



Development Permit Panel

Council Chambers

Wednesday, February 29, 2012

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, January 25, 2012.



2. Development Permit DP 10-556907

(File Ref. No.: DP DP 10-556907) (REDMS No. 3471989)

TO VIEW ePLANS CLICK HERE

APPLICANT: KENNETH E. KING Architecture + Planning

PROPERTY LOCATION: 6311, 6331, 6351, 6371 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site to be rezoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Increase the maximum 40% lot coverage to permit a 43% lot coverage;
 - (b) Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;
 - (c) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site to be rezoned "Low Density Townhouses (RTL4)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Increase the maximum 40% lot coverage to permit a 43% lot coverage;*
 - (b) *Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;*
 - (c) *Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.*



3. Development Permit DP 11-577719

(File Ref. No.: DP DP 11-577719) (REDMS No. 3256988)

TO VIEW ePLANS CLICK HERE

APPLICANT: Westmark Developments (Woodwards Pointe) Ltd.

PROPERTY LOCATION: 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road

INTENT OF PERMIT:

1. Permit the construction of 23 townhouse units at 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road on a site zoned Medium Density Townhouses (RTM3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) *Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;*
 - (b) *Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;*
 - (c) *Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and*
 - (d) *Allow a total of 36 tandem parking spaces in 18 townhouse units.*

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 23 townhouse units at 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road on a site zoned Medium Density Townhouses (RTM3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;*
 - (b) *Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;*
 - (c) *Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and*
 - (d) *Allow a total of 36 tandem parking spaces in 18 townhouse units.*



4. Development Permit 11-593925

(File Ref. No.: DP 11-593925) (REDMS No. 3456923)

TO VIEW ePLANS CLICK HERE

APPLICANT: Cotter Architects

PROPERTY LOCATION: 14000 Riverport Way

INTENT OF PERMIT:

Permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

Manager's Recommendations

That a Development Permit be issued which would permit the construction of a mixed-use six-storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".



5. Development Permit 11-594513
(File Ref. No.: DP 11-594513) (REDMS No. 3456922)

TO VIEW ePLANS CLICK HERE

APPLICANT: Sandhill Development Ltd.

PROPERTY LOCATION: 11000 No. 5 Road

INTENT OF PERMIT:

Permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Manager's Recommendations

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".



6. Development Permit 11-596454
(File Ref. No.: DP 11-596454) (REDMS No. 3466780)

TO VIEW ePLANS CLICK HERE

APPLICANT: Paul Chiu, Architect

PROPERTY LOCATION: #380 - 9100 Blundell Road

INTENT OF PERMIT:

Permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Manager's Recommendations

That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".



7. New Business

8. Date Of Next Meeting: Wednesday, March 14, 2012

9. Adjournment



Development Permit Panel

Wednesday, January 25, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

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 11, 2012, be adopted.

CARRIED

2. Development Permit 10-545013
(File Ref. No.: DP 10-545013) (REDMS No. 3362494)

APPLICANT: Western Dayton Homes Ltd.

PROPERTY LOCATION: 8540 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of eight (8) townhouse units at 8540 No. 3 Road on a site zoned Medium Density Townhouses (RTM2); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width from 30 m to 27.6 m;
 - b) reduce the minimum exterior (north) side yard setback along Bowcock Road from 6.0 m to 3.0 m for Building 1 and from 6.0 m to 4.6 m for Building 2;
 - c) reduce the minimum interior side yard setback from 3.0 m to 2.09 m for the single storey garages along the south property line; and
 - d) to allow tandem parking spaces in four (4) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

Applicant's Comments

Mr. Fougere, Fougere Architecture, Inc., spoke on behalf of the applicant and provided the following details regarding the proposed eight townhouse units at 8560 No. 3 Road, near Bowcock Road.

Using an iPad, Mr. Fougere drew the Panel's attention to: (i) a view of the exterior of the proposed townhouse units from the east, along Bowcock Road; (ii) a view looking west, and including the individual entrances of the units; and (iii) a view of the units taken from the standpoint of the No. 3 Road bus stop.

Mr. Fougere then noted the following details: (i) the two-storey building form includes a gable end to address the half-storey; and (ii) there is a window on the half-storey tucked into the roof form, where the attic family room is located.

Panel Discussion

Discussion ensued between the Panel and Mr. Fougere, and especially with regard to:

- the roof design is sloped but the architectural rendering perspective indicates a steeper slope than the roofs will have when they are completed;
- the fenced children's play area is adjacent to the sidewalk and includes: (i) play equipment for children aged two to six years old; (ii) a bench; (iii) an open grass area that is fenced; and (iv) includes a 'fall zone';
- fences, some planting material and a sidewalk separate the proposed development's structures from the single-family residence to the east of the subject site;
- the subject site is at a higher elevation than the surrounding sites, but the design includes stepping the grade up and does not include a change in grade at the property line;
- the applicant agreed to erect a new fence along the property lines, and not just refurbish existing fencing; and
- the design includes: (i) a side-by-side double car garage in each of the end units; (ii) four outdoor tandem parking spaces in front of four of the townhouse units; and (iii) five small-car parking stalls in five of the townhouse units.

The Chair commented that the play area's location at the north perimeter appeared to be hemmed in between the proposed development with just a fence separating it from the sidewalk. Discussion ensued with regard to the play area's location, and when asked if an alternative location was considered, Mr. Fougere remarked that in an earlier iteration of the design, the play area was sited at the back of the subject site, but the design had been changed to relocate it to its present location to address neighbour concerns.

Discussion continued regarding whether there was enough width for some landscaping elements to buffer the sidewalk from the play area, and advice was provided that the 'fall zone' precluded any landscaping.

Staff Comments

Brian J. Jackson, Director of Development, stated that staff supports the application, and the variances. He noted that the application is a small townhouse project, and that the architect has taken into account the concerns raised at the September, 2011 Public Hearing where the rezoning of the site was discussed.

Regarding the location of the play area, Mr. Jackson advised that the move to the north side of the subject site met with staff's support, and that perhaps a trellis with climbing vines could be incorporated at the edge of the play area.

With respect to the requested parking variance, Mr. Jackson noted that the request is reasonable, especially in light of the small size of the proposed development. In addition, two significant trees are being retained on the site.

Mr. Jackson remarked that the applicant has worked hard on how the project appears, from a No. 3 Road vantage point, and that the units' appearance is appropriate, given the character of the area.

The Chair commented that Mr. Jackson's idea to incorporate a trellis, with climbing vine, into the edge of the play area, was something the Panel would like to see.

In response to a query regarding the design of the play area, Mr. Jackson advised that the piece of active play equipment included in the design requires the inclusion of a fall zone, and that if the applicant had chosen a 'touch element' play area not an active play area, there was no requirement for the fall zone.

Gallery Comments

None.

Correspondence

Four residents, 8600 No. 3 Road (Schedule 1)

Mr. Jackson advised that the authors of the letter: (i) stated their desire that the tree at the corner of No. 3 Road and Bowcock Road be retained, and that the applicant will be retaining that tree; and (ii) requested that Smart Meters not be located along the subject site's southern boundary, but that the location of Smart Metres is out of the control of the City and the applicant. Mr. Jackson added that the City and the applicant, through the building permit process, would do what they could, so that the metres are situated in a location other than that addressed by the variances.

Panel Discussion

The Panel agreed that the active play area is preferable to a 'touch element' play area, and staff were asked to investigate provision of a landscaping treatment or vine planting with the applicant to lessen the exposure of the play area to the sidewalk, prior to proceeding to Council.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of eight (8) townhouse units at 8540 No. 3 Road on a site zoned Medium Density Townhouses (RTM2); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum lot width from 30 m to 27.6 m;*
 - b) *reduce the minimum exterior (north) side yard setback along Bowcock Road from 6.0 m to 3.0 m for Building 1 and from 6.0 m to 4.6 m for Building 2;*
 - c) *reduce the minimum interior side yard setback from 3.0 m to 2.09 m for the single storey garages along the south property line; and*
 - d) *to allow tandem parking spaces in four (4) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.*

CARRIED

3. Development Permit 11-584276

(File Ref. No.: DP 11-584276) (REDMS No. 3361487)

APPLICANT: Southarm Lands Ltd.

PROPERTY LOCATION: 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road

INTENT OF PERMIT:

1. Permit the construction of 31 townhouse units at 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road on a site zoned Medium Density Townhouses (RTM2); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow 30 tandem parking spaces in 15 of the 31 townhouse units.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architect Inc., advised that the subject site is surrounded by single-family dwellings to the north, the east and the west, and that the architectural design of the proposed 31 townhouse units on Williams Road is in response to this context. He provided the following design details:

- the two-storey duplex units are proposed on the northern portion of the site, in recognition of the adjacent existing single-family rear yards, to minimize privacy and overlook concerns;
- roof form on the townhouse units along the back edge is a 'hip form', to minimize shadowing on surrounding single-family dwellings;
- upgrading of the buffer along the rear property line includes a line of fence/trellis, to protect the privacy to the neighbouring homes to the north;

Development Permit Panel
Wednesday, January 25, 2012

- tree preservation, including a large Cherry tree, will guide the amenity area strategy; the amenity area enjoys a central location;
- at the northwest corner of the subject site, there is a cluster of red Cedar, along with large deciduous trees;
- the whole entry feature has been unified as one permeable paved area;
- the central drive aisle creates an open feeling at the entry; there is some depth, as well as the introduction of some trees;
- there is potential for development to the east, and a garage feature at that end of the site provides cross-access, to minimize the number of people coming onto and leaving the subject site;
- a quiet open play area includes a slide and a climbing element, with mature trees as a backdrop to the area;
- there are two convertible units incorporated into the design;
- accessibility features that allow for aging in place have been incorporated into all units in the proposed development;
- energy efficient appliances and low water use plumbing fixtures are incorporated to conserve energy and water;
- materials include Hardi-Plank siding, not vinyl siding, and Hardi-Plank cement; and
- a rhythm of identity to the project is achieved by each unit having its own defined entrance.

Panel Discussion

In response to queries, Mr. Yamamoto provided the following information:

- retention trees include a cluster on the west side of the subject site in a passive amenity area, including Cedar, Maple and Weeping Birch, a transplanted Japanese Maple tree located along Williams Road, a large Cherry tree in the active amenity space, and a Norwegian Spruce tree in the northeast of the site;
- the play area includes permeable paving, as well as benches on the perimeter; and
- to create a buffer along the rear property line, a five metre rear yard, a fence, an added trellis, hedge and spot tree planting will be employed.

The Chair noted that the applicant had addressed the subject of privacy concerns, raised at the June, 2011 Public Hearing.

Staff Comments

Mr. Jackson noted the tight nature of the subject site and commended the architect for having done everything possible to address privacy concerns expressed by neighbours. The roof form was lowered and a generous five metre rear yard setback was provided.

Mr. Jackson stated that the size of the outdoor amenity area is double the required size, as outlined in the Official Community Plan requirements.

He noted that there are three locations where mature trees are to be retained on the subject site, and added that instead of the required 32 replacement trees, the applicant is providing 64 replacement trees.

Gallery Comments

Mr. Tsang, resident of Pigott Road, asked if neighbours would have a say in whether the construction permit would be issued to the applicant. He stated his concern with the same issues that had been raised at the June 2011 Public Hearing, such as townhouse construction, shadowing, noise, and setback between the proposed townhouse units, and residences on Pigott Road.

The Chair advised that: (i) the decision to permit townhouse units had been made during the rezoning process; (ii) the Development Permit Panel was charged with issues related to architectural character and form; and (iii) the bylaw requirement for a minimum three metre setback had been exceeded, with some proposed townhouse units sited at a five metre setback, and other units exceeding that distance.

Ms. Jen Chao, 8740 Pigott Road, expressed her concern with the 30 tandem parking spaces in 15 of the proposed townhouse units, and queried whether an exception was being made for the applicant.

The Chair advised that each townhouse unit has two parking spaces, some tandem, some side-by-side, in addition to seven visitor parking stalls provided throughout the site, and that these numbers meet the requirements of the bylaw.

Ms. Chao expressed concern that the proposed townhouse units would create more traffic in the neighbourhood.

Correspondence

None.

Panel Discussion

The Panel acknowledged concerns raised by neighbours and extended appreciation to staff and the architect, and in addition expressed support for the design, and noted that the architect and applicant had responded to the concerns raised during the Public Hearing. Support was also expressed for the way the rooflines were oriented, how the buildings were pulled back from shared property lines, and the plans for fencing to ensure the privacy of neighbours.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 31 townhouse units at 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road on a site zoned Medium Density Townhouses (RTM2); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow 30 tandem parking spaces in 15 of the 31 townhouse units.*

CARRIED

4. Development Permit 11-584282

(File Ref. No.: DP 11-584282) (REDMS No. 3414815)

APPLICANT: AM-PRI Construction Ltd.

PROPERTY LOCATION: 9811 Ferndale Road (formerly 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road)

INTENT OF PERMIT:

1. Permit the construction of 24 Townhouse Units at 9811 Ferndale Road (formerly 9791 and 9811 Ferndale Road and 6071, 6091 and 6131 No. 4 Road) on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required side yard setback along the north property line from 3.0 meters to 2.69 meters to allow the projection of an electrical room outside Unit C1b; and
 - b) permit resident parking to be provided in a tandem parking configuration for 15 units (30 stalls).

Applicant's Comments

Taizo Yamamoto, Yamamoto Architect Inc., advised that the proposed 24 townhouse units are on a left over corner of Ferndale Road and No. 4 Road, and that they are surrounded by single-family detached dwellings to the east, and multi-unit townhouse developments to the north, south and west. He provided the following design details:

- originally, access to the subject site was provided by access from the townhouse unit complex to the west, at 9751 Ferndale Road, but through the public process, residents of the complex to the west expressed a desire that residents of the proposed townhouse unit complex not use this access; the architect created as robust a buffer as possible between the two sites to provide some meandering, and to allow large plants and some depth;

- the planned three-storey townhouse units are stepped down to two stories to respond to the lower density single-family residents to the east, across No. 4 Road;
- the tight nature of the subject site dictated different unit styles, thus allowing some affordability, and with some units allowing parking for only one vehicle;
- one of the proposed two-storey units is adaptable, with living areas closer to grade;
- all proposed townhouse units have aging-in-place measures;
- the overall architectural character is that of a subdued appearance, mirroring a similar form of the residences across the street, including more of a hip roof;
- the entry area is increased by allowing paving; the public space is located at the centre of the subject site, at the intersection of the drive aisle;
- a seating area with permeable paving and a climbing structure is also located at the centre of the subject site;
- each unit has a patio, trees, some lawn space where possible, and sun exposure;
- easy pedestrian access to the No. 4 Road transit stop is provided; and
- materials include Hardi-Board siding for the first floor and the intermix of vinyl siding and Hardi-Plank panels for the upper floors;

Panel Discussion

In response to Panel queries, Mr. Yamamoto provided further information:

- the end unit facing No. 4 Road has gables that address the street, large wrap porches to provide depth, and a bay window starting at the second story that comes down to ground level, and each unit facing No. 4 Road has a punched-in entry; and
- the amenity area at the northwest corner of the subject site is paved, includes benches, includes a small climbing play structure for children aged two through six years, as well as a lawn area on its south side, and some trees along its west side.

Staff Comments

Mr. Jackson advised that staff supports the application, and the applicant's request for variances. He stated that the application:

- respects the Agricultural Land Reserve to the east of the subject site, by providing a six metre setback and quite dense landscaping, which was reviewed and supported by the City's Agricultural Advisory Committee;
- in terms of architectural form, it provides low pitched roof forms that are low in profile;
- in terms of the central location of the amenity space it provides "eyes" on the play space and play equipment; and

- in terms of the proposed development's relation to the neighbour to the west, it provides landscaping buffering that breaks down what could have been an unattractive "bowling lane" design.

Mr. Jackson summarized his remarks by saying that the architect has done much to address issues of adjacencies, and for this, and the other listed reasons, the best term to apply to the proposed design is "respectful".

In response to the Chair's query regarding whether staff is advising applicants with regard to Council's preference to see side-by-side parking stalls in townhouse unit developments, Mr. Jackson advised that staff promotes that idea over tandem stalls, and attempts to steer applicants and architects in the direction of side-by-side stalls for new development applications.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. ***Permit the construction of 24 Townhouse Units at 9811 Ferndale Road (formerly 9791 and 9811 Ferndale Road and 6071, 6091 and 6131 No. 4 Road) on a site zoned "Medium Density Townhouses (RTM2)"; and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to:***
 - a) ***reduce the required side yard setback along the north property line from 3.0 meters to 2.69 meters to allow the projection of an electrical room outside Unit C1b; and***
 - b) ***permit resident parking to be provided in a tandem parking configuration for 15 units (30 stalls).***

CARRIED

5. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, February 15, 2012 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, February 29, 2012.

Development Permit Panel
Wednesday, January 25, 2012

6. Date Of Next Meeting: Wednesday, February 29, 2012

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:31 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 25, 2012.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

January 16, 2012

To: Edwin Lee
Planning Department,
Richmond City Hall,
6911 No 3 Rd, Richmond, BC,
V6Y 2C1, Canada

**Schedule 1 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
January 25, 2011.**

To Development Permit Panel	
Date:	<u>JAN. 25, 2012</u>
Item #	<u>2</u>
Re:	<u>DP 10-545013</u>

Concerns on the Smart Power Meter House at 8540 No.3 Road

Hi Edwin,

Thank you for the info that you gave to me on the development of development at 8540 No.3 Road.

we ^{are} writing to you to address the concerns of the power meter house, or so called smart meter house. I am really concern about its radioactive leak. Please **do not** put these power meter house along its southern boundary which is the too close to its neighbours at 8600 No.3 Road.

Thank you for your help!

Best Regards,

- ① please keep the tree at
No.3 Road of Bowcock (pine tree) ^{big}
- ② the new townhouse is
too close to 8600 Town house
(at least 3 metre rather than
2.09 metre)

#16 *Al*

#13 *Calvin*

#14 *James*

#17 *[Signature]*





City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 8, 2012
File: DP 10-556907
Re: Application by KENNETH E. KING Architecture + Planning for a Development Permit at 6311, 6331, 6351, 6371 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site to be rezoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum 40% lot coverage to permit a 43% lot coverage;
 - b) Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;
 - c) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.

Brian J. Jackson, MCIP
Director of Development

BJJ:tcb
Att.

Staff Report

Origin

Kenneth E. King MAIBC has applied to the City of Richmond for permission to develop twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site zoned “Low Density Townhouses (RTL4)”. The site is currently vacant.

The site is being rezoned from “Single Detached, (RS1/F)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 8614 (RZ 06-346055).

No upgrades are required to the water service. Storm sewer and sanitary sewer upgrades, frontage improvements, and lane improvements will be secured under a Servicing Agreement prior to adoption of the rezoning bylaw.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: a parcel zoned “Coach House District (RCH)” containing a single-family dwelling with a coach house unit to the rear, and a parcel zoned “Town House (ZT32) North McLennan (City Centre)”;
- To the East: parcels across No. 4 Road zoned “Assembly District (ASY)” and “Agriculture (AG1)” containing a church complex and single-family dwellings;
- To the South: an adjacent parcel zoned “Single Detached, Subdivision Area F (RS1/F)” containing a single-family dwelling; and
- To the West: an adjacent parcel zoned “Town House (ZT32) North McLennan (City Centre)” containing two (2) storey townhouse dwellings.

Proposal History

The owners are cooperating in a joint venture to consolidate the four (4) subject parcels and redevelop under one (1) rezoning application and development permit application. Originally three (3) separate rezoning applications had been submitted for the four subject (4) parcels. The developers attempted to purchase a fifth lot to the south but were unable to do so.

