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**Development Permit Panel**

**Council Chambers**

**Wednesday, February 12, 2014  
3:30 p.m.**

**1. Minutes**

*Motion to adopt the **minutes** of the meeting of the Development Permit Panel held on Wednesday, January 29, 2014.*

**2. **Development Permit 12-615584****

(File Ref. No.: DP 12-615584) (REDMS No. 4127633)

APPLICANT: Jacky Chan

PROPERTY LOCATION: 7180 Gilbert Road

**Manager's Recommendations**

*That the attached plans involving changes to the tree management plan and landscape plans be considered in General Compliance with Development Permit (DP 12-615584).*

**3. **Development Permit 13-630413****

(File Ref. No.: DP 13-630413) (REDMS No. 4130261)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9431, 9451, 9471 and 9491 Williams Road

**Manager's Recommendations**

*That a Development Permit be issued which would permit the construction of 20 townhouse units at 9431, 9451, 9471 and 9491 Williams Road on a site zoned "Medium Density Townhouses (RTM2)".*

ITEM

4. **Development Permit 13-636863**  
(File Ref. No.: DP 13-636863) (REDMS No. 3980127)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7175 and 7191 Moffatt Road

**Manager's Recommendations**

*That a Development Permit be issued which would permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned "High Density Townhouses (RTH1)".*



5. **New Business**

6. **Date Of Next Meeting: Wednesday, February 26, 2014**

7. **Adjournment**



**Development Permit Panel  
Wednesday, January 29, 2014**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Carlile, General Manager, Community Services  
Peter Russell, Senior Manager, Sustainability and District Energy

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 Wednesday,  
January 15, 2014, be adopted.*

**CARRIED**

**2. Development Permit 13-630032**  
(File Ref. No.: DP 13-630032) (REDMS No. 4017355)

APPLICANT: Interface Architecture Inc.  
PROPERTY LOCATION: 6711, 6771 and 6791 Williams Road  
INTENT OF PERMIT:

1. Permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.

## Development Permit Panel

### Wednesday, January 29, 2014

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

Ken Chow, Interface Architecture Inc., and Mary Chan Yip, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) landscaping and open space design, and (iii) architectural form and character reflective of the Yarmish Heritage House.

In response to queries, Mr. Chow indicated that end units were at 2.5 storeys with no windows overlooking into the adjacent properties and that existing hedges in the back end of the site will be retained.

#### **Panel Discussion**

In response to queries from the Panel, the following additional information was provided:

- the hedges positioned along the back of the site are in good condition with some other sections requiring some maintenance;
- the King Crimson Maple tree will be preserved;
- with input from the Yarmish Family, the development will include metal plaques that will acknowledge the history of Yarmish House;
- previous tenants and members from the Yarmish Family were able to salvage some building materials from Yarmish House including some coloured glass windows; and
- in order to maintain access to the outdoor amenity area and because of the landscaping and site layout, additional tandem parking spaces were needed.

In response to queries it was noted that staff worked with the applicant and Heritage Planner during the rezoning stage to ensure appropriate documentation of the Yarmish House. Staff and the applicant will develop appropriate text for the commemorative heritage plaque to be posted on the site.

#### **Staff Comments**

Wayne Craig, Director of Development, noted that staff is working with the applicant to ensure that design intent of the stepping back of the end unit is achieved. He further noted that the roof form is designed to mimic Yarmish House. He added that there is a servicing agreement with the applicant with regards to the frontage improvement and storm sewer upgrades associated with the development.

In response to queries from the Panel, Mr. Craig indicated that adding an additional surface parking stall in the front of the amenity space would remove the need for the tandem parking variance but would compromise access to the amenity space.

#### **Correspondence**

None.

**Development Permit Panel**  
**Wednesday, January 29, 2014**

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**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.*

**CARRIED**

**3. New Business**

None.

**4. Date Of Next Meeting: Wednesday February 12, 2014**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:53 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 29, 2014.

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Joe Erceg  
Chair

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Evangel Biason  
Auxiliary Committee Clerk



City of  
Richmond

**Report to Development Permit Panel**  
Planning and Development Department

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**To:** Development Permit Panel

**Date:** January 16, 2014

**From:** Wayne Craig  
Director of Development

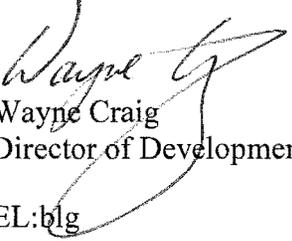
**File:** DP 12-615584

**Re:** Application by Jacky Chan for a General Compliance Ruling at 7180 Gilbert Road

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**Staff Recommendation**

That the attached plans involving changes to the tree management plan and landscape plans be considered in General Compliance with Development Permit (DP 12-615584).

  
Wayne Craig  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Jacky Chan has requested a General Compliance Ruling regarding the proposed development at 7180 Gilbert Road (**Attachment 1**), which was given favourable consideration by the Development Permit Panel at its meeting held on August 23, 2013 and approved by Council on November 12, 2013.

As part of the Development Permit application considered and approved, a 21 cm cal diameter Monkey Puzzle tree located in the front yard of the development site was proposed to be transplanted on site. However, during the relocation of the tree, it was determined that the trunk of the tree was compromised by dry rot. The tree broke at the point of rot, and did not survive the relocation. The applicant is requesting a General Compliance Ruling on the proposed changes to the tree management plan and landscape plans, only.

A copy of the approved tree management plan and original landscape plans (**Attachment 2**), as well as the revised tree management plan and landscape plans, dated December 3, 2013 (**Attachment 3**), are attached to this report.

### Findings of Fact

The main changes to the approved Development Permit include:

- Removal of the 21 cm cal diameter Monkey Puzzle tree in the front yard.
- Replacement of the Monkey Puzzle tree with a 7.6 m (25 ft.) tall Serbian Spruce tree.

### Staff Comment

A report from the project arborist (**Attachment 4**) summarizing the tree relocation process was submitted to substantiate that:

- A qualified tree relocation specialist was retained by the developer to move and care for the Monkey Puzzle tree.
- Best effort was made to ensure this relocation would be successful.
- There were no external indications of the extent of the decay that was present in the trunk of the tree.
- The unsuccessful relocation of the Monkey Puzzle tree was due to the unforeseen health issues (dry rot) and the failure of the tree.

The applicant is proposing to replace the Monkey Puzzle tree with a 7.6 m (25 ft.) tall Serbian Spruce tree and install it in the location where the Monkey Puzzle tree was to be re-installed. The City's Tree Preservation Coordinator has reviewed the arborist's report and has no concern; he has also agreed that the upright narrow form of the Serbian Spruce tree makes it a suitable replacement tree for the relatively small front yard. No additional compensation is requested.

A \$10,000 Tree Survival Security for the transplant of the Monkey Puzzle tree was secured at the Development Permit stage. This Tree Survival Security will become a Landscaping Security for the planting of the proposed 7.6 m (25 ft.) tall Serbian Spruce tree. The City will release 90% of the security after construction and landscaping on the proposed townhouse complex are completed and inspections are approved. The remaining 10% of the security would be released one year later, subject to inspection.

### **Analysis**

A qualified tree relocation specialist was retained by the developer to move and care for the Monkey Puzzle tree. The Monkey Puzzle tree was not able to be replanted on site as the trunk failed due to dry rot. The applicant is proposing to install the new Serbian Spruce tree at the same location where the Monkey Puzzle tree was to be installed; therefore, there is no substantive change to the landscape plans; only the species of the tree has been revised.

### **Conclusions**

Jacky Chan has requested a General Compliance Ruling on the approved townhouse development project at 7180 Gilbert Road to modify the approved landscape plan. The proposed modification to the tree species is within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommends support of this General Compliance request for the purpose of formalizing the proposed changes to the approved Development Permit.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

Attachment 1: Location Map

Attachment 2: Approved Development Permit Plans

Attachment 3: Changes to Approved Development Permit Plans

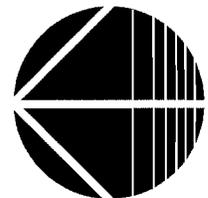
Attachment 4: Arborist Report dated November 4, 2013

Original Date: 08/20/12

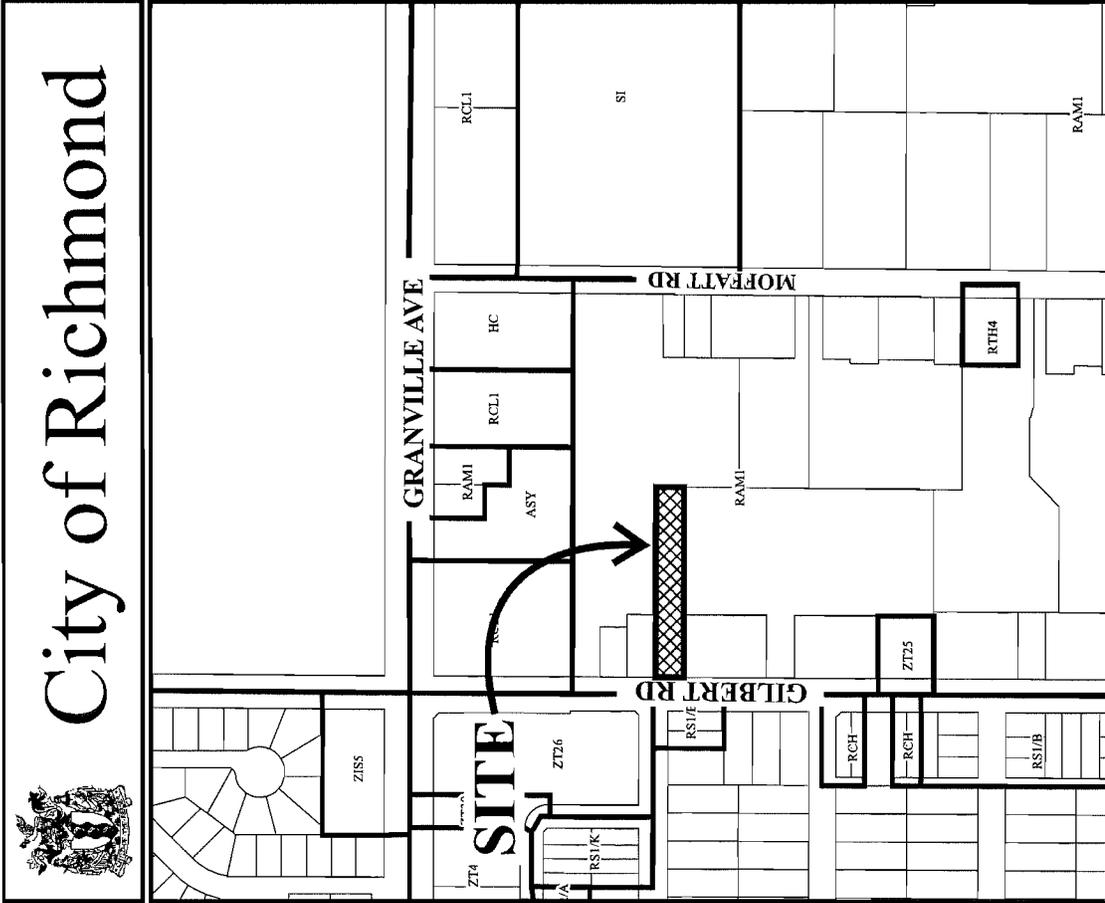
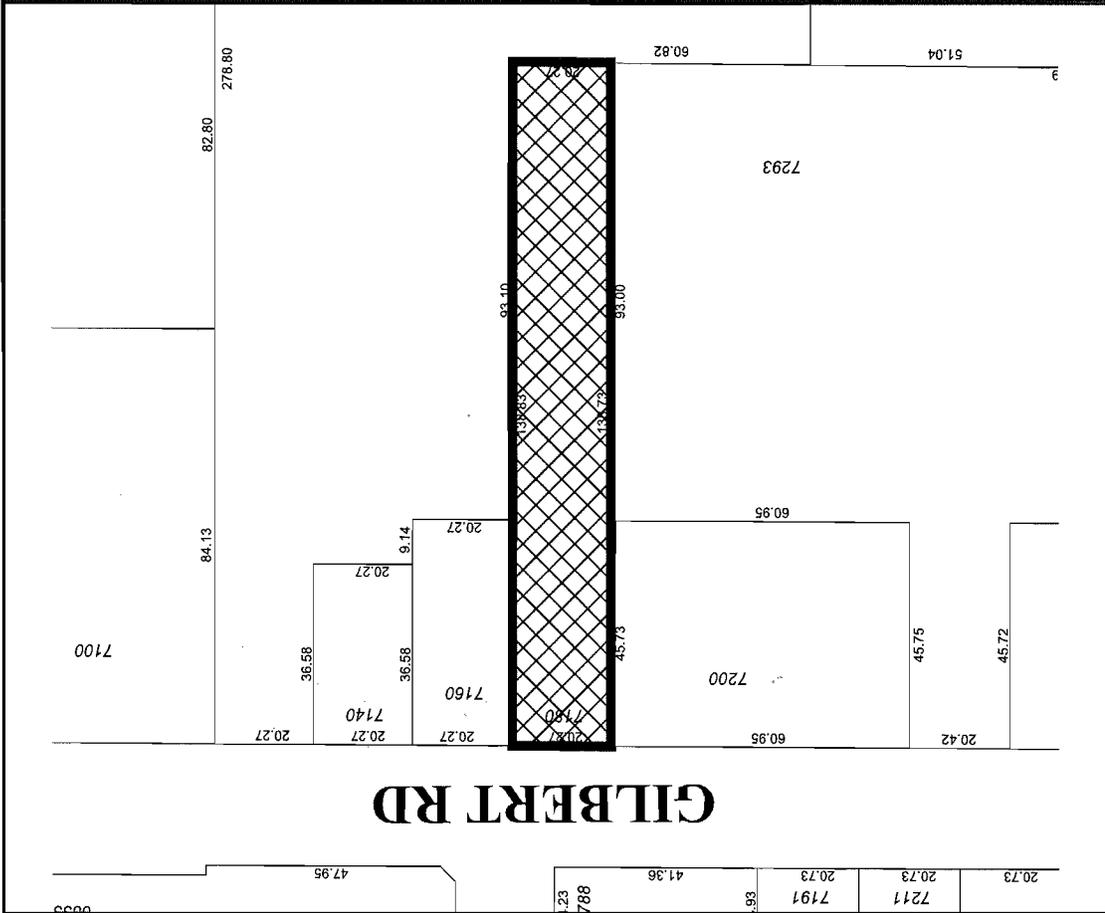
Revision Date:

Note: Dimensions are in METRES

DP 12-615584

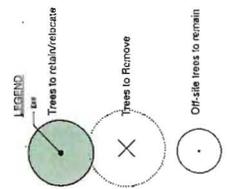
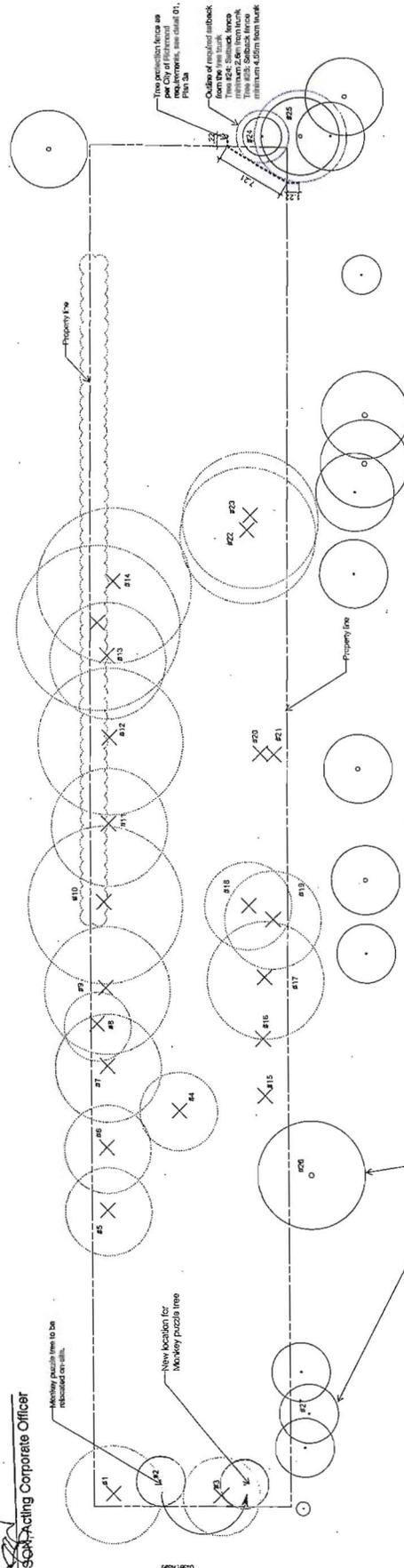


City of Richmond



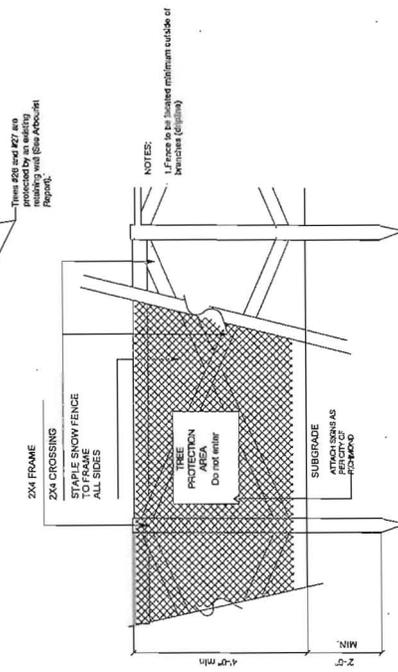
I HEREBY CERTIFY this to be a true and correct copy of P 50 of 13 to DP 12-615584 approved by Richmond City Council on 11/12/13

MICHELLE JANSSEN Acting Corporate Officer



Tree replacement schedule as per BYLAW no. 8397

Tree ID	Tree Species	Tree Status	Proposed Replacement Tree
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...



1 TREE PROTECTION FENCING Scale: 1/8"

No.	Date	Revision/Notes
H	09/17/13	Issued for DP Revision
G	09/17/13	Issued for DP
C	09/17/13	Issued for DP
B	09/17/13	Issued for DP
A	09/17/13	Issued for DP
N/A		



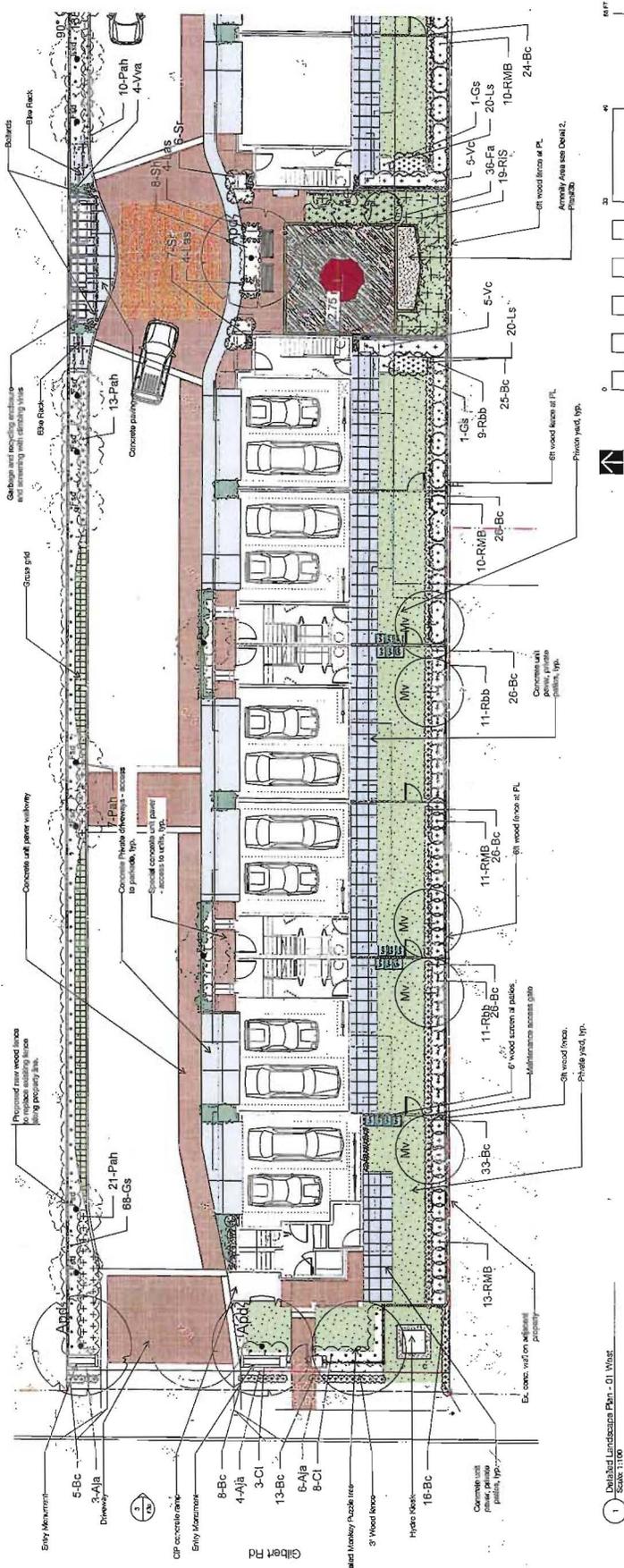
12500 Woodbridge Avenue  
Richmond, BC, Canada V6V 1K4  
416-291-9999  
www.eta.ca

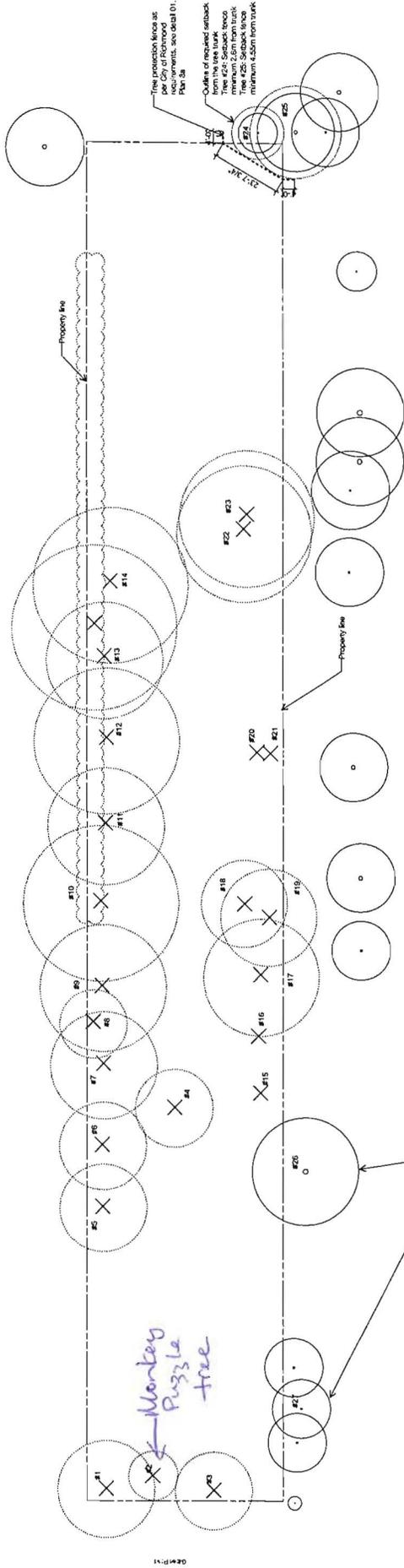
Proposed 14 Unit  
Townhouse Project  
3100 Woodbridge Avenue  
Richmond, BC  
Tree Management Plan  
Date: 09/29/2012  
Project No: 12-615584  
Plan # 584

SEP 18 2013 DP 12-615584 PLAN # 584

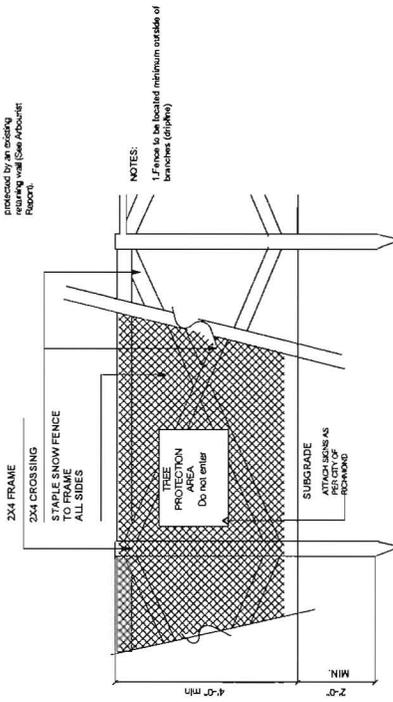


I HEREBY CERTIFY this to be a true and correct copy of P 52 of 13 to DP 12-615584 approved by Richmond City Council on Nov 12/13  
 Michelle Jansson, Acting Corporate Officer



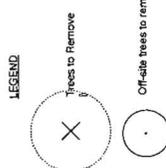


DEM-P-13



1 TREE PROTECTION FENCING  
Scale: 1/8"

ID #	D.B.H. of Tree at Replacement Site	Minimum Height/Caliber of Replacement Tree	Proposed Species/Small Trees
1	6.0-6.5 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
2	10.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
3	10.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
4	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
5	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
6	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
7	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
8	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
9	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
10	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
11	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
12	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
13	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
14	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
15	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
16	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
17	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
18	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
19	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
20	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
21	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
22	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
23	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
24	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
25	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
26	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
27	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
28	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
29	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
30	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
31	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
32	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
33	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
34	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
35	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
36	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
37	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
38	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
39	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.
40	8.0 in. Bark	100' - 5.0 in. calib./11' E.C. 100m calib.	Manitoba x Cordylanthus, Yellow, 2.0m N.



Trees marked with an 'X' are to be removed. Trees marked with a dot are to remain off-site.

DEC 03 2013

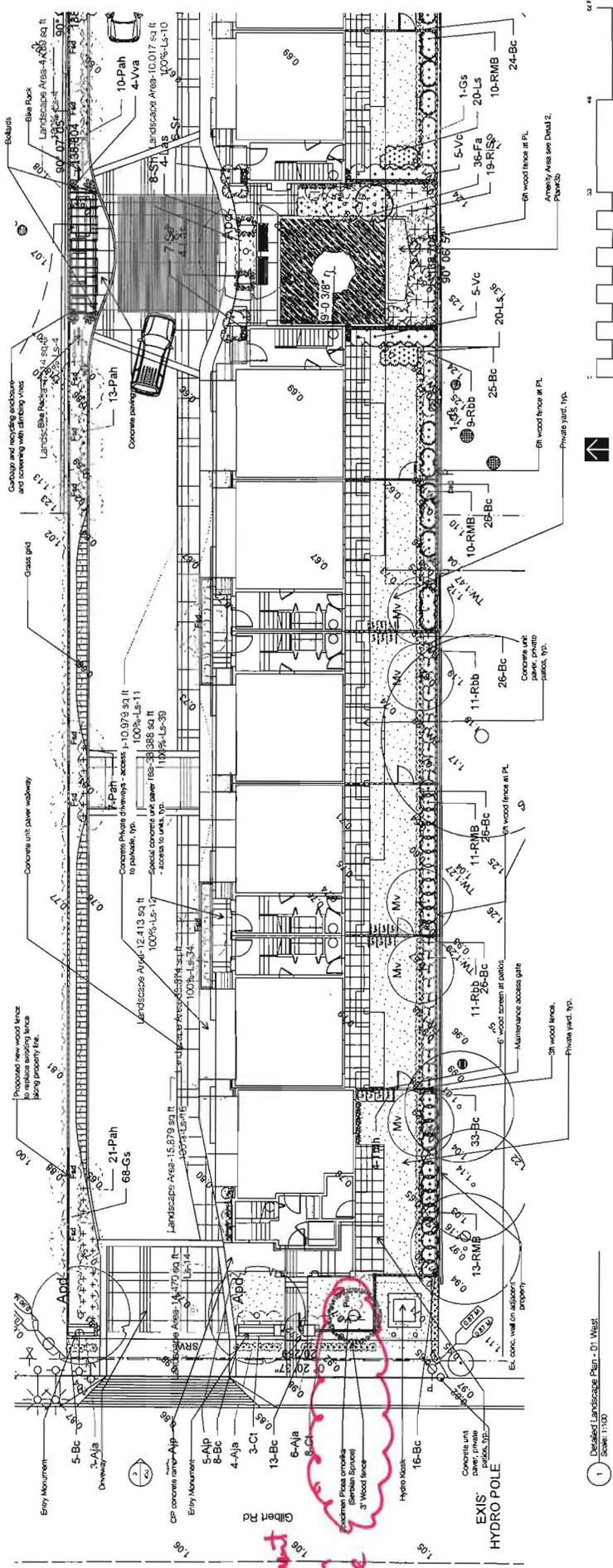
Proposed 14 Unit Townhouse Project  
 1400 1st Avenue, Victoria, BC  
 Tree Management Plan  
 Date: Feb 29, 2012  
 Scale: 1/8"

eta  
 1250 West 1st Avenue, Victoria, BC V8M 2C5  
 Phone: 250-363-8222  
 Fax: 250-363-8223  
 Email: info@eta.ca

Prepared by: [Name]  
 Checked by: [Name]  
 Approved by: [Name]

I 1/24/13  
 H 10/1/13  
 No Date  
 Revision Notes





*Replacement  
Sebian  
Spruce*

1 Detailed Landscape Plan - 01 West  
Scale: 1/100

**eta**  
Landscape Architecture  
10000 Woodbridge Road  
Woodbridge, VA 22191  
Tel: 703.491.1100  
www.eta-va.com

**Proposed 14 Unit  
Townhouse Project**  
10000 Woodbridge Road  
Woodbridge, VA 22191  
Richmond, VA  
Drawing No. **plan#3c**  
Date: **12/03/2013**

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1 12/03/13 Reissued for SP with Sebian Spruce  
2 10/11/13 Reissued for Marking Pavers  
3 12/03/13 Reissued for SP  
4 12/03/13 Reissued for SP

12/03/13  
12/03/13  
12/03/13  
12/03/13

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12/03/13  
12/03/13

DEC 03 2013

ATTACHMENT 3

MICHAEL J. MILLS CONSULTING  
CERTIFIED ARBORIST

Date: November 4<sup>th</sup> 2013

MJM File No.: 1132

Attention: Gordon Jaggs  
Tree Preservation Co-ordinator

Richmond File # DP 12-615584

Project Name: 7180 Gilbert Road, Richmond

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Re: Relocation of existing tree,

Gordon:

As part of the development agreement for the townhouse development at the above noted address, the developer agreed to salvage and relocate the existing Monkey Puzzle tree. Due to site constraints, it was decided that the tree would be prepared this fall and stored off-site until the development is ready for final landscape.



