



City of Richmond

Agenda

Development Permit Panel

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, December 16, 2015
3:30 p.m.**

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on October 14, 2015.

1. Development Permit 11-584805
(REDMS No. 4645405)

APPLICANT: Marine Star Homes Corporation

PROPERTY LOCATION: 9780 Alberta Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of six (6) three-storey townhouse units at 9780 Alberta Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)."

2. New Business

3. Date of Next Meeting: January 13, 2016

4. Adjournment

1.



City of Richmond

Minutes

Development Permit Panel Wednesday, October 14, 2015

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 September 16, 2015, be adopted.

CARRIED

1. Development Permit 15-690728

(File Ref. No.: DP 15-690728) (REDMS No. 4669019)

APPLICANT: Casa Mia Projects Ltd.

PROPERTY LOCATION: 8491 Williams Road

INTENT OF PERMIT:

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

1.

Development Permit Panel

Wednesday, October 14, 2015

- c) allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.

Applicant's Comments

Ken Chow, representing Casa Mia Projects Ltd., briefed the Panel on the proposed development, noting that the proposed development will consist of two duplexes and will be adjacent to existing townhouse developments on either side of the site. He added that the site will include a central drive aisle connecting to the adjacent east and west properties. Also, he noted that the duplexes on the north portion site will be two storeys and the duplexes on the south will be 2.5 storeys.

Keith Ross, K.R. Ross and Associates, spoke on the proposed landscape and open space design, highlighting that there will be an amenity area adjacent to the internal drive aisle which will include a play area. He added that the play area will have a rubberized surface and include a play apparatus.

Panel Discussion

In reply to queries from the Panel, Mr. Ross noted that the proposed landscaping will reflect the existing landscaping adjacent to the site and that the visitor parking will be located away from the entry driveway.

Staff Comments

Wayne Craig, Director, Development, summarized the proposed variances, noting that the proposed garbage and recycling enclosure will be approximately 6.3 metres away from the adjacent townhouse unit to the west. He added that the proposed development will be built to EnerGuide 82 standards and will include one convertible unit.

Gallery Comments

Tim Chen, 8391 Williams Road, expressed concern with regard to a potential loss of visitor parking space on the adjacent development and the location of the proposed garbage and recycling enclosure in relation to the adjacent property.

The Chair advised that the proposed development includes visitor parking on-site and the visitor parking is not intended to be shared with the adjacent property.

In reply to queries from the Panel, Mr. Chow noted that the proposed development will have six foot perimeter fencing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. ***permit the construction of four (4) townhouse units at 8491 Williams Road on a site zoned "Low Density Townhouses (RTL4); and***

Development Permit Panel
Wednesday, October 14, 2015

2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum lot width from 40.0 m to 20.53 m;*
 - b) *reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure; and*
 - c) *allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.*

CARRIED

2. New Business

It was moved and seconded

That the Wednesday, October 28, 2015 Development Permit Panel meeting be cancelled.

CARRIED

3. Date of Next Meeting: Thursday, November 12, 2015

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:42 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 14, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 24, 2015

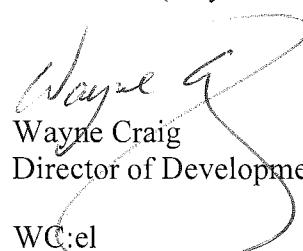
From: Wayne Craig
Director of Development

File: DP 11-584805

Re: Application by Marine Star Homes Corporation for a Development Permit at 9780 Alberta Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of six (6) three-storey townhouse units at 9780 Alberta Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".


Wayne Craig
Director of Development

WC:el

Staff Report

Origin

Marine Star Homes Corporation has applied to the City of Richmond for permission to develop six (6) three-storey townhouse units at 9780 Alberta Road with vehicle access by a registered easement from an adjacent previously developed townhouse sites to the east at 9800 Alberta Road. The site is being rezoned from “Single Detached (RS1/F)” zone to “Town Housing (ZT60) – North McLennan (City Centre)” for this project under Bylaw 8812 (RZ 11-566870), which received Third Reading following the Public Hearing on March 19, 2012. The site is currently vacant.

Development Information

The attached Development Application Data Sheet (Attachment 1) provides a comparison of the proposed development with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north, across Alberta Road, part of a 98 unit, 2-storey townhouse complex at 6300 Birch Street, zoned “Town Housing (ZT32) – North McLennan (City Centre)”;

To the east, a six (6) unit, 3-storey townhouse complex at 9800 Alberta Road, zoned “Town Housing (ZT60) – North McLennan (City Centre)”. A Cross-Access Easement is registered on title of this property to provide vehicle access to the subject site.

To the south, A.R. MacNeill Secondary School, zoned “School and Institutional Use (SI)”; and

To the west, single-family homes on large lots zoned “Single Detached (RS1/F)” fronting Alberta Road. A rezoning bylaw to rezone the adjacent properties at 9720, 9740 & 9760 Alberta Road to “Medium Density Townhouse (RTM3)” to facilitate a 20 unit townhouse development was granted Third Reading on May 21, 2013. The developer is working to resolve condition of rezoning approval.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on March 19, 2012. A letter from the president of the strata council at the neighbouring property to the east (at 9800 Alberta Road) was received at the Public Hearing. Concerns related to the width and size of the subject site not meeting the minimums as per the design guidelines under the McLennan North Sub-Area Plan were raised.

The width and size of the subject site do not meet the minimum lot width requirement of 40 m and the minimum lot size requirement of 2,000 m² as indicated in the McLennan North Sub-Area Plan. At the rezoning stage, documents were submitted to the City regarding the applicant’s unsuccessful attempts to acquire the property to the west at 9760 Alberta Road. The proposal provides for townhouse units that are of similar scale to the existing units at 9800 Alberta Road. This single site development does not affect the development potential of the adjacent lots to the west currently under separate application as described above.

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 (ZT60) – North McLennan (City Centre)” zone.

Advisory Design Panel Comments

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

Analysis

Conditions of Adjacency

- The adjacent property to the east at 9800 Alberta Road contains a six (6) unit 3-storey townhouse complex. A cross-access easement along the west property line of 9800 Alberta Road is registered on title to provide sole vehicle access to the subject site.
- The applicant is proposing a mirrored layout to the development at 9800 Alberta Road.
- The applicant is proposing to utilize the existing access easement registered on the property to the east at 9800 Alberta Road and has undertaken an extensive consultation process with the owners of 9800 Alberta Road by sending notifications to each of the property owners in January 2011 and again in October 2015, advising that the easement would be used for access to the site.
- The applicant is proposing to provide a new mailbox kiosk and a garbage/recycling enclosure on the subject site for shared use between the residents at 9780 and 9800 Alberta Road. This arrangement provides an option for the residents at 9800 Alberta Road to either utilize the facilities at 9780 Alberta Road or to have their own facilities on their property. A cross-access easement/agreement for these shared amenities will be secured as a condition of Development Permit issuance.
- The new building along the shared driveway will be set back approximately 3.0 m from the driveway to allow for separation between buildings; special paving and landscape islands between garage doors are also proposed to provide visual interests along the shared driveway; new trees are proposed along the east property line adjacent to the private yard of the rear building to provide added privacy screening.
- A drainage swale is proposed on site at the west end of the garage apron adjacent to the shared driveway. Storm water will be collected by the drainage swale and a catch basin will be installed at the south end of the drainage swale. Perimeter drainage will also be required as part of the standard Building Permit requirements to ensure storm water is managed on site and will not impact the neighbouring properties.
- The adjacent properties to the west (9720/40/60 Alberta Road) are to be redeveloped into 20 three-storey townhouses, subject to approval of Development Applications RZ 12-615601 and DP 13-647517. The applicant has forwarded the development plan to the architect of the

adjacent site for coordination on the grading interface between the two (2) projects. It was agreed by the developers that a wood retaining wall along the common property line will be built by the subject development; and future development at the adjacent site (9720/40/60 Alberta Road) will fill the site and bury the wood retaining wall after the project is completed. Therefore, the site grading along the common property line will be level in the future. A lot grading plan will be submitted to the satisfaction of the Building Approvals and Development Applications Divisions prior to Development Permit issuance.

- New trees are proposed along the west property lines to provide screening between the proposed development and the existing single family home / future townhouse development.
- A 5' tall wood solid fence with lattice on top of a wood retaining wall (approximately 0.5 m high) is proposed along the south property line. This interface with the A.R. MacNeill Secondary School is consistent with the interface provided between the existing development to the east (at 9800 Alberta Road) and the school.

Urban Design and Site Planning

- The proposal consists of six (6) three-storey units, provided in two (2) townhouse clusters.
- The proposal provides for a pedestrian-oriented streetscape fronting Alberta Road, with a landscaped edge treatment, low metal fencing, and metal gates to the street fronting unit. A separate pedestrian entrance to the development site is proposed along the west property line.
- There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveway on Alberta Road and reinstating continuity of the sidewalk will be achieved via a City Work Order at Building Permit stage at the developer's cost.
- Vehicle access will be through the existing access easement registered on the neighbouring townhouse development to the east at 9800 Alberta Road. No direct vehicle access to Alberta Road is permitted.
- The site layout will mirror the existing townhouse development to the east and will create a "T"-shape internal intersection with the existing access easement on the adjacent property to the east to accommodate on site truck turning.
- The number of residential parking stalls proposed for this townhouse development exceeds the minimum parking requirement within the City Center area. All units have two (2) vehicle parking spaces except for the convertible unit, which have an accessible parking stall within the garage. Two (2) visitor parking spaces are proposed, which meet the minimum bylaw requirement. Both residential and visitor bicycle parking are provided and are also in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces exceeds the development permit guidelines (30 m^2 per unit) of the OCP. All units have private outdoor spaces consisting of front or rear yard and balconies on the second floors. All private outdoor space can be accessed directly from the main living space.
- Outdoor amenity space is proposed close to the street and along the internal walkway for maximum casual surveillance opportunity. The size and location of the outdoor amenity

space is appropriate in providing open landscape and amenity space convenient to all of the units.

- A covered mailbox kiosk, a garbage/recycling/organic waste storage enclosure, and short-term bicycle parking spaces are provided along the south end of Building A (front building). The sizes and locations of these facilities are appropriate and convenient to all of the units on the subject site and will be shared with the adjacent development to the east at 9800 Alberta Road.
- 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 a walkway and landscaped area throughout the site.

