



Development Permit Panel

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

**Wednesday, February 10, 2016
3:30 p.m.**

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on January 27, 2016.

1. Development Variance 15-708883
(REDMS No. 4909687)

APPLICANT: 0983101 BC Ltd.

PROPERTY LOCATION: 12208, 12222 and 12228 Trites Road

Director's Recommendations

That a Development Variance Permit be issued which would vary sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit the following projections above the residential vertical lot width envelope and the residential vertical lot depth envelope:

1. At 12208 Trites Road:

- (a) *a 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard;*
- (b) *the south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope; and*
- (c) *the west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope;*

2. At 12222 and 12228 Trites Road:

- (a) *the north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope; and*

ITEM

- (b) *the south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope;*
in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned “Single Detached (RS2/A)”.



2. New Business

3. Date of Next Meeting: February 24, 2016

4. Adjournment



City of Richmond

Minutes

Development Permit Panel Wednesday, January 27, 2016

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Community Services

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 13, 2016, be adopted.

CARRIED

2. Development Permit 13-647517

(File Ref. No.: DP 13-647517) (REDMS No. 4595032 v. 4)

APPLICANT: Eric Law Architects Inc.

PROPERTY LOCATION: 9728 Alberta Road (formerly 9720, 9740 and 9760 Alberta Road)

INTENT OF PERMIT:

1. Permit the construction of six (6) two-storey and fourteen (14) three-storey townhouse dwellings on 9728 Alberta Road (formerly 9720, 9740 and 9760 Alberta Road) and zoned "Medium Density Townhouses (RTM3);” and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) allow site coverage increase from 40% to 42%; and
 - b) allow an increase in tandem residential parking spaces from 50% to 70% (i.e. 28 of 40 spaces).

1.

Development Permit Panel

Tuesday, January 27, 2016

Applicant's Comments

Eric Law, Eric Law Architects Inc., briefed the panel on the proposed development, noting that:

- development surrounding the subject site included a lot under a development application for a townhouse project to the east, single family homes and townhouse developments to the north, a single family home to the west, and a school parking lot to the south;
- the roof forms incorporated gables to provide visual interest;
- two variances are requested: to allow a site coverage increase from 40% to 42%, and to allow an increase in tandem residential parking spaces from 50% to 70%;
- a convertible housing unit is included; and
- the design meets EnerGuide 82 criteria for energy efficiency.

Denitsa Dimitrova, PMG Landscape Architects, briefed the panel on the landscaping plan, noting that:

- each unit will have a private yard;
- fencing will help address privacy issues;
- a retaining wall and fencing will be installed on the property line to the south;
- a small playground for young children will include play equipment;
- different pavement treatments will be used for the patios and walkways; and
- coloured pavers will be installed in the visitors parking and as a decorative strip.

Panel Discussion

In reply to queries from the Panel, Ms. Dimitrova confirmed that (i) on the property line between the subject site and the property to the west, there is a sloped 70 centimetre grade difference, a fence will be installed on the property line, and a light fixture will be installed adjacent to the fence, (ii) there will be hose bibs in each of the private yards, (iii) the irrigation plan had not yet been completed, and (iv) columnar conifer trees will be planted to minimize the adjacent neighbour's view of Townhouse unit 7.

In reply to further queries from the Panel, Mr. Law confirmed that (i) no pedestrian access has been provided from the subject site to the adjacent school parking lot to the south, (ii) a two-foot retaining wall will be installed on the property line to the south, on which a 4-foot fence will be constructed, and (iii) there are only a few small windows in Townhouse unit 7 facing the adjacent neighbours to the west.

Discussion ensued with regard to the hose bibs in the private yards and shutting off irrigation during drought conditions. In reply to queries from the Panel, Mr. Konkin noted that staff can discuss options for a central control valve for irrigation with the applicant.

Development Permit Panel

Tuesday, January 27, 2016

Staff Comments

Barry Konkin, Program Coordinator, Development, confirmed that (i) the proposed development is consistent with the OCP, (ii) no concerns were expressed at Public Hearing on visual impacts of the development or on parking, (iii) the tandem parking variance pre-dates Council's 2013 decision (in new applications, tandem parking cannot exceed 50% of the total parking), (iv) the townhouse development to the east was endorsed in December 2015, (v) the lot at the corner of Alberta Road has been pre-zoned for townhouse development, and (vi) the proposed development is in keeping with the form and character of the neighbourhood.

Panel Discussion

None.

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 six (6) two-storey and fourteen (14) three-storey townhouse dwellings on 9728 Alberta Road (formerly 9720, 9740 and 9760 Alberta Road) and zoned "Medium Density Townhouses (RTM3); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *allow site coverage increase from 40% to 42%; and*
 - b) *allow an increase in tandem residential parking spaces from 50% to 70% (i.e. 28 of 40 spaces).*

CARRIED

3. Development Variance 15-708883

(File Ref. No.: DV 15-708883) (REDMS No. 4741772 v. 2)

APPLICANT: 0983101 BC Ltd.

PROPERTY LOCATION: 12208, 12222 and 12228 Trites Road

Development Permit Panel

Tuesday, January 27, 2016

INTENT OF PERMIT:

Vary sections 4.18.2.a. and 8.1.7.4.a. of Richmond Zoning Bylaw 8500 to permit maximum building height "residential vertical lot width envelope" and "residential vertical lot depth envelope" to be measured from the required Flood Construction Level (2.9 m GSC) in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)."

Applicant's Comments

Rod Lynde, Lynde Designs Ltd., briefed the panel on the proposed variance application noting that (i) the site was previously subdivided into three single family lots, (ii) measuring the building height from the flood construction level, rather than from finished site grade, significantly impacts the allowable building height and width, and (iii) without the variance, the 2,000 square foot two-storey homes designed for the site, cannot be constructed without significant changes (i.e. insetting the second floor).

Panel Discussion

In reply to queries from the Panel, Mr. Lynde confirmed that (i) without the variance, the second floor square footage would reduce by approximately 700 square feet, (ii) the property to the east was measured from the flood construction level, (iii) no changes have been made to the design of the homes (form, character, height and elevation remain the same), (iv) the homes will be accessed from the rear of the property, (v) the ceiling heights were reduced to nine feet, (vi) a retaining wall on the property line adjacent to the neighbouring property will accommodate a grade change of 0.9 metres, and (vii) a fence will be installed on the retaining wall.

Staff Comments

In reply to queries from the Panel, Mr. Konkin noted that the adjacent homes were built prior to the new elevation levels and that new homes in the neighbourhood will rebuild at a higher level (measured from finished grade and meeting the 2.9 metre FCL requirements). He added that options to adjust the building heights for the subject properties could be considered, including a reduced roof pitch, a 10 feet floor height on the first floor and a 9.5 feet floor height on the second floor.

Correspondence

None.

Gallery Comments

Brittany Folks, 12260 Trites Road, expressed concern as to whether the height change resulting from approval of the variance would negatively impact the privacy of her home and yard.

Development Permit Panel

Tuesday, January 27, 2016

Panel Discussion

The Chair noted that some adjustments could be considered to reduce the variance with respect to lower ceilings and different rooflines, and that he was unwilling to support the application as presented, given some anomalies in the information provided.

Panel Decision

It was moved and seconded

That the staff report titled Application by 0983101 BC Ltd. for a Development Variance Permit at 12208, 12222 and 12228 Trites Road, dated December 17, 2015, from the Director, Development, be referred back to staff to:

1. *work with the applicant to reconcile anomalies in their information and clarify details related to the application; and*
2. *examine the feasibility of minimizing the variance without completely changing the design (i.e. adjusting the roof lines of the homes); and*

report back to the February 10, 2016 Development Permit Panel meeting.

CARRIED

4. New Business

5. Date of Next Meeting: February 10, 2016

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:30 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, January 27, 2016.

Joe Erceg
Chair

Carrie Peacock
Recording Secretary



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 2, 2016

From: Wayne Craig
Director of Development

File: DV 15-708883

Re: Application by 0983101 BC Ltd. for a Development Variance Permit at 12208,
12222 and 12228 Trites Road

Staff Recommendation

That a Development Variance Permit be issued which would vary sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit the following projections above the residential vertical lot width envelope and the residential vertical lot depth envelope:

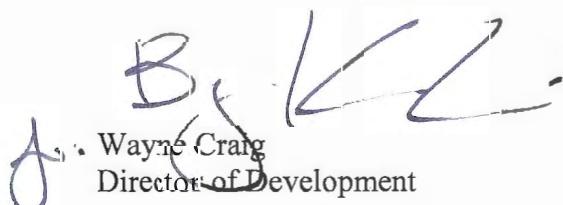
1. At 12208 Trites Road:

- a) A 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard.
- b) The south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope.
- c) The west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope.

2. At 12222 and 12228 Trites Road:

- a) The north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope
- b) The south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope

in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)".


J. Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

0983101 BC Ltd. has applied to the City of Richmond to vary sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit: deeper side roof dormers facing Moncton Street and second floor projections beyond the "residential vertical lot width envelope" and "residential vertical lot depth envelope" in order to construct new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)".

A Staff Report was reviewed by the Development Permit Panel at the meeting of January 27, 2016 (Attachment A) and referred back to staff. In response to the referral, the applicant has provided additional information and the applicant has revised the design to reduce the building height and roof massing. The revised design has addressed the referral, but has resulted in a change to the requested variances.

Background

The following referral motion was carried at the January 27, 2016 Development Permit Panel meeting:

"That the staff report titled Application by 0983101 BC Ltd. for a Development Variance Permit at 12208, 12222 and 12228 Trites Road, dated December 17, 2015, from the Director, Development, be referred back to staff to:

- 1. work with the applicant to reconcile anomalies in their information and clarify details related to the application; and*
- 2. examine the feasibility of minimizing the variance without completely changing the design (i.e. adjusting the roof lines of the homes); and*

report back to the February 10, 2016 Development Permit Panel meeting."

This Staff Report addresses the Development Permit Panel referral by providing a summary of the proposed revision to the building height and roof massing to address the referral and presenting the Development Variance Permit for issuance.

Development Information

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

Please refer to the original Development Permit staff report dated December 17, 2015 (Attachment A) for information pertaining to the surrounding development and staff comments on the proposal.

Analysis

In response to the Development Permit Panel's referral to clarify details related to the application and examine the feasibility of minimizing the variance without completely changing the design (i.e. adjusting the roof lines of the homes), the applicant has revised their proposal. The revised proposal complies with the maximum 9 m building height requirement measured from the averaged finished site grade and the roof massing has been reduced. However, variances to the residential vertical lot width and lot depth envelopes are required for portions of the second floor at the sides of each proposed building and for proposed gable roof architectural features facing Moncton Street.

The overall proposed building height has been lowered to comply with the maximum 9 m building height requirement measured from the averaged finished site grade. The corner lot building height was lowered by 1.6 m to a proposed building height of 8.79 m. The interior lot building height was lowered by 1.35 m to a proposed building height of 8.95 m.

This was mainly achieved through lowering the proposed main floor ceiling height and using more shallow roof pitches. The main floor ceiling height was reduced from the previous 10 ft. height to the revised proposed 9 ft. height. The revised design includes a 9 ft. ceiling height on both the main and second floor levels.

The roof massing was revised from previous traditional steeper pitches to more shallow roof pitches to bring down the height of the roof and the roof massing along the south side of the interior lots was further reduced by redesigning the ceiling over the interior stairs from a flat ceiling to an angled ceiling.

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

In order to achieve the proposed designs, the applicant has requested to vary the residential vertical lot width envelope and residential vertical lot depth envelope requirements as per sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit the following projections:

- 1) At 12208 Trites Road:
 - a. A 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard.
 - b. The south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope.
 - c. The west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope.

(Staff supports the proposed variances as it allow for single detached home development that: accommodates the higher required Flood Construction Level (Minimum 2.9 m GSC) for the area; measures building height from the required averaged finished site grade; is consistent in character with the proposed neighbouring development to the east; has minimal impact on the existing neighbourhood as the projections face the streets and interior lot line of the new subject subdivision area; and is mitigated through considered building and landscaping design.)

2) At 12222 and 12228 Trites Road:

- a. The north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope.
- b. The south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope.

(Staff supports the proposed variances, as they allow for single detached home development that: accommodates the higher required Flood Construction Level (Minimum 2.9 m GSC) for the area; measures building height from the required averaged finished site grade; is consistent in character with the proposed neighbouring development to the east; has minimal impact on the existing neighbourhood as the projections mainly face interior lot lines of the new subject subdivision area; has minimal overlook impact on the existing home to the south as the only south facing second floor window is an interior stairway; and is mitigated through considered building and landscaping design.)

Conclusions

In response to Development Permit Panel's referral, the proposed house designs were revised to reduce the building height and roof massing, while still maintaining an attractive home design. The proposed variance will allow for the construction of three (3) new single detached homes that accommodate the higher required Flood Construction Level (Minimum 2.9 m GSC) for the area; measures building height from the required averaged finished site grade; with a building design that is consistent in character with the proposed neighbouring development to the east; has minimal impacts on the existing neighbourhood and minimal overlook to the existing home to the south. The proposal includes considered building and landscaping design and should not negatively impact the Moncton Street and Trites Road streetscapes.

Staff recommend that the Development Variance Permit be issued.

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping 12208 Trites Road in the amount of \$17,296.13.
- Receipt of a Letter-of-Credit for landscaping 12222 Trites Road in the amount of \$12,244.16.
- Receipt of a Letter-of-Credit for landscaping 12228 Trites Road in the amount of \$16,686.29.

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

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



**City of
Richmond**

Report to Development Permit Panel

To: Development Permit Panel **Date:** December 17, 2015
From: Wayne Craig **File:** DV 15-708883
Director of Development
Re: Application by 0983101 BC Ltd. for a Development Variance Permit at 12208,
12222 and 12228 Trites Road

Staff Recommendation

That a Development Variance Permit be issued which would vary sections 4.18.2.a. and 8.1.7.4.a. of Richmond Zoning Bylaw 8500 to permit maximum building height "residential vertical lot width envelope" and "residential vertical lot depth envelope" to be measured from the required Flood Construction Level (2.9 m GSC) in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)".

Wayne Craig
Director of Development

WC:sb
Att.

Staff Report**Origin**

0983101 BC Ltd. has applied to the City of Richmond to vary sections 4.18.2.a. and 8.1.7.4.a. of Richmond Zoning Bylaw 8500 to permit maximum building height "residential vertical lot width envelope" and "residential vertical lot depth envelope" to be measured from the required Flood Construction Level in order to construct new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)".

Development Information

The site was recently rezoned from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone under Richmond Zoning Bylaw 8500, Amendment Bylaw 9194 (RZ 14-666142), which was adopted by Council on March 9, 2015 and subsequently subdivided into three (3) separate lots.

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, immediately across Moncton Street, is the S.U.C.C.E.S.S. Austin Harris Residence, a multi-unit senior's assisted living residence on a large lot zoned "Congregate Housing (ZR4) – Steveston" at 5411 Moncton Street.
- To the east, are six (6) lots, which are currently the subject of an application (RZ 14-674749) to rezone the lots to a site specific "Single Detached (ZS23) – Steveston" zone to create 30 single detached lots. Richmond Zoning Bylaw 8500, Amendment Bylaw 9275 to rezone the site received Public Hearing on September 8, 2015.
- To the south, is a single detached house on a large lot zoned "Single Detached (RS1/E)", which fronts Trites Road.
- To the west, immediately across Trites Road, is a single detached house on a large lot zoned "Single Detached (RS1/B)".

Analysis

Consistent with the Flood Plain Designation and Protection Bylaw No. 8204, a restrictive covenant was registered on title of all three subject lots through the approved rezoning application, requiring that all new homes be constructed with a minimum flood construction level of 2.9 m GSC. There is a significant grade difference between the 2.9 m GSC required flood construction level and the lower existing site and road grades.

The Moncton Street and Trites Road frontages will be improved with new sidewalk, boulevard, curb and gutter through the Servicing Agreement that the developer entered into as part of the approved rezoning application. The Servicing Agreement also includes providing new sanitary sewer across the Trites Road frontage of the subject lots. The new sanitary sewer will tie into the

existing sanitary sewer located in the neighbouring front yard to the south and the neighbour will be provided with one month's notice before construction starts.

After the new sidewalks are constructed, the 2.9 m GSC required flood construction level is approximately 1.54 m to 1.62 m higher than the proposed final grade of the Moncton Street sidewalk and approximately 1.23 m to 1.42 m higher than the proposed final grade of the Trites Road sidewalk. To address the grade difference, the site grade is proposed to be raised to 2.2 m GSC at the corners of the homes and the main living areas would be constructed to comply with the 2.9 m GSC required flood construction level. Front entries would be accessed by stairs. The street fronting yards are proposed to be sloped down to the Trites Road sidewalk and tiered down to the Moncton Street sidewalk.

A Japanese themed tiered garden edge is proposed along Moncton Street and complementary sloped grass and shrub planting is proposed along Trites Road. In order to secure the detailed landscape design and grading information provided on the DV Plans (DV Plans 4, 8 and 12) provided along with this report, the applicant is required to provide security for site grading and landscaping interfaces on all four sides of each of the three subject lots as a condition of the Development Variance Permit.

Adjacency

The adjacent property to the east is proposed to be developed with 30 new single detached homes (RZ 14-674749) at the same required flood construction level of 2.9 m GSC and is being designed by the same Landscape Architect and building designer. The grading strategy proposed under this Development Variance Permit will meet the grading of the neighbouring development proposal to the east, with the exception of providing a low 0.3 m wood retaining wall at the southeast corner of the subject site. The neighbouring development includes a 1.7 m GSC permanent lane abutting the southeast corner of the subject site and temporary berthing and a raised temporary fire access abutting most of the east edge of the subject site until a single family home is constructed in the future.

The adjacent single detached home property to the south is at a lower elevation. The grading proposal for the subject southern lot includes sloping the grade from the house down to perimeter drainage, privacy fencing and a retaining wall along the shared property line. Along the south property line the proposed retaining wall would be approximately 0.9 m higher than the neighbouring grade with a lower 1.2 m fence height on top.

Requested Variance

The applicant requests to vary Sections 4.18.2.a. and 8.1.7.4.a. of Richmond Zoning Bylaw 8500 to permit maximum building height "residential vertical lot width envelope" and "residential vertical lot depth envelope" to be measured from the required Flood Construction Level (2.9 m GSC), rather than from finished site grade.

The Zoning bylaw requires the envelopes to be measured from the finished site grade, which is an averaged calculation of the existing grades at the corners of the lot and the proposed grades at the corners of the building. The variance to measure the envelopes from the required Flood Construction Level is requested to accommodate the proposed desired house designs and still meet the required level for the area (Min. 2.9 m GSC) and Zoning bylaw.

As a result of the maximum permitted residential vertical envelopes, the lower existing grades, higher required flood construction level and minimum setbacks from property lines, the applicant is not able to construct the allowable floor area permitted under the RS2/A zone (approximately 2,000 sq.ft. per house). Without the requested variance, the applicant would not be able to construct a full two-storey house with traditional roof pitch consistent with the Trites sub-area neighbourhood character. Instead, the second floor would need to be significantly inset and shallow roof pitch constructed.

In support of the requested variance, the applicant has provided site plans, building design plans and landscape plans (DP Plans 1 to 12).

Staff support the proposed variance as it allows for single detached home development that: accommodates the higher required Flood Construction Level (Min. 2.9 m GSC) for the area; is consistent with the proposed neighbouring development to the east; and is mitigated through considered building and landscaping design.

The variance is consistent with the building height measurement requirements included in the "Single Detached (ZS23) – Steveston" zone for the rezoning (RZ 14-674749) proposal for a 30-lot subdivision in the neighbouring land assembly to the east.

Conclusion

The proposed variance will allow for the construction of three new single detached homes that accommodate the higher required Flood Construction Level (Min. 2.9 m GSC) for the area in a manner that would be consistent with the proposed neighbouring development to the east. The proposal includes considered building and landscaping design and should not negatively impact the Moncton Street and Trites Road streetscapes.

Staff recommend that the Development Variance Permit be issued.

Sara Badyal
Planner 2

SB:rg

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

- Receipt of a Letter-of-Credit for landscaping 12208 Trites Road in the amount of \$17,296.13.
- Receipt of a Letter-of-Credit for landscaping 12222 Trites Road in the amount of \$12,244.16.
- Receipt of a Letter-of-Credit for landscaping 12228 Trites Road in the amount of \$16,686.29.

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

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



**City of
Richmond**

Development Application Data Sheet
Development Applications Division

DV 15-708883

Attachment 1

Address: 12208, 12222 and 12228 Trites Road

Applicant: 0983101 BC Ltd.

Owner: 0993289 BC Ltd.

Planning Area(s): Trites Sub Area (Steveston)

	Existing	Proposed
Site Area	12208 Trites Rd 12222 Trites Rd 12228 Trites Rd	342 m ² 334 m ² 334 m ²
Land Uses	Vacant	Residential
OCP Designation	Neighbourhood Residential	Complies
Area Plan Designation	Single-Family Housing	Complies
Zoning	Single Detached (RS2/A)	Variance requested as noted below
Number of Units	None	3

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55 FAR	0.55 FAR	None permitted
Building Lot Coverage: 12208 Trites Rd 12222 Trites Rd 12228 Trites Rd	Max. 45%	37.4% 44.95% 44.95%	None
Non-Porous Area: 12208 Trites Rd 12222 Trites Rd 12228 Trites Rd	Max. 70%	57% 63% 63%	None
Planted Area: 12208 Trites Rd 12222 Trites Rd 12228 Trites Rd	Min. 20%	42.8% 36.1% 36.1%	None
Setbacks: Moncton Street Trites Road Interior Side Yard Rear Yard	Min. 3 m Min. 6 m Min. 1.2 m Min. 6 m	3 m 6 m 1.2 m 6 m	None
Building Height	Max. 9 m & 2 ½ storeys Residential Vertical Envelopes Measured from Average Finished Site Grade (1.5 m to 1.55 m GSC)	9 m & two-storey Residential Vertical Envelopes Measured from Flood Construction Level (2.9 m GSC)	Measured from Flood Construction Level (2.9 m GSC)



City of Richmond

Development Variance Permit

No. DV 15-708883

To the Holder: 0983101 BC Ltd.

Property Address: 12208, 12222 and 12228 Trites Road

Address: c/o Davinder Mander
101 - 5027 47A Avenue
Delta, BC V4K 1T9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied in Sections 4.18.2.a. and 8.1.7.4.a. as follows:
 - a) Maximum building height "residential vertical lot width envelope" and "residential vertical lot depth envelope" to be measured from the required Flood Construction Level (2.9m GSC).
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and Plans #1 to #12 attached to this Permit which shall form a part hereof.
5. As a condition of the issuance of this Permit, the City is holding security in the following amounts to ensure that development is carried out in accordance with the terms and conditions of this Permit:
 - a) \$17,296.13 for 12208 Trites Road;
 - b) \$12,244.16 for 12222 Trites Road; and
 - c) \$16,686.29 for 12228 Trites Road.

Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

Development Variance Permit
No. DV 15-708883

To the Holder: 0983101 BC Ltd.
Property Address: 12208, 12222 and 12228 Trites Road
Address: c/o Davinder Mander
101 - 5027 47A Avenue
Delta, BC V4K 1T9

AUTHORIZING RESOLUTION NO.
DAY OF

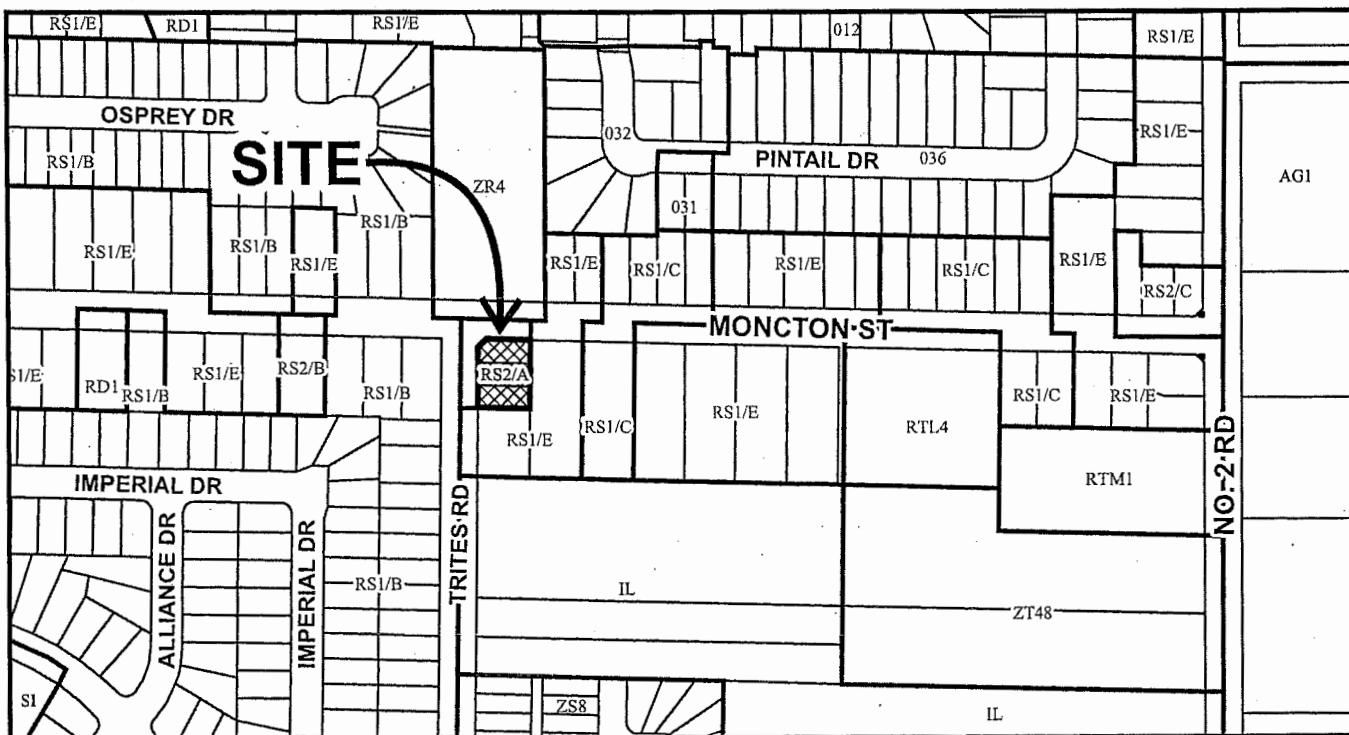
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

