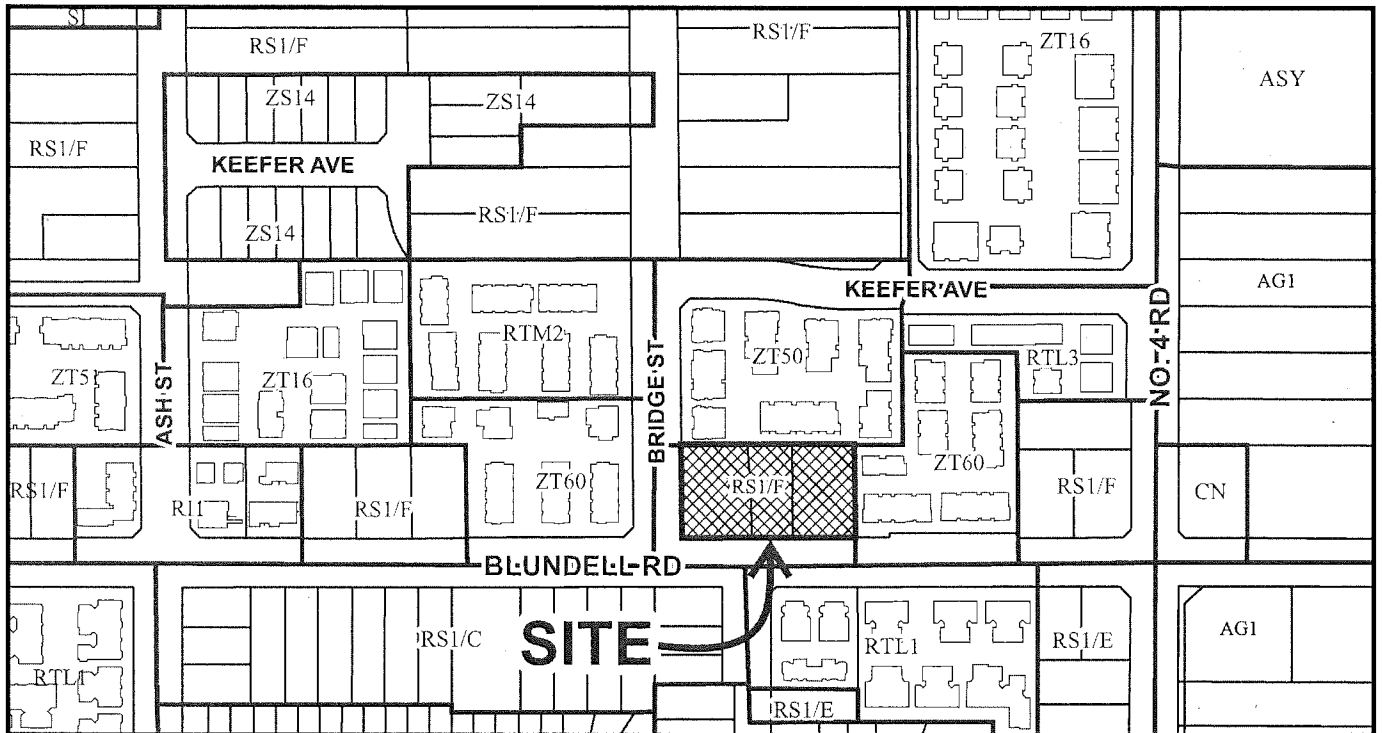
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MAYOR





# City of Richmond

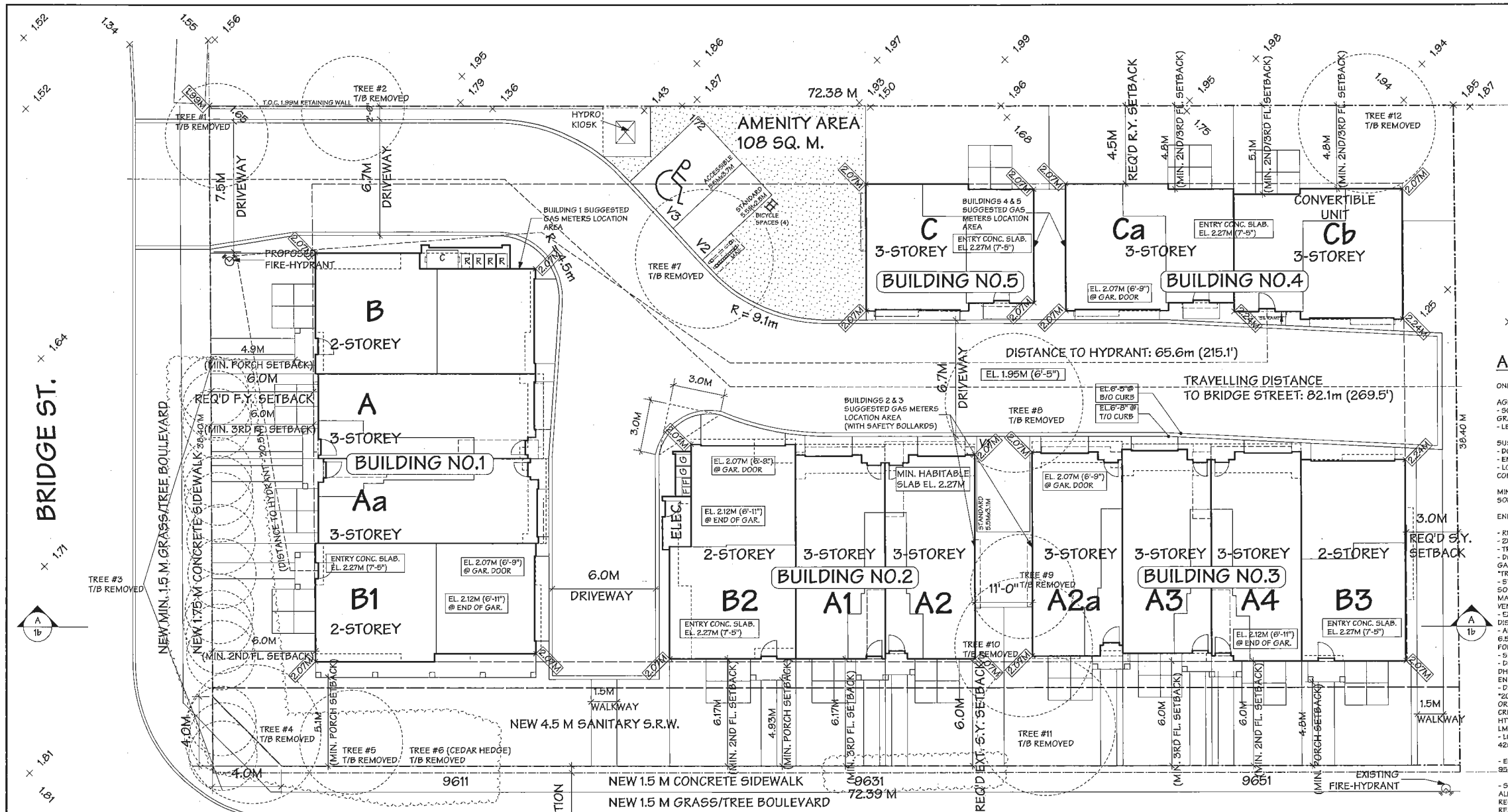


DP 15-695475  
SCHEDULE "A"

Original Date: 06/23/15

Revision Date:

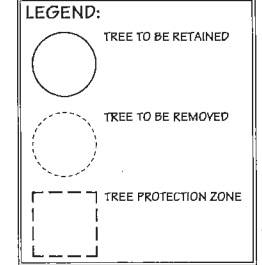
Note: Dimensions are in METRES



CONTEXT PLAN  
SCALE: N.T.S.

ADDITIONAL NOTES:

- ONE CONVERTIBLE UNIT PROVIDED - UNIT A2A IN BUILDING 3
- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
  - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
  - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
  - DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
  - ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
  - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- MINIMUM ENERGY R2 RATING AND PRE-DUCTING FOR SOLAR HOT WATER TO BE PROVIDED
- ENERGY GUIDE B2:
  - R12 INSULATION UNDER FULL SLAB AND R12 SLAB EDGE INSULATION
  - 2x6 @ 16" O.C. R22 INSULATION
  - TRUSSES @ 24" O.C. R50 INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW E (.04), INSULATED SPACER, ARGON GAS FILL, SLIPPER WINDOWS WITH VINYL FRAMES, MAXIMUM UFI 1.80
  - \*TRIPLE GLAZED WINDOWS (FOR UNITS IN BUILDING 5 ONLY)
  - STEEL POLYURETHANE CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW E, METAL SPACER, NO GAS FILL, PICTURE WINDOWS, MAXIMUM UFI 1.80
  - VENTILATION SPECIFICATION
    - EXHAUST FANS WITHOUT HEAT RECOVERY, AND SUPPLY FANS; DISTRIBUTION AND VENTILATION RATES AS PER BCBC SECTION 9.32
    - AIR TIGHTNESS: 6.5 ACH@50PA: AN ESTIMATE BASED ON TYPICAL LOCAL CONSTRUCTION FOR TOWNHOUSES
    - SPACE HEATING SYSTEM: NATURAL GAS, CONDENSING BOILER; AFUE 95%
    - DOMESTIC HOT WATER: NATURAL GAS, INSTANTANEOUS (CONDENSING) DHW (FOR UNITS IN BUILDING 4 & 5 ONLY)
    - ENERGY CREDITS:
      - DRAINWATER HEAT RECOVERY: 2000KWH/YR (FOR UNITS IN BUILDING 4 & 5 ONLY) - 60" LENGTH, 4" DIA. OR 66" LENGTH, 3" DIA. MINIMUM DHWRS UNITS ON 2 SHOWERS FOR FULL CREDIT (QUALIFYING UNITS CAN BE FOUND HERE: <http://ceenrcan.gc.ca/pml-lmp/index.cfm?action=app&search-recherche=appliance-dwhr>)
      - LOW ENERGY LIGHTING: 420 KWH/YR (100% ENERGY STAR LIGHTING, CFLS OR LEDS)
  - ENERGY STAR APPLIANCES: 95 KWH/YR (ENERGY STAR DISHWASHER, CLOTHES WASHER & FRIDGE)
  - SOLAR HOT WATER READY: ALL UNITS MUST COMPLY WITH THE BC SOLAR HOT WATER READY REGULATION (REFER TO GUIDE TO THE PROVINCE OF BC SOLAR HOT WATER READY REGULATION 2015 FOR DETAILS)



NO.	DATE	REVISIONS
1	OCT. 11, 2016	GENERAL REVISIONS
2	SEP. 12, 2016	GENERAL REVISIONS
3	AUG. 05, 2016	GENERAL REVISIONS
4	NOV. 04, 2015	ISSUED FOR A.D.P.
5	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
6	OCT. 1, 2014	GENERAL REVISIONS
7	NOV. 25, 2013	GENERAL REVISIONS
8	SEP. 27, 2013	ISSUED FOR REZONING

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT  
9611, 9631, 9651 BLUNDALL ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

#202 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 Tel: 604-731-1127 Fax: 604-731-1327

DRAWING TITLE

SITE PLAN  
STATISTICS

SCALE	3/32" = 1'-0"	SHEET NO.
DATE	SEP. 24, 2013	
DRAWN	TY	
CHECKED		PROJ. NO. 1325

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

STATISTICS:

CIVIC ADDRESS:	9611, 9631, 9651 BLUNDALL ROAD
LEGAL DESCRIPTION:	
ZONING:	MT60
LOT AREA (GROSS):	2,779 SQ. M. (29,913.6 SQ.FT.)
LOT AREA (AFTER DEDICATION):	2,740 SQ. M. (29,495.9 SQ.FT.)
MAX. LOT COVERAGE:	29,495.9 SQ.FT. x 40 % = 11,798.3 SQ.FT.
PROPOSED:	10234.5 SQ.FT. (BUILDINGS) 563.8 SQ.FT. (PORCHES) 160.2 SQ.FT. (GARB/RECYCL. ENCL.)
TOTAL	10958.5 SQ.FT. (37.2%)
MAX. BUILDING HEIGHT:	12.0 M (THREE STOREYS)
PROPOSED:	11.8 M (THREE STOREYS)

F.A.R.:  
MAX. ALLOWED FLOOR AREA (0.65) = 19,172.3 SQ.FT.  
MAX. ALLOWED GARAGE AREA:  
538.2 SQ.FT. x 14 UNITS = 7,534.8 SQ.FT.