View of the Gilbert Road frontage. Monkey Puzzle to be relocated is shown in the centre.

The tree was professionally prepared for relocation on October 10<sup>th</sup> 2013 under contract to Treewisemen, a local firm that specializes in tree relocation. The tree was hand dug and drum laced in preparation for relocation.



View of the tree after being prepared for relocation.

November 4<sup>th</sup>, 2013  
MJM Project No.:1132  
7180 Gilbert Road, Richmond

Page 2 of 3

The tree was carefully loaded onto a flat bed truck and transported to a holding yard in Langley.

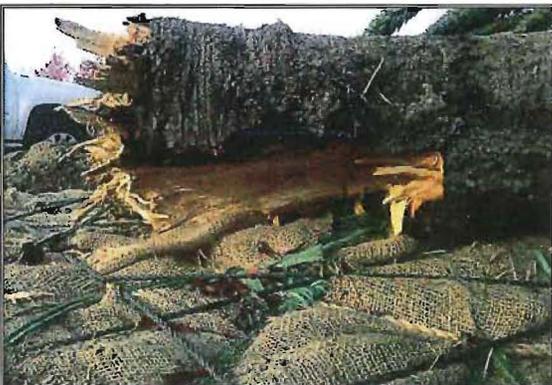


View of the tree leaving the site via flat deck truck.

We were later informed by the tree care specialist that during the unloading process, the contractor heard the trunk crack. As they set the root ball down on the ground, the tree fell over exposing dry rot throughout the core of the tree. The tree demonstrated good health and there were no external indications of the extent of the decay that was present. The contractor has estimated that 90% of the lower trunk was affected by dry rot.



View of the tree in the Langley yard after unloading.



Detail showing the dry rot through the core of the trunk.

November 4<sup>th</sup>, 2013  
MJM Project No.:1132  
7180 Gilbert Road, Richmond

Page 3 of 3

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Unfortunately, we need to advise the City that the effort to relocation this tree was unsuccessful. We are proposing to locate another large conifer that will be provided in replacement for the Monkey Puzzle tree. Details with respect to the actual tree selected for compensation will be subject to a search of market availability but effort will be made to ensure the replacement tree is a quality specimen of relative large size that is appropriate for the area where it will be installed. We are presently coordinating with the project landscape architect and suppliers to source a suitable replacement tree.

We will ensure that your office is advised of the details of the proposed replacement tree.

We trust you can appreciate that the problem with the relocation of this tree was an unforeseen event that in no way reflects failure by the developer to make every effort possible to ensure that the relocation would be a success.

Feel free to contact me if you have any questions or concerns.

Regards



Michael Mills  
Certified Arborist PN0392



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** January 20, 2014

**From:** Wayne Craig  
Director of Development

**File:** DP 13-630413

**Re:** **Application by Yamamoto Architecture Inc. for a Development Permit at  
9431, 9451, 9471 and 9491 Williams Road**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of 20 townhouse units at 9431, 9451, 9471 and 9491 Williams Road on a site zoned "Medium Density Townhouses (RTM2)".



Wayne Craig  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 20 townhouse units (10 two-storey and 10 three-storey townhouse) at 9431, 9451, 9471 and 9491 Williams Road. The subject site is being rezoned from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)" for this project under Bylaw 8972 (RZ 11-586280), which received third reading following the Public Hearing on January 21, 2013. The site currently contains four (4) single-family dwellings. The houses will be demolished and the site will be consolidated to allow the proposal townhouse project.

Storm sewer upgrades and frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 13-628182), which must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to, upgrade to the existing storm sewer along the frontage to a minimum of 600 mm, removal of the existing sidewalk, and construction of a new 1.5 m wide sidewalk along the property line and a 1.50 m grass and treed boulevard between the new sidewalk and the existing curb.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the North: Existing single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Pinewell Crescent.
- To the East: Existing single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Williams Road.
- To the South: Existing single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Williams Road; then James Whiteside Elementary School on a site zoned "School and Institutional Use (SI)".
- To the West: Existing single-family dwellings with coach house on lots zoned "Coach House (RCH)", then existing single-family dwellings on lots zoned "Single Detached (RS1/E)", fronting Williams Road.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 21, 2013. At the Public Hearing, the property owner of the adjacent property to the north at 9371 Pinewell Crescent expressed concerns regarding: potential flooding on his property; on-site drainage; proposed site grading; and privacy. The resident suggested that a retaining wall be installed to address these concerns regarding privacy and site grading. In response to the neighbour's concern, the applicant is proposing a 0.6 m high retaining wall along the common property line with a 1.8 m

high solid wood privacy fence on top. Perimeter drainage will be installed as part of the Building Permit to ensure the proposed grade change does not adversely impact the surrounding sites including adjacent single-family developments.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Medium Density Townhouses (RTM2)” zone.

### **Advisory Design Panel Comments**

The proposal was presented to the Advisory Design Panel (ADP) for review on November 20, 2013. Since quorum was not present, the Panel did not vote on the item; however, the consensus of the Panel was that the item should proceed to Development Permit Panel. A copy of the relevant excerpt from the minutes of the Advisory Design Panel meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

### **Analysis**

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

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- Three-storey units are proposed along Williams Road. The end units adjacent to the west side yard and the entry driveway on the east edge are stepped down from three (3) storeys to two (2) storeys.
- Two-storey duplex units are proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setback of 4.5 m exceeds the minimum rear yard setback of 3.0 m specified in the RTM2 zone.
- There is an existing 3.0 m wide Statutory right-of-way (SRW) located along the rear (north) property line where no tree planting is allowed. Potential of planting trees outside of SRW within these rear yards is unattainable due to conflict between the tree and roof overhangs.
- To protect the privacy of the neighbouring single-family homes, a 1.8 m tall fence on top of a 0.6 m high retaining wall and an assortment of hedging materials and shrubs along the rear (north) property line are proposed. In addition, one (1) existing Maple tree along the rear property line is being retained.
- Adjacent properties to the east at 9511 and 9531 Williams Road have future potential for redevelopment as townhouses. A development concept for these sites has been prepared by the developer, and is on file. A PROP SRW allowing access to/from the future development sites via the subject site has been secured at rezoning.
- The proposed outdoor amenity space on the subject site is expected to be enlarged and consolidated with the outdoor amenity area of the future development to the east at 9511 and

9531 Williams Road, by a coordinated design and removal of fence; a cross-access easement to facilitate this arrangement has been secured at rezoning.

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

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from Williams Road and an east-west drive aisle providing access to all proposed unit garages.
- A total of 20 units in six (6) clusters are proposed. The southern two (2) clusters are oriented towards Williams Road, while the northern four (4) clusters are oriented towards the internal drive aisle.
- All units have two (2) vehicle parking spaces. All duplex units will have a standard parking stall and a small car parking stall located side-by-side in the individual garages. Tandem parking spaces are proposed in three-storey units (10 units in total) only. A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area has been secured.
- A total of four (4) visitor parking spaces, including one (1) accessible visitor parking space, are provided throughout the site. The number of visitor parking spaces proposed complies with the bylaw requirement.
- Outdoor amenity space is proposed at the site entry for maximum exposure. An existing 82 m cal Ginko Biloba tree will be retained and protected within the proposed outdoor amenity area.
- The size and location of the outdoor amenity space is appropriate in providing a feature open landscape and amenity convenient to all of the units.
- The garbage and recycling enclosure is located on the west side of the entry driveway and has been incorporated into the design of the adjacent building to minimize its visual impact.

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

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of variation in building height, building projections, recesses, entry porches, varying material combinations, landscape features, and individual unit entrances. All units along Williams Road have direct access from the street.
- The main rooflines of the street fronting buildings create a sloping transition from the proposed three-storey units to two-storey units.
- Gabled main entrances with posts and board and batten siding are incorporated into the design to create similar character to the adjacent newer single-family homes to the west.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- Natural colours have been used for all siding materials to fit with the context of the neighbourhood.
- The proposed building materials (asphalt roof shingles, vinyl siding, board & batten, Hardie-Plank siding, stone veneer base, wood trim/post/band/bracket and metal doors/guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and

compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced on other townhouse sites along Williams Road.

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

- The landscape design was developed to maximize possible tree retention. Four (4) bylaw-sized trees are to be retained: a 65 cm cal Deodar Cedar and a 32 cm cal Spruce located along the east property line at the site entry; a 82 cm cal Ginko Biloba within the proposed outdoor amenity area; and a 70 cm cal multi-branching Maple located at the proposed rear yard of Unit D2.
- To avoid grading work adjacent to the protected Maple tree located in the rear yard of Unit D2 and to facilitate a more functional/useable private outdoor space for the unit, a suspended wood deck over the entire rear yard of Unit D2 is proposed. Construction details are included in the landscape plan. Engineering staff have been consulted and are agreeable to the approach. An encroachment agreement for the suspended wood deck construction over the SRW will be required prior to Building Permit issuance.
- To ensure the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone, including the construction of the suspended deck, is required prior to Development Permit issuance. In addition, no Landscaping Security will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees have survived the construction, is reviewed by staff.
- The applicant is proposing to plant 30 replacement trees on-site, including 12 conifers and 18 deciduous trees. Hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- Each street fronting unit will have a private yard with a shade tree and shrub/groundcover planting. The patios are to be constructed of precast concrete pavers to allow water to percolate into the ground. The yards are separated by either fencing or hedging to create privacy.
- Each duplex unit will have a patio with concrete pavers and a lawn area in the rear yard; and the yards will be separated by 1.8 m tall privacy screen.
- A children's play area designed for children aged 2 to 5 years old is proposed for the outdoor amenity area. The proposed "Tree House" play equipment includes log stepper, single poly slide, tree house, wood plank wobble ladder, tree stump, and acorn seat, etc. to allow multiple children to play together and enhance socializing opportunity.
- The proposed fence along the street frontage will be set back from the property line to allow for a landscaped area between the fence and the edge of the new 1.5 m wide public sidewalk.
- Feature paving highlights at the site entrance, as well as in front of the outdoor amenity area, will provide a break to the long asphalt driveway.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$167,610.08 in association with the Development Permit.

- Indoor amenity space is not proposed on-site. A \$21,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

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

- The site plan and individual unit design create opportunity for passive surveillance of the street frontage, outdoor amenity space, and the internal drive aisle.
- Individual unit entrances will be visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) will be achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlooking the outdoor amenity space will be integrated in the building design to increase surveillance opportunity.
- Pedestrian pathway connecting sidewalk and internal driveway is proposed for increased natural access flow.

### ***Sustainability***

- The developer advises that the following sustainability features will be incorporated into the development:
  - Use of permeable paving for the patios, visitor parking stalls and key areas of the internal driveway.
  - Maximum number of trees (4 bylaw-sized trees) will be saved with the building and grading.
  - Energy efficient appliances.
  - Large operable windows provide natural light and ventilation.
  - Large overhangs for improved building envelope performance.

### ***Accessible Housing***

- The proposed development includes one (1) convertible unit (unit D1) 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 this) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

## Conclusions

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



Edwin Lee  
Planning Technician-Design  
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Minutes of the Advisory Design Panel Meeting  
– November 20, 2013

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

- Final adoption of the Zoning Amendment Bylaw 8972.
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$167,610.08; Letter-of-Credit will not be released until the Letter of Assurance that landscaping installed from Landscape Architect as well as the Post Construction Impact Assessment Report confirming the protected trees survived the construction from Arborist are reviewed by staff.
- Submission of a proof of contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone.

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

- Registration of an encroachment agreement to allow the proposed the suspended wood deck at the rear yard of proposed Unit D2 be constructed over the SRW along the rear (north) property line.
- Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



**DP 13-630413**

**Attachment 1**

Address: 9431, 9451, 9471 and 9491 Williams Road

Applicant: Yamamoto Architecture Inc.

Owner: 0846930 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 3,176.8 m<sup>2</sup>

Floor Area Net: 2,199.7 m<sup>2</sup>

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	3,384 m <sup>2</sup> (36,426.1 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium-Density Townhouses (RTM2)
<b>Number of Units:</b>	4	20

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces	Max. 65%	61.8%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3.0 m	10.8 m	none
Setback – Side Yard (West) (m):	Min. 3.0 m	3.0 m	none
Setback –Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.53 m (3 storeys)	none
Lot Size (min. dimensions):	Min. 30 m wide x 35 m deep	Approx. 80.48 m wide x 42.06 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	44	44	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (20 x Max. 50% = 10)	20	none

Small Car Parking Spaces	50% permitted when 31 or more spaces are provided on site (44 x 50% = 22)	10	none
Handicap Parking Spaces:	2% when 3 or more visitor parking spaces are required (4 x 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$21,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 20 units = 120 m <sup>2</sup>	227 m <sup>2</sup>	none

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

**Wednesday, November 20, 2013 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

Panel Discussion

Comments from the Panel were as follows:

1. appreciate the aging-in-place features throughout the proposed development;  
*Noted.*
2. vertical spaces are anticipated with stair climbing lift;  
*-Vertical hoist way provided. See Convertible Unit Plan. Sheet A6.0.*
3. consider pocket doors in standard units to create more floor space and enhance accessibility;  
*Pocket doors integrated at closets for secondary bedrooms in Unit B and linen closet of 2 storey units. See sheet A5.0-5.1.*
4. increase the lighting in the outdoor amenity space; limit the height of trees in the area up to 6 feet to enhance surveillance; ensure people entering the development can clearly see into the common outdoor amenity area;  
*Low planting along the base of the retaining wall provided to enhance surveillance in the outdoor amenity area. See sheet 3A and 3C.*
5. the proposed ramp (which was mentioned by the applicant as a potential solution to address the change in grade between the drive aisle and the outdoor amenity space) may interfere with the gecko tree's roots; consider an appropriate solution, such as "flying" over the root system to minimize impact;  
*Proposed ramp from internal driveway to outdoor amenity area is located near the east property line with a distance of 4'-7" from the Tree Protection Zone at tree #5. See sheet 3A, 3C.*
6. consider adding an arbour at the entrance point of walkways from the street;  
*A wooden trellis on stone pilasters is proposed 2m from the south property line at the entry of the pedestrian walkway. Permeable pavers at the "dead-end" of internal driveway to create a sense of arrival to the pedestrian. See sheet 3A, 3D.*
7. consider permeable pavers on the entire drive aisle;  
*See response above regarding permeable pavers.*

8. the subject development has put a lot of pressure on existing trees; follow the recommendations of the arborists;  
***As mentioned above, a 2.8' construction buffer provided between Tree Protection Area and building no. 2. A total of 15' is provided between the tree and building. TPZ shown at 12.2' from the tree as required. See sheet A1.0.***
9. concern on the survivability of proposed plant species to be planted in the narrow slots between the buildings; consider means to ensure survival;  
***Gravel to be proposed at narrow slots between buildings. See sheet 3A.***
10. massing is successful; appreciate the stepping down of end units to blend well with adjacent single family developments;  
***Noted.***
11. dark coloured materials appear drab; consider a lighter colour scheme to lighten the massing of the buildings;  
***Lighter color scheme revisited to emphasize the massing of the buildings. See revised colored elevations and material/color board. See sheet A4.1/4.2.***
12. overall, good articulation and use of materials; buildings have a residential feel;  
***Noted.***
13. the subject site feels very cramped in a predominantly single family neighbourhood; and  
***Subject site has been designed with jogs in the footprint to increase depth along the streetscape. The use of these alternating recesses helps increase the appearance of the 2 storey vertical volumes. These 2 storey volumes help break up the building facade and create a sense of adjacency to the neighbours. We have also designed the main roof line to gradually decrease towards the single family homes on each end.***
14. consider staff recommendations for design development to the outdoor amenity space.  
***Working with the landscape architect and civil engineer we have redesigned the outdoor amenity space to increase the opportunity of an open environment by reducing the proposed trees and driveway heights. We have also incorporated a ramp for ease of accessibility manoeuvrability. See sheet A1.0/3A.***



No. DP 13-630413

To the Holder: YAMAMOTO ARCHITECTURE INC.  
Property Address: 9431, 9451, 9471 AND 9491 WILLIAMS ROAD  
Address: C/O KEVIN PERALTA  
YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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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 \$167,610.08 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 13-630413**

To the Holder: YAMAMOTO ARCHITECTURE INC.  
Property Address: 9431, 9451, 9471 AND 9491 WILLIAMS ROAD  
Address: C/O KEVIN PERALTA  
YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

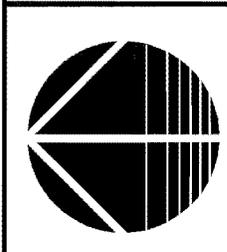
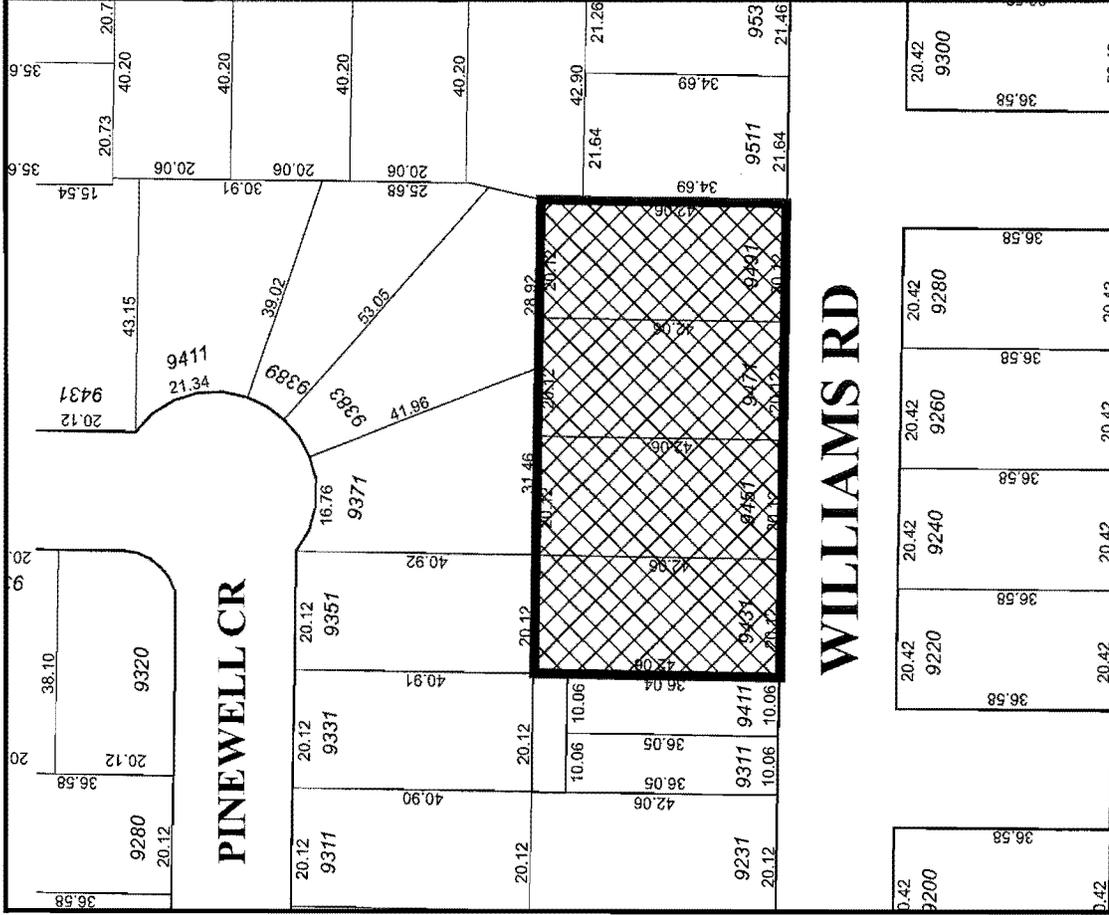
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 13-630413 SCHEDULE "A"

Original Date: 03/07/13

Revision Date:

Note: Dimensions are in METRES



**CONTEXT PLAN**  
N.T.S.

9431, 9451, 9471, 9481 WILLIAMS ROAD

**STATISTICS:**

CIVIC ADDRESS:  
LEGAL DESCRIPTION:

ZONING: RTM2

LOT AREA: 36,426.1 SQ.FT. (3,364 SQ.M.)

MAX. LOT COVERAGE: 36,426.1 SQ.FT. x 40% = 14,570.4 SQ.FT. (1,354 SQ.M.)

PROPOSED: 14065.0 SQ.FT. (BUILDINGS)  
258.7 SQ.FT. (PATIOS)  
248.3 SQ.FT. (GAR./RECYCL. ENCL.)  
14670.0 SQ.FT. (40.0%)

TOTAL: 14065.0 SQ.FT. (BUILDINGS)  
258.7 SQ.FT. (PATIOS)  
248.3 SQ.FT. (GAR./RECYCL. ENCL.)  
14670.0 SQ.FT. (40.0%)

MAX. BUILDING HEIGHT: 12.0 M (THREE STOREYS)  
PROPOSED: 12.0 M (THREE STOREYS)

F.A.R.: 36,426.1 SQ.FT. x 65% = 23,676.9 SQ.FT. (2,200.0 SQ.M.)

**PROPOSED FLOOR AREA:**

UNIT TYPE	AREA (SQ.FT.)	AREA (SQ.M.)	UNITS
UNIT-A (3 BRK)	50 FT. x 4 UNITS	4818.0 SQ.FT.	4 UNITS
UNIT-B (3 BRK)	50 FT. x 4 UNITS	4590.0 SQ.FT.	4 UNITS
UNIT-C (3 BRK + DEN)	50 FT. x 2 UNITS	2386.0 SQ.FT.	2 UNITS
UNIT-D (3 BRK + DEN)	50 FT. x 1 UNITS	1292.0 SQ.FT.	1 UNITS
UNIT-E (3 BRK + DEN)	50 FT. x 5 UNITS	6033.0 SQ.FT.	5 UNITS
UNIT-F (3 BRK + DEN)	50 FT. x 1 UNITS	1272.0 SQ.FT.	1 UNITS
UNIT-G (3 BRK + DEN)	50 FT. x 1 UNITS	1255.6 SQ.FT.	1 UNITS
UNIT-H (3 BRK + DEN)	50 FT. x 1 UNITS	1250.4 SQ.FT.	1 UNITS
<b>SUBTOTAL</b>	<b>309,037.7 SQ.FT.</b>	<b>10,681.7 SQ.FT.</b>	<b>20 UNITS</b>

ADDITIONAL AREA: 112.0 SQ.FT.  
ELECTRICAL: 23,676.9 SQ.FT. (65.0%)

**PARKING:**

TYPE	REQUIREMENT	PROVIDED
2.0 SPACES x 20 UNITS	= 40 SPACES (RESIDENTS)	= 40 SPACES (RESIDENTS)
0.2 SPACES x 20 UNITS	= 4 SPACES (VISITORS)	= 4 SPACES (VISITORS)
<b>TOTAL</b>	<b>= 44 SPACES</b>	<b>= 44 SPACES</b>
2 CAR GARAGES x 20 UNITS	= 40 SPACES (RESIDENTS)	= 40 SPACES (RESIDENTS)
OPEN VISITOR PARKING	= 4 SPACES (VISITORS)	= 4 SPACES (VISITORS)
<b>TOTAL</b>	<b>= 44 SPACES</b>	<b>= 44 SPACES</b>

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE: 125 SPACES x 20 UNITS = 25 SPACES (CLASS 1)  
0.2 SPACES x 20 UNITS = 4 SPACES (CLASS 2)  
**TOTAL** = 29 SPACES

PROVIDED BICYCLE: 2 SPACES x 12 GARAGES = 24 SPACES (CLASS 1)  
1 SPACE x 8 GARAGES = 8 SPACES (CLASS 1)  
BICYCLE RACK = 4 SPACES (CLASS 2)  
**TOTAL** = 36 SPACES

**AMENITY AREA**

TYPE	REQUIREMENT	PROVIDED
INDOOR	= MIN. 70 SQ.M. (755.5 SQ.FT.)	= 120 SQ.M. (1292 SQ.FT.)
OUTDOOR	= PAYMENT IN LIEU	= 227 SQ.M. (2440 SQ.FT.)
<b>TOTAL</b>	<b>= 297 SQ.M. (3197.5 SQ.FT.)</b>	<b>= 347 SQ.M. (3732 SQ.FT.)</b>

**DRAWING TITLE**

SITE PLAN  
STATISTICS

SCALE	DATE	DRAWN	CHECKED
3/32" = 1'-0"	JAN. 20, 2013	HP	
SHEET NO. <b>A1.0</b>			PROJ. NO. 1108

PROJECT: 20 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.  
288 Oak Street, Suite 101, Richmond, B.C.  
Tel: 604-271-1127 Fax: 604-271-1127

NO.	DATE	REVISIONS
1	JAN. 28, 2013	D.P. SUBMISSION
2	AUG. 16, 2013	GENERAL REVISION
3	OCT. 25, 2013	GENERAL REVISION
4	NOV. 6, 2013	A.D.P. SUBMISSION
5	DEC. 20, 2013	GENERAL REVISION
6	JAN. 17, 2014	GENERAL REVISION

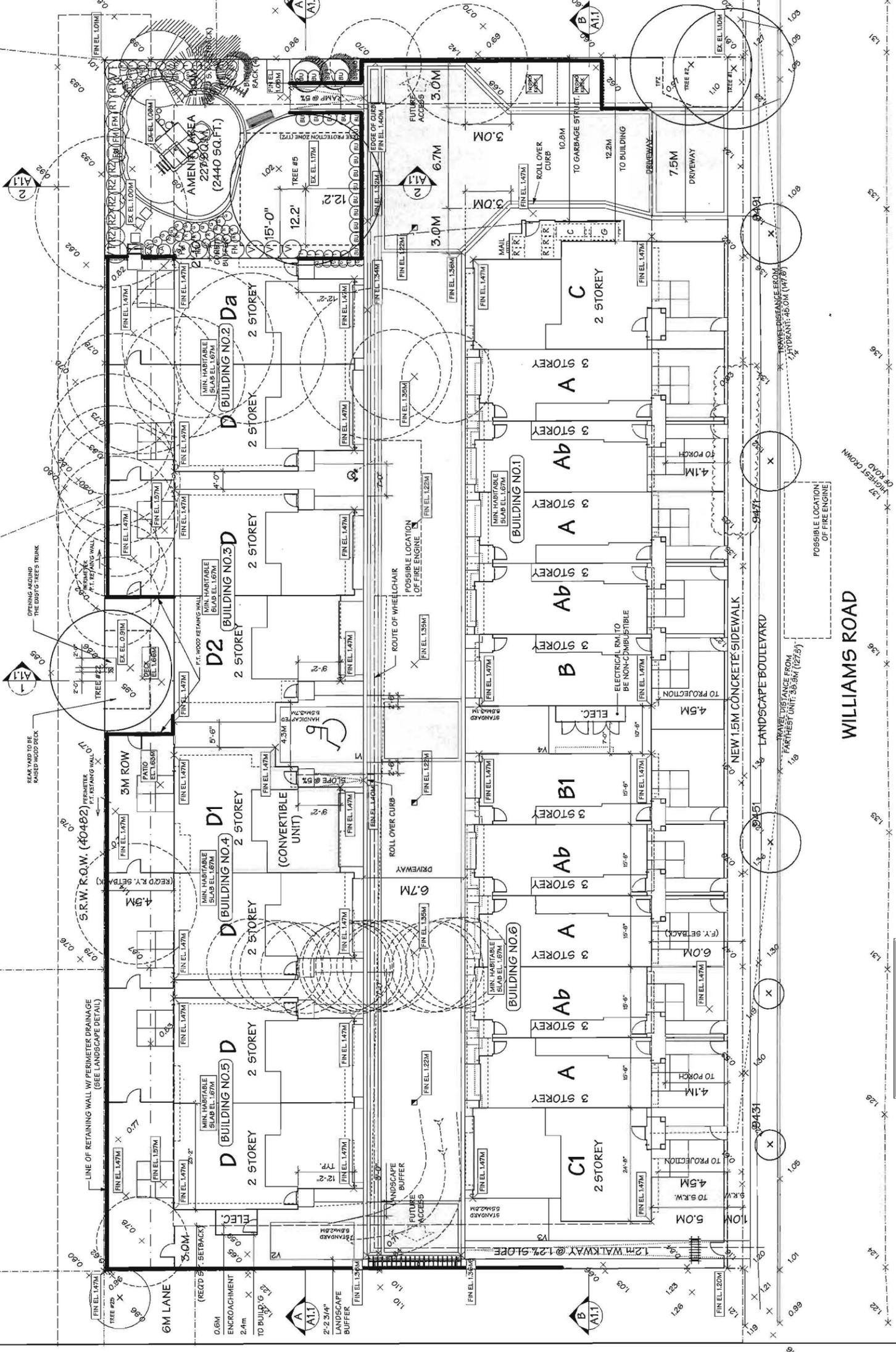
**DP 13-630413**  
**PLAN #1**  
**JAN 20 2014**