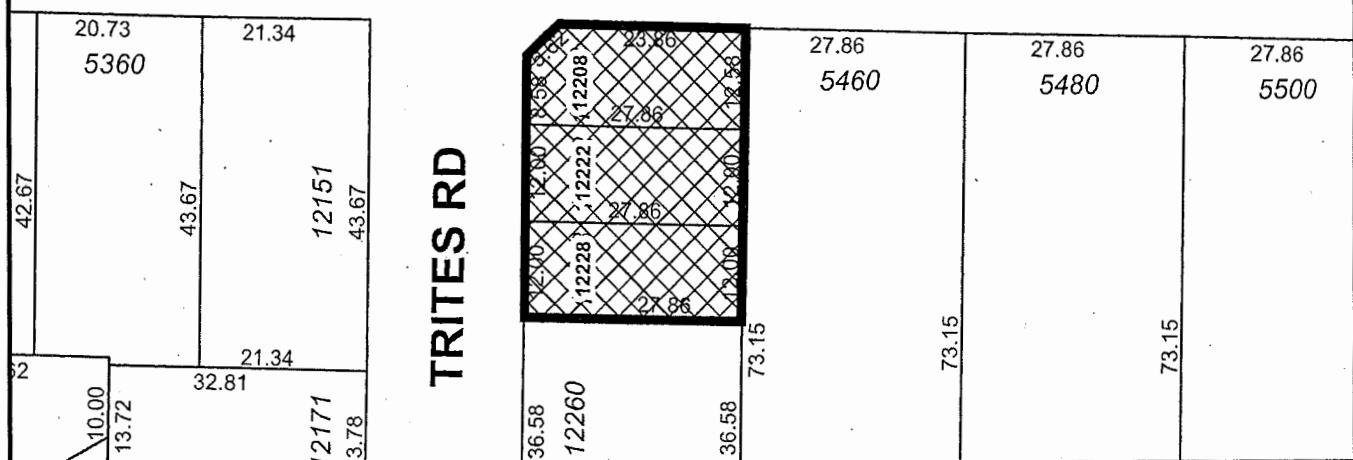


**City of
Richmond**

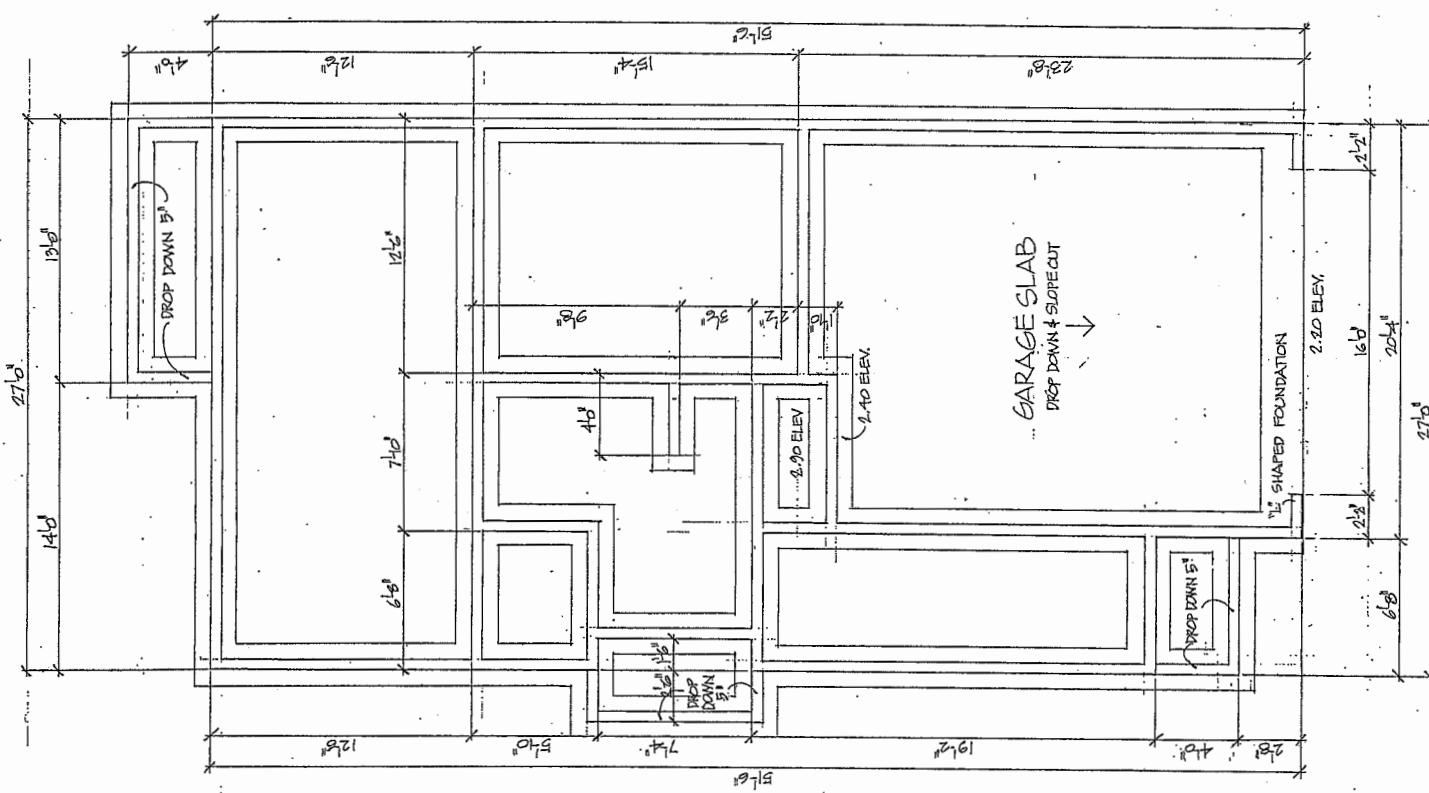


5351 17.62	5371 17.62	5411 60.35	5431 15.45	5451 14.73	5511 15.09	5515 15.09	553 15.09
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MONCTON ST

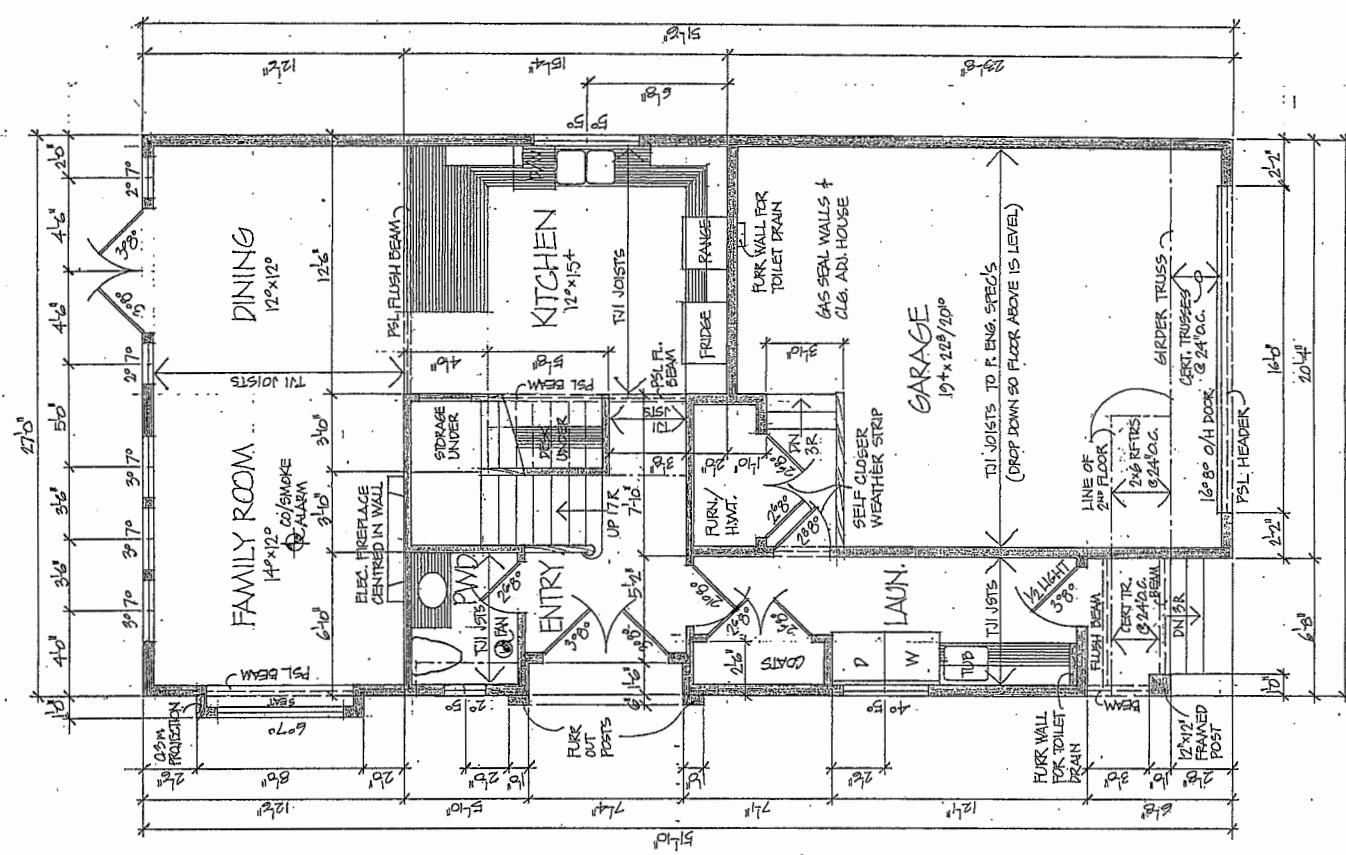


N	DV 15-708883 SCHEDULE "A"	Original Date: 09/18/15 Revision Date: Note: Dimensions are in METRES
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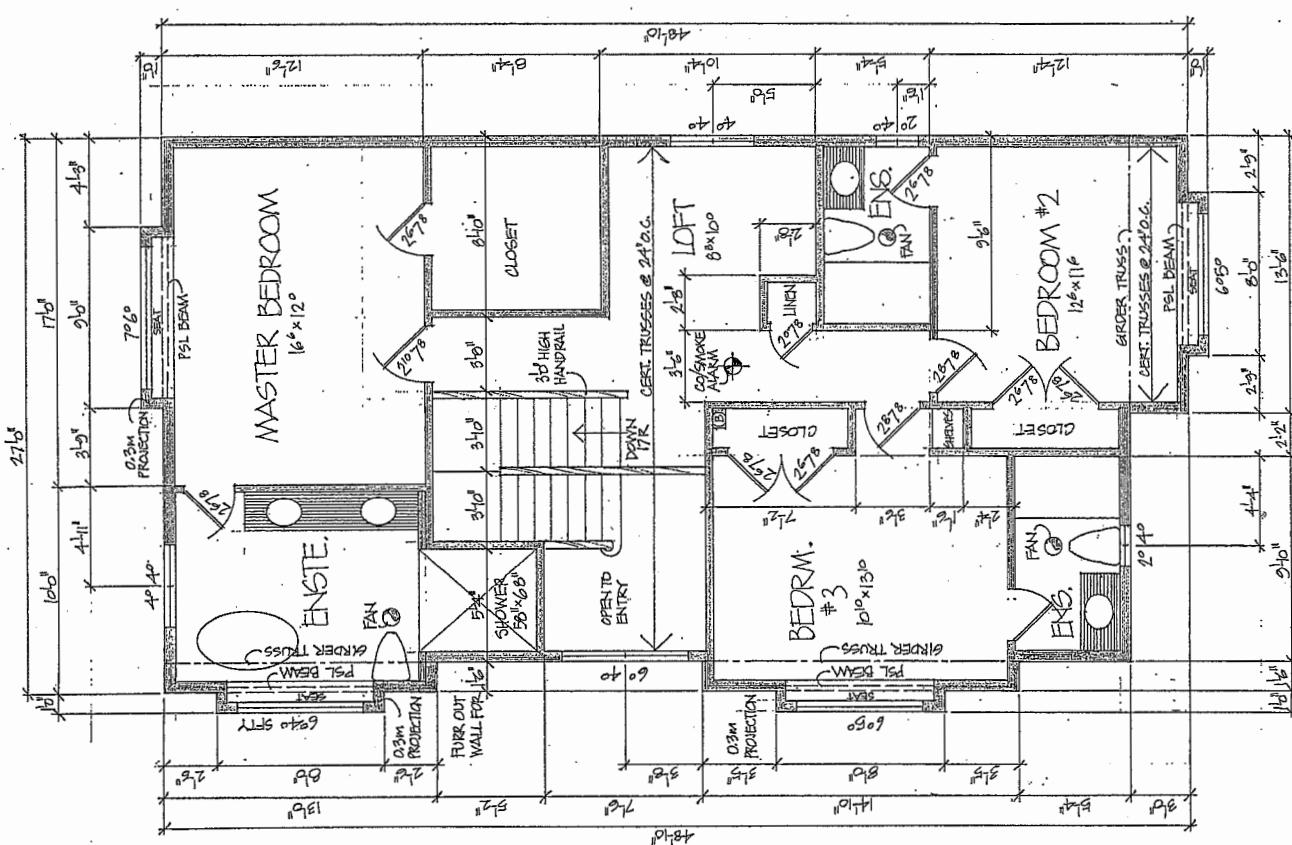


FOUNDATION PLAN
SCALE: 1/4=1'-0"

SHEET 2 OF 3



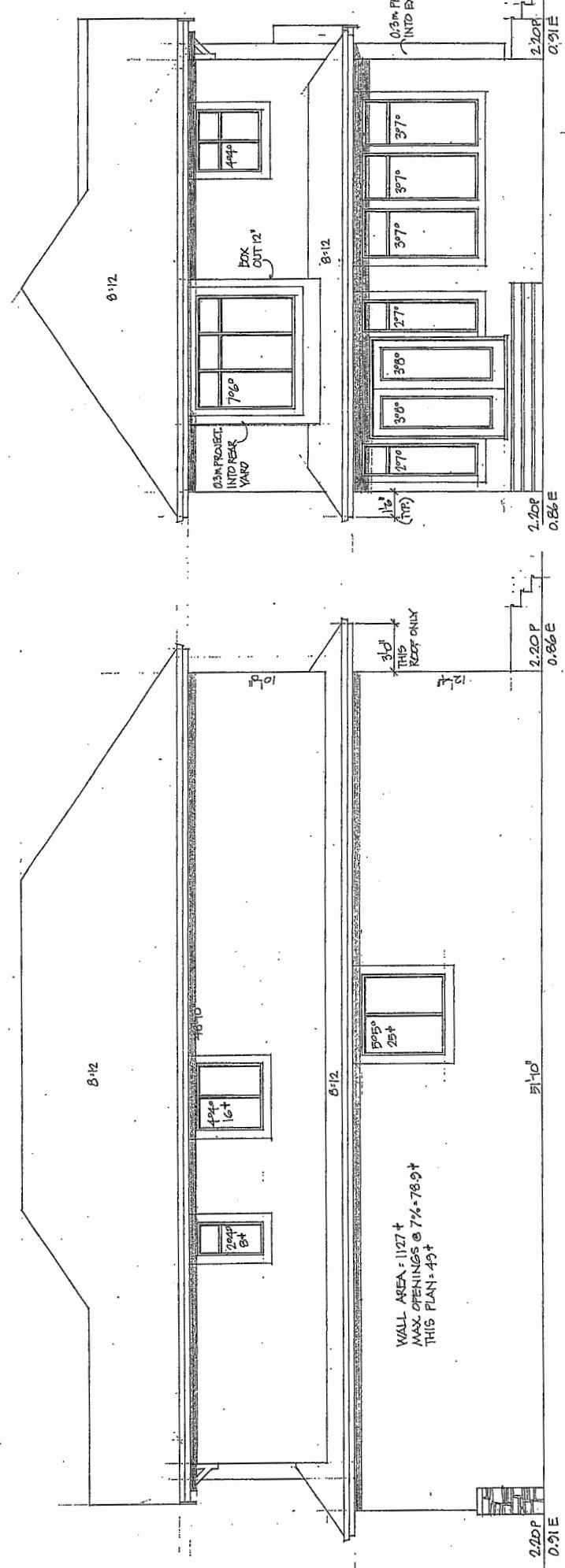
MAIN FLOOR PLAN
FINISHED AREA 865 ft²
LESS STAIRS 60 ft²
COVERED AREA 410 ft²
TOTAL 1377 ft²



UPPER FLOOR PLAN
TOTAL AREA 1251 ft²
LESS STAIRS 60 ft²
CALCULATED 1144 ft²

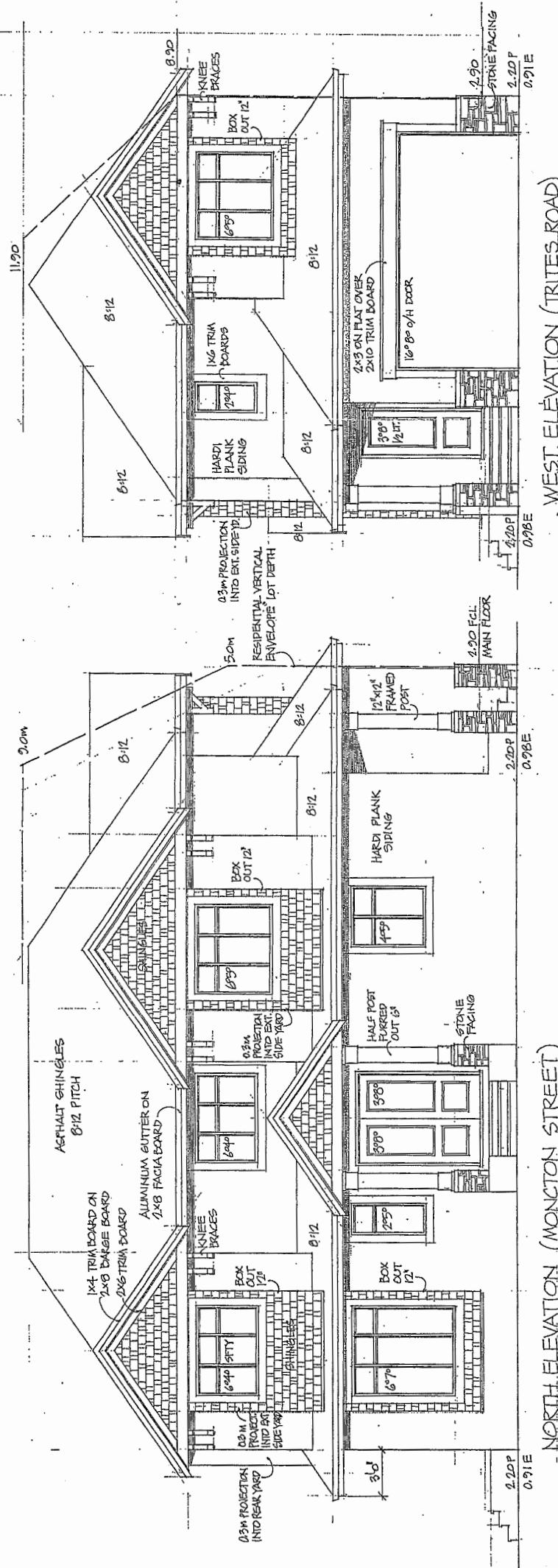
DV 15-708883

Plan 3 Dec 16, 2015



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION (MONCTON STREET)

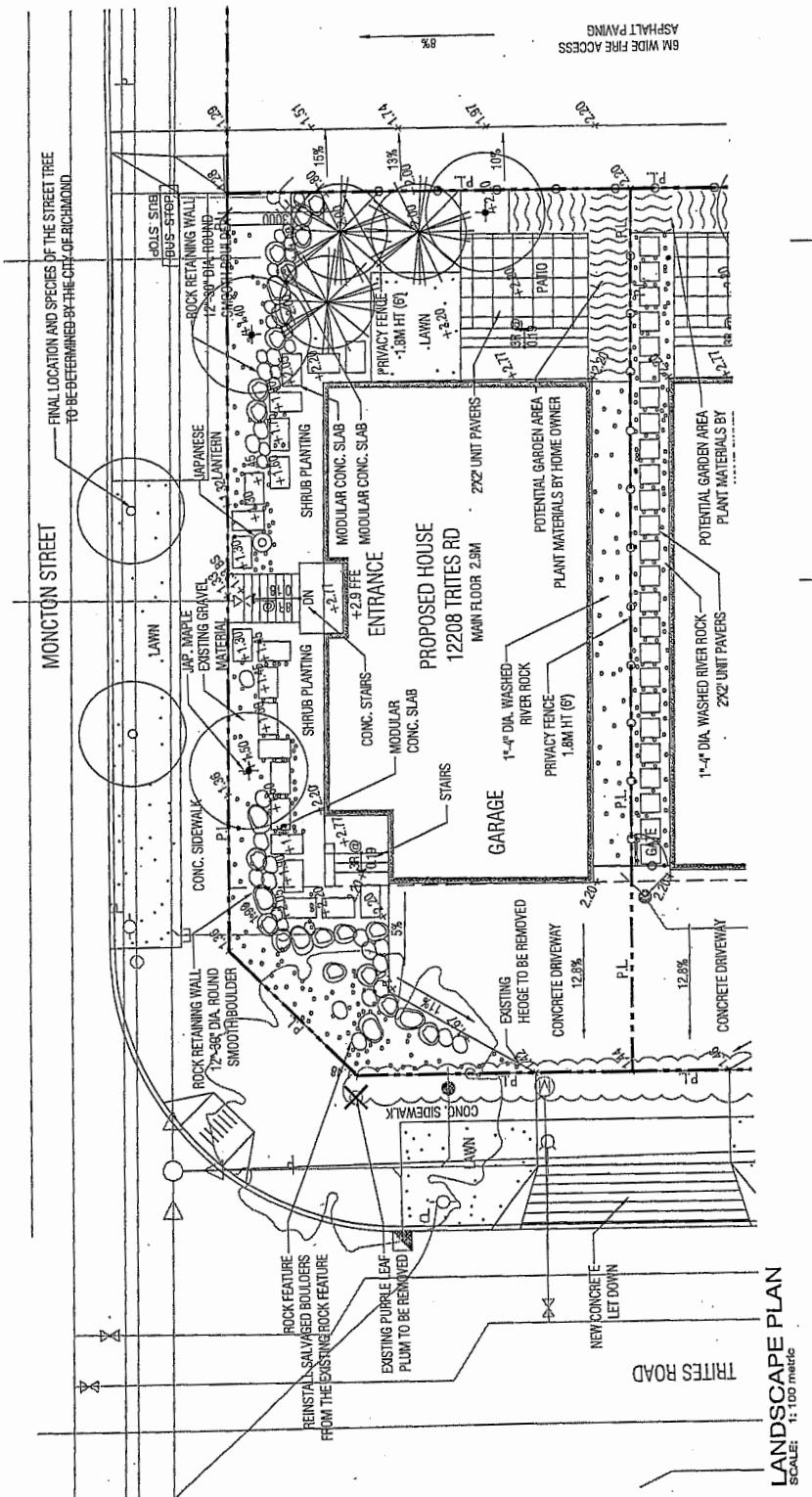
WEST ELEVATION (TRITES ROAD)

SCALE 1/4"=1'-0"

SHEET 3 OF 3

GENERAL LANDSCAPE NOTES:

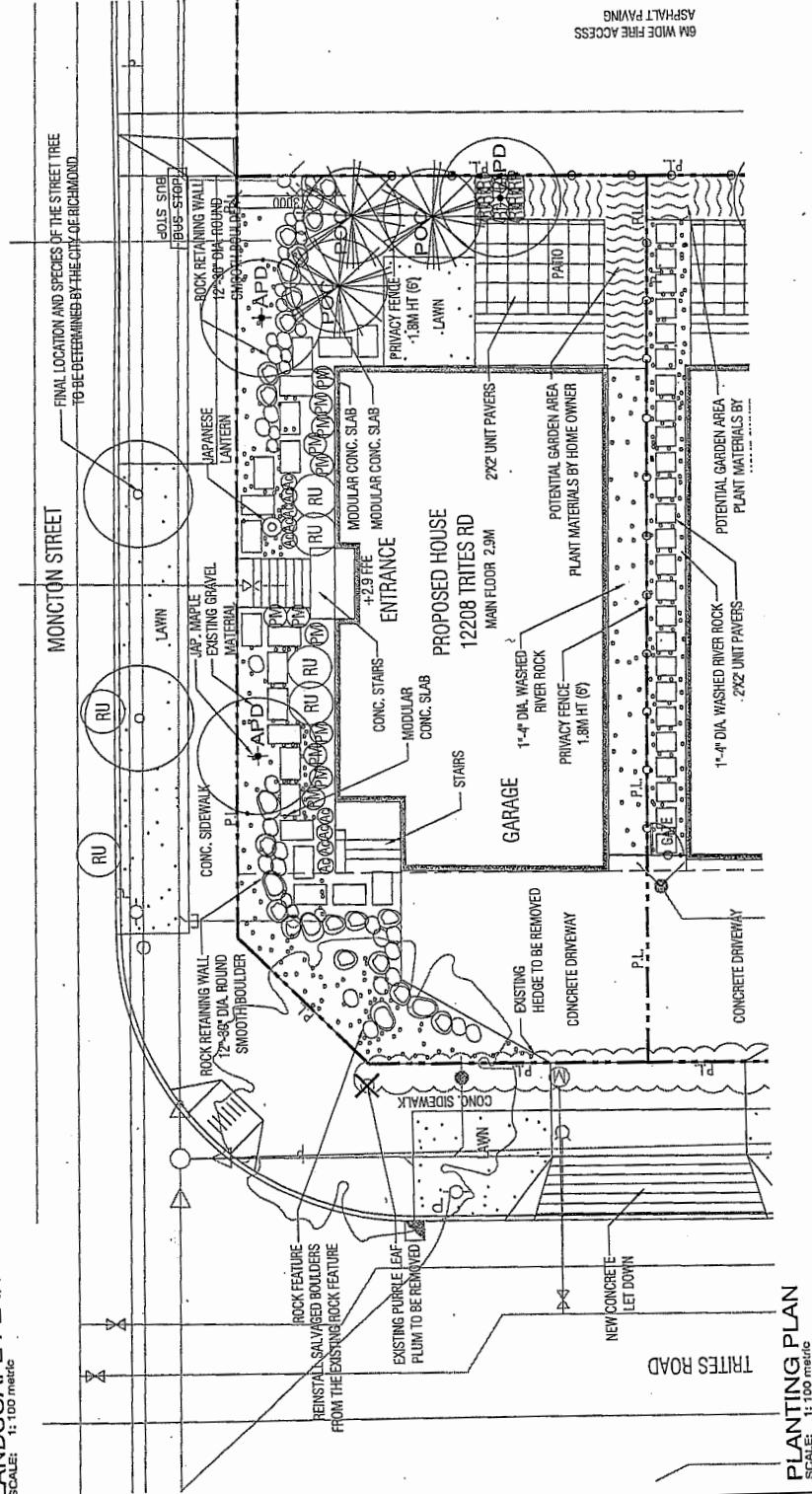
1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS. 6" (150MM) ON GRADE
 - B. GROUND COVERS: 12" (300MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
 5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD NON-MESHD.
 6. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
 8. NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.
 9. 10.



PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	3	ACER PALMATUM	JAPANESE MAPLE	6CM CAL.	B & B
POC	3	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
PM	12	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
RU	4	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
AC	9	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
RF	8	RUDBECKIA FULGIDA var GOLDSTRUM	BLACK EYED SUSAN	#1	CONTAINER

SINGLE FAMILY RESIDENTIAL
12208 TRIES ROAD, RICHMOND, B.C.