PROPOSED FLOOR AREA:

	GROSS AREA:	STAIR (EXCL.):	* NET AREA:	
UNIT-A (3 BRS)	1975.0 SQ.FT.	148.6 SQ.FT.	1317.1 SQ.FT.	x 1 UNIT = 1317.1 SQ.FT.
UNIT-Aa (3 BRS)	1999.6 SQ.FT.	148.8 SQ.FT.	1333.5 SQ.FT.	x 1 UNIT = 1333.5 SQ.FT.
UNIT-A1 (3 BRS)	1927.2 SQ.FT.	148.8 SQ.FT.	1270.8 SQ.FT.	x 1 UNIT = 1270.8 SQ.FT.
UNIT-A2 (3 BRS)	1941.0 SQ.FT.	149.8 SQ.FT.	1283.6 SQ.FT.	x 1 UNIT = 1283.6 SQ.FT.
UNIT-A2a (3 BRS)	1936.8 SQ.FT.	152.9 SQ.FT.	1279.0 SQ.FT.	x 1 UNIT = 1279.0 SQ.FT.
UNIT-A3 (3 BRS)	1912.7 SQ.FT.	148.4 SQ.FT.	1253.7 SQ.FT.	x 1 UNIT = 1253.7 SQ.FT.
UNIT-A4 (3 BRS)	1941.2 SQ.FT.	148.8 SQ.FT.	1271.8 SQ.FT.	x 1 UNIT = 1271.8 SQ.FT.
UNIT-B (3 BRS + DEN)	1725.1 SQ.FT.	72.8 SQ.FT.	1278.8 SQ.FT.	x 1 UNIT = 1278.8 SQ.FT.
UNIT-B1 (3 BRS + DEN)	1804.7 SQ.FT.	75.9 SQ.FT.	1331.2 SQ.FT.	x 1 UNIT = 1331.2 SQ.FT.
UNIT-B2 (3 BRS + DEN)	1702.4 SQ.FT.	74.3 SQ.FT.	1249.0 SQ.FT.	x 1 UNIT = 1249.0 SQ.FT.
UNIT-B3 (3 BRS + DEN)	1537.6 SQ.FT.	73.8 SQ.FT.	1121.7 SQ.FT.	x 1 UNIT = 1121.7 SQ.FT.
UNIT-C (3 BRS)	2253.7 SQ.FT.	137.0 SQ.FT.	1709.6 SQ.FT.	x 1 UNIT = 1709.6 SQ.FT.
UNIT-Ca (3 BRS)	2233.9 SQ.FT.	137.0 SQ.FT.	1689.8 SQ.FT.	x 1 UNIT = 1689.8 SQ.FT.
UNIT-Cb (3 BRS)	2297.9 SQ.FT.	139.5 SQ.FT.	1738.7 SQ.FT.	x 1 UNIT = 1738.7 SQ.FT.
SUBTOTAL	21671.6		14 UNITS = 19128.3 SQ.FT. (64.9%)	5217.8 SQ.FT. 563.8 SQ.FT.

ADDITIONAL AREA:

CARDBOARD/RECYCL. ROOM:	77.5 SQ.FT. x 1 ROOM = 77.5 SQ.FT.
ELEC. ROOM/GARBAGE:	82.7 SQ.FT. x 1 ROOM = 82.7 SQ.FT.
TOTAL	19128.3 SQ.FT. (64.9%) 5378.0 SQ.FT.

\*10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCL.

PARKING:

REQUIRED:	2.0 SPACES x 14 UNITS = 28 SPACES (RESIDENTS)
	0.2 SPACES x 14 UNITS = 2.8 SPACES (VISITORS)
TOTAL	30.8 SPACES
PROVIDED:	2 CAR GARAGES x 14 UNITS = 28 SPACES (RESIDENTS)
	OPEN VISITORS PARKING = 3 SPACES (VISITORS)
TOTAL	31 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:	1.25 SPACES x 14 UNITS = 17.5 SPACES (CLASS 1)
	0.2 SPACES x 14 UNITS = 2.8 SPACES (CLASS 2)
TOTAL	20.3 SPACES

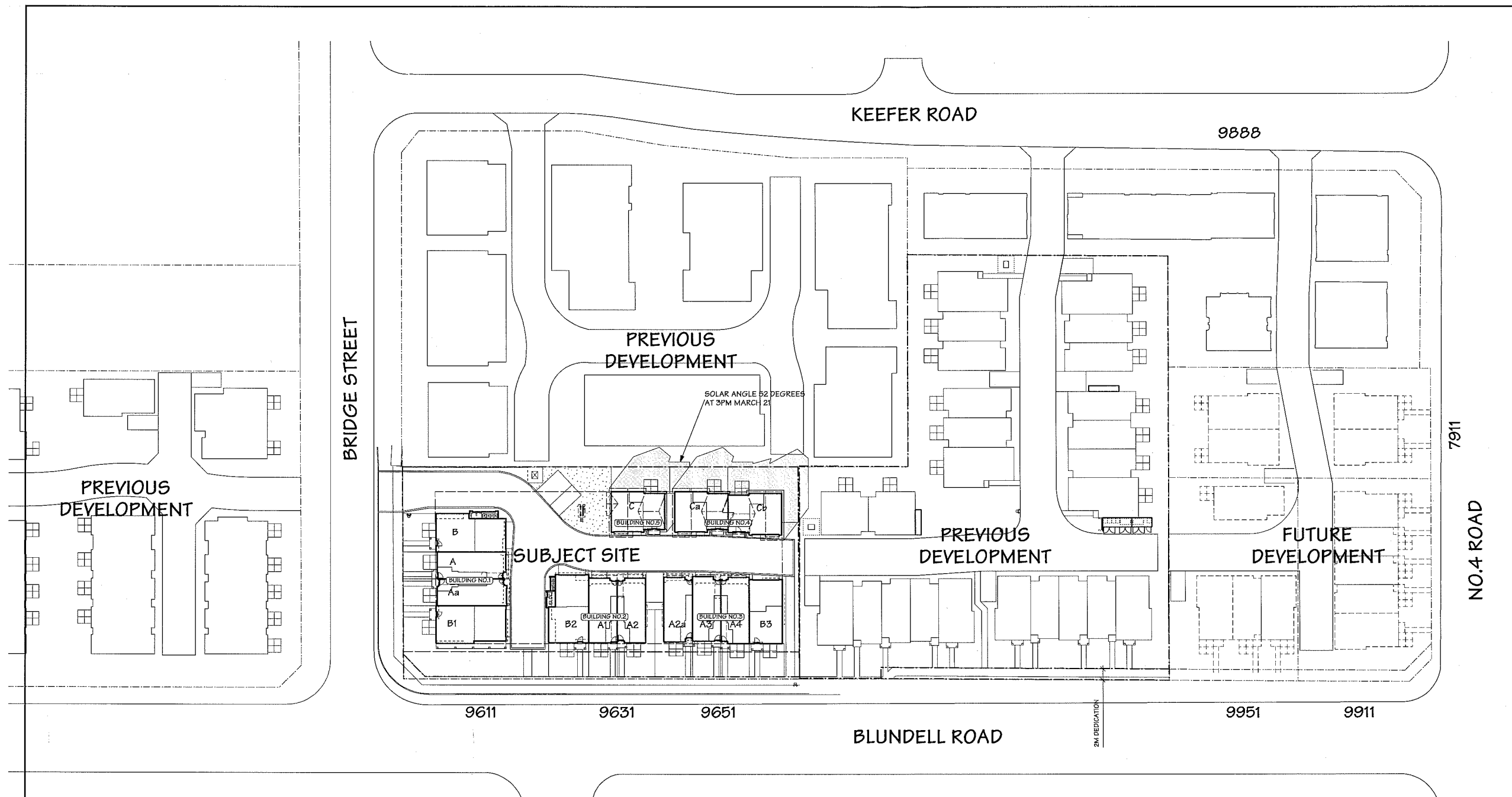
PROVIDED BICYCLE:	2 SPACES x 10 GARAGES = 20 SPACES (CLASS 1)
	1 SPACE x 4 GARAGES = 4 SPACES (CLASS 1)
	BICYCLE RACK = 4 SPACES (CLASS 2)
TOTAL	28 SPACES

AMENITY AREA

REQUIRED	INDOOR	: MIN. 50 SQ.M. (538 SQ.FT.)
	OUTDOOR	: 84 SQ.M. (904 SQ.FT.)
PROVIDED	INDOOR	: PAYMENT IN LIEU
	OUTDOOR	: 100.9 SQ.M. (1085.8 SQ.FT.)

PRIVATE OUTDOOR SPACE: MIN. 30 SQ.M. PER UNIT

DP 15-695475 PLAN #1  
PLAN #1  
OCT 25 2016



CONTEXT PLAN/SHADOW ANALYSIS  
1"=30'

OCT. 11, 2016	GENERAL REVISIONS
SEP. 12, 2016	GENERAL REVISIONS
AUG. 05, 2016	GENERAL REVISIONS
NOV. 04, 2015	ISSUED FOR A.D.P.
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OCT. 1, 2014	GENERAL REVISIONS
NOV. 25, 2013	GENERAL REVISIONS
SEP. 27, 2013	ISSUED FOR REZONING
NO.	DATE
CONSULTANT	REVISIONS

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

9511, 9631, 9651 BLUNDELL ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

#280 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 Tel: 604-731-1127 Fax: 604-731-1327

DRAWING TITLE  
CONTEXT PLAN/  
SHADOW ANALYSIS

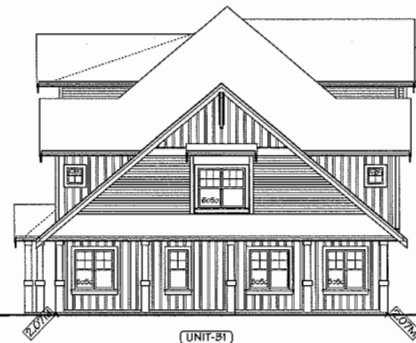
SCALE 1"=30'	SHEET NO.
DATE SEP. 24, 2013	
DRAWN TY	
CHECKED	PROJ. NO. 1325

OCT 25 2016

DP 15-695475 PLAN #1a

PLAN #1A

BRIDGE STREET



UNIT-B1  
BUILDING NO. 1



UNIT-B2 UNIT-A1 UNIT-A2  
BUILDING NO. 2



UNIT-A2a UNIT-A3 UNIT-A1 UNIT-B3  
BUILDING NO. 3



9733 BLUNDELL ROAD

# STREETSCAPE - BLUNDELL ROAD (SOUTH ELEVATION)

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



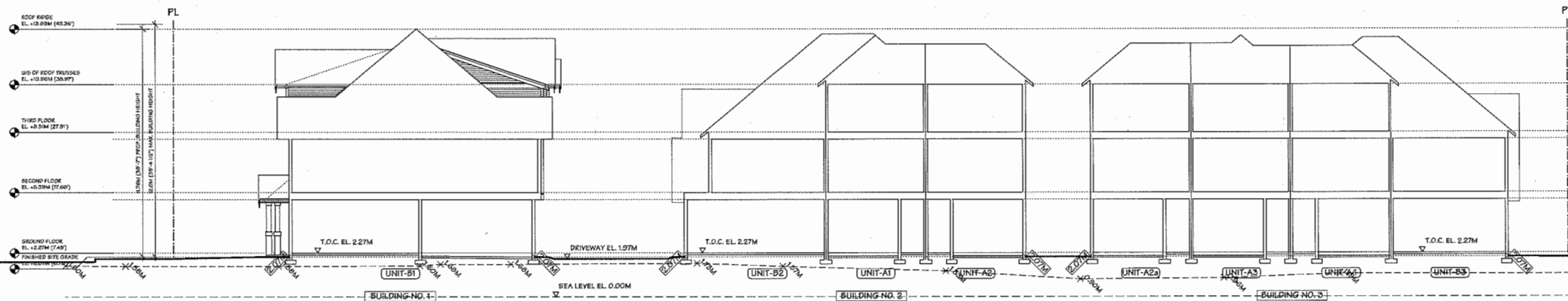
EXISTING TOWNHOUSE DEVELOPMENT



UNIT-B UNIT-A UNIT-Aa UNIT-B1  
BUILDING NO. 1

# STREETSCAPE - BRIDGE STREET (WEST ELEVATION)

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



# SITE SECTION - A

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



	OCT. 11, 2016	GENERAL REVISIONS
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NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD  
RICHMOND, B.C.