Architectural Form and Character

- The proposed form and massing of the buildings meets the intent of the guidelines set out in the McLennan North Sub-Area Plan, and is consistent with the existing and expected future developments in the neighbourhood.
- The building forms are well articulated. The style in this proposal reflects a Tudor architectural style. Visual interest has been incorporated with gable roofs, bay windows, entry porches, and a mix of materials and colours.
- A pedestrian scale is generally achieved along the public street, internal drive aisle, and pedestrian walkway through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with planting islands along the drive aisle, and balconies on the second floor.
- Narrow horizontal composite cement siding, wood trim and substantial wood window trim are used on building elevations. Good quality vinyl and composite cement siding with imprinted wood textures simulating wood siding are proposed for their better durability. Wood window trim and fascia boards, asphalt shingles cultural stone cladding will also be used and these materials are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing neighbourhood character.
- The colour choice for the proposal is considered appropriate to the architectural character being proposed. Darker color fascia boards, battens, and window frames creates contrast from the lighter field color (light grey or beige) of the sidings.

Tree Preservation

- Tree preservation was reviewed at the rezoning stage; all seven (7) bylaw sized trees on site were identified for removal.
- Three (3) undersized trees on site were in good condition and were identified as good candidates for retention and relocation to be a part of the final landscaping arrangement. However, based on updated comments from the Arborist received in December 2014, these trees are no longer good candidates for retention:

- the English Oak tree now has a trunk diameter of 15 cm and it is very difficult and expensive to relocate trees of this size.
- the Ginkgo Biloba tree now has a trunk diameter of 25 cm (bylaw sized); it is in poor condition and is located within the proposed surface parking area; it should be removed;
- the Japanese Maple was not found on the site when the arborist revisited the site in December 2014; it was probably removed previously.
- The applicant is also proposing to remove three (3) Armstrong Red Maple trees located on the adjacent townhouse development (at 9800 Alberta Road) along the common property line. These trees are located within the access easement and are in conflict with the access and egress to the future garages proposed on the subject site. These trees have a significant size (approximately 10 cm DBH) and are not good candidates for relocation. The developer has notified the owners at 9800 Alberta Road on the proposed tree removal (as part of the consultation in October 2015) and has received no comments. No Tree Cutting Permit is required by the City as these trees are undersized. The applicant has agreed to provide a 1:1 replacement.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 16 replacement trees are required for the removal of eight (8) bylaw sized trees and three (3) additional replacement trees are proposed for the removal of the three (3) undersized trees on the adjacent site. The applicant is proposing to plant 12 replacement trees on-site, including eight (8) conifers and four (4) deciduous trees. The applicant has agreed to provide a voluntary contribution of \$3,500 to the City's Tree Compensation Fund prior to Development Permit Issuance, in lieu of planting the remaining seven (7) replacement trees.
- Four (4) off-site trees located on the adjacent properties to the east and south are to be retained and protected. Tree protection barrier is only required for the Red Maple tree located at 9800 Alberta Road as the drip line of this tree encroaches into the subject property. Proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

Landscape Design and Open Space Design

- A pedestrian-oriented streetscape along Alberta Road is proposed with a landscaped edge treatment, low metal fencing with concrete posts, and individual gates to the street fronting unit and to the internal pedestrian walkway.
- Each unit will have a private yard with a patio and landscaping with at least one (1) tree to provide shades to the patio areas in the summer. 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 Area contains a paved area with benches and a trellis to screen the semi-private space from the private yards. It also contains a children's play area with play equipments including natural rock boulders, an artificial turf area, a sand pit complemented with Kompan's Ministudio 1 and BigToys's Puppet Theatre, to encourage children to interact with one another.
- Surface visitor parking stalls and garage aprons will be treated with permeable pavers for better water infiltration and variety in paving surfaces.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$66,824.84 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$6,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

Acoustical Mitigation

- The subject site is located within the City's Aircraft Noise Sensitive Area, where residential use is listed as a noise sensitive use. In accordance with the City policy, the applicant has submitted an acoustical report outlining the proposed materials for the building envelope to achieve the desired indoor noise levels outlined by CMHC with doors and windows closed. This satisfies the policies set out in the OCP.

Crime Prevention Through Environmental Design

- The applicant advised that CPTED principles such as natural access control, natural surveillance and territoriality (defensible space) were incorporated into the proposed design.
 - The locations and orientation of the buildings were planned carefully. Residents can provide surveillance to driveway and pedestrian walkways through windows without jeopardizing privacy. End unit in building A (adjacent to Alberta Road) has large windows and residents are encouraged to keep eyes on street.
 - Only one (1) pedestrian access and one vehicle access (shared with adjacent property) are provided in this development.
 - Walkway on west side of the building is clearly defined by having a gate at Alberta Road. The walkway is straight without hidden corners, and exterior lights will be provided.
 - Exterior amenity area is located to encourage vision supervision from residents in Building A.
 - Low landscaping was used to define areas.
 - Changes in paving and vegetation were used as tools to define different areas.

Sustainability

- The applicant has agreed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- 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.
- A legal agreement is required to be registered on-title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that skylights will be installed in all washrooms on top floors and windows will be installed in all stairwells in order to reduce electricity consumption on lighting.

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 these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in "Type A2" unit) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The proposed development has gone through some design adjustments in coordination with staff and has received favourable comments from the Advisory Design Panel. The result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and add to the character of the neighbourhood.



Edwin Lee
Planner 1

EL:rg

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

- Final adoption of the Zoning Amendment Bylaw 8812.
- Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility and mailbox kiosk in favour of the residential development at 9800 Alberta Road, allowing access to/from the garbage/recycling/organic waste collection facility and mailbox kiosk at the development site.
- 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.
- City acceptance of the developer's offer to voluntarily contribute \$3,500.00 to the City's Tree Compensation Fund for the planting of seven (7) replacement trees within the City.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$66,824.84; 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 to the satisfaction of the City's Building Approvals Division and Development Applications Division.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near and within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

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

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



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 11-584805

Attachment 1

Address: 9780 Alberta Road

Applicant: Marine Star Homes Corporation

Owner: Li Zhu Xu

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

Floor Area Gross: 783.38 m²

Floor Area Net: 656.49 m²

	Existing	Proposed
Site Area:	1,012 m ²	1,012 m ²
Land Uses:	Single Detached	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 North McLennan Sub-Area Plan: "Residential Area 3" - two-family dwelling and 2 & 3-storey townhouses with 0.65 base FAR	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	1 Single Detached Dwelling	6 Townhouse Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.649	none permitted
Lot Coverage – Building:	Max. 40%	39.95%	none
Setback – Front Yard (m):	Min. 6.0 m	6.15 m Min.	none
Setback – East Side Yard (m):	Min. 3.0 m	3.15 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.15 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.18 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.01 m (3 storeys) Max.	none
Lot Area:	Min. 1,010 m ²	1,012 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.83 (R) and 0.33 (V) per unit	none
Off-street Parking Spaces – Total:	11	13	none
Tandem Parking Spaces:	Permitted	0	none

Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	2 surplus spaces	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 6 units = 36 m ²	Min. 36 m ²	none



City of Richmond

Development Permit

No. DP 11-584805

To the Holder: Marine Star Homes Corporation

Property Address: 9780 Alberta Road

Address: c/o Perry Yang
#29 - 9333 Sills Avenue
Richmond, BC V6Y 4K8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$66,824.84 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 11-584805

To the Holder: Marine Star Homes Corporation

Property Address: 9780 Alberta Road

Address: c/o Perry Yang
#29 - 9333 Sills Avenue
Richmond, BC V6Y 4K8

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF ,

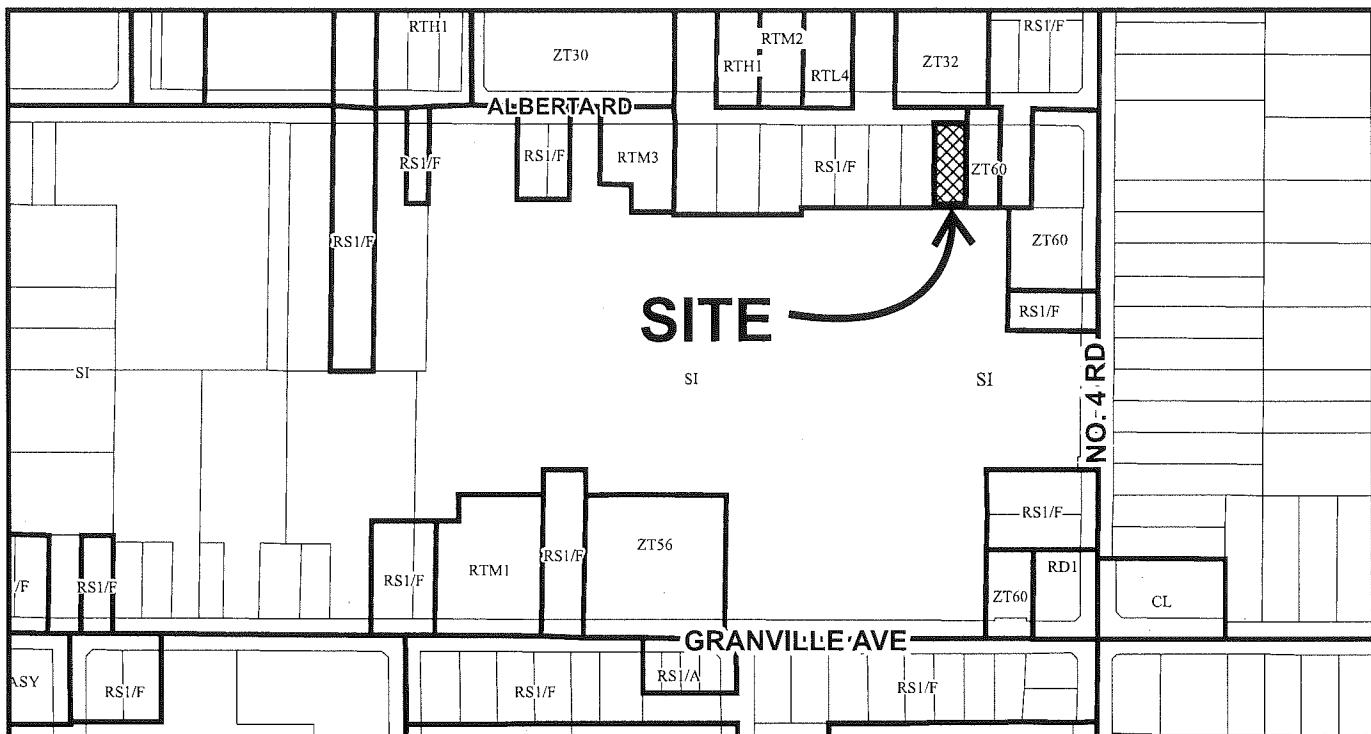
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