The proposed rezoning site is located in *Residential Area 4* of the *McLennan North Sub-Area Plan* bounded by No. 4 Road, Westminster Highway, Alberta Road and Birch Street. The proposed land use is in compliance with the “Residential” Official Community Plan Land Use designation in the City Centre Area Plan. Relevant Area Plan goals include:

- To emphasize grade-oriented housing in the form of townhouses and/or low-rise apartments;
- To promote a “people-friendly” neighbourhood that is safe, recognizable, visually pleasing, and easy to move around in; and
- To establish a distinct, park-like environment and complementary residential character.

While the Official Community Plan designates Residential Area 4 for one and two-family dwellings and townhouses of 2½-storeys typical 3-storeys maximum height, with a base density of 0.55 FAR, and 30% lot coverage, the applicant is proposing a density of 0.59 F.A.R., which is slightly above the base density of 0.55 F.A.R. In recognition of the proposed additional density, and to satisfy the requirements of the RTL4 zone, the applicant is proposing a voluntary contribution to the Affordable Housing Strategy reserve fund, Public Art contribution, and frontage improvements along No. 4 Road.

Applicable Development Permit Guidelines

OCP Schedule 1: 9.2 General Guidelines; OCP McLennan North Sub-Area Plan Schedule 2: 8.0 Development Permit Guidelines

Rezoning and Public Hearing Results

Rezoning:

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Design development to the site plan in relation to the landscape plans to enhance pedestrian amenity and permeability;
- Detail design of the outdoor amenity area, including the play area;
- Detail design of the recycling/garbage enclosure;

Public Hearing:

The Public Hearing for the rezoning of this site was held on July 19, 2010. At the Public Hearing, no concerns were expressed or in correspondence.

Public Input:

- Required Site Signage is posted on the subject properties to provide public notification of the proposed development;
- No public comments have been received to date.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Low Density Townhouses (RTL4)” except for the variances noted below.

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

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

- I) Increase the maximum 40% Lot Coverage to permit a 43% Lot Coverage;**

(Staff supports the proposed variance to enable a lower, less compact massing onsite, and to enable a 0.59 F.A.R. density which is slightly below the maximum permitted 0.60 F.A.R.)

- 2) Reduce the north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure there;

(Staff supports the proposed variance because it is associated with a low free standing enclosure located within the required interior side yard. Please see Plans 7, 11, and 12 for details of the lattice enclosure. The enclosure is 1.85m [approximately 6 feet] in height. A 1.85m [approximately 6 feet] solid wood fence separates the garbage enclosure from the access ROW on the neighbouring property. This will facilitate efficient collection on-site with no collection truck stopping on No. 4 Road.)

- 3) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.

(Staff supports the proposed variance to enable to enable more efficient lot coverage. A Restrictive Covenant is required as a condition of the Development Permit to prevent conversion of tandem parking garages to habitable space.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel on October 11, 2011. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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***'.

Staff worked with the applicant to address issues noted by the ADP in the following ways:

- Design development in regard to the site plan and landscape plans to enhance pedestrian amenity and permeability with greater inclusion of decorative paving, correlation of plantings with pedestrian nodes, and softening the linearity of the pathway layouts;
- Detail design of the outdoor amenity area, including the play area, to include a handicap visitor parking stall and enhance the liveability of the outdoor amenity space;
- Detail design of the Recycling/Garbage Enclosure.

Analysis

Conditions of Adjacency

- Four (4) parcels are being consolidated to achieve City Planning's and the owners' goals.
- This has resulted in greater efficiencies and economies as follow:
 - Elimination of redundancies;
 - Flexibility of design fulfilling the OCP Area Plan goals;
 - Coordination of servicing upgrades; and
 - Reduction of required access points to No. 4 Road.
- The proposal relates well to the immediate context; which consists of 2-storey single family houses and townhouses to the north, west and south of the subject site. A church complex is located to the east side of No. 4 Road.
- The surrounding developments' open space patterns, access roads and lanes have influenced the proposed siting and orientation of the proposal, including the massing and scale.
- A network of landscaped walkways provides a high level of pedestrian permeability, and a safe and secure internal circulation system for residents and visitors.
- The active Outdoor Amenity/Playspace has been centrally located across from the Mailboxes.

- The passive Outdoor Amenity Space has been separated and located in close proximity to the large existing Sequoia Tree to respond to suggestions made by the Advisory Design Panel.
- The owners have made attempts to acquire the additional site to the south but have not been successful. The applicant has provided a conceptual proposal for townhouses to the property to the south that would not require direct access to No 4 Road. The development concept is on file.
- As a condition of Development Permit Issuance, an *ALR Landscape Buffer Agreement* is to be registered. At the December 8, 2012 Meeting of the Agricultural Advisory Committee, the following comments and recommendations were made:
 - *City staff summarized the components of the low-density townhouse project and composition of the ALR buffer along the No. 4 Road frontage of the development site.*
 - *The architect (Kenneth King) and landscape architect (Meredith Mitchell) provided further information to reflect that no vacciniums (berry specie plants) were implemented in the plan. The landscape consultant also confirmed that a mix of deciduous and conifer plantings were implemented within the buffer where possible, but some conifer plant types required a much larger footprint and planting area.*
 - *Members noted that a shore pine might be an ideal planting to implement within the ALR buffer where possible.*
 - *The AAC forwarded the following motion:*
That the proposed ALR buffer associated with the townhouse development at 6311 to 6371 No. 4 Road be supported. Carried Unanimously
- In addressing this recommendation, the following is being considered:
 - A restrictive covenant is to be registered prior to forwarding the DP to Council for issuance to identify that: (a) the landscaping located along the development site's No. 4 Road frontage is to provide screening and buffering for adjacent agricultural operations; and (b) the buffer will help mitigate against typical noise, dust and odour nuisances associated with the agricultural operations.
 - The attached landscape plan(s) cannot be removed or substantially modified without prior approval of the City.
- The value of the ALR buffer is included in the Landscaping Letter of Credit.

Urban Design and Site Planning

- Variations have been introduced to the recommended minimum 10m OCP Front Yard Setback to modulate the street frontage, achieve a soft transition to adjacent existing buildings to the north and south, and improve the overall quality of the streetscape
- The 26 unit townhouse proposal is arranged in five (5) four- unit clusters and two (2) three-unit clusters along the street frontage of the site with pedestrian access from No. 4 Road.
- The internal north-south drive aisle provides vehicular access to all units. Units fronting No. 4 Road screen the drive aisle from public view along No. 4 Road.
- Upon entry, the drive aisle directs vehicles to the south (toward the centrally-located outdoor amenity area) of the proposed development) and north (to the existing townhouse development) .
- The units fronting No. 4 Road are provided with direct pedestrian access from the street.
- The meandering main north-south walkway within the No. 4 Road front setback respects and responds well to the existing sequoia on that frontage which is being incorporated into the proposed development's landscape design.
- The east-west pedestrian paths/links from the internal drive aisle to the north-south walkway provide pedestrian access to the units along the rear yard and also reflect some of this meandering character between the rear clusters.

Architectural Form and Character

- The form and character of the 26-2½-storey residential townhouse units included in the proposal meet the intent and requirements of the neighbourhood plan.
- The small townhouse clusters have been staggered in plan and section with variations in siding, colour, roofing, porch, window details, trims and ornamentation.
- Plan layouts of the units include an innovative use of private patios and courtyard features.
- The buildings have been designed in a traditional “heritage style” with facades articulated with dormers, brackets, various trims and robust wood/metal pickets.
- Fenestration in the units along the west property line, facing the side yard walkways, has been carefully coordinated with internal functions to enhance architectural form and character and strengthen the CPTED qualities of the site.

Landscape Design and Open Space Design

- Alternative building configurations were considered by the Architect and Landscape Architects during the planning stages to enable retention of existing trees. The following factors prohibited greater retention of existing trees:
 - Loss of density
 - Quality of specimen trees on the site (often compromised), and
 - Viability of tree survival during construction.
- Thirty-nine (39) trees are to be removed. Ninety-six (96) will be planted as replacement in accordance with policy (exceeding the required 2:1 ratio). Approximately 30% will be coniferous evergreens. The site should easily accommodate this number of trees.
- Additional small and medium-sized shrubs, predominantly broad-leafed evergreens, will be planted on private outdoor spaces, along walkways, and within the required landscape buffer.
- An ALR Buffer Covenant is to be registered on title of the consolidated properties to identify and declare that the purpose of the landscaping located along the No. 4 Road frontage is to provide screening and buffering for adjacent agricultural operations and to mitigate against expected noise, dust and odours associated with agricultural operations.
- Outdoor Amenity Space (minimum 156m²) is provided on site at a central location. This space satisfies the OCP requirements for size, location, visual surveillance and access. This outdoor amenity space has been designed for active children’s play and for passive recreation.
- The Outdoor amenity space provided is separated into an Active (100m²) area and a Passive (60m²) amenity space .
Note: The passive Outdoor Amenity Space is located in close proximity to and under the large existing Sequoia Tree to respond to a suggestion made by the Advisory Design Panel.
- Active Outdoor Amenity Space (100m²) is provided in a visible location at the centre of the site, is intended for a children’s play area, and includes benches for parental supervision and surveillance.
- The design of the children’s play area and landscape details has been refined under the Development Permit Application to:
 - integrate a required handicap parking stall in this central area,
 - accommodate an additional lighting strip under the Servicing Agreement at the entry point from No 4 Road, and
 - enhance the CPTED qualities of the complex.

Aircraft Noise Sensitive Use Response

- Registration of an Aircraft Noise Sensitive Use Covenant on title is a requirement of Rezoning (RZ 06-346055) to ensure that the following appropriate indoor sound levels (determined by CMHC) and industry standard thermal comfort levels are provided in the residential units.
 - **Indoor sound level criteria (with doors and windows closed)**

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - **Indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy".**
- The proposed covenant is to include specifications for acceptable indoor noise levels, thermal comfort in the summer months, and the requirement to have construction measures designed and reviewed by registered professionals.
 - The acceptable indoor noise levels are set for the different areas of the residential units, with bedrooms as the quietest rooms. (See table above.)
 - Thermal comfort is needed for the summer months when residents would open their windows and lose the benefit of noise insulating construction measures.
- The covenant requires that a registered professional confirm compliance of the project design and construction of the dwelling units with the standards set forth above.
- A legal agreement is to be registered on title to require that the specific construction recommendations set forth in the professional engineer's report comply with the standards above and have been incorporated in the building permit plans.
- A subsequent letter of assurance from the Registered Professional is to be prepared stating that the recommended features have been incorporated in accordance with the professional engineer's report.

Crime Prevention Through Environmental Design

- Passive surveillance opportunities are provided by the siting of the buildings and the relationships between the indoor spaces, outdoor walkways and landscaped areas.
- To extend the sense of ownership from private to semi-public spaces, symbolic boundaries have been defined through landscaping barriers, variation in planting, changes in paving patterns and colours, and changes in grades and fences.
- Fenestrations has been designed and carefully located to provide good unobtrusive surveillance and overview to the access lane, side yard pedestrian walkways, and outdoor amenity spaces.
- As part of the Building Permit submission, a lighting plan for pedestrian entrances, access walkways and drive aisle will be provided to ensure uniform levels of coverage and security.
 - Note: All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimize conflict with neighbouring dwellings.

Accessibility

- Accessibility features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles, etc.);

- In addition, one (1) unit per block of townhouses for a total of seven (7), includes enhanced convertible features such as one (1) wheelchair accessible bathroom with adequate access as required, flush and bevelled thresholds, structural framing for a lift, and wider corridors and doors
- Convertible features have been noted on the site plan and are fully noted and shown at larger scale on the block sheets of the Development Permit Drawings.
- All features will be fully detailed on the Building Permit Drawings.

Sustainability

A Letter of Assurance has been provided by the Applicant (Kenneth King MAIBC) to ensure that the following sustainable features have been specified in the Development Permit drawings, and will be included in the Building Permit drawings:

- Landscaping and permeable paving that assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect.
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets.
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;
- Low-e glazing to reduce heat gain; demolition/construction to divert waste from landfills; products made out of recycled material or with recycled content used where applicable and concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project.
- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable.
- Operable windows specified to contribute to the quality of the indoor environment.

Conclusions

The Applicant has satisfactorily addressed design issues that were identified through the rezoning and development permit process including: conditions of adjacency, site planning and urban design, architectural form and character, and landscape design.

The applicant has presented a development that is both compatible with, and complementary to, the existing context. Staff recommends support for this Development Permit application.



Terry Brunette
Planner 2

TCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of approximately \$212,543.65.
- Registration of a restrictive covenant to prevent conversion of tandem parking garages to habitable space.
- Registration of an ALR Buffer Covenant on title of the consolidated properties to identify that the purpose of the landscaping located along the development site's No. 4 Road frontage is to provide screening and buffering for adjacent agricultural operations, and to help mitigate against typical noise, dust and odour nuisances

associated with the agricultural operations. The value of the ALR Buffer is included in the Landscaping Letter of Credit.

- Submission of a report with legal agreement registered on title that the recommendations prepared by a registered professional engineer ensure that the interior noise levels and thermal conditions comply with the City's *Official Community Plan* requirements for Aircraft Noise Sensitive Use Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards as follow:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

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



City of Richmond

Development Application Data Sheet

Development Applications Division

DP 10-556907

Attachment 1

Address: 6311, 6331, 6351, 6371 No. 4 Road

Applicant: Kenneth E. King Architecture + Planning Owner: Joint Venture

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

Floor Area Gross: 2,812.76 m² Floor Area Net: 2,812.76 m²

	Existing	Proposed
Site Area:	4,829.00 m ²	4,760.85 m ²
Land Uses:	Neighbourhood Residential	Neighbourhood Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Residential Area 4: 0.55 base FAR	Residential Area 4: 0.55 base FAR
Number of Units:	NA	26

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none
Lot Coverage:	Max. 40%	43%	3% Required
Setback – Front Yard:	Min. 10 m OCP Min. 6 m RTL4	10 m & 6.45 m	none
Setback – Side Yard South:	Min. 3 m	Min. 3 m	none
Setback – Side Yard North:	Min. 3 m	Min. 0 m To permit a garbage enclosure to the north yard	3m Variance Required
Setback – Rear Yard:	Min. 3 m	Min. 3 m	none
Height (m):	12 m	9.3 m	none
Lot Size:	NA	4,760.85 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	39 (R) and 6 (V) per unit	44 (R) and 6 (V) per unit	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	45	50	none
Tandem Parking Spaces	Not Permitted	7	14 Spaces
Amenity Space – Indoor:	CIL	CIL	none
Amenity Space – Outdoor:	156 m ²	160 m ² (active & passive)	none

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

**Wednesday, October 19, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

DP 10-556907 – 26 townhouse Units In Seven Buildings

ARCHITECT: Kenneth King Architecture

PROPERTY LOCATION: 6311-6371 No. 4 Road

Panel Discussion

Comments from the Panel were as follows:

- site has a tight arrangement seen in many projects in Richmond; however, subject development has interesting variations;

Noted

- given the width of the front yard setback, interior walkway could be an interesting passage route; would support the addition of individual entrances off of each unit which create animation at the street edge; study the proportion of public and private realms, patio spaces could be smaller and the lawn could be made larger;

Noted; additional meander to path added to southern unit for continuity of path design. Patio sizes to stay same to ensure good private space for residents.

- concern on location of the amenity space; could be integrated with mature tree retention on site; consider creating a two-level amenity space: a passive amenity space around the tree and a more active one between the buildings;

Noted; passive seating added under existing sequoia; path to provide access for all residents. Children's play area stays at original location; under tree would be considered too dark and wet for children's play area as well as the excavation required for fall heights would be too much excavation within tree protection area.

- integrate architecture with landscaping, e.g. introducing cultured stone elements from the buildings into the gateway feature to create a better layered interface of architecture and landscape;

Noted; matching architectural stone columns added to entry trellis details; also entry columns at driveway and emergency access from street. Stone columns with lights to follow entry paths to rear units as well.

- rear walkway to unit entries needs to be illuminated and entry signage to Buildings 4-7 needs to be clear;

Noted; Stone columns with lights to follow entry paths to rear units and added to western property line access walkway. Entry signage installed at all path entries from internal road.

- consider further treatment of the future fire lane to make it feel like a sidewalk/pedestrian route;

Noted; decorative concrete unit pavers added to front of amenity space to break up road.

- reconsider crab-apple retention as this is a short-lived and disease-prone species;

Noted; existing crab apple noted to be retained is to be removed; partially due to short lived species but also to ensure no disease transference to agricultural lands per agricultural comments.

- pleased with the plan to provide a convertible unit in each of the buildings;

Noted.

- consider locating the elevator area in a small corner of the garage; will save some area of the living space on the main floor;

location of the elevator will reduce size of the parking stall and have other implications. layout kept as is.

- ensure sufficient width in entrance of the powder room to permit an approximately 30-inch opening for the sliding door;

noted

- hallway past the second floor courtyard appears to be a constricted area; will pose a problem for persons using walkers and wheelchairs; consider sharing of courtyard and hallway spaces;

noted

- pleased to see many desirable features incorporated into the project;

Noted.

- overall, design of the project is good – simple, straightforward and effective; different from other townhouse developments in Richmond; repetitive units work for the site;

Noted.

- concern on the usability and accessibility of the amenity area; residents will have to go through the parking area or to the front of the site to access the amenity area; reconsider location of the amenity area;

Noted; access to amenity area is central to site, access path on street frontage allows pleasant walk to amenity area and decorative paving in internal road designates location of amenity area for western units.

- landscaping is heavily focused on frontage along No. 4 Road; internal lanes look harsh and rear walkway is thin; consider transferring some of the planting on the frontage along No. 4 Road to the internal areas;

Noted; the 10m setback allows the proposed landscape to be lush at the street frontage; the narrowness of the buildable area on site precludes planting at internal road to allow planting and patios for individual units to the west and a buffer on the western property line.

- treatment of the internal courtyard is harsh; planting is minimal and the courtyard is too close to the building; internal lane and buildings facing the courtyard need further treatment;

Noted; the 10m setback allows the proposed landscape to be lush at the street frontage; the narrowness of the buildable area on site precludes planting at internal road to allow planting and patios for individual units to the west and a buffer on the western property line.

- like the treatment of the repetitive units with different colours; very effective; has a San Francisco rowhouse feel; seldom seen in Richmond;

Noted.

- general design fits the context of the neighbourhood;

Noted.

- applicant has done a good job to fit the townhouses into the tight site;

Noted.

- support the applicant's request for a variance to the minimum 10m OCP front yard setback; will achieve a soft edge for No. 4 Road;

Noted.

- support the idea of articulating nodes to mark the junction of the east-west side yard walkways and the main north-south walkway; could serve as a gathering area for residents;

Noted; added additional nodes for path recognition at western end of access walks, widened sidewalks and ensured pedestrian lighting at these locations.

- suggest increasing to the maximum allowable the fenestration facing the side yard walkways of the west townhouse blocks; will enhance pedestrian experience and improve surveillance;

additional windows have been added. see revised drawings

- windows above the garage entry too small; suggest increasing window sizes on laneway elevation of Buildings 1, 2 and 3; will improve the interior road;

bedroom windows have been enlarged. see revised drawings

- concern that rafter exposure on rear deck of Buildings 1, 2 and 3 will deteriorate; consider roof design and ways of letting light in without exposure of rafters to weather conditions;

galvanise metal flashing detailing of wood rafters and staining/paint will provide protection and minimize deterioration from the weather

- agree that changing colours of buildings is good; however, changing colours in such tight stepping may be difficult; consider how to handle changing colours between townhouses;

detailing of colour transitions between units will be taken into account.

- support the 10m front yard setback variance sought by the applicant; makes good sense for the project;

Noted.