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#202 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 Tel: 604-731-1127 Fax: 604-731-1327

DRAWING TITLE  
STREETSCAPE

SCALE	AS NOTED	SHEET NO.
DATE	SEP. 24, 2013	
DRAWN	TY	
CHECKED		PROJ. NO. 1325

OCT 25 2016

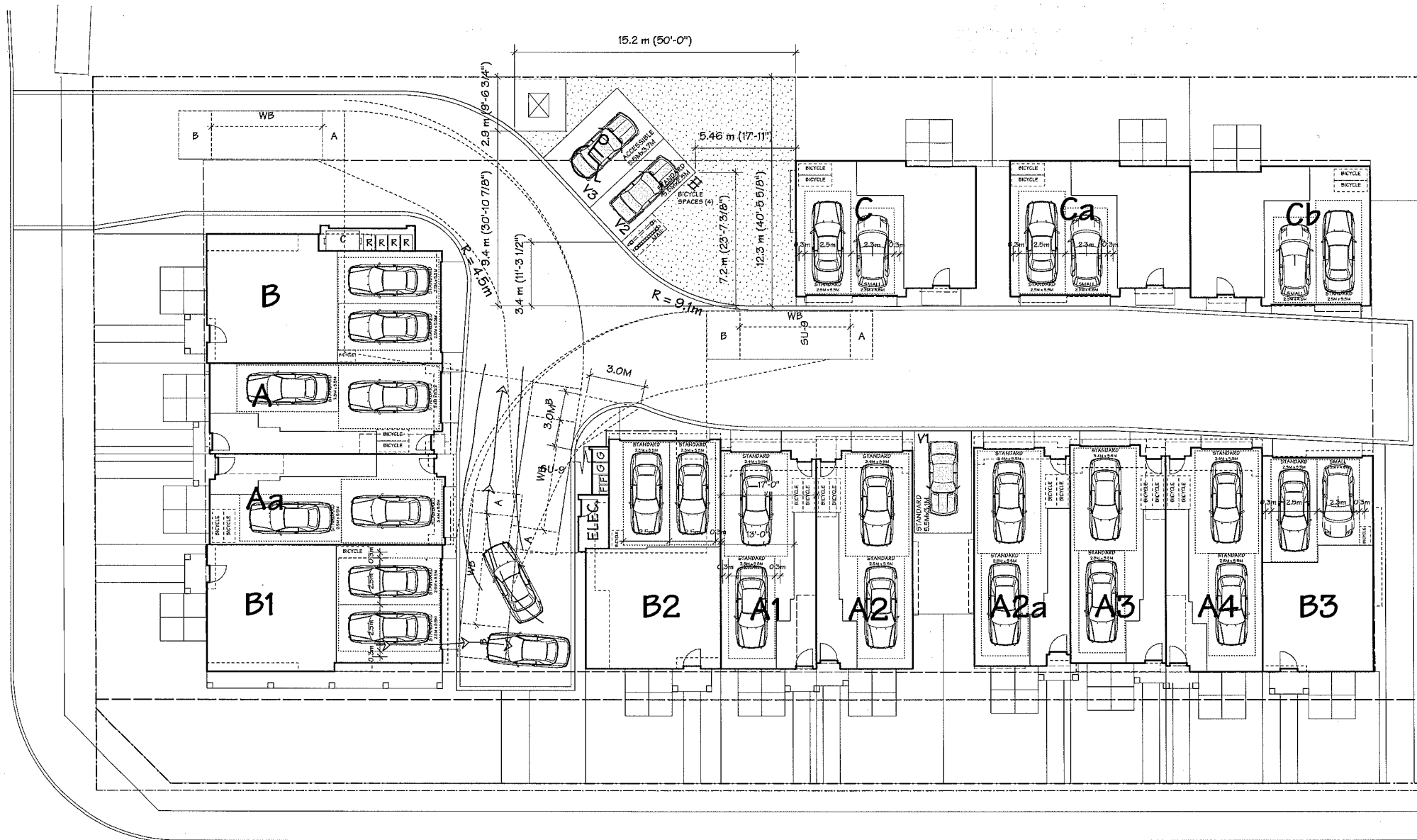
DP 15-695475

PLAN #1

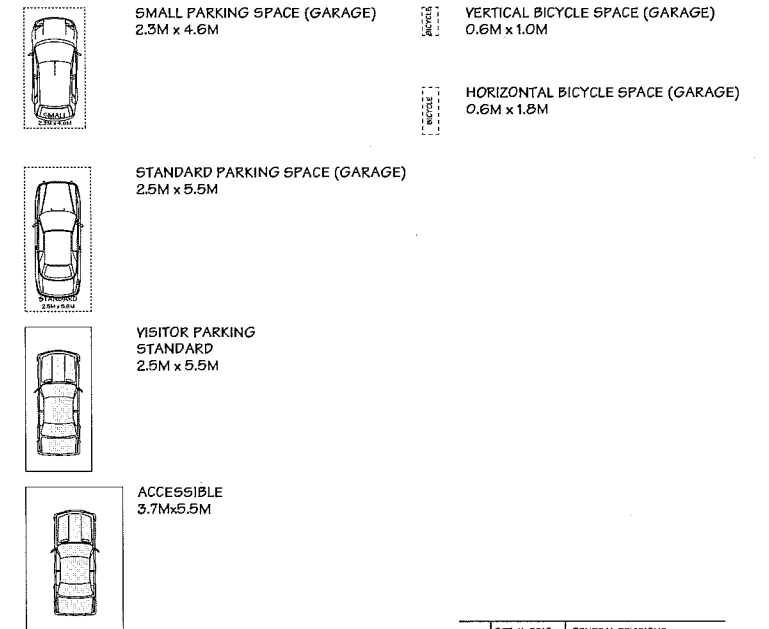
PLAN #1B



BRIDGE ST.



AS PER THE 2041 OCP REQUIREMENT FOR ELECTRIC VEHICLES:  
- A MINIMUM OF 20% OF PARKING STALLS TO BE PROVIDED WITH A 120V RECEPTACLE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT.  
- AN ADDITIONAL 25% OF PARKING STALLS TO BE CONSTRUCTED TO ACCOMMODATE THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (E.G. PRE-DUCTED FOR FUTURE WIRING).



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NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT  
9811, 9831, 9851 BLUNDELL ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

#202 - 33 East 8th Avenue, Vancouver, B.C.  
V6T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE  
PARKING PLAN

SCALE 3/32" = 1'-0"	SHEET NO. A2.0
DATE SEP. 24, 2013	
DRAWN TY	
CHECKED	PROJ. NO. 1325

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

BLUNDELL RD.

**PARKING:**

REQUIRED:	2.0 SPACES x 14 UNITS	= 28 SPACES (RESIDENTS)
	0.2 SPACES x 14 UNITS	= 2.8 SPACES (VISITORS)
	TOTAL	= 30.8 SPACES

PROVIDED:	2 CAR GARAGES x 14 UNITS	= 28 SPACES (RESIDENTS)
	OPEN VISITOR'S PARKING	= 3 SPACES (VISITORS)
	TOTAL	= 31 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:	1.25 SPACES x 14 UNITS	= 17.5 SPACES (CLASS 1)
	0.2 SPACES x 14 UNITS	= 2.8 SPACES (CLASS 2)
	TOTAL	= 20.3 SPACES

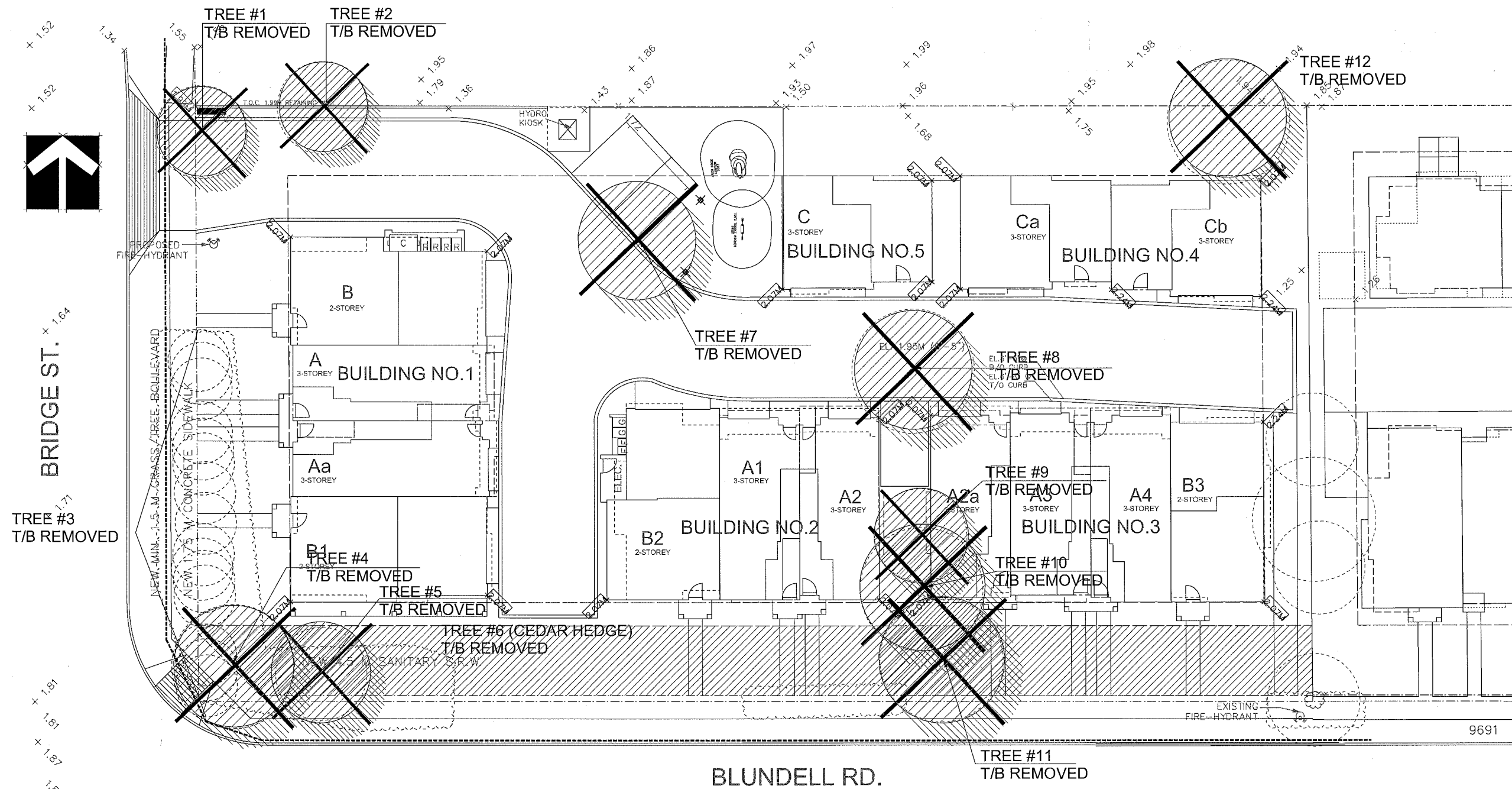
PROVIDED BICYCLE:	2 SPACES x 8 GARAGES	= 16 SPACES (CLASS 1)
	1 SPACE x 6 GARAGES	= 6 SPACES (CLASS 1)
	BICYCLE RACK	= 4 SPACES (CLASS 2)
	TOTAL	= 26 SPACES

PLAN #2

OCT 25 2016

DP 15-695475

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	16 SEP 25	REVISION AS PER CITY COMMENTS	DD
11	16 SEP 08	UPDATE BLUNDELL FENCING DIMS	CLG
10	16 SEP 06	RESPONSE TO CITY COMMENTS	CLG
9	16 SEP 1	NEW SITE PLAN	YR
8	16 JUL 25	REVISION AS PER CITY COMMENTS	DD
7	15 DEC 15	REV AS PER CITY REQUEST	DD
6	15 NOV 18	ADP MEETING	
5	15 OCT 25	NEW SITE PLAN	DD
4	15 JUL 07	CITY COMMENTS	DD
3	16 NOV 28	NEW SITE PLAN	DD
2	16 SEP 23	NEW SITE PLAN/CITY COMMENTS	DD
1	16 MAR 25	NEW SITE PLAN	DD

CLIENT:  
JACKEN INVESTMENTS INC.

PROJECT:  
**14 UNIT TOWNHOUSE  
DEVELOPMENT**

**9611, 9631, 9651 BLUNDELL ROAD  
RICHMOND, BC**

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:  
**TREE MANAGEMENT  
PLAN**

DATE: March 25, 2014  
SCALE: 3/32" = 1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
PMG PROJECT NUMBER:  
14-014