**City of
Richmond**



**DP 11-584805
SCHEDULE "A"**

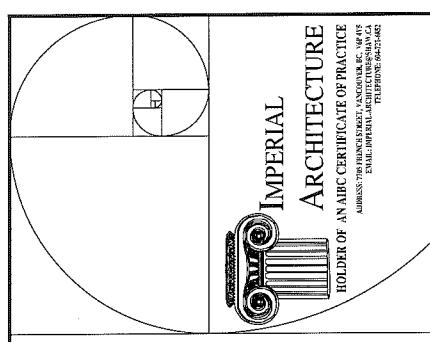
Original Date: 07/26/11

Revision Date: 11/17/15

Note: Dimensions are in METRES

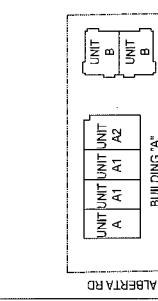
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11/3/2015 11/3/2015

H&K		H&K	
WALL, DOOR, WINDOW, INTERNAL CODES		WALL, DOOR, WINDOW, INTERNAL CODES	
Description: Specified by Int'l. Building, Existing.		Description: Specified by Int'l. Building, New, New Residential Building, Existing.	
Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2		Address: Name: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2	
Code: Code: City: City: State: Province: BC		Code: Code: City: City: State: Province: BC	
Area (ft ²): 21,000		Area (ft ²): 21,000	
Floor Code Type: A1		Floor Code Type: A1	
Label: Label:		Label: Label:	
Unit A: L-1 Garage		Unit A: L-1 Garage	
Unit B: Garage		Unit B: Garage	
EXISTING FLOOR PLANS:		EXISTING FLOOR PLANS:	
Name: Name: Address: Address: City: City: State: Province: BC		Name: Name: Address: Address: City: City: State: Province: BC	
Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³		Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³	
Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:		Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:	
Comments: Comments: Remarks: Remarks:		Comments: Comments: Remarks: Remarks:	



KEY PLAN

ABERTA LTD.	
UNIT A	UNIT B
UNIT A1	UNIT A2
UNIT B1	UNIT B2

BUILDING A*

BUILDING B*

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Dimensions: The dimensions shall verify all dimensions, and immediately report any errors or omission, to Imperial Architecture. DO NOT SCALE DRAWINGS.

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11/3/2015 11/3/2015

H&K		H&K	
DOOR, WINDOW, ROOF ASSEMBLIES FROM H2K ENERGY ASSESSMENT		DOOR, WINDOW, ROOF ASSEMBLIES FROM H2K ENERGY ASSESSMENT	
Description: Specified by Int'l. Building, Existing.		Description: Specified by Int'l. Building, Existing.	
Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2		Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2	
Code: Code: City: City: State: Province: BC		Code: Code: City: City: State: Province: BC	
Area (ft ²): 21,000		Area (ft ²): 21,000	
Floor Code Type: A1		Floor Code Type: A1	
Label: Label:		Label: Label:	
Unit A: L-1 Garage		Unit A: L-1 Garage	
Unit B: Garage		Unit B: Garage	
EXISTING FLOOR PLANS:		EXISTING FLOOR PLANS:	
Name: Name: Address: Address: City: City: State: Province: BC		Name: Name: Address: Address: City: City: State: Province: BC	
Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³		Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³	
Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:		Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:	
Comments: Comments: Remarks: Remarks:		Comments: Comments: Remarks: Remarks:	

Page 4 of 18

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Dimensions: The dimensions shall verify all dimensions, and immediately report any errors or omission, to Imperial Architecture. DO NOT SCALE DRAWINGS.

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11/3/2015 11/3/2015

H&K		H&K	
RECOMMENDATIONS ON WALL, DOOR, WINDOW, FOUNDATION, ROOF ASSEMBLIES FROM H2K ENERGY ASSESSMENT		RECOMMENDATIONS ON WALL, DOOR, WINDOW, FOUNDATION, ROOF ASSEMBLIES FROM H2K ENERGY ASSESSMENT	
REPORTED DATE NOV 03, 2015 BY CAPTURE ENERGY		REPORTED DATE NOV 03, 2015 BY CAPTURE ENERGY	
[ARCH DETAILS FOR ALL UNITS TO REFLECT THESE REQUIREMENTS IN BP STAGE]		[ARCH DETAILS FOR ALL UNITS TO REFLECT THESE REQUIREMENTS IN BP STAGE]	

RECOMMENDATIONS ON WALL / ROOF ASSEMBLIES
FROM ACoustICAL REPORT DATED MAY 06, 2015 BY BKL
[ARCH DETAILS FOR ALL UNITS TO REFLECT THESE
REQUIREMENTS IN BP STAGE]

ELEVATOR SPECIFICATION

RECOMMENDATIONS ON WALL / ROOF ASSEMBLIES
FROM ACoustICAL REPORT DATED MAY 06, 2015 BY BKL
[ARCH DETAILS FOR ALL UNITS TO REFLECT THESE
REQUIREMENTS IN BP STAGE]

11/3/2015 11/3/2015

H&K		H&K	
ELEVATOR SPECIFICATION		ELEVATOR SPECIFICATION	
Description: Specified by Int'l. Building, Existing.		Description: Specified by Int'l. Building, Existing.	
Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2		Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2	
Code: Code: City: City: State: Province: BC		Code: Code: City: City: State: Province: BC	
Area (ft ²): 21,000		Area (ft ²): 21,000	
Floor Code Type: A1		Floor Code Type: A1	
Label: Label:		Label: Label:	
Unit A: L-1 Garage		Unit A: L-1 Garage	
Unit B: Garage		Unit B: Garage	
EXISTING FLOOR PLANS:		EXISTING FLOOR PLANS:	
Name: Name: Address: Address: City: City: State: Province: BC		Name: Name: Address: Address: City: City: State: Province: BC	
Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³		Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³	
Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:		Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:	
Comments: Comments: Remarks: Remarks:		Comments: Comments: Remarks: Remarks:	

Page 4 of 18

11/3/2015 11/3/2015

H&K		H&K	
ESTIMATED ANNUAL FUEL CONSUMPTION COSTS		ESTIMATED ANNUAL FUEL CONSUMPTION COSTS	
Description: Specified by Int'l. Building, Existing.		Description: Specified by Int'l. Building, Existing.	
Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2		Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2	
Code: Code: City: City: State: Province: BC		Code: Code: City: City: State: Province: BC	
Area (ft ²): 21,000		Area (ft ²): 21,000	
Floor Code Type: A1		Floor Code Type: A1	
Label: Label:		Label: Label:	
Unit A: L-1 Garage		Unit A: L-1 Garage	
Unit B: Garage		Unit B: Garage	
EXISTING FLOOR PLANS:		EXISTING FLOOR PLANS:	
Name: Name: Address: Address: City: City: State: Province: BC		Name: Name: Address: Address: City: City: State: Province: BC	
Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³		Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³	
Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:		Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:	
Comments: Comments: Remarks: Remarks:		Comments: Comments: Remarks: Remarks:	

Page 4 of 18

11/3/2015 11/3/2015

H&K		H&K	
ENERGY SAVING SUMMARY FROM H2K ENERGY ASSESSMENT REPORT DATED NOV 03, 2015 BY CAPTURE ENERGY		ENERGY SAVING SUMMARY FROM H2K ENERGY ASSESSMENT REPORT DATED NOV 03, 2015 BY CAPTURE ENERGY	
Description: Specified by Int'l. Building, Existing.		Description: Specified by Int'l. Building, Existing.	
Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2		Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2	
Code: Code: City: City: State: Province: BC		Code: Code: City: City: State: Province: BC	
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Floor Code Type: A1		Floor Code Type: A1	
Label: Label:		Label: Label:	
Unit A: L-1 Garage		Unit A: L-1 Garage	
Unit B: Garage		Unit B: Garage	
EXISTING FLOOR PLANS:		EXISTING FLOOR PLANS:	
Name: Name: Address: Address: City: City: State: Province: BC		Name: Name: Address: Address: City: City: State: Province: BC	
Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³		Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³	
Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:		Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:	
Comments: Comments: Remarks: Remarks:		Comments: Comments: Remarks: Remarks:	

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11/3/2015 11/3/2015

H&K		H&K	
ANNUAL SPACE HEATING SUMMARY		ANNUAL SPACE HEATING SUMMARY	
Description: Specified by Int'l. Building, Existing.		Description: Specified by Int'l. Building, Existing.	
Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2		Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2	
Code: Code: City: City: State: Province: BC		Code: Code: City: City: State: Province: BC	
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Label: Label:		Label: Label:	
Unit A: L-1 Garage		Unit A: L-1 Garage	
Unit B: Garage		Unit B: Garage	
EXISTING FLOOR PLANS:		EXISTING FLOOR PLANS:	
Name: Name: Address: Address: City: City: State: Province: BC		Name: Name: Address: Address: City: City: State: Province: BC	
Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³		Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³	
Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:		Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:	
Comments: Comments: Remarks: Remarks:		Comments: Comments: Remarks: Remarks:	