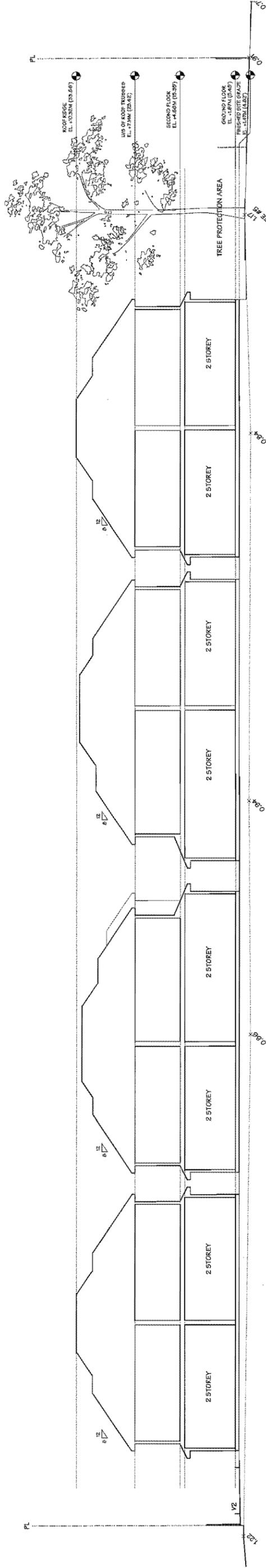
AGING IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS:  
- GOOD WORKING IN WASHROOM WALLS TO FACILITATE FUTURE  
- LEVEL-TYPE HALLWAYS FOR FLOORING AND DOOR THRESHLES

**LEGEND:**

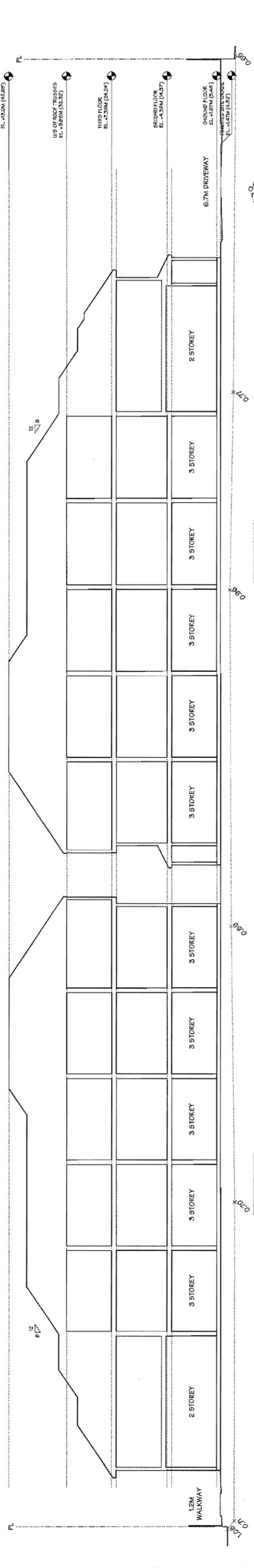
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	TREE PROTECTION ZONE
	HOSE BIB

**SITE PLAN**  
SCALE: 3/32"=1'-0"  
0 10 20 40

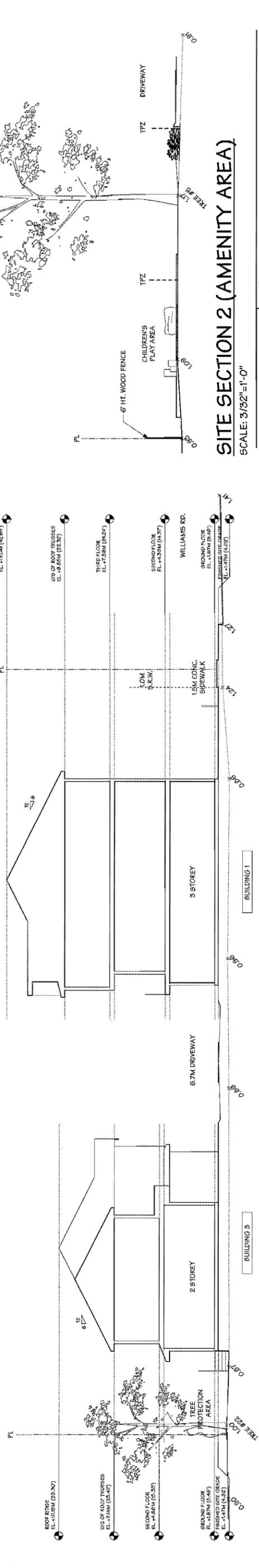




**SITE SECTION A**  
SCALE: 3/32"=1'-0"



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



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

**SITE SECTION 2 (AMENITY AREA)**  
SCALE: 3/32"=1'-0"

NO.	DATE	REVISIONS
1	JAN. 28, 2013	D.P. SUBMISSION
2	AUG. 16, 2013	GENERAL REVISION
3	OCT. 25, 2013	GENERAL REVISION
4	NOV. 6, 2013	A.D.P. SUBMISSION
5	DEC. 20, 2013	GENERAL REVISION
6	JAN. 17, 2014	GENERAL REVISION

**OP 13-630413**  
**JAN 20 2014 PLAN #1A**

**Yamamoto Architecture Inc.**  
288 Oak Street, Richmond, B.C.  
V6V 1A1 TEL: 604-271-1121 FAX: 604-271-1827

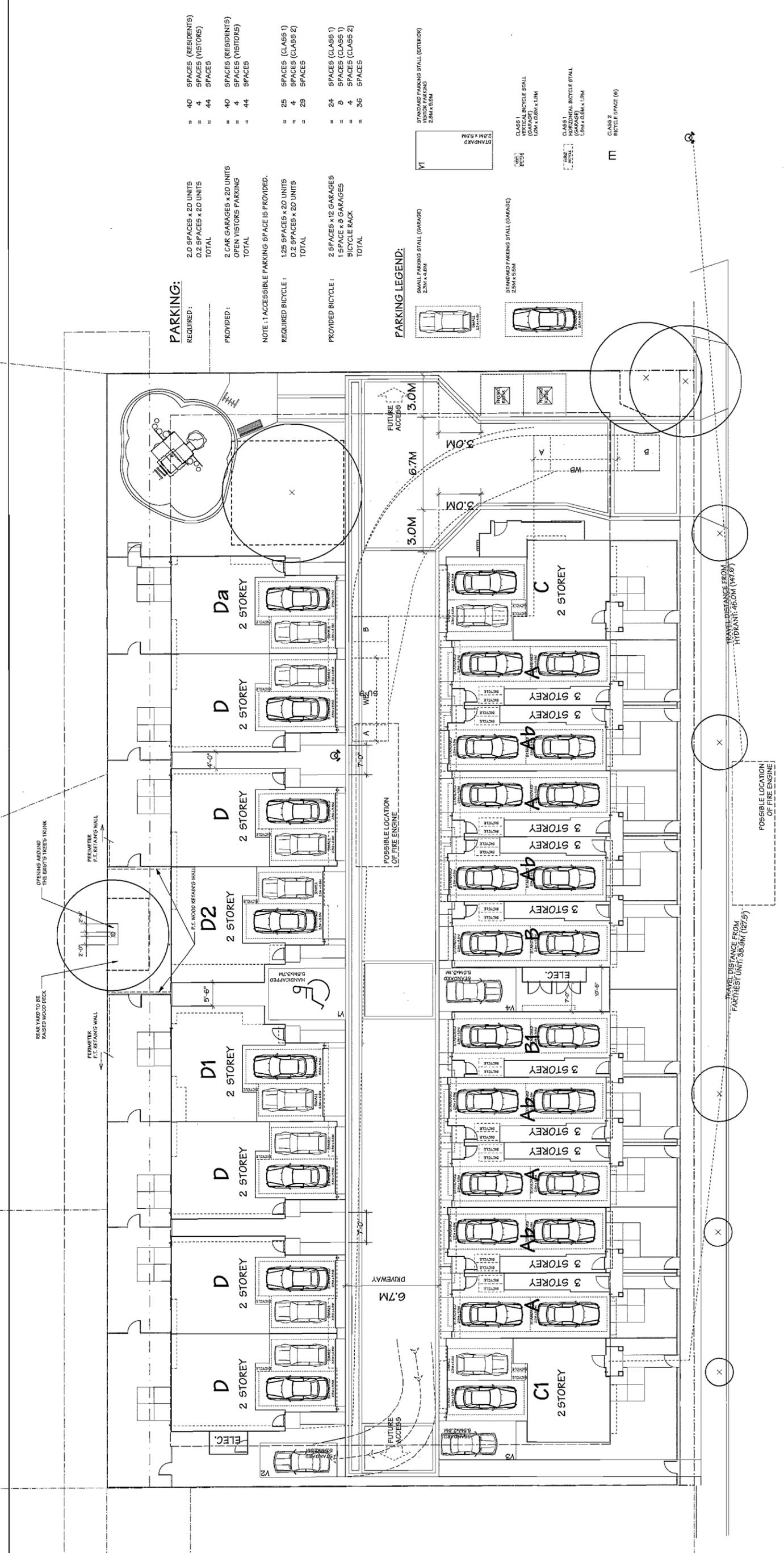
**PROJECT**  
20 UNIT TOWNHOUSE DEVELOPMENT

**DRAWING TITLE**  
SITE SECTIONS

SCALE: 1/8"=1'-0"  
DATE: JAN. 28, 2013  
DRAWN: RF  
CHECKED: [ ]

SHEET NO. **A1.1**  
PROJ. NO. 1108





**PARKING:**  
 REQUIRED:  
 2.0 SPACES x 20 UNITS  
 0.2 SPACES x 20 UNITS  
 TOTAL  
 PROVIDED:  
 2 CAR GARAGES x 20 UNITS  
 OPEN VISITORS PARKING  
 TOTAL  
 NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.  
 REQUIRED BICYCLE:  
 1.25 SPACES x 20 UNITS  
 0.2 SPACES x 20 UNITS  
 TOTAL  
 PROVIDED BICYCLE:  
 2 SPACES x 12 GARAGES  
 1 SPACE x 8 GARAGES  
 BICYCLE RACK  
 TOTAL

**PARKING LEGEND:**  
 STANDARD PARKING STALL (GARAGE)  
 2.9M x 5.5M  
 V1  
 SMALL PARKING STALL (GARAGE)  
 2.5M x 4.5M  
 STANDARD PARKING STALL (GARAGE)  
 2.9M x 5.5M  
 CLASS 1 BICYCLE STALL (GARAGE)  
 1.5M x 0.85M x 1.5M  
 CLASS 2 BICYCLE STALL (GARAGE)  
 1.5M x 0.85M x 1.5M  
 CLASS 2 BICYCLE SPACE (B)  
 M

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



**OP 13-630413 PLAN #2**  
 JAN 2 0 2014

NO.	DATE	REVISIONS
1	JAN-26-2013	D/P SUBMISSION
2	AUG-16-2013	GENERAL REVISION
3	OCT-25-2013	GENERAL REVISION
4	NOV-6-2013	A/D/P SUBMISSION
5	DEC-20-2013	GENERAL REVISION
6	JAN-17-2014	GENERAL REVISION

**Yamamoto Architecture Inc.**

9431, 9471, 9481 WILLIAMS ROAD  
 RICHMOND, B.C.

**DRAWING TITLE**  
 PARKING PLAN  
**PROJECT**  
 20 UNIT  
 TOWNHOUSE DEVELOPMENT  
**SCALE**  
 3/32" = 1'-0"  
**DATE**  
 JAN. 26, 2013  
**DRAWN**  
 RP  
**CHECKED**  
 [Signature]  
**PROJ. NO.**  
 1108

WILLIAMS ROAD

TRAVEL DISTANCE FROM FAREST UNIT: 36.9M (127.5')

TRAVEL DISTANCE FROM HYDRANT: 46.0M (151.0')

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/01/13	REVISED TO LINT DR	MM
2	12/01/13	CONTRACTOR APPROVED	MM
3	12/01/13	NEW SITE PLAN	MM
4	12/01/13	REVISED	MM
5	12/01/13	REVISED	MM
6	12/01/13	REVISED	MM
7	12/01/13	ADDRESS & APPROVAL	MM
8	12/01/13	ADDRESS & APPROVAL	MM
9	12/01/13	LOT CONFORMANCE PLAN	MM
10	12/01/13	NEW SITE PLAN	MM
11	12/01/13	NEW SITE PLAN	MM
12	12/01/13	REV. PAVING	MM
13	12/01/13	REV. PAVING	MM
14	12/01/13	REV. PAVING	MM
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19	12/01/13	REV. PAVING	MM
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99	12/01/13	REV. PAVING	MM
100	12/01/13	REV. PAVING	MM

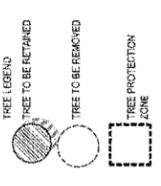
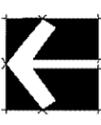
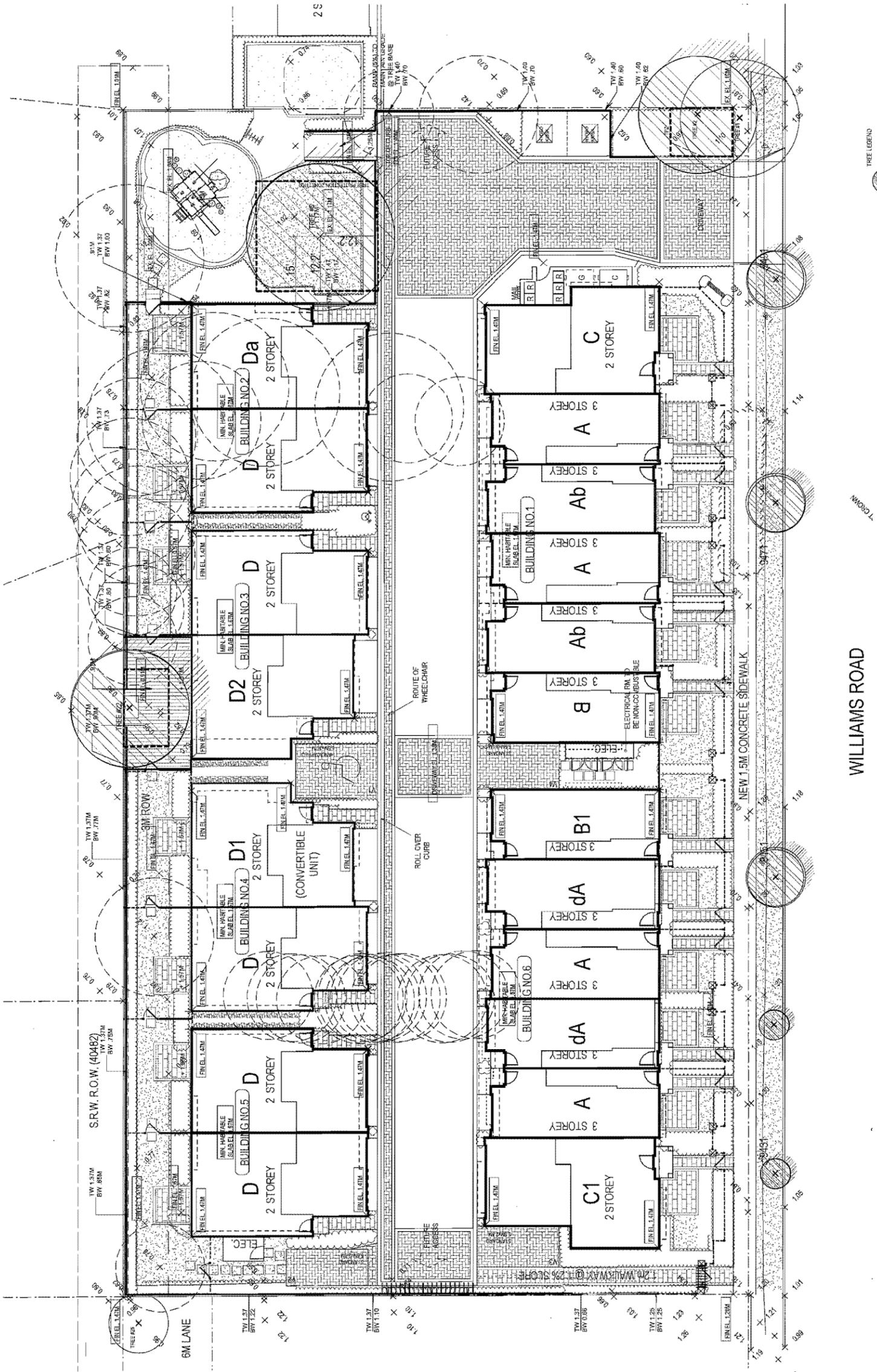
CLIENT:

TOWNHOUSE DEV.  
9431, 9451, 9471 & 9491  
WILLIAMS RD.  
RICHMOND, B.C.

DRAWING TITLE:  
**TREE MANAGEMENT  
PLAN**

DATE: 12/01/13 DRAWING NUMBER: **3B**  
SCALE: 1/2"=1'-0" OF 7  
DRAWN: MM  
DESIGN: MM  
CHKD:

PMG PROJECT NUMBER: 12-070



WILLIAMS ROAD

**DP 13-630413**  
PLAN #3  
JAN 20 2014

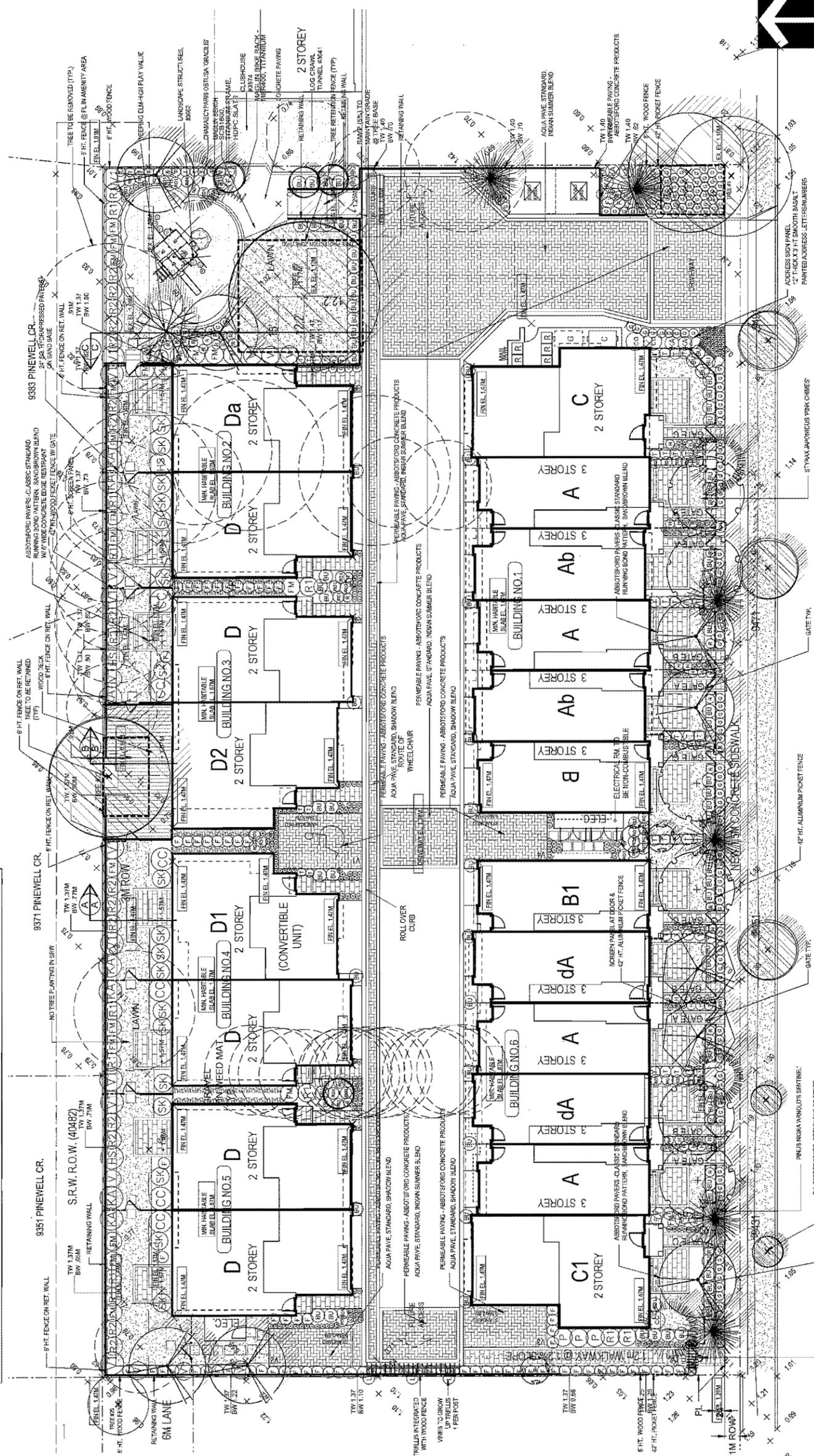
SEAL:

**PAVING LEGEND**

	PERMEABLE PAVING - ABBOTSFORD CONCRETE PRODUCTS AQUA PAVE STANDARD, INDIAN SUMMER BLEND (DRIVEABLE)
	PERMEABLE PAVING - ABBOTSFORD CONCRETE PRODUCTS AQUA PAVE STANDARD, INDIAN SUMMER BLEND (PARKING STALLS)
	POTTO PAVING - ABBOTSFORD CONCRETE PRODUCTS CLASSIC STANDARD PAVERS, RUNNER BOARD PATTERN COLOUR DEBERT SAND BLEND 6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT
	6" WIDE CONCRETE EDGE RESTRAINT

KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER:
GRASS	20	CALAMAGROSTIS ADULTEORA	KARL FÖRSTER	#1 POT	120110
GRASS	37	CAREX CAR.	THE BEATLES	#1 POT	
GRASS	178	CAREX MORROWII	AUREO VARIEGATA	11 CM POT	
GRASS	173	FENNISETUM ALPOCROCODIS	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	
VINE	3	LONICERA JAPONICA	PURPUREA	#8 POT; 75CM; STAKED	
PERENNIAL	32	HEMEROCALLIS BONANZA		#1 POT; 1.5 FAN	
PERENNIAL	41	RUEBECIOSA FULGIDA VAR BULLIVANTII	GOLDSTURMREBECKIA	#1 POT; 45CM	
PERENNIAL	36	AJURIA REPTANS	ATROPURPUREA	CARPET BUGLE	
PERENNIAL	31	POLYSTICHUM MUNITUM		WESTERN SWOOSH FERN	

KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER:
TREE	2	ACER PALMATUM	JAPANESE MAPLE	3 IN HT; 80% UPRIGHT FORM	120110
TREE	4	ACER PLATANOIDES	CRIMSON SENTINEL	80M CAL; 7M STD; 8/8	
TREE	7	CHAMAECYPARIS ORTUSA	GRACILIS	4M HT; 8/3	
TREE	8	EXISTING TREES			
TREE	6	PINUS NIGRA	ARKADIOS SENTINEL	40M HT; 8/8	
TREE	3	POPULUS TREMULOIDES	ERECTA	80M CAL; 7M STD; 8/8	
TREE	5	STYRAX JAPONICA	PINK CHIMES	80M CAL; 1.8M STD; 8/8	
TREE	1	ULMUS GLABRA	CAMPEDOWNI	80M CAL; 1.8M STD; 8/8	
SHRUB	86	EUALIS SEMPERVIRENS		#2 POT; 40CM	
SHRUB	3	CEANOCLUS THYRSIFLOUS	VICTORIA	#3 POT; 50CM	
SHRUB	5	CORNUS ALBA	ELEGANTISSIMA	#2 POT; 50CM	
SHRUB	22	FOTHERGILLA MAJOR		#2 POT; 50CM	
SHRUB	3	HIBISCUS SYRIACUS		#2 POT; 50CM	
SHRUB	3	PHYSOCLIPUS OPULIFOLUS	MOKLO CARIBEO	#2 POT; 50CM	
SHRUB	12	RHOODENDRON KRAMAFY		#2 POT; 50CM	
SHRUB	49	ROSA EXPLORER	SIMON FRASER	#2 POT; 40CM	
SHRUB	15	ROSA RUGOSA	TOMPAZ JEWEL	#2 POT; 40CM	
SHRUB	18	SKIMMIA JAPONICA	(10% VALE)	#2 POT; 30CM	
SHRUB	62	TAXUS X MEDIA	HICKS ST	1.5M B&B	
SHRUB	5	VACUINIUM COXYDUM	FRAGIDIBERO	#2 POT; 80CM	
SHRUB	19	YEDDINGIUM F.T.	SUMMER SKYFLAKE	#2 POT; 80CM	



NO.	DATE	REVISION DESCRIPTION	DR
1	12-09-11	REV. PAVING	MM
2	12-09-11	REV. PAVING	MM
3	13-02-12	REV. PAVING	MM
4	13-02-12	REV. PAVING	MM
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6	13-02-12	REV. PAVING	MM
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9	13-02-12	REV. PAVING	MM
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13	13-02-12	REV. PAVING	MM
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15	13-02-12	REV. PAVING	MM
16	13-02-12	REV. PAVING	MM
17	13-02-12	REV. PAVING	MM

PROJECT:  
**TOWNHOUSE DEV.**  
9431, 9451, 9471 & 9491  
WILLIAMS RD.  
RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

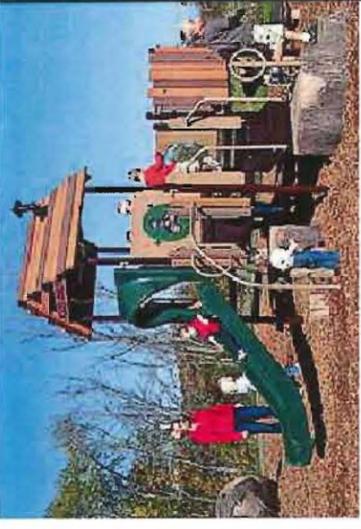
DATE: 12 APR 16  
SCALE: 3/32" = 1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: OF7

**DP 13-630413**  
PLAN #3A  
JAN 20 2014

WILLIAMS ROAD

ENTRANCE ARBOUR

SEAL:



MAGLIN BENCH - SCB1600, TITANIUM FRAME, HDPC SLATS

MAGLIN BIKE RACK - WBR400, TITANIUM

LANDSCAPE STRUCTURES - 3662 - TREE HOUSE  
INCLUDES:  
LOG STEPPER, SINGLE POLY SLIDE, HOURGLASS PANEL,  
TREE HOUSE, WOOD PLANK WIGGLE LADDER,  
TREE STUMP TRANSFER MODULE, TREE HOUSE LUMBER PANEL,  
BUBBLE PANEL, ACORN SEAT

NO.	DATE	REVISION DESCRIPTION	DR.
19	14 JAN 16	COMBINED PLAY AREA ADDED	MM
9	14 JAN 13	NEW STUMP & PLAY AREA	MM
8	13 DEC 13	REV. RAMP	MM
7	13 DEC 13	NEW SITE PLAN	MM
6	13 DEC 13	REV. SITE PLAN	MM
5	13 DEC 13	LOT COVERAGE PLAN	MM
4	13 MAY 13	NEW SITE PLAN	MM
3	13 JAN 14	NEW SITE PLAN	MM
2	12 OCT 13	NEW SITE PLAN	MM
1	12 APR 13	REV. PAVING	MM

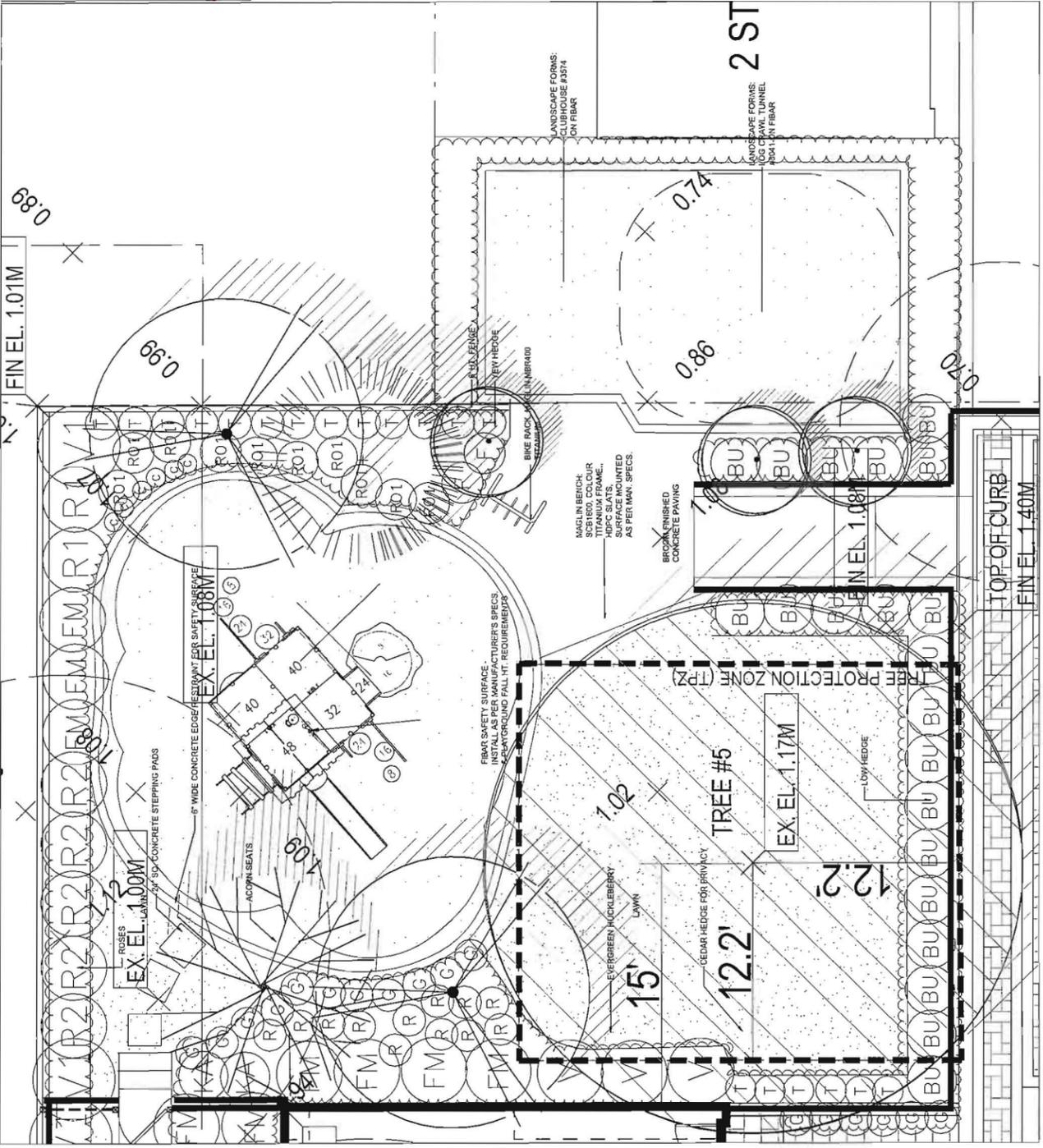
CLIENT:

PROJECT:

**TOWNHOUSE DEV.**  
9431, 9451, 9471 & 9491  
WILLIAMS RD.  
RICHMOND, B.C.

DRAWING TITLE:  
**PLAY AREA  
ENLARGEMENT**

DATE: 12 APR 13  
SCALE: 1/4" = 1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: **BC**  
DRAWING NUMBER:  
OF 7

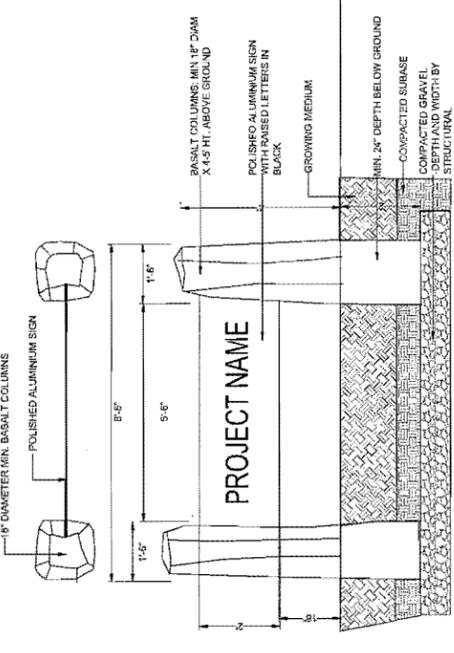


**DP 13-630413**

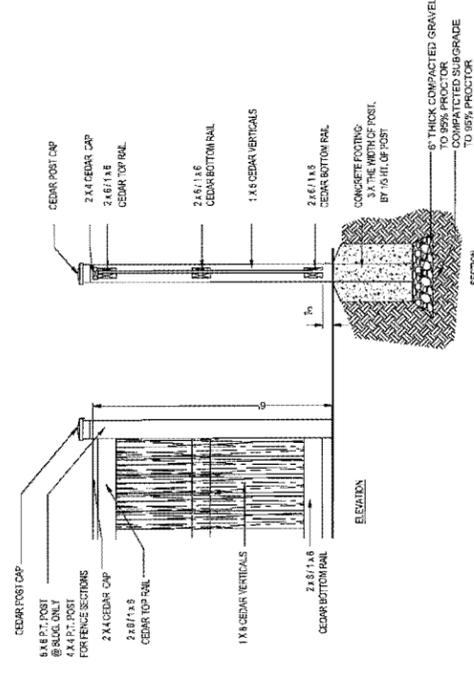
PLAN # 3B

JAN 20 2014

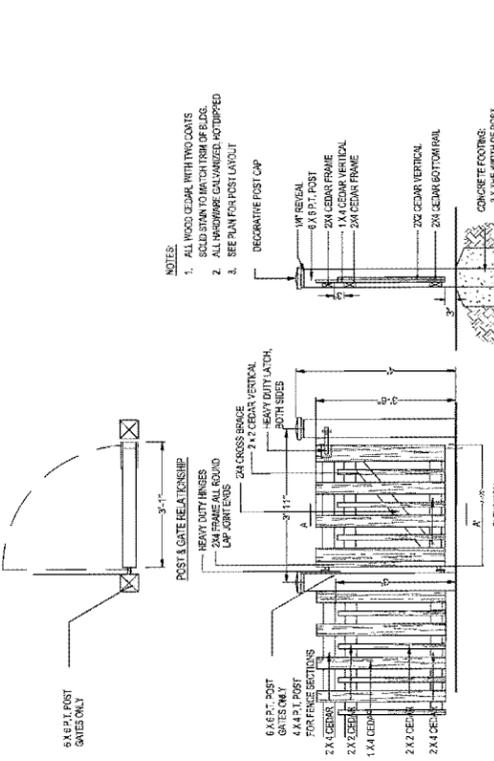
SEAL:



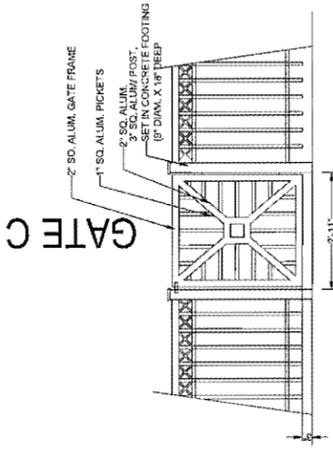
3 ENTRY SIGNAGE CONCEPT  
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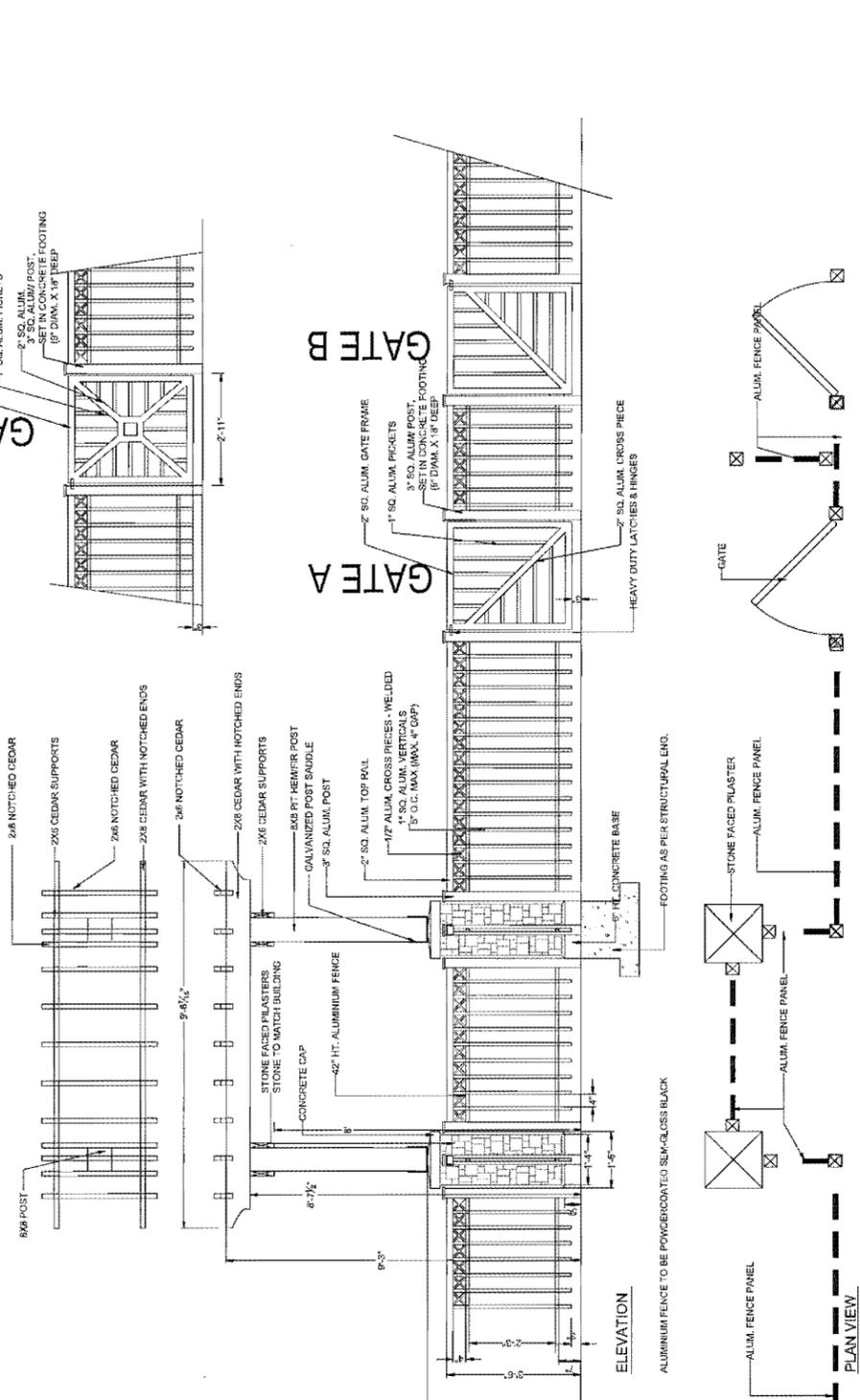
2 6\"/>



1 42\"/>



5 TIMBER RETAINING WALL  
SCALE: 1/2"=1'-0"



4 42\"/>

NO.	DATE	REVISION DESCRIPTION	DR.
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2	12-22-11	REV. PAVING	MM
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18	13-03-11	REV. PAVING	MM
19	13-03-11	REV. PAVING	MM
20	13-03-11	REV. PAVING	MM

PROJECT:  
**TOWNHOUSE DEV.**  
9431, 9451, 9471 & 9491  
WILLIAMS RD.  
RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

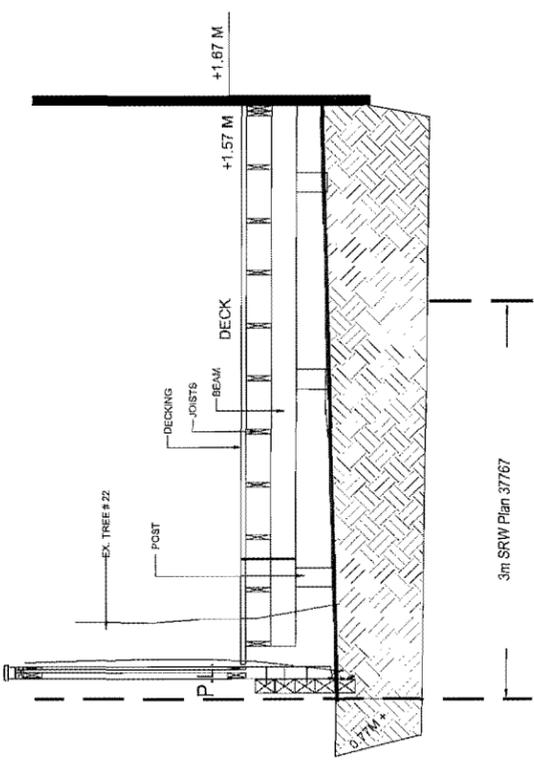
DATE: 12 APR. 16  
SCALE: AS SHOWN  
DRAWN: BMM  
DESIGN: WMI  
CHKD: **3D**

DRAWING NUMBER: 12-070-33-DP  
OF 7  
PMG PROJECT NUMBER: 12-070

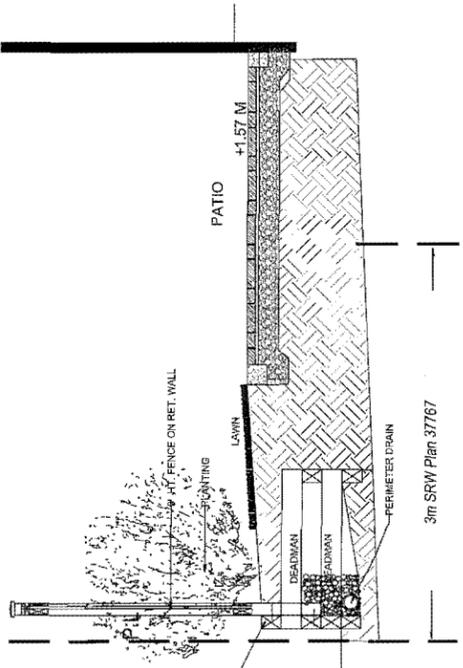
**DP 13-630-413**  
**PLAN # 3C**  
JAN 20 2014

12/070-33-DP

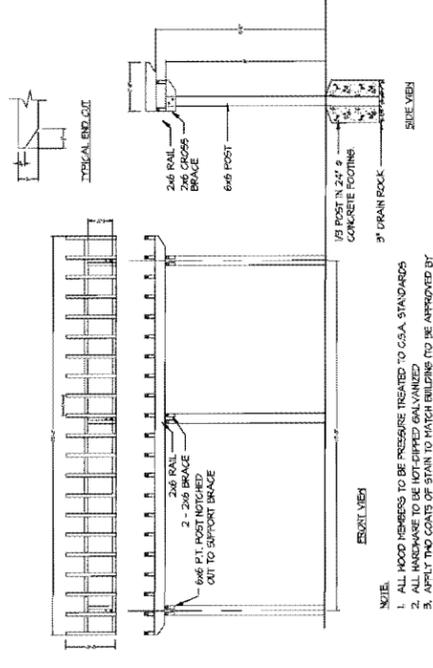
SEAL:



**8B** SECTION B-B (UNIT D2)  
SCALE: 1/4" = 1'-0"

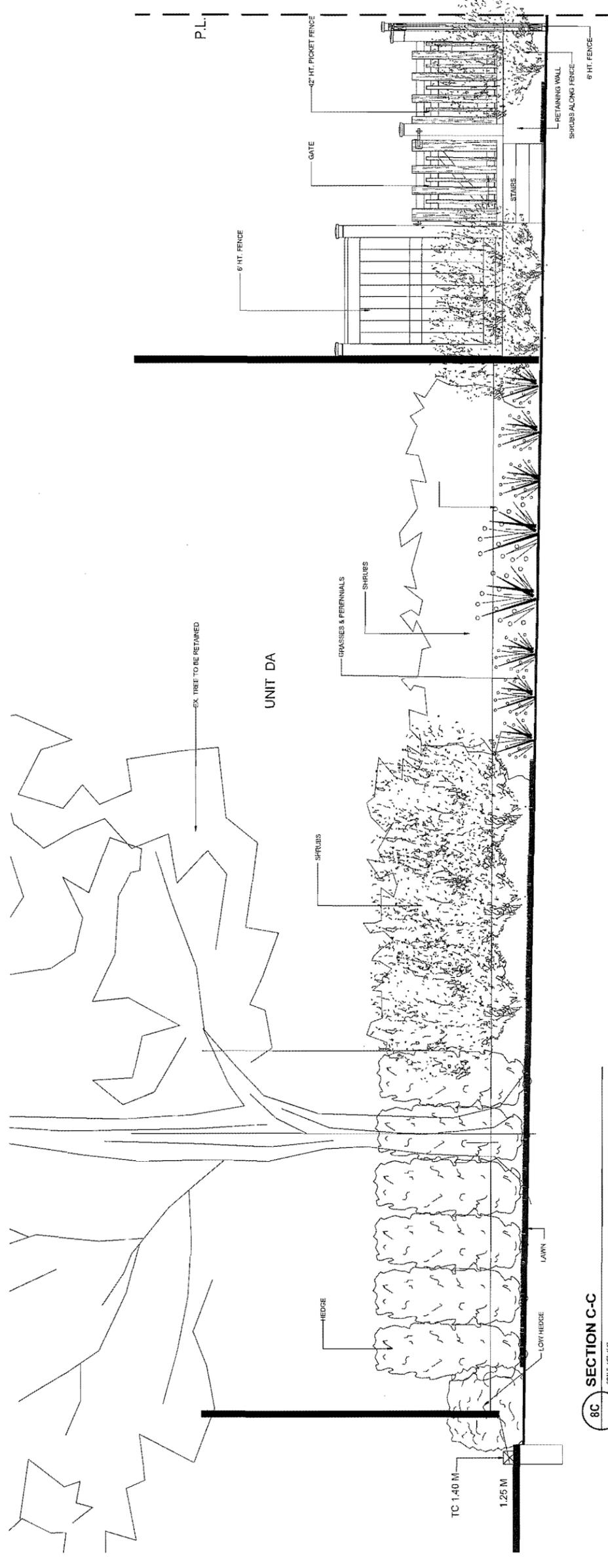


**8A** SECTION A-A  
SCALE: 1/4" = 1'-0"



**6** ARBOUR 1  
SCALE: 1/4" = 1'-0"

- NOTE:
1. ALL WOOD MEMBERS TO BE PRESERVE TREATED TO CSA STANDARDS
  2. ALL HANDRAILS TO BE HOT-DIPPED GALVANIZED
  3. OTHER ORNAMENTAL HIGH BUILDING TO BE APPROVED BY
  4. COAT ALL OUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



**8C** SECTION C-C  
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.06.11	REV. SITE PLAN	MM
2	12.06.11	REV. SITE PLAN	MM
3	12.06.11	REV. SITE PLAN	MM
4	12.06.11	REV. SITE PLAN	MM
5	12.06.11	REV. SITE PLAN	MM
6	12.06.11	REV. SITE PLAN	MM
7	12.06.11	REV. SITE PLAN	MM
8	12.06.11	REV. SITE PLAN	MM
9	12.06.11	REV. SITE PLAN	MM
10	12.06.11	REV. SITE PLAN	MM

CLIENT:

PROJECT:  
**TOWNHOUSE DEV.**  
9431, 9451, 9471 & 9491  
WILLIAMS RD.  
RICHMOND, B.C.

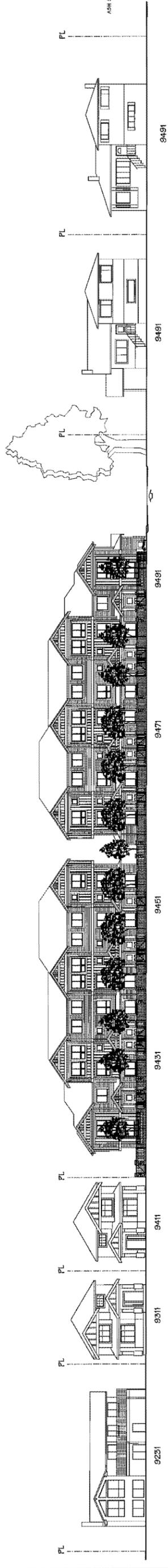
DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: 12.APR.16  
SCALE: AS SHOWN  
DRAWN: MM  
DESIGN: MM  
CHECK: **AE**  
DRAWING NUMBER:  
DF 7

PMG PROJECT NUMBER: 12-070

**DP 13-630413**  
PLAN # 3D  
JAN 20 2014





**SOUTH ELEVATION - WILLIAMS RD. STREETSCAPE**

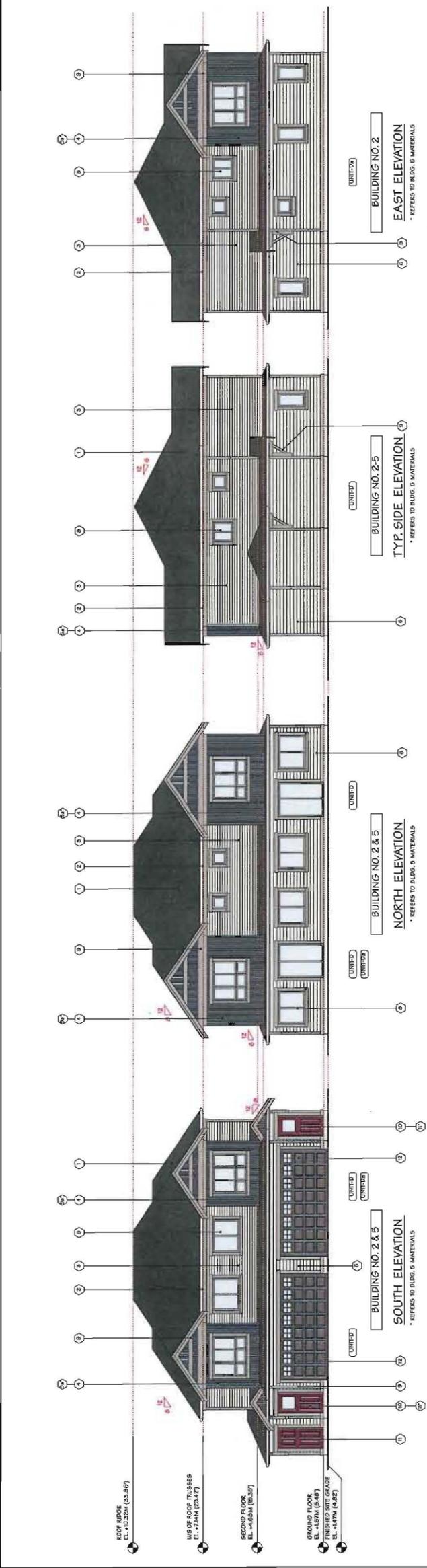
**DP 13-630413**  
**JAN 20 2014**  
**PLAN #4**

NO.	DATE	REVISIONS
1	JAN 28, 2013	D.P. SUBMISSION
2	AUG 16, 2013	GENERAL REVISION
3	DEC 25, 2013	GENERAL REVISION
4	NOV 8, 2013	A.P.D. SUBMISSION
5	DEC 20, 2013	GENERAL REVISION
6	JAN 7, 2014	GENERAL REVISION

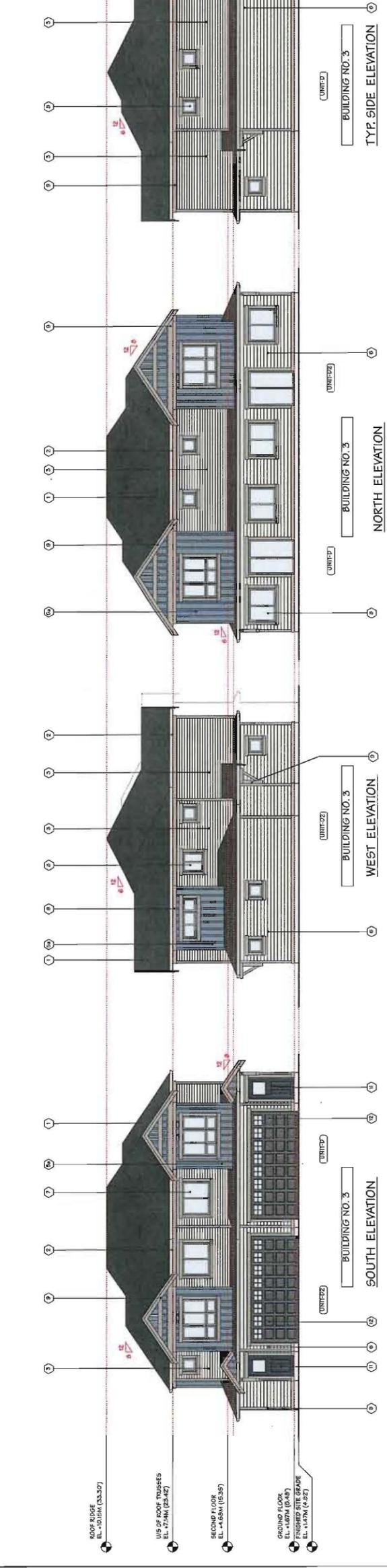
**Yamamoto Architecture Inc.**  
 9411, 9411, 9411, 9411 WILLIAMS ROAD  
 RICHMOND, B.C.  
 604-273-1111 FAX: 604-273-1122

PROJECT	DRAWING TITLE
20 UNIT TOWNHOUSE DEVELOPMENT	STREETSCAPE
9411, 9411, 9411, 9411 WILLIAMS ROAD RICHMOND, B.C.	SCALE: 1/8" = 1'-0"
	DATE: JAN 28, 2014
	DRAWN: RP
	CHECKED:
	SHEET NO. <b>A4.0</b>
	PROJ. NO. 1108

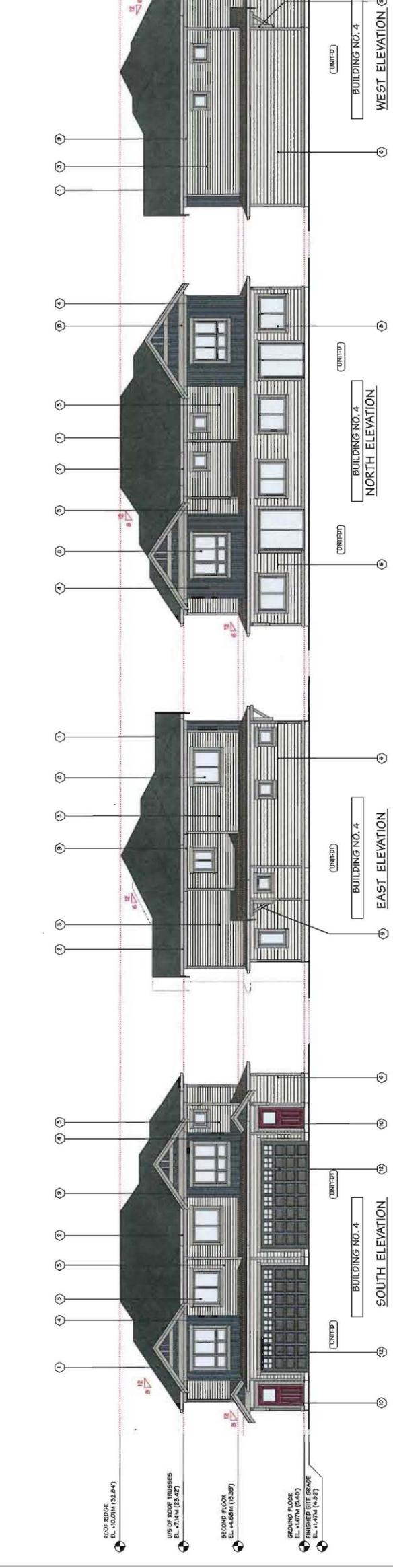
- ELEVATION KEY:**
- 1 ASPHALT ROOF SHINGLE - CHARCOAL
  - 2 8" ALUMINUM GUTTER - OFF WHITE
  - 3 4" HORIZONTAL WOOD SIDING - (LAVAN 'SANDAL WOOD')
  - 4 BOARD & BATTEN SIDING - (JH90-30 'IRON GRAY')
  - 5 4" X 6" HARDIE-PLANK SIDING - (JH70-20 'SOUTHWAY BLUE')
  - 6 BOARD & BATTEN SIDING - (JH70-20 'SOUTHWAY BLUE')
  - 7 6" HARDIE-PLANK SIDING - (JH40-10 'CORBLE STONE')
  - 8 STONE VENER PANE - CULURED STONE (PLATINUM LUGGERS)
  - 9 DOUBLE GLAZED WOOD FRAMED WINDOW W/ TRIM - PORTY
  - 10 WOOD WINDOW TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 11 METAL CLAD DOOR 1 - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 12 METAL CLAD DOOR 2 - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 13 METAL CLAD GARAGE DOOR 1 - PAINTED (SILK 10-104 'COTLEY GRAY')
  - 14 METAL CLAD GARAGE DOOR 2 - PAINTED (SILK 10-104 'COTLEY GRAY')
  - 15 METAL CLAD GAR. - BLACK



- ELEVATION KEY:**
- 1 ASPHALT ROOF SHINGLE - CHARCOAL
  - 2 8" ALUMINUM GUTTER - OFF WHITE
  - 3 4" HORIZONTAL WOOD SIDING - (LAVAN 'SANDAL WOOD')
  - 4 BOARD & BATTEN SIDING - (JH90-30 'IRON GRAY')
  - 5 4" X 6" HARDIE-PLANK SIDING - (JH70-20 'SOUTHWAY BLUE')
  - 6 BOARD & BATTEN SIDING - (JH70-20 'SOUTHWAY BLUE')
  - 7 6" HARDIE-PLANK SIDING - (JH40-10 'CORBLE STONE')
  - 8 STONE VENER PANE - CULURED STONE (PLATINUM LUGGERS)
  - 9 DOUBLE GLAZED WOOD FRAMED WINDOW W/ TRIM - PORTY
  - 10 WOOD WINDOW TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 11 METAL CLAD DOOR 1 - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 12 METAL CLAD DOOR 2 - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 13 METAL CLAD GARAGE DOOR 1 - PAINTED (SILK 10-104 'COTLEY GRAY')
  - 14 METAL CLAD GARAGE DOOR 2 - PAINTED (SILK 10-104 'COTLEY GRAY')
  - 15 METAL CLAD GAR. - BLACK



- ELEVATION KEY:**
- 1 ASPHALT ROOF SHINGLE - CHARCOAL
  - 2 8" ALUMINUM GUTTER - OFF WHITE
  - 3 4" HORIZONTAL WOOD SIDING - (LAVAN 'SANDAL WOOD')
  - 4 BOARD & BATTEN SIDING - (JH90-30 'IRON GRAY')
  - 5 4" X 6" HARDIE-PLANK SIDING - (JH70-20 'SOUTHWAY BLUE')
  - 6 BOARD & BATTEN SIDING - (JH70-20 'SOUTHWAY BLUE')
  - 7 6" HARDIE-PLANK SIDING - (JH40-10 'CORBLE STONE')
  - 8 STONE VENER PANE - CULURED STONE (PLATINUM LUGGERS)
  - 9 DOUBLE GLAZED WOOD FRAMED WINDOW W/ TRIM - PORTY
  - 10 WOOD WINDOW TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 11 METAL CLAD DOOR 1 - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 12 METAL CLAD DOOR 2 - PAINTED (SILK 2000-10 'COTTAGE GRAY')
  - 13 METAL CLAD GARAGE DOOR 1 - PAINTED (SILK 10-104 'COTLEY GRAY')
  - 14 METAL CLAD GARAGE DOOR 2 - PAINTED (SILK 10-104 'COTLEY GRAY')
  - 15 METAL CLAD GAR. - BLACK



NO.	DATE	REVISIONS
1	JAN. 28, 2013	D.P. SUBMISSION
2	AUG. 16, 2013	GENERAL REVISION
3	OCT. 25, 2013	GENERAL REVISION
4	NOV. 6, 2013	A.J.P. SUBMISSION
5	DEC. 20, 2013	GENERAL REVISION
6	JAN. 17, 2014	GENERAL REVISION

Consultant of record. This drawing is an approximation of what will be constructed. The drawing is not to be used for construction without the written permission of the office.