PLANTING PLAN
SCALE: 1:100 metric

LANDSCAPE ARCHITECTS		JOB NO. M412	
MABUYAMA		SCALE	L-1
		1:100	
		CHECKED BY	SHEET NO.
		RMM	
DRAWN BY		DRAWMAN RMM	
DESIGN BY		DESIGNER RMM	
DATE AUG. 12, 2004		SHEET TITLE	
LANDSCAPE PLAN			

DV 15-70883

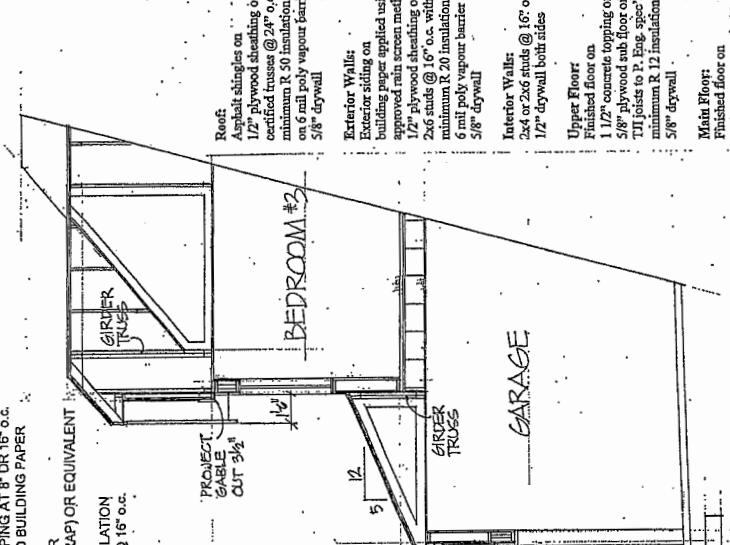
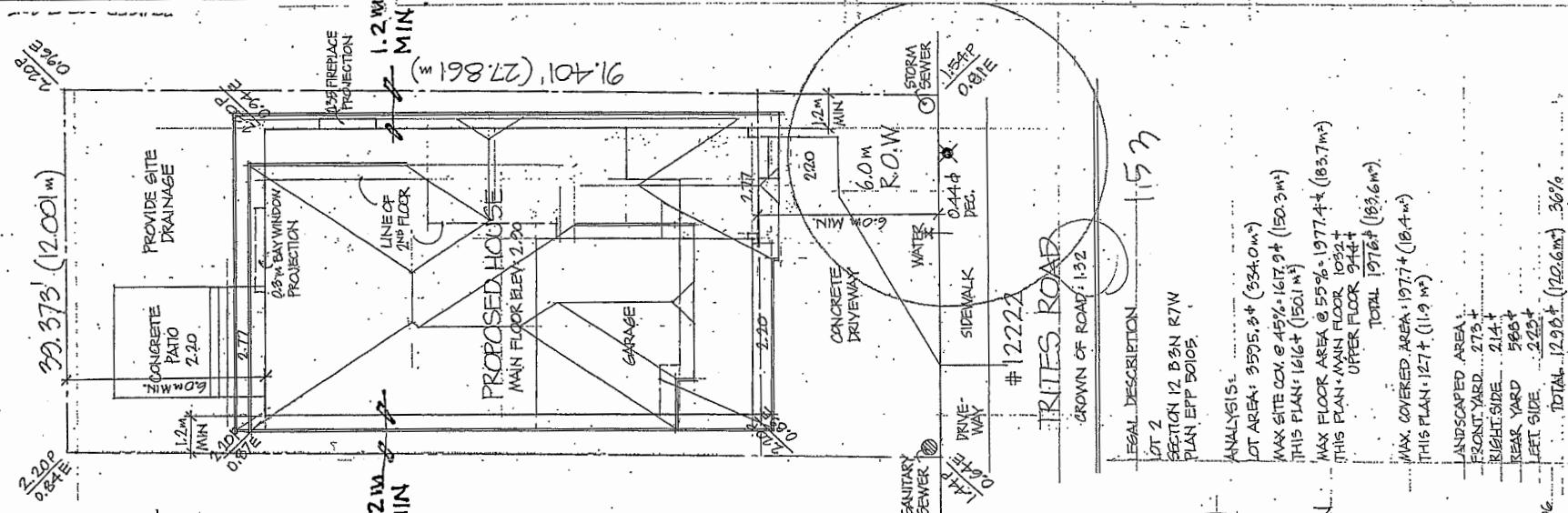
Plan 5 Dec 16, 2015

AT # 12222 TRITES ROAD, RICHMOND B.C.

Vinede's Ltd.

TITL. HOUSE FOR 0983101 B.C. LTD

TITL. DV 15-70883



SECTION A

Foundations:
6" concrete wall minimum 12" high with 5/8" anchor bolts @ 4'-0" o.c. on 6"x24" continuous concrete footing.

Exterior Walls:
Exterior siding on building paper applied using square-cut screen method on 1/2" plywood sheathing on 1x6 studs @ 16 o.c. with 1/2" insulation batts on 6 mil poly vapor barrier on 5/8" drywall.

Interior Walls:
2x4 or 2x6 studs @ 16" o.c. with 1/2" drywall both sides.

Upper Floor:
Finished floor on 1 1/2" concrete topping on 1/2" plywood sub floor on 2x6 studs @ 16" o.c. with 1/2" insulation batts on 6 mil poly vapor barrier on 5/8" drywall.

Main Floor:
finished floor on 3 1/2" concrete slab with 6" x 6" w. w. mesh on 6 mil poly vapor barrier on 6 mil poly foam insulation on minimum R 14 insulation batts on 5/8" drywall.

Roof:
12" plywood sheathing on certified trusses @ 24" o.c. with 1/2" insulation batts on 6 mil poly vapor barrier on 5/8" drywall.

Attic:
Provide access.

Basement:
Provide access.

Garage:
Provide access.

Family Room:
Provide access.

Entry:
Provide access.

Bedroom #3:
Provide access.

Bath:
Provide access.

Attic:
Provide access.

Master Bedroom:
Provide access.

Dining:
Provide access.

Family Room:
Provide access.

Garage:
Provide access.

Entry:
Provide access.

Bedroom #3:
Provide access.

Bath:
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Attic:
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Dining:
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Bedroom #3:
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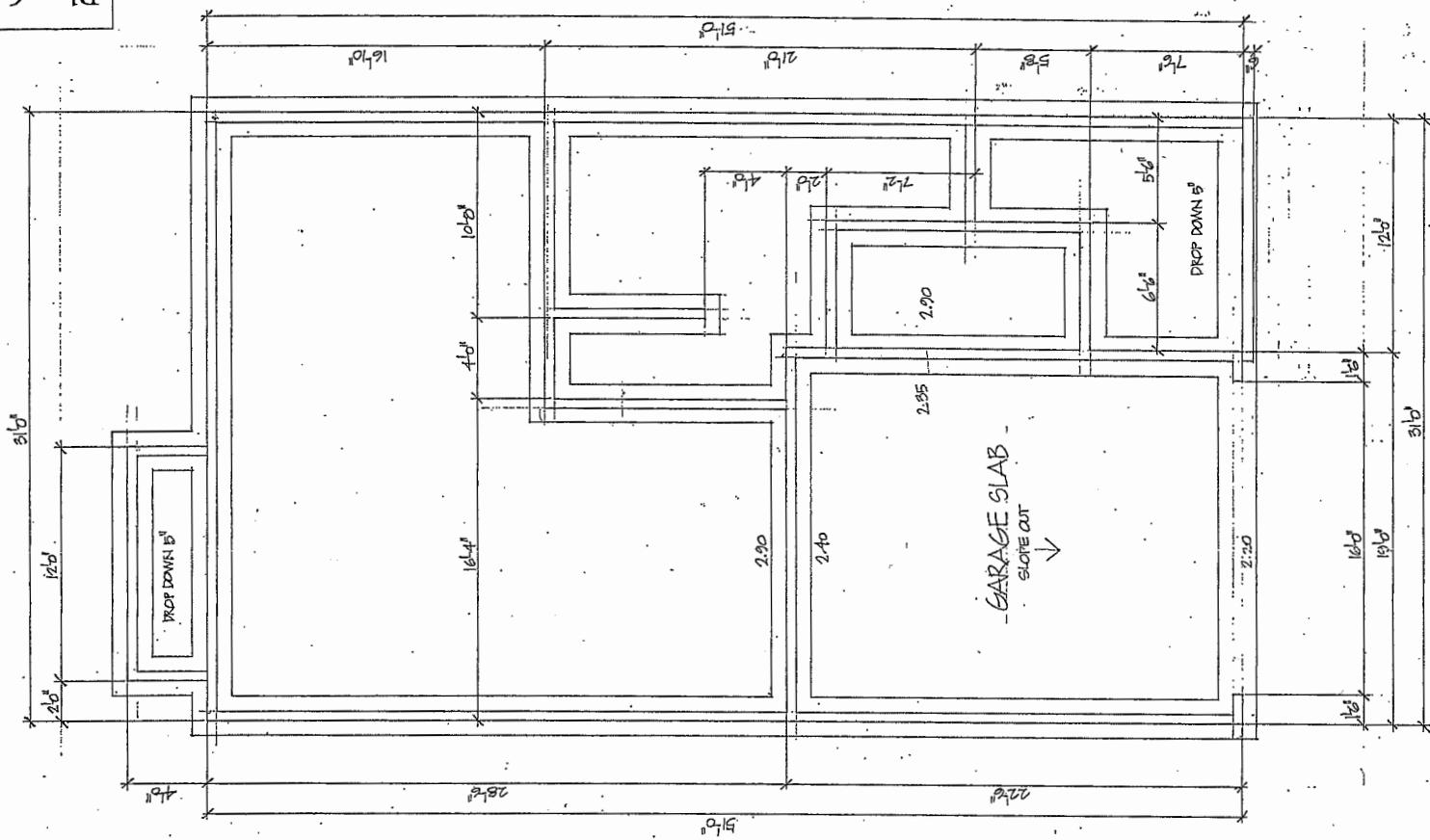
Bath:
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Attic:
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Master Bedroom:
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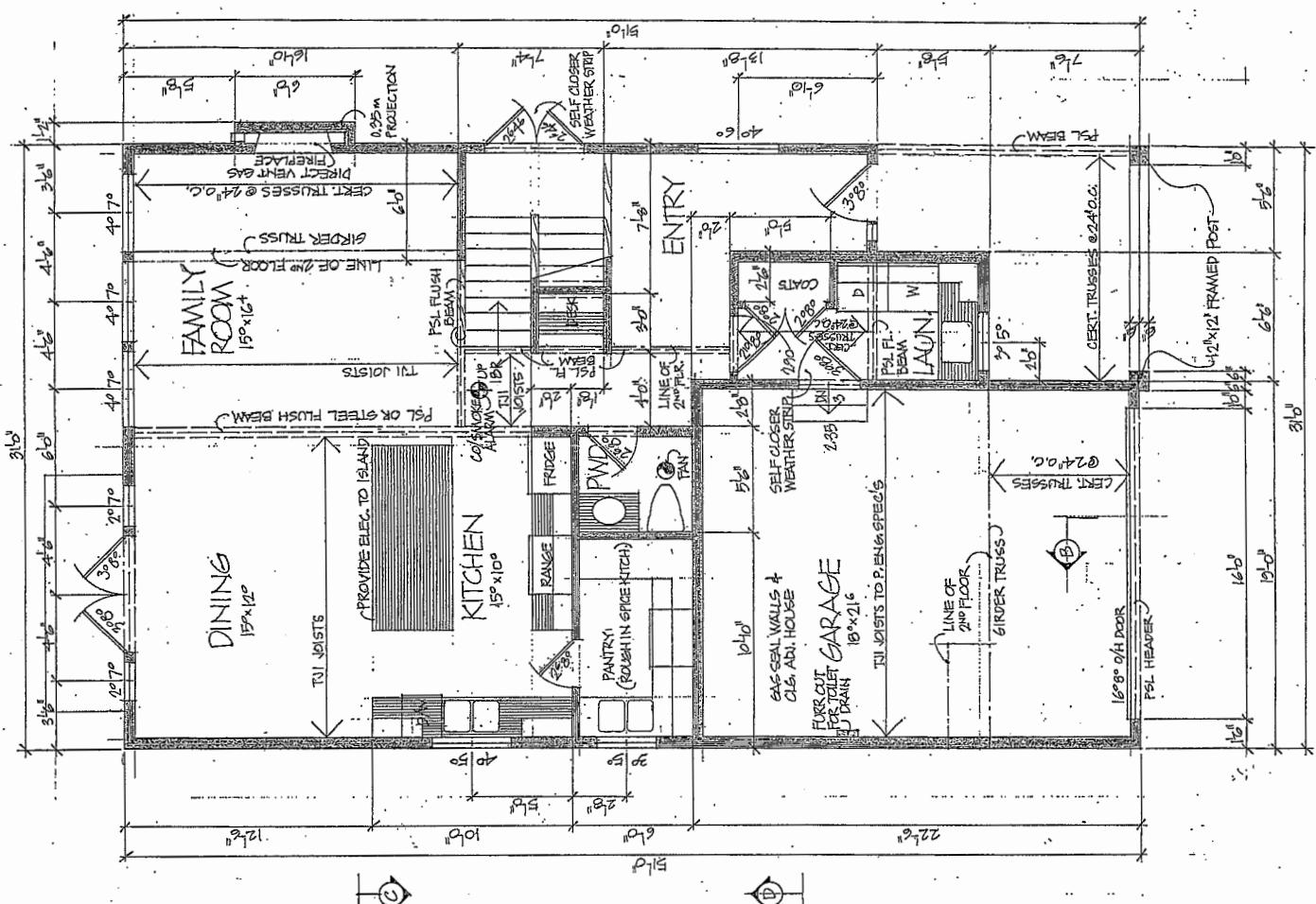
Dining:
Provide access.</p

DV 15-708883
Plan 6 Dec 16, 2015

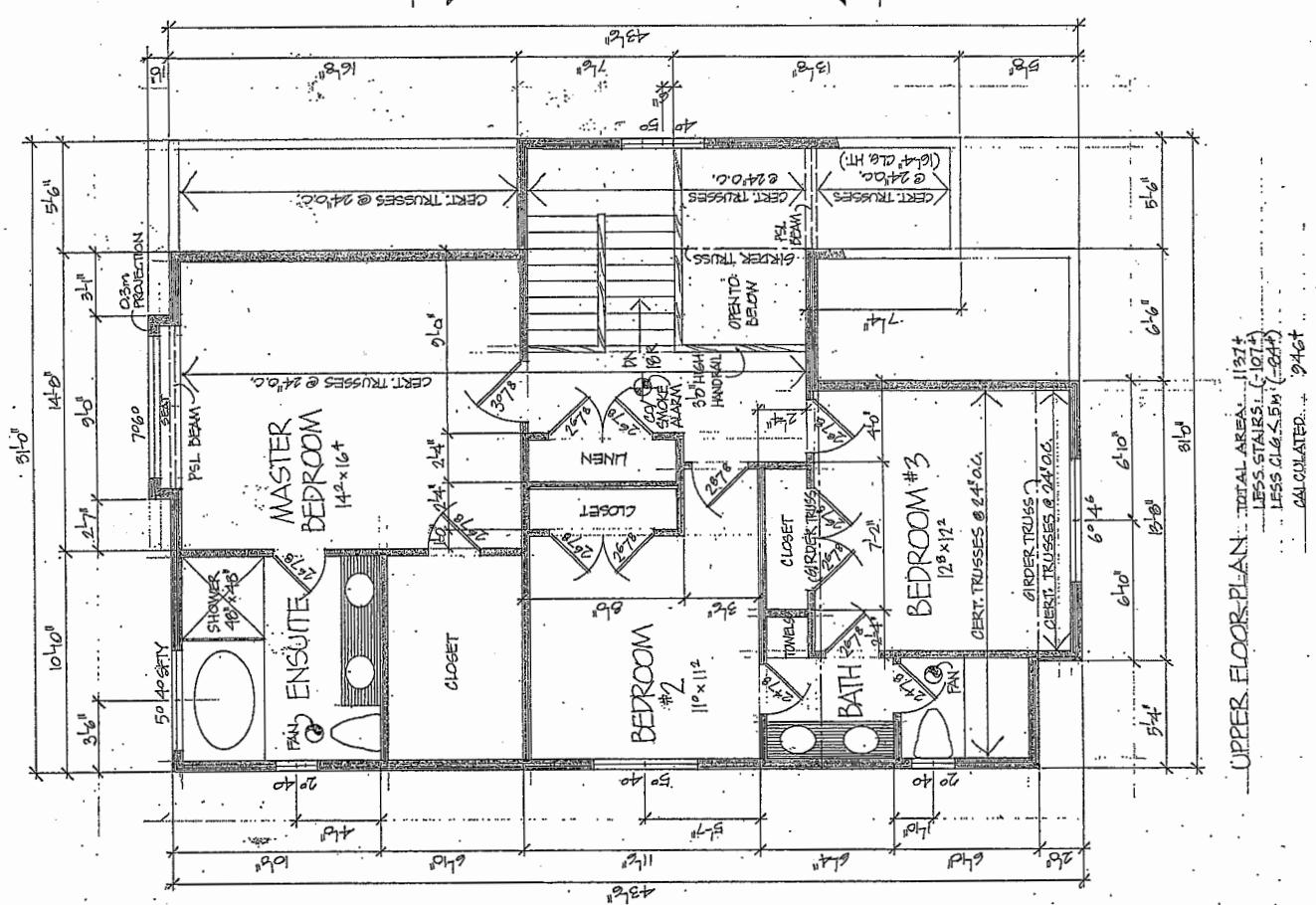


FOUNDATION PLAN
SCALE 1/4" = 10'

SHEET 2 OF 3
15-25

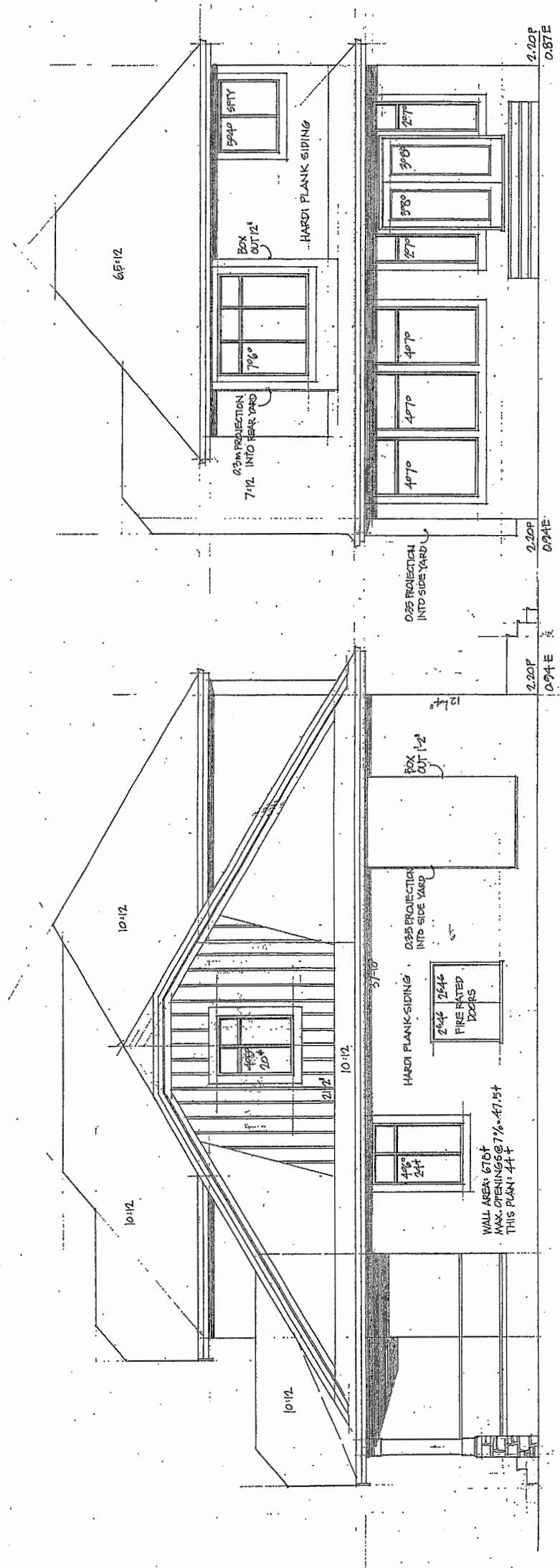


MAIN FLOOR PLAN
FINISHED AREA 10324
GARAGE AREA 471
COVERED AREA 128
TOTAL SITE COV. 10574

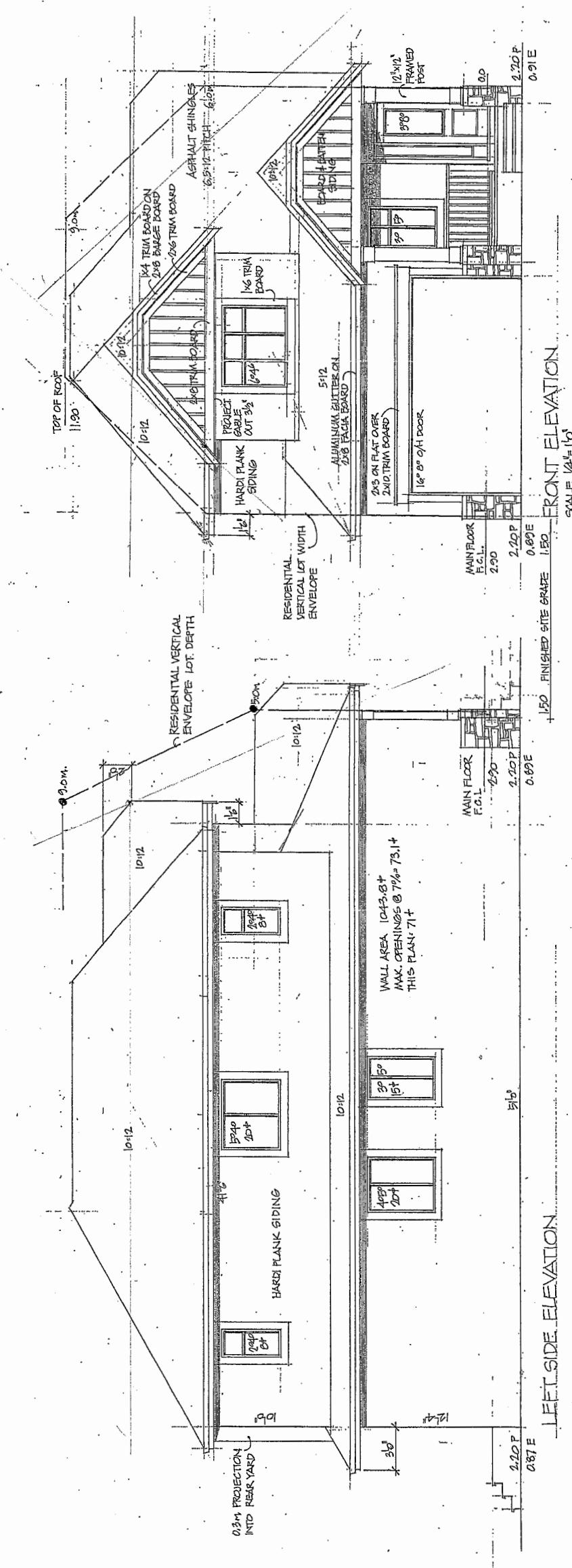


DV 15-70883

Plan 7 Dec 16, 2015



REAR ELEVATION



FRONT ELEVATION
SCALE 1/4" = 1'

SHEET 3 OF 3
15-25

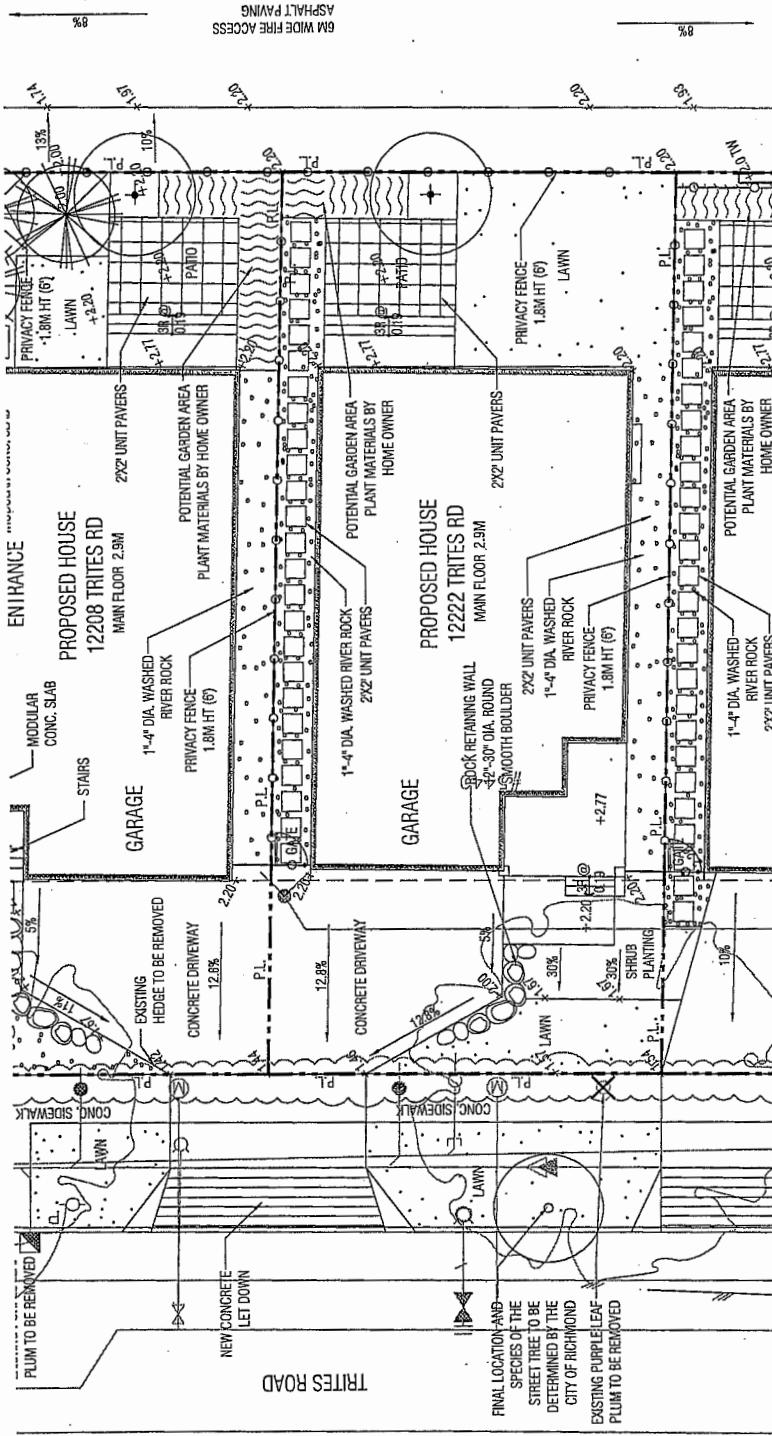
DV 15-70883
Plan 8 Dec 16, 2013

Plan 8 Dec 16, 2015

1. OCT. 22/2016 ISSUED FOR D.R.

GENERAL LANDSCAPE NOTES:

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 10. NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.



LANDSCAPE PLAN
SCALE: 1:100 metric

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	1	ACER PALMATUM	JAPANESE MAPLE	6CM CAL.	B & B
PO	7	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
HS	13	HEMEROCALES STELLA D'ORO	DAY LILY	#1	CONTAINER
RF	8	RUDBECKIA FULIGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER

SINGLE FAMILY RESIDENTIAL
12222 TRITES ROAD, RICHMOND, B.C.