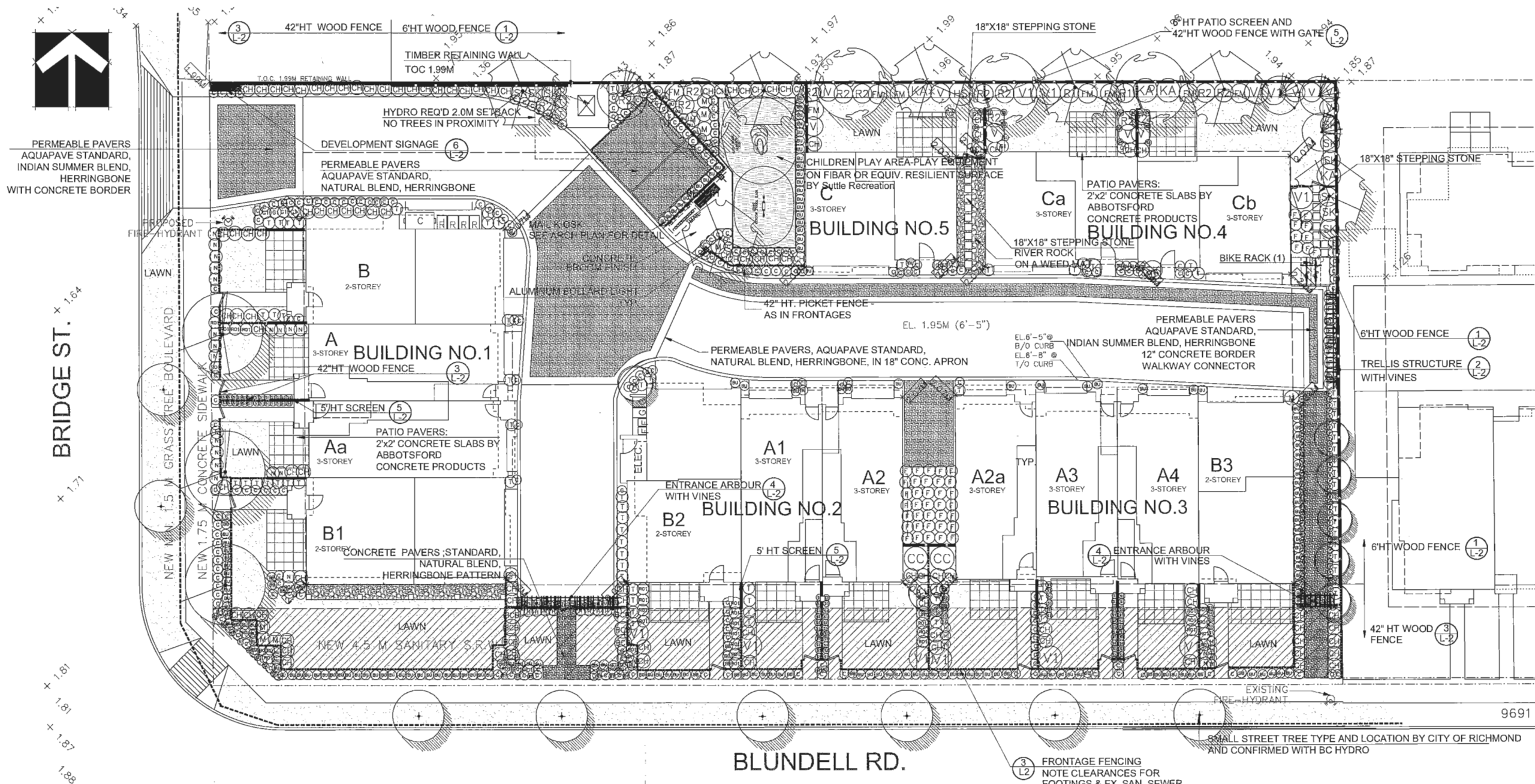
**3.0**

Table of Trees				
Tree No.	Species		DBH(cm)	CRZ radius (m)
	Common Name	Botanical Name		
No.1	Birch	Betula sp.	26	1.6
No.2	Birch	Betula sp.	23	1.4
No.3	Cedar hedge	Thuja sp.	20-35	2.2-3.8
No.4	Deodar cedarum	Cedrus deodara	40	2.5
No.5	Alder	Alnus rubra	25	1.5
No.6	Cedar hedge	Thuja sp.	n/a	1-1.5
No.7	Cherry	Prunus sp.	100 combined	7.8
No.8	Plum	Prunus sp.	25	1.5
No.9	Rhododendron		30 per survey	1.8
No.10	Cherry	Prunus sp.	43	2.6
No.11	Hazelnut	Corylus sp.	5	4
No.12	Cherry	Prunus sp.	16	3

Suitable Replacement Trees	
Species	
Common Name	Botanical Name
ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE ASH
PICEA OMORIKA	SERBIAN SPRUCE
POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN
STYRAX JAPONICUS 'ROSEA'	JAPANESE SNOWBELL

PLAN #3  
OCT 25 2016  
DP 15-695475





QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	4M HT: B&B
4	FAGUS SYLVATICA 'DWARF GOLD'	GOLDEN PASTICATE BEECH	6CM CAL: 1.8M STD, B&B
4	PRUNUS FLORIBUNDA 'PYRAMIDAL'	PINK BLOSSOM PINE	4M HT: B&B
7	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	8CM CAL: B&B
8	SMALL STREET TREE TYPE AND LOCATION BY CITY OF RICHMOND		8CM CAL: B&B
7	STYRAX JAPONICA 'ROSEA'	JAPANESE SNOWBELL	8CM CAL: B&B
7	BERBERIS THUNBERGII 'MONOM'	CHERRY BOMB BARBERRY	#2 POT
191	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT: 40CM
102	CHOISYA TERNAUTA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT: 50CM
2	CORNUS ALBA 'ELEGANTISSIMA'	VARIATED SHRUB DOGWOOD	#2 POT: 50CM
8	FOTHERGILLA MAJOR	ROSE OF SHARON	#2 POT: 60CM
1	HIBISCUS SYRIACUS	MOUNTAIN LAUREL	#3 POT: 60CM
4	KALMA LATIFOLIA 'ELF'	DWARF HEAVENLY BAMBOO	#2 POT: 30CM
22	NANDINA DOMESTICA 'NANA'	RHOODENDRON 'PINK VIOLET'	#3 POT: 50CM
2	RHOODENDRON 'RAMARO'	ROSE OF SHARON	#2 POT: 40CM
39	ROSA EXPLORER 'SIMON FRASER'	MIDLAND ROSE: WHITE	#2 POT: 40CM
14	ROSA MEDIANA 'ALBA'	JAPANESE SCOMMA	#2 POT: 30CM
11	SKIMMIA JAPONICA (W/5 MALE)	HICK'S YEW	1.2M HT: B&B
81	TAXUS X MEDIA 'HYGIDS'	EVERGREEN HUCKLEBERRY	#3 POT: 60CM
10	VACCINIUM OVATUM 'THUNDERBIRD'	SUNSHINE SNOWFLAKE VIBURNUM	#3 POT: 60CM
11	VIBURNUM P.T. 'SUMMER SNOWFLAKE'		
212	CAREX 'ICE DANCE'	SILVER VARIATED SEDGE	#1 POT
17	HAKONECHLOA MACRA 'AUROREA'	JAPANESE FOREST GRASS	#1 POT
7	HELIOTROPIS 'SUNSHINE WINKS'	BLUE OAT GRASS	#1 POT
9	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#2 POT
8	CLEMATIS ARMANDE	EVERGREEN CLEMATIS	#2 POT: 50CM ; STAKED
19	BERGENIA GRANDIFOLIA	HEARTLEAF BERGENIA	11CM POT
118	SAXIFRAGA X ARENDSII 'PINK'	PINK SAXIFRAGE	11 CM POT
78	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT: 15CM
98	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 43CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL, AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



HADCO: ALUMINIUM BOLLARD DB30, BLACK COLOUR



WISHBONE, MODENA PARK BENCH M-5 ULTRAPLAST RECYCLED PLASTIC SLATS-WALNUT DURABLE POWDER COATED CAST ALUMINIUM FRAME-BLACK PH.: 604 626 0476



FSBR-3 SURF BIKE RACK; FSBR3; BLACK COLOUR BY WISHBONE SITE FURNISHINGS PH.: 604 626 0476

NOTE: -PROVISION OF A DESIGN BUILD IRRIGATION SYSTEM TO BE PROVIDED. -OFF-SITE PLAN-SEE CIVIL

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	15-SEP-25	REVISION AS PER CITY COMMENTS	DD
11	16-SEP-26	UPDATE BLUNDELL FENCING DIMS	CLB
10	16-SEP-26	RESPONSE TO CITY COMMENTS	CLB
9	16-SEP-21	NEW SITE PLAN	VR
8	16-JUL-26	REVISION AS PER CITY COMMENTS	DD
7	15-SEP-15	REV. AS PER CITY REQUEST	DD
6	15-NOV-18	ADP MEETING	DD
5	15-OCT-26	NEW SITE PLAN	DD
4	15-JUL-27	CITY COMMENTS	DD
3	16-NOV-26	NEW SITE PLAN	DD
2	14-SEP-22	NEW SITE PLAN/CITY COMMENTS	DD
1	14-MAR-26	NEW SITE PLAN	DD

CLIENT: JACKEN INVESTMENTS INC.

PROJECT:  
**14 UNIT TOWNHOUSE DEVELOPMENT**  
9611, 9631, 9651 BLUNDELL ROAD  
RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:  
**LANDSCAPE PLAN**

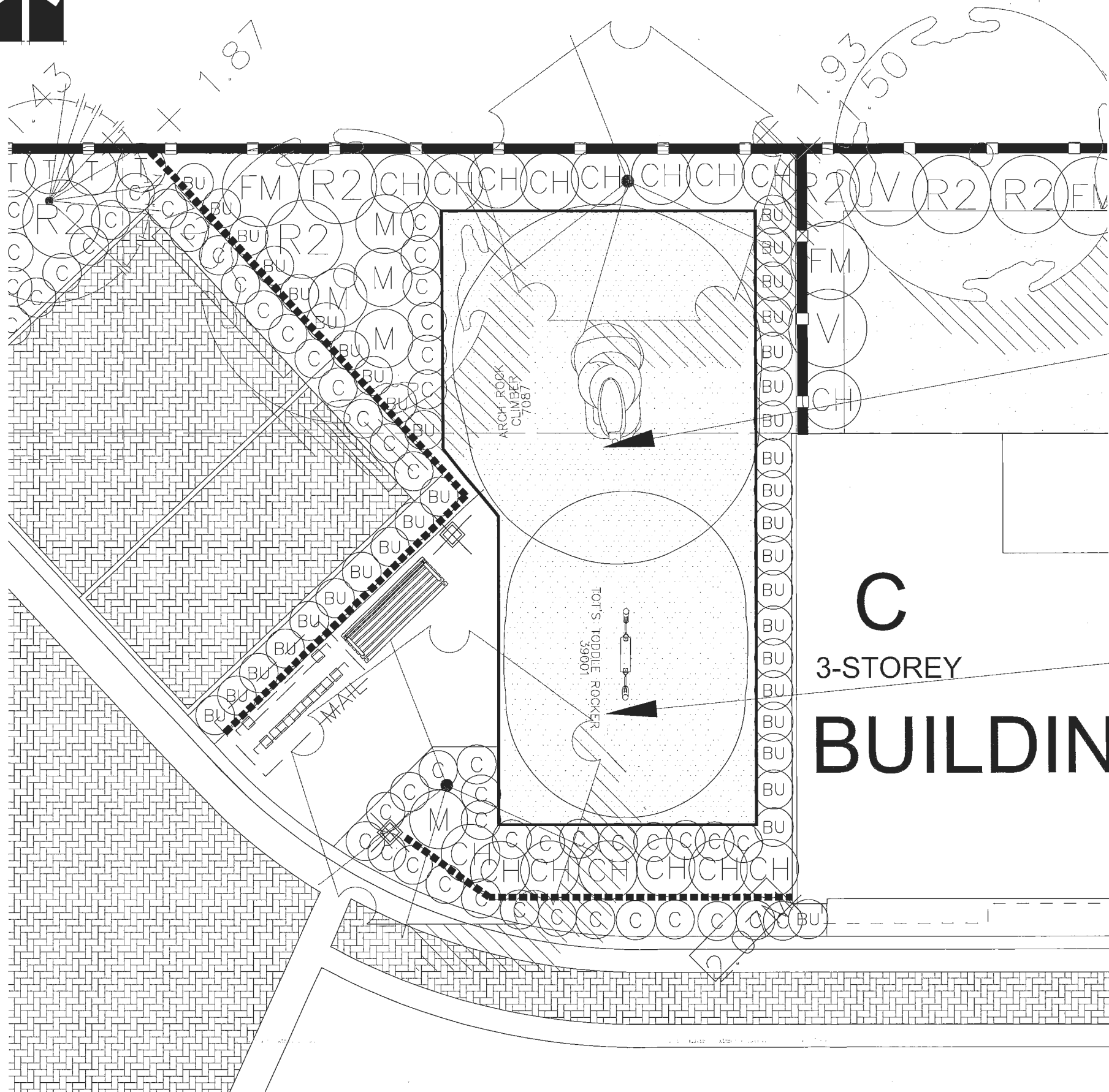
DATE: March 25, 2014  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**3.a**

OF 6

PLAN #3A  
OCT 25 2016  
DP 15-695475





1.

1-Tot's Toddle Rocker 39001  
BY GameTime, REPRESENTATIVE BY  
Suttle Recreation; Ph.: 604-293-1569