- commend the applicant for the design; diversity of the design is appreciated; also appreciate the individual characters of townhouse units;

Noted.

- in view of the tightness of the site (in particular, the amenity space), suggest that the applicant consult with BC Hydro on the number and location of Hydro kiosks at an early stage of the project;

Noted; application in initial conversation with BC Hydro.

- there is opportunity to combine amenity space with existing sequoia tree retention; creating a combined passive and active amenity areas was not taken advantaged of by the applicant; could enhance the project;

Noted; passive seating added under existing sequoia; path to provide access for all residents. Children's play area stays at original location; under tree would be considered too dark and wet for childrens play area as well as the excavation required for fall heights would be too much excavation within tree protection area. Added bike racks to front walkway per city request.

- concentration of landscaping along No. 4 Road will enhance the livability of townhouse units along No. 4 Road; trees to be used for landscaping along No. 4 Road need to be mature and substantial; and

Noted.

- reconsider choice of tree species to be planted on site; *dawyck beech* and *acer rubrum Armstrong* are too large for the site; will compress the site in the future; consider other tree species.

Noted; tree species to be reviewed and shading considered to ensure good light exposure.

Panel Decision

It was moved and seconded

That DP 10-556907 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including the items highlighted below:

1. *consider treatment of the public realm;*
 - A. *Passive seating added under existing sequoia; path to provide access for all residents.*
 - B. *Decorative concrete unit pavers added to front of amenity space to break up road.*
 - C. *Existing crab apple noted to be retained is to be removed; partially due to short lived species but also to ensure no disease transference to agricultural lands per agricultural comments.*
 - D. *Tree species to be reviewed and shading considered to ensure good light exposure.*
 - E. *Added bike racks to front walkway per city request.*
2. *consider further treatment of the internal passages including relationship to No. 4 Road, increasing the fenestration facing the side yard walkways of the west townhouse blocks and articulating nodes at the junctions of the north-south and east-west walkways;*
 - A. *Added additional nodes for path recognition at western end of access walks, widened sidewalks and ensured pedestrian lighting at these locations.*
 - B. *additional windows have been provided.*
3. *consider the location of the amenity area; and*
 - A. *Children's play area stays at original location; under tree would be considered too dark and wet for children's play area as well as the excavation required for fall heights would be too much excavation within tree protection area.*
4. *consider enhancing the streetscape treatment with integration of architectural elements in landscaping.*
 - A. *Additional meander to path added to southern unit for continuity of path design. Patio sizes to stay same to ensure good private space for residents.*
 - B. *Matching architectural stone columns added to entry trellis details; also entry columns at driveway and emergency access from street.*
 - C. *Stone columns with lights to follow entry paths to rear units as well.*
 - D. *Stone columns with lights to follow entry paths to rear units and added to western property line access walkway. Entry signage installed at all path entries from internal road.*

CARRIED



City of Richmond

Development Permit

No. DP 10-556907

To the Holder: KENNETH E. KING ARCHITECTURE + PLANNING

Property Address: 6311, 6331, 6351, 6371 NO. 4 ROAD

Address: 1931 HOLDOM AVENUE, BURNABY, BC V5B 3W4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum 40% lot coverage to permit a 43% lot coverage;
 - b) Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;
 - c) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #12 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$212,543.65 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 10-556907

To the Holder: KENNETH E. KING ARCHITECTURE + PLANNING

Property Address: 6311, 6331, 6351, 6371 NO. 4 ROAD

Address: 1931 HOLDOM AVENUE, BURNABY, BC V5B 3W4

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

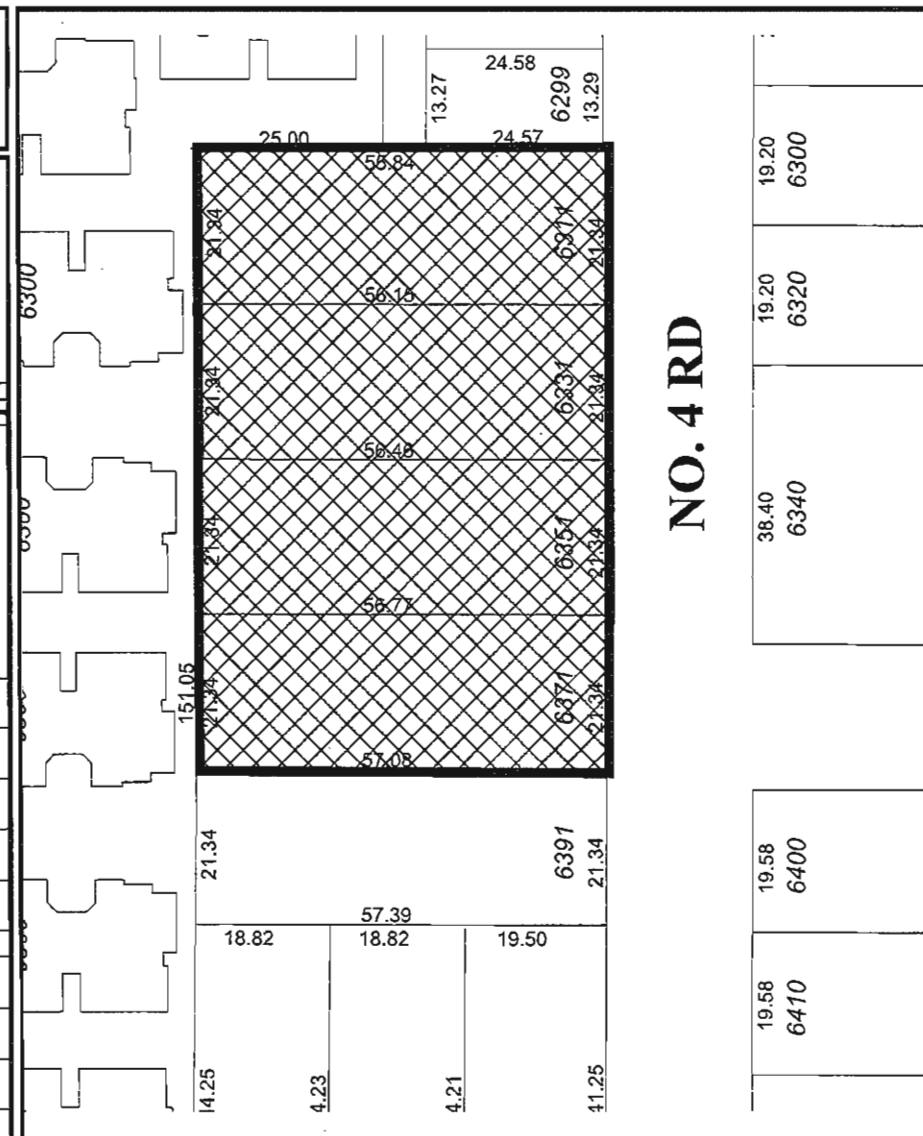
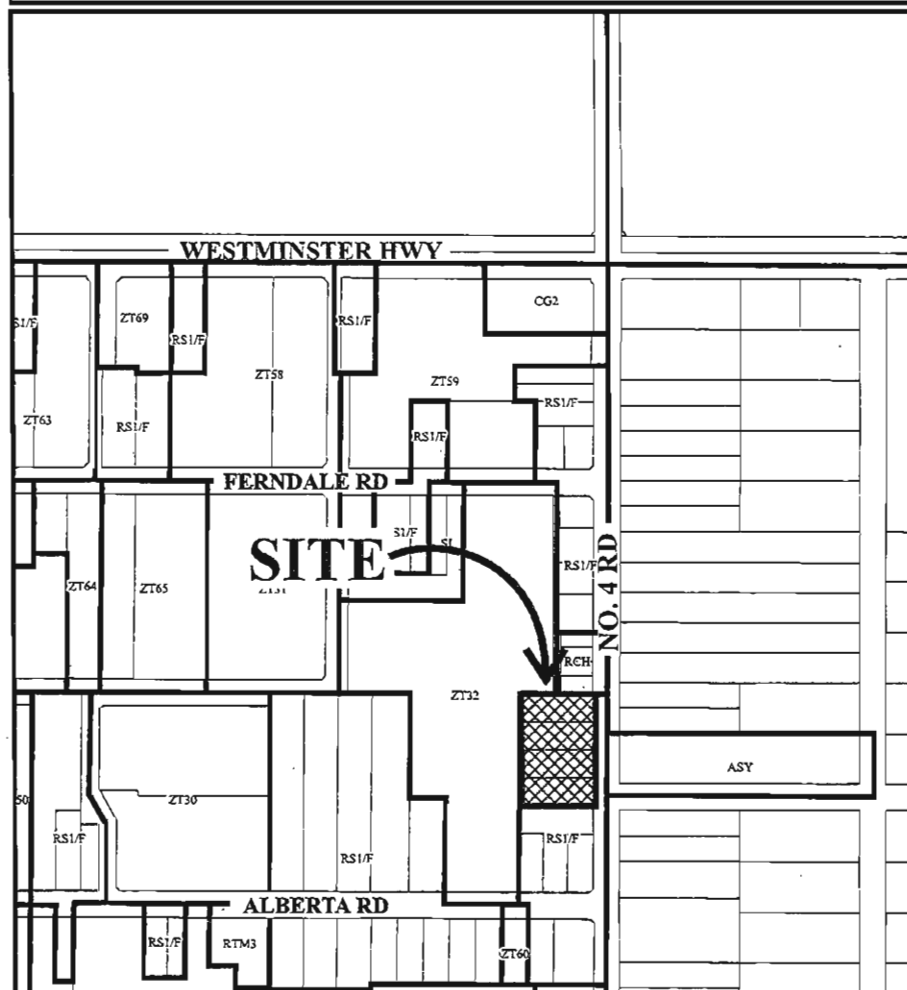
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



NO. 4 RD



DP 10-556907
SCHEDULE "A"

Original Date: 01/14/11

Revision Date:

Note: Dimensions are in METRES

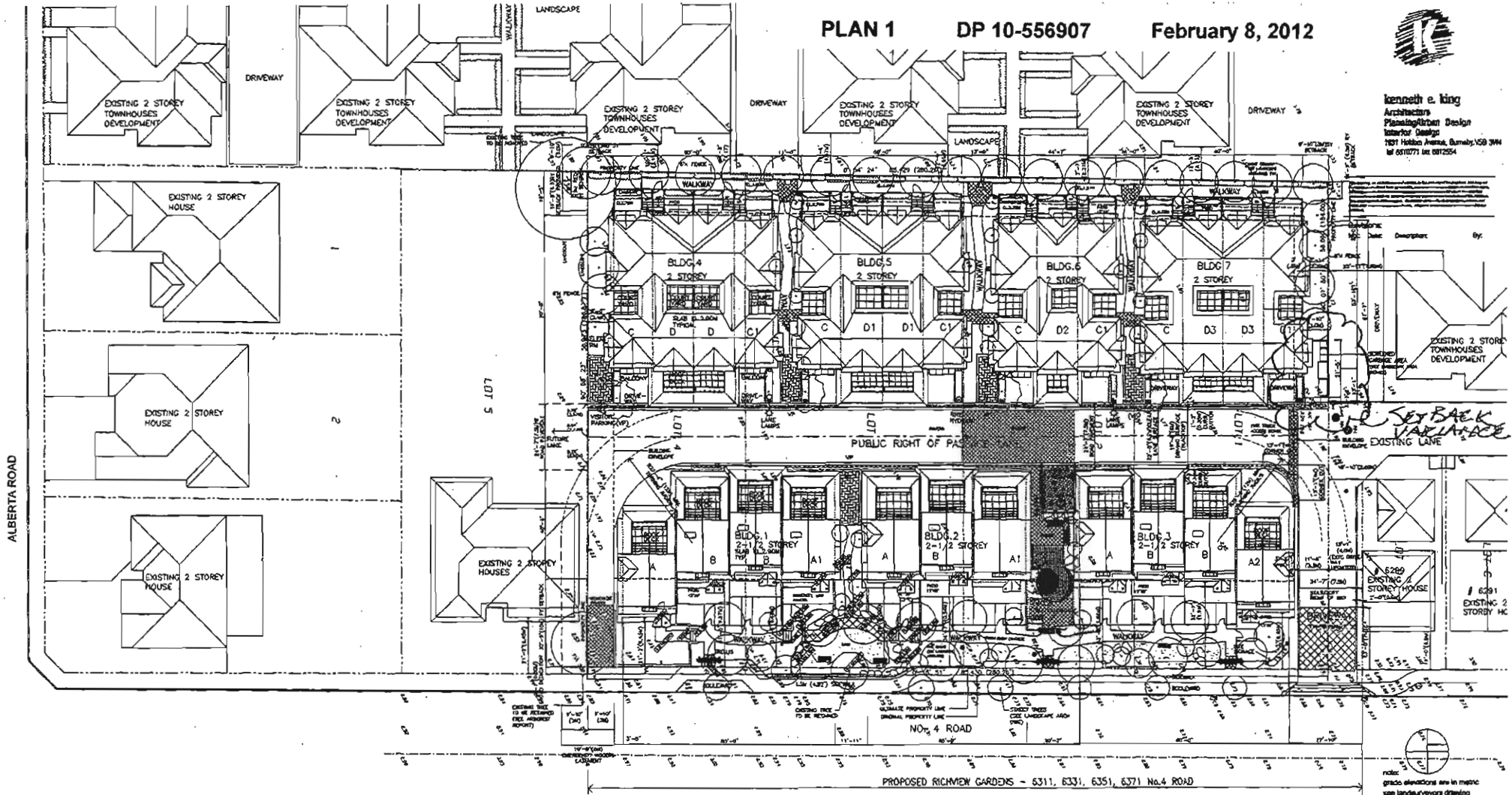
PLAN 1

DP 10-556907

February 8, 2012



Kenneth E. King
Architects
Planning/Urban Design
Interior Design
1801 Haddon Avenue, Burnaby, BC V5B 3M4
Tel: 604.771.1111 Fax: 604.771.1114



note:
grade elevations are in metric
see landscape drawing

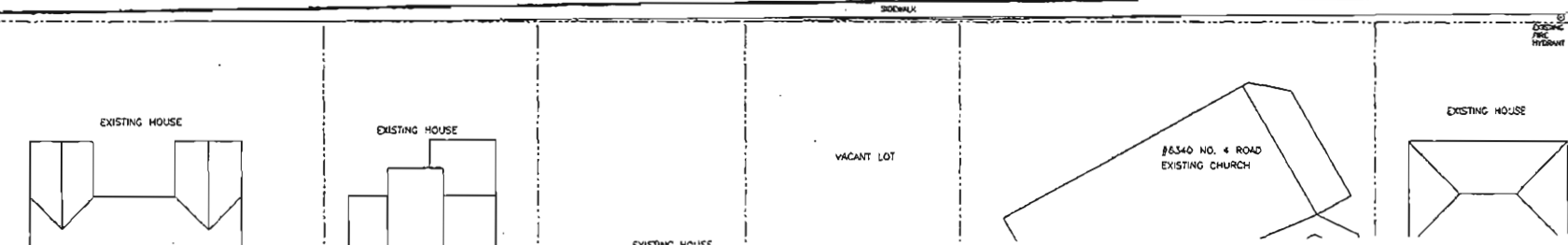
richmond garden
townhouse development

#6311, 6331, 6351, 6371
no. 4 road, richmond, b.c.

Sheet Title

context plan

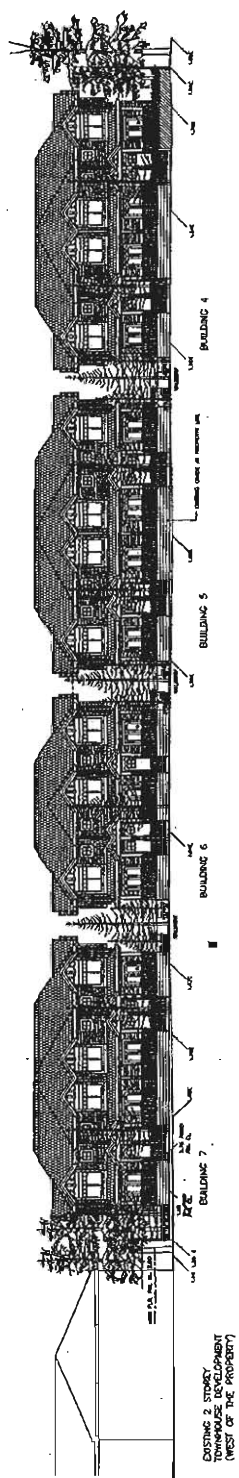
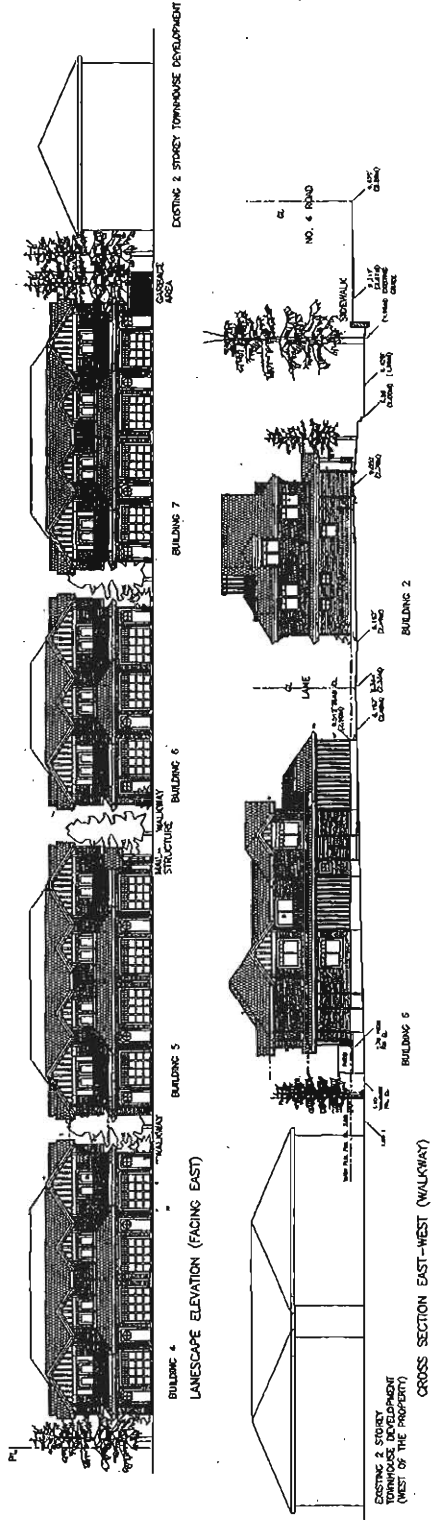
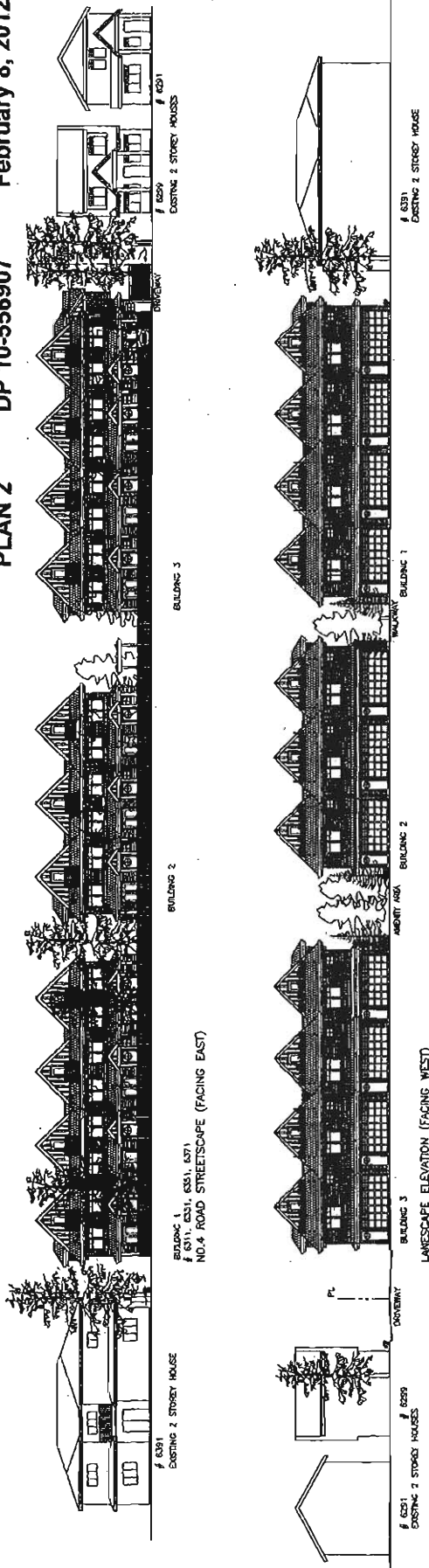
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project no. 200912 sheet no. C11