DATE	APR. 12, 2014
DESIGN	RHM
DRAWN	RHM
CHECKED	MAM
SCALE	1:100
NO. OF DOORS	MINI
LANDSCAPE ARCHITECTS	
MANUYAMA	

LANDSCAPE PLAN

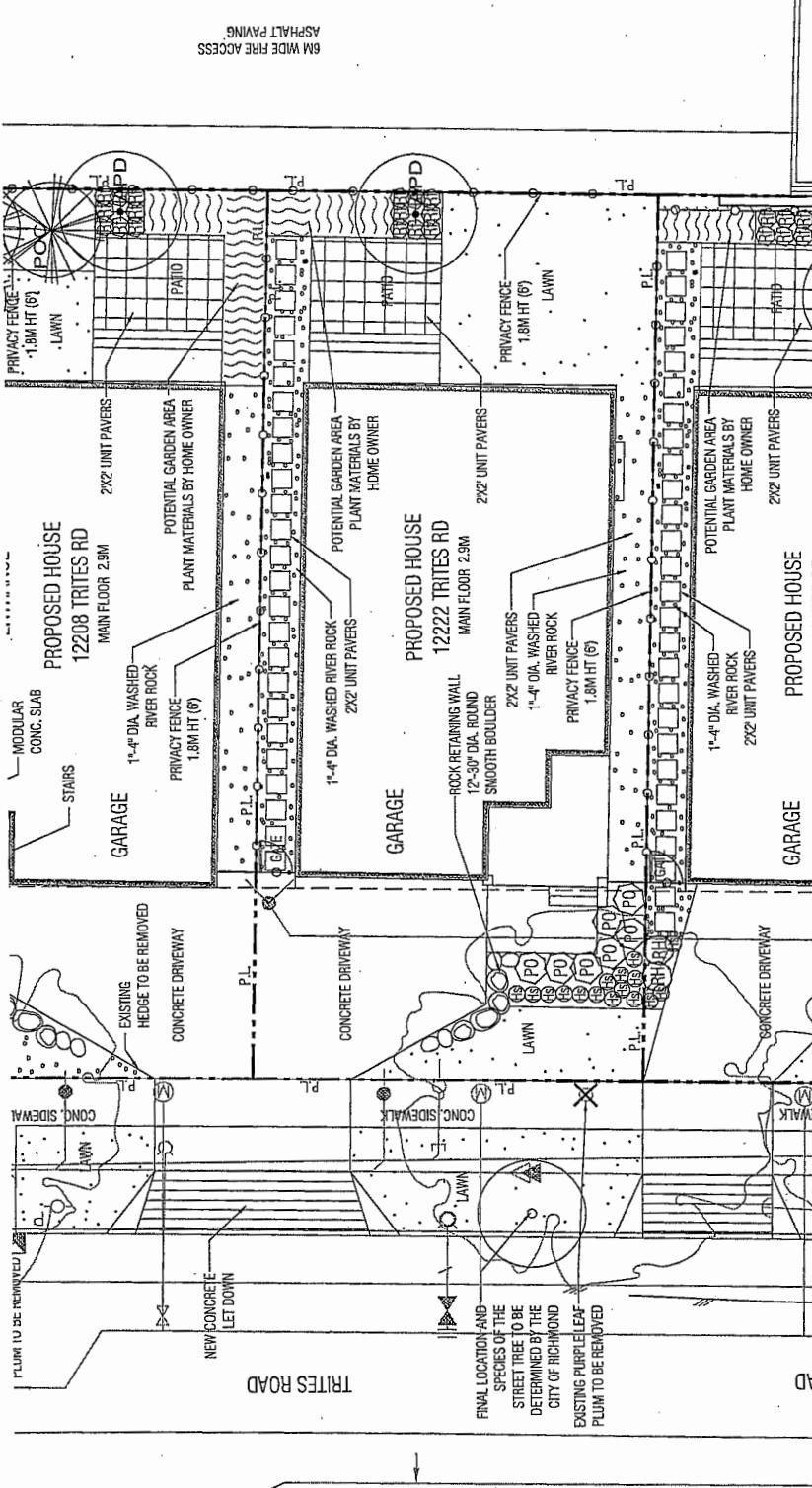
L-7

SHEET NO.

LANDS

SHEET **THE**

— 1 —



PLANTING PLAN

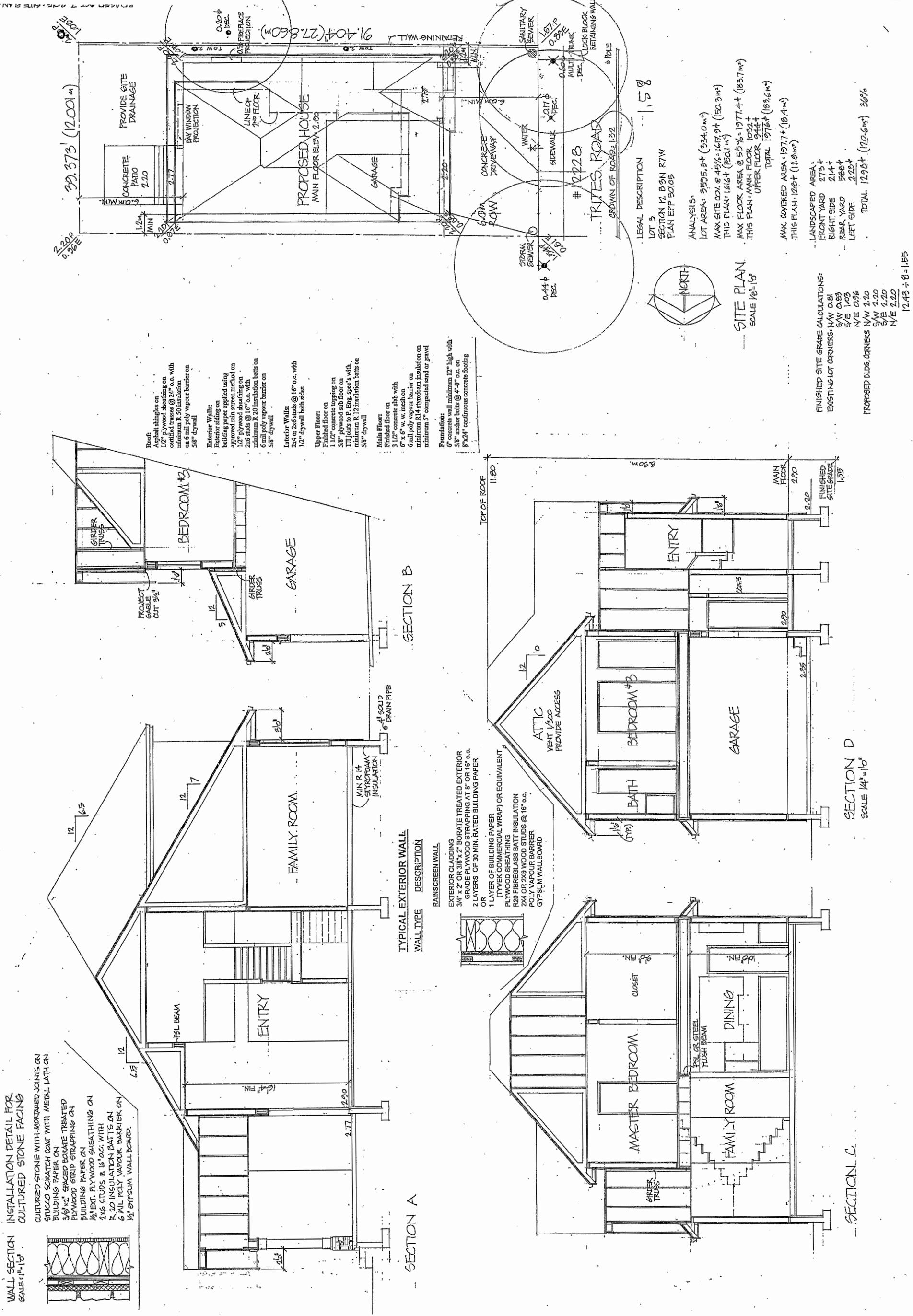
DV 15-70883

Plan 9 Dec 16, 2015

AT # 12228 TRIITES ROAD, RICHMOND B.C.

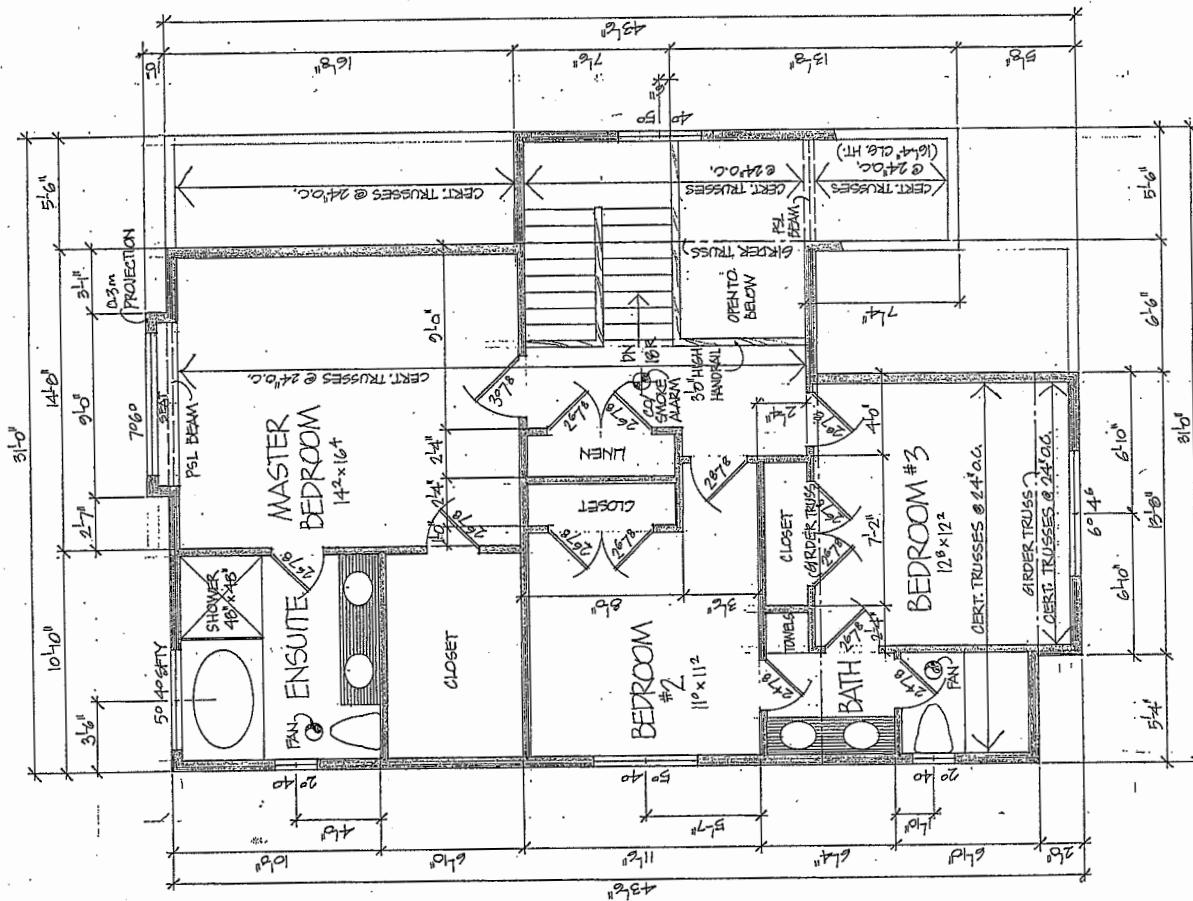
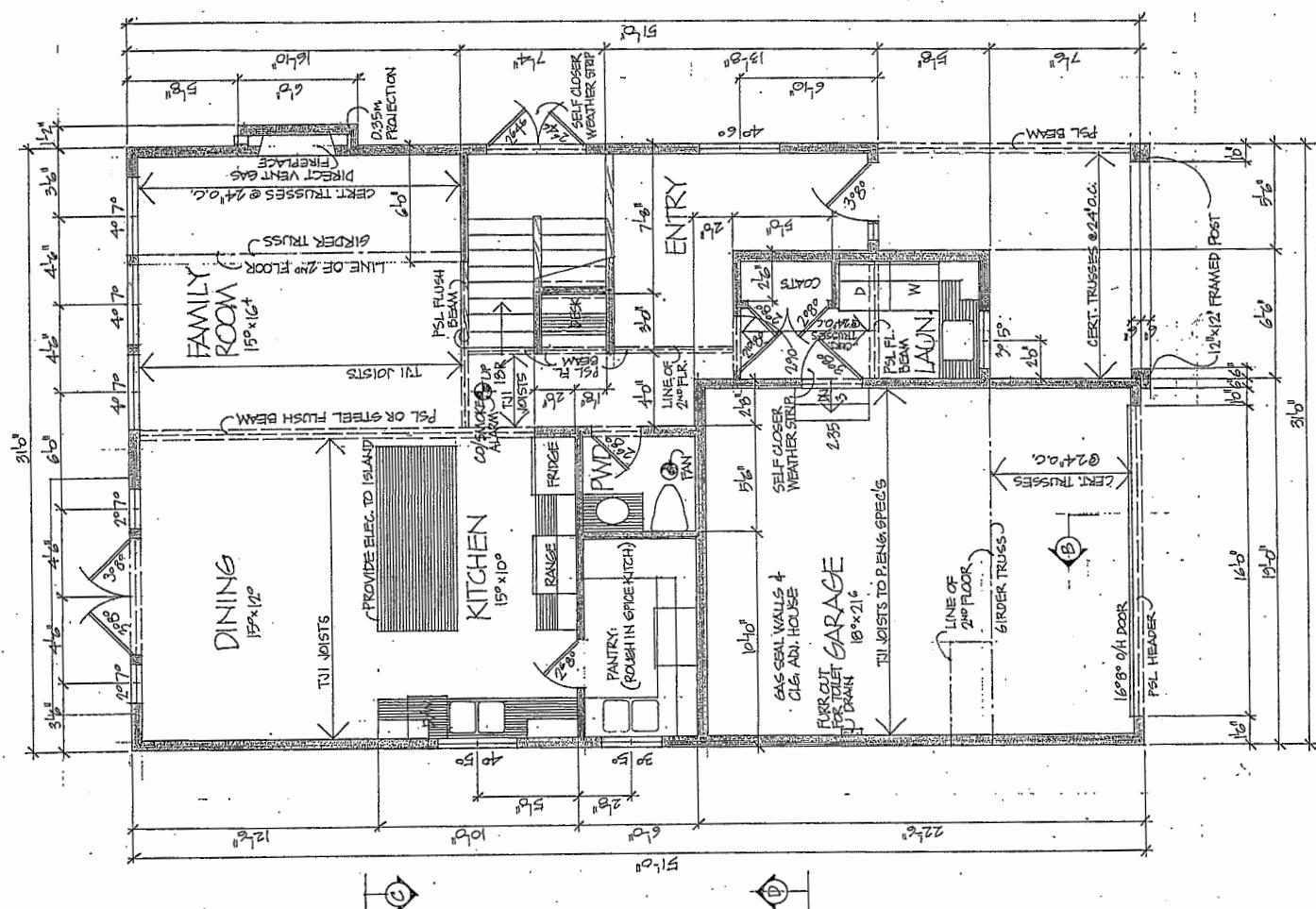
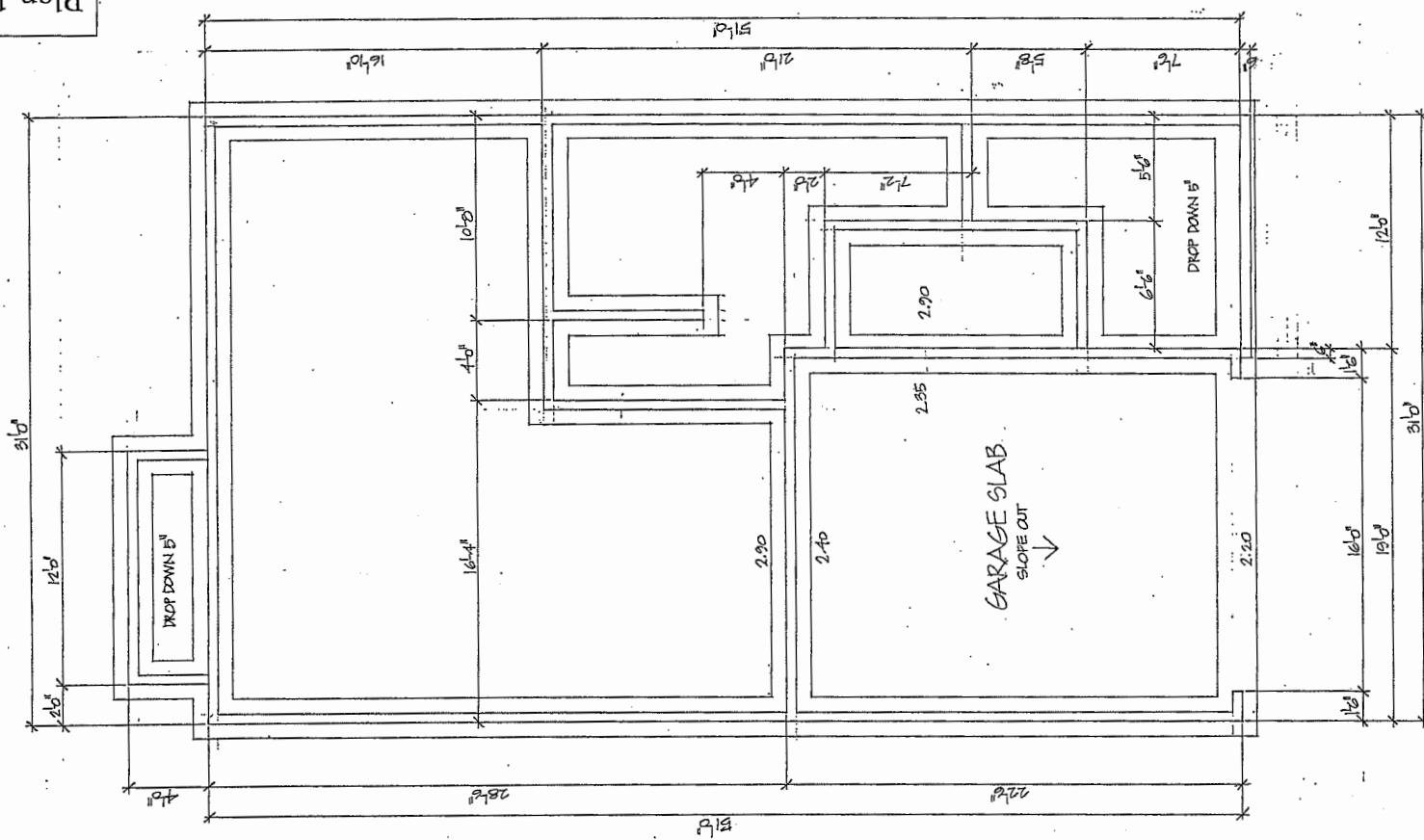
Plan 10 Dec 16, 2015

LynneDesigns Ltd.

VTO 2015
B17 Design Inc.
(604) 278-8665

DV 15-70883

Plan 10 Dec 16, 2015



UPPER FLOOR PLAN

TOTAL AREA:	11374
LESS STAIRS.: (1075)	
LESS CLE. 5 M. (-847)	
CALCULATED	9467

MAIN FLOOR PLAN

FINISHED AREA	1032 ⁺
GARAGE AREA	427 ⁺
COVERED AREA	128 ⁺
TOTAL SITE COV.	1587 ⁺

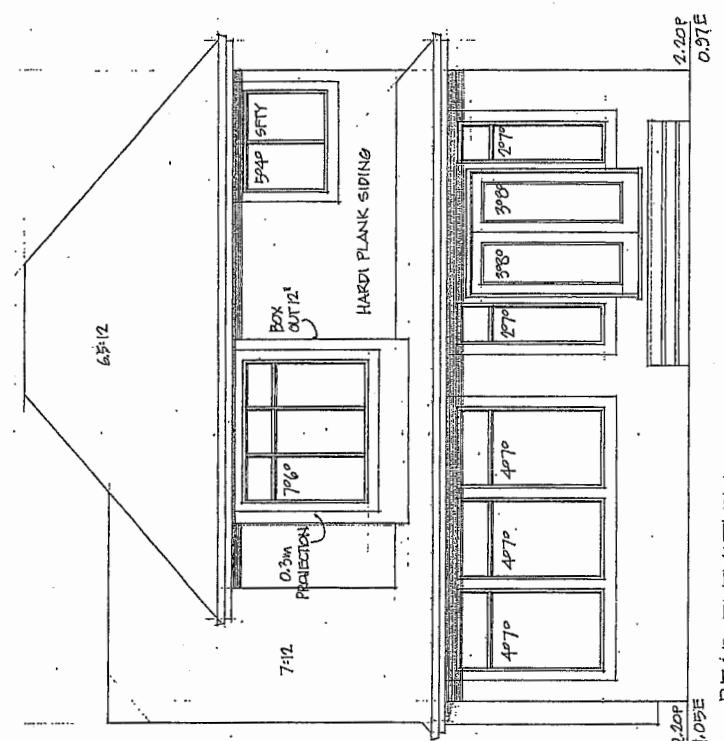
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FOUNDATION PLAN
SCALE 1/4" = 1'-0"

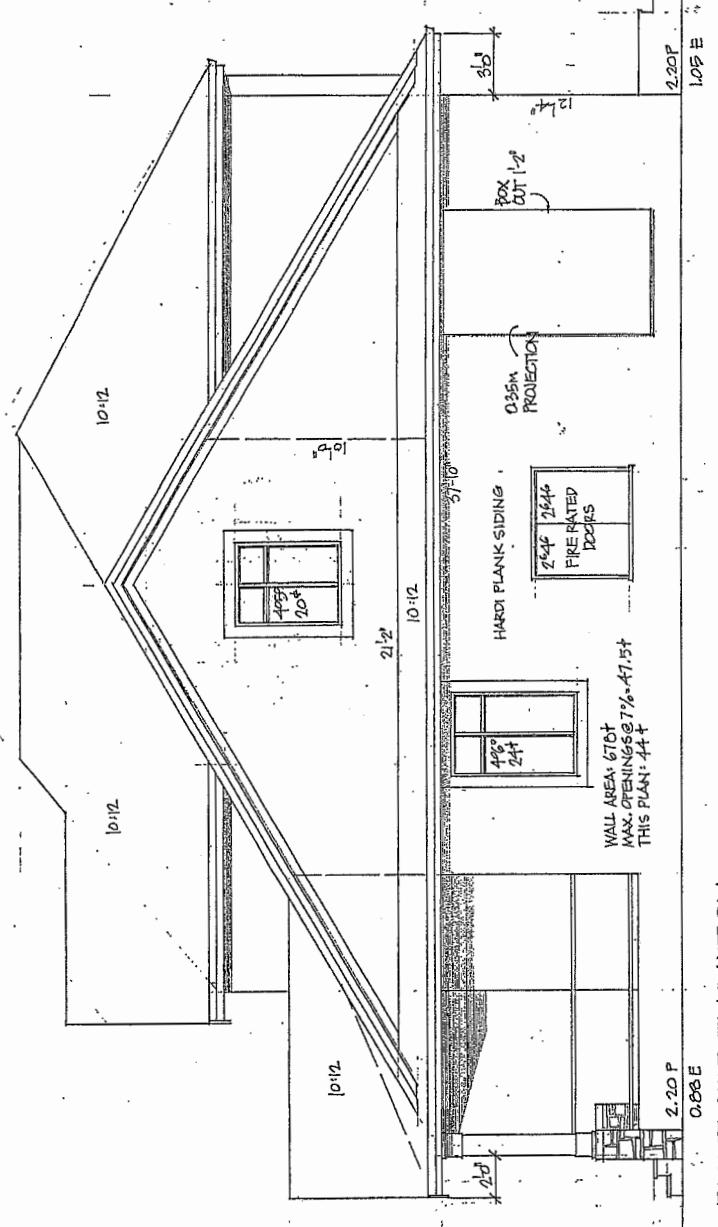
SHEET 2 OF 3
15-26

DV 15-708883

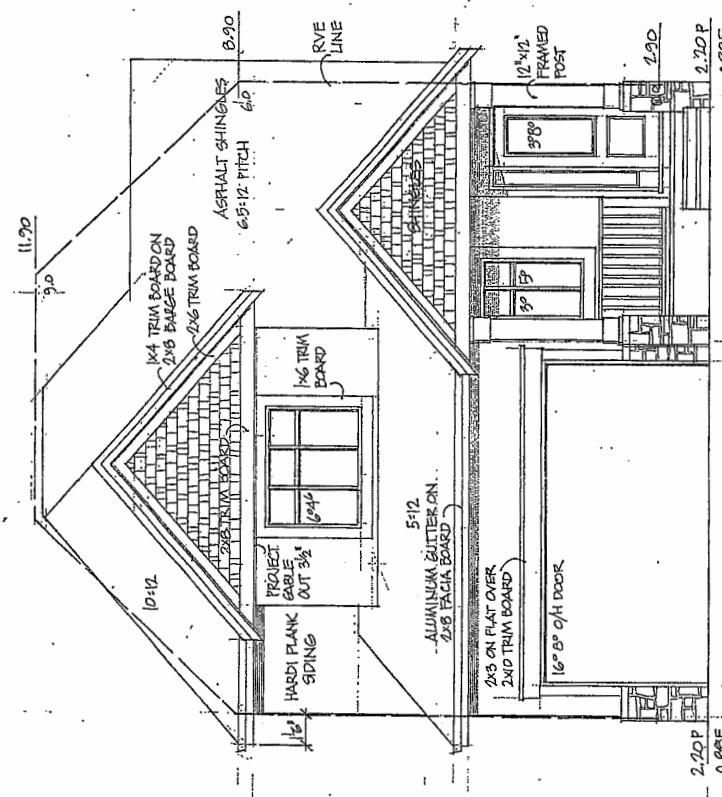
Plan 11 Dec 16, 2015



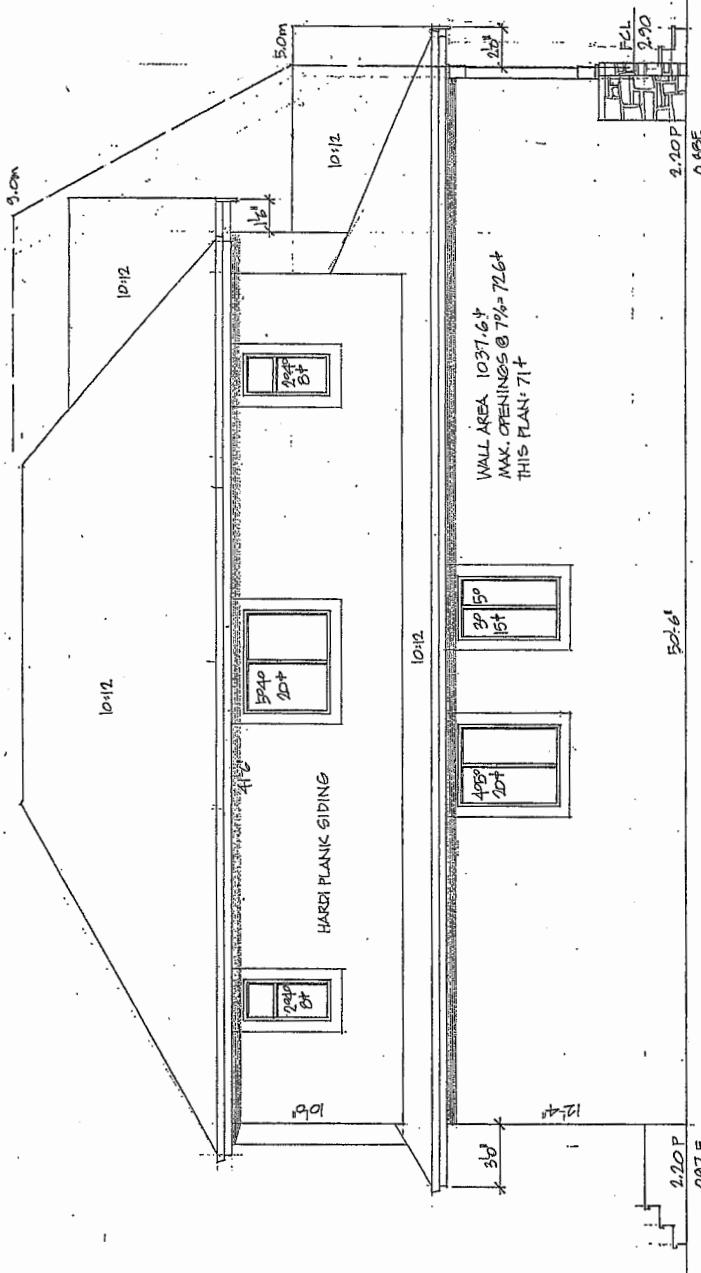
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION
SCALE 1/4" = 10'