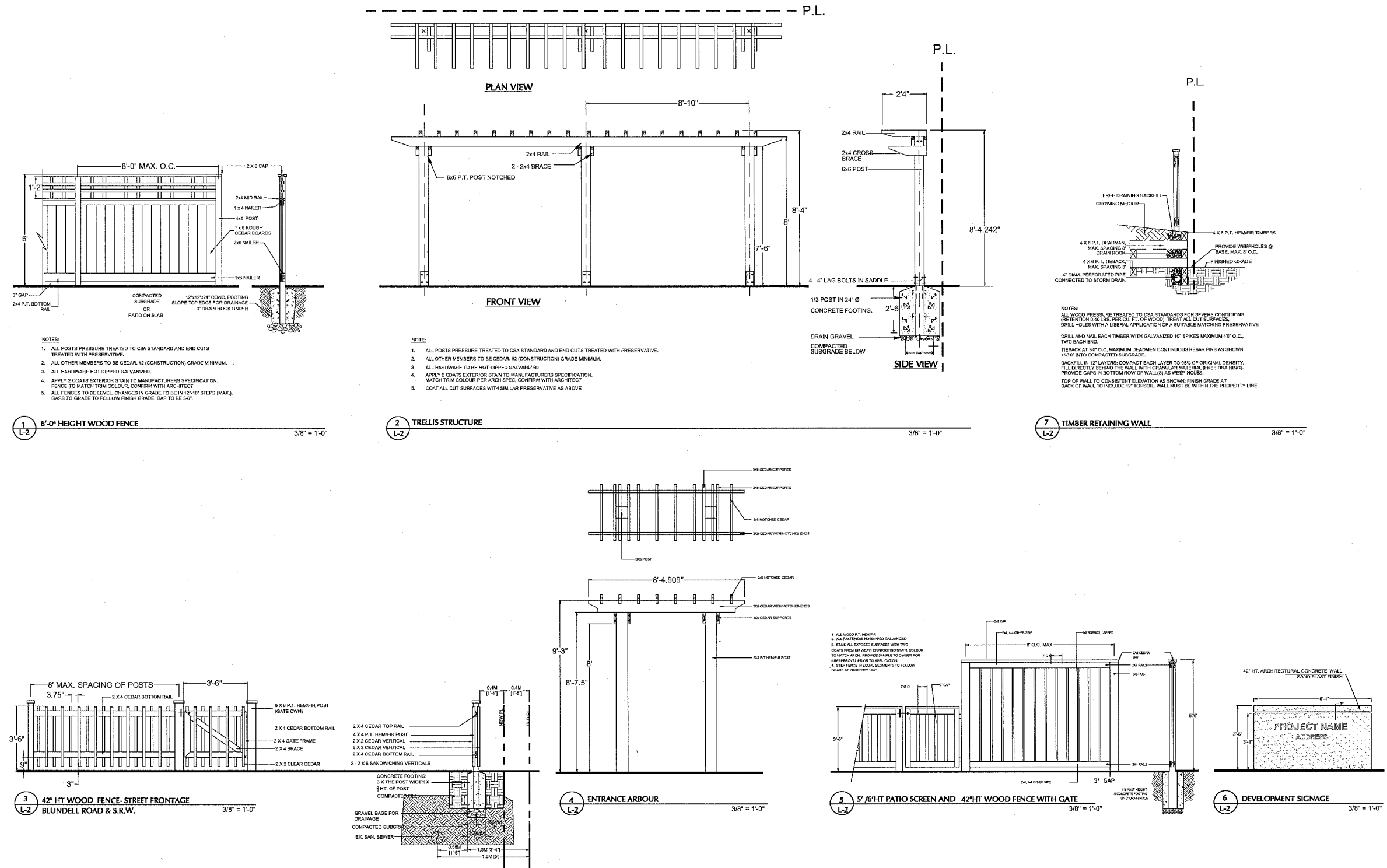
PMG PROJECT NUMBER: 14-014

PLAN # 3B OCT 25 2016  
DP 15-69 5475

14014-9.ZIP



SEAL:



PROJECT:

### 14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD  
RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:

## LANDSCAPE DETAILS

DATE: March 25, 2014

SCALE:

DRAWN: DD

DESIGN: DD

CHK'D: PCM

DRAWING NUMBER:

●

36

510

OF 6

PLAN # 3D

OCT 25 2016

DP 15-695475



OCT. 11, 2016	GENERAL REVISIONS	
SEP. 12, 2016	GENERAL REVISIONS	
AUG. 05, 2016	GENERAL REVISIONS	
NOV. 04, 2015	ISSUED FOR A.D.P.	
MAR. 19, 2015	ISSUED FOR D.P. APPLICATION	
OCT. 1, 2014	GENERAL REVISIONS	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

9611, 9631, 9851 BLUNDELL ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE  
ELEVATIONS

\* TRIPLE GLAZED WINDOWS TO BE USED  
(EXCLUDING GARAGE) FOR UNITS FRONTING  
BLUNDELL ROAD AND BUILDING 5.

DP 15-695475

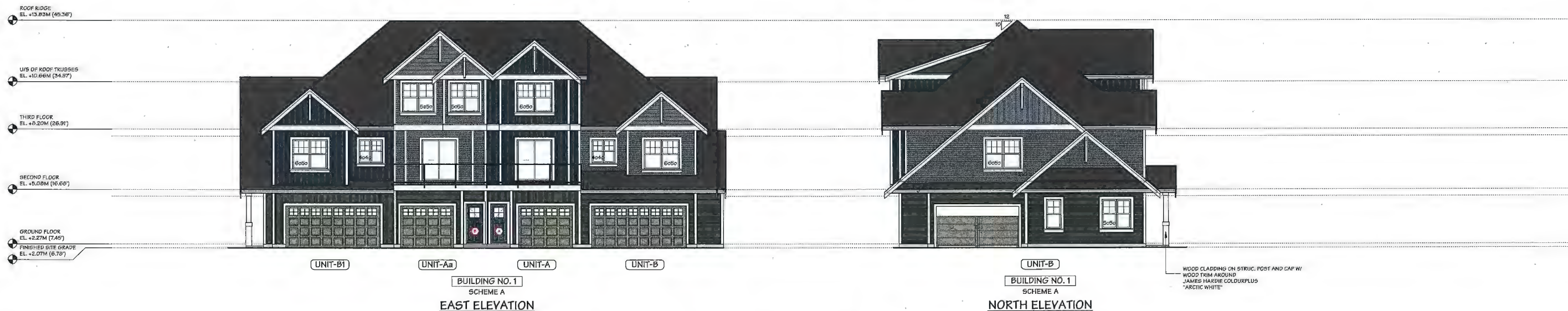
OCT 25 2016

PLAN #4

PLAN #4

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JAN. 9, 2014	
DRAWN KM	
CHECKED	PROJ. NO. 1325





\* TRIPLE GLAZED WINDOWS TO BE USED (EXCLUDING GARAGE) FOR UNITS FRONTING BLUNDELL ROAD AND BUILDING 5.

NO.	DATE	REVISIONS
1	OCT. 11, 2016	GENERAL REVISIONS
2	SEP. 12, 2016	GENERAL REVISIONS
3	AUG. 05, 2016	GENERAL REVISIONS
4	NOV. 04, 2015	ISSUED FOR A.D.P.
5	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
6	OCT. 1, 2014	GENERAL REVISIONS

CONSULTANT

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE  
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JAN. 9, 2014	
DRAWN	KM	
CHECKED		PROJ. NO. 1325

OCT 25 2016

UNIT-A2a  
BUILDING NO. 3  
SCHEME A  
WEST ELEVATION

UNIT-A2  
BUILDING NO. 2  
SCHEME B  
EAST ELEVATION

UNIT-B2  
BUILDING NO. 2  
SCHEME B  
WEST ELEVATION

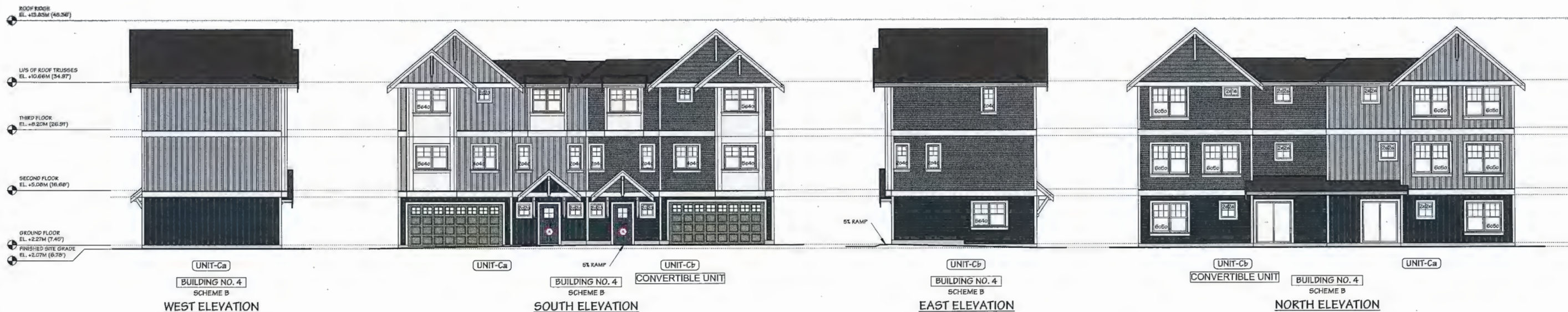
UNIT-B3  
BUILDING NO. 3  
SCHEME A  
EAST ELEVATION

PLAN #5

PLAN #5

DP 15-695475





NO.	DATE	REVISIONS
	OCT. 11, 2016	GENERAL REVISIONS
	SEP. 12, 2016	GENERAL REVISIONS
	AUG. 05, 2016	GENERAL REVISIONS
	NOV. 04, 2015	ISSUED FOR A.D.P.
	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
	OCT. 1, 2014	GENERAL REVISIONS

CONSULTANT

PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

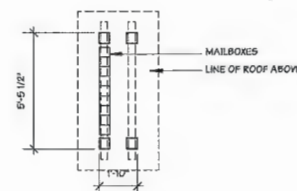
202 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE  
ELEVATIONS

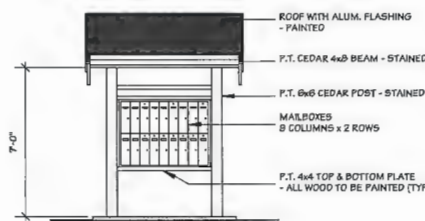
SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JAN. 9, 2014	
DRAWN	KM	
CHECKED		PROJ. NO. 1325

\* TRIPLE GLAZED WINDOWS TO BE USED  
(EXCLUDING GARAGE) FOR UNITS FRONTING  
BLUNDALL ROAD AND BUILDING 5.

COLOUR SCHEME-A	
ROOF:	IKO / CAMBRIDGE 30 / CHARCOAL
FASCIA BD. & DOOR/WINDOW TRIM:	JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE)
GABLE ACCENT WALL (BOARD & BATTEN):	JAMES HARDIE COLOURPLUS / JH10-30 (EVENING BLUE)
GABLE ACCENT WALL (HARDIPLANK SID'G):	JAMES HARDIE COLOURPLUS / (GRAY SLATE)
ACCENT WALL (HARDI-PANEL):	JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE)
SECOND & UPPER FLOOR WALL (BOARD & BATTEN):	JAMES HARDIE COLOURPLUS / JH10-30 (EVENING BLUE)
SECOND & UPPER FLOOR WALL (HARDIPLANK SID'G):	JAMES HARDIE COLOURPLUS / (GRAY SLATE)
GROUND FLOOR WALL (BOARD & BATTEN/HARDIPLANK):	JAMES HARDIE COLOURPLUS / (NIGHT GRAY)
MAIN ENTRY DOOR A:	BENJAMIN MOORE / 2128-30 (EVENING DOVE)
MAIN ENTRY DOOR B:	BENJAMIN MOORE / 2128-20 (ABYSS)
ELEC. ROOM DOOR:	BENJAMIN MOORE / HC-104 (COPELY GRAY)
GARAGE DOOR:	BENJAMIN MOORE / HC-104 (COPELY GRAY)
GARB./RECYCLING ROOM DOOR:	BENJAMIN MOORE / HC-104 (COPELY GRAY)
FLASHINGS & PORCH POSTS:	JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE)
FENCE:	METAL "BLACK"
RAILINGS/GUARDRAILS:	METAL "BLACK"
COLOUR SCHEME-B	
ROOF:	IKO / CAMBRIDGE 30 / CHARCOAL
FASCIA BD. & DOOR/WINDOW TRIM:	JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE)
GABLE ACCENT WALL (BOARD & BATTEN):	JAMES HARDIE COLOURPLUS / (PEARL GRAY)
GABLE ACCENT WALL (HARDIPLANK SID'G):	JAMES HARDIE COLOURPLUS / (GRAY SLATE)
ACCENT WALL (HARDI-PANEL):	JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE)
SECOND & UPPER FLOOR WALL (BOARD & BATTEN):	JAMES HARDIE COLOURPLUS / (PEARL GRAY)
SECOND & UPPER FLOOR WALL (HARDIPLANK SID'G):	JAMES HARDIE COLOURPLUS / (GRAY SLATE)
GROUND FLOOR WALL (BOARD & BATTEN/HARDIPLANK):	JAMES HARDIE COLOURPLUS / JH10-30 (EVENING BLUE)
MAIN ENTRY DOOR A:	BENJAMIN MOORE / 2128-30 (EVENING DOVE)
MAIN ENTRY DOOR B:	BENJAMIN MOORE / 2128-20 (ABYSS)
ELEC. ROOM DOOR:	BENJAMIN MOORE / HC-104 (COPELY GRAY)
GARAGE DOOR:	BENJAMIN MOORE / HC-104 (COPELY GRAY)
GARB./RECYCLING ROOM DOOR:	BENJAMIN MOORE / HC-104 (COPELY GRAY)
FLASHINGS & PORCH POSTS:	JAMES HARDIE COLOURPLUS / JH10-20 (ARCTIC WHITE)
FENCE:	METAL "BLACK"
RAILINGS/GUARDRAILS:	METAL "BLACK"



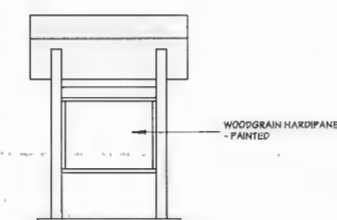
MAILBOX STRUCTURE  
SCALE: 1/4" = 1'-0"



WEST ELEV.  
SCALE: 1/4" = 1'-0"



SOUTH ELEV.  
SCALE: 1/4" = 1'-0"



EAST ELEV.  
SCALE: 1/4" = 1'-0"