**PROJECT**  
TOWNHOUSE DEVELOPMENT

9451, 9451, 9471, 9481 WILLIAMS RD.  
RICHMOND, B.C.

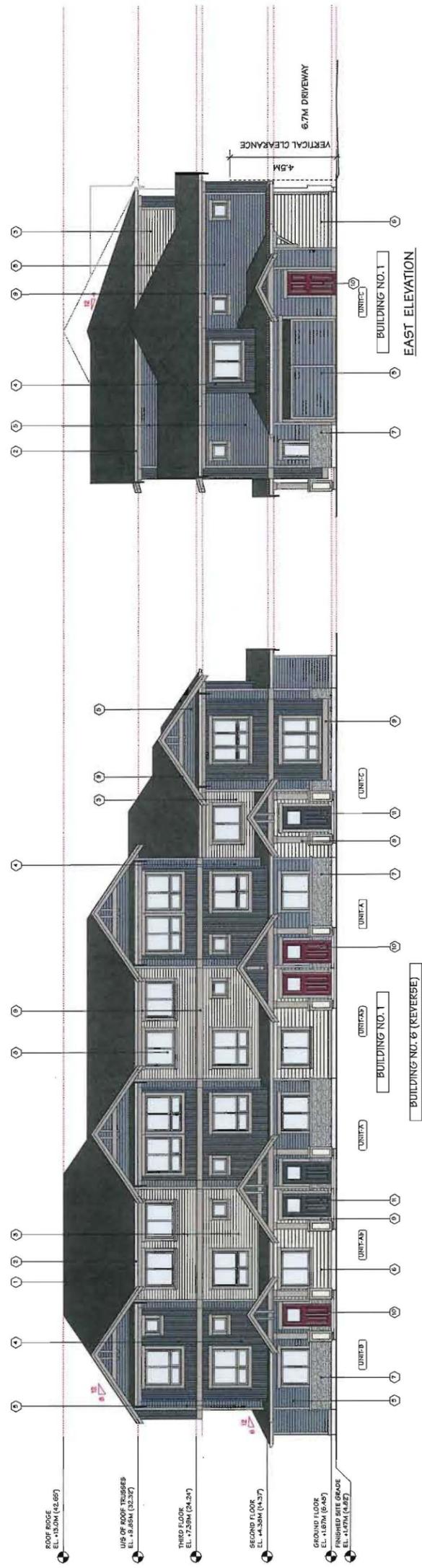
Yamamoto  
Architecture Inc.

2398 COTE STREET, VAN., B.C.  
V6R 4J7 TEL: 779-1327 FAX: 793-1127

**DRAWING TITLE**  
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	A4.2
DATE	JAN. 28, 2013	DRAWN	KP
CHECKED		PROJ. NO.	0609

- ELEVATION KEY:**
- ① ASPHALT ROOF SHINGLE - CHARCOAL
  - ② 5" ALUMINUM GUTTER - OFF WHITE
  - ③ 4" HORIZONTAL VINYL SIDING - (KAYCAN "SANDAL WOOD")
  - ④ BOARD & BATTEN SIDING - (JH90-30 "IRON GRAY")
  - ⑤ 4" OR 6" HANG-PLANK SIDING - (JH70-20 "BOOTHBAY BLUE")
  - ⑥ BOARD & BATTEN SIDING - (JH70-20 "BOOTHBAY BLUE")
  - ⑦ 6" HANG-PLANK SIDING - (JH40-10 "CORAL STONE")
  - ⑧ STONE VENEER BASE - CULDEKED STONE ("ALUMINUM LODGE/STONE")
  - ⑨ DOUBLE GLAZED VINYL FRAMED WINDOW W/ TSH - DORY
  - ⑩ WOOD SHAKER TRIM, POST, HORIZ. BAND, BRACKET - PAINTED (SH. 233-10 "GENTLE GRAY")
  - ⑪ METAL CLAD DOOR 1 - PAINTED (SH. 209-10 "MADRID RED")
  - ⑫ METAL CLAD DOOR 2 - PAINTED (SH. 207-30 "GRAVEL GRAY")
  - ⑬ METAL CLAD GARAGE DOOR 1 - PAINTED (SH. HCL10A "COTLET GRAY")
  - ⑭ METAL CLAD GAR. - BLACK



NO.	DATE	REVISIONS
1	JAN. 29, 2013	D.P. SUBMISSION
2	AUG. 19, 2013	GENERAL REVISION
3	OCT. 29, 2013	GENERAL REVISION
4	NOV. 6, 2013	A.D.P. SUBMISSION
5	DEC. 20, 2013	GENERAL REVISION
6	JAN. 17, 2014	GENERAL REVISION

Consultant: Yamamoto Architecture Inc.  
 9451, 9451, 9471, 9491 WILLIAMS RD.  
 RICHMOND, B.C.

PROJECT: 20 UNIT TOWNHOUSE DEVELOPMENT

DATE: JAN. 26, 2013  
 DRAWN: KP  
 CHECKED: [Signature]

SCALE: 1/8" = 1'-0"  
 SHEET NO.: A4.1  
 PROJ. NO.: 1108

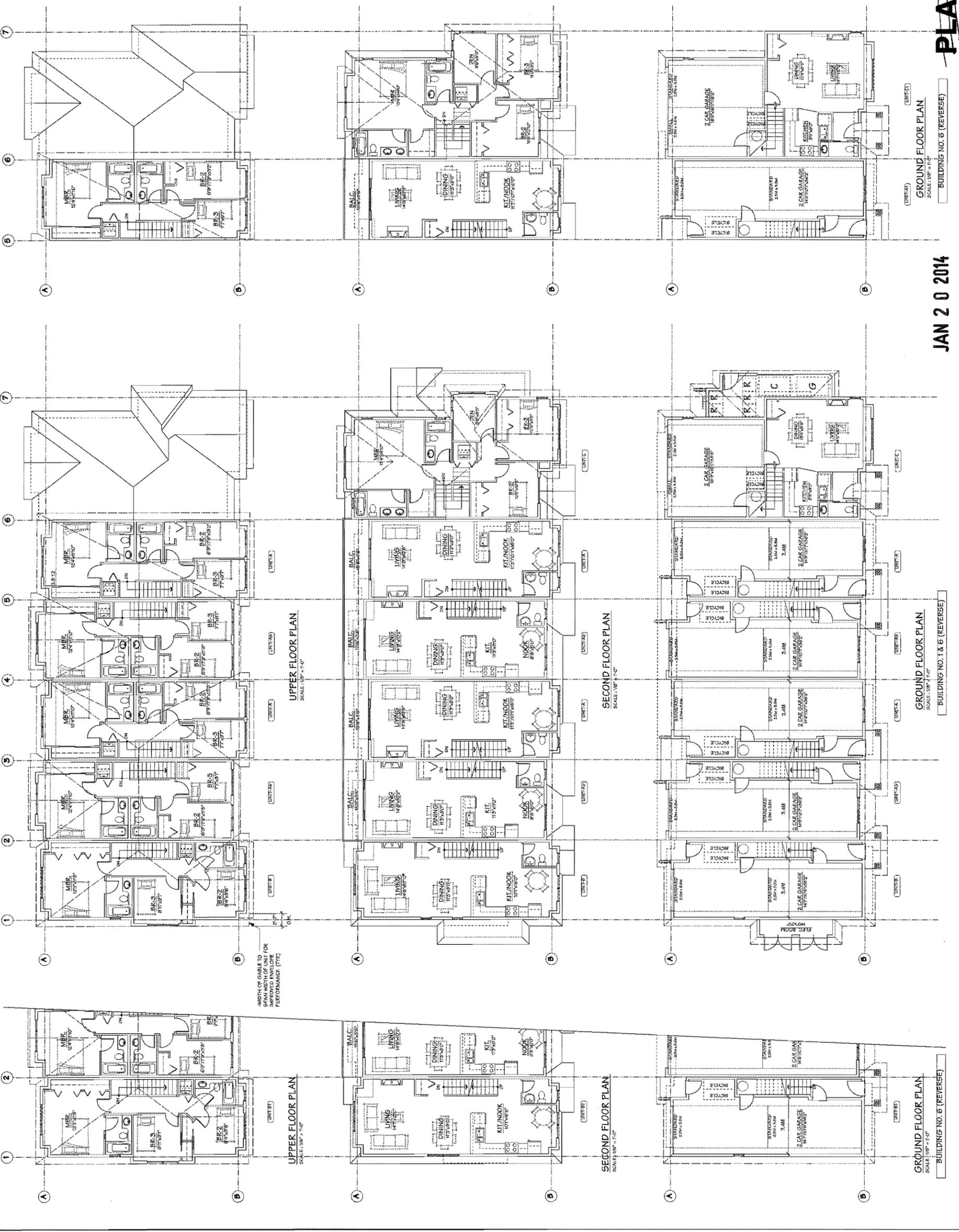
JAN 20 2014  
 DP 13-630413 PLAN #4b

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

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

**SUSTAINABILITY MEASURES  
(TO BE PROVIDED IN ALL UNITS):**

- WATER EFFICIENT TOILETS
- WATER EFFICIENT SINKS AND SHOWERHEADS
- TRIPLE GLAZED WINDOWS IN BLDG. 1 & 6



NO.	DATE	REVISIONS	CONSULTANT
1	JAN. 28, 2013	D.P. SUBMISSION	
2	AUG. 16, 2013	GENERAL REVISION	
3	OCT. 29, 2013	AD.P. SUBMISSION	
4	NOV. 6, 2013	AD.P. SUBMISSION	
5	DEC. 20, 2013	GENERAL REVISION	
6	JAN. 17, 2014	GENERAL REVISION	

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**PROJECT**  
20 UNIT  
TOWNHOUSE DEVELOPMENT

9451, 8451, 8471, 8491 WILLIAMS RD.  
RICHMOND, B.C.

**Yamamoto  
Architecture Inc.**

2005 ONE WINDY WAY, B.C.  
VAN. V7T 1A7 TEL: 778-1327 FAX: 778-1327

**DRAWING TITLE**  
FLOOR PLANS

**SCALE** 1/8" = 1'-0"  
**DATE** JAN. 20, 2014  
**DRAWN** KP  
**CHECKED**

**SHEET NO.**  
**A5.0**

**FRONT NO.** 1108

**PLAN #5**

**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 6 (REVERSE)

**JAN 20 2014**

**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 1 & 6 (REVERSE)

**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BUILDING NO. 6 (REVERSE)

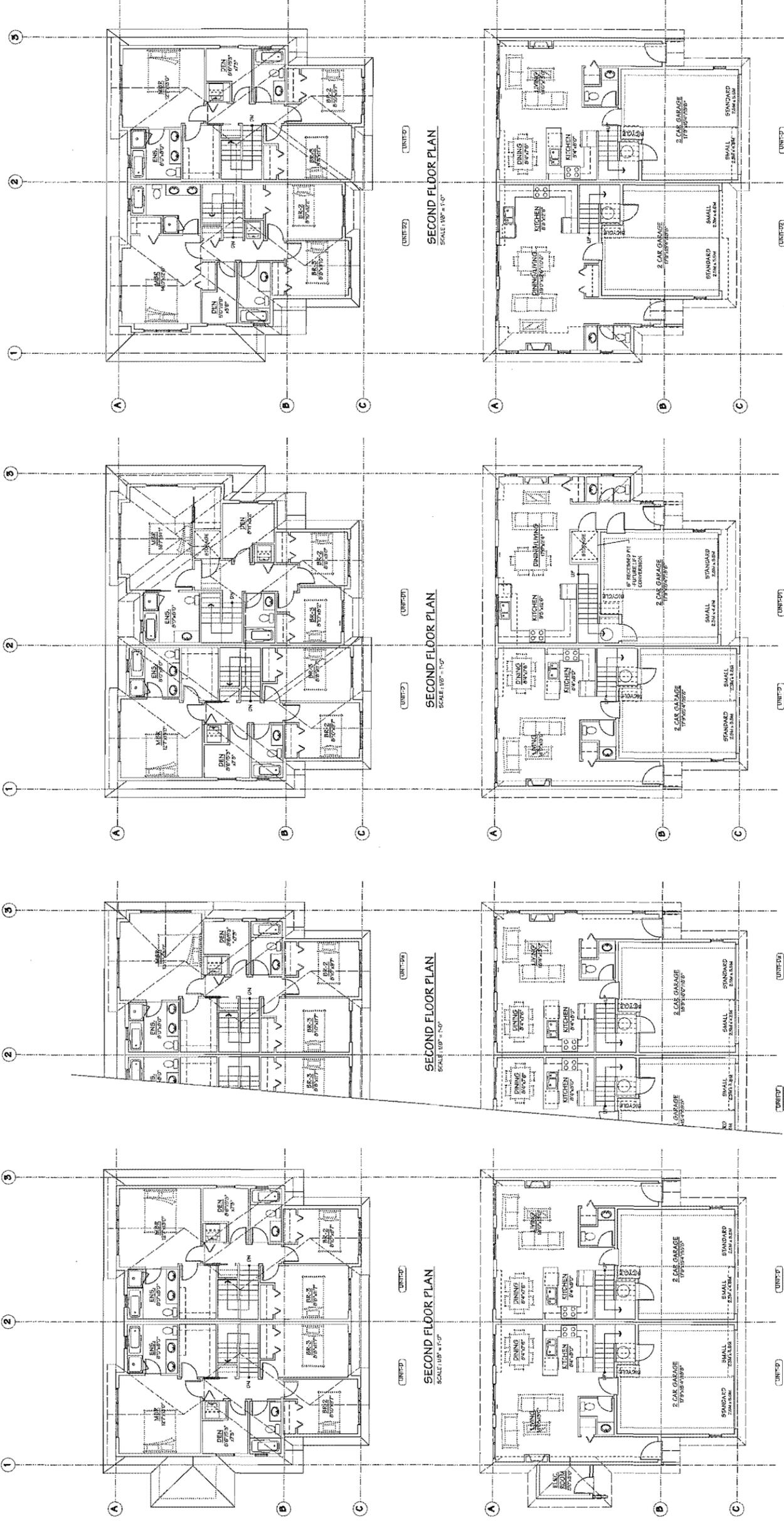
**REFERENCE PLAN**  
**DP 13-630413**

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

- SLOD WALLS IN BATHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR FLUJING AND DOOR HANDLES

**SUSTAINABILITY MEASURES  
(TO BE PROVIDED IN ALL UNITS):**

- WATER EFFICIENT TOILETS
- LOW E GLAZING PROVIDED IN ALL WINDOWS
- TRIPLE GLAZED WINDOWS IN SUITE 1 & 6



NO.	DATE	REVISIONS
1	JAN. 15, 2013	D.T. SUBMISSION
2	AUG. 15, 2013	GENERAL REVISION
3	OCT. 25, 2013	GENERAL REVISION
4	NOV. 6, 2013	A.D.P. SUBMISSION
5	FEB. 20, 2014	GENERAL REVISION
6	JAN. 17, 2014	GENERAL REVISION

CONSULTANT

PROJECT: TOWNHOUSE DEVELOPMENT  
20 UNIT

8425 EAST 48TH, WEST WILLIAMS RD.  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

8288 48th Street, West, B.C.  
V6R 4J1 Tel: 778-1327 Fax: 778-1327

DRAWING TITLE: FLOOR PLANS

SCALE: 1/8" = 1'-0"  
DATE: JAN. 20, 2013  
DRAWN: KP  
CHECKED:  
SHEET NO.: A5.1  
PROJ. NO.: 1108

JAN 20 2014

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

BUILDING NO. 3

BUILDING NO. 2

BUILDING NO. 4

BUILDING NO. 5

**PLAN #5a**

**DP 13-630413**

REFERENCE PLAN

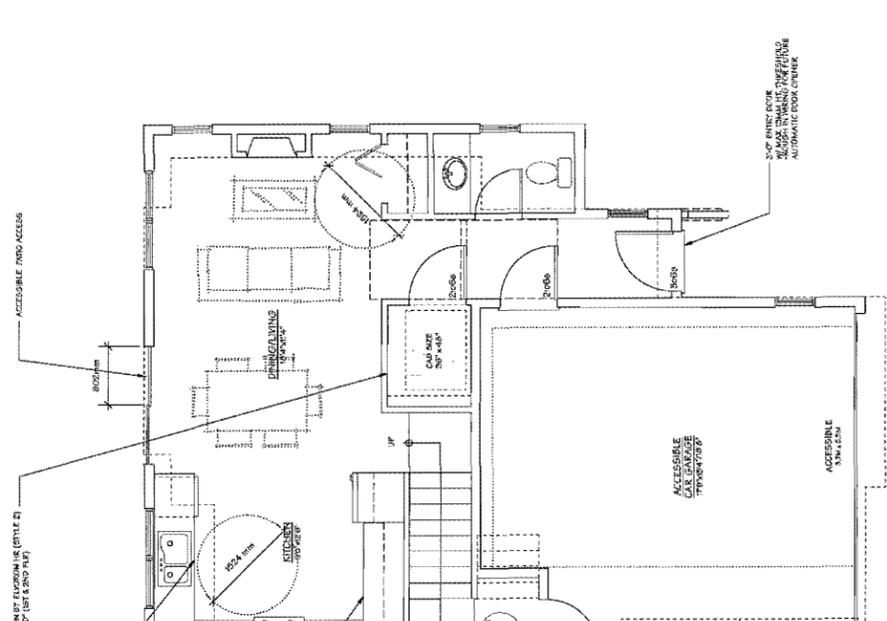
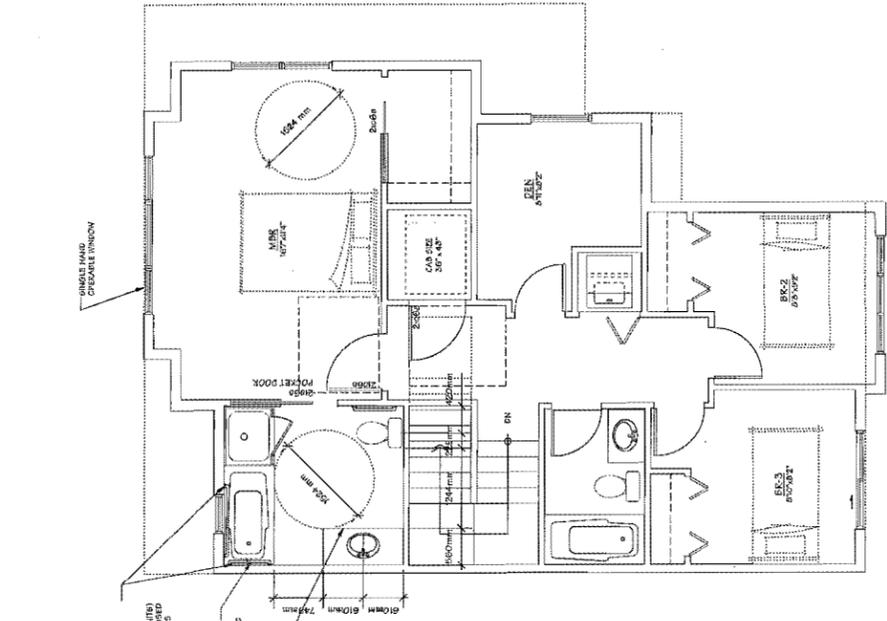
**AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):**

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

**SUSTAINABILITY MEASURES  
(TO BE PROVIDED IN ALL UNITS):**

- WATER EFFICIENT TOILETS
- LOW VOC PAINTS AND FINISHES IN ALL ROOMS
- TRIPLE GLAZED WINDOWS IN RUC02, 1 & 6

CONVERTIBLE UNIT CHECKLIST:			
Doors & Windows	Entry door min. 800 mm but ideally 914 mm and have clear width.	COMPLIES	
	Entry door clear exterior floor space min. 1500 mm x 2100 mm. If a door is to be provided, it shall be min. 800 mm clear width (not needed if rough in walls provided for future automatic door opener)	COMPLIES	
	Interior doors to main living areas, 1200 mm clear opening with flush threshold min. 12 mm height. Demountable wheelchair and assistive device access doorway if necessary to insure access.	COMPLIES	
	Privacy min. 240 mm clear opening. Lock free operation. Locking mechanism with IC Building Code.	COMPLIES	
Vertical Circulation	Stair lifts, wheelchair lifts, hoisting support, and handrails as noted on floor plans in compliance with manufacturer specifications. Hoisting to accommodate shaft connection without impact to surrounding structure.	NOT APPLICABLE	
	Vertical lifts, approved slab area, and landings as noted on floor plans in compliance with manufacturer specifications. Hoisting to accommodate shaft connection without impact to surrounding structure.	COMPLIES	
	At the top of all stairways, walls are finished with 1/2" x 12" solid lumber as shown to finish.	COMPLIES	
Handrails	Min. 900 mm high.	COMPLIES	
Garages	Min. 1.5 m accessible parking spaces with min. 4 m garage width.	COMPLIES	
Waterclosets (Unit 1)	Access from garage to living area with min. 800 mm clear floor opening.	COMPLIES	
	Sliding door floor space min. 1020 mm at clear end in front.	COMPLIES	
	Wall blocking for future grab bar locations with 2" x 12" solid lumber in all bathroom, shower and soaker locations.	COMPLIES	
	Lever-type handles for plumbing fixtures.	COMPLIES	
	Pressure and temperature control valves are installed on all shower fixtures.	COMPLIES	
	Shower and tub controls are easily reached.	COMPLIES	
	Communications both and shower controls are accessible (heights or future placement).	COMPLIES	
	Clear area added under kitchen work space. Plumbing and gas pipes (small and large) or electrical wires (small, 1/2" & 3/4", and 1/2" clearances from floor, wall & min. 800 mm wide on outlet).	COMPLIES	
	All pipes are brought in no higher than 1800 mm to the center of the pipe from floor level.	COMPLIES	
	Galvanized underdrains with one easily removed.	COMPLIES	
	1800 mm turning diameter or turning path diagram.	COMPLIES	
	Lever-type handles for plumbing fixtures.	COMPLIES	
Windows	Min. 1 Window that can be opened with a single hand (bedroom, kitchen, living areas).	COMPLIES	
TOILETS & SHOWERS	Placement location of electrical outlets, inside window, bottom of stairways, (bedroom and living), or front edge of kitchen counter with a proximity of control device for power window operation.	TO BE LOCKED AT DURING THE RFP STAGE	
	1800 mm to floor plate outside in master bedroom, living opening, with or without.	COMPLIES	



NO.	DATE	REVISIONS
1	JAN. 28, 2013	D.P. SUBMISSION
2	AUG. 16, 2013	GENERAL REVISION
3	OCT. 28, 2013	GENERAL REVISION
4	NOV. 6, 2013	A.D.P. SUBMISSION
5	DEC. 20, 2013	GENERAL REVISION
6	JAN. 17, 2014	GENERAL REVISION

**PROJECT**  
20 UNIT  
TOWNHOUSE DEVELOPMENT

8451 EAST 94TH, 94TH WILLIAMS RD.  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

DRAWING TITLE  
CONVERTIBLE UNIT PLAN

SCALE	1/8" = 1'-0"	SHEET NO.	A6.0
DATE	JAN. 28, 2013	DRAWN	JP
CHECKED		PROJ. NO.	1100

JAN 20 2014

DP 13-630413 PLAN #6

REFERENCE PLAN

CONVERTIBLE UNIT PLAN  
SCALE: 1/8" = 1'-0"



City of  
Richmond

**Report to Development Permit Panel**  
Planning and Development Department

---

**To:** Development Permit Panel

**Date:** January 15, 2014

**From:** Wayne Craig  
Director of Development

**File:** DP 13-636863

**Re:** **Application by Matthew Cheng Architect Inc. for a Development Permit at  
7175 and 7191 Moffatt Road**

---

**Staff Recommendation**

That a Development Permit be issued which would permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned "High Density Townhouses (RTH1)".

  
Wayne Craig  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 10 three-storey townhouse units at 7175 and 7191 Moffatt Road. The site is being rezoned from “Medium Density Low Rise Apartment (RAM1)” to “High Density Townhouses (RTH1)” for this project under Bylaw 8982 (RZ 11-586988). The site is currently vacant.

There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveway on Moffatt Road and re-instating continuity of the sidewalk will be achieved via Work Order at Building Permit stage.

### Development Information

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

### Background

The subject site is comprised of two (2) of the very few lots available for redevelopment on Moffatt Road between Granville Avenue and Blundell Road. The subject site is located within Sub-Area B.1 of the City Centre Area Plan, and the typical uses recommended by the Plan are conventional and high-density townhouses with a floor area ratio of up to 0.75.

Development surrounding the subject site is as follows:

To the North/West: A multiple-family complex (townhouses and apartments) on a site zoned “Medium Density Low Rise Apartment (RAM1)”.

To the East: Across Moffatt Road, Richmond High School on a site zoned “School & Institutional Use (SI)”.

To the South: An 18-unit townhouse development on a lot zoned “Medium Density Low Rise Apartment (RAM1)”.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 15, 2013. At the Public Hearing, the following concerns about rezoning the property were expressed by the public. The responses to the concerns are provided in *italics*:

1. Trees along the property line of the development site would be removed.

*All 19 trees on the adjacent properties along the common property lines will be protected through the redevelopment. A contract with the Arborist for monitoring during the construction period is a condition to the issuance of the Development Permit. Tree protection fencing will be required prior to any construction activities, including building demolition, occurring on-site.*

2. Loss of green space.

*The proposed development is similar to existing uses in the area and is consistent with the Official Community Plan (OCP). The proposal complies with OCP guidelines related to shared and private open space. Landscape plan provides for 17 new trees and assorted shrubs and ground covers.*

3. Increased traffic would cause safety concerns for Richmond Secondary School students.

*The proposed 10-unit townhouse development will result in a manageable increase in traffic over the existing two (2) single-family houses. It is anticipated this increase will result in five (5) additional vehicles per hour during the morning and afternoon peak period. This marginal increase is expected to have minimal impact to the surrounding road system as it translates to just one (1) additional vehicle every 12 minutes which can be accommodated within the capacity and geometry of Moffatt Road.*

*Staff have assessed the current safety and operation of Moffatt Road near Richmond High School and concluded that there are no changes required at this time. A speed survey along the street fronting Richmond High School indicated an average speed of 35km/h, which is lower than the posted speed of 50km/h. Speeding does not appear to be a concern at this location as existing traffic calming measure on Moffatt Road in the form of mid-block curb extension with a crosswalk near 7175 and 7191 Moffatt Road and on-street parking on both sides of Moffatt Road help to reduce vehicular travel speeds.*

4. Loss of street parking.

*The two (2) existing driveways will be consolidated into one (1) and will allow more street parking on the west side of Moffatt Road. In addition, the proposed development will provide parking for the residents in excess of the Zoning Bylaw requirements (19 vs. 14 stalls) and provides two (2) visitor parking spaces on-site, which is consistent with the Zoning bylaw.*

5. Quality of life for current residents would be impacted.

*The developer feels that the proposal will enhance the community through new architecture and landscaping. High quality exterior finishes such as brick and cement sidings are proposed and a number of larger specimen trees are to be planted in the front yard. The proposed development will improve the appearance of the streetscape. In addition, a construction traffic and parking management plan will be required at Building Permit stage.*

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "High Density Townhouses (RTH1)" zone.

## **Advisory Design Panel Comments**

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

## **Analysis**

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

- The proposed height, siting and orientation of the buildings generally respect the massing of the surrounding built environment.
- The proposed side yard setbacks (4.55 m) and rear yard setbacks (3.00 m and 5.03 m) exceed the minimum requirements under the “High Density Townhouses (RTH1)” zone (i.e., 2.0 m) and provide adequate separations between the proposed three-storey townhouse units and the existing adjacent multiple-family developments.
- All off-site trees along the north side yard and west rear yard are to be protected in order to maintain adequate privacy between properties.
- Stripe Bark Maple trees are proposed in the yard spaces adjacent to the north and south property lines to minimize potential overlook between the proposed townhouse units and the adjacent multiple-family developments.

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

- The layout of the townhouse units is organized along one (1) east-west drive aisle providing access to the site from Moffatt Road and to all unit garages.
- On-site truck turning is not required as stopping and parking is permitted on Moffatt Road.
- 10 three-storey townhouse units are proposed in four (4) clusters; two (2) on the north side of the drive aisle, and two (2) on the south side.
- The eastern end units are oriented towards Moffatt Road and their main entrances will be provided from this street. The main pedestrian access to the remaining eight (8) units will be from the internal walkways.
- All units will have a two (2) car side-by-side parking garage except for the convertible unit which will provide a wider, single car garage. No tandem parking spaces are proposed.
- The provision of residential parking exceeds the bylaw requirement (14 parking spaces) and proposes a total of 19 residential parking spaces for 10 units.
- Two (2) standard size visitor stalls are proposed as per the bylaw requirement. Although no designated handicap parking stall is required and provided for this development, one (1) of the visitor parking stalls is proposed adjacent to a walkway to provide additional door opening space.
- Each unit will provide a minimum of 30 m<sup>2</sup> of private outdoor space consisting of yard space on the ground and deck spaces on the second floors. All private outdoor spaces will be accessible directly from the main living space.
- Outdoor amenity space will be provided in accordance with the OCP and is designed for children’s play. The central location of this common use space is also appropriate in providing open landscape and an amenity area convenient to all of the units.

- A mailbox kiosk is proposed within the outdoor amenity area and has been designed for convenience and accessibility for building occupants.
- The garbage and recycling room is proposed on the ground floor of Building C on the south side of the internal drive aisle to minimize its visual presence.