LEFT SIDE ELEVATION

SHEET 3 OF 3
F-26

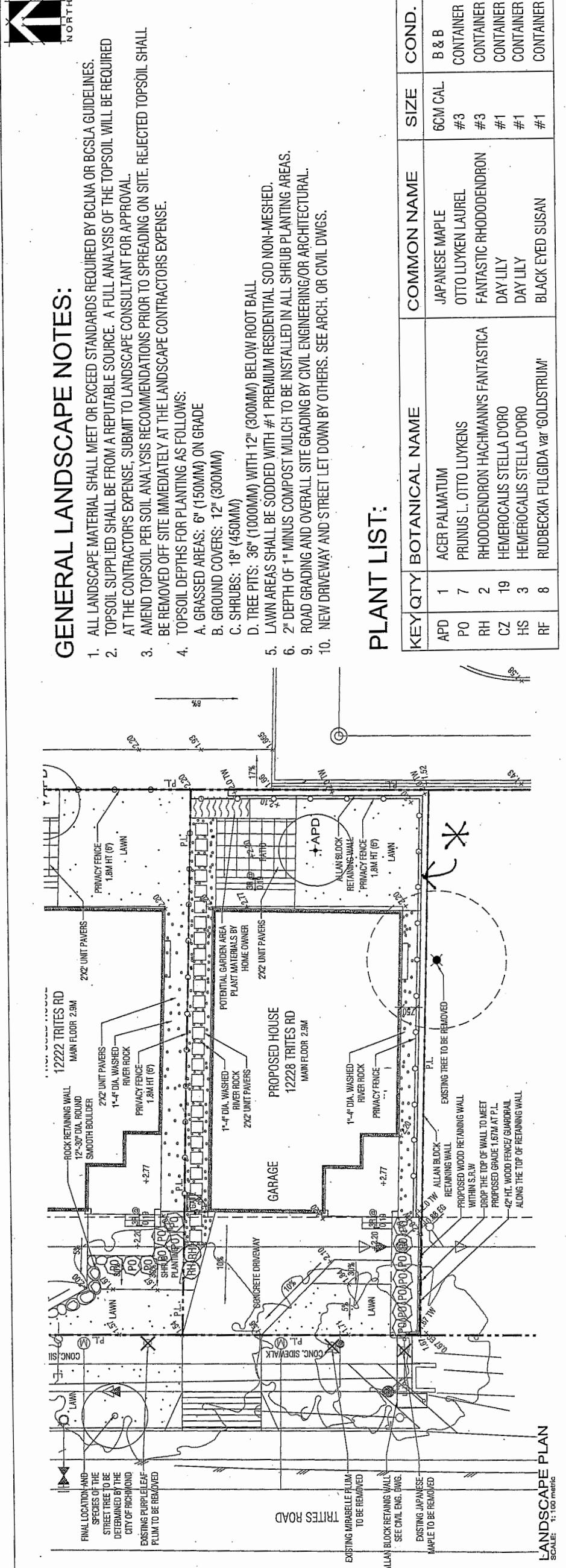
DV 15-70883
Plan 12 · Dec 16, 2015

REVISIONS/ISSUED
1. OCT/22/2015 ISSUED FOR D.P.
2. DEC/17/2015 RE-ISSUED FOR D.P.

— 1 —

RTI

GENERAL LANDSCAPE NOTES:



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	1	ACER PALMATUM	JAPANESE MAPLE	6CM CAL	B & B
PO	7	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
RH	2	RHODODENDRON HACHMANN'S FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
CZ	19	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
HS	3	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
RF	8	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER

SINGLE FAMILY RESIDENCE
12228 TRIESTES ROAD, RIC
FOR: IMPERIAL SECURITY GROUP

MARUVYAMA
LANDSCAPE ARCHITECTS

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**City of
Richmond**

Development Application Data Sheet
Development Applications Division

DV 15-708883

Attachment B

Address: 12208, 12222 and 12228 Trites Road

Applicant: 0983101 BC Ltd. Owner: 0993289 BC Ltd.

Planning Area(s): Trites Sub-Area (Steveston)

	Existing	Proposed
Site Area	12208 Trites Road 342 m ² 12208 Trites Road 334 m ² 12208 Trites Road 334 m ²	No change
Land Uses	Vacant	Residential
OCP Designation	Neighbourhood Residential	Complies
Area Plan Designation	Single-Family Housing	Complies
Zoning	Single Detached (RS2/A)	Variances requested as noted below
Number of Units	None	3

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR	0.55 FAR	None permitted
Building Lot Coverage:	Max. 45%	37.4% to 44.95%	None
Non-Porous Area:	Max. 70%	57% to 63%	None
Planted Area:	Max. 20%	36.1% to 42.8%	None
Setbacks:			
Moncton Street	Min. 3 m	3 m	
Trites Road	Min. 6 m	6 m	
Interior Side Yard	Min. 1.2 m	1.2 m	
Rear Yard	Min. 6 m	6 m	None
	Max. 9 m & 2 ½ storeys	9 m Max & 2 storeys	None
Building Height	Residential Vertical Lot Width Envelope	12208 Trites Road: • 1.8 m ridge on 2 north side roof dormers • 1.3 m vertical projection & roof at south edge 12222 & 12228 Trites Road: • 1.2 m vertical projection & roof at north edge • 0.4 m vertical projection & roof at south edge	• 0.3 m increase & cantilever into exterior side yard • 1.3 m projection • 1.2 m projection • 0.4 m projection
		12208 Trites Road: • 1 m vertical projection & roof at west edge	• 1 m projection



City of Richmond

Development Variance Permit

No. DV 15-708883

To the Holder: 0983101 BC LTD.

Property Address: 12208, 12222 AND 12228 TRITES ROAD

Address: c/o DAVE MANDER
101 - 5027 47A AVENUE
DELTA, BC V4K 1T9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied in Sections 4.12A.2. and 8.1.7.1. as follows:
 - a) At 12208 Trites Road:
 - i) A 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard.
 - ii) The south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope.
 - iii) The west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope.
 - b) At 12222 and 12228 Trites Road:
 - i) The north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope.
 - ii) The south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and Plans #1 to #12 attached to this Permit which shall form a part hereof.
5. As a condition of the issuance of this Permit, the City is holding security in the following amounts to ensure that development is carried out in accordance with the terms and conditions of this Permit:
 - a) \$17,296.13 for 12208 Trites Road
 - b) \$12,244.16 for 12222 Trites Road
 - c) \$16,686.29 for 12228 Trites Road

Development Variance Permit
No. DV 15-708883

To the Holder: 0983101 BC LTD.

Property Address: 12208, 12222 AND 12228 TRITES ROAD

Address: C/O DAVE MANDER
101 - 5027 47A AVENUE
DELTA, BC V4K 1T9

Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF ,

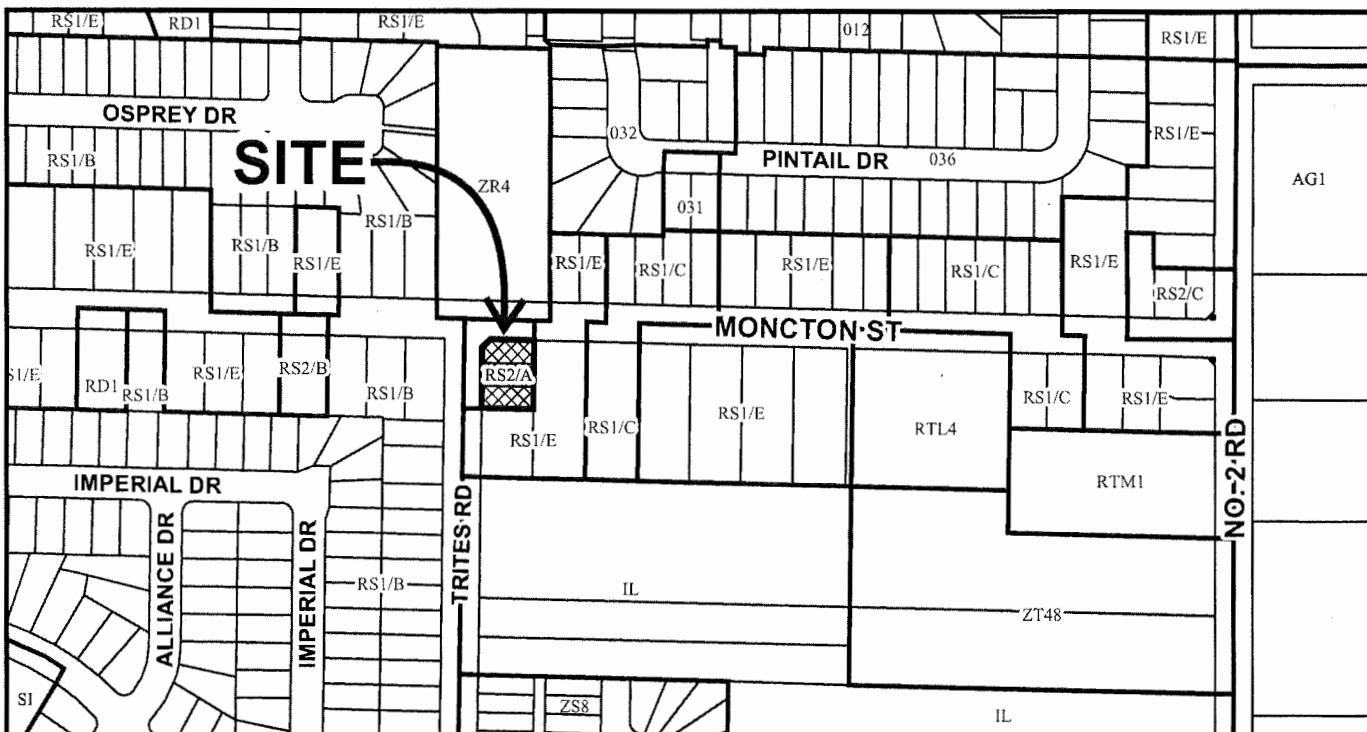
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR

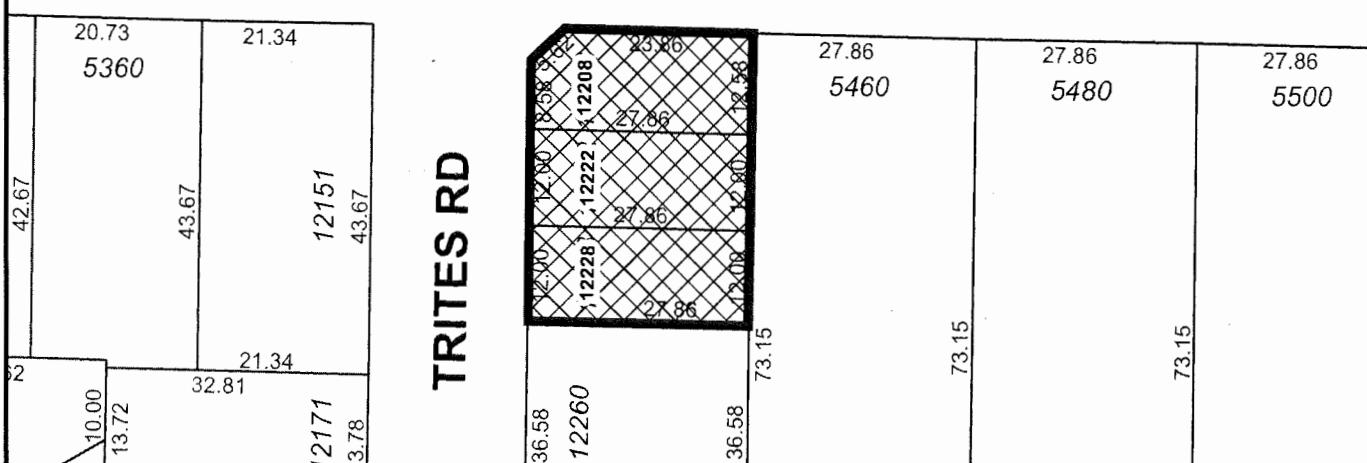


City of Richmond



	5351 17.62	5371 17.62	5411 60.35	5431 15.45	5451 14.73	5511 15.09	5515 15.09	553
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MONCTON ST



11

DV 15-708883
SCHEDULE "A"

Original Date: 09/18/15

Revision Date:

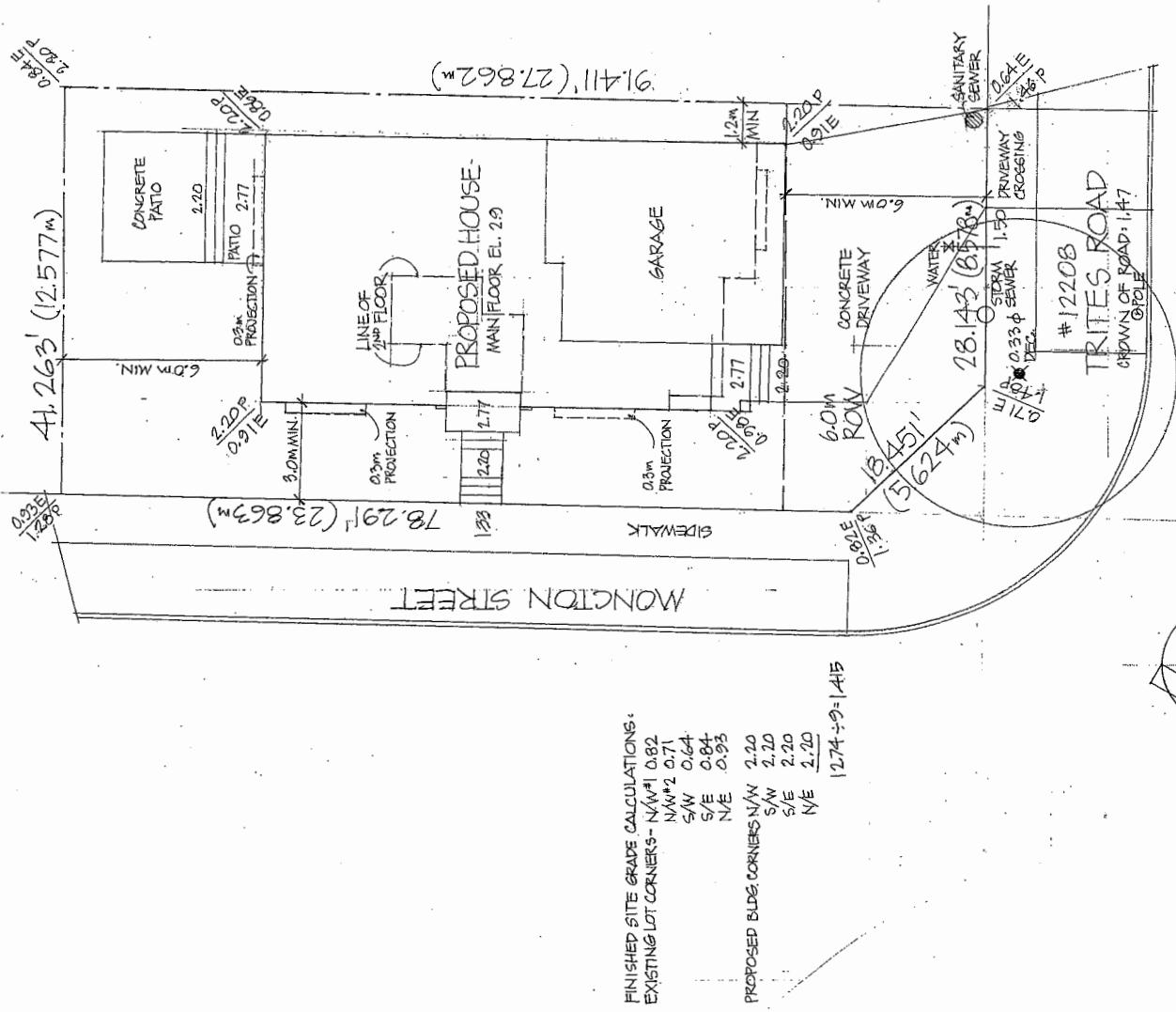
Note: Dimensions are in METRES

DV 15-70883
Plan I Feb 3, 2016

HOUSE FOR 0983101 B.C. LTD
AT # 12208 TRILLES ROAD, RICHMOND B.C.

Lynedge Signs Ltd.
VAT REG NO:
8171 Designated Road
HEDCOURT, H.G.C.
(061) 2756085

Plan I Feb 3, 2016



FINISHED SITE GRADE CALCULATIONS:
EXISTING LOT CORNERS - NW#1 0.82

PROPOSED BLDG. CORNERS	N.W. ^{1/2}	0.71
	S.W.	0.64
	S.E.	0.84
	N.E.	0.93
	N.W. ^{1/2}	2.20
	S.W.	2.20

$$\begin{array}{r} 2.20 \\ - 2.20 \\ \hline 0 \end{array}$$

Notes

- Off-site works via separate required Servicing Agreement

Flood Plain Restrictive Covenant registered on Title; Min. 2.9 m GSC Flood Construction Level required

See Landscape Plans for grading information

Variances at 12208 Trites Road included (see Plan 2) to permit:

 - Projection above the residential vertical lot depth envelope consisting of: 1 m high west portion of the second floor and associated sloping roof facing Trites Road.
 - Projections above the residential vertical lot width envelope consisting of: (i) 1.8 m ridge line for a second floor north side roof dormer facing Moncton Street; and (ii) 1.3 m high south portion of the second floor and associated sloping roof.

Variances at 12222 and 12228 Trites Road included (see Plans 6 & 10) to permit:

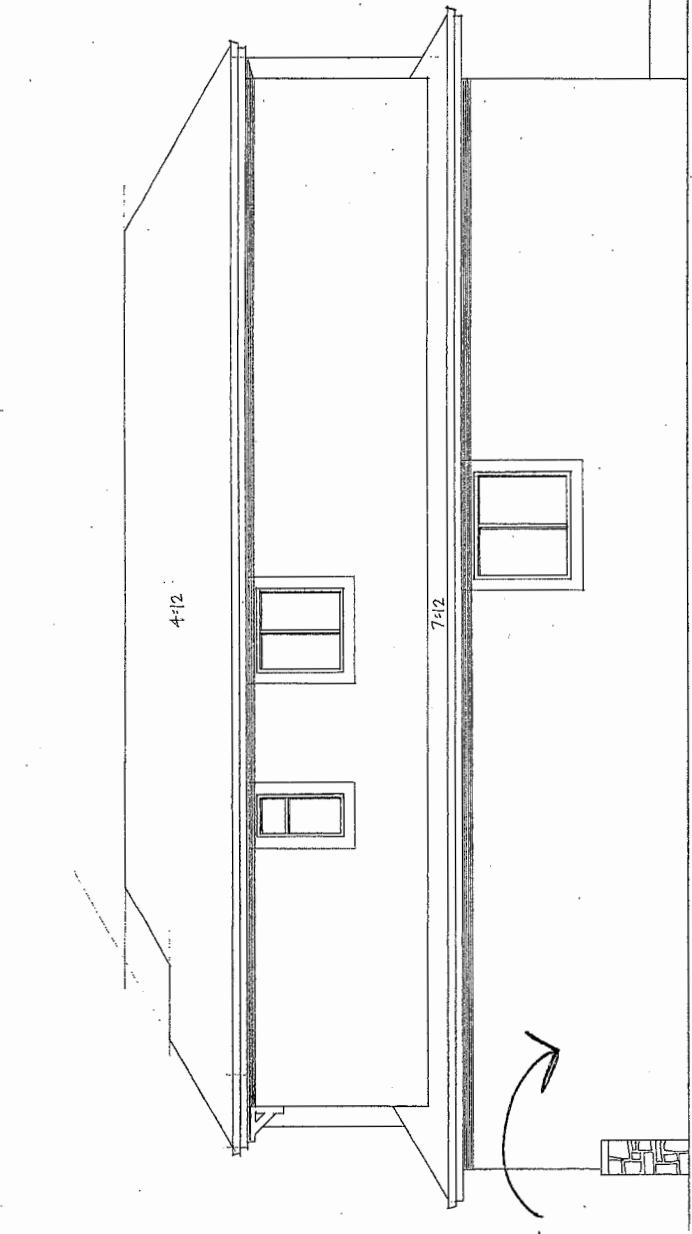
 - Projections above the residential vertical lot width envelope consisting of: (i) 1.2 m high north portion of the second floor and associated sloping roof; and (ii) 0.4 m high south portion of the second floor and associated sloping roof

LEGAL DESCRIPTION	ANALYSIS (R524A)
LOT 1 SECTION 12 B3N R7W PLAN EPP 50105	LOT AREA: 36861.4+ (342m ²)
	MAX. SITE COV. @ 45%: 16567.4+ (153.9m ²)
	THIS PLAN: 13571.4+ (127.9m ²)
	MAX. FLOOR AREA @ 55%: 20244.8+ (198.4m ²)
	THIS PLAN: MAIN FLOOR 8855.4+ UPPER FLOOR 1144.4+
	20071.4+ (186.6m ²)
	MAX. COVERED AREA 20254+ (183m ²)
	THIS PLAN: 4224+ (3.9m ²)
	LANDSCAPED AREA WEST YARD 300+ NORTH YARD 460+ EAST YARD 612+ SOUTH YARD 206+ TOTAL 5784+ (54.6m ²) 42.8%

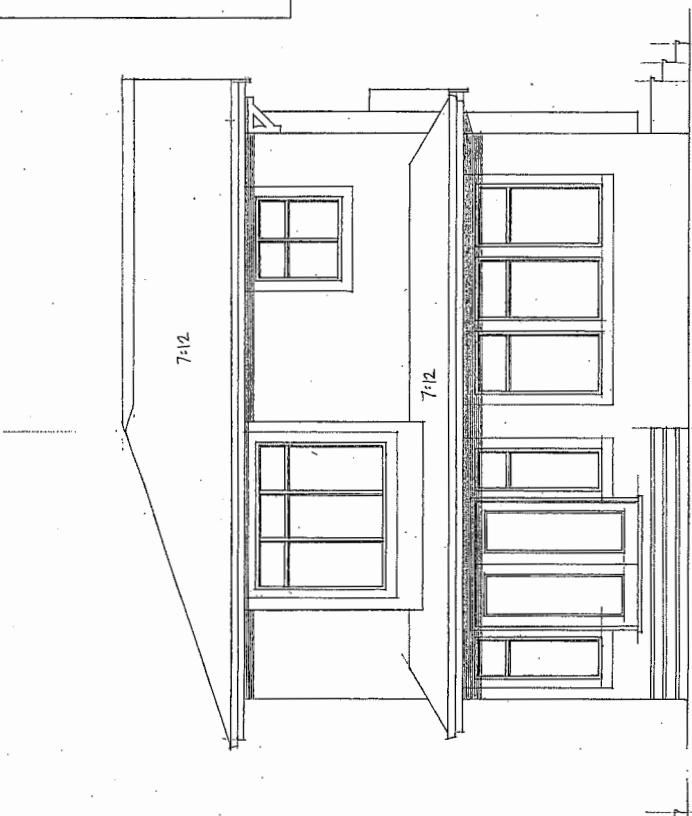
LANDSCAPED AREA	300+	460+	612+
WEST YARD	300+		
NORTH YARD		460+	
EAST YARD			612+

DV 15-70883
Plan 2 Feb 3, 2016

Plan 2 Feb 3, 2016



HARDI PLANK SIDING (TYP.)