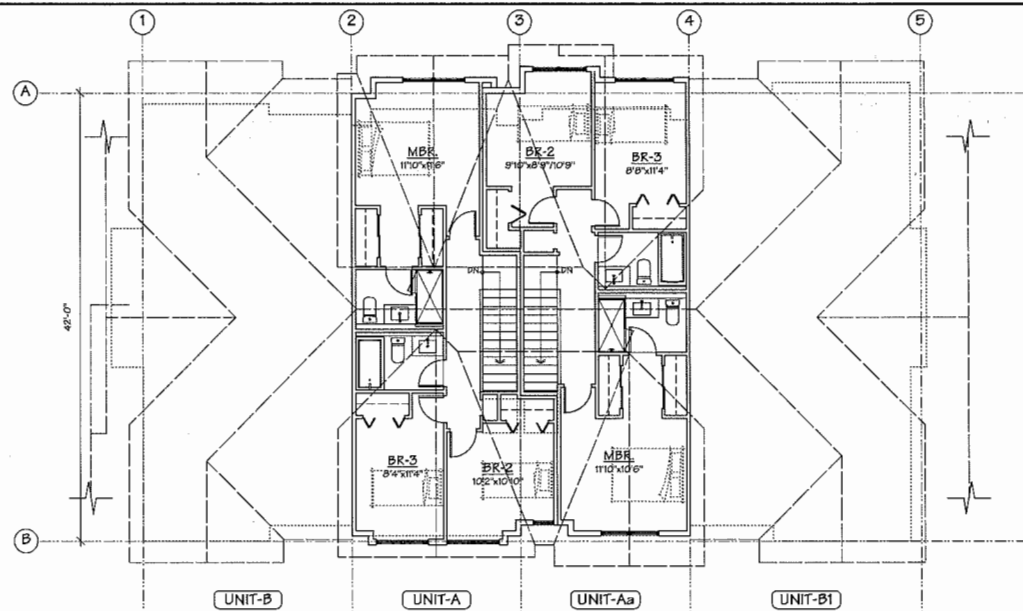
NORTH ELEV.  
SCALE: 1/4" = 1'-0"

OCT 25 2016

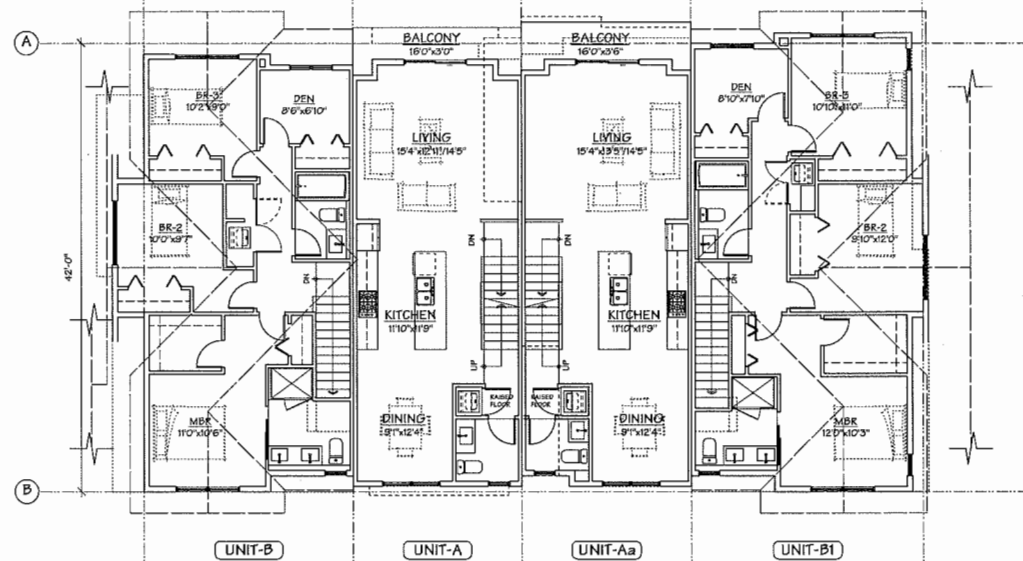
PLAN #6

PLAN # 6

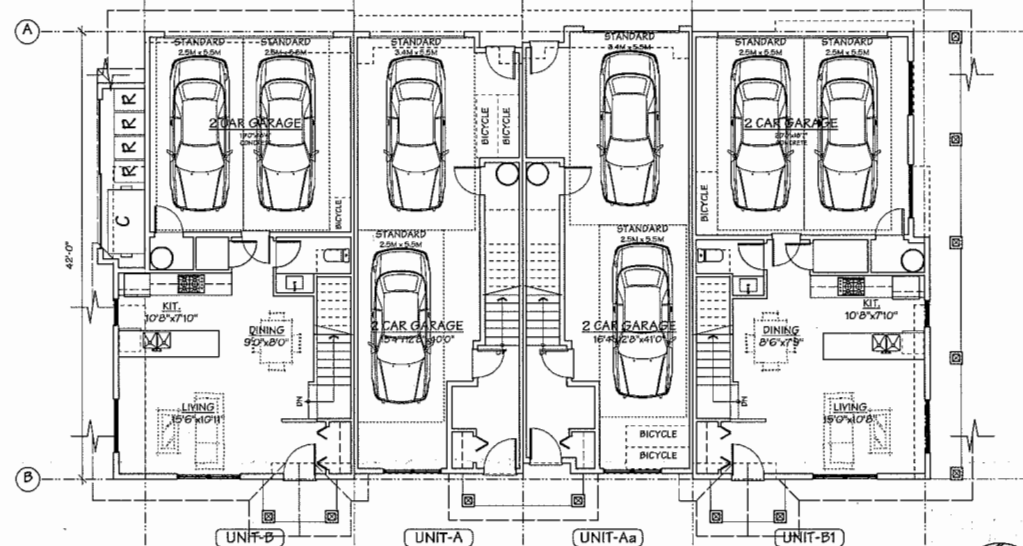
DP 15-695475



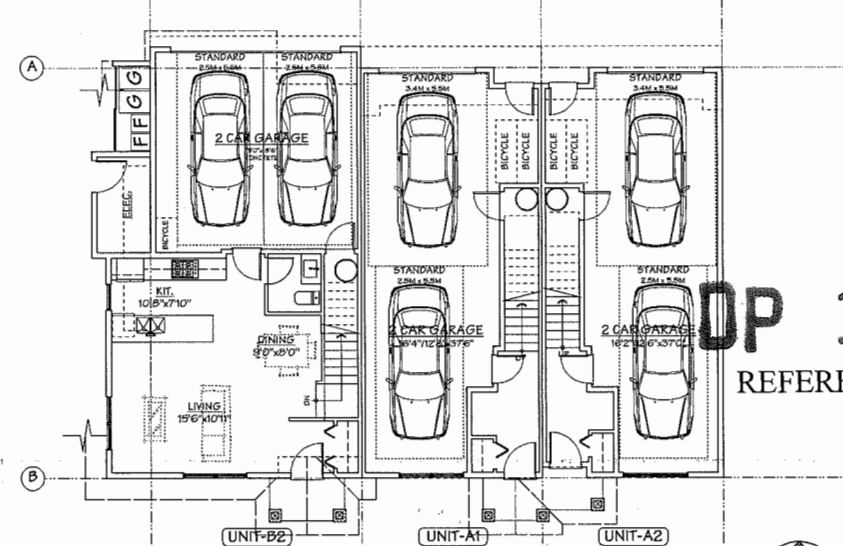
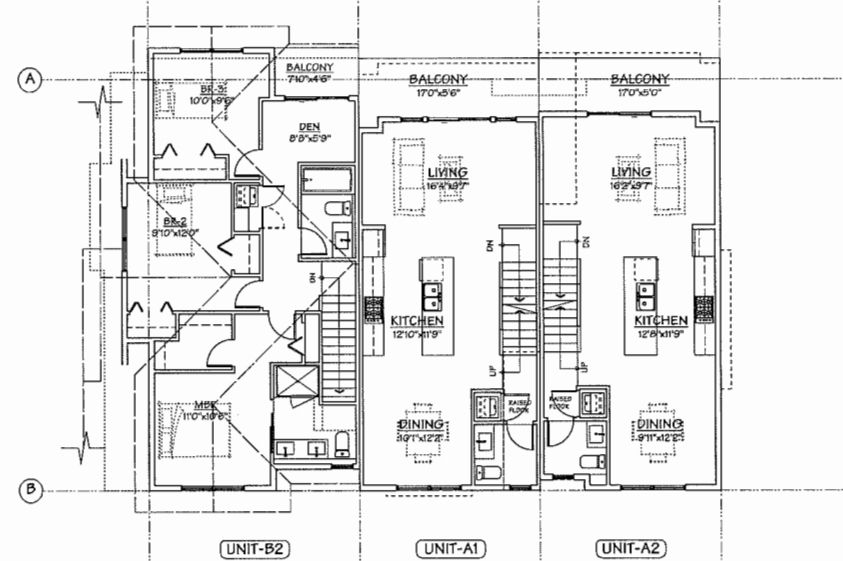
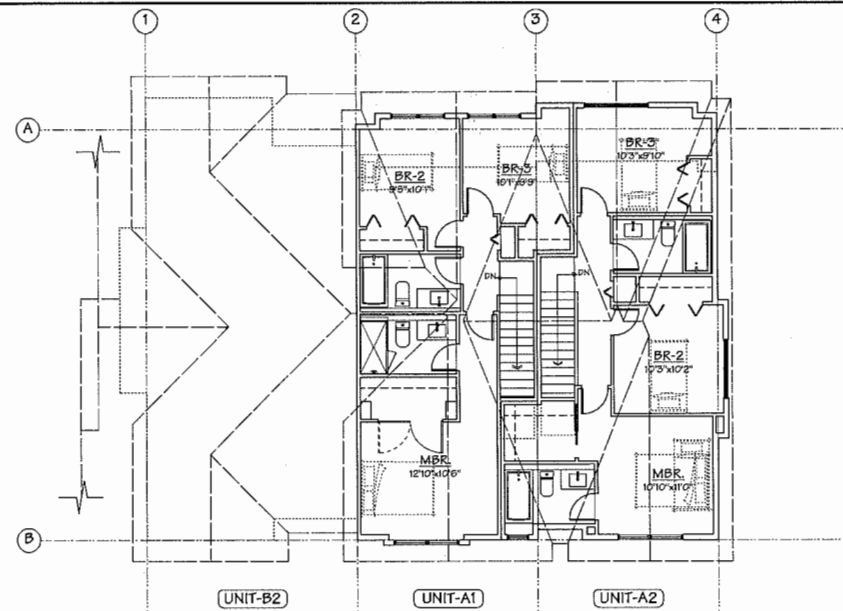
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



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



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

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

#### SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

#### ENERGUIDE B2:

- R12 INSULATION UNDER FULL SLAB AND R12 SLAB EDGE INSULATION
- 2X6 @ 16" O.C. R22 INSULATION
- TRUSSES @ 24" O.C. R50 INSULATION
- DOUBLE GLAZED, SOFT COAT LOW E (.04), INSULATED SPACER, ARGON GAS FILL, SLIDER WINDOWS WITH VINYL FRAMES, MAXIMUM UBI 1.80
- TRIPLE GLAZED WINDOWS (FOR UNITS IN BUILDING 5 ONLY)
- STEEL POLYURETHANE CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW E, METAL SPACER, NO GAS FILL, PICTURE WINDOWS, MAXIMUM UBI 1.80
- VENTILATION SPECIFICATION
- EXHAUST FANS WITHOUT HEAT RECOVERY, AND SUPPLY FANS, DISTRIBUTION AND VENTILATION RATES AS PER CBC SECTION 9.32
- AIR TIGHTNESS: 6.5 ACH@50PA: AN ESTIMATE BASED ON TYPICAL LOCAL CONSTRUCTION FOR TOWNHOUSES
- SPACE HEATING SYSTEM: NATURAL GAS, CONDENSING BOILER, AFUE 90%
- DOMESTIC HOT WATER: "NATURAL GAS, INSTANTANEOUS (CONDENSING) DHW (FOR UNITS IN BUILDING 4 & 5 ONLY)"
- ENERGY CREDITS:
- DRAINWATER HEAT RECOVERY: "2000KWH/YR (FOR UNITS IN BUILDING 4 & 5 ONLY) - 60" LENGTH, 4" DIA. OR 66" LENGTH, 3" DIA. MINIMUM DHWHS UNITS ON 2 SHOWERS FOR FULL CREDIT (QUALIFYING UNITS CAN BE FOUND HERE: [HTTP://OE.NCAN.GC.CA/PML-LMP/INDEX.CFM?ACTION=APP\\_SEARCH-RECHERCHE&APPLIANT=E-DHWK](http://oe.ncan.gc.ca/pml-lmp/index.cfm?ACTION=APP_SEARCH-RECHERCHE&APPLIANT=E-DHWK))
- LOW ENERGY LIGHTING: 420 KWH/YR (100% ENERGY STAR LIGHTING, CFLS OR LEDS)
- ENERGY STAR APPLIANCES: 95 KWH/YR (ENERGY STAR DISHWASHER, CLOTHES WASHER & FRIDGE)
- SOLAR HOT WATER READY

ALL UNITS MUST COMPLY WITH THE BC SOLAR HOT WATER READY REGULATION (REFER TO GUIDE TO THE PROVINCE OF BC SOLAR HOT WATER READY REGULATION 2013 FOR DETAILS)

NO.	DATE	REVISIONS
	OCT. 11, 2016	GENERAL REVISIONS
	SEP. 12, 2016	GENERAL REVISIONS
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	OCT. 1, 2014	GENERAL REVISIONS