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

- The building forms are well articulated. A traditional vernacular architectural design with slope roofs, gables at upper roofs, and flat roofs at unit entries, is proposed in response to the mixed urban context and varied building styles on adjacent properties.
- The pedestrian residential streetscape along Moffatt Road will be enhanced by the inclusion of windows, covered porches and decks, well defined individual end unit entry, and landscape features.
- A pedestrian scale is achieved along the internal drive aisle and walkways with the inclusion of projections, recesses, varying material combinations, and a range of colour finishes.
- The impact of blank garage doors has been mitigated with the use panel patterned doors, transom windows, and planting islands between garage doors.
- The proposed building materials (asphalt roof shingles, cement siding, brick, vinyl-clad windows, wood post, wood trim, and wood fascia) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing multi-family character along Moffatt Road.
- Red brick façade with beige exterior cladding and dark metal planter shelf introduces a harmonious picture for the community. The colour palette has been chosen to enrich the streetscape and accentuate the articulation of the building massing. Brick veneer, fibre cement exterior cladding, and metal shelf are long-lasting material and will keep the façade looks refreshed for an extended period of time.

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

- All eight (8) bylaw-sized trees noted on-site were identified for removal at rezoning stage due to general poor condition; 16 replacement trees are required.
- The landscape design includes the planting of 17 new trees (in a mix of 5 coniferous and 12 deciduous trees at a size that will provide for immediate visual impact at the time of planting) as well as a variety of shrubs and ground covers to ensure the landscape treatment remains interesting throughout the year.
- A hedge row of evergreen Japanese Holly with low open metal fence will be introduced to demarcate private space and identify individual grade level unit entrances along the street frontage.
- Each unit has a private yard with a shade tree and shrub/groundcover planting patio and small lawn area. The yards are separated by a 1.07 m high fence, as well as planting or/and hedges. Privacy screens are proposed between the paired entries along the internal walkways.
- A small children's play area on resilient surface has been included for children aged 2 to 5 years old. The equipment has been chosen to fit into the space provided. The equipment

provides different play opportunities such as social, imagination, balance, motor skills, all with 'nature' theme and with climbing features.

- A communal picnic table is proposed to the south of the play area for social gathering and parent supervision of the play area. Mailbox kiosk and bike racks are proposed to the north of the play area.
- Permeable pavers are used for the drive aisle and will optimise drainage conditions on the site.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$84,562.80 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$12,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

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

- The site plan and individual unit design create opportunity for passive surveillance over the common areas on site including the outdoor amenity space, mailbox area, and internal drive aisle and walkways.
- Individual unit entrances are visible from either the public street or the internal walkways.
- The landscape design avoids creating places of concealment; plantings near residential entries are low to maximize views.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- The developer has also advised that the following features will be incorporated into the proposed development:
  - The front entry to the development and each entry doorway will be well illuminated with an appropriate level of lighting (balance between light pollution and security).
  - Lighting for individual balconies, patios and porches will be individually activated and public area lighting, such as the main entry and amenity spaces, will be activated by automatic timers, and solar sensors.

### ***Sustainability***

**Attachment 2** shows a list of sustainability features proposed for this project. The list is prepared with focuses on energy efficiency and eco-friendly. Proposed sustainability features are divided into seven (7) categories. In addition, the following sustainability designs are also incorporated into the proposed development:

- Exterior building materials, such as fibre cement board with wood trim and fascia, as well as brick system, require low maintenance and provide high durability surface.
- A minimum of 20% of the parking stalls will be provided with a 120V receptacle to accommodate electric vehicle charging equipment, and an additional 25% of parking stalls will be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
- Permeable pavers are proposed on the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services.

### ***Accessible Housing***

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow this in Unit 107) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### **Conclusions**

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



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Sustainability Feature List

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

- Final adoption of the Zoning Amendment Bylaw 8982.
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$84,562.80; Letter-of-Credit will not be released until the Letter of Assurance that landscaping installed from Landscape Architect as well as the Post Construction Impact Assessment Report confirming the protected trees survived the construction from Arborist are reviewed by staff.
- Submission of a proof of contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures, CPTED, and sustainability features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Removal of existing driveway on Moffatt Road and re-instating continuity of the sidewalk to be done at the developer's sole cost via City Work Order.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



**DP 13-636863**

**Attachment 1**

Address: 7175 and 7191 Moffatt Road

Applicant: Matthew Cheng Architect Inc. Owner: L & G Development Ltd. and Ming N. Li

Planning Area(s): City Centre

Floor Area Gross: 1,805.11 m<sup>2</sup> Floor Area Net: 1,209.88 m<sup>2</sup>

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	1,616.7 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Medium Density Low Rise Apartment (RAM1)	High Density Townhouses (RTH1)
<b>Number of Units:</b>	2	10

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.75	0.748	none permitted
Lot Coverage – Building:	Max. 45%	39.35% Max.	None
Lot Coverage – Non-porous surfaces:	Max. 70%	45.43% Max.	None
Lot Coverage – Landscaping with Live Plant Material:	Min. 20%	28.00% Min.	None
Setback – Front Yard (m):	Min. 4.5 m	4.50 m	None
Setback – North Side Yard (m):	Min. 2.0 m	4.55 m	None
Setback – South Side Yard (m):	Min. 2.0 m	4.55 m	None
Setback –Rear Yard (m):	Min. 2.0 m	3.0 m	None
Height (m):	12.0 m (3-storeys)	11.52 m (3-storeys)	None
Lot Size (min. dimensions):	600 m <sup>2</sup> (min. 20 m wide x 30 m deep)	1,616.7 m <sup>2</sup> (35.3 m wide x 45.7 m deep)	None
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.9 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	Min. 14 (R) and 2 (V)	19 (R) and 2 (V)	None
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (19 x Max. 50% = 9)	0	None

Small Car Parking Spaces:	None permitted when fewer than 31 spaces are provided on site	0	None
Handicap Parking Spaces:	None required when fewer than 3 visitor parking spaces are required	0	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$10,000 cash-in-lieu	None
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.8 (Class 1) and 0.2 (Class 2) per unit	None
Bicycle Parking Spaces – Total:	Min. 13 (Class 1) and 2 (Class 2)	18 (Class 1) and 2 (Class 2)	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 10 units = 60 m <sup>2</sup>	65 m <sup>2</sup>	none

## SUSTAINABILITY FEATURE LIST of 7175 Moffatt ROAD

<b>SUSTAINABILITY FEATURES</b>	
<b>I. OPERATIONAL SYSTEMS</b>	
1-4	Programmable thermostat with dual set back & continuous fan setting.
1-14	All windows in home are ENERGY STAR labeled or equivalent for the climatic zone of home.
1-15	Electric range is self cleaning and/or Convection based
1-16	Refrigerator is an ENERGY STAR labeled product.
1-17	Dishwasher is an ENERGY STAR labeled product.
1-18	Clothes washer or combo washer dryer is an ENERGY STAR labeled product.
1-28	Minimum 25% of interior and exterior light fixtures are fluorescent, compact fluorescent light bulbs or LEDs.
1-29	Minimum 50% of recessed lights use halogen bulbs.
1-30	Air tight, insulation contact-rated recessed lights are used in all insulated ceilings
<b>II. BUILDING MATERIALS</b>	
2-26	Use rain screen system separating cladding from the wall sheathing with a drainage plane .
2-28	All sill plates sealed with foam sill gaskets
2-36	Attached garage overhead door is insulated with R8 to R12
2-37	Attached garage is fully insulated.
<b>III. EXTERIOR and INTERIOR FINISHES</b>	
3-4	All exterior doors manufactured from fiberglass.
3-7	Natural, or artificial, cementitious stone/stucco/brick or fiber cement siding – complete or combination thereof for 100% of exterior cladding.

3-9	Fiber cement fascia and soffit.
3-16	Minimum 25-year manufacturer warranty roofing material.
3-21	Install a minimum of 300 ft <sup>2</sup> of laminate flooring per unit.
3-24	MDF and/or finger jointed casing and baseboard used throughout home

#### **IV. INDOOR AIR QUALITY**

4-3	Install air filter on all fresh air inlets.
4-14	All interior wire shelving is factory coated with low VOC / no off gassing coatings
4-16	All wood or laminate flooring in home is factory finished.
4-17	Water-based lacquer or paints are used on all site built and installed millwork, including doors, casing and baseboards. (less than 200 grams/litre of VOC's)
4-18	Interior paints used have low VOC content (less than 200 grams/litre of VOCs).
4-20	All ceramic tiles are installed with low VOC adhesives and plasticizer-free grout (low VOC standard is less than 150 grams per litre).
4-22	Carpet and Rug Institute (CRI) IAQ label on all carpet used in home.
4-23	Carpet and Rug Institute (CRI) IAQ label on all underlay used in home.

#### **V. VENTILATION**

5-3	Install all ventilation fans (bath or in-line type) to meet or exceed the Energy Star requirements
5-8	All bath fans used throughout home have a noise level of 1 sone or less

#### **VI. WASTE MANAGEMENT**

6-3	Suppliers and trades recycle their own waste, including leftover material and packaging.
6-4	Minimum 15% by weight of waste materials collected from construction site is diverted from waste stream.
6-6	Trees and natural features on site protected during construction.
6-9	Install recycling center with two or more bins.

## VII. WATER CONSERVATION

7-1	Install a dual flush or pressure assisted toilet in one or more bathrooms
7-4	Insulate the hot water lines with flexible pipe insulation, first three feet from hot water tank.
7-11	Install permeable paving materials for all driveways and walkways.
7-13	Builder supplies a minimum of 8" of topsoil or composted yard waste, as finish grading throughout site.



No. DP 13-636863

To the Holder: MATTHEW CHENG ARCHITECT INC.  
Property Address: 7175 AND 7191 MOFFAT ROAD  
Address: C/O UNIT #202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

---

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 \$84,562.80 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 13-636863**

To the Holder: MATTHEW CHENG ARCHITECT INC.  
Property Address: 7175 AND 7191 MOFFATT ROAD  
Address: C/O UNIT #202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

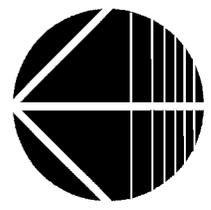
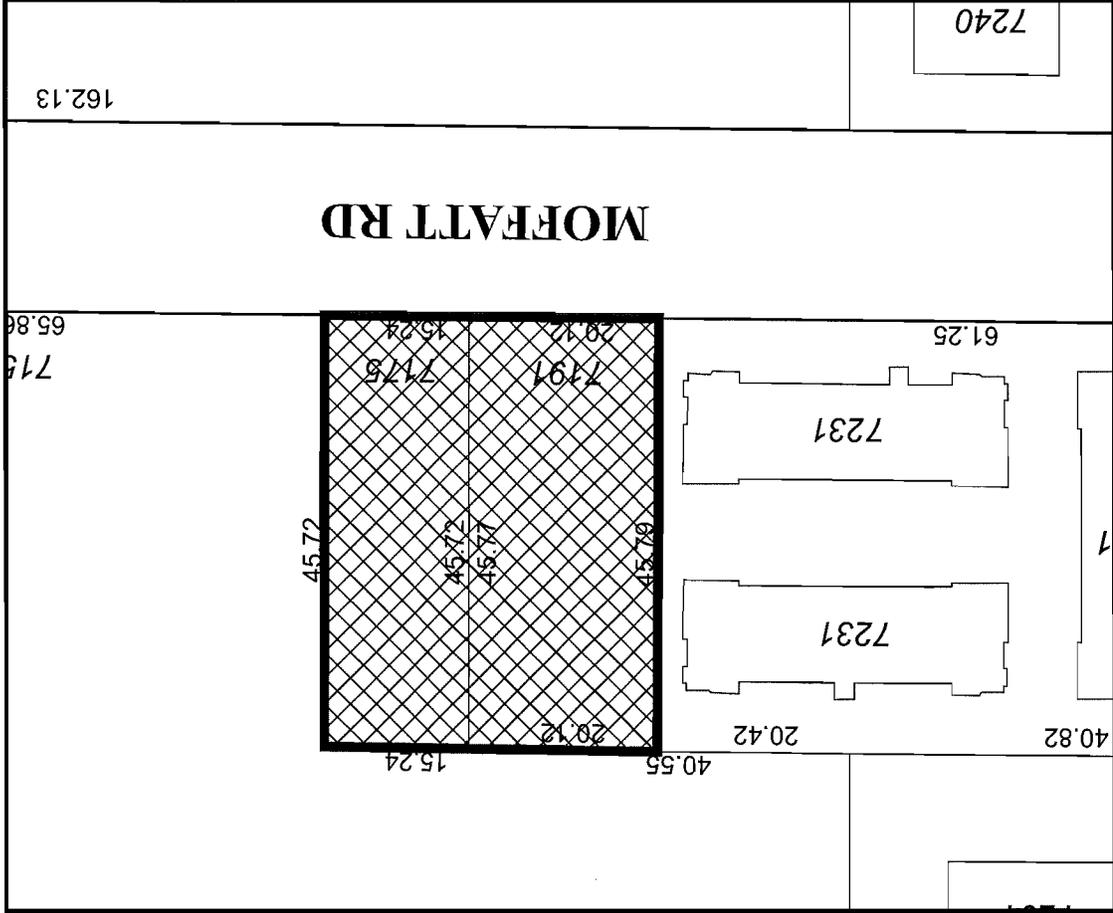
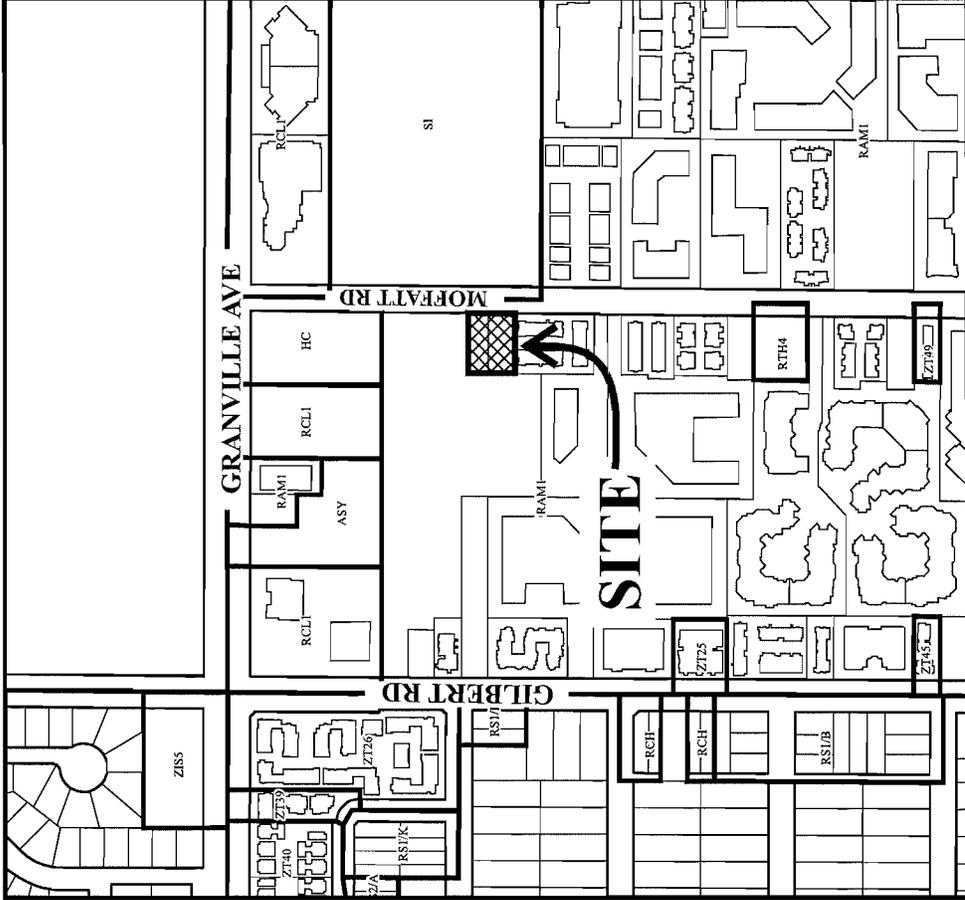
DELIVERED THIS DAY OF , .

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MAYOR



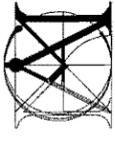
# City of Richmond



## DP 13-636863

### SCHEDULE "A"

Original Date: 05/17/13  
 Revision Date: 05/28/13  
 Note: Dimensions are in METRES



**MATTHEW CHENG ARCHITECT INC.**

114-505-401 (BUSINESS HOURS)  
VANCOUVER, B.C. V6K 3A0  
TEL: (604) 731-3012 Fax: (604) 731-3888  
CAN: (604) 461-0069 Email: matthew@matcheng.ca

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No	Date	Revision
01	10/09/11	ADP REVIEW
02	04/05/11	ADP REVIEW
03	04/05/11	ADP REVIEW
04	10/09/12	RZ COMMENT REVISION
05	12/17/13	CONTRACT REVISION
06	02/19/14	PERMITS REVISION
07	12/10/13	DP REVISION
08	01/16/14	DP REVISION

Consultants

Project Title  
**10-UNIT TOWNHOUSE DEVELOPMENT**  
7175 & 7191 MOFFATT ROAD  
RICHMOND, B.C.

Sheet Title  
**SITE PLAN**

Drawn:  
RS

Checked:  
MC

Scale:  
1/8" = 1'-0"

Project Number:

Revision Date:

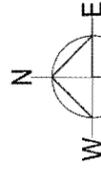
Print Date:  
2014/01/17

Dwg. No.

**D01**

EXISTING:	PROPOSED:
SITE AREA: 17414.48 SF (1616.75M)	17414.48 SF (1616.75M)
LAND USES: SINGLE FAMILY HOUSE RESIDENTIAL	TOWNHOUSE RESIDENTIAL
OCF DESIGNATION: RAM1	RTH1
NUMBER OF UNITS: 10	10
FLOOR AREA RATIO: 13060.86SF (0.750)	13024.35SF (0.748)
LOT COVERAGE: MAX. 7836.52SF (45%)	6852.82SF (39.35%)
IMPERMEABLE AREA: MAX. 12190.12SF (70%)	7910.62SF (45.43%)
LANDSCAPE AREA: MIN. 3482.90SF (20%)	4869.15SF (28%)
SETBACK-FRONT YARD: MIN. 4.5m	4.50m (14.77')
SETBACK-SIDE YARD (NORTH): MIN. 2m	4.55m (14.94')
SETBACK-SIDE YARD (SOUTH): MIN. 2m	4.58m (15.02')
SETBACK-REAR YARD: MIN. 2m	3.00m (9.84')
HEIGHT: (m)	12.0m (39.37')
LOT SIZE: 17414.48 SF (1616.75M)	17414.48 SF (1616.75M)
OFF-STREET PARKING 14 AND 2 (INCLD 1 H/C)	19 AND 2 (INCLD 1 H/C)
OFF-STREET PARKING TOTAL: N/A	21
INDOOR AMENITY SPACE: MIN. 60SM	CASH-IN-LIEU 700.15F (65.05M)
OUTDOOR AMENITY SPACE: MIN. 60SM	700.15F (65.05M)

\*CONVERTIBLE UNIT HAS BEEN PROPOSED FOR THE PROPERTY

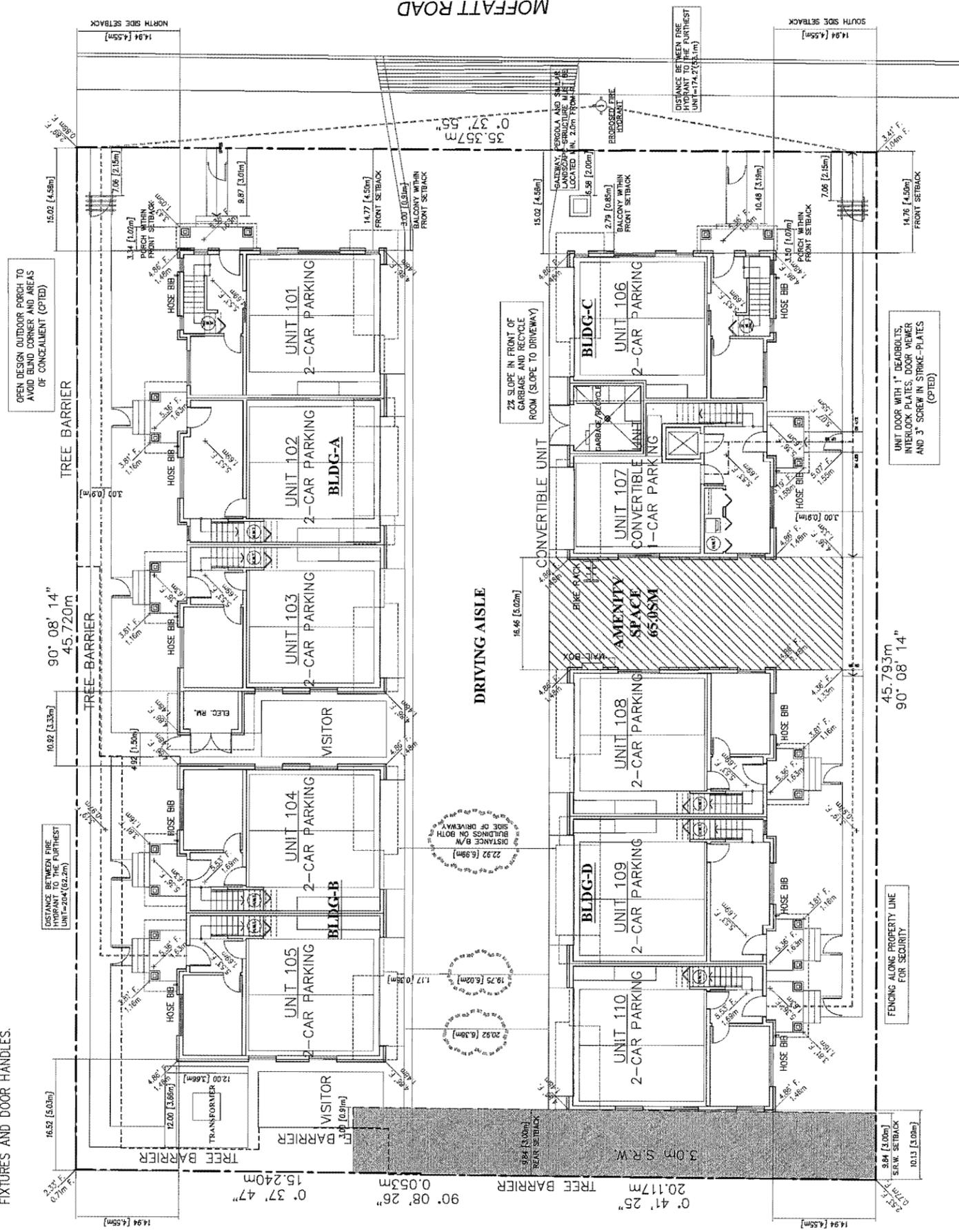


PLAN #1

**DP 13-636863**

JAN 15 2014

NOTE: AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.



**SITE PLAN**

NOTE: ANY GATEWAYS, PERGOLAS AND SIMILAR LANDSCAPE STRUCTURES, THAT DO NOT FROM PART OF THE PRINCIPAL BUILDING, MUST BE LOCATED AT LEAST 2.0m FROM A PROP.



**MATTHEW CHENG ARCHITECT INC.**

104-202-078 EVANS AVENUE  
VANCOUVER, B.C. V6A 2G9  
Tel: (604) 699-8863 / Email: matthew@matca.ca

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**Revisions**  
01 10/08/11 ADP REVIEW  
02 01/27/11 ADP REVIEW  
03 04/05/11 ADP REVIEW  
04 07/12/11 ADP REVIEW  
05 12/15/12 RZ COMMENT REVIEW  
06 02/04/13 DP APPLICATION  
07 12/10/13 DP REVISION  
08 01/10/14 DP REVISION

Consultants

**Project Title**  
10-UNIT TOWNHOUSE DEVELOPMENT  
7175 & 7191 MOFFATT ROAD  
RICHMOND, B.C.

**Sheet Title**  
CONTEXT PLAN  
STREETSCAPE

Drawn: RS

Checked: MC

Scale: 1/16" = 1'-0"

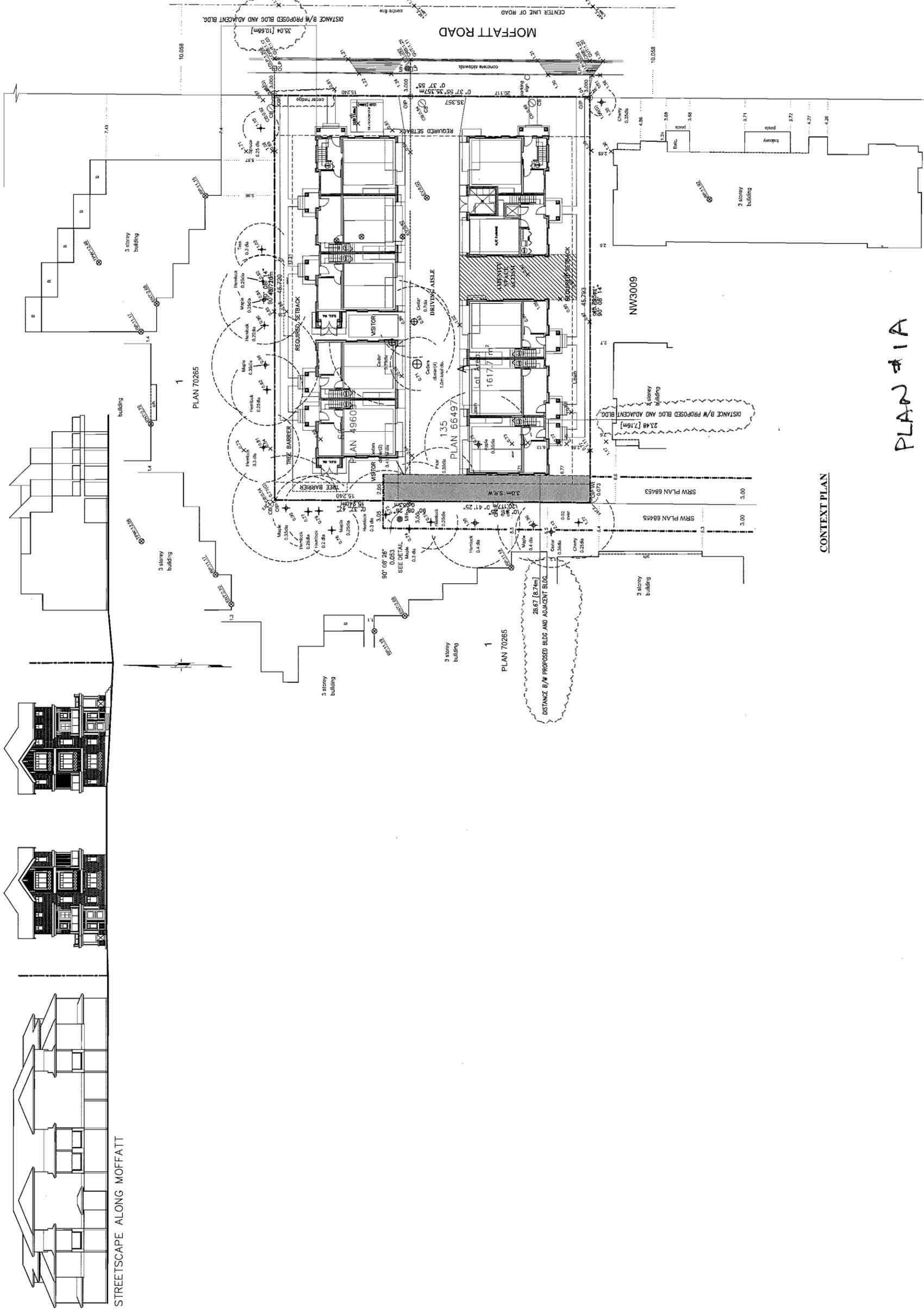
Project Number:

Revision Date:

Print Date: 2014/01/10

Draw. No. **D06**

GRANVILLE AVE.



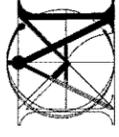
**CONTEXT PLAN**

PLAN #1A

JAN 15 2014 DP 13-636863

**STREETSCAPE ALONG MOFFATT**

OFF-STREET PARKING RESIDENTIAL/COMMERCIAL: (TABLE 7.9.3.1)	14 AND 2	19 AND 2
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL:	16	21
OFF-STREET BIKE STALLS:	CLASS-1=12.5 CLASS-2=2	CLASS-1=18 CLASS-2=2



**MATTHEW CHENG ARCHITECT INC.**

1041203 433 EVANS AVENUE  
VANCOUVER, BC V6A 2K5  
Tel: (604) 681-7138  
Fax: (604) 681-7138  
Email: info@matthewcheng.ca

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS TO COMPLY WITH THE PROJECT REQUIREMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ALL DIMENSIONS AND ELEVATIONS ARE GIVEN IN METERS UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ALL DIMENSIONS AND ELEVATIONS ARE GIVEN IN METERS UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

No	Date	Revised
01	10/27/11	ADP REVIEW
02	03/05/11	ADP REVIEW
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07	12/10/13	DP REVISION
08	01/10/14	DP REVISION

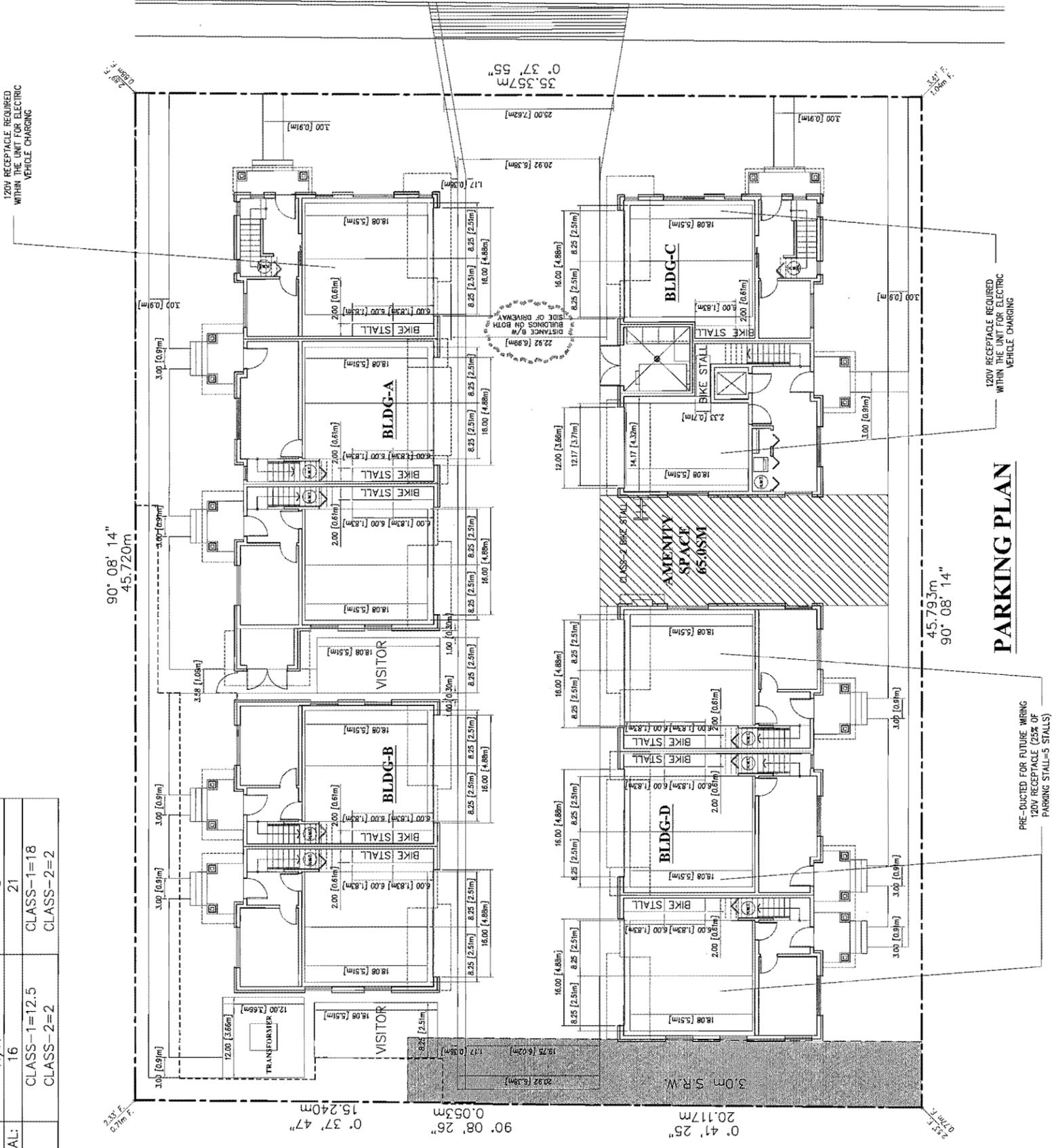
Consultants

Project Title  
**10-UNIT TOWNHOUSE DEVELOPMENT**  
7175 & 7191  
MOFFATT ROAD  
RICHMOND, B.C.

Street Title  
**PARKING PLAN**

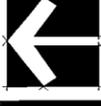
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Checked: MC  
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Project Number:

Revision Date: 2014/01/10  
Revision No: D02



**DP 13-636863**  
PLAN # 2  
JAN 15 2014

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR
1	15.JAN.07	NEW SITE PLAN	NT
2	13.AUG.09	NEW SITE PLAN/RESPONSE TO COMMENTS	DD
3	12.DEC.18	NEW SITE PLAN/CT COMMENTS	DD
4	14.JAN.27	AS PER CITY REQUEST	DD
5	14.JAN.22	AS PER CITY COMMENTS	DD

CLIENT:

PROJECT:

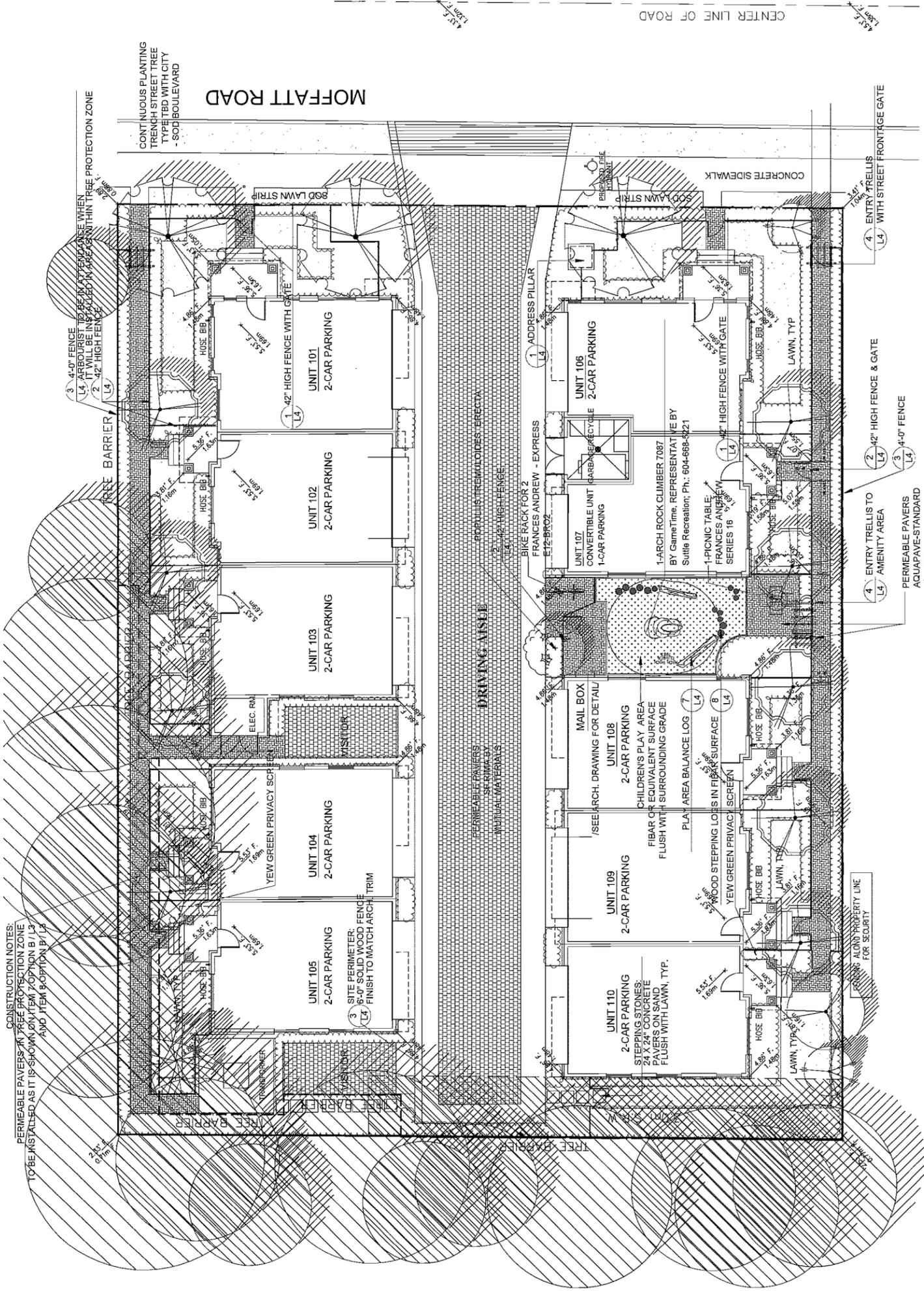
**TOWNHOUSES**  
7175 MOFFATT ROAD  
RICHMOND, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12.OCT.04  
SCALE: 1:100  
DRAWN: NT  
DESIGN: PCW  
CHKD: PCW

DRAWING NUMBER:  
**L1**  
OF 5

PMG PROJECT NUMBER: 12-183



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER:
1		ACER PALMATHUM	JAPANESE MAPLE	8CM CAL, B4B	12-183
1		ACER PALMATHUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	4.0 M	
3		FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	10CM CAL.; 2M STD; B4B	
2		PICEA OMORICA	SERBIAN SPRUCE	4.0 M HT; B4B	
1		POPULUS TREMULOIDES 'RECTA'	SWEDISH ASPEN	8 CM CAL.; 1.5M STD; B4B	
4		STYRAX JAPONICUS	JAPANESE SNOWBELL	4M; B4B	

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

**DP 13-636863**

PLAN # 3

JAN 15 2014

12183-6.2P

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SEAL:



NO.	DATE	REVISION DESCRIPTION	BY	CHKD.
1	14.AN.07	REV. SITE PLAN		
2	13.AUG.10	NEW SITE PLAN RESPONSE TO COMMENTS	DD	DD
3	12.EC.15	NEW SITE PLAN CITY COMMENTS	DD	DD
4	14.AN.12	AS PER CITY REQUEST	DD	DD
5	14.AN.22	AS PER CITY COMMENTS	DD	DD

CLIENT:

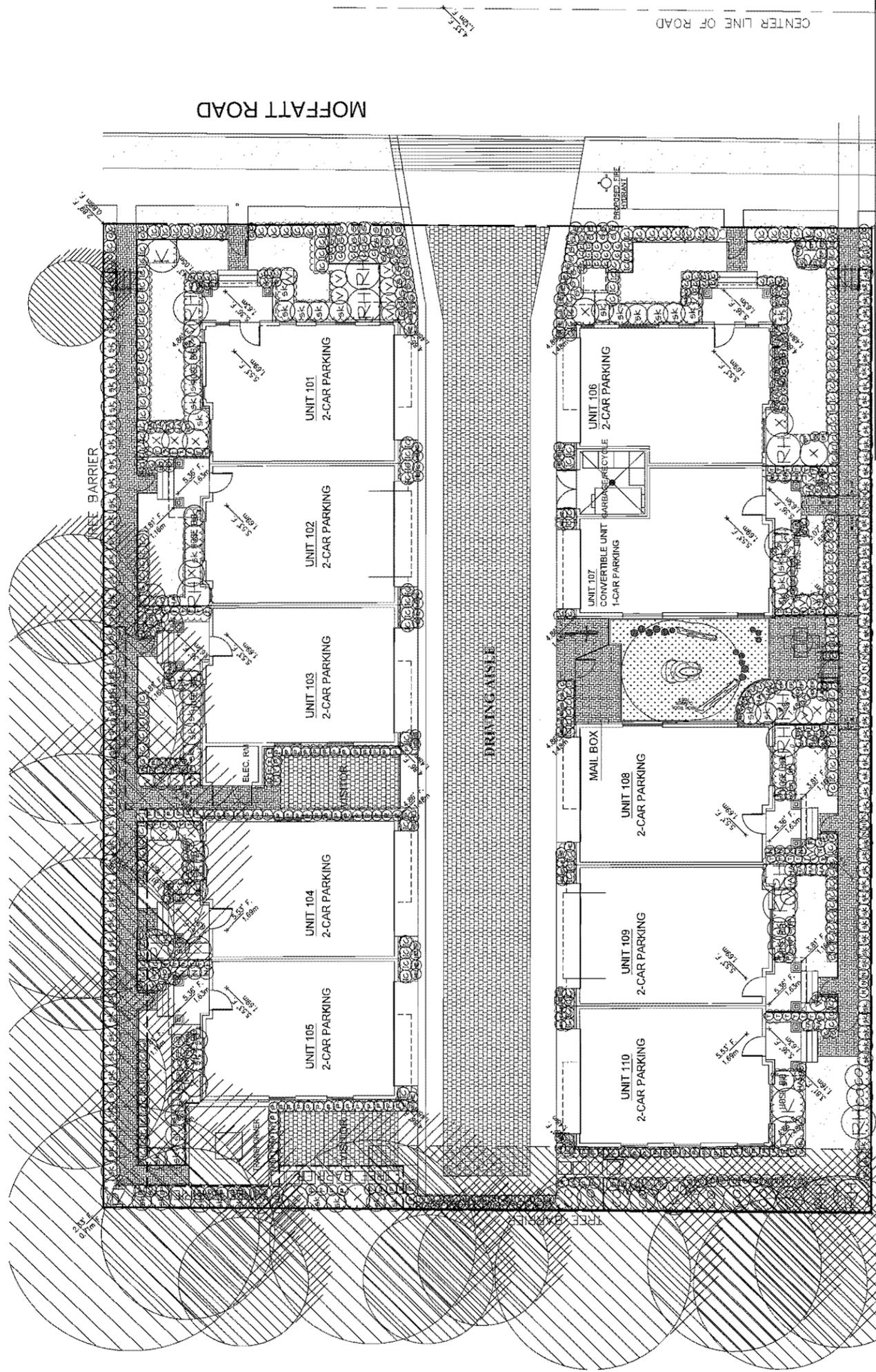
PROJECT:

TOWNHOUSES  
7175 MOFFATT ROAD  
RICHMOND, BC

DRAWING TITLE:  
SHRUB  
PLAN

DATE: 12.OCT.14 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: NT L2  
DESIGN: PCM OF 5  
CHKD: PCM

PMG PROJECT NUMBER: 12-183



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SRUB				
10		CORNUS ALBA 'ELEGANTISSIMA'	VAREGATED SHRUB DOGWOOD	#2 POT, 50CM
16		HYDRANGEA PANGICATA 'PINKY PINKY'	HYDRANGEA WHITE # PINK FLOWERS	#3 POT, 60CM
194		ILEX GRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM
4		KERRIA JAPONICA 'PICTA'	JAPANESE KERSA	#3 POT, 60CM
5		MAHONIA NEROLIZA	LONGLEAF MAHONIA	#2 POT, 40CM
21		NANDINA DOMESTICA	HEAVENLY BANBAND	#3 POT, 50CM
16		RHOCHODENDRON 'SPOON LADY'	RHOCHODENDRON WHITE	#5 POT, 50CM
194		SKIMPIA JAPONICA (OR MALE)	JAPANESE SKIMPIA	#3 POT, 50CM
26		TAXUS X PIEDIA 'HICKSII'	HICKS YEW	120 HT
23		YAGGINUM OYATUM 'THUNDERBOLT'	EVERGREEN HICKLEBERRY	#3 POT, 60CM
GRASS				
36		CAREX 'ICE DANCE'	SILVER VAREGATED SEDGE	#1 POT
51		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
36		ERHEMIDM GRACILOFLORUM	BARRENPORT	#1 POT
54		GALLARDOA X GRANDIFLORA 'BURGUNDY'	BLANKET FLOWER	15 CM POT
42		HELLEBORUS ORIENTALIS	HELLEBORE	#1 POT
30		HOSTA 'FORTUNE' VAREGATA	VAREGATED HOSTA	#1 POT, 1 EYE
106		POLYSTICHUM MUNITZUM	WESTERN SHARD FERN	#1 POT, 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER THE BC LANDSCAPE STANDARD. \*\* PLANT MATERIALS TO BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*\*\* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*\*\* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*\*\* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*\*\* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

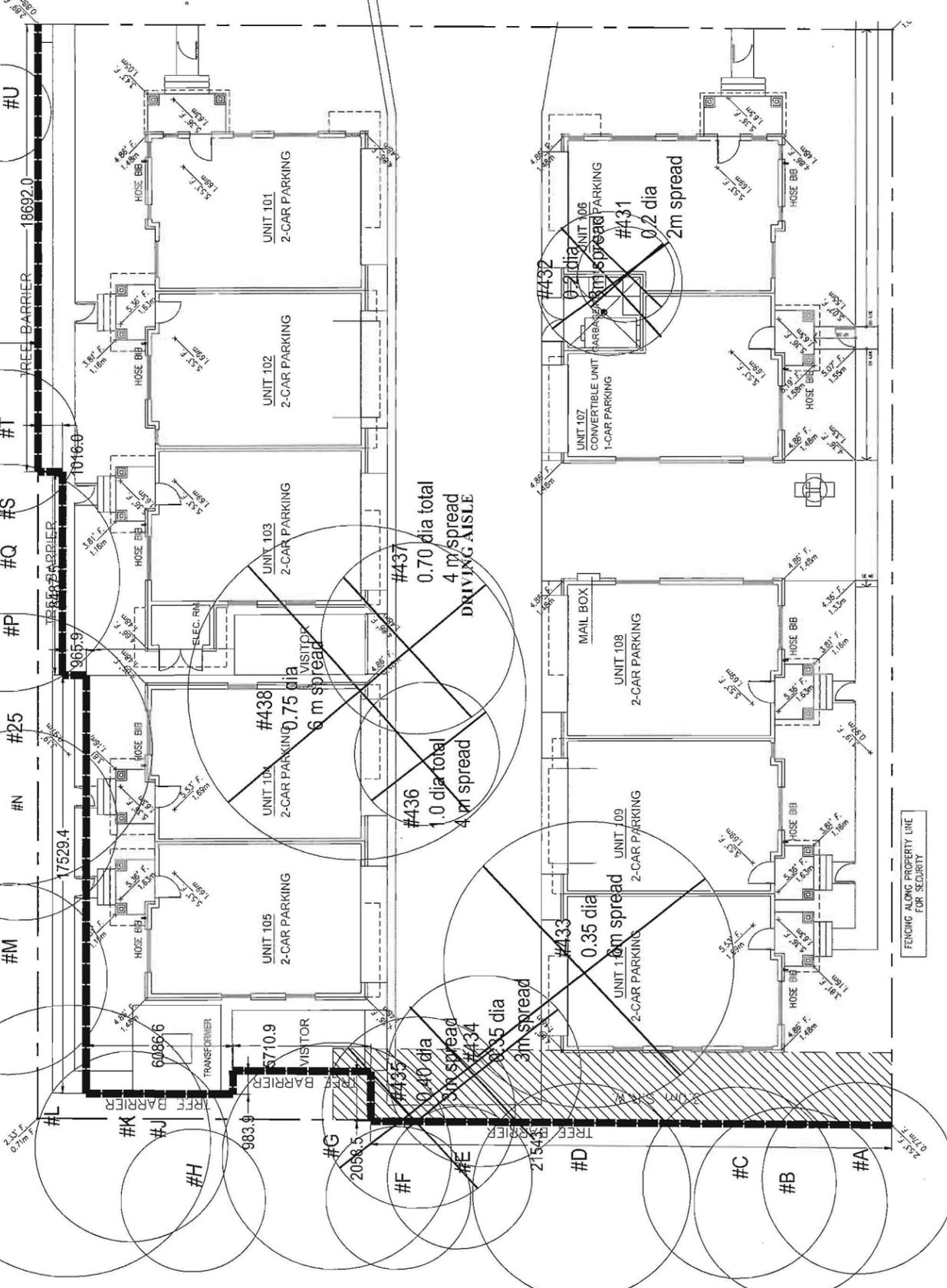
DP 13-636863  
PLAN 3A  
JAN 15 2014

12-183 & 27P

SEAL:



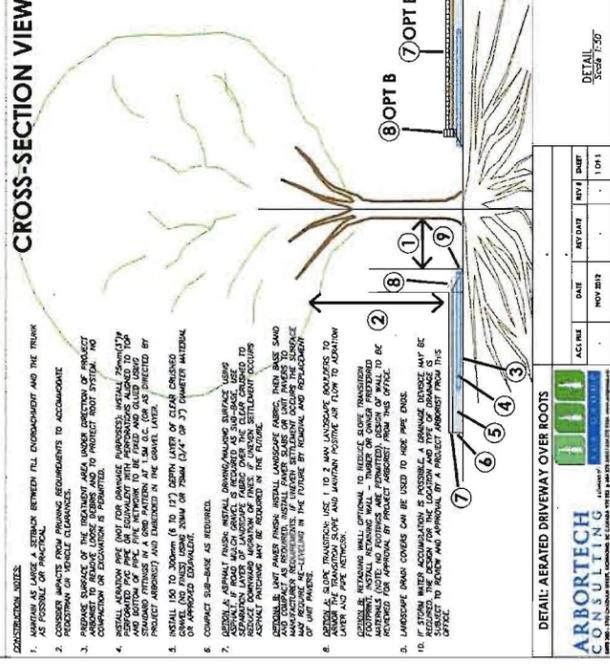
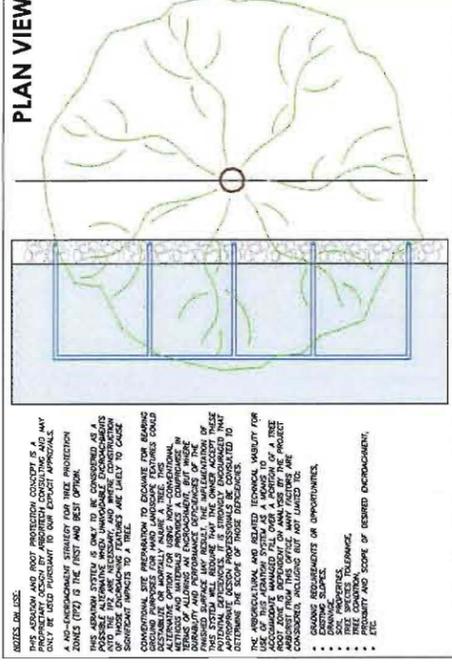
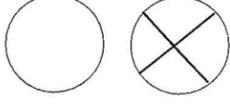
TREE PROTECTION FENCE TO PROPERTY LINE  
- PROVIDE ARBORIST NOTICE WHEN ANY WORK TO OCCUR IN TREE PROTECTION AREA.  
SEE THE ARBORIST REPORT FOR DETAIL.



MOFFATT ROAD

TREES TO BE PROTECTED AND RETAINED

EXISTING TREES TO BE REMOVED



**NOTES ON USE:**  
THIS ADDITION AND ROOT PROTECTION CONCEPT IS A PROVISIONAL DESIGN. IT IS SUBJECT TO CHANGE AS MORE INFORMATION IS OBTAINED. ANY CHANGES MUST BE MADE PRIOR TO ANY EXCAVATION WORK.  
A PRE-INSTALLATION MEETING FOR TREE PROTECTION ZONES (PTZ) IS THE FIRST AND BEST OPTION.  
THE ARBORIST SYSTEM IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A PROFESSIONAL ARBORIST'S ADVICE INTO THE TREE'S NECESSITY AND WORTHY CONTRIBUTION TO THE SITE'S LANDSCAPE AND ENVIRONMENT.  
CONVENTIONAL SITE PREPARATION TO EXPOSE FOR BEARING CAPACITY OF FOUNDATIONS IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S ADVICE ON HOW TO PROTECT EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY.  
THE DESIGN WILL BE SUBJECT TO THE GRADING AND SITE PREPARATION REQUIREMENTS OF THE LOCAL AUTHORITY.  
THE ARCHITECTURAL AND RELATED TECHNICAL LIABILITY FOR THE ACCURACY OF THIS DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THIS DESIGN. ANY FEATURES ARE CONSIDERED INCLUDING BUT NOT LIMITED TO:  
• EXISTING SURFACE  
• SOIL PROPERTIES  
• TREE CONDITION  
• TREE LOCATION  
• TREE DENSITY AND SCOPE OF EXPOSED EXCAVATION.  
• ETC.

- CONSTRUCTION NOTES:**
1. MAINTAIN AS LARGE A SETBACK BETWEEN FILL EXCAVATION AND THE TRUNK AS POSSIBLE FOR PRACTICAL.
  2. CONSIDER IMPACTS FROM EXCAVATION REQUIREMENTS TO ACCOMMODATE EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY. PROVIDE SURFACE OF THE PROTECTION AREA UNDER EXCAVATION OF PROJECT AREA TO REMAIN UNDEVELOPED AND TO PROTECT ROOT SYSTEM AND PREVENT EXCAVATION OF EXISTING TREES.
  3. PREPARE SURFACE OF THE PROTECTION AREA UNDER EXCAVATION OF PROJECT AREA TO REMAIN UNDEVELOPED AND TO PROTECT ROOT SYSTEM AND PREVENT EXCAVATION OF EXISTING TREES.
  4. PROVIDE PROTECTION FOR EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY. PROVIDE PROTECTION FOR EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY. PROVIDE PROTECTION FOR EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY.
  5. INSTALL 150 TO 200mm (6 TO 17") DEEP LAYER OF CLEAR CRUSHED GRANITE OR EQUIVALENT MATERIAL TO PROTECT EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY.
  6. COMPACT SUB-BASE AS REQUIRED.
  7. GRAVEL FILL: INSTALL DRAINAGE SURFACE USING 100MM (4") GRAVEL TO PROTECT EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY. USE 100MM (4") GRAVEL TO PROTECT EXISTING TREES AND MAINTAIN THEIR STABILITY AND PERFORMANCE CAPABILITY.

DETAIL: AERATED DRIVEWAY OVER ROOTS

| NOV 2014 |
|----------|----------|----------|----------|----------|----------|
| DATE     | DATE     | DATE     | DATE     | DATE     | DATE     |
| NOV 2014 |
| NOV 2014 |

ARBORTECH  
1111  
SCALE: 1:10  
DETAIL Scale 1:50

**DP 13-636863**  
PLAN #3B  
JAN 15 2014

NO.	DATE	REVISION DESCRIPTION	DR.
1-1	23.JAN.07	NEW SITE PLAN	MT
2	13.AUG.13	NEW SITE PLAN/RESPONSE TO COMMENTS	DR
3	12.FEB.14	NEW SITE PLAN/CITY COMMENTS	DR
4	23.JAN.17	AS PER CITY REQUEST	DR
5	23.JAN.23	AS PER CITY COMMENTS	DR

CLIENT:  
PROJECT:  
**TOWNHOUSES**  
7175 MOFFATT ROAD  
RICHMOND, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 12.OCT.04  
SCALE: 1:100  
DRAWN: NT  
DESIGN: CHKD:  
CHECKED: PGM

DRAWING NUMBER:  
**L3**  
OF 5

PMG PROJECT NUMBER:  
12183-6-2P

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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2	12 JAN 12	65 SELECT COMMENTS	DD
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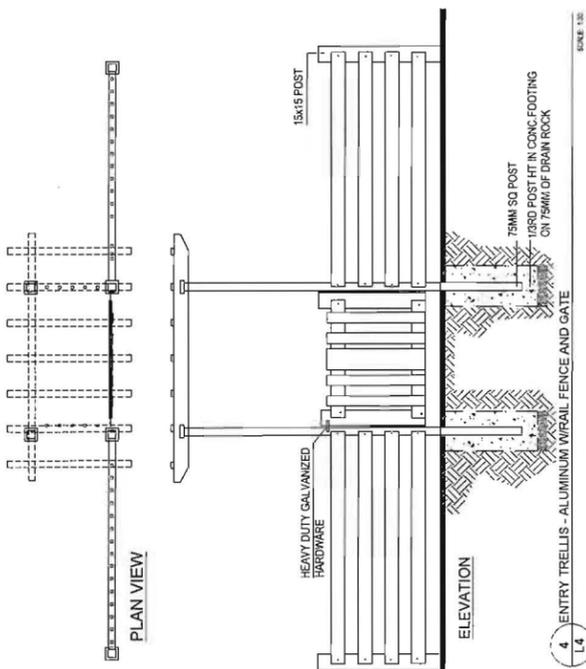
PROJECT:

**TOWNHOUSES**  
7175 MOFFATT ROAD  
RICHMOND, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS  
PLAN**

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SCALE: AS NOTED L4  
DRAWN: NT  
DESIGN: PCW OF 5  
CHKD: PCW

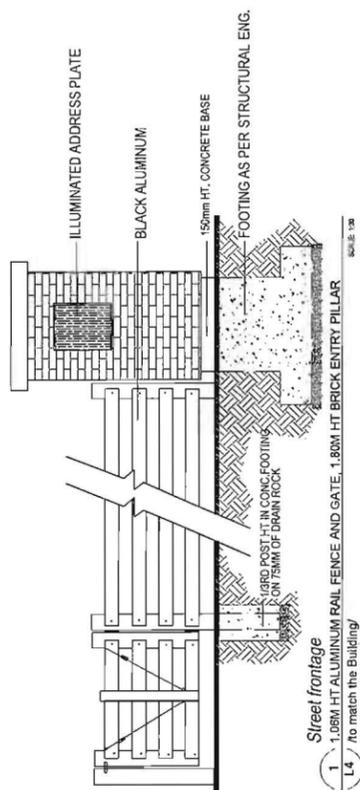
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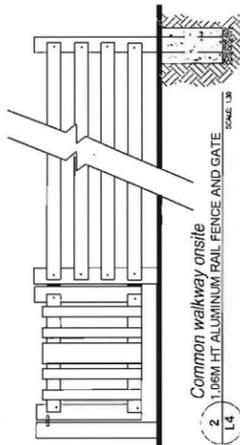
4 ENTRY TRELLIS - ALUMINUM W/RAIL FENCE AND GATE  
SCALE 1/8"  
L4



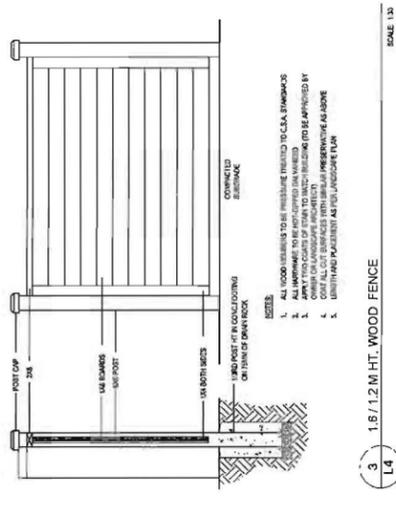
BIKE RACK, FRANCES ANDREW SITE FURNISHINGS EXPRESS, COLOUR BLACK  
PICNIC TABLE  
FRANCES ANDREW - MODERN, SERIES 16



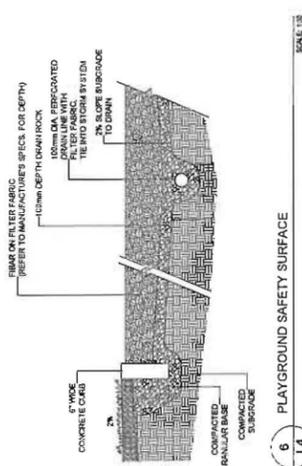
Street frontage  
1. 1.08M HT ALUMINUM RAIL FENCE AND GATE, 1.80M HT BRICK ENTRY PILLAR  
L4 No match the Building  
SCALE 1/8"  
L4



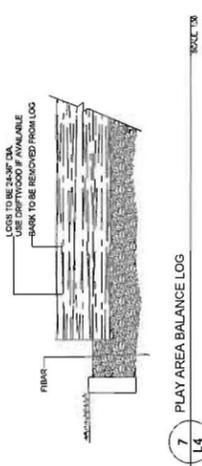
Common walkway on-site  
2. 1.08M HT ALUMINUM RAIL FENCE AND GATE  
SCALE 1/8"  
L4



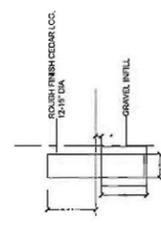
3 1.6 / 1.2 M HT. WOOD FENCE  
SCALE 1/8"  
L4



6 PLAYGROUND SAFETY SURFACE  
SCALE 1/8"  
L4



7 PLAY AREA BALANCE LOG  
SCALE 1/8"  
L4



8 WOOD STEPPING LOGS IN FIBAR SURFACE  
SCALE 1/8"  
L4

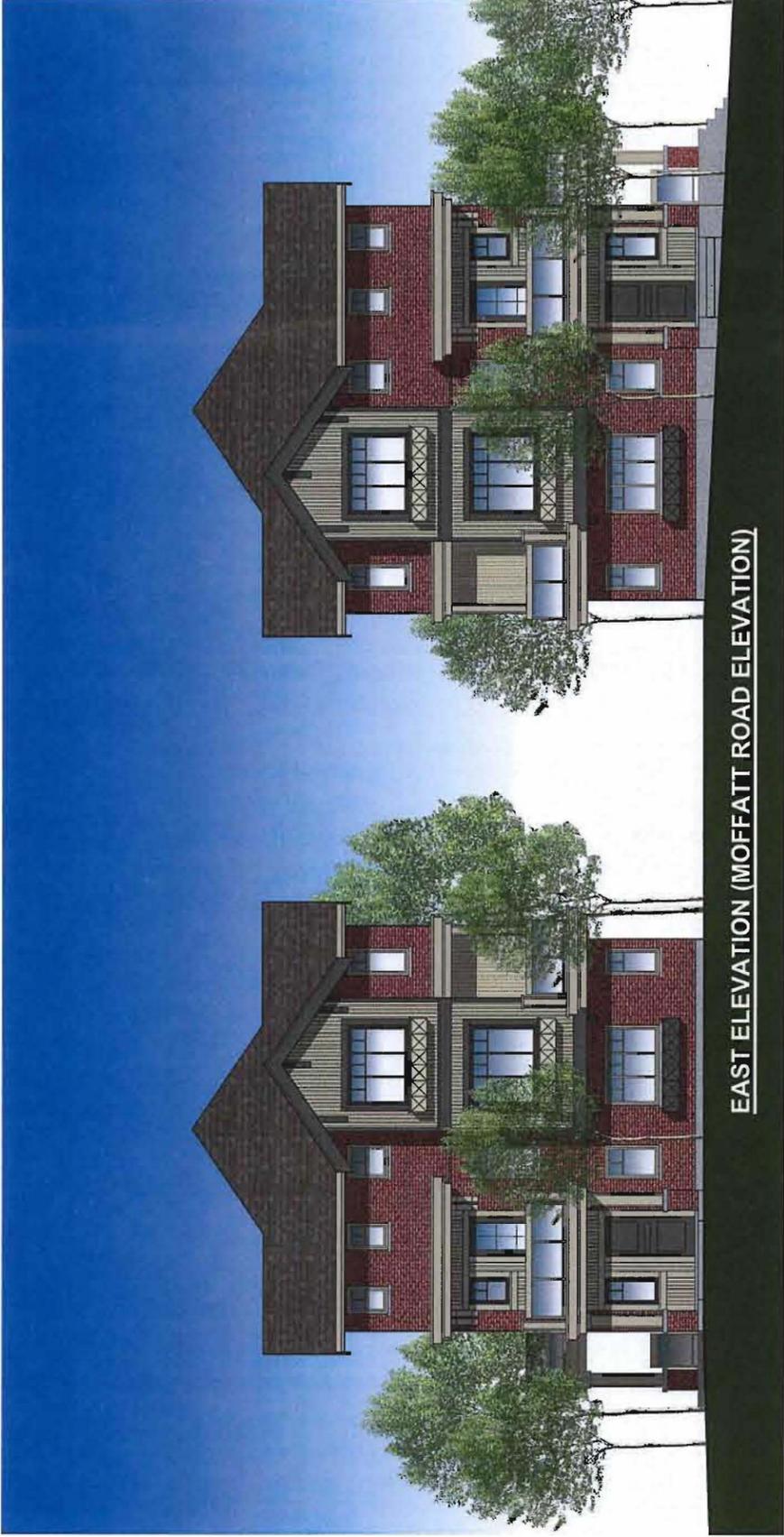


9 ARCH ROCK CLUMBER 7087  
SCALE 1/8"  
L4



**DP 13-636863**  
PLAN # 3C  
JAN 15 2014





**EAST ELEVATION (MOFFATT ROAD ELEVATION)**



**NORTH ELEVATION**



**HARDIE VERTICAL SIDING  
BENJAMIN MOORE HC-96**



**BRICK WALL  
I.X.L.**

**4134 MOUNTAIN ROSE**



**WINDOW FRAMES  
METAL PLANT SHELFING  
CHARCOAL**



**FASCIA BOARD  
ENTRY DOOR  
BENJAMIN MOORE 2134-10**



**FASCIA BOARD  
COLUMNS, BRACKET  
RAILING  
BENJAMIN MOORE  
HC-95**



**MATTHEW CHENG  
ARCHITECT INC.**

1461-305 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 7G5  
Tel: (604) 681-2882 / Email: mat@matca.ca

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Rev. No.      Revision  
01      10/08/11      ADP REVIEW  
02      01/27/11      ADP REVIEW  
03      04/05/11      ADP REVIEW  
04      07/07/12      E2 COMMENT REVIEW  
05      12/12/12      E2 COMMENT REVIEW  
06      02/04/13      DP APPLICATION

Consultants

**Project Title**  
10-UNIT TOWNHOUSE  
DEVELOPMENT  
7175 & 7191  
MOFFATT ROAD  
RICHMOND, B.C.

**Sheet Title**  
COLORED ELEVATIONS

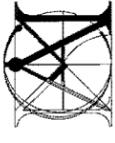
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**Project Number:**

**Revision Date:**      **Draw. No.**  
**Print Date:**      **R01**  
2013/07/20

**JAN 15 2014**

**PLAN # 4**

**DP 13-636863**



**MATTHEW CHENG ARCHITECT INC.**

340-202-679 EVANS AVENUE  
VANCOUVER, BC V6C 2G9 (604) 711-3988  
Fax: (604) 649-8669 / Email: matthew@matthewcheng.com

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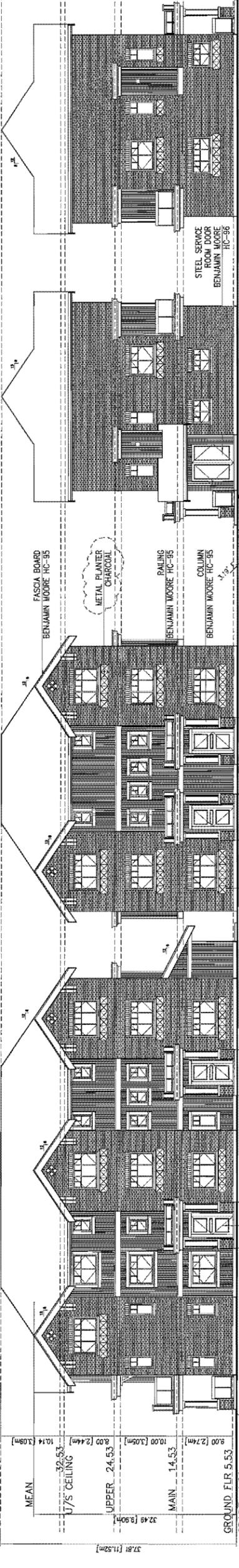
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02 01/27/11 ADP REVIEW  
03 04/05/11 ADP REVIEW  
04 05/05/11 ADP COMMENT REVISION  
05 12/12/12 ADP COMMENT REVISION  
06 02/04/13 ADP APPLICATION  
07 05/10/13 ADP REVISION  
08 01/10/14 ADP REVISION

Consultants

**Project Title**  
10-UNIT TOWNHOUSE DEVELOPMENT  
7175 & 7191 MOFFATT ROAD  
RICHMOND, B.C.

**Sheet Title**  
ELEVATIONS

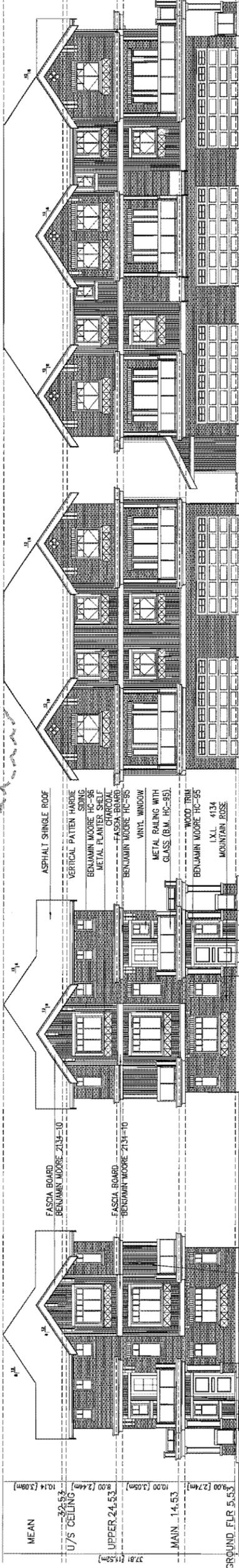
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**Plan Date:** 2014/01/10  
**Dep. No.:** D05



**SIDE ELEVATION (BLDG-A)**

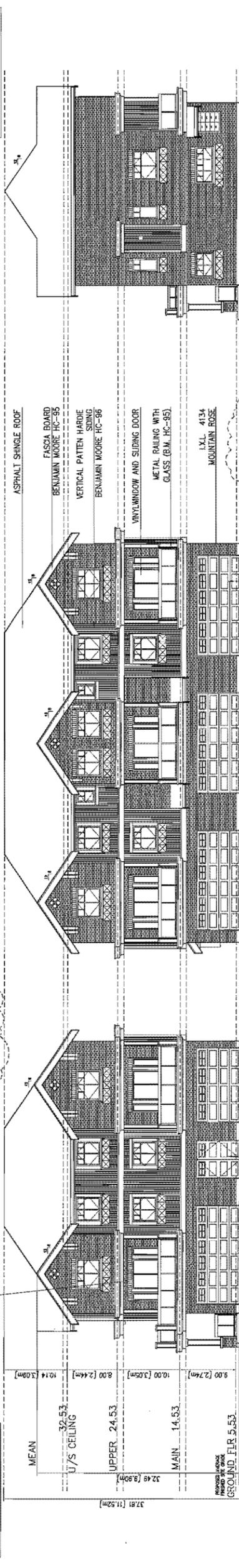
**SIDE ELEVATION (BLDG-C)**

**NORTH ELEVATION (BLDG-A&B)**



**SOUTH ELEVATION (BLDG-A&B)**

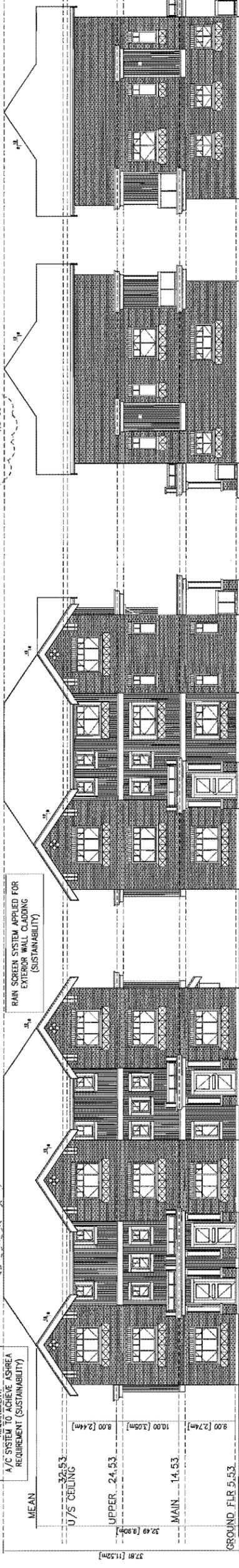
**EAST ELEVATION (MOFFATT ROAD)**



**NORTH ELEVATION (BLDG-C&D)**

**SIDE ELEVATION (BLDG-D)**

**ELEVATIONS**

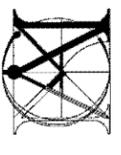


**SOUTH ELEVATION (BLDG-C&D)**

**REAR ELEVATION (BLDG-B)**

**REAR ELEVATION (BLDG-D)**

JAN 15 2014 DP 13-636863 PLAN #4A



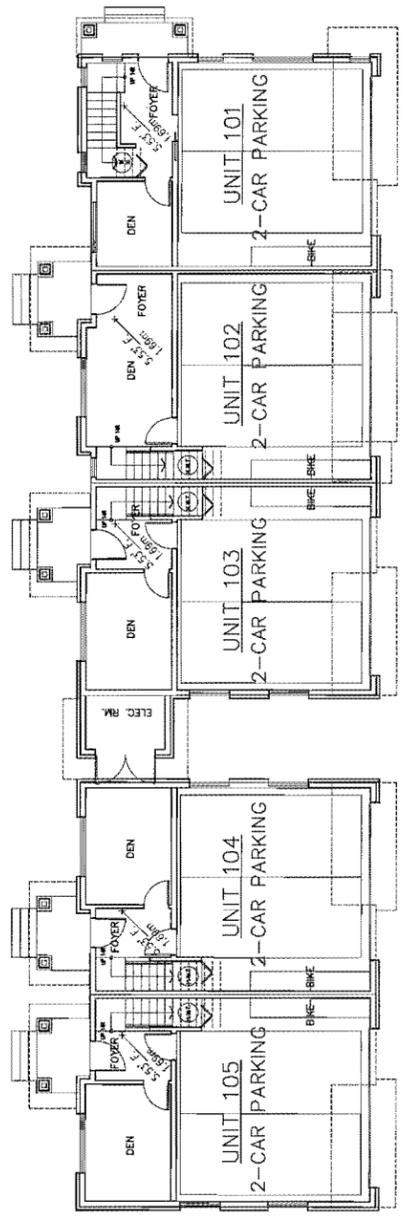
**MATTHEW CHENG ARCHITECT INC.**  
 150-200-630 EVANS AVENUE  
 VANCOUVER, BC V6A 2K2  
 TEL: (604) 448-8887 Email: matthew@matc.ca

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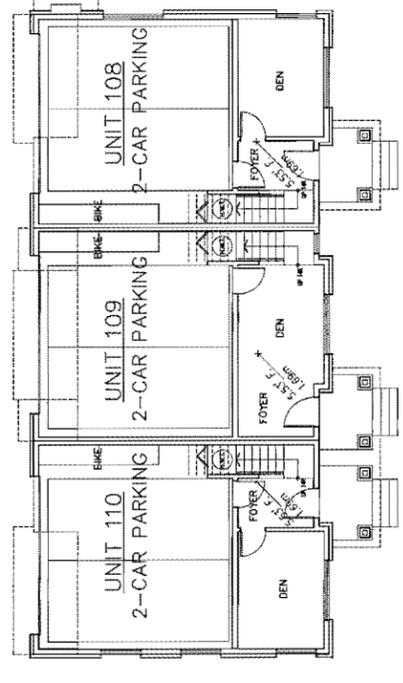
No	Date	Revision
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02	07/27/11	ADP REVIEW
03	04/05/11	ADP REVIEW
04	10/09/12	RZ COMMENT REVISION
05	02/04/13	DP APPLICATION
07	12/10/13	DP REVISION
08	01/10/14	DP REVISION

Consultants

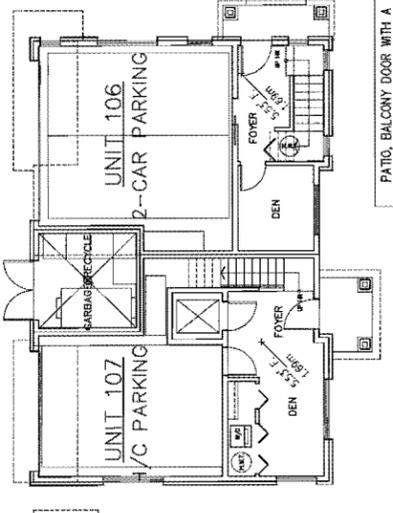
NOTE: AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.



**BLDG-A GROUND FLOOR PLAN**

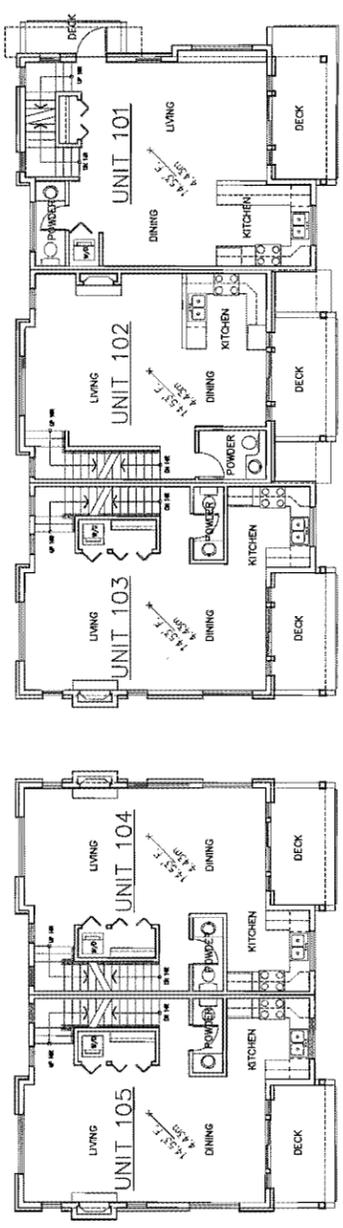


**BLDG-D GROUND FLOOR PLAN**

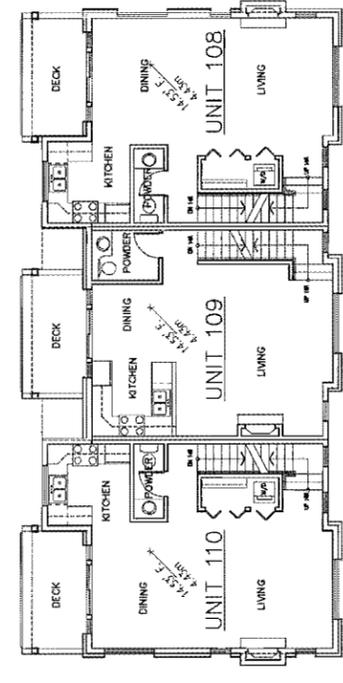


**BLDG-C GROUND FLOOR PLAN**

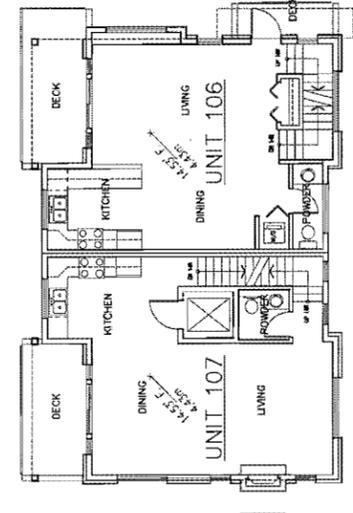
PATIO BALCONY DOOR WITH A PIN-TYPE LOCKING MECHANISM INTO FRAME AND PRIMARY LOCK PATIO BALCONY DOOR WITH LIFT AND SLIDE PROTECTION ALONG WITH THE SLIDERS BEING HUNG ON THE INSIDE OF THE FRAME (OPTED)



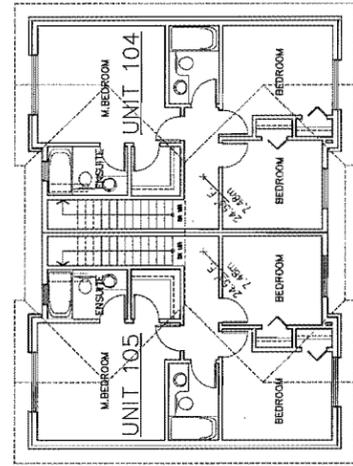
**BLDG-B MAIN FLOOR PLAN**



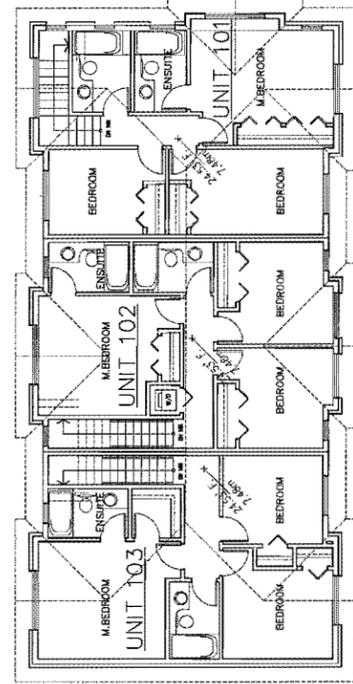
**BLDG-D MAIN FLOOR PLAN**



**BLDG-C MAIN FLOOR PLAN**

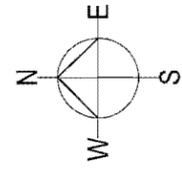


**BLDG-B UPPER FLOOR PLAN**



**BLDG-A UPPER FLOOR PLAN**

ALL ELECTRICAL APPLIANCES SHOULD BE ENERGY STAR PRODUCT. MIN. 25% LIGHTING FIXTURE SHOULD BE FLUORESCENT OR LED. (SUSTAINABILITY)



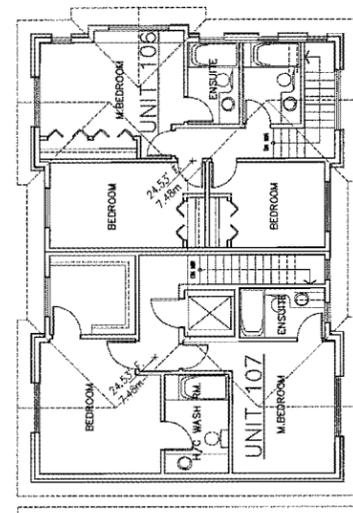
\*(SOFFIT VENTILATION TO BE INCORPORATED AT BUILDING PERMIT STAGE)

Project Title  
**10-UNIT TOWNHOUSE DEVELOPMENT**  
 7175 & 7191 MOFFATT ROAD  
 RICHMOND, B.C.

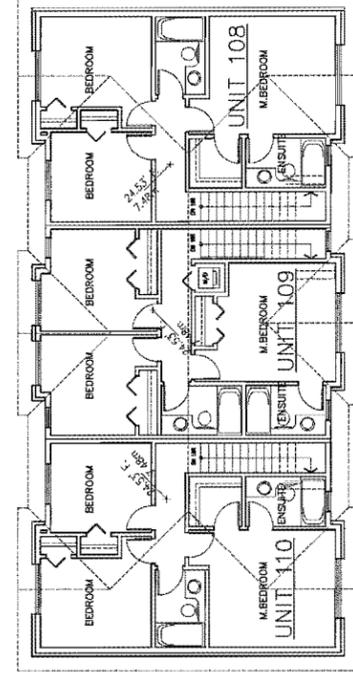
Sheet Title  
**FLOOR PLANS**

Drawn: RS	Checked: MC
Scale: 1/8" = 1'-0"	Project Number:
Revision Date:	Dwg. No. <b>D03</b>
Print Date: 2014/01/10	

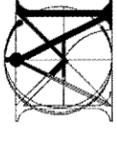
**BLDG-C UPPER FLOOR PLAN**



**BLDG-D UPPER FLOOR PLAN**



**DP 13-636863**  
 REFERENCE PLAN  
 JAN 15 2014



**MATTHEW CHENG ARCHITECT INC.**

Unit 302-638 EVANS AVENUE  
VANCOUVER, BC V6A 2K2 TEL: 604-681-7118  
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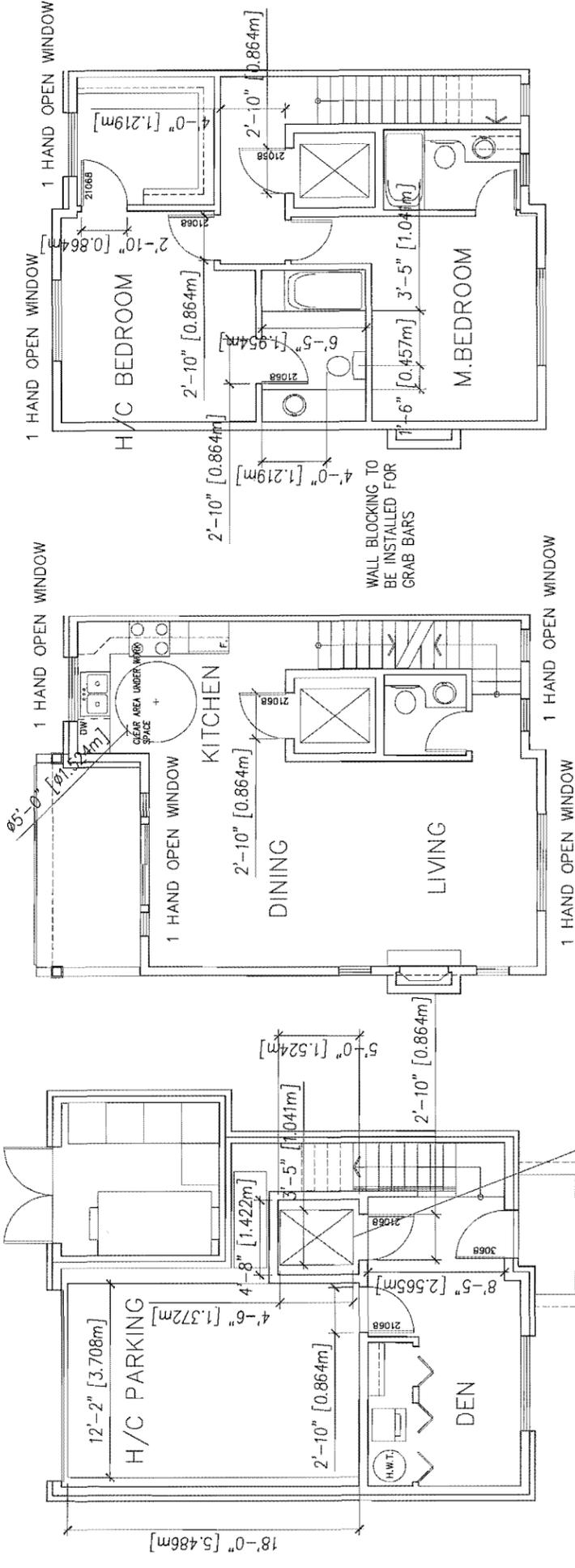
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01 01/08/11 ADP REVIEW  
02 01/27/11 ADP REVIEW  
03 04/05/11 ADP REVIEW  
04 07/02/11 RZ COMMENT REVISION  
05 12/02/12 RZ COMMENT REVISION  
06 02/04/13 DP APPLICATION  
07 12/10/13 DP REVISION  
08 01/16/14 DP REVISION

Consultants

Project Title  
**10-UNIT TOWNHOUSE DEVELOPMENT**  
7175 & 7191  
MOFFATT ROAD  
RICHMOND, B.C.

Sheet Title  
**CONVERTIBLE UNIT PLANS**

Drawn: RS  
Checked: MC  
Scale: 1/4" = 1'-0"  
Project Number:  
Revision Date: 2014/01/10  
Draw. No. **D04**



**UPPER FLOOR**

**MAIN FLOOR**

**GROUND FLOOR**

GARAVENTA  
ELVORON HOME ELEVATOR  
STRAIGHT THROUGH STYLE  
CAB SIZE 40" X 54"

**Checklist - Convertible Unit Guidelines for Townhouses**

Doors & Doorways	Entry doors are a minimum 663 mm but ideally 914 mm and have clear access.	provided
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic floor opener).	provided
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height.	provided
	Demonstrate wheelchair access between the hallway and rooms and wider hallway and/or doorway(s) if necessary to secure access.	provided
	All interior thresholds with units comply with BC Building Code.	provided
	Lever-type handles for all doors.	provided
Vertical Circulation	Stair lift, stairs with handrails, framing support, and landings, as noted on floor plans in compliance with manufacturer's specs.	n/a
	Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer's specs. Framing to accommodate shaft construction without impact to surrounding structure.	provided
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to eave.	provided
Halfways	Min. 910 mm width.	provided
Garage	Min. 1 accessible parking space with min. 4 m garage width.	provided
	Access from garage to living area min. 800 mm clear opening.	provided
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.	provided
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.	provided
	Lever-type handles for plumbing fixtures.	provided
	Pressure and temperature control valves are installed on all shower faucets.	provided
	Cabinets underneath sink(s) are easily removed.	provided
	Demonstrate bath and shower controls are accessible (layout or fixture provided)	provided
Kitchen	Clearance needed under fixture work space. Plumbing and gas pipes (in wall and in floor) located clear of under counter area of fixture work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to the centre of the pipe from floor level.	provided
	Cabinets underneath sink are easily removed.	provided
	1500 mm turning diameter or turning path diagram.	provided
Windows	Lever-type handles for plumbing fixtures.	provided
	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	provided
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairs, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.	provided
	Upgrade to four-pole outlets in master bedroom, home office, garage, and recreation room.	provided

NOTE:  
AGING IN PLACE FEATURES WILL BE PROPOSED IN ALL UNITS OF THIS PROJECT SUCH AS SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION FOR TOILET, TUB AND SHOWER, LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.

**CONVERTIBLE UNIT**

JAN 15 2014

DP 13-636863

REFERENCE PLAN