Page 4 of 18

11/3/2015 11/3/2015

H&K		H&K	
ANNUAL SPACE COOLING SUMMARY		ANNUAL SPACE COOLING SUMMARY	
Description: Specified by Int'l. Building, Existing.		Description: Specified by Int'l. Building, Existing.	
Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2		Name: Name: Address: 1701 10th Street, Suite 100, Richmond, BC, V6C 1G2	
Code: Code: City: City: State: Province: BC		Code: Code: City: City: State: Province: BC	
Area (ft ²): 21,000		Area (ft ²): 21,000	
Floor Code Type: A1		Floor Code Type: A1	
Label: Label:		Label: Label:	
Unit A: L-1 Garage		Unit A: L-1 Garage	
Unit B: Garage		Unit B: Garage	
EXISTING FLOOR PLANS:		EXISTING FLOOR PLANS:	
Name: Name: Address: Address: City: City: State: Province: BC		Name: Name: Address: Address: City: City: State: Province: BC	
Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³		Dimensions: Dimensions: Height: Height: Width: Width: Depth: Depth: Volume: Volume: Unit A: 10' x 20' x 8' = 1,600 ft ³ ; Unit B: 10' x 20' x 8' = 1,600 ft ³	
Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:		Architect: Architect: Engineer: Engineer: Contractor: Contractor: Other: Other:	
Comments: Comments: Remarks: Remarks:		Comments: Comments: Remarks: Remarks:	

Page 4 of 18

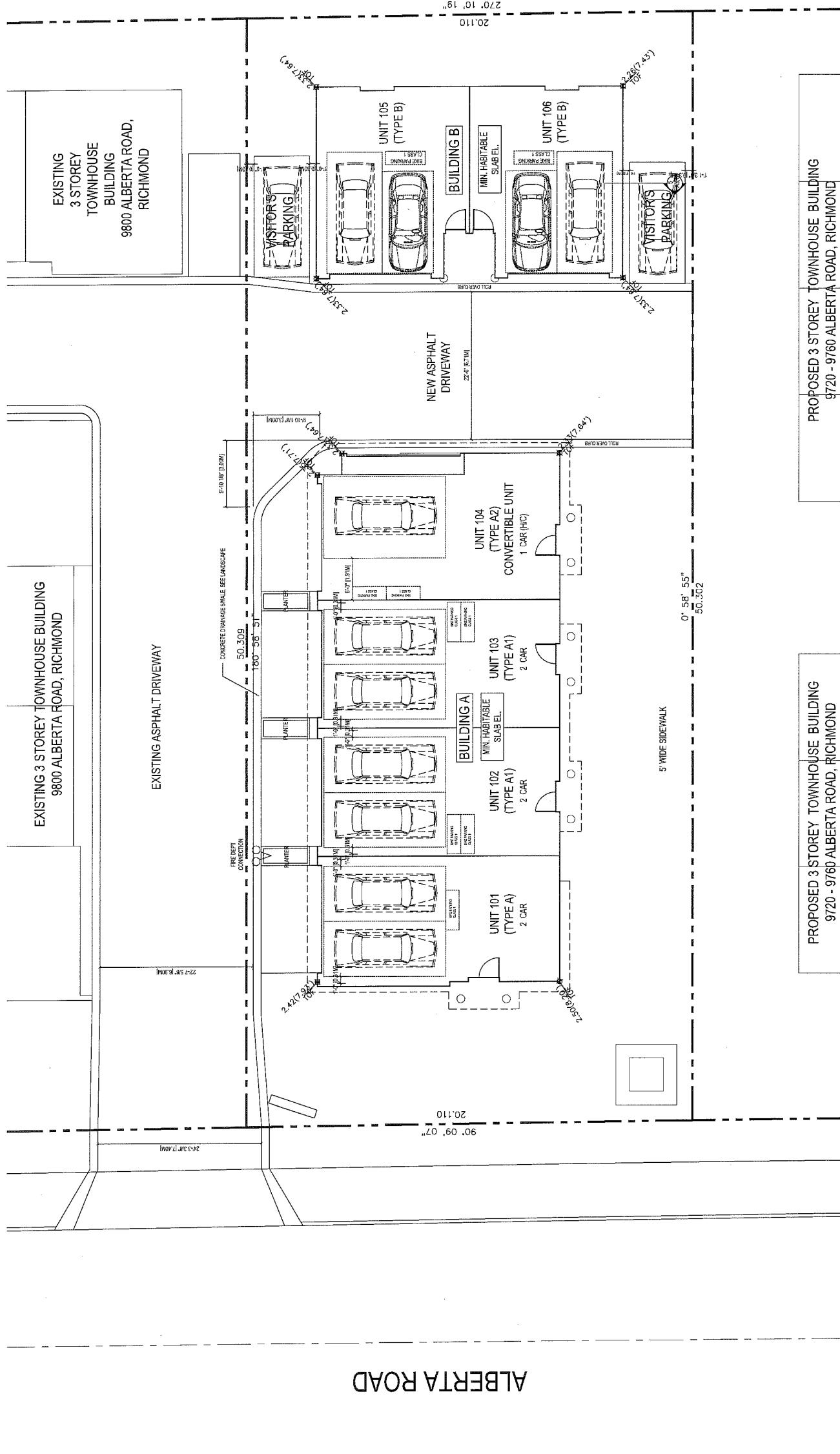
584805

DP

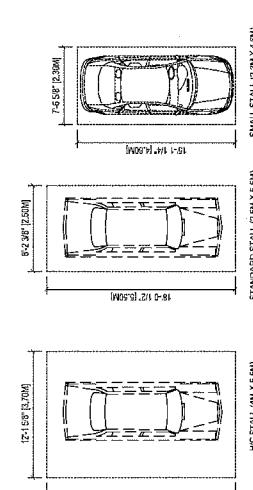
PLAN #2

PLAN #2

Nov. 05, 2015



Project No.	#8159	Scale	1/8"=1'-0"
Dating No.		Sheet	R010
Title	PARKING PLAN		



PARKING PLAN	A1.1 SCALE	1/8"=1'-0"
PARKING CALCULATION		
REQUIRED:	RESIDENTS: VISITORS: TOTAL:	14 STALL UNIT X 8 UNITS = 112 STALLS (9 STALLS) 0.2 STALL / UNIT X 8 UNITS = 1.2 STALLS (2 STALLS) 113.2 STALLS (11 STALLS)
PROVIDED:	RESIDENTS: VISITORS: TOTAL:	1 STALL / STANDARD STALL X 2 SMALL STALL + 1 HC STALL 2 STALLS / STANDARD 13 STALLS
BICYCLE PARKING CALCULATION		
REQUIRED:	RESIDENTS: VISITORS: TOTAL:	1 STALL / STANDARD STALL X 2 SMALL STALL + 1 HC STALL 2 STALLS / STANDARD 13 STALLS



LANDSCAPE ARCHITECTURE

#220-26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

1

PLANT SCHEDULE **KEY QTY** **BOTANICAL NAME**

7 *ACER PALMATUM* (JAPANESE MAPLE)

TREE

SPECIES		PLANT SIZE	CONTAINER SIZE	NOTES
SUBSHRUBS				
	2	GINGKO BILOBA 'FASTIGIATA'		
	6	MAGNOLIA KOBUS 'STELLATA'		
	2	PICEA OMORIKA		
SHRUBS				
A1	5	ABELIA GRANDIFLORA		
A5	15	AZALEA JAPONICA 'HINO CRIMSON'		
C	18	CORNUS SERICEA 'KELSEY'		
H	4	HAMAMELIS X 'INTERMEDIA DIANE'		
J	3	JUNIPERUS SCOPOLARUM 'SKYROCKET'		
L1	30	LAVANDULA ANGUSTIFOLIA		
L	6	LONICERA NITIDA		
N	4	NANDINA DOMESTICA		
P1	50	PIERIS JAPONICA 'LITTLE HEATH'		
RH	28	RHODODENDRON 'CAROLINE GRACE'		
ROI	14	ROSA FLAMBOYANT 'CARPET AMBER'		
SA	25	SARCOCOCCA HOOKERANA VAR 'HAMILIS'		
T	45	THUJA OCCIDENTALIS 'BRANDON'		
VINE				
PS	15	ROSA 'NEA DANN'		
PERENNIAL				
G6	45	GERANIUM 'JONATHAN'S BLUE'		
GC	44	POLYSTICHUM SETIFERUM		
		GLASSY ABELIA		
		AZALEA; SINGLE DEEP CRIMSON		
		KELSEY DOGWOOD		
		FASTIGIATE MAIDENMAID		
		STAR MAGNOLIA		
		SERBIAN SPRUCE		
		SERBIAN SPRUCE		
		LOCHEA CALI; B&B		
		3.5M HT; B&B		
		5M HT; B&B		
		#3 POT; 30CM		
		\$2 POT; 25CM		
		#2 POT; 50CM		
		\$3 POT; 80CM		
		#2 POT; 60CM		
		\$3 POT; 80CM		
		RED WITCH HAZEL		
		SKYROCKET JUNIPER		
		ENGLISH LAVENDER		
		SHRUB HONEY SUCKLE		
		HEAVENLY BAMBOO		
		PIERIS		
		RHOODODENDRON CREAM PINK		
		FLOWER CARPET AMBER		
		HIMALAYAN SHEFT BOX		
		PRISMAL CEDAR		
		NEEDLE CLIMBING ROSE		
		CRANEBILL GERANIUM		
		ALASKAN FERN		
		* I POT STAKED		
		#1 POT		
		*1 POT; 25CM		

NOTES. ■ PLANT SITES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 BY AREA OF SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRAZER VALLEY. ■ SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALL ON A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

2 HALFS		ISSUED FOR DR	584805
1 HALF		ISSUED FOR COORD/W ARCHITECT	DR.
NO. DATE	REVISION DESCRIPTION		

PROJECT: TOWNHOUSE DEVELOPMENT
FOR MARINE STAR HOMES CORPORATION

9780 Alberta Rd
Markham, PC

DRAWING TITLE:	LANDSCAPE PLAN	
DATE:	14/04/27	DRAWING NUMBER:

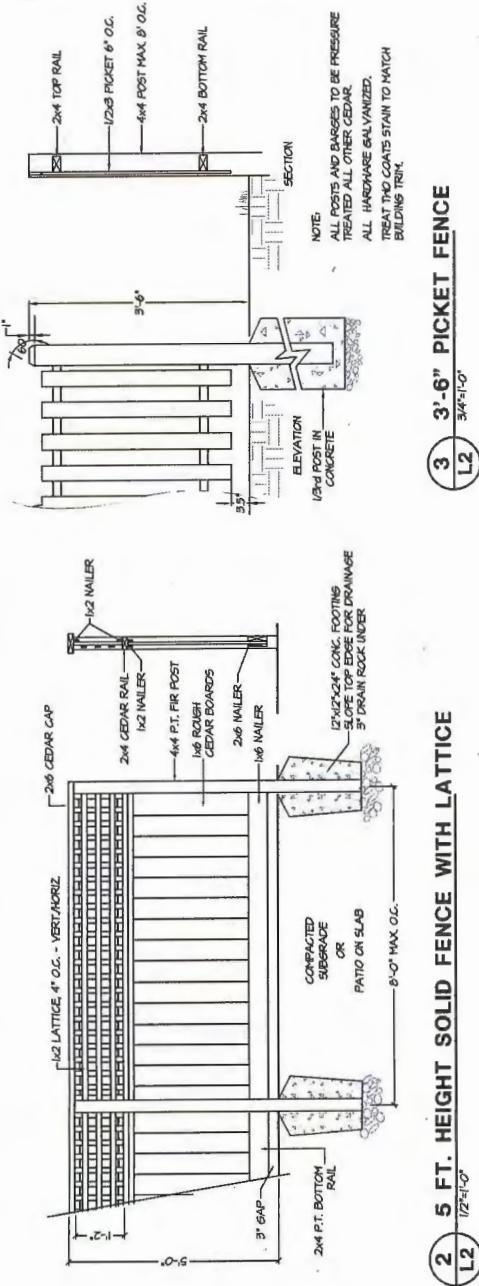
SCALE:	(82'-0" x 40'
DRAWN BY:	MTLM
DESIGNED BY:	MTLM
CHKD:	
M2LA PROJECT NUMBER: 14-039	

PLAN # 3

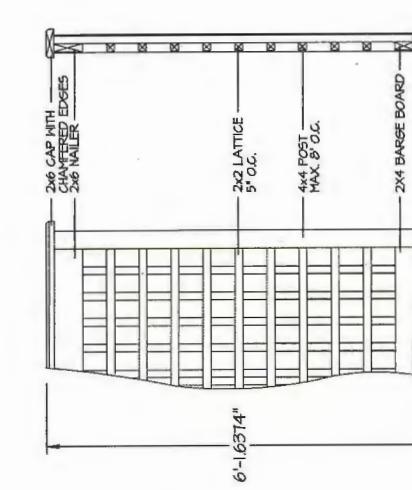
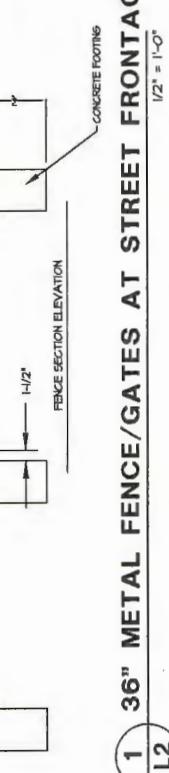
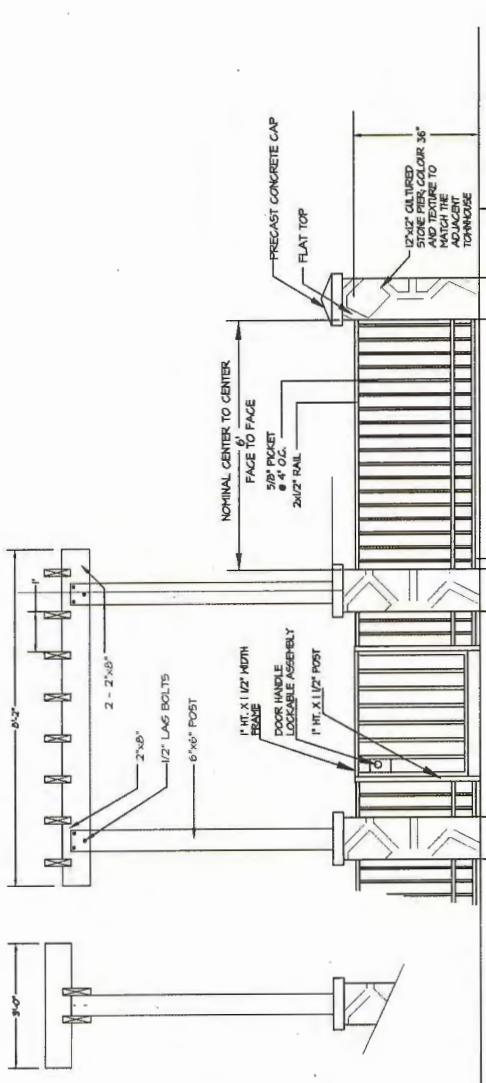


LANDSCAPE ARCHITECTURE

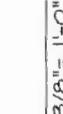
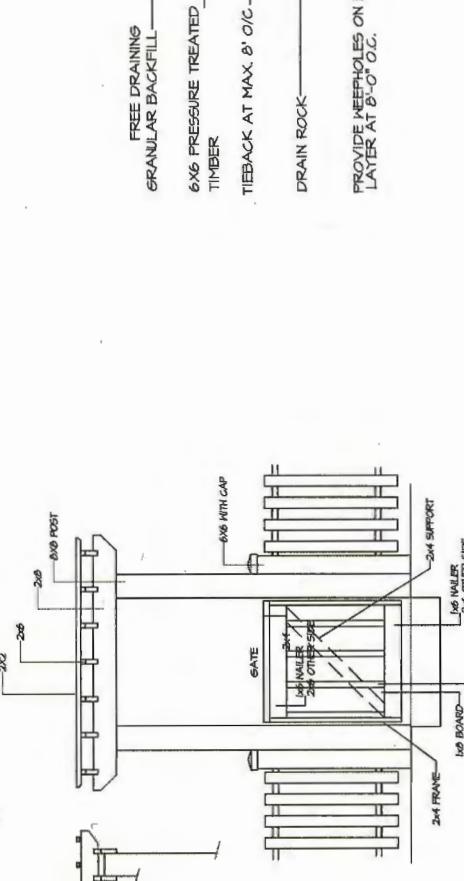
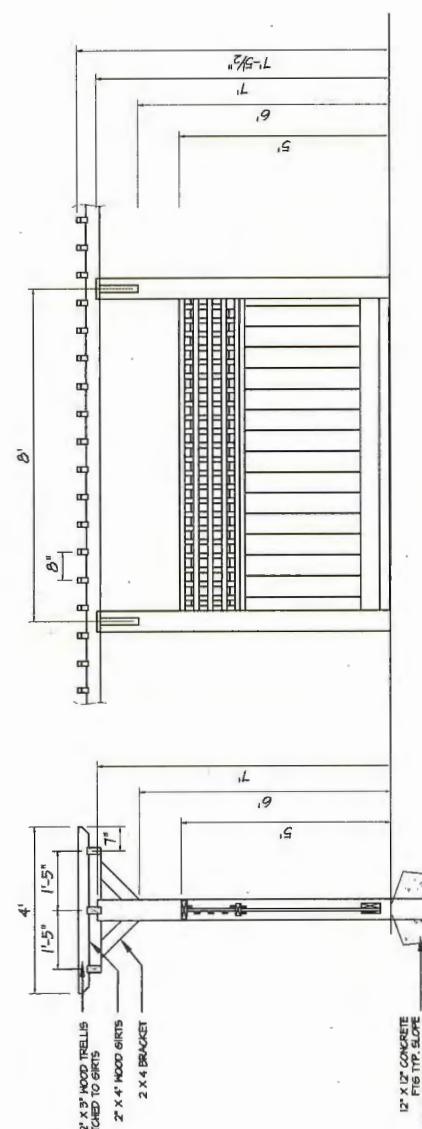
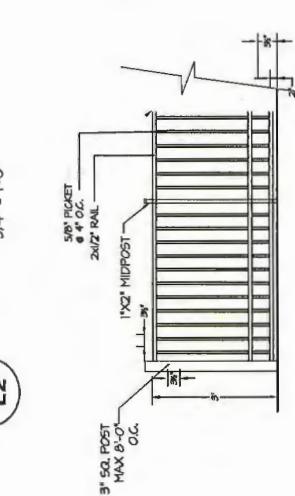
#2220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2l.com



1 36" METAL FENCE/GATES AT STREET FRONTAGE



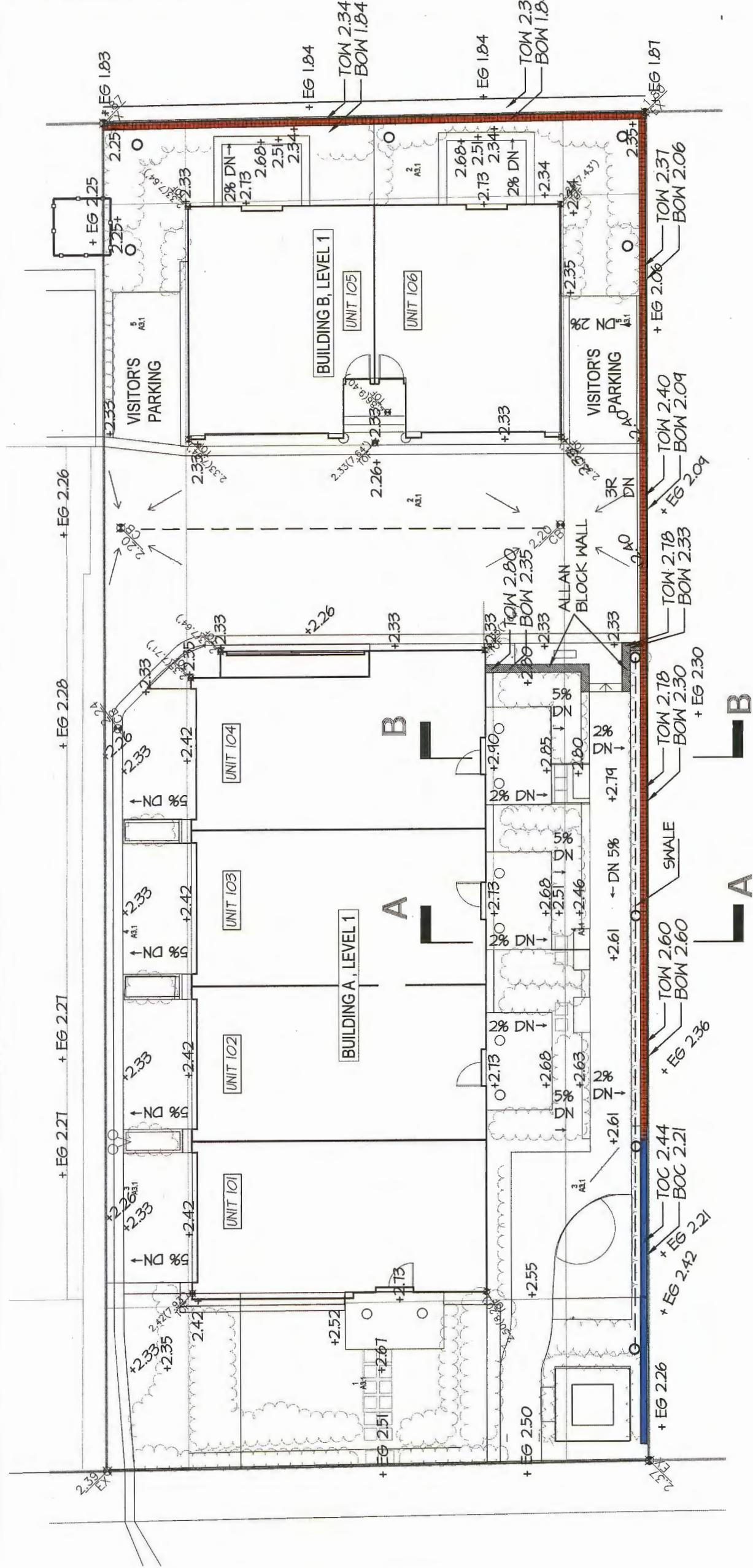
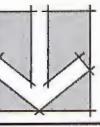
4 PRIVACY SCREEN
3/4" = 1.91cm





LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2ia.com

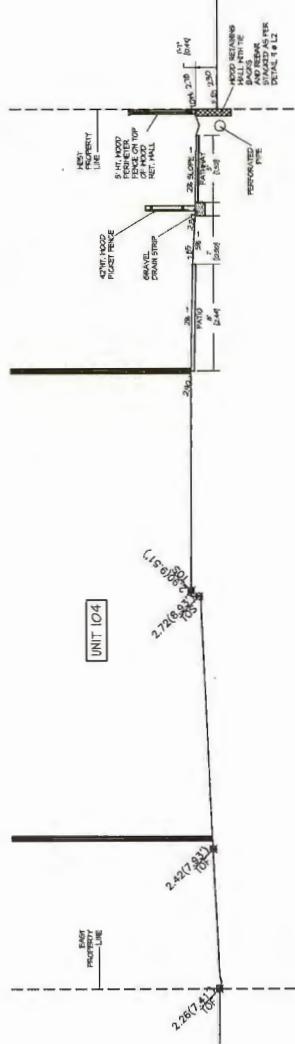


				REVISION DESCRIPTION
			NO.	DR.
12	12/05/05	REVISED AS PER CITY COMMENTS	SAC	
11	12/05/05	REVISED AS PER CITY COMMENTS	SAC	
10	12/05/05	REVISED AS PER CITY COMMENTS	SAC	
9	12/01/05	REVISED AS PER CITY COMMENTS	SAC	
8	12/01/05	REVISED AS PER GRADING COORD.	SAC	
7	12/01/05	REVISED AS CITY COMMENTS	SAC	
6	12/01/05	REV. AS PER GRADING PLAN	SAC	
5	12/04/05	REV. AS PER NEW SITE PLAN	AAS	
4	12/07/05	REV. AS PER ARCHITECT COMMENTS	SAC	
3	12/07/05	REV. AS PER CITY COMMENTS	SAC	
2	12/08/05	REVISED FOR DR.	SAC	
1	12/10/05	REVISED FOR COORD. IN ARCHITCT	SAC	

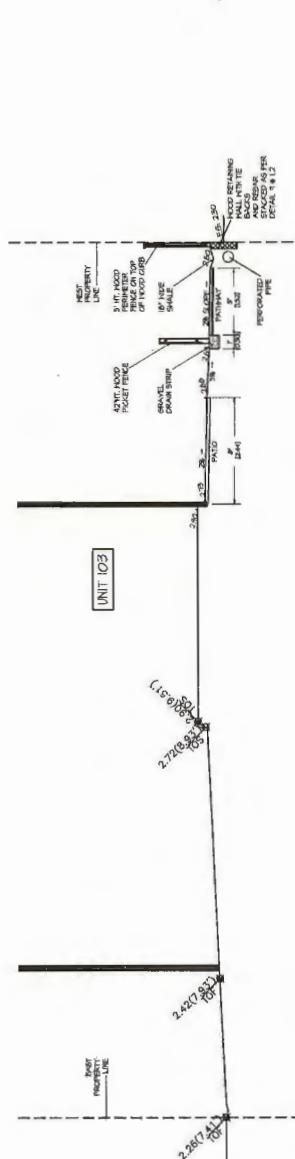
WALL/CURB KEY



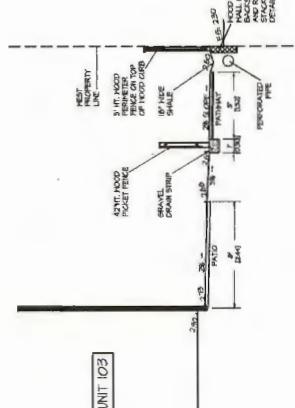
WOOD CURB
WOOD RET. WALL



SECTION B-B



SECTION A-A



DATE:	14-4-27	DRAWING NUMBER:	
SCALE:	1/75		
DRAWN:	MMLM		
DESIGN:	MMLM		
CHKD:			OF 5
		14-4-28	
M&LA PROJECT NUMBER:			

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2

LANDSCAPE ARCHITECTURE

1220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

APE DEVELOPMENT - CONT

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- General: Trial air passes down from above in the drainage plan between a property line or the drainage plan including all structures at edge of streets and lots.
2. General: Check with Section 22.125, *Ground Water*. Prior to installing a trench or excavation, file a trench grade, depth and location of proposed trench by the Land Surveyor or Engineer.
3. Time of Starting: See *Fig. 1* for details. Further references may be obtained as concerns the *Landscape Architect*.
4. Soil Survey: Conform to all conditions of N.C. Landscape Standard, Section 5, B.C. Standard for Turf Areas, Sec. 5. Specified Turfgrass by area listed in Table 2 below.

THREE SOFT LANDSCAPE DEVELOPMENT

As a result of a recent audit it has been determined that the parking areas at the University of Guelph, Ontario, Canada, do not meet the requirements of the Americans with Disabilities Act (ADA). The University of Guelph has decided to take a leadership role in addressing this issue by providing accessible parking spaces for disabled students, faculty, staff, and visitors. This document outlines the proposed changes to the parking areas at the University of Guelph.

PART ONE GENERAL REQUIREMENTS

<p>11. REFERENCES</p> <ol style="list-style-type: none"> CITE ONE 2% Candy with artificials in the <i>Guide to Confidines</i> of <i>Confidence</i> with this section of text supported by other formal documents. A 1% 1. B. L. Landcare Standard 1995 prepared by the B. L. Landcare & Nurseries Association. All work and materials shall meet standards as set out in the B. L. Landcare Standard unless superseded by this Specification or as set out by the Landcare Charter or written instruction. H 1% MAINTENANCE SPECIFICATIONS (STANDARD) DETAILS (MSE) 1995 prepared by the Consulting Engineers of British Columbia, Building and Heavy Construction Association, and the Financial Services Bureau. D 1% A STANDARD FOR LANDSCAPE BREAKDOWN SYSTEM, MARCH 1991 Prepared by the Landscape Industry Association of British Columbia. N 1% MANUFACTURERS AND ENGINEERING SPECIFICATIONS, WHERE NOTED 	<p>12. TESTING</p> <ol style="list-style-type: none"> 1. A general test, over the month(s) test for all products used in this site is required. Provide and/or be involved in an independent testing facility as recommended by the manufacturer. Define, give details (test results to supplier/Architect or service provider per statement. Refer to Section 3A, <i>General Manufacturers Testing</i>). 2. Other tests as required by test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification. 	<p>13. SIGNATURES</p> <ol style="list-style-type: none"> 1. Any alternate products differing from that contained in the contract documents must be pre-approved by the Landcare Charter. 2. Submittals to consist of product sample or material in a pre-filled description. 	<p>14. SITE REVIEW</p>
<p>15. RETURN</p> <ol style="list-style-type: none"> 1. Pre-1% 1.1 h 2. A 1% 1.2. Landcare Standard 1995 prepared by the B. L. Landcare & Nurseries Association. All work and materials shall meet standards as set out in the B. L. Landcare Standard unless superseded by this Specification or as set out by the Landcare Charter or written instruction. 3. H 1% MAINTENANCE SPECIFICATIONS (STANDARD) DETAILS (MSE) 1995 prepared by the Consulting Engineers of British Columbia, Building and Heavy Construction Association, and the Financial Services Bureau. 4. D 1% A STANDARD FOR LANDSCAPE BREAKDOWN SYSTEM, MARCH 1991 Prepared by the Landscape Industry Association of British Columbia. 5. D 1% The Landcare Charter General Manufacturers Testing 6. N 1% Landcare Charter General Manufacturers Testing 7. N 1% Landcare Charter General Manufacturers Testing 	<p>16. GENERAL</p>	<p>17. GRANT</p>	