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

9611, 9631, 9651 BLUNDILL ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

OP 15-695475

REFERENCE PLAN

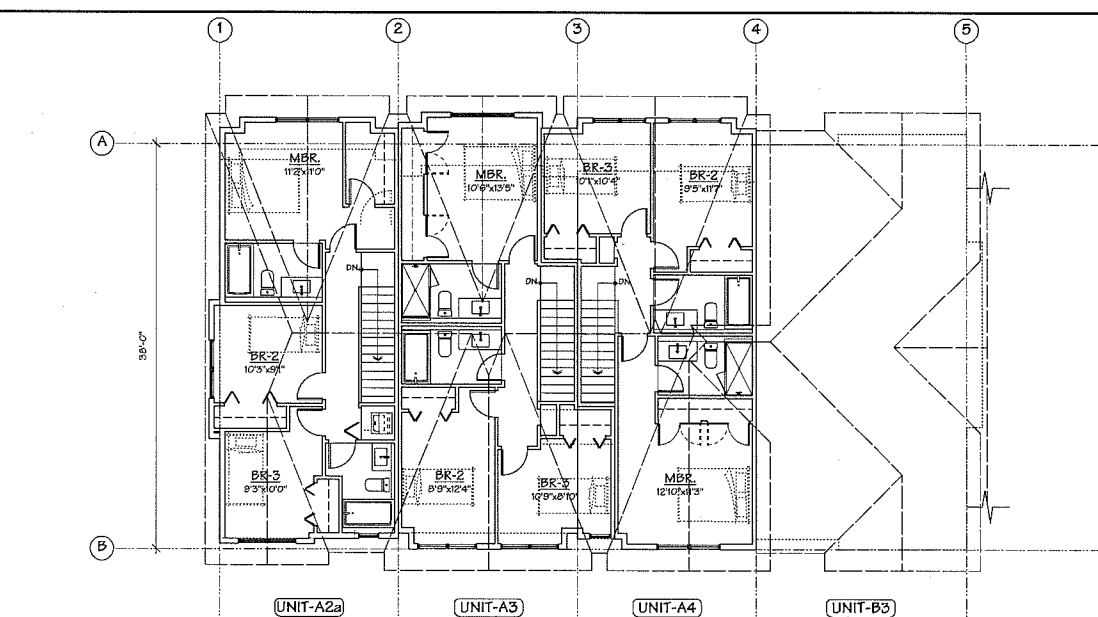
OCT 25 2016

DRAWING TITLE  
FLOORPLANS

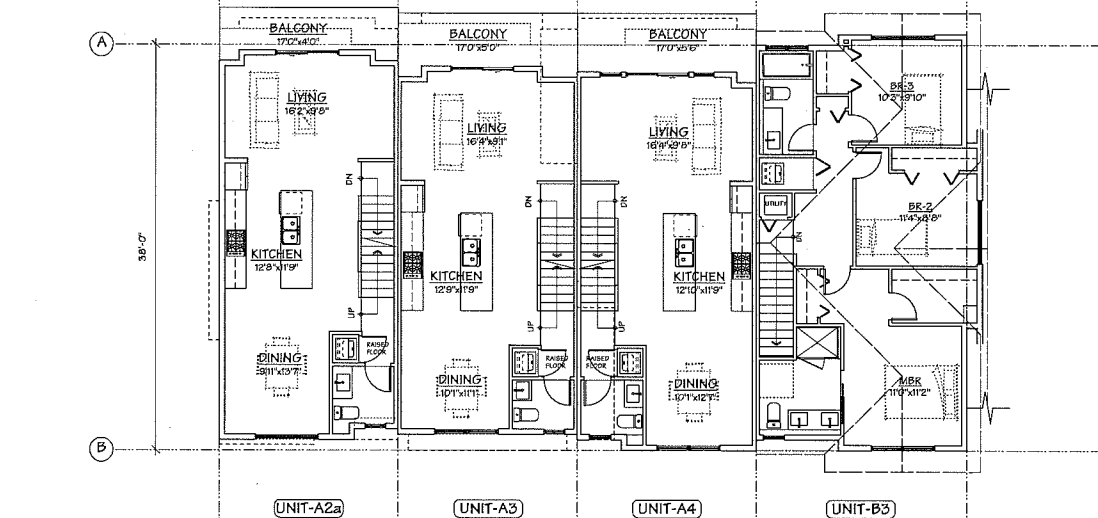
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DATE	NOV. 28, 2013	
DRAWN	KP	
CHECKED		PROJ. NO. 1325

PLAN #7

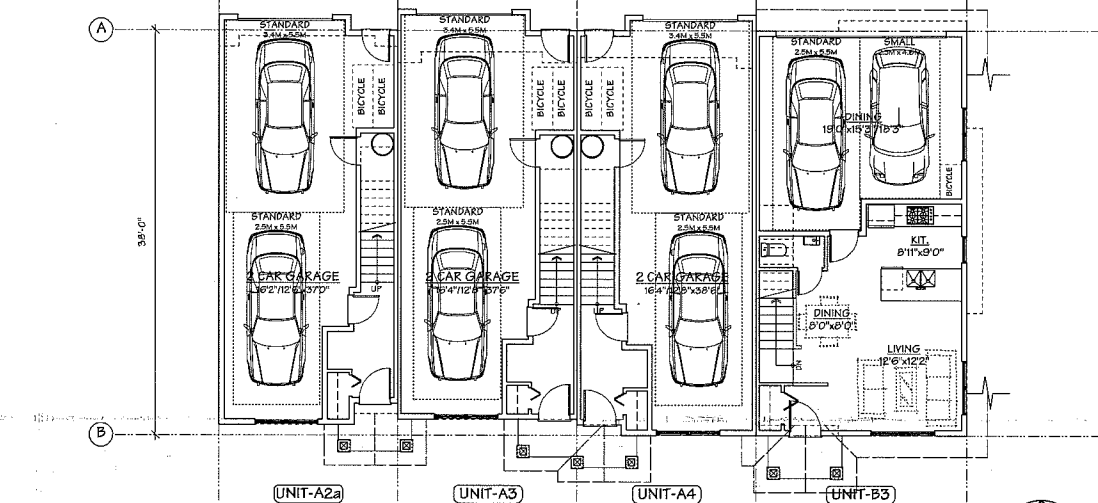




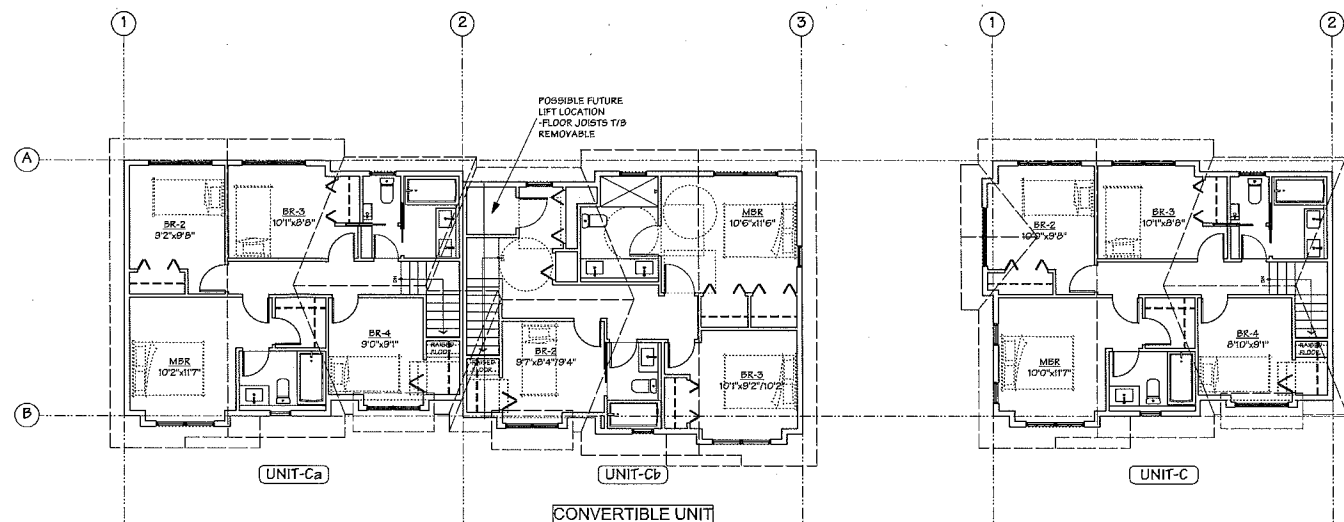
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



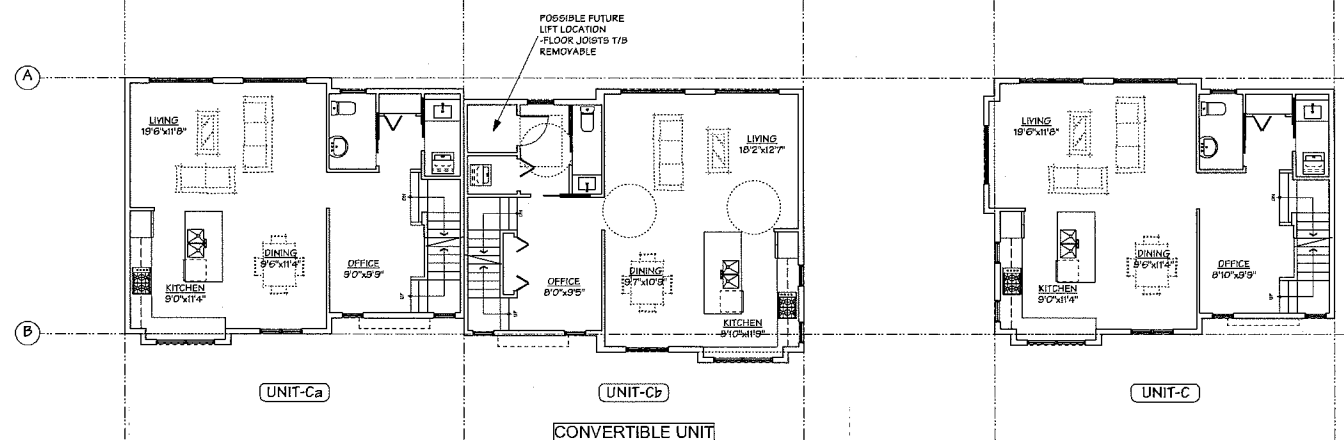
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



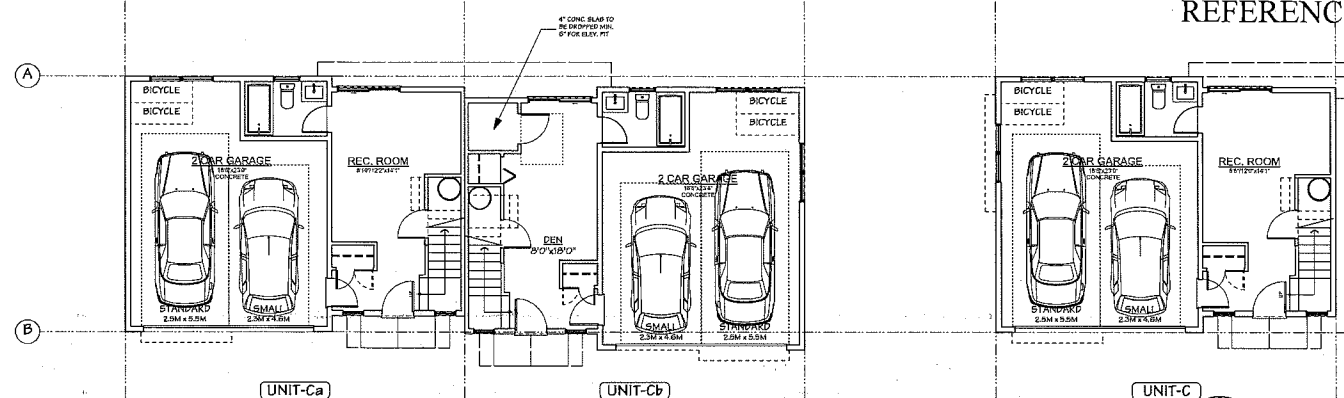
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



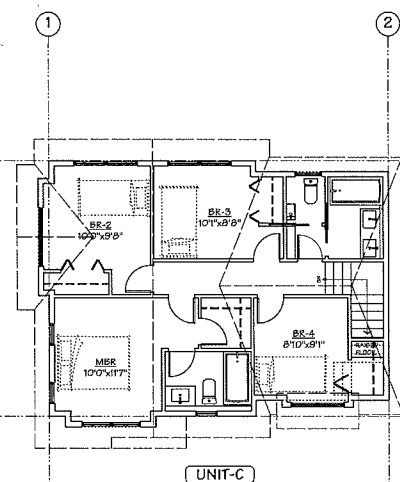
CONVERTIBLE UNIT



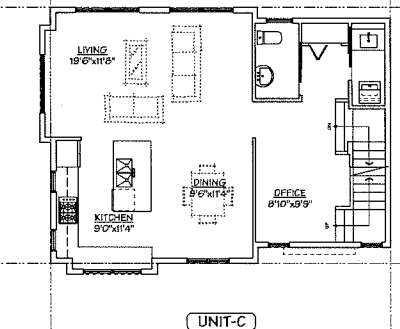
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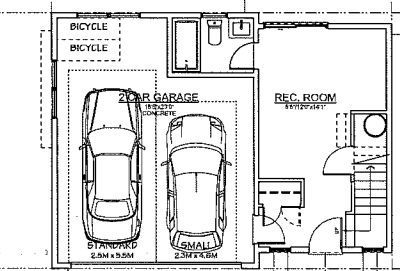
CONVERTIBLE UNIT