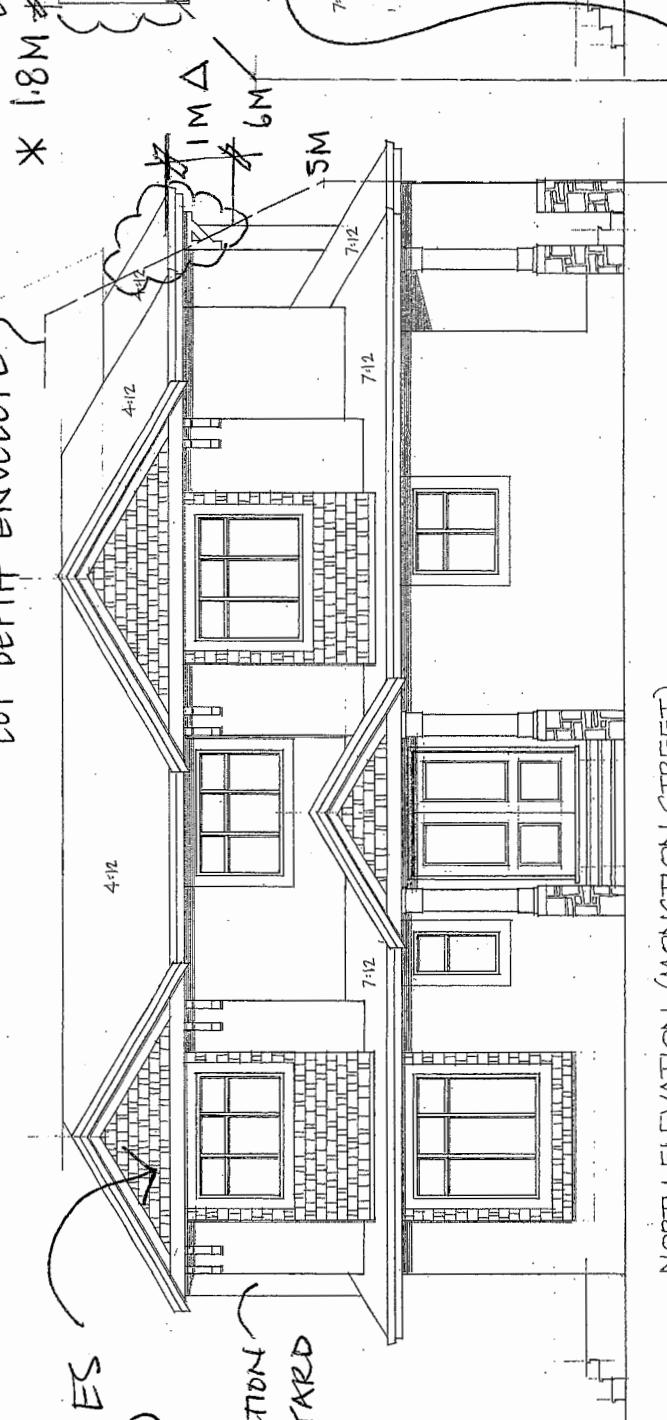
SOUTH ELEVATION

EAST ELEVATION

* SIDE ROOF DORMER &
SECOND FLOOR PROJECTION
BY VARIANCE FROM
RESIDENTIAL VERTICAL
LOT WIDTH ENVELOPE

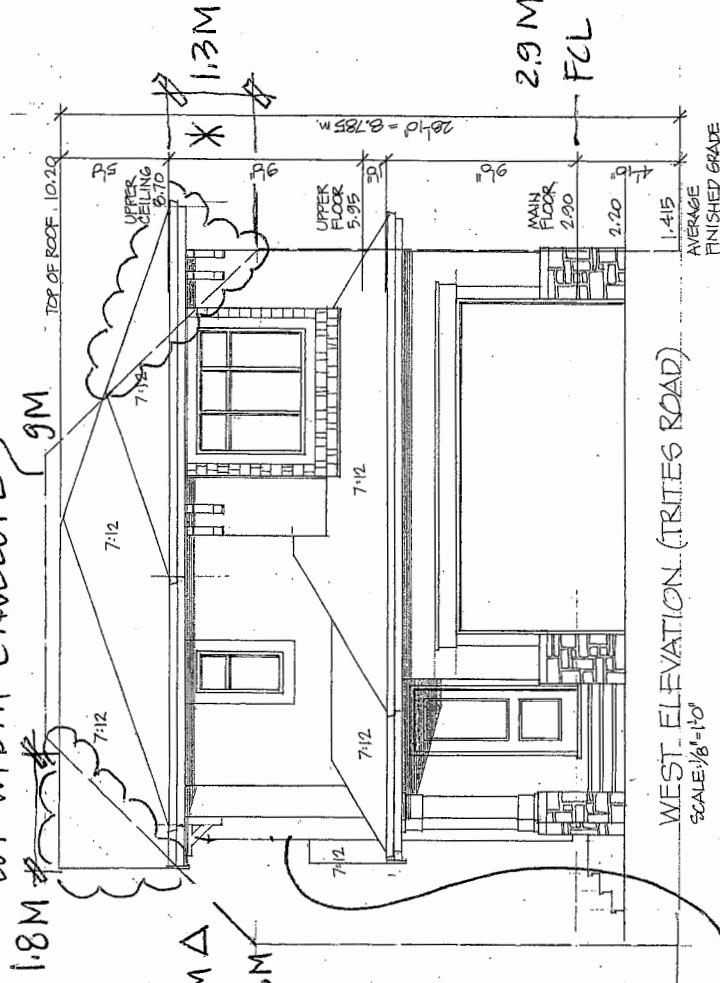
Δ SECOND FLOOR PROJECTION
BY VARIANCE FROM
RESIDENTIAL VERTICAL
LOT DEPTH ENVELOPE

SHINERS
(TRP.)
0.3M PROJECTION
INTO PEARL YARDS



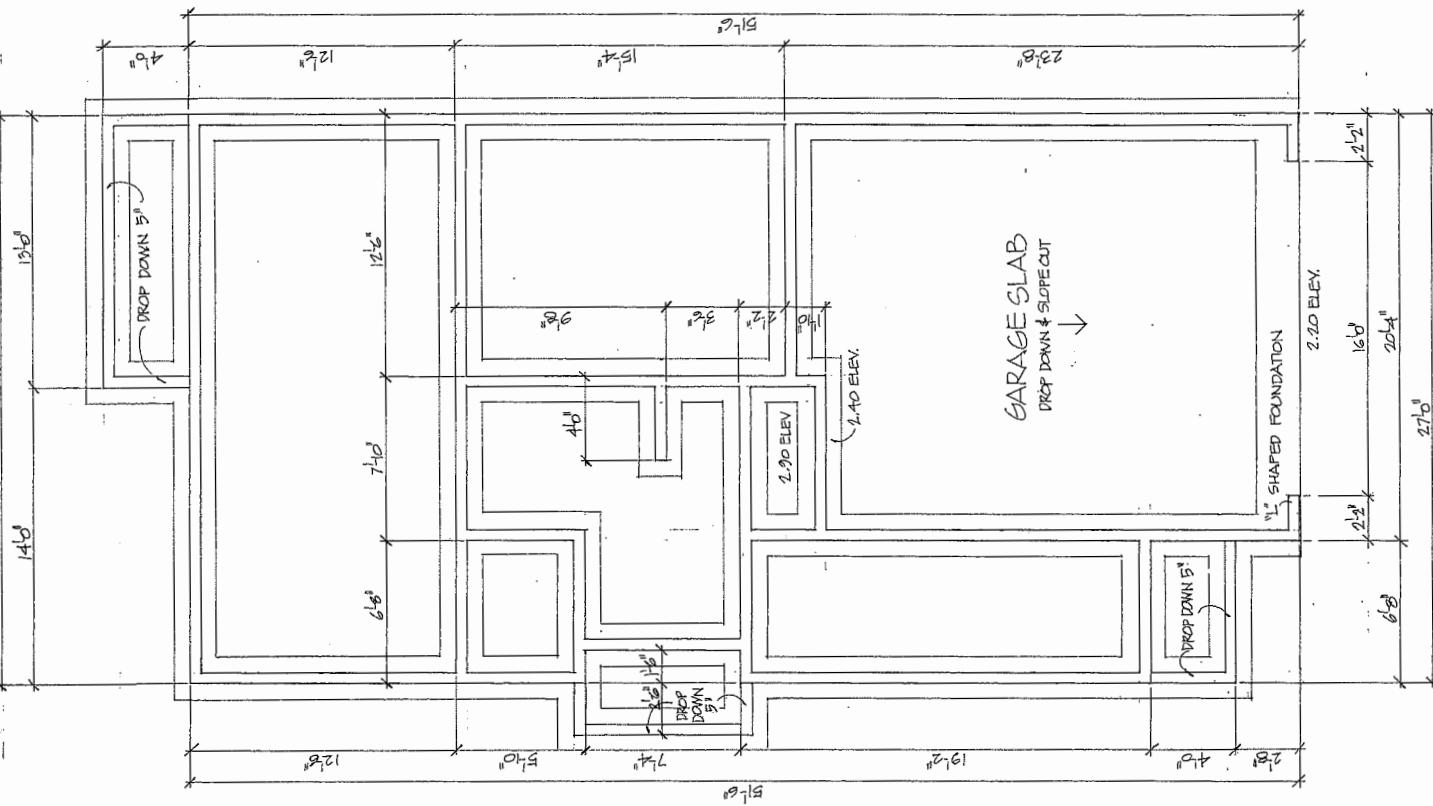
NORTH ELEVATION (MONITION STREET)

0.3 M PROJECTION
INTO YARD



WEST ELEVATION (TRITEE ROAD)
SCALE $\frac{1}{8}$ = 1'-0" 1'-45" AVERAGE FINISHED GRADE

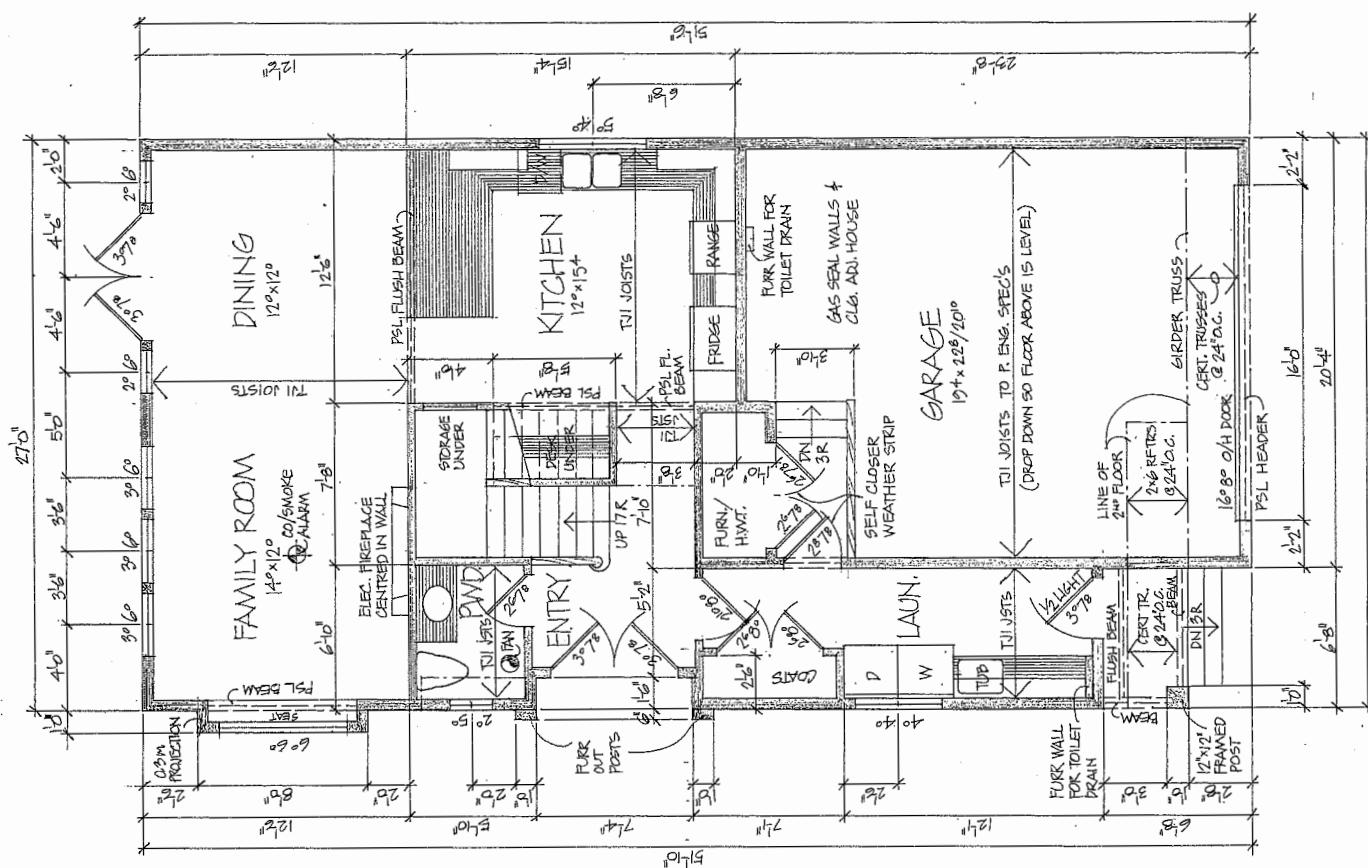
12208 TRITES ROAD, RICHMOND B.C.



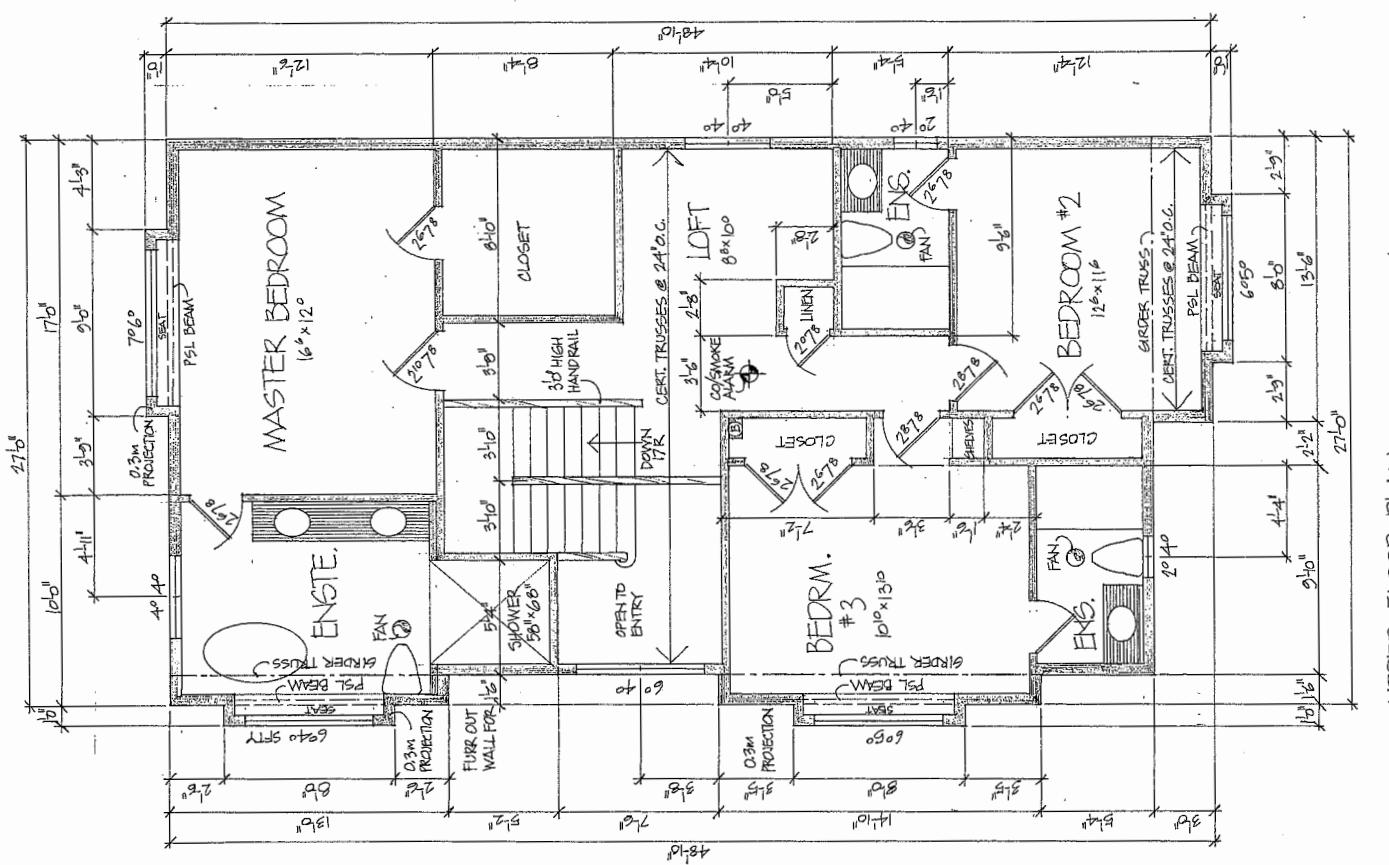
FOUNDATION PLAN
SCALE: 1/4" = 1'

12208 TRITES ROAD

SHEET 2 OF 3
15-24



MAIN FLOOR PLAN FINISHED AREA 865⁺
GARAGE AREA 470⁺
COVERED AREA 42⁺
TOTAL 1377⁺

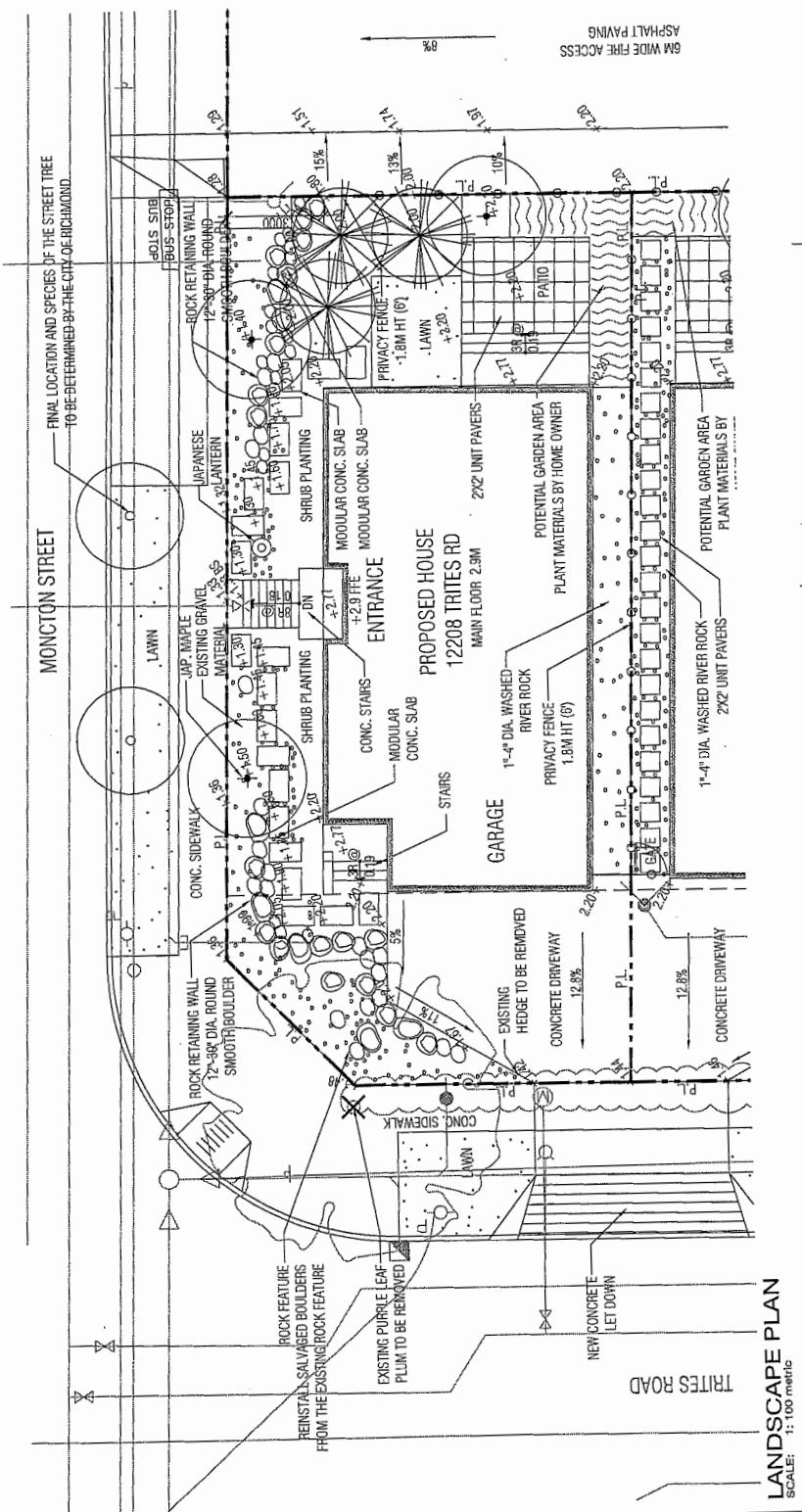


UPPER FLOOR PLAN TOTAL AREA 1251⁺
LESS STAIRS (-107⁺)
CALCULATED 1144⁺



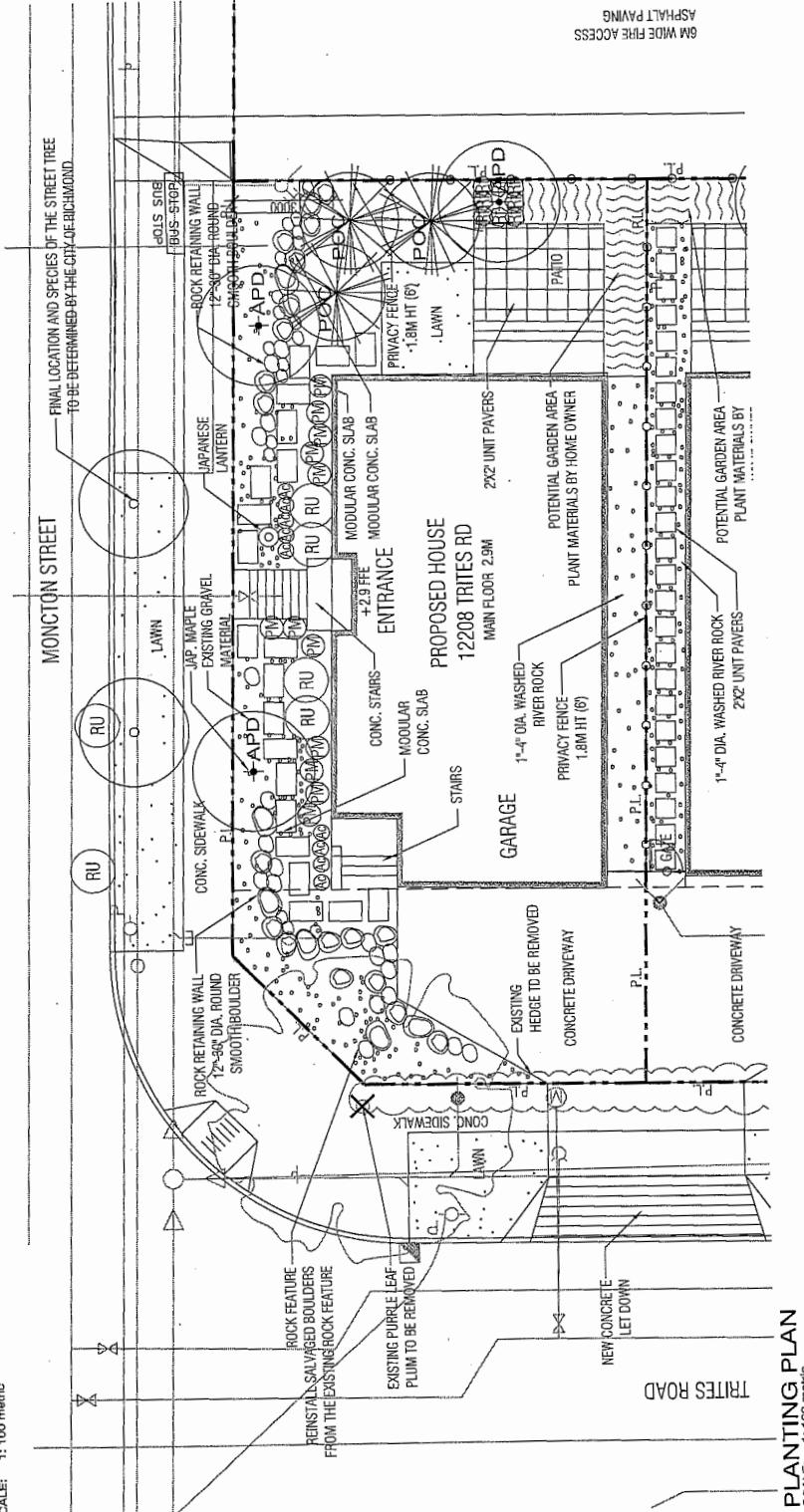
GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 6" (150MM) ON GRADE
 - B. GROUND COVERS: 12" (300MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
 5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD NON-MESHEd.
 6. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
 8. 10. NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.



PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	3	ACER PALMATUM	JAPANESE MAPLE	6CM CAL.	B & B
POC	3	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
PM	12	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
RU	4	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
AC	9	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
RF	8	RUBBECKIA 'FULGIDA' var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER



PLANTING PLAN

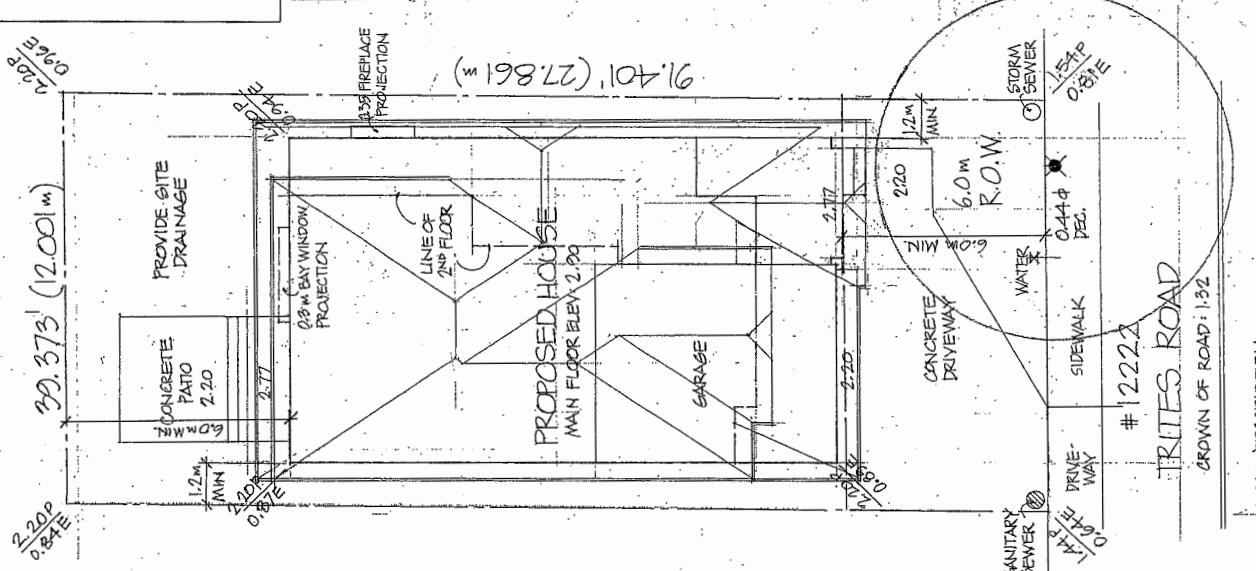
LANDSCAPE ARCHITECTURE		SHEET NO.	L-1	
MANHATTAN			DATE AUG. 12, 2014	DESIGN
		NAME _____	NAME _____	NAME _____
		ADDRESS _____	ADDRESS _____	ADDRESS _____
		PHONE _____	PHONE _____	PHONE _____
		EMAIL _____	EMAIL _____	EMAIL _____
		SHEET TITLE		
		LANDSCAPE PLAN		
		SCALE	CHECKED	
		1:100	MM	
		JOB NO.	M412	
		LANDSCAPE	ARCHITECTURE	

SINGLE FAMILY RESIDENTIAL
2208 TRITES ROAD, RICHMOND, B.C.
OR: IMPERIAL SECURITY GROUP
P.O. BOX 5004, VANCOUVER, B.C. V6A 1B1, PH: (604) 587-4593 FAX: (604) 587-45931

DV 15-70883
Plan 5 Feb 3, 2016

HOUSE FOR 0983101 B.C.LTD AT # 12222 TRITES ROAD, RICHMOND B.C.