PLAN 2 DP 10-556907 February 8, 2012

Kenneth E. King
Architects
Planning/Urban Design
Interior Design
101 Hickory Avenue, Suite 100
Baltimore, MD 21206
Tel: 410-556-9007
Fax: 410-556-9008
www.kennethking.com



richview gardens
townhouse development
#6311, 6331, 6351, 6371
no. 4 road, richmond, b.c.
architect: kenneth e. king
date: october 14, 2009
checked: [signature]
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project no.: 200812
sheet no.: C12

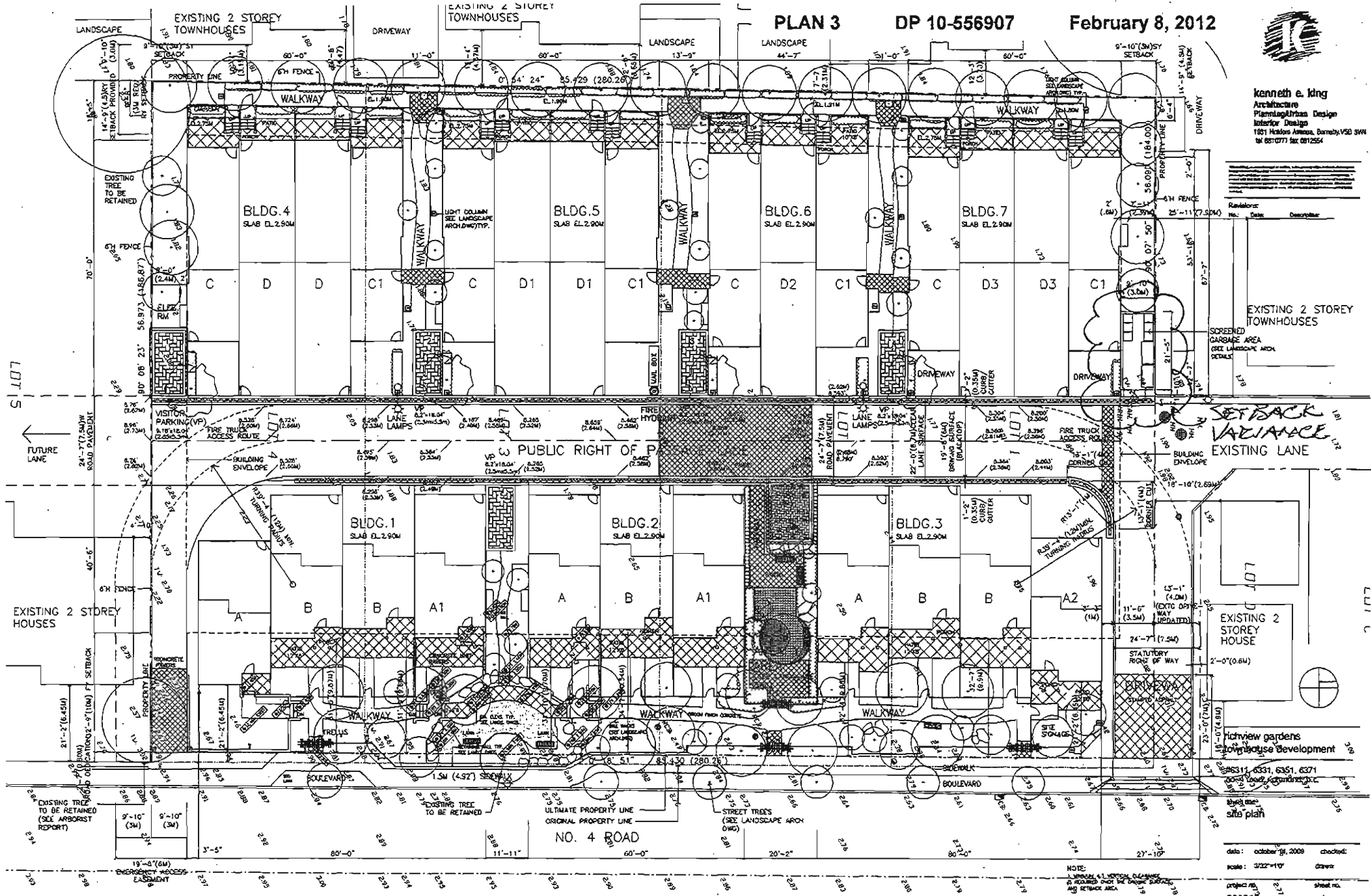
PLAN 3

DP 10-556907

February 8, 2012



kenneth a. king
Architecture
Planning/Design
Interior Design
1881 Hickory Avenue, Barnaby, NJ 08005
tel: 609.777.1111 fax: 609.777.1112



Revisions:	No.	Date	Description
	1		

Revisions:	No.	Date	Description
	1		

SETBACK VARIANCE
EXISTING LANE

EXISTING 2 STOREY HOUSE

EXISTING 2 STOREY HOUSE

Highview gardens
Townhouse Development

1883 11, 6331, 6351, 6371
Hickory Avenue, Barnaby, NJ 08005
tel: 609.777.1111 fax: 609.777.1112

date: October 18, 2008 checked:
scale: 1/32" = 1'-0" drawn:
project no: 200912 sheet no: 1

PLAN 4

DP 10-556907

February 8, 2012



Kenneth E. King
Architecture
Planning/Urban Design
Landscape Design
1587 Hickson Avenue, Burnaby, V5B 3H4
tel: (604) 771-0111 or (604) 255-1254

Revisions:

No. Date Description By

EXISTING 2 STOREY TOWNHOUSES

SETBACK
VARIANCE
EXISTING LANE

EXISTING 2 STOREY HOUSE

richview gardens
townhouse development

63511, 63511, 63511, 6371

2004 Woodbridge

parking layout plan

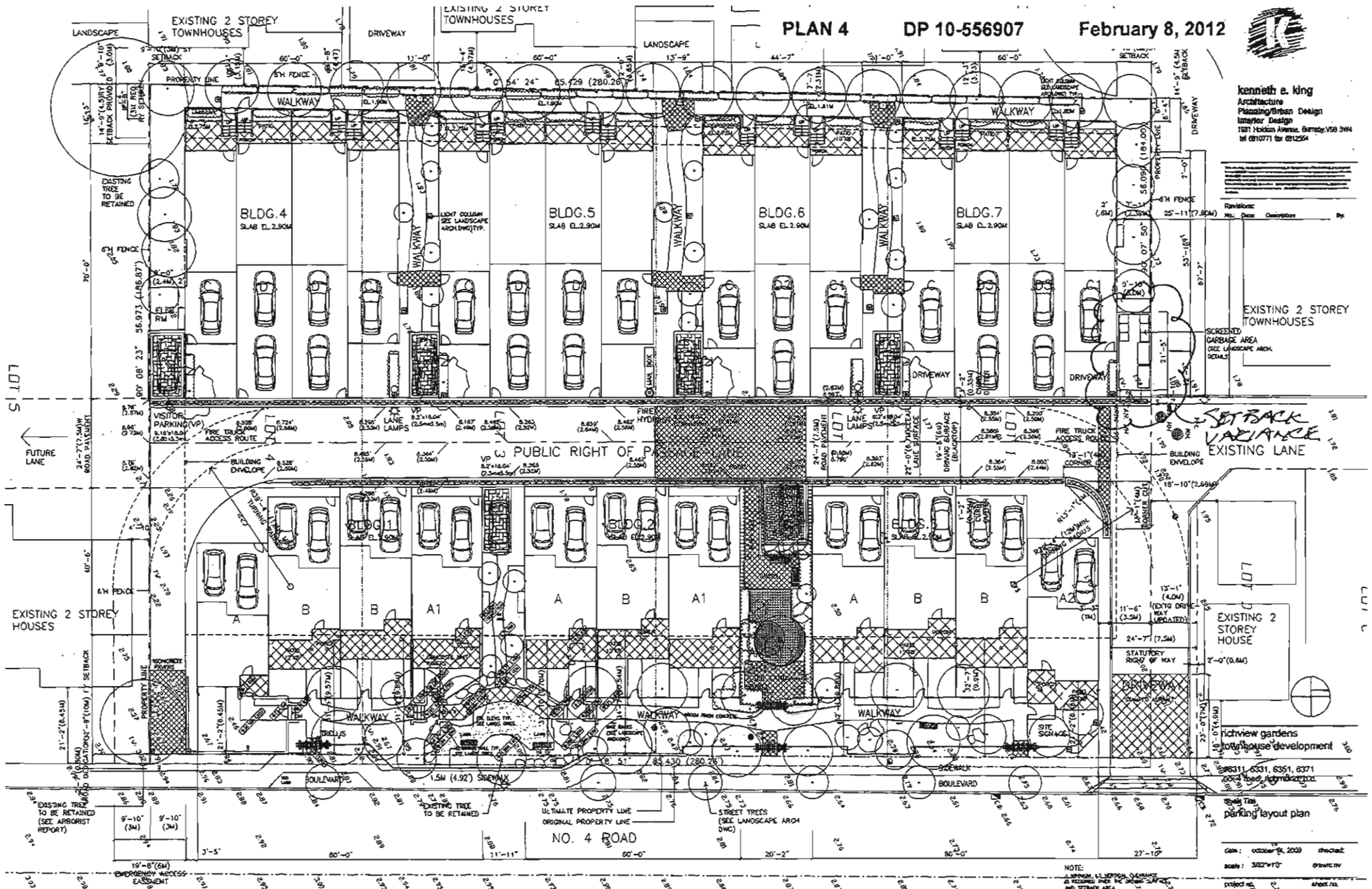
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project no: 200912 sheet no: 3

NOTE:

1. APPROX. 4.5' NORTH OF LOT LINE
2. FIRE TRUCK ACCESS ROUTE
3. FIRE TRUCK ACCESS ROUTE
4. FIRE TRUCK ACCESS ROUTE



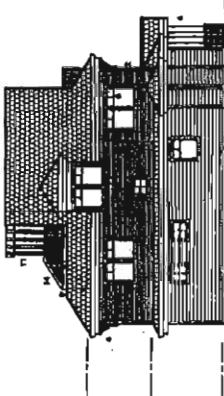
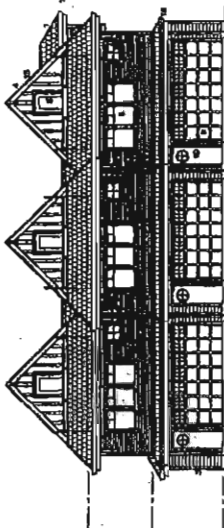
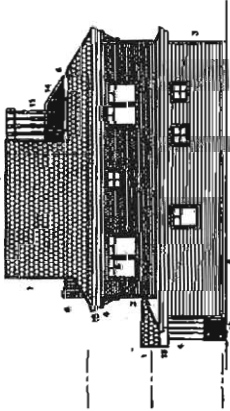
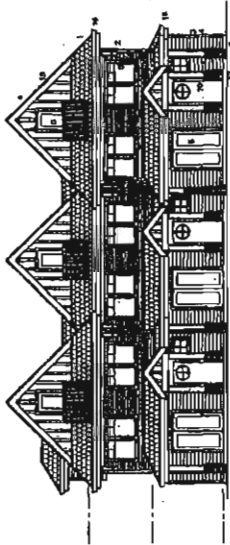


Bennett & King

**Authorizing
Pumpkin Patch Dealers
to Order Pumpkins
This Month Ahead, Starting Last Week
for Delivery by October**

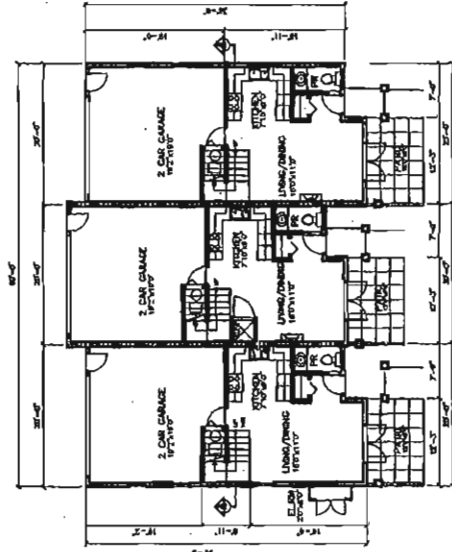
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Observations	Descriptions	Ref.
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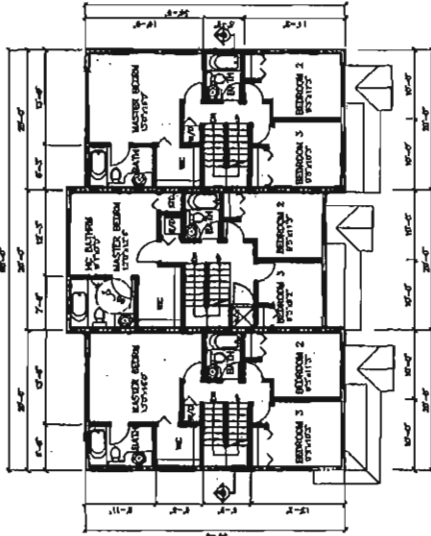
WEST ELEVATION (LANE)

**MAIN FLOOR PLAN
BUILDING 2**

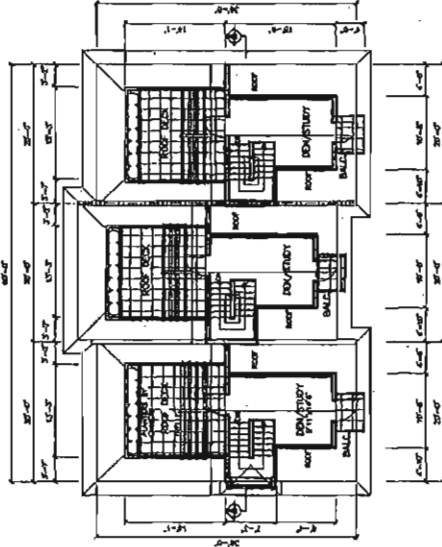
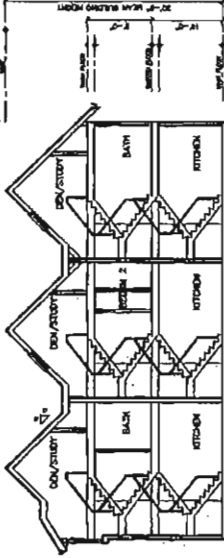


**SECOND FLOOR PLAN
BUILDING 2**

SECOND FLOOR BUILDING 2



SECTION A-A



ADDRESS: JAY MOTTAGE

- [illegible]



**rich view gardens
townhouse development**

#0711 679: 68E4 67H

no. 4 road, richmond, b.c.
#6311, 6331, 6351, 6371

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–118

Abstract

bldg. 2-typical floor

elevs. & section

convertible unit

Date: October 14, 2009

Model: $Y = \beta_0 + \beta_1 X + \epsilon$

23

Project No.	Project Name	Project Description	Project Status	Project Manager	Project Start Date	Project End Date	Project Budget	Project Actual Cost	Project Variance	Project Risk	Project Impact	Project Lessons Learned
1	Project A	Project A Description	Project A Status	Project A Manager	Project A Start Date	Project A End Date	Project A Budget	Project A Actual Cost	Project A Variance	Project A Risk	Project A Impact	Project A Lessons Learned
2	Project B	Project B Description	Project B Status	Project B Manager	Project B Start Date	Project B End Date	Project B Budget	Project B Actual Cost	Project B Variance	Project B Risk	Project B Impact	Project B Lessons Learned
3	Project C	Project C Description	Project C Status	Project C Manager	Project C Start Date	Project C End Date	Project C Budget	Project C Actual Cost	Project C Variance	Project C Risk	Project C Impact	Project C Lessons Learned
4	Project D	Project D Description	Project D Status	Project D Manager	Project D Start Date	Project D End Date	Project D Budget	Project D Actual Cost	Project D Variance	Project D Risk	Project D Impact	Project D Lessons Learned
5	Project E	Project E Description	Project E Status	Project E Manager	Project E Start Date	Project E End Date	Project E Budget	Project E Actual Cost	Project E Variance	Project E Risk	Project E Impact	Project E Lessons Learned
6	Project F	Project F Description	Project F Status	Project F Manager	Project F Start Date	Project F End Date	Project F Budget	Project F Actual Cost	Project F Variance	Project F Risk	Project F Impact	Project F Lessons Learned
7	Project G	Project G Description	Project G Status	Project G Manager	Project G Start Date	Project G End Date	Project G Budget	Project G Actual Cost	Project G Variance	Project G Risk	Project G Impact	Project G Lessons Learned
8	Project H	Project H Description	Project H Status	Project H Manager	Project H Start Date	Project H End Date	Project H Budget	Project H Actual Cost	Project H Variance	Project H Risk	Project H Impact	Project H Lessons Learned
9	Project I	Project I Description	Project I Status	Project I Manager	Project I Start Date	Project I End Date	Project I Budget	Project I Actual Cost	Project I Variance	Project I Risk	Project I Impact	Project I Lessons Learned
10	Project J	Project J Description	Project J Status	Project J Manager	Project J Start Date	Project J End Date	Project J Budget	Project J Actual Cost	Project J Variance	Project J Risk	Project J Impact	Project J Lessons Learned

200912

PLAN 6

DP 10-556907

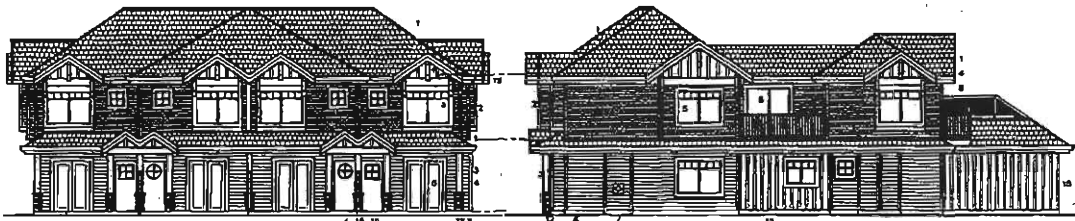
February 8, 2012



Kenneth E. King
Architects
Planning/Design
Interior Design
1001 Hickory Avenue, Richmond, VA 23224
Tel: (804) 771-1001 Fax: (804) 771-1004