UNIT-C



UNIT-C



UNIT-C

- AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
  - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
  - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGUIDE B2:
- R12 INSULATION UNDER FULL SLAB AND R12 SLAB EDGE INSULATION
  - 2X6 @ 16" O.C. R22 INSULATION
  - TRUSSES @ 24" O.C. R50 INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW E (D4), INSULATED SPACER, ARGON GAS FILL, SLIPER WINDOWS WITH VINYL FRAMES, MAXIMUM USI 1.80
  - \*TRIPLE GLAZED WINDOWS (FOR UNITS IN BUILDING 5 ONLY)
  - STEEL POLYURETHANE CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW E, METAL SPACER, NO GAS FILL, PICTURE WINDOWS, MAXIMUM USI 1.80
  - VENTILATION SPECIFICATION
  - EXHAUST FANS WITHOUT HEAT RECOVERY, AND SUPPLY FANS; DISTRIBUTION AND VENTILATION RATES AS PER CBC SECTION 9.32
  - AIR TIGHTNESS: 6.5 ACH@50PA: AN ESTIMATE BASED ON TYPICAL LOCAL CONSTRUCTION FOR TOWNHOUSES
  - SPACE HEATING SYSTEM: NATURAL GAS, CONDENSING BOILER, AFUE 90%
  - DOMESTIC HOT WATER: NATURAL GAS, INSTANTANEOUS (CONDENSING) DHW (FOR UNITS IN BUILDING 4 & 5 ONLY) ENERGY CREDITS:
  - DRAINWATER HEAT RECOVERY: \*2000KWH/YR (FOR UNITS IN BUILDING 4 & 5 ONLY) - 60" LENGTH, 4"DIA. OR 66" LENGTH, 3"DIA. MINIMUM DHWRHS UNITS ON 2 SHOWERS FOR FULL CREDIT (QUALIFYING UNITS CAN BE FOUND HERE: <http://ecr.nrcan.gc.ca/fml-lmp/index.cfm?action=app.search-recherches&applianc=E=DWHR>)
  - LOW ENERGY LIGHTING: 420 KWH/YR (100% ENERGY STAR LIGHTING, CFLS OR LEDS)
  - ENERGY STAR APPLIANCES 95 KWH/YR (ENERGY STAR DISHWASHER, CLOTHES WASHER & REFRIG)
  - SOLAR HOT WATER READY
- ALL UNITS MUST COMPLY WITH THE BC SOLAR HOT WATER READY REGULATION (REFER TO GUIDE TO THE PROVINCE OF BC SOLAR HOT WATER READY REGULATION 2013 FOR DETAILS)

NO.	DATE	REVISIONS
	OCT. 11, 2016	GENERAL REVISIONS
	SEP. 12, 2016	GENERAL REVISIONS
	AUG. 05, 2016	GENERAL REVISIONS
	NOV. 04, 2015	ISSUED FOR A.D.P.
	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
	OCT. 1, 2014	GENERAL REVISIONS

CONSULTANT

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

OCT 25 2016 **DP 15-695475**  
REFERENCE PLAN

9611, 9631, 9651 BLUNDILL ROAD  
RICHMOND, B.C.

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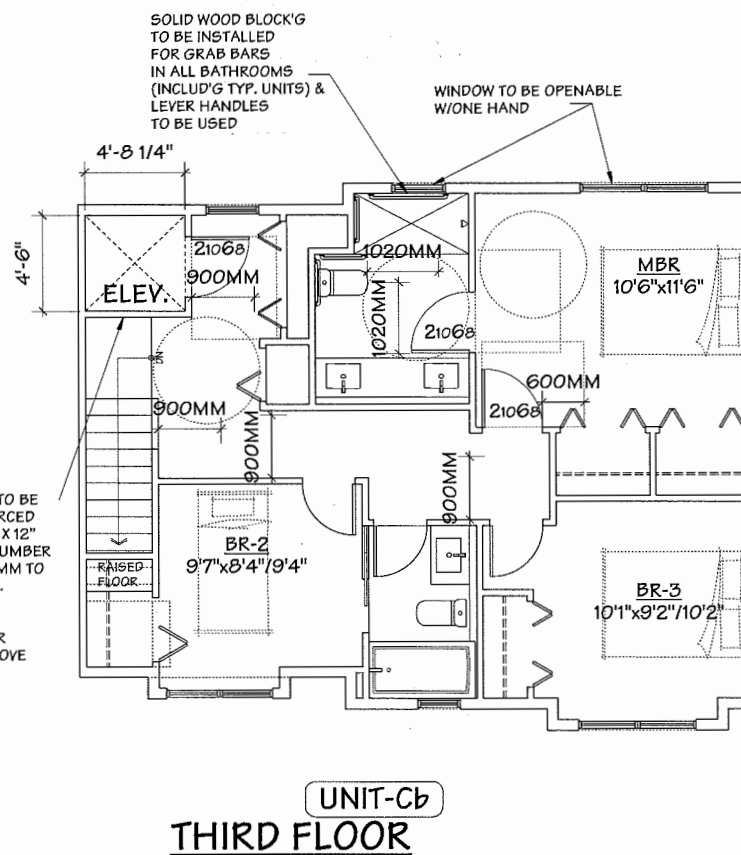
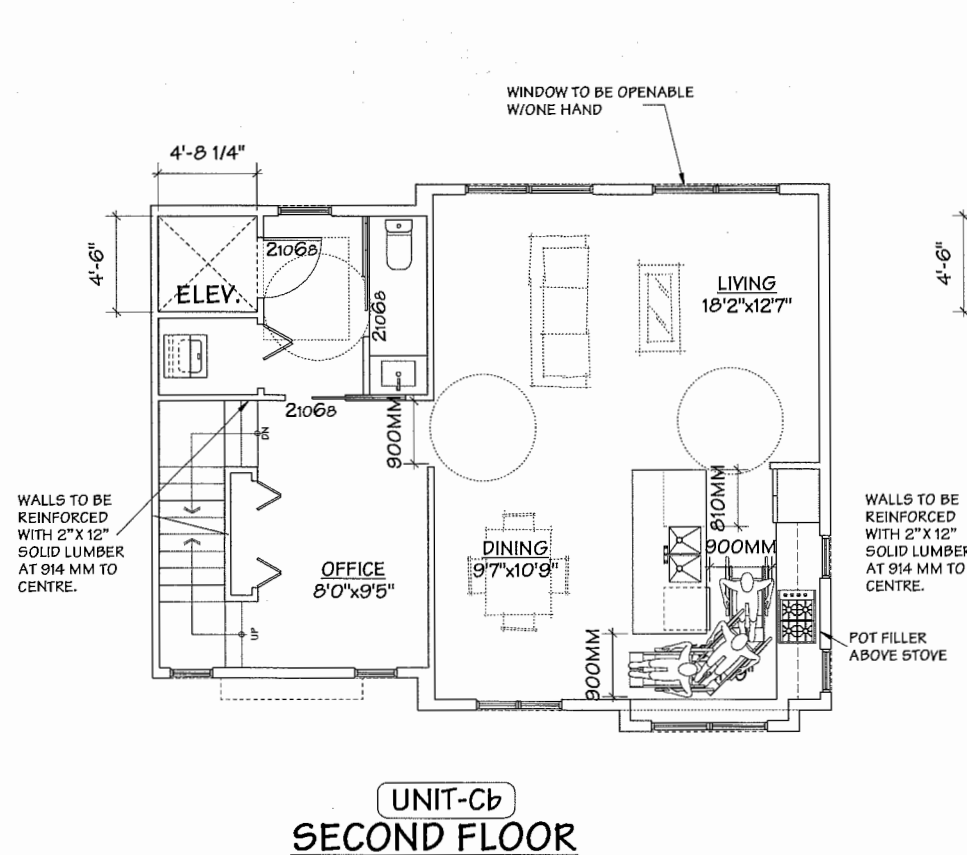
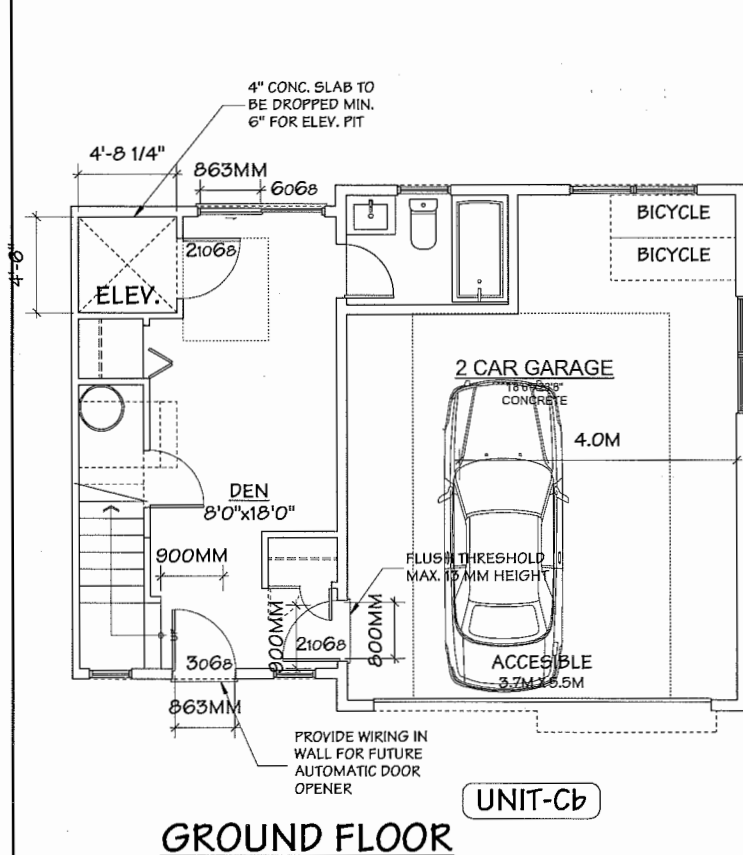
202 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE

FLOORPLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE NOV. 28, 2015	
DRAWN KP	
CHECKED	PROJ. NO. 1325

**PLAN #8**



- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
  - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
  - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE B2:**
- R12 INSULATION UNDER FULL SLAB AND R12 SLAB EDGE INSULATION
  - 2X6 @ 16" O.C. R22 INSULATION
  - TRUSSES @ 24" O.C. R50 INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW E (.04), INSULATED SPACER, ARGON GAS FILL, SLIDER WINDOWS WITH VINYL FRAMES, MAXIMUM UFI 1.80
  - TRIPLE GLAZED WINDOWS (FOR UNITS IN BUILDING 5 ONLY)
  - STEEL POLYURETHANE CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW E, METAL SPACER, NO GAS FILL, PICTURE WINDOWS, MAXIMUM UFI 1.80
  - VENTILATION SPECIFICATION
  - EXHAUST FANS WITHOUT HEAT RECOVERY, AND SUPPLY FANS; DISTRIBUTION AND VENTILATION RATES AS PER BCBC SECTION 9.32
  - AIR TIGHTNESS: 6.5 ACH@50PA: AN ESTIMATE BASED ON TYPICAL LOCAL CONSTRUCTION FOR TOWNHOUSES
  - SPACE HEATING SYSTEM: NATURAL GAS, CONDENSING BOILER; AFUE 95%
  - DOMESTIC HOT WATER: "NATURAL GAS, INSTANTANEOUS (CONDENSING) DHW (FOR UNITS IN BUILDING 4 & 5 ONLY)"
  - ENERGY CREDITS:
    - DRAINWATER HEAT RECOVERY: "2000KWH/YR (FOR UNITS IN BUILDING 4 & 5 ONLY) - 60" LENGTH, 4" DIA. OR 66" LENGTH, 3" DIA. MINIMUM DHWR UNITS ON 2 SHOWERS FOR FULL CREDIT (QUALIFYING UNITS CAN BE FOUND HERE: <http://oee.nrcan.gc.ca/pml-lmp/index.cfm?action=appsearch&search=appliance&E=DHWR>)"
  - LOW ENERGY LIGHTING: 420 KWH/YR (100% ENERGY STAR LIGHTING, CFLS OR LEDS)
  - ENERGY STAR APPLIANCES: 95 KWH/YR (ENERGY STAR DISHWASHER, CLOTHES WASHER & FRIDGE)
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BUILDING NO. 4

## POSSIBLE FUTURE CONVERTIBLE PLAN

SCALE: 1/4" = 1'-0"

### CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).	ROUGH IN WIRING PROVIDED.
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
VERTICAL CIRCULATION	LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS	COMPLIES.
	FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	COMPLIES.
HALLWAYS	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
GARAGE	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
BATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2"x12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	COMPLIES.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

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PROJECT  
14 UNIT TOWNHOUSE  
DEVELOPMENT

DP 15 395475

REFERENCE PLAN  
Yamamoto  
Architecture Inc.

OCT 25 2016

202 - 33 East 8th Avenue, Vancouver, B.C.  
V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE  
FLOORPLANS

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CHECKED		PROJ. NO. 1325

PLAN #9