Lyndes Ltd.
Designs Ltd.
157 Commercial Rd
Vancouver, BC
V6C 2E9
(604) 526-8085



LEGAL DESCRIPTION

LOT 2
SECTION 1/2 B3N R7W
PLAN EPP 50105

ANALYSIS S_E

LOT AREA: 339.55.34 (334.0m²)
MAX SITE COV. @ 45% = 151.94 (150.3m²)
THIS PLAN: 161.64 (150.1m²)

MAX FLOOR AREA @ 55% = 197.44 (183.7m²)
THIS PLAN = MAIN FLOOR 169.22 +
UPPER FLOOR 94.44 +
TOTAL 199.66 (183.6m²)

MAX. COVERED AREA: 197.14 (18.4m²)
THIS PLAN: 127.4 (11.9 m²)

LANDSCAPED AREA:
FRONT YARD: 27.54
RIGHT SIDE: 2.14 +
REAR YARD: 5.68 +
LEFT SIDE: 2.29 +
TOTAL: 12.96 + (12.6m²) 36%

SITE PLAN

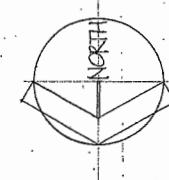
SCALE: 1!-16'

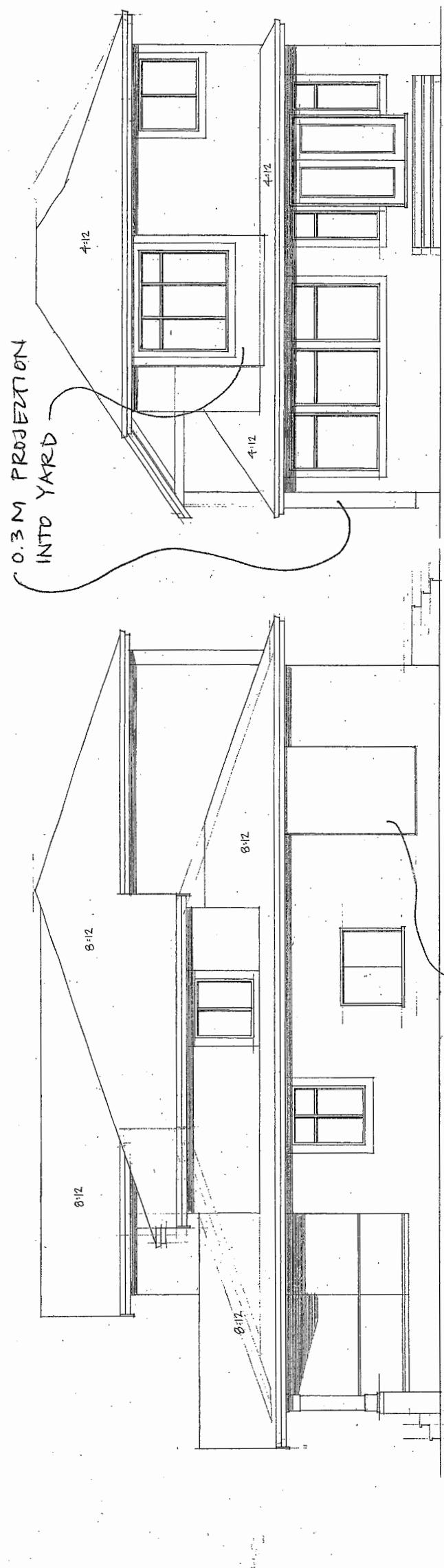
FINISHED SITE GRADE CALCULATION:

EXISTING LOT CORNERS - N/W 0.64 -
S/W 0.81
S/E 0.96
N/E 0.84

PROPOSED BLDG CORNERS - N/W 2.22 -
S/N 2.20
S/E 2.20
N/E 2.20

12.00 + 6.0 = 18.0m



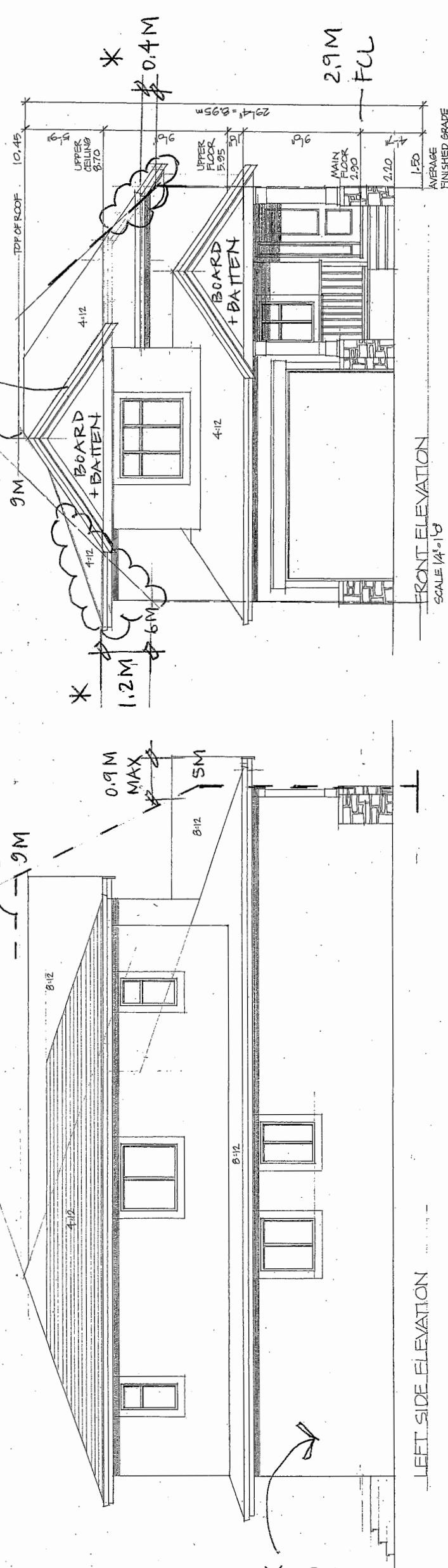


REAR ELEVATION

0.3M PROJECTION
INTO YARD.

RIGHT SIDE ELEVATION

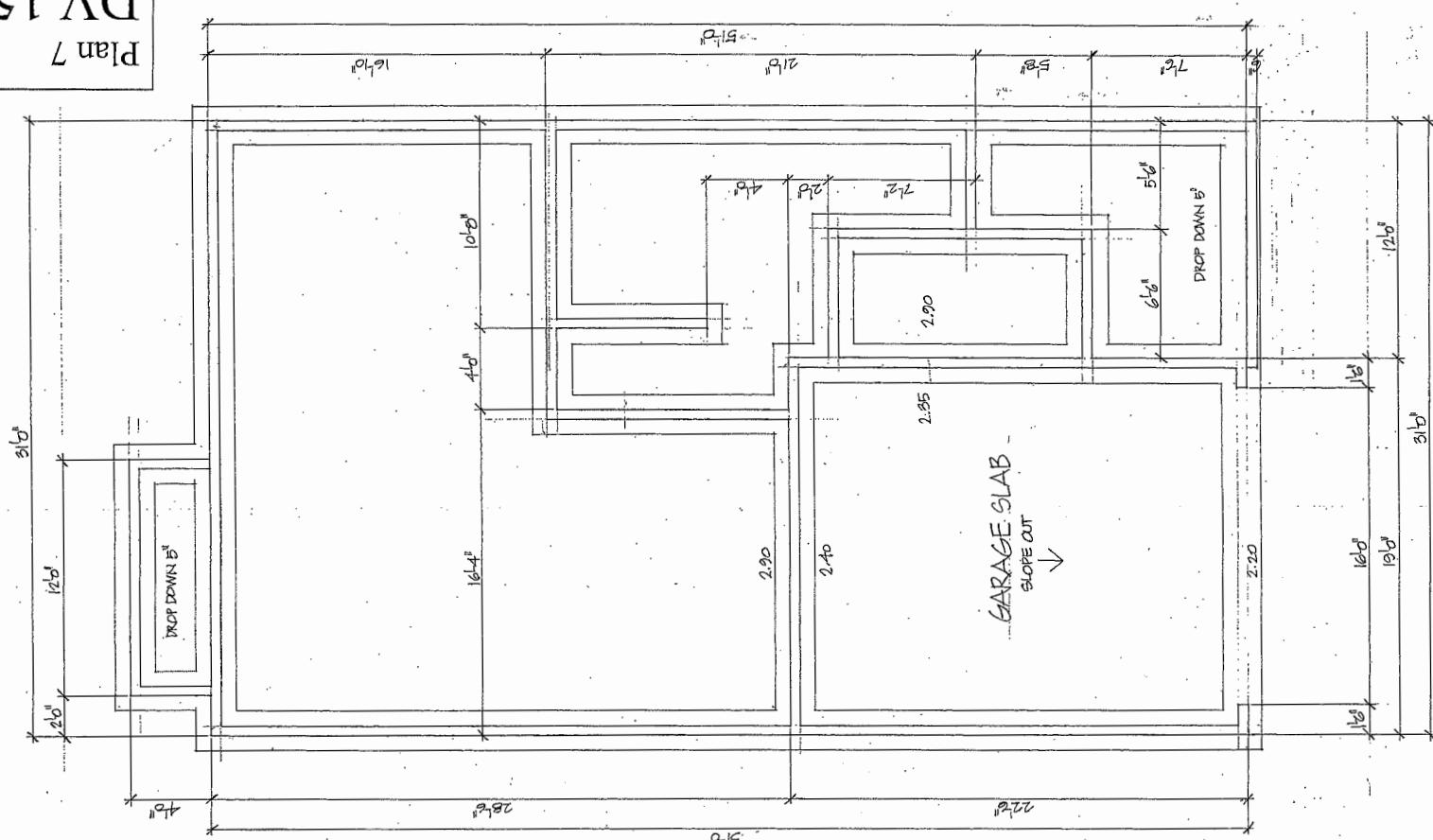
* SECOND FLOOR PROJECTION
BY VARIANCE FROM
RESIDENTIAL VERTICAL
LOT WIDTH ENVELOPE



12222

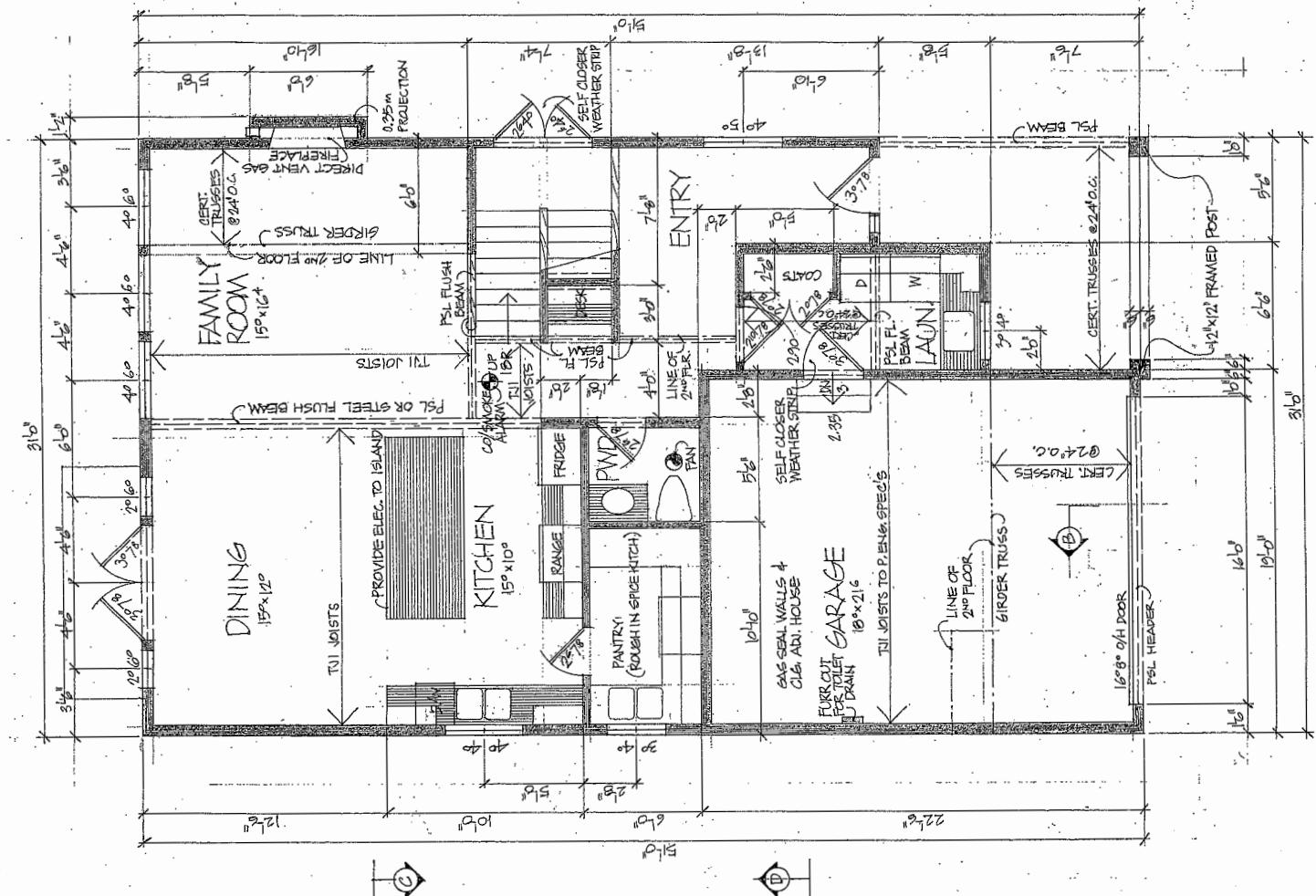
TRITES ROAD, RICHMOND B.C.

DV 15-70883
Plan 7 Feb 3, 2016

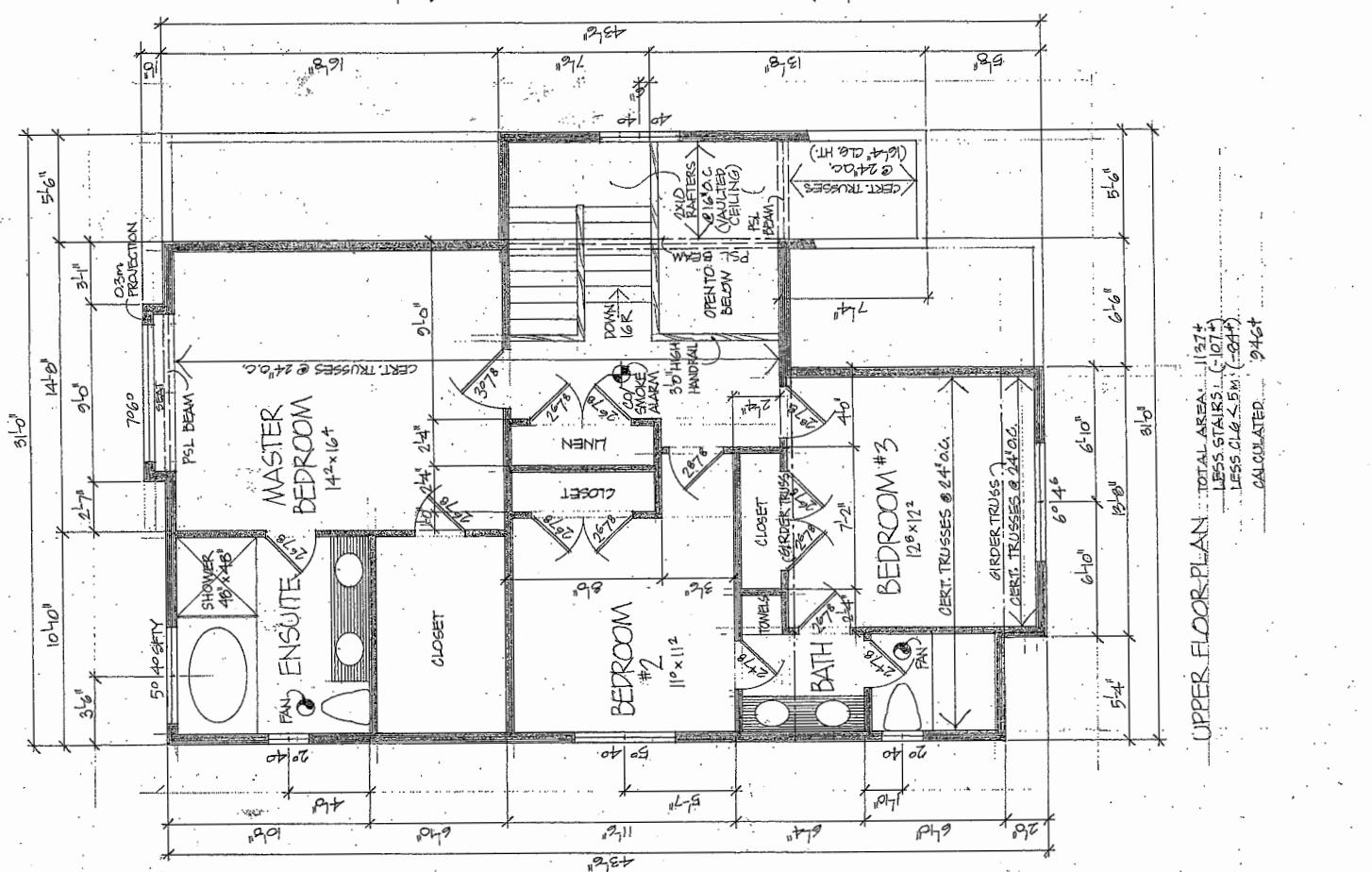


FOUNDATION PLAN

12222 TRITES ROAD
SHEET 2 OF 3
15-25



MAIN FLOOR PLAN ENISHED AREA 1032⁴
 GARAGE AREA 427⁴
 COVERED AREA 128⁴
 TOTAL SITE COV. 1887⁴



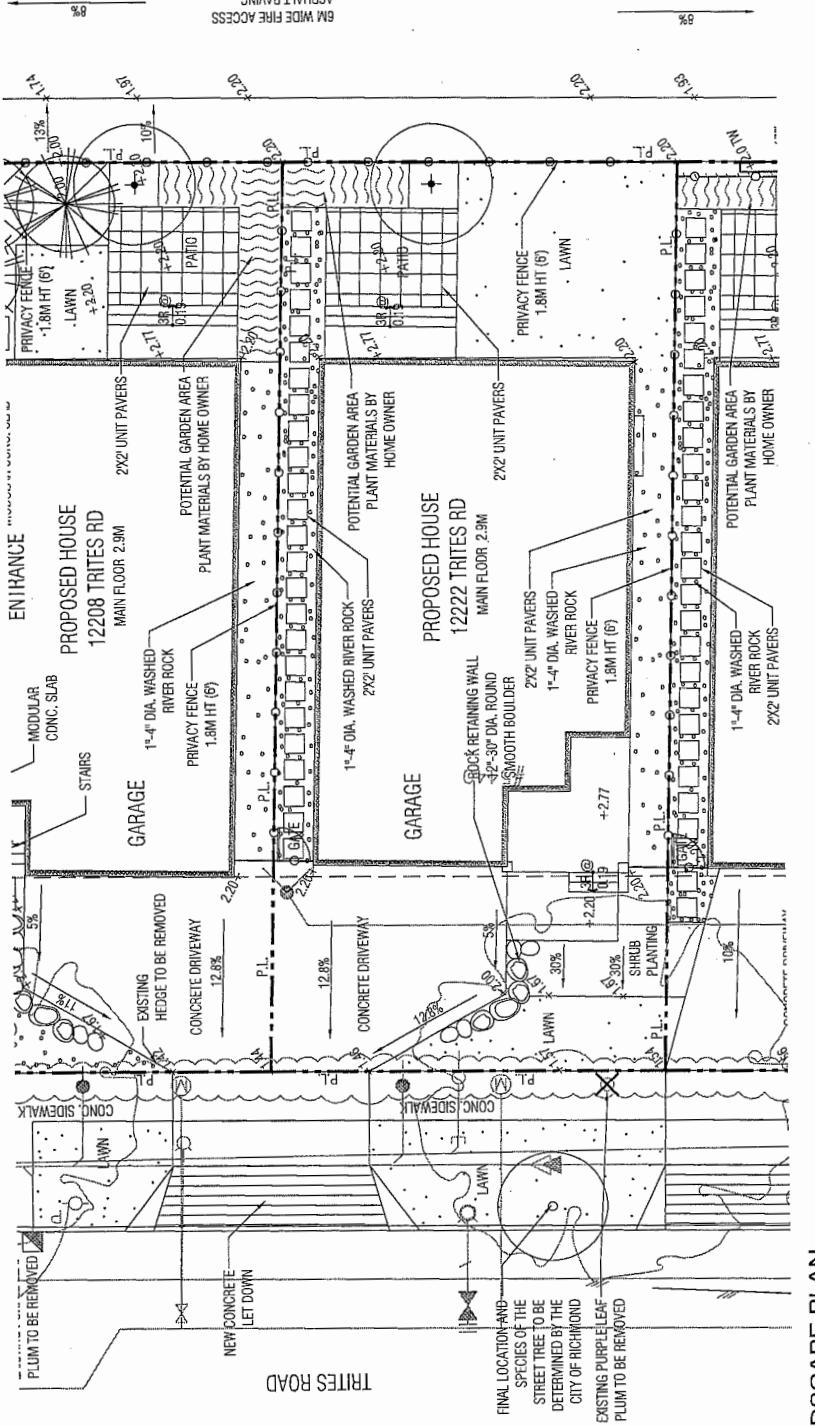
REVISIONS MADE TO THIS DRAWING ARE THE PROPERTY OF MARUVYAMA & ASSOCIATES LTD. LEGAL OWNERSHIP REMAINS WITH MARUVYAMA & ASSOCIATES LTD. COPIES OR PARTS THEREOF MAY NOT BE MADE OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF MARUVYAMA & ASSOCIATES LTD.

GENERAL LANDSCAPE NOTES:

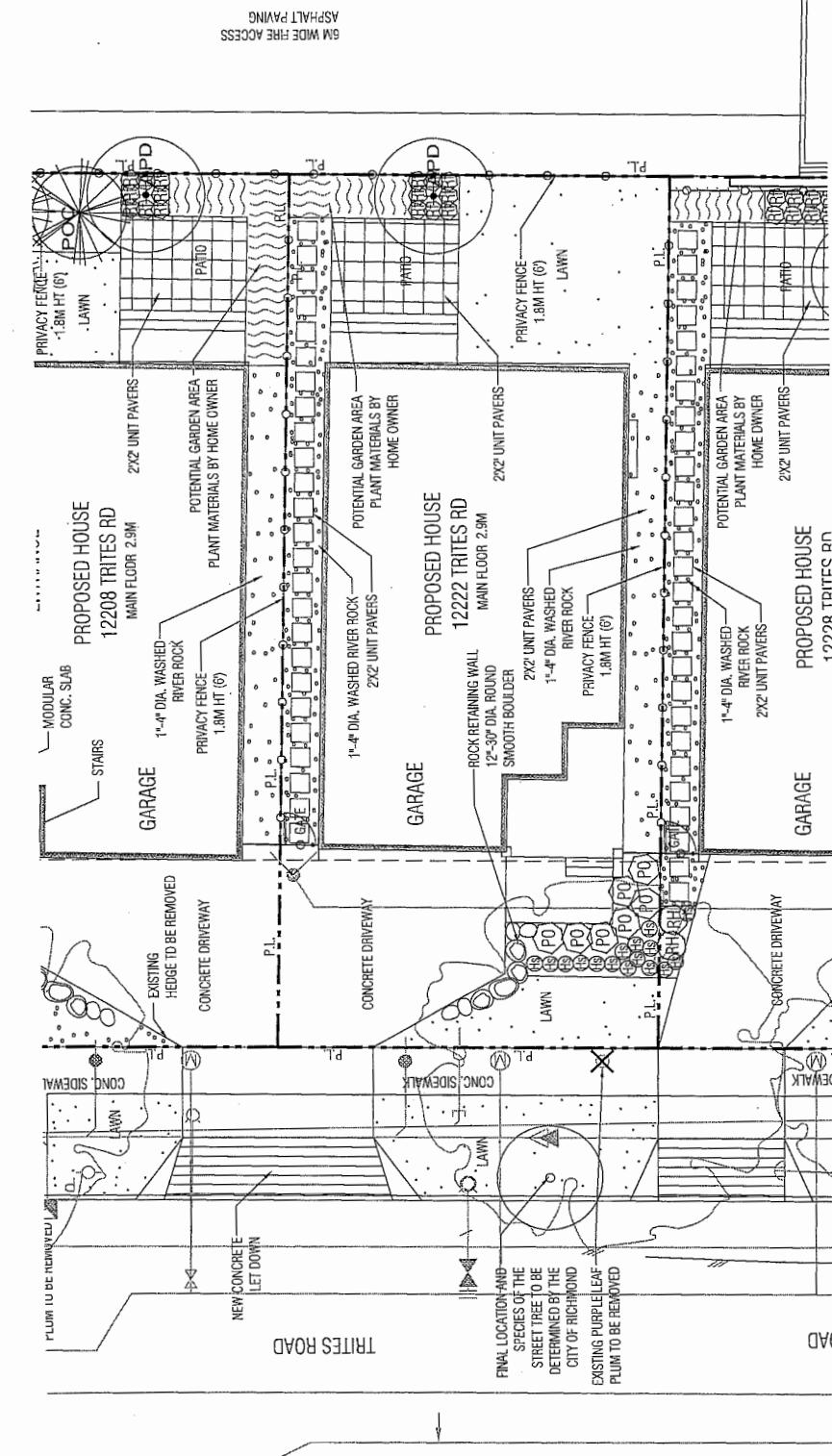
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- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - GRASSED AREAS: 6" (150MM) ON GRADE
 - GROUND COVERS: 12" (300MM)
 - SHRUBS: 18" (450MM)
 - TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
- LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD NON-MESHEDED.
- DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
- NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	1	ACER PALMATUM	JAPANESE MAPLE	6CM CAL.	B & B
PO	7	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
HS	13	HEMEROCALLIS STELLA DORO	DAY LILY	#1	CONTAINER
RF	8	RUDbeckia fulgida var GOLDSTRUM ¹	BLACK EYED SUSAN	#1	CONTAINER



LANDSCAPE PLAN
SCALE: 1:100 metric

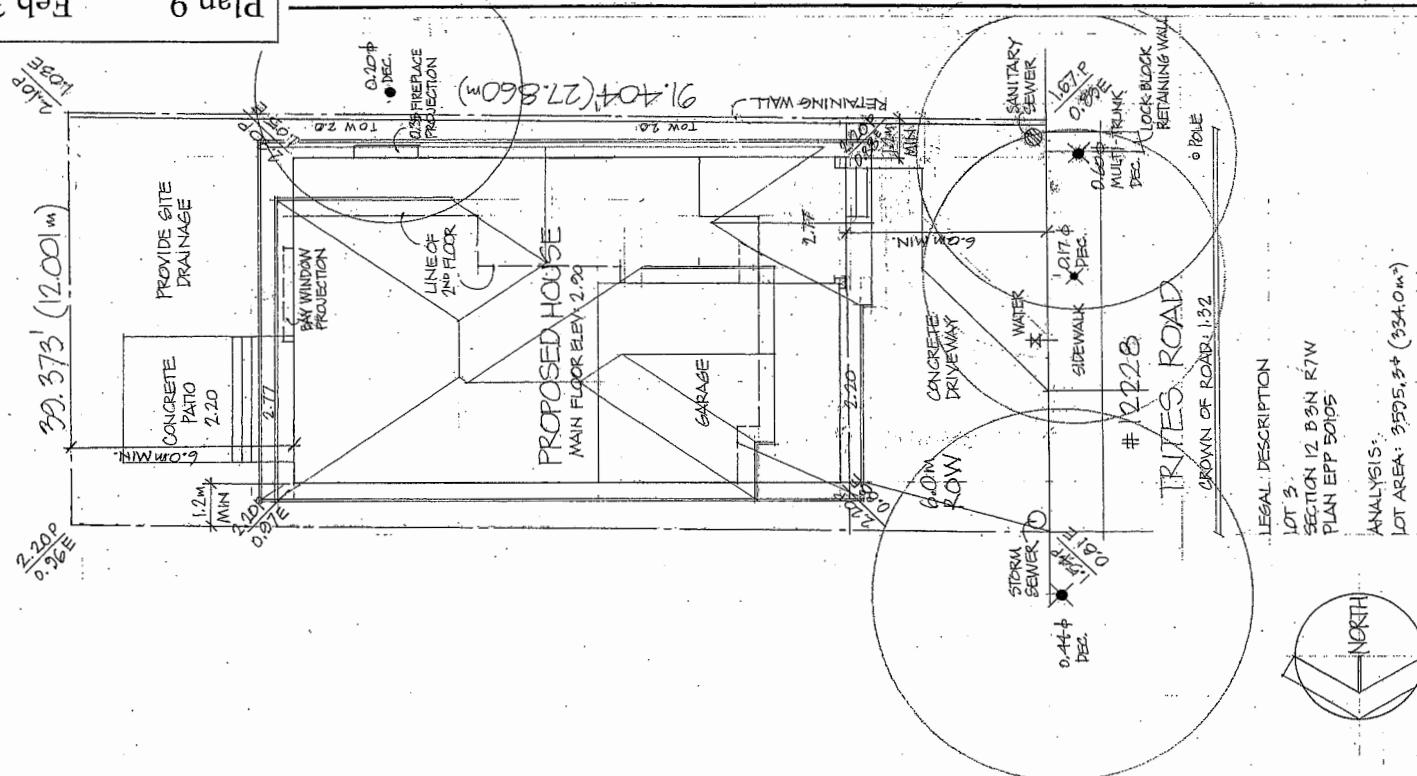


L-1
LANDSCAPE PLAN
SHEET NO.
DATE: Aug. 12, 2014
DESIGN: MM
DRAWN: MM
CHECKED: MM
PROJECT: 12222 TRITES ROAD, RICHMOND, B.C.
FOR: IMPERIAL SECURITY GROUP
Landscape Architects
MARUVYAMA & ASSOCIATES LTD.
12222 TRITES ROAD, RICHMOND, B.C.
T: 604-541-9931 F: 604-541-9931 E: info@maruvyama.com

Designs Ltd.
8172 Clagamith Road
Vancouver B.C.
(604) 276-8065
V7C 2R9

DV 15-70883
Plan 9 Feb 3, 2016

HOUSE FOR 0983101 B.C. LTD AT # 12228 TRILLES ROAD, RICHMOND B.C.