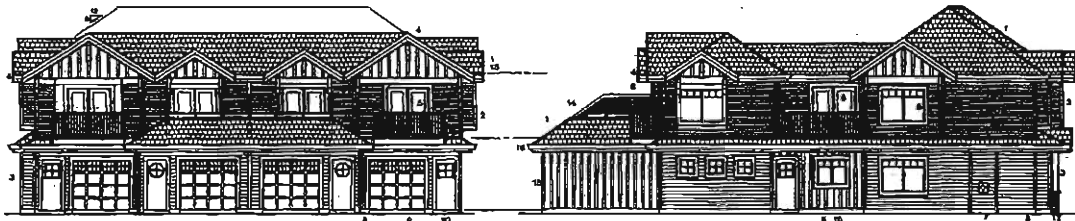
Legend Exterior Finishes

1. solid shingle siding
2. vinyl siding - horizontal
3. hardy plank - diagonal - natural stain / opaque
4. painted wood finish, white, brown, natural
5. double glazed clay windows & doors
6. painted metal - painted, unpainted, galvalume
7. masonry unit
8. masonry - glass inserts
9. masonry - concrete - textured door painted
10. painted metal - white door
11. painted metal - white
12. white, stone stone
13. masonry - stone
14. wood - shingle siding
15. stone & brick
16. stone - granite
17. masonry - with masonry - stone (see drawings for details)



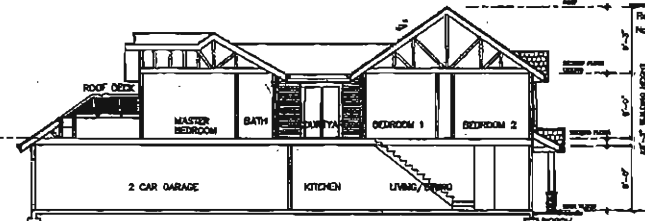
WEST ELEVATION-WALKWAY

NORTH ELEVATION-WALKWAY

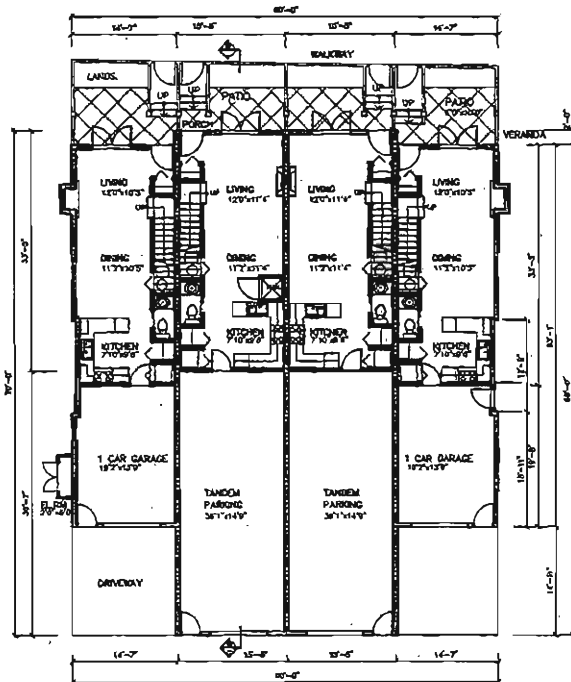


EAST ELEVATION-LANE

SOUTH ELEVATION-WALKWAY

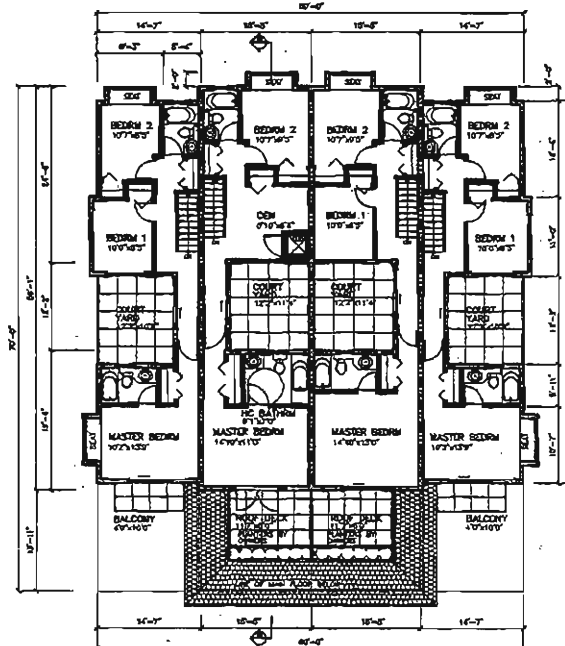


SECTION B-B



UNIT C UNIT D UNIT D UNIT C1
CONVERTIBLE UNIT

MAIN FLOOR PLAN
BUILDING 4



UNIT C UNIT D UNIT D UNIT C1
CONVERTIBLE UNIT

SECOND FLOOR PLAN
BUILDING 4

ACCESSIBILITY NOTES:

- ACCESSIBILITY FEATURES WILL BE PROVIDED TO ALL UNITS (E.G. INCLUSION OF BLOCCING TO INDICATE FOR INSTALLATION OF CURB-CUTS, PROVISION OF BLOCCING TO SIDE WALKS TO ACCOMMODATE LEFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LOWER DOOR JAMBES)
- A MINIMUM ONE (1) UNIT FOR BLOCK OF TOWNHOUSES WILL INCLUDE IMPROVED CONVERTIBLE FEATURES SUCH AS ONE (1) WHEELCHAIR ACCESSIBLE BATHROOM WITH ADOPTIVE ACCESS AS REQUIRED, FLUSH AND REVOLVED THRESHOLDS, STRUCTURAL FRAMING FOR A LIFT, AND WIDER CORRIDORS AND DOORS (IN ADDITION TO THE ACCESSIBLE FEATURES DESCRIBED ABOVE).
- CONVERTIBLE FEATURES HAVE BEEN NOTED ON THE SITE DRAWINGS AND ARE FULLY NOTED AND SHOWN AT LARGEST SCALE ON THE BLOCK SHEETS OF THE DEVELOPMENT PERMIT DRAWINGS.
- ALL FEATURES WILL BE FULLY DETAILED ON THE BUILDING PERMIT DRAWINGS.



richview gardens
townhouse development

#6311, 6331, 6351, 6371
no. 4 road, richmond, b.c.

show the
building 4- floor plans,
elevs. & section
convertible unit

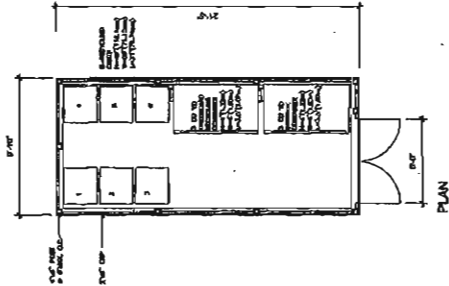
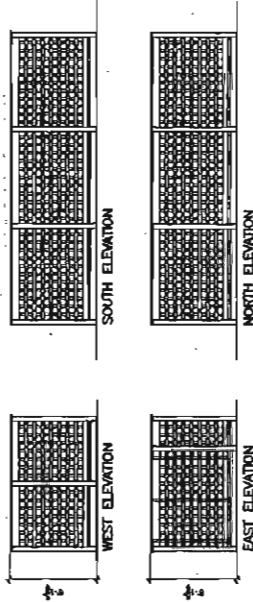
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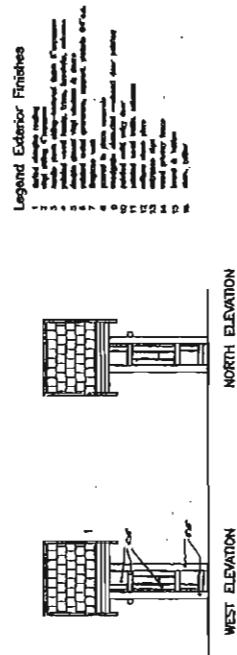
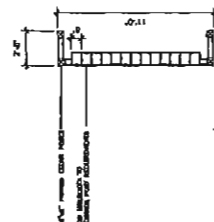
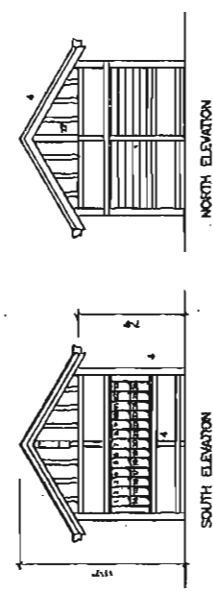
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[illegible]

GARBAGE/ RECYCLING ENCLOSURE
(SEE LANDSCAPE ARCH. DETAILS)

[illegible]

PLAN
ROOFED MAILBOX STRUCTURE



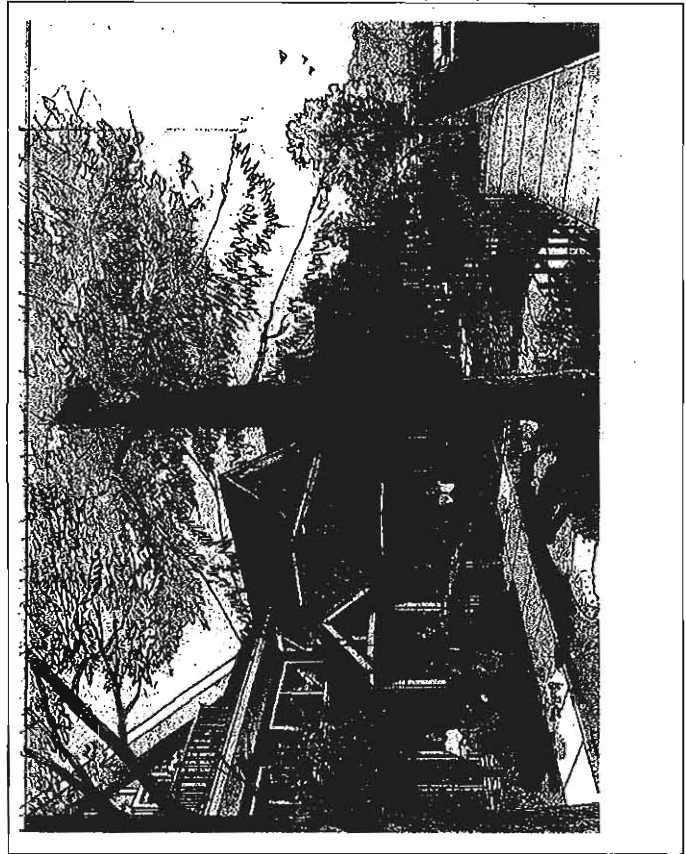
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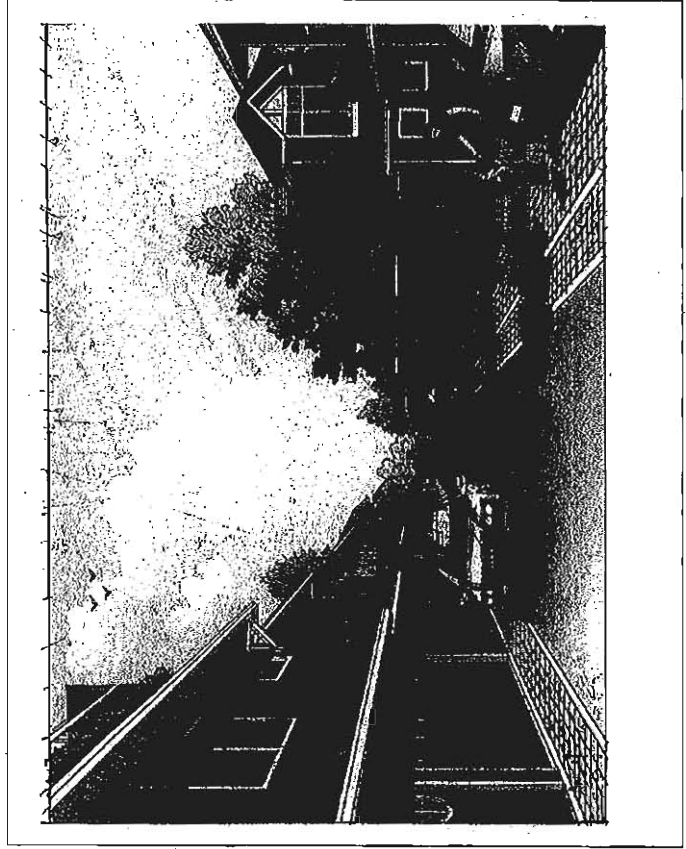
Kenneth A. King
 Architects
 Planning/Design
 Interior Design
 1111 15th Street, N.W.
 Washington, D.C. 20004
 Tel: 202/331-1111

Rev.	Date	Description	By

Revisions:
 No. Date Description By



view looking west on no.4 road

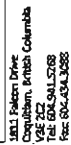


view looking south on No. 4 road

richview gardens
townhouse development
 #3711, 3331, 3351, 3371
 no.4 road, richmond, D.C.

sheet 8/8
 perspectives

date : october 14, 2009 checked:

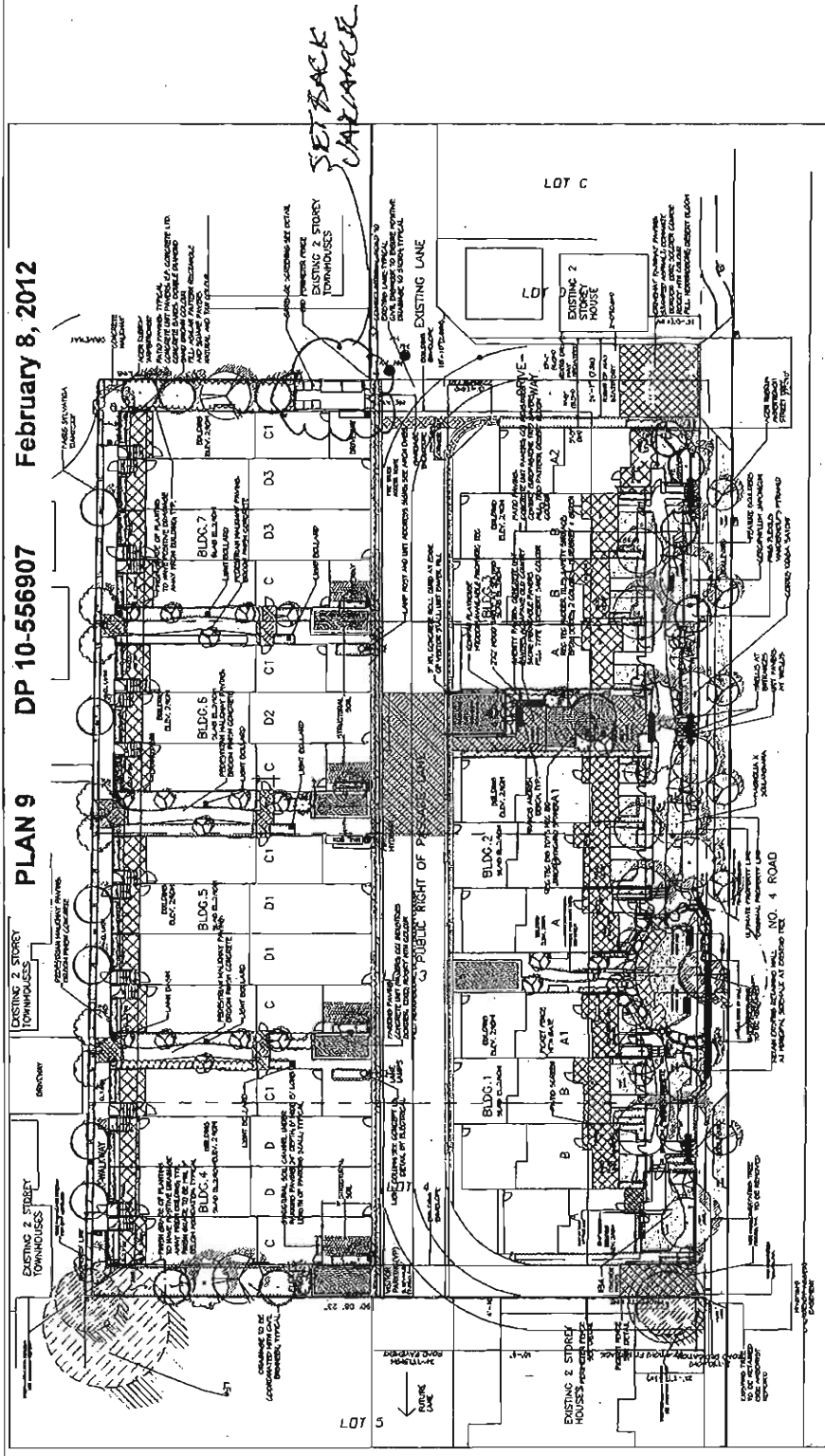


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TOWNHOUSE
DEVELOPMENT
6301L 6302L 6303L 6307L
RD. 4 RD. RICHMOND

**TREE
PLAN**

DATE	04/11/17	DULCIES REMARKS <div style="font-size: 2em; text-align: center;">L2</div>	CF-7
SCALE	1/4"=1'-0"		
DRAWN BY	CM		
CHECKED BY	CM		
DATE	JUN		

[illegible]

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





LANDSCAPE ARCHITECTURE

2833 Falcon Drive
Coquitlam, British Columbia
V3E 2C2
Tel: 604.941.5268
Fax: 604.434.3088

SETBACK VARIANCE

[illegible]

**TOWN-HOUSE
DEVELOPMENT**
6331, 6332, 6333, 6371
NO. 4 RD. RICHMOND

DRAWING TITLE:

**FENCING, WALL
LAYOUT PLAN**

DATE	06/07/77	DRAWING NUMBER: L4
SOLD	PLANT	
BRAND	NOLAN	
DESIGN	NOLAN	
CITY	LOW	
NOLA PROJECT NUMBER		03-005

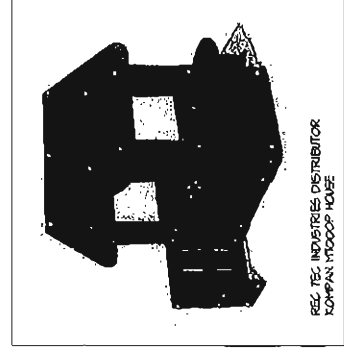
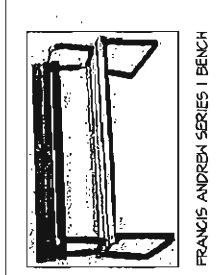
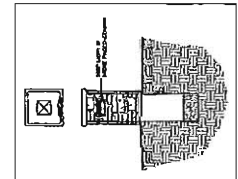
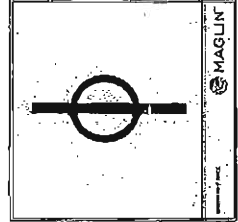
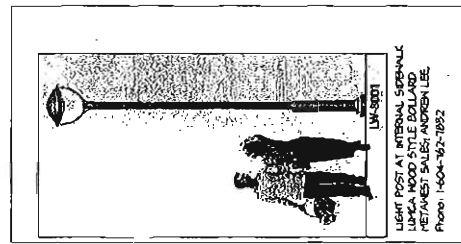
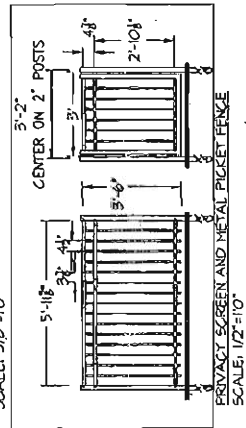
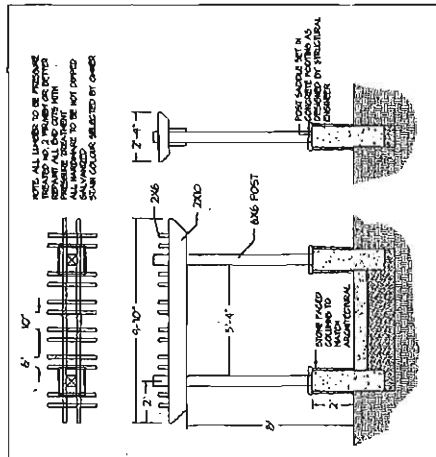
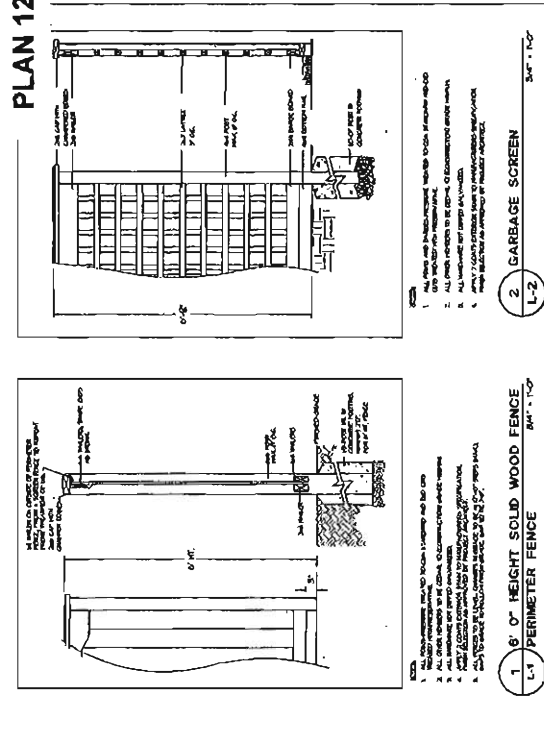
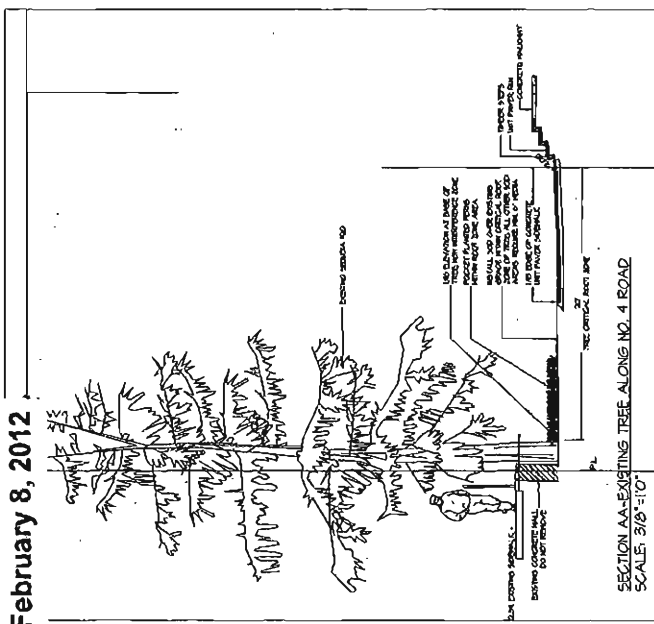
February 8, 2012

DP 10-556907

PLAN 12



M2 Landscape Architecture
3001 E. 18th Ave.
Columbus, OH 43206
V: 614.444.5088
F: 614.444.5088



1	1. 8' 0" PERIMETER FENCE	1/2" = 1'-0"
2	2. GARBAGE SCREEN	3/8" = 1'-0"
3	3. WALKWAY TRELLIS	3/8" = 1'-0"
4	4. PRIVATE SCREEN AND METAL PICKET FENCE	1/2" = 1'-0"
5	5. LIGHT POST AT INTERNAL SIDEWALK	1/2" = 1'-0"
6	6. WALKWAY LIGHT COLUMN	1/2" = 1'-0"
7	7. FRANCIS ANDREX SERIES BENCH	1/2" = 1'-0"
8	8. REZ TEC INDUSTRIES DISTRIBUTOR	1/2" = 1'-0"
9	9. KOMPAN MOOD HOUSE	1/2" = 1'-0"
10	10. SECTION AA-EXISTING TREE ALONG NO. 4 ROAD	3/8" = 1'-0"

PROJECT	TOWNHOUSE DEVELOPMENT
OWNER	6801 43RD AVE. #301
NO. 4 RD. RICHMOND	
DATE	02/08/12
SCALE	AS NOTED
DRAWN BY	DA
CHECKED BY	DA
DATE	02/08/12
PROJECT NUMBER	15
OF 7	

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



date:	october 14, 2009	checked:	
scale:	1/8"=1'-0"	drawn by:	
project no.	2009-10	sheet no.	1



Revisions:	Revised:	By:
1.0	10/1/88	WJG

Seller's Note:

- [illegible]



Richview gardens
townhouse development
#63111, 63311, 63511, 63711
no. 4 road, Richmond, B.C.

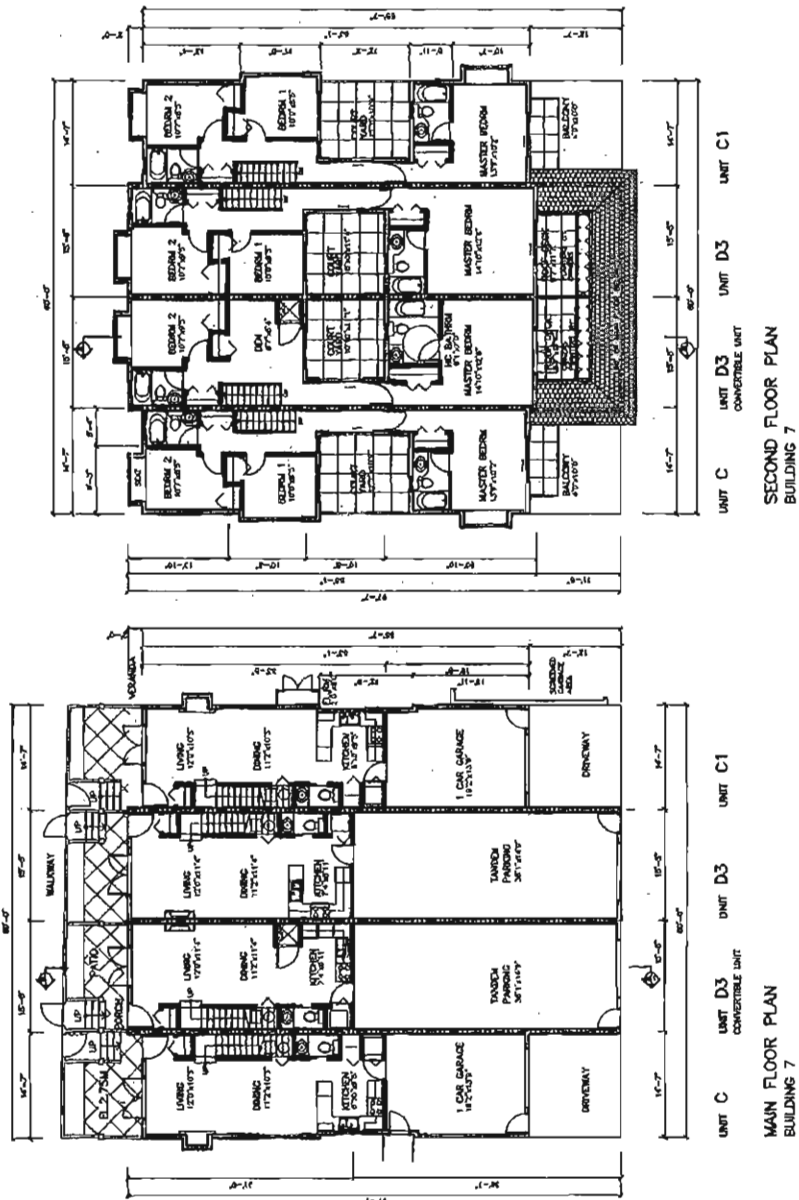
Abstract 1710

building 7-floor plans

Modelo: 187412000

project no.	sheet no.
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201912 a





February 8, 2012

DP 10-556907

REFERENCE PLAN

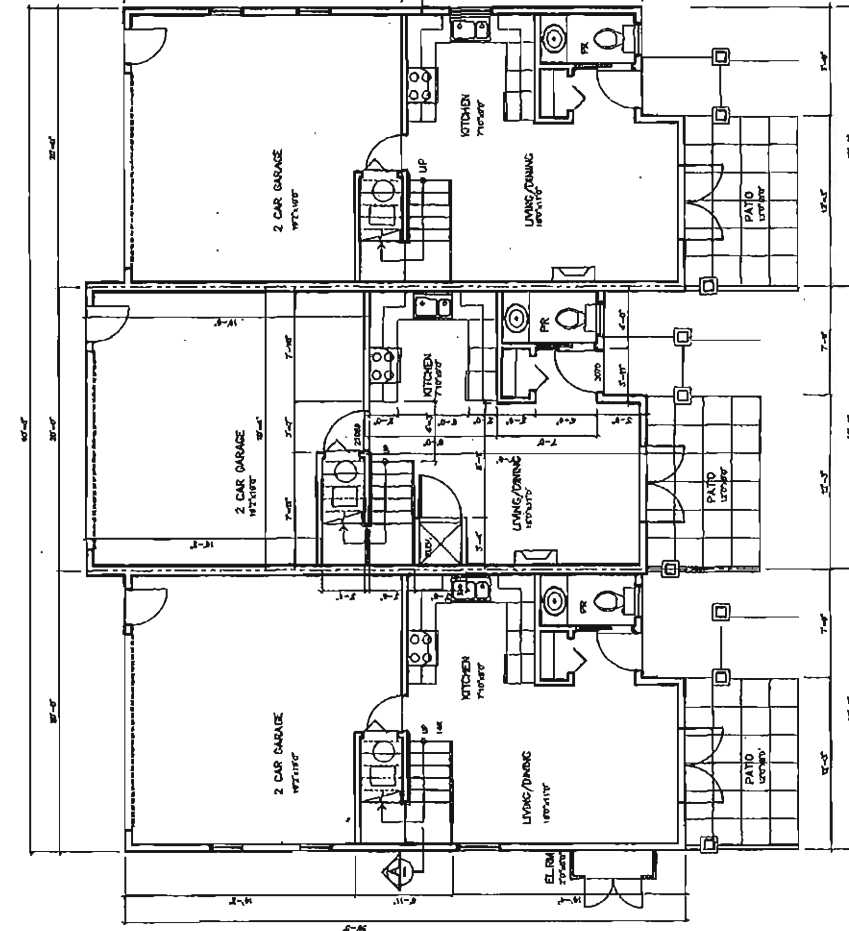
ACCESSIBILITY NOTES

- ACCESSIBILITY FEATURES WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR BUILDINGS TO PROVIDE FOR REGULATION OF CONSTRUCTION OF NEW BUILDINGS TO BE ACCESSIBLE TO ALL PEOPLE WITH PHYSICALLY LIMITING CONDITIONS. THE PROVISION OF LIFT AND RAMP ACCESS TO THE BUILDING ENTRANCE AND TO THE ACCESSIBLE FEATURES INCORPORATED ABOVE.

- A MINIMUM ONE (1) LIFT PER BLOCK OF 10 UNITS SHALL BE PROVIDED TO PROVIDE ACCESS TO THE BUILDING ENTRANCE AND TO THE ACCESSIBLE FEATURES INCORPORATED ABOVE.
- ACCESSIBLE FEATURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR BUILDINGS TO PROVIDE FOR REGULATION OF CONSTRUCTION OF NEW BUILDINGS TO BE ACCESSIBLE TO ALL PEOPLE WITH PHYSICALLY LIMITING CONDITIONS. THE PROVISION OF LIFT AND RAMP ACCESS TO THE BUILDING ENTRANCE AND TO THE ACCESSIBLE FEATURES INCORPORATED ABOVE.

- CONVERTIBLE FEATURES HAVE BEEN NOTED ON THE SITE COORDINATES AND ARE FULLY COMPLIANT WITH THE 2010 ADA STANDARDS FOR BUILDINGS TO PROVIDE FOR REGULATION OF CONSTRUCTION OF NEW BUILDINGS TO BE ACCESSIBLE TO ALL PEOPLE WITH PHYSICALLY LIMITING CONDITIONS. THE PROVISION OF LIFT AND RAMP ACCESS TO THE BUILDING ENTRANCE AND TO THE ACCESSIBLE FEATURES INCORPORATED ABOVE.

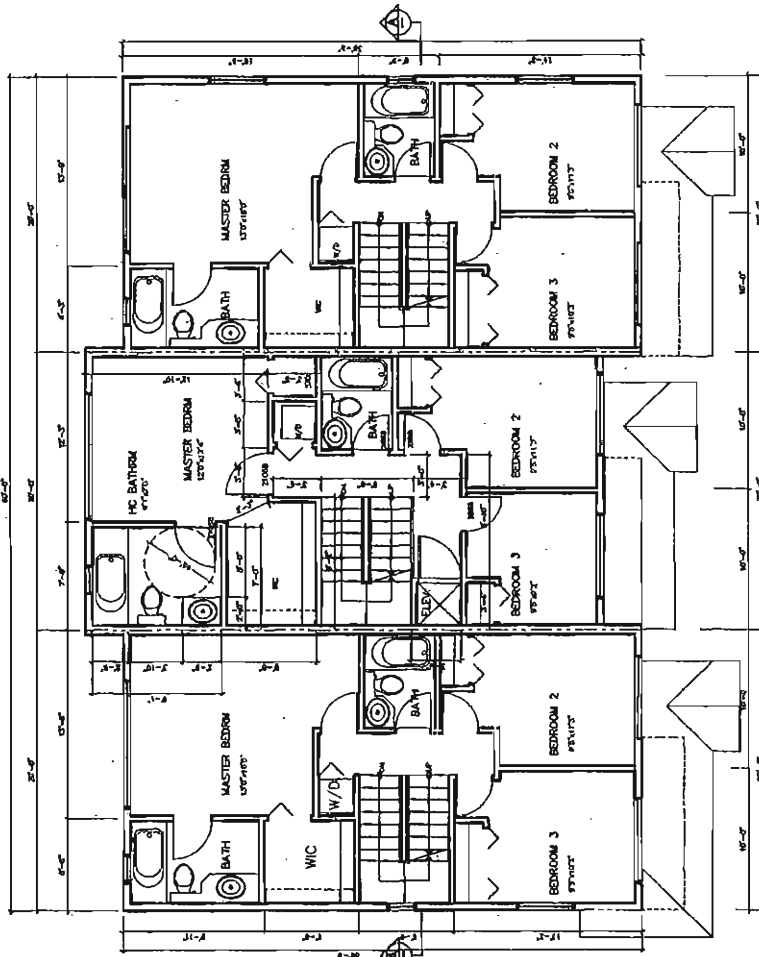
Kenneth & King
Architects
Planning/Design
Interior Design
10000 Old Dominion Road, Suite 300
Richmond, VA 23234
703.351.1000



UNIT A
MAIN FLOOR PLAN
BUILDING 2

UNIT B
CONVERTIBLE UNIT

UNIT A1



UNIT A
SECOND FLOOR PLAN
BUILDING 2

UNIT B
CONVERTIBLE UNIT

UNIT A1



Richview Gardens
Townhouse Development

86311, 86312, 86313, 86314, 86315
No. 4 Road, Richmond, B.C.

Sheet Title
Building 2-convertible unit
floor plan

Date: October 14, 2008

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

Project No. 08000000

Sheet No. 001



Kenneth & King
Architects
1801 Main Street, Suite 100
Richmond, BC V6V 2G6
Tel: 604.273.8726

February 8, 2012

DP 10-556907

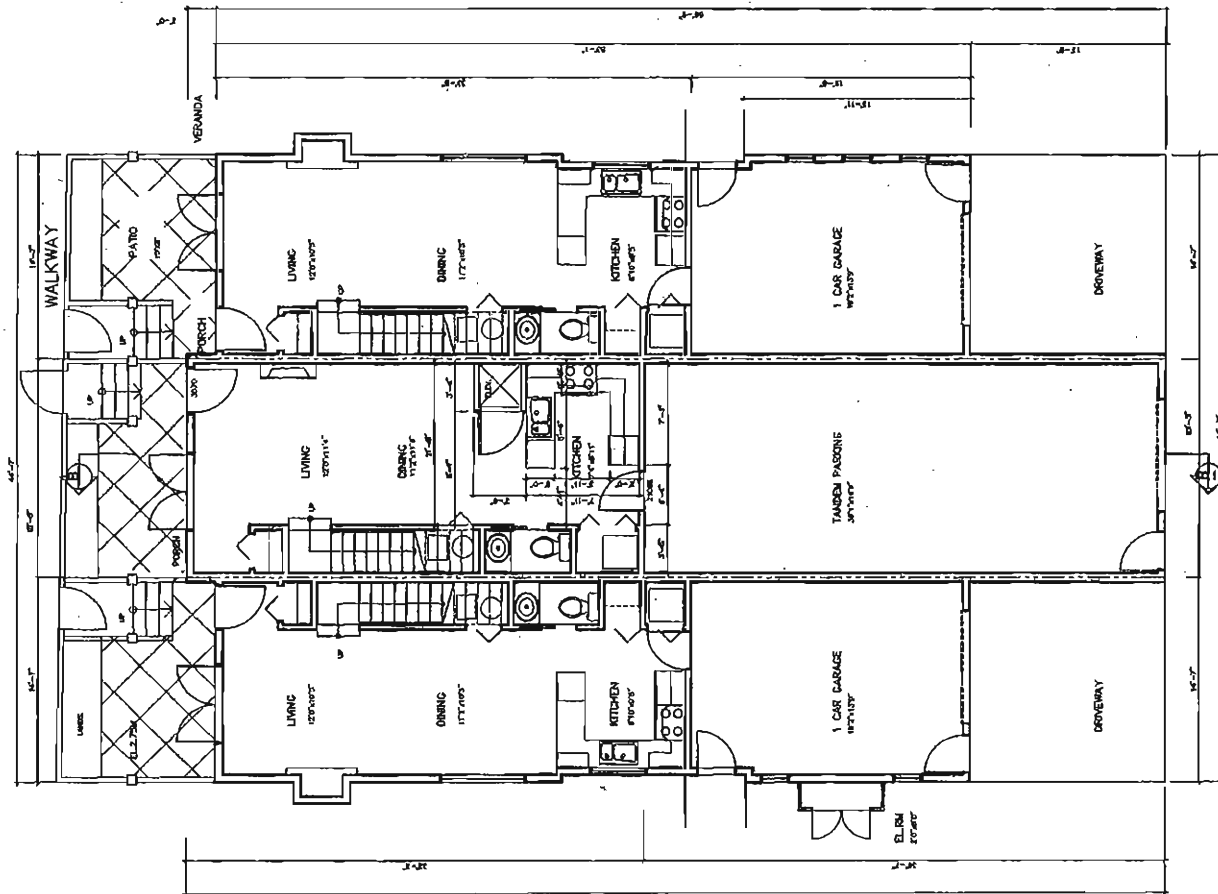
REFERENCE PLAN

- A MINIMUM ONE (1) UNIT PER BLOCK OF TOWNHOUSES WILL BE PROVIDED ON THE SITE. THE TOWNHOUSES WILL BE PROVIDED WITH ACCESS TO ALL UTILITIES (E.G. WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE, ETC.) AND TO ALL SERVICES (E.G. MAIL, TRASH, RECYCLING, ETC.) AND TO ALL SERVICES (E.G. MAIL, TRASH, RECYCLING, ETC.) AND TO ALL SERVICES (E.G. MAIL, TRASH, RECYCLING, ETC.)
- ALL FEATURES WILL BE FULLY DETAILED ON THE BUILDING PERMIT DRAWINGS.

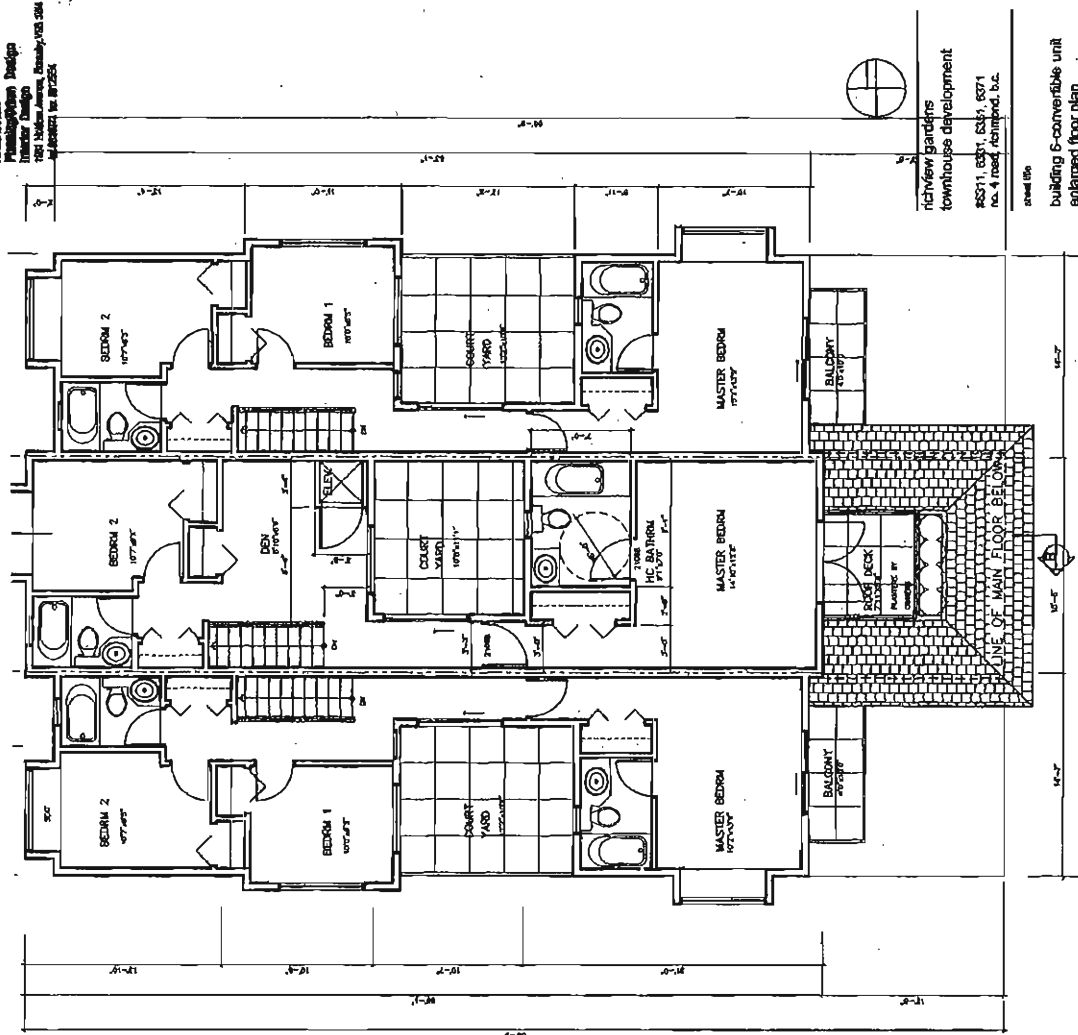
- ACCESSIBILITY FEATURES WILL BE PROVIDED TO ALL UNITS (E.G. RAMP, CURB CUT, ELEVATOR, ETC.) AND TO ALL SERVICES (E.G. MAIL, TRASH, RECYCLING, ETC.) AND TO ALL SERVICES (E.G. MAIL, TRASH, RECYCLING, ETC.)
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- ALL FEATURES WILL BE FULLY DETAILED ON THE BUILDING PERMIT DRAWINGS.



UNIT C UNIT D2 UNIT C1
MAIN FLOOR PLAN
BUILDING 6



UNIT C UNIT D2 UNIT C1
SECOND FLOOR PLAN
BUILDING 6

richview gardens
townhouse development
#2311, 6371, 6372, 6373
No. 4 Road, Richmond, B.C.

building 6 - convertible unit
enlarged floor plan
date: October 14, 2009
scale: 1/4" = 1'-0"
project no.



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 3, 2012
File: DP 11-577719
Re: **Application by Westmark Developments (Woodwards Pointe) Ltd. for a
Development Permit at 9900 No. 2 Road and 6011, 6031, 6051 &
6071 Williams Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 townhouse units at 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road on a site zoned Medium Density Townhouses (RTM3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;
 - b) Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;
 - c) Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and
 - d) Allow a total of 36 tandem parking spaces in 18 townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Westmark Developments (Woodwards Pointe) Ltd. has applied to the City of Richmond for permission to develop 23 townhouse units at 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road. This site is being rezoned from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) for this project under Bylaw 8676 (RZ 09-489238).

The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 10-529604). Works include, but are not limited to, upgrades to the existing storm and sanitary systems, and beautification works along No. 2 Road, Williams Road, and Parsons Road frontages.

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

Development surrounding the subject site is as follows:

- To the north: Along the east side of No. 2 Road, a townhouse development on a lot zoned Low Density Townhouses (RTL1). Along the west side of Parsons Road, a duplex on a lot zoned Single Detached (RS1/E);
- To the east: Across Parsons Road, single-family dwellings on lots zoned Single Detached (RS1/C);
- To the south: Across Williams Road, single-family dwellings on lots zoned Single Detached (RS1/E) and Land Use Contract (LUC072); and
- To the west: Across No. 2 Road, single-family dwellings on lots zoned Single Detached (RS1/A) and a townhouse development on a lot zoned Medium Density Townhouses (RTM1).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on March 21, 2011. At the Public Hearing, residents from the adjacent single-family neighbourhood expressed their concerns related to traffic and parking on Williams Road and Parsons Road. City staff were directed to investigate:

- (i) Moving the only access to a right in/right out Williams Road access and egress onto the subject site as part of the Development Permit;
- (ii) Tandem parking in future townhouse projects;
- (iii) On-street vehicle parking and speeding issues on Parsons Road; and
- (iv) Safety measures to be added by the City, and/or Westmark Developments (Woodwards Pointe) Ltd., at the intersection of No. 2 Road and Williams Road before the project is completed.

A Memorandum from the Director of Transportation and the Director of Development was forwarded to Mayor and Council on August 16, 2011 to report the investigation results on items (i), (iii) and (iv) (see **Attachment 2**). A Report dated September 6, 2011, from the Director of Transportation and the Director of Development, was forwarded to Planning Committee on September 20, 2011 to present the results of staff's analysis on item (ii). There was a subsequent referral to consult with stakeholders, including the Urban Development Institute (UDI), Greater Vancouver Home Builders Association (GVHBA), and other small townhouse builders not part of the UDI and GVHBA, on parking-related topics specific to multi-family residential development. Transportation Division staff is currently working on this referral.

Further to the concerns related to traffic and parking, residents in the adjacent single-family neighbourhood have also expressed the following concerns. The response to the concern is provided in *italics*.

1. Concern that the height of the new townhouses would be significantly taller than the existing single-family houses in the area (predominantly 2-storey) and would be out of place in this single-family neighbourhood.

The site plan has been significantly revised since Public Hearing. Site access has been shifted from Parsons Road to Williams Road. The interface to the single-family homes/duplexes and townhouses to the north has been improved with 2-storey adjacency and an increased setback for the eastern portion (single-family side yard interface), and 2-storey and 2½-storey interface on the western portion (multiple-family rear yard interface). The streetscape along Parsons Road has been modified to create a scale sympathetic to the duplex units to the north and the single-family homes across the street with two (2) end units.

2. Concern that the removal of existing trees on site would destroy the landscapes and scenery in the vicinity as well as the coordination to the existing environment.

The proposed site layout is driven by retention of mature trees within the centre of the site in the proposed outdoor amenity area and along both No. 2 Road and Williams Road frontage to maintain the existing scenery and streetscape greenery. Additional large replacement trees are proposed for inclusion.

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 generally in compliance with the Medium Density Townhouses (RTM3) zone except for the zoning variances noted below.

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

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

- 1) Reduce the minimum Williams Road setback from 6.0 m to 4.5 m.

(Staff supports the proposed variance, as the variance is mainly a result of a dedication of land for future road widening on Williams Road as well as preservation of mature trees within the centre of the site. The Tree Protection Zone for trees being preserved in the proposed outdoor amenity area dictates the location of the internal drive aisle, which set the position of the 3-storey units fronting Williams Road. The mature trees being preserved along Williams Road will mitigate the slight encroachment of the buildings into the required road setback.)

- 2) Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2.

(Staff supports the proposed variance, as the variance is mainly a result of preservation of mature trees within the centre of the site. The variance is required for a projection of the ground floor on only one (1) unit. As a means to create a sympathetic transition to the neighbouring single-family homes/duplexes, 2-storey duplex units (which requires a larger footprint in order to provide a liveable main level) are proposed along that portion of the north property line. These 2-storey buildings cannot be shifted west due to the Tree Protection Zone required for trees being preserved in the proposed outdoor amenity area. The proposed ground floor projection into the front yard is in alignment with the front porch projection allowed under RTM3 zone. This minor encroachment onto the required front yard has no impact on massing of the building and no reduction in the required area of landscaping within the front yard along Parsons Road.)

- 3) Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle.

(Staff supports the proposed variance, as it is a minor variance to allow landscape structures that do not form part of the principal building to locate closer to the front property line. The location of BC Hydro kiosks prevents a 2 m road setback to the proposed trellises, which is a nice feature to enhance the streetscape and screen the kiosks.)

- 4) Allow a total of 36 tandem parking spaces in 18 townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that tandem parking reduces pavement area on site and facilitate a more flexible site layout. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel (ADP) for review on September 21, 2011. Since quorum was not present, the Panel did not vote on the item; however, the consensus of the Panel was that the item should go forward in the usual manner. A copy of the relevant excerpt from the Advisory Design Panel is attached for reference (**Attachment 3**). 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, and achieve a good transition to the existing residential developments adjacent to the site.
- The 3-storey units proposed on-site are located along No. 2 Road and Williams Road. Units located adjacent to the existing duplex to the north are 2-storeys high and end units located adjacent to the neighbouring 2-storey detached townhouse units to the north have been stepped down to 2½ storeys and 2-storeys.
- The proposed building height and setback along the yard interface with the existing duplex lot to the north comply with the guidelines under the Arterial Road Redevelopment Policy on rear yard interface with single-family housing (4.5 m).
- New trees and hedges to be planted along the north property line will provide natural privacy screens between the proposed development and the existing adjacent residential developments.
- Only two (2) end units are proposed along the Parsons Road frontage and the units are designed to imitate the single-family streetscape character across the street.

Urban Design and Site Planning

- The proposed site layout includes 23 townhouses in seven (7) separate buildings with a mix of 2-storey to 3-storey building height.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in 18 of the 23 units.
- A total of five (5) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- Vehicular access is from Williams Road where access and egress are restricted to right in/right out turns only. A restrictive covenant to reflect this arrangement will be required as a condition of the Development Permit.
- Pedestrian accesses to the proposed development are provided on both No. 2 Road and Parsons Road.
- The outdoor amenity space is provided in a central consolidated location and is appropriate in providing open landscape and amenity convenient to all of the units.
- Centralized mailboxes are located in the outdoor amenity area, at the centre of the proposed development.
- Garbage and recycling enclosures are proposed at either side of the vehicle entry to the development and have been incorporated into the design as part of the adjacent buildings to minimize its visual impact.

Architectural Form and Character

- The building forms are well articulated. The pedestrian residential streetscape along the road frontages is enhanced by a mix of gable roofs and hip roofs as well as with the direct access provided from the street to the street facing units.
- A pedestrian scale is achieved along the internal drive aisle with the inclusion of varying building height, projections, recesses, varying material combinations, a range of colour finishes, and well defined individual unit entries.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (asphalt roof shingles, shingle cement fibre board, wood grain vinyl siding, painted board & batten, decorative wood bracket, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines. Visual interest is achieved by the use of contrasting colours on sidings and trims.
- One (1) convertible unit has been incorporated into the design. Alternate floor plan demonstrating simple conversion potential to accommodate a person in a wheelchair is provided (see alternative floor plans for Unit Aa2 where a vertical lift may be installed).
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Tree Preservation

- 22 of the 29 bylaw-sized trees noted on-site were identified for removal at rezoning stage due to general poor condition and conflict with the proposed development.
- A recent site visit to re-assess the protected trees' structural stability and long-term retention feasibility concluded that a Douglas Fir tree (70 cm calliper) located within the proposed amenity area has developed twin leaders as a result of previous topping. These co-dominant leaders are each minimum 0.3 m in diameter with a height of approximately 10 m. As these leaders continue to add biomass (i.e. grow), they will become weaker at the attachment point with a high propensity for branch failure (targets would be the adjacent buildings, vehicles, residents). As a result, the tree's long-term retention value is low.
- In light of the above, the City's Tree Preservation Coordinator confirmed that a more beneficial long-term solution would be seeking of two (2) large specimen replacement trees to compensate for the loss of this tree. The applicant proposes to plant two (2) Oak trees at 14 cm calliper (along Parsons Road frontage).
- As noted at the rezoning stage, the developer proposes to protect 11 trees located within the boulevard along No. 2 Road and Williams Road as well as one (1) tree located on the adjacent property to the north (9931 Parsons Road). A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.
- A total of 46 replacement trees are required. The applicant is proposing to plant 44 replacement trees on-site and provide cash-in-lieu in the amount of \$1,000 for off-site planting of the balance of the replacement trees (2 trees) prior to issuance of the Development Permit.

Landscape Design and Open Space Design

- 12 conifer and 32 deciduous trees are proposed on-site; 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.
- Retention of existing mature trees along with a substantial planting buffer along all street frontages creates a lush green streetscape along the public road.
- A low line of wood picket fence along the front yards defines private outdoor space from the public realm and enhances both the privacy of residences and the pedestrian experience.
- Fence along the street frontage is setback from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- Children's play equipment, which offers multiple activities for several children at the same time, is provided and nestled amongst the large retained trees.
- A wheelchair ramp is provided to allow access to all area of the outdoor amenity space.
- Benches are proposed adjacent to the children's play area to create an opportunity for passive surveillance of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. The applicant proposes to provide a cash-in-lieu contribution. Due to the change in unit yield under the current proposal, the cash-in-lieu secured at rezoning stage should be revised from \$29,000 to \$27,000.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Porch wall mounted light fixtures on unit along streets will contribute to safer pedestrian environment.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Hierarchy of public to private spaces is reinforced with planting and fences.
- Clear sight lines are achieved through the site for walkways and drive aisle configuration.

Sustainability

- The project will incorporate energy efficient appliances, low flow fixtures, low-E glazing, and drought tolerant planting.
- Permeable pavers are introduced within the internal driveway as accent areas at intersections as well as visitor parking stalls to enhanced site permeability.

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. Therefore, staff recommend support of this Development Permit application.



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

EL:blg

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

- Registration of a covenant prohibiting the conversion of parking area into habitable space.
- Registration of a covenant to ensure vehicular access to the site is from Williams Road where access and egress are restricted to right in/right out turns only; no vehicular access is permitted to/from No. 2 Road or Parsons Road.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- City acceptance of the developer's offer to voluntarily contribute \$1,000 to the City's Tree Compensation Fund for the planting of two (2) replacement trees within the City.
- Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$27,000.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$78,500 (based on total floor area of 39,250 ft²).

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

- Incorporation of accessibility 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.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 11-577719

Attachment 1

Address: 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road

Applicant: Westmark Developments (Woodwards Pointe) Ltd. Owner: Westmark Developments (Woodwards Pointe) Ltd.

Planning Area(s): Blundell

Floor Area Gross: 3,646 m² (39,250 ft²) Floor Area Net: 2,569 m² (27,654 ft²)

	Existing	Proposed
Site Area:	4,144 m ² (44,607 ft ²)	3,855 m ² (41,495 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
Number of Units:	5	23

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.67	none permitted
Lot Coverage – Building:	Max. 40%	39.9%	none
Lot Coverage – Non-porous Surfaces	Max. 65%	55.1%	none
Lot Coverage – Landscaping:	Min. 25%	28.4%	none
Setback – Front Yard – No. 2 Road (m):	Min. 6 m	6.0 m	none
Setback – Front Yard – Williams Road (m):	Min. 6 m	4.5 m	variance requested
Setback – Front Yard – Parsons Road (m):	Min. 6 m	Building 1: 6.0 m Building 2: 4.5 m (ground floor only)	variance requested
Setback – Side Yard (North) (m):	Min. 3 m	3.0 m Min.	none
Height (m):	12.0 m (3 storeys)	11.52 m	none
Lot Size (min. dimensions):	Min. 50 m wide (major arterial) x 35 m deep	Min. 50 m wide on No. 2 Road x min. 90 m wide on Williams Road	none
Off-street Parking Spaces – Regular:	Min. 2 x 23 units = 46 stalls	46	none
Off-street Parking Spaces –Visitor:	Min. 0.2 x 23 units = 5 stalls	5	none
Off-street Parking Spaces – Total:	51	51	none

Tandem Parking Spaces:	not permitted	36	variance requested
Small Car Parking Spaces:	Max. 50% x 51 = 25 stalls	5	none
Off-street Parking Spaces - Accessible	2	1 stall within convertible unit + 1 visitor parking	none
Bicycle Parking Spaces – Class 1:	Min. 1.25 x 23 units = 29 stalls	40	none
Bicycle Parking Spaces – Class 2:	Min. 0.2 x 23 units = 5 stalls	5	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$27,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 23 units = 138 m ²	188.5 m ²	none



City of Richmond

Memorandum

Planning and Development Department
Transportation

To: Mayor and Councillors
From: Victor Wei, P. Eng.
Director, Transportation
Brian Jackson
Director, Development

Date: August 16, 2011
File: 08-4105-20-AMANDA
#/2011-Vol 01

Re: **INVESTIGATION OF TRAFFIC SAFETY CONCERNS IDENTIFIED FOR RZ 09-489238**

At the March 21, 2011 Council meeting for Public Hearings regarding an application by Westmark Developments (Woodwards Pointe) Ltd. to the City of Richmond for permission to rezone 9900 No. 2 Road, 6011, 6031, 6051, and 6071 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) in order to permit the development of 24 townhouse units on the site, City staff were directed to investigate:

- (i) moving the only access to a right in/right out Williams Road access and egress onto the subject site as part of the development permit;
- (ii) tandem parking in future townhouse projects;
- (iii) on-street vehicle parking and speeding issues on Parsons Road; and
- (iv) safety measures to be added by the City, and/or Westmark Developments (Woodwards Pointe) Ltd., at the intersection of No. 2 Road and Williams Road before the project is completed.

This memorandum responds to items (i, iii and iv) of the referral as item (ii) will be addressed in a separate report that is currently scheduled to be presented at the September 20, 2011 meeting of the Planning Committee.

1. Access to Subject Site

The applicant has agreed to move the proposed development's access from Parsons Road to Williams Road and to restrict access and egress to right in/right out turns only. This revision will be reflected and form part of the requirements of the development permit and servicing agreement. Staff will work with the applicant to ensure that the access is suitably designed and located.

2. On-Street Parking and Traffic Safety on Parsons Road

Parsons Road is currently an 8.8 metre wide local road with curb and gutter on both sides, a sidewalk on the east side only and on-street vehicle parking permitted on both sides of the roadway. As part of the proposed development, the roadway would be widened on the west side (along the frontage of the development site) to 11.2 metres and a sidewalk and treed boulevard established on the west side to be consistent with the City's standard for local streets fronting multi-family dwellings. On-street parking would be retained on both sides of the roadway.

The widened road width will further improve safe passage of vehicles in both directions with parking on both sides.

Over the past five years, Community Bylaws has issued a total of six parking violations each on Parsons Road and Williams Road in the vicinity of Parsons Road. Of the six parking violations on Parsons Road, five were issued as a result of residents' complaints regarding vehicles parked for longer than three or 48 hours.¹ The remaining ticket issued on Parsons Road was for an uninsured vehicle. All six tickets issued on Williams Road were for vehicles parked on the sidewalk and were likely related to construction activities.

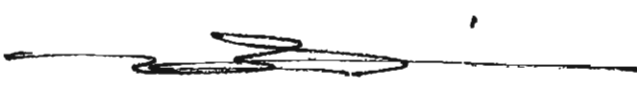
Transportation staff also undertook a traffic study on Parsons Road in July-August 2011 to establish current vehicle volumes and speeds. The results indicate that the average daily traffic volume is 629 vehicles, which is less than the typical daily volume of 1,000 vehicles for a local road. The 85th percentile vehicle speed was 46 km/h, which is less than the posted speed limit of 50 km/h. Based on these results, no traffic calming measures are recommended at this time, but staff will continue to monitor the area and implement mitigation measures as deemed necessary.

3. Proposed Safety Measures for No. 2 Road and Williams Road Intersection


Williams Road and No. 2 Road is a fully signalized intersection that currently has left-turn bays, one through-right turn lane and bike lanes on Williams Road (east and west legs) and two through lanes (which operate as through-left and through-right) on No. 2 Road (north and south legs). All four legs of the intersection have advance left-turn arrows.

In addition to the streetscape upgrades for Parsons Road, the developer will contribute \$12,000 towards the installation of accessible pedestrian signal features for the traffic signal at this intersection, which will enhance pedestrian safety particularly for people with vision loss. These features are anticipated to be installed in 2012. No further road safety measures are required at this time.

Please contact either of the undersigned if you have any questions or would like further information on this matter.



Victor Wei, P. Eng.
Director, Transportation
(604-276-4131)



Brian Jackson
Director, Development
(604-276-4138)

pc: TAG
JC:lce

¹ Per Section 12.4(l) of the City's *Traffic Bylaw*, an individual cannot park a vehicle between the hours of 8:00 am and 6:00 pm on any roadway abutting a premises used for residential or commercial purposes for more than three hours unless those premises are the property or residence of the person or his employer. Per Section 12.4 (d) of the City's *Traffic Bylaw*, an individual cannot park a vehicle at any one place on any street for a period longer than 48 consecutive hours.

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 21, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Comments from the Panel were as follows (applicant's responses in *bold italics*):

1. General design is good; fits well with the context and scale of the neighbourhood; appreciate that the existing mature trees are to be retained; massing and roof character also fit well with the neighbourhood.

OK

2. Consider varying the colours and textures on the façade to enhance its visual appeal.

Two colour schemes are incorporated to provide variety on the facades. Materials are consistent to maintain a sense of unity and identity throughout the development.

3. Like the treatment of the end units of buildings at the back of the development; lower height of end units reduces the scale of the buildings.

OK

4. Reduction of road setback along Williams Road from 6.0 meters to 4.5 meters is not a concern; green space is still adequate; appreciate the retention of mature trees particularly at the corner of Williams Road and No. 2 Road.

OK

5. Concern on Building No. 6 which is at the corner of No. 2 and Williams Road; west elevation of the building is treated like a side façade; consider further treatment as it is facing a major street; design development to enhance corner building expression toward the street.

Porch element on corner increased to create more depth and frontage character for building 6 No.2 Road frontage. Note that the appearance of this corner will be defined by the existing, mature trees.

6. A good and handsome project; fits well with the neighbourhood; retention of existing trees is commendable; concern on how to deal with retaining wall and grade changes to ensure long-term survivability of trees.

OK

7. Appreciate that townhouse units have individual entrances facing the street.

OK

8. Consider treating the entire drive aisle with permeable pavers; will create a sense of warmth and community; could be used by children and teen-agers for outdoor sports activities; encourage the use of the drive aisle as a social gathering place.

Pavers remain as accent elements and a linear walkway to differentiate a pedestrian pathway within the drive aisle

9. Entrance to the development needs further treatment to identify entry to the complex and provide a sense of identity; consider incorporating signage and more details to fences and trellises to provide identity to the project.

The project sign, and fences are subtle to emphasize the streetscape of existing tall coniferous and deciduous trees, all of which will provide a sense of entry and contribute to the project identity.

10. One of the stronger projects presented by the applicant.

OK

11. Agree with comments regarding paving; consider treating the entire drive aisle with permeable pavers; at the minimum, suggest that the applicant introduce permeable pavers adjacent to the amenity area or (forming a square(s)) at the intersection of the north-south and east-west drive aisles; and like the stepping down of the end units of the buildings at the north side to 2 and 2 1/2 storeys.

Pavers remain as accent elements and a linear walkway is added in coloured concrete to differentiate a pedestrian pathway within the drive aisle.



No. DP 11-577719

To the Holder: WESTMARK DEVELOPMENTS
(WOODWARDS POINTE) LTD.

Property Address: 9900 NO. 2 ROAD AND 6011, 6031, 6051
AND 6071 WILLIAMS ROAD

Address: C/O TAIZO YAMAMOTO
YAMAMOTO ARCHITECTURE INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;
 - b) Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;
 - c) Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and
 - d) Allow a total of 36 tandem parking spaces in 18 townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$78,500.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 11-577719

To the Holder: WESTMARK DEVELOPMENTS
(WOODWARDS POINTE) LTD.

Property Address: 9900 NO. 2 ROAD AND 6011, 6031, 6051 &
6071 WILLIAMS ROAD

Address: C/O TAIZO YAMAMOTO
YAMAMOTO ARCHITECTURE INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
- 8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

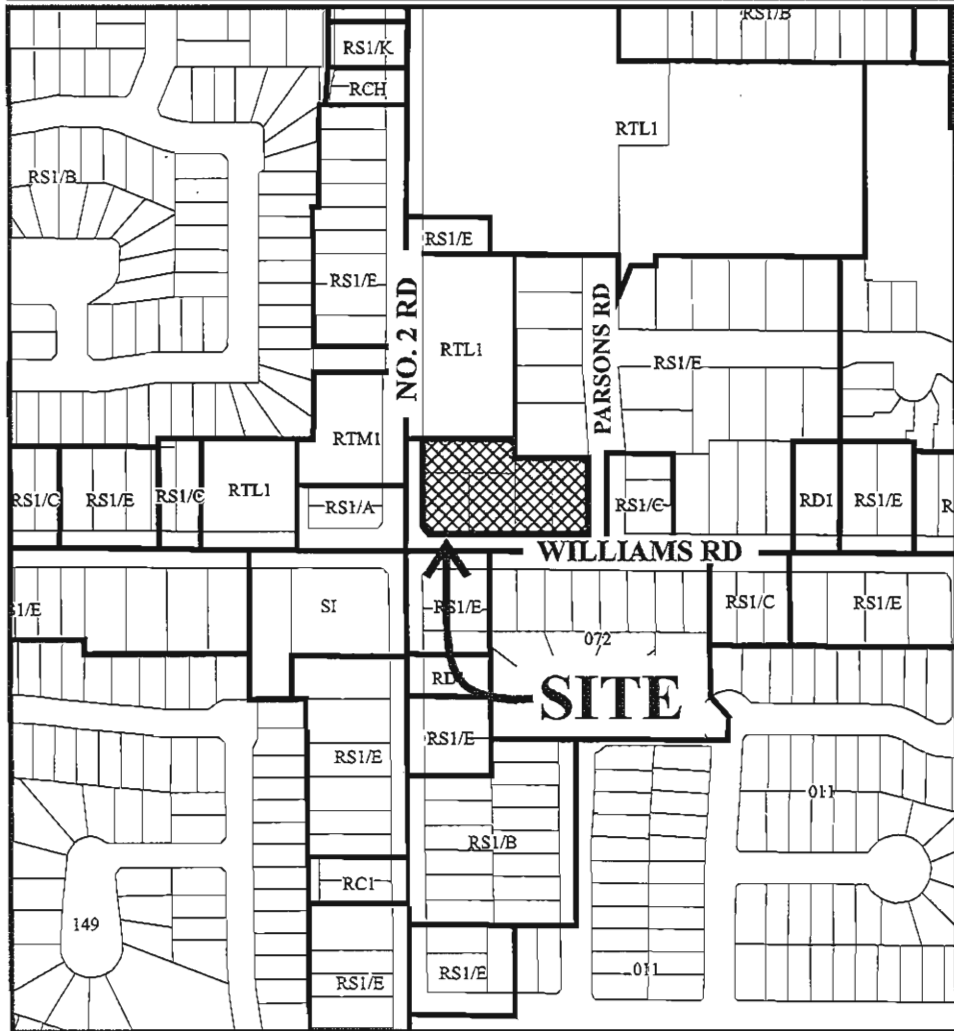
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



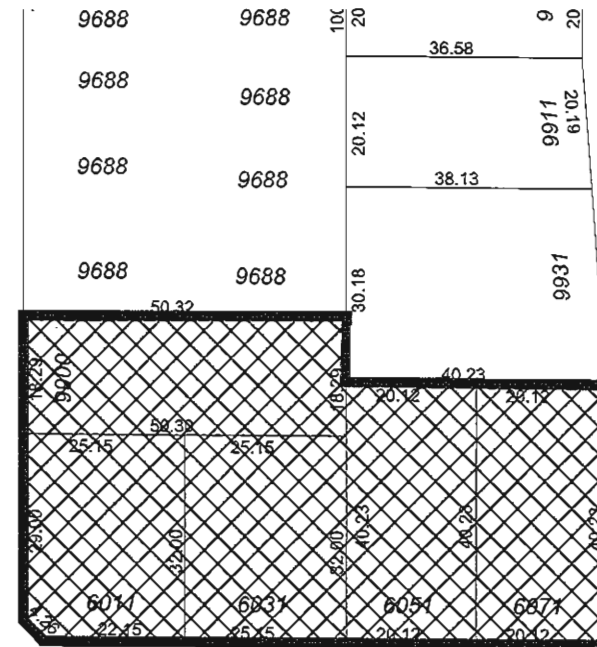
NO. 2 RD

97.11
14.17

61.30

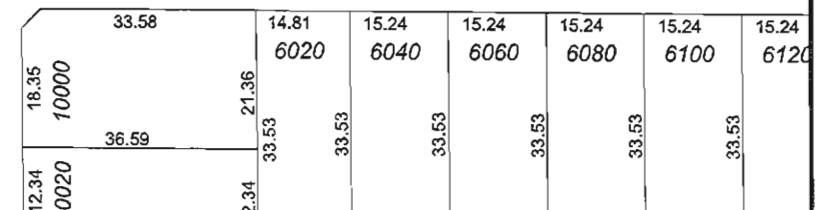
4.34

100.11
44.81



PARSONS RD

WILLIAMS RD



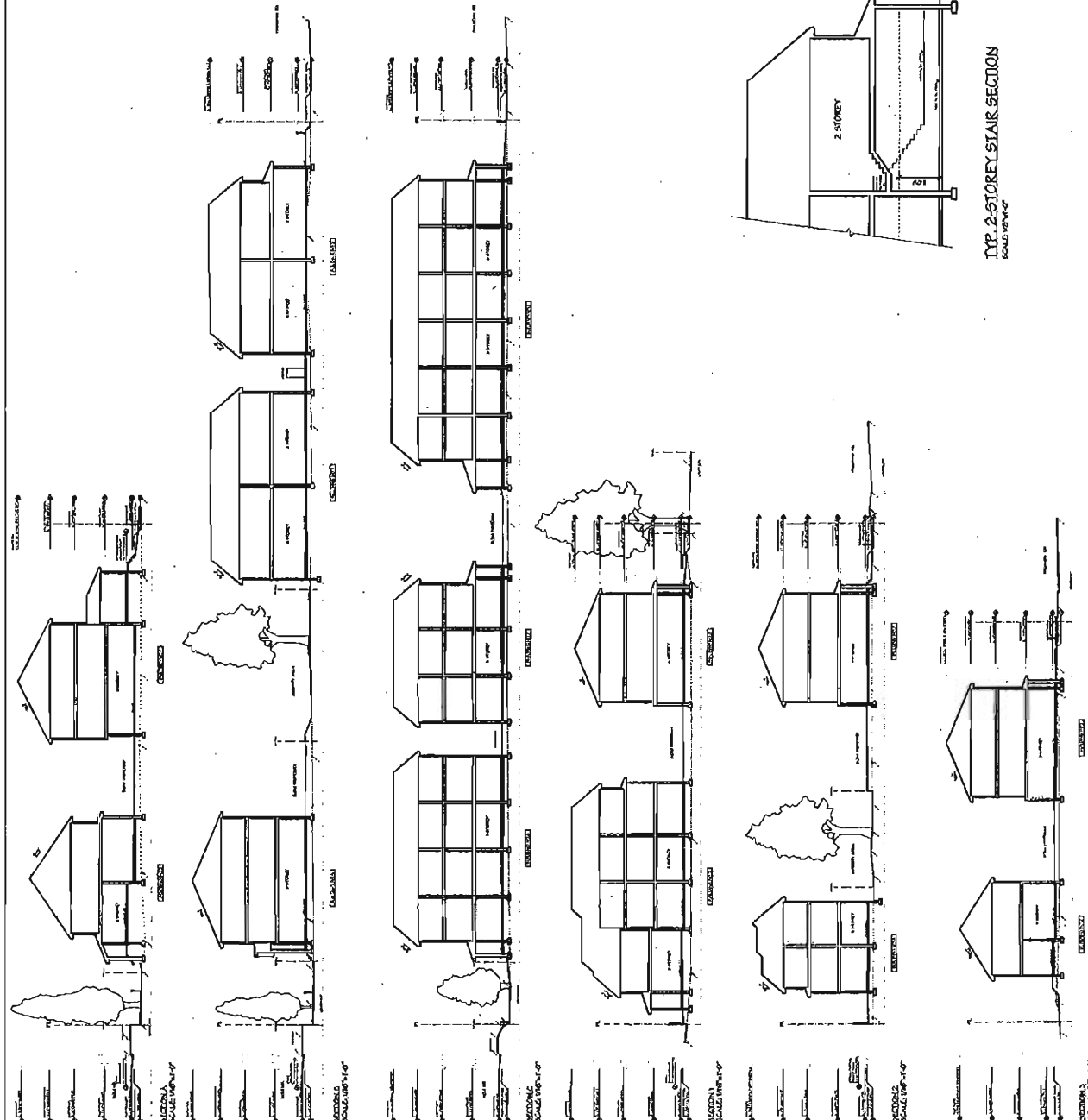
DP 11-577719
SCHEDULE "A"

Original Date: 05/17/11

Revision Date:

Note: Dimensions are in METRES





FEB 03 2012 PLAN #1C
 DP 11577719

TYP. 2-STORY STAIR SECTION
 SCALE 1/8" = 1'-0"

NOTES:
 1. SEE ELEVATION FOR FINISHES
 2. SEE ELEVATION FOR FINISHES
 3. SEE ELEVATION FOR FINISHES
 4. SEE ELEVATION FOR FINISHES

NO.	DESCRIPTION	DATE
1	REVISION	02/03/12
2	REVISION	02/03/12
3	REVISION	02/03/12
4	REVISION	02/03/12
5	REVISION	02/03/12
6	REVISION	02/03/12
7	REVISION	02/03/12
8	REVISION	02/03/12
9	REVISION	02/03/12
10	REVISION	02/03/12

PROJECT
 21 UNIT TOWNHOUSE DEVELOPMENT

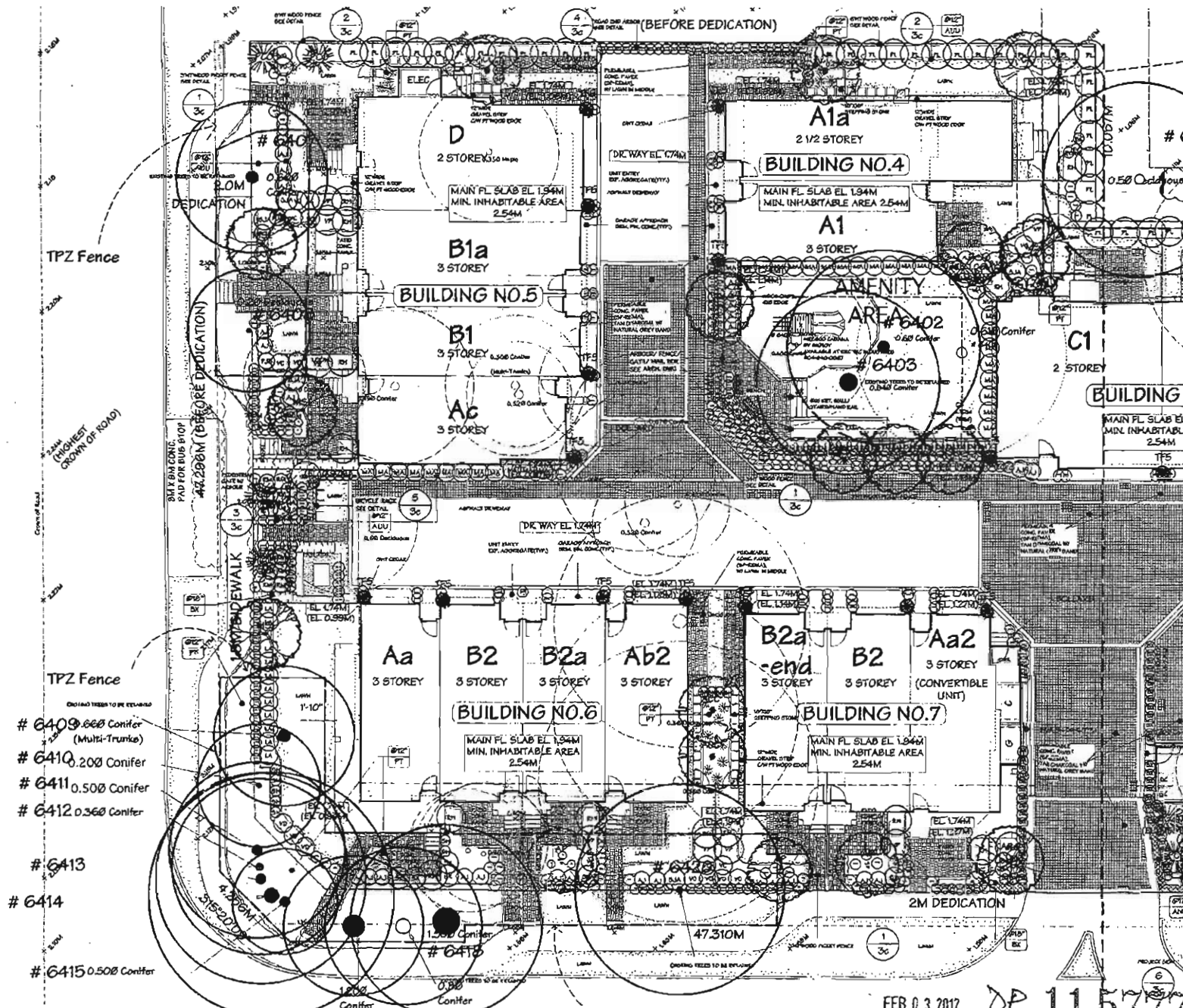
DATE: 02/03/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Yamamoto
 Architecture Inc.

SITE SECTIONS

SHEET NO.	11577719
DATE	02/03/12
SCALE	1/8" = 1'-0"
PROJECT	21 UNIT TOWNHOUSE DEVELOPMENT

DATE	SHIP