1878

**TOWNHOUSE DEVELOPMENT
FOR MARINE STAR HOMES**

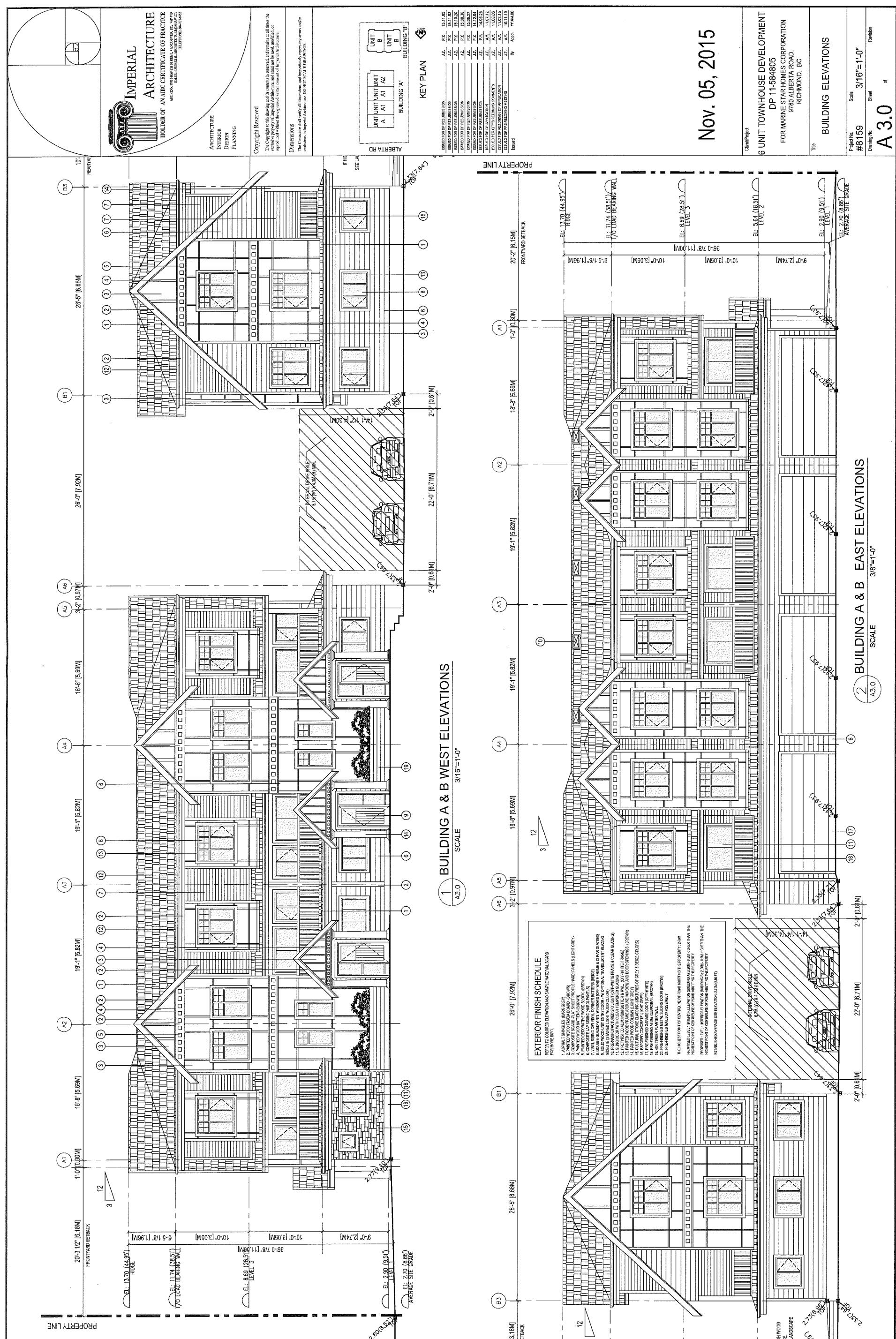
CORPORATION
9780 Alberta Rd
RICHMOND, B.C.

DRAWING TITLE: **STRUCTURAL**

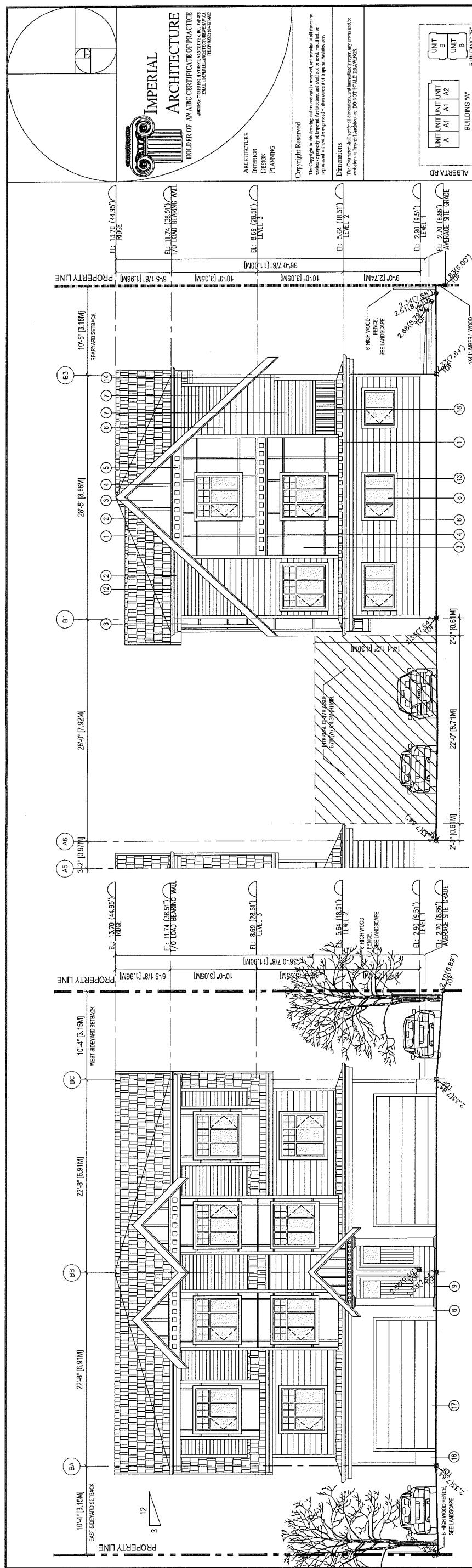
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CHKD:			

DP 11-58480

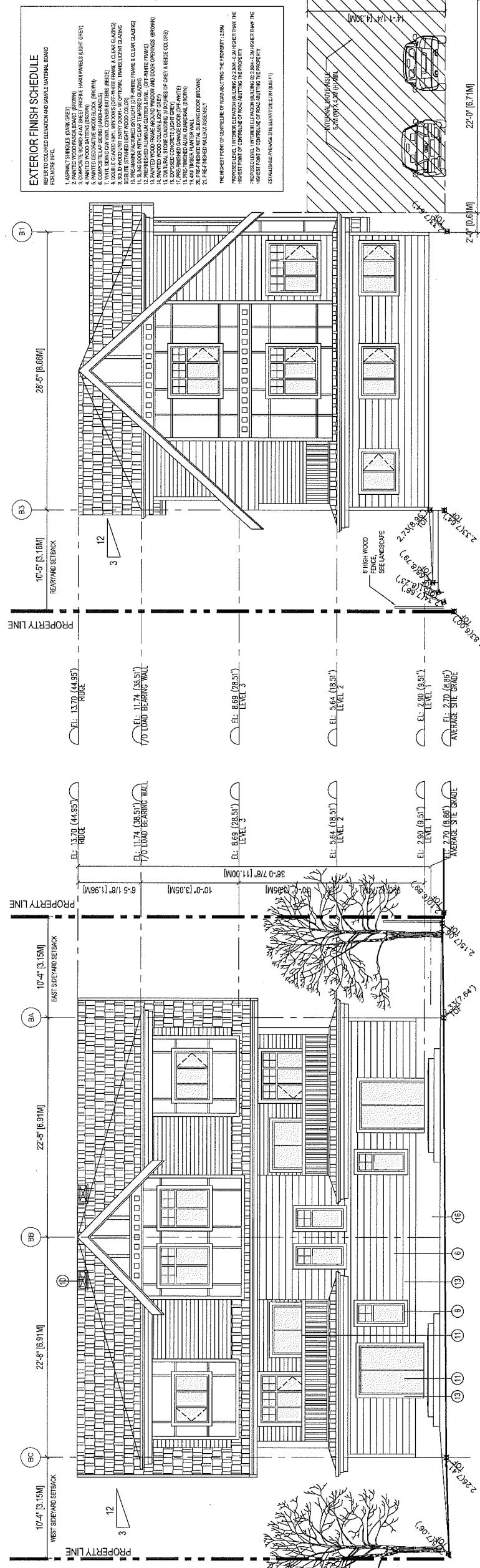
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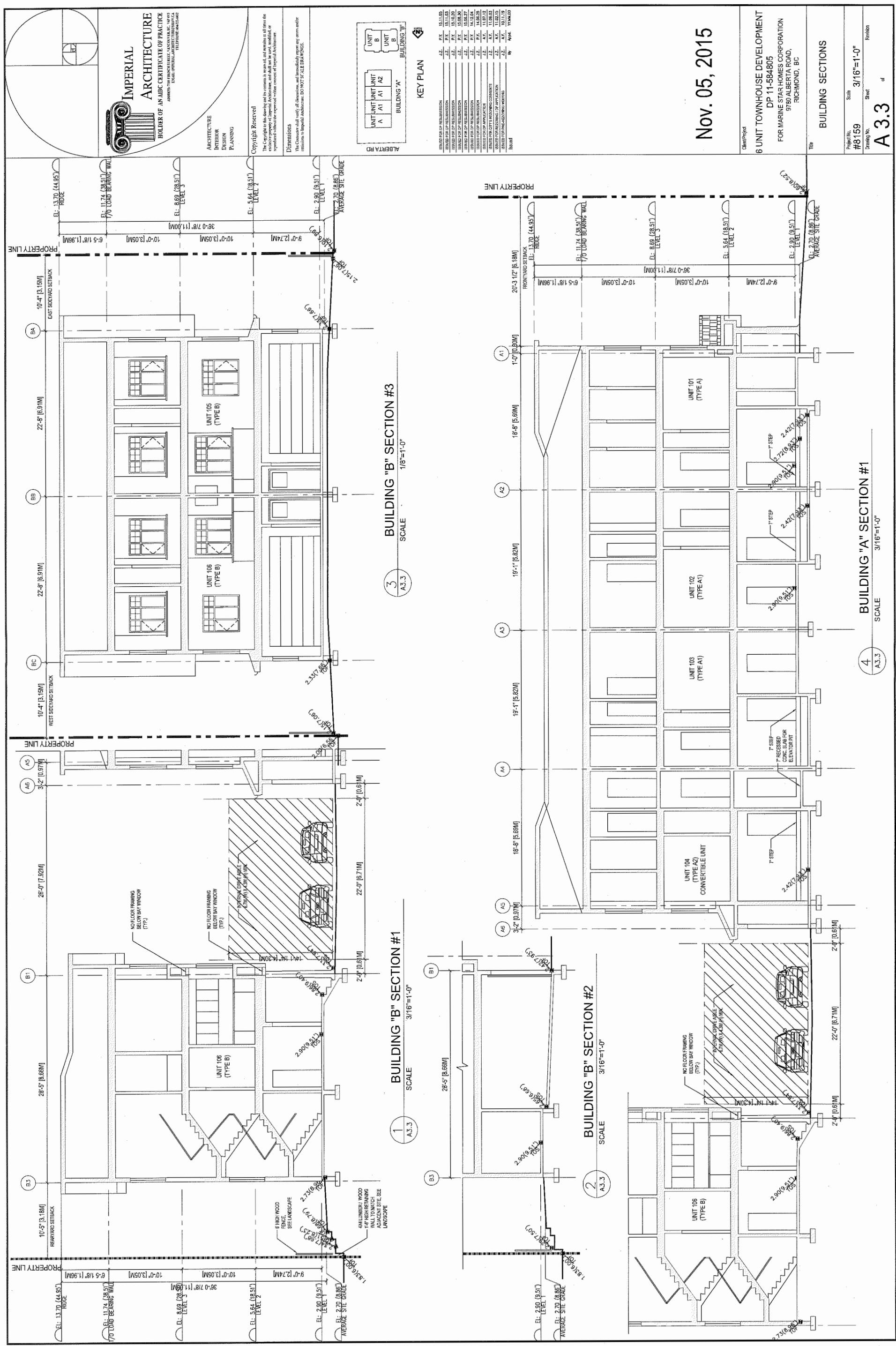
DP 11-584805



BUILDING B EAST ELEVATION
A3.1
SCALE 3/16"=1'-0"



DP 11-584805



DP 11-584805

August 30, 2015

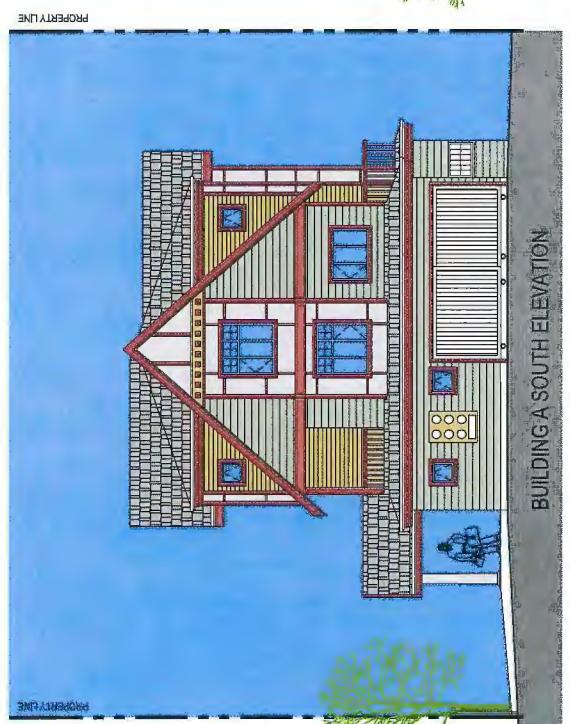
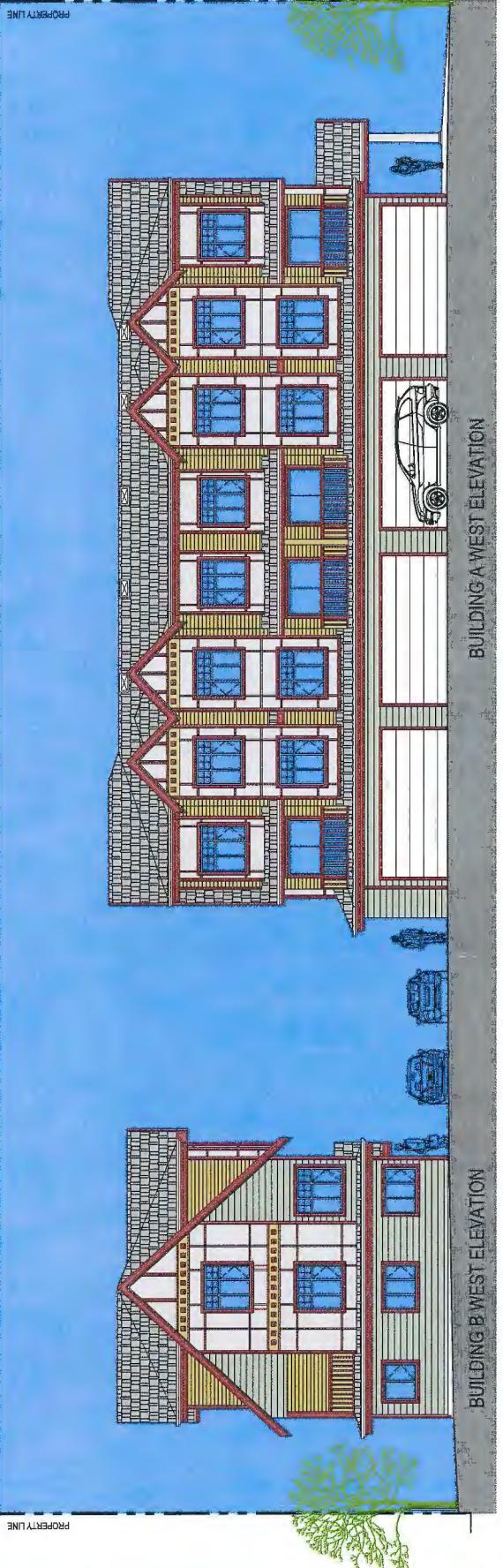
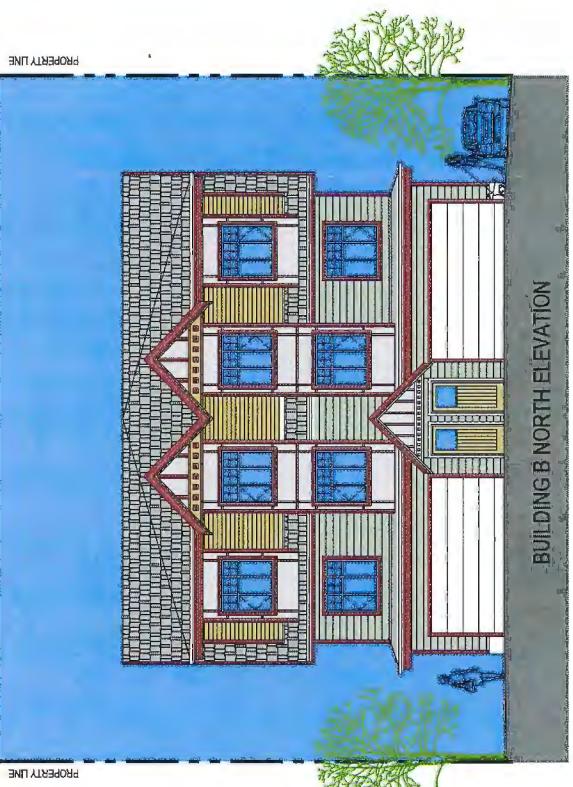
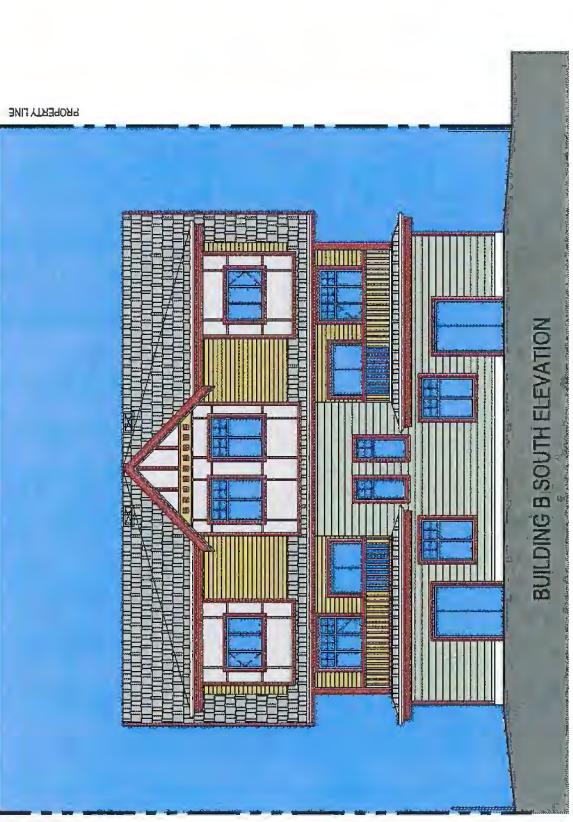
COLORED BUILDING ELEVATIONS

ColorProject

6 UNIT TOWNHOUSE DEVELOPMENT
DP 11-584805
FOR MARINE STAR HOMES CORPORATION
9780 ALBERTA ROAD,
RICHMOND, BC

Project No. #8159
Scale 1/8"=1'-0"
Drawing No. Revision A 3.4 d

PLAN #4D



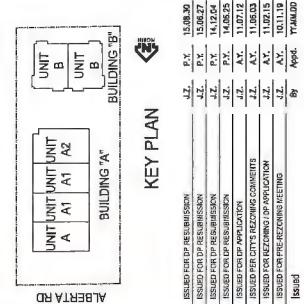
EXTERIOR FINISH SCHEDULE

IMPERIAL
ARCHITECTURE
HOLDER OF AN ABC CERTIFICATE OF PRACTICE
ADDRESS: 1018 10TH AVENUE, APT 201, RICHMOND, BC V6V 2G2
TELEPHONE: 604-272-6863

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

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Dimensions shown on these drawings are in feet and inches. Do NOT Scale DRAWINGS.



11-5808

REFERENCE PLAN