LEGAL DESCRIPTION
LOT 3
SECTION 12 B3N R7W
PLAN EPP EDITION

ANALYSIS:

LOT AREA:	3595.5 ft ²	(334.0 m ²)
MAX SITE COV @	45% =	1617.9 ft ²
THIS PLAN:	162 +	(150.1 m ²)
MAX FLOOR AREA @ 55% =	1977.4 ft ²	(183.0 m ²)
THIS PLAN - MAIN FLOOR	1032 +	
UPPER FLOOR	1072 +	(193.0 m ²)

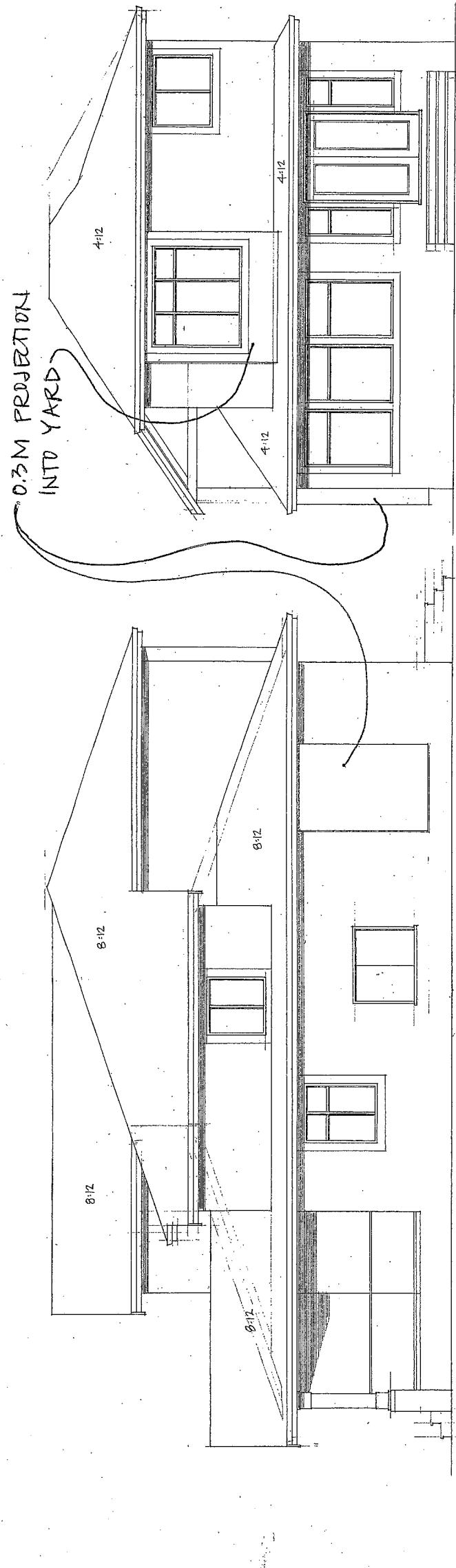
MAX. COVERED AREA : 197.7 + (18.4 m²)
THIS PLAN : 197.7 + (18.4 m²)

FINISHED SITE GRADE CALCULATIONS:
EXISTING LOT CORNERS: NW 0.81
 SW 0.83
 SE 1.03
 NE 0.96
NEW GRADES: NW 1.10
 SW 1.12
 SE 1.10
 NE 1.10

$$17.43 \div 8 = 2.1775$$

DV 15-70883
Plan 10 Feb 3, 2016

Plan 10 Feb 3, 2016

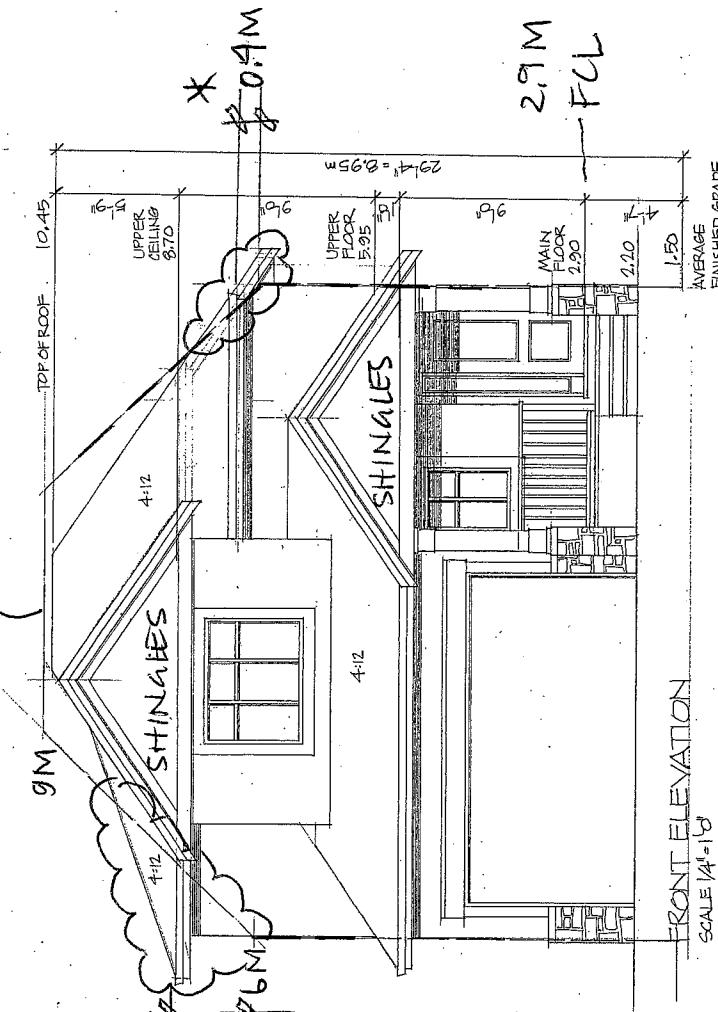


REAR ELEVATION

SECOND FLOOR PROJECTION
BY VARIANCE FROM
RESIDENTIAL VERTICAL
LOT WIDTH ENVELOPE

RESIDENTIAL VERTICAL LOT DEPTH ENVELOPE

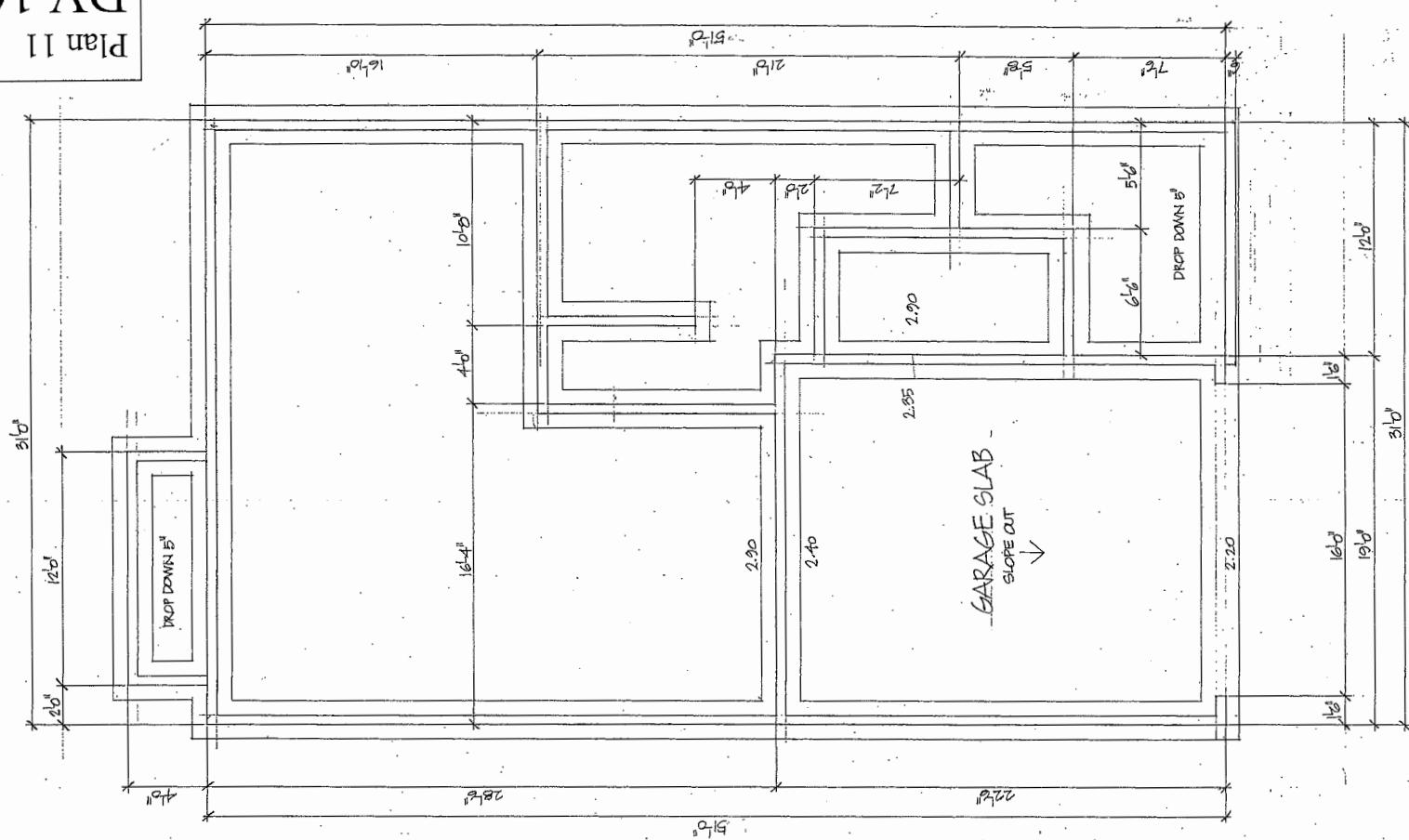
RIGHT SIDE ELEVATION



HARDI PLANK
SIDING (T.P.)

LEFT SIDE ELEVATION

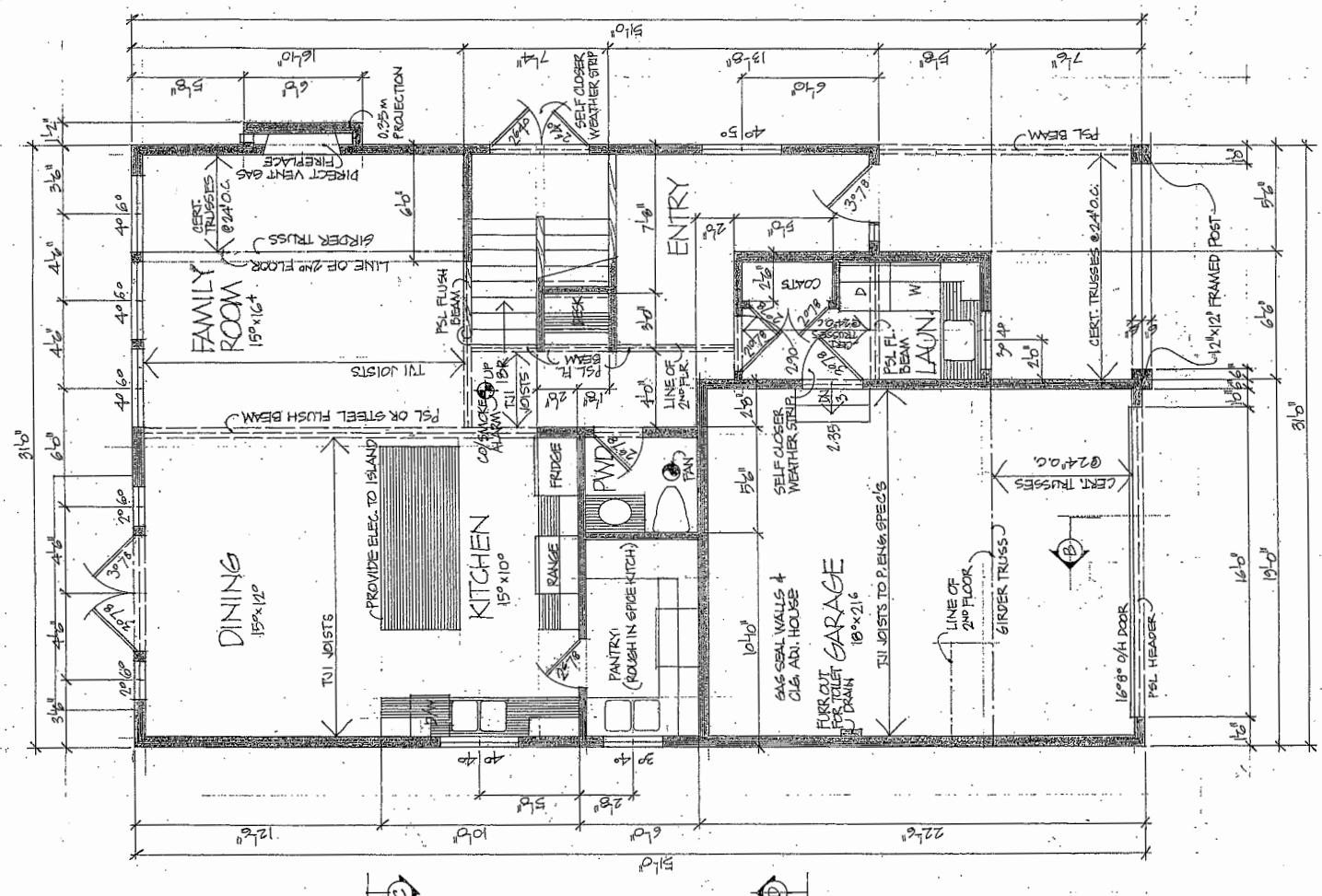
12228 TRITES ROAD, RICHMOND, B.C.



FOUNDATION PLAN
SCALE 1/4=1'-0"

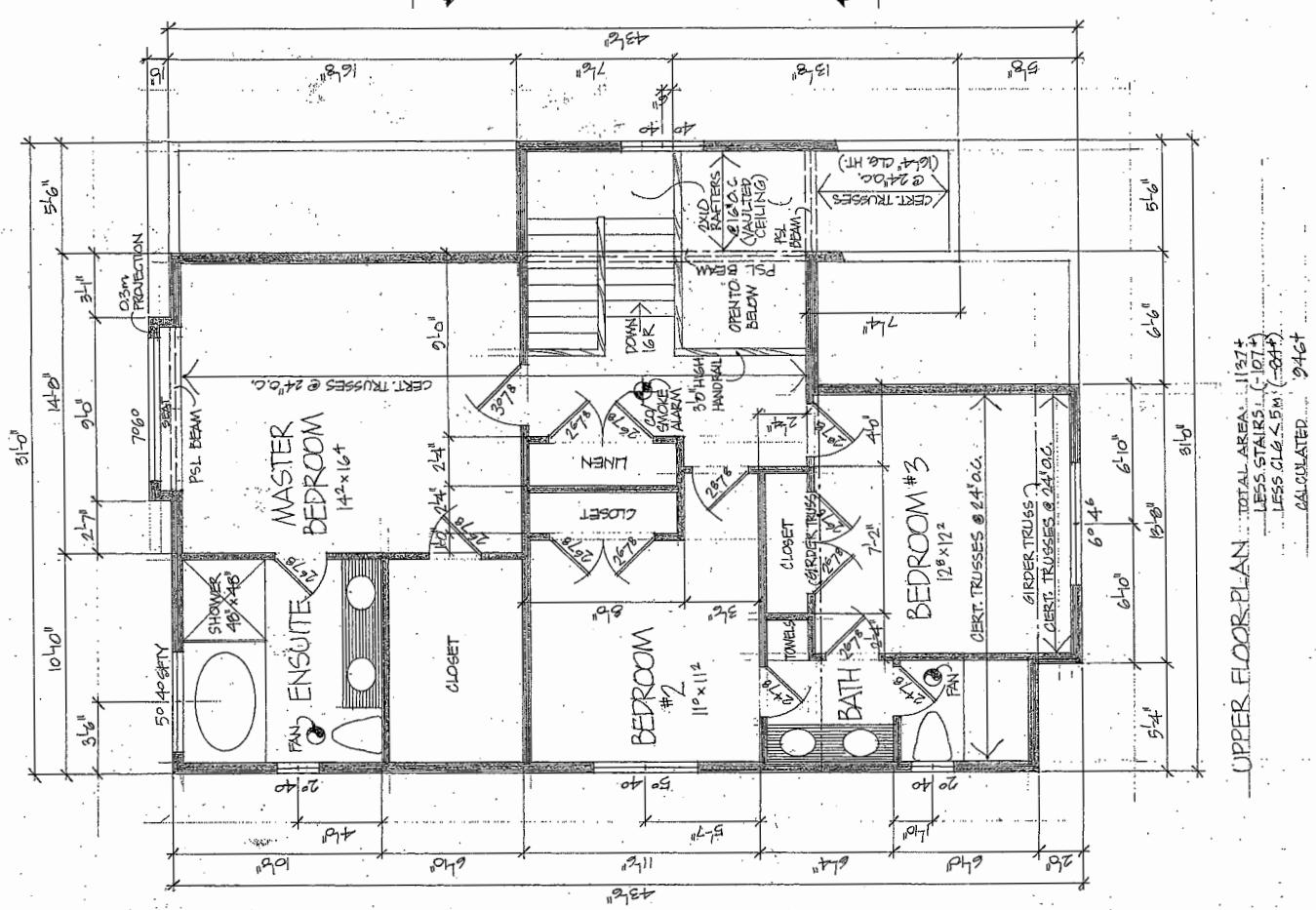
12228 TRITES ROAD

SHEET 2 OF 3
15-25



MAIN FLOOR PLAN
FINISHED AREA 1032+
GARAGE AREA 427+
COVERED AREA 128+
TOTAL SITE COV 1587+

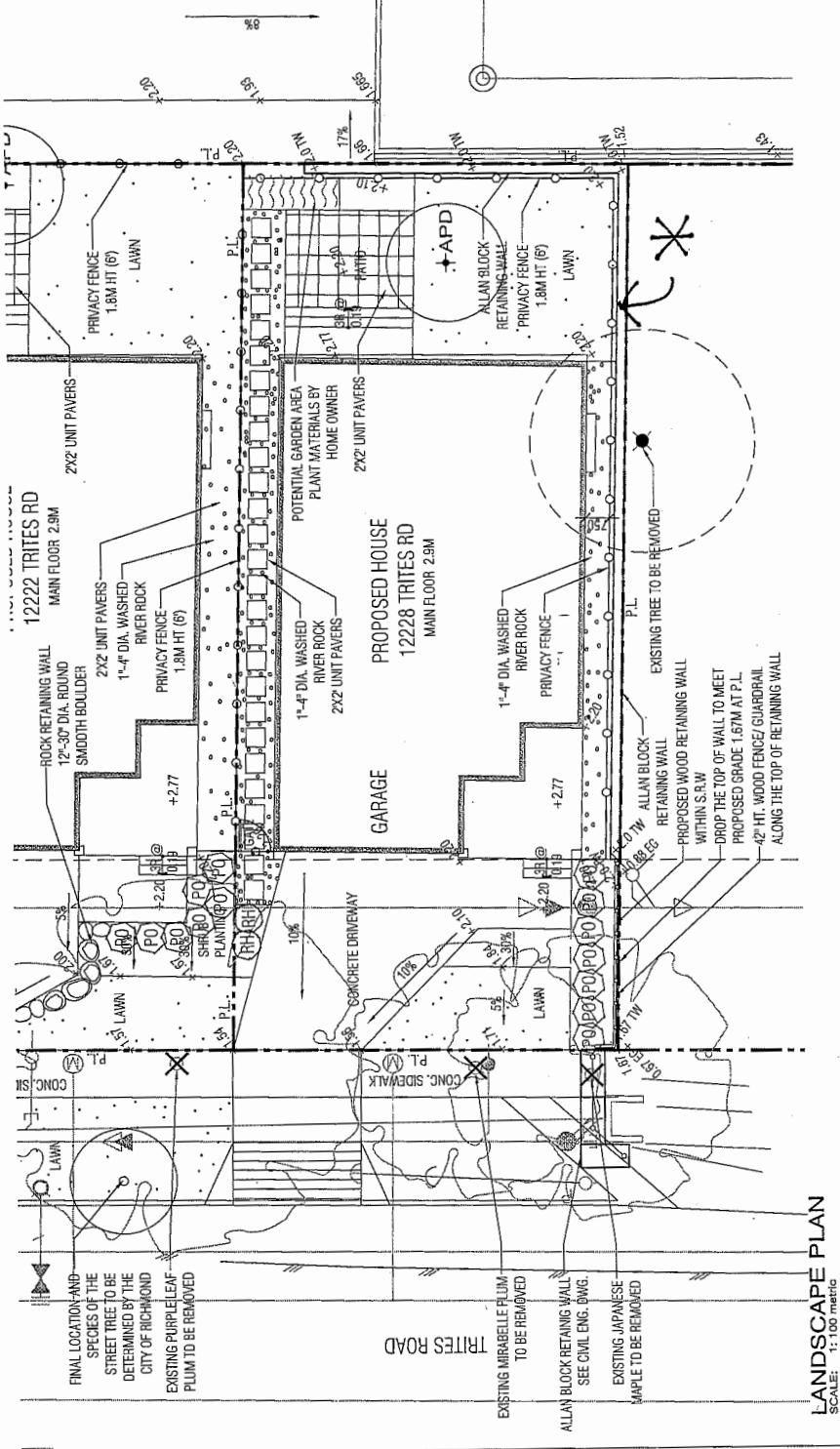
FOUNDATION PLAN
SCALE 1/4=1'-0"



UPPER FLOOR PLAN
TOTAL AREA 1137+
LESS STAIRS (-107')
LESS CLOSET (-04')
CALCULATED 946+

GENERAL LANDSCAPE NOTES:

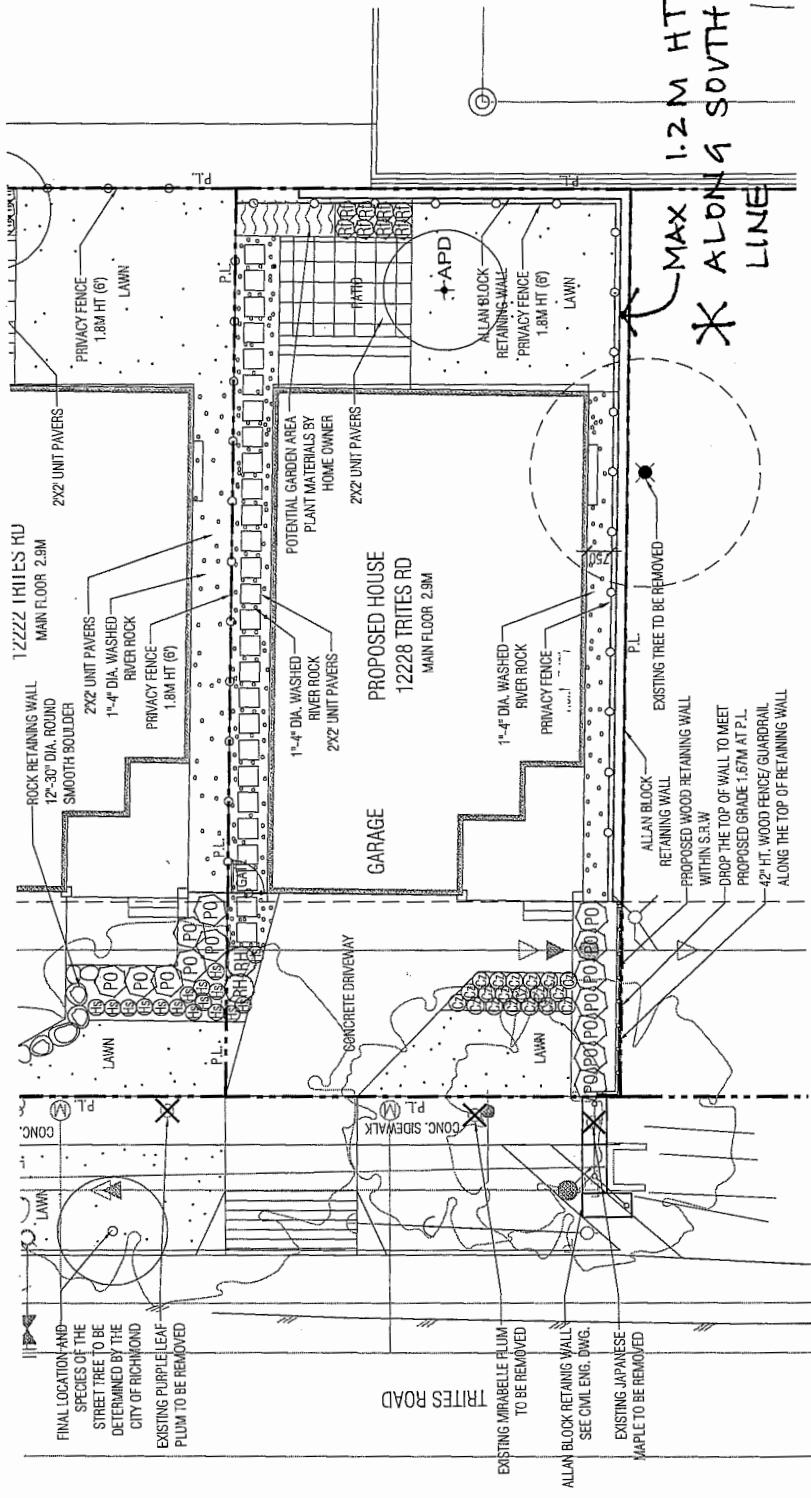
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 - A. GRASSED AREAS: 6" (150MM) ON GRADE
 - B. GROUND COVERS: 12" (300MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
 5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD NON-MESHEd.
 6. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
 8. NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.



PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	1	ACER PALMATUM	JAPANESE MAPLE	6CM CAL.	B & B CONTAINER
P0	7	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
RH	2	RHODODENDRON HACHMANN'S FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
CZ	19	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
HS	3	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
RF	8	RUDBECKIA 'FULGIDA' var 'GOLDSISTRUM'	BLACK EYED SUSAN	#1	CONTAINER

LANDSCAPE PLAN



PLANTING PLAN
SCALE: 1: 100 metric

L-1
SHEET NO.
LANDSCAPE PLAN
SHEET TITLE

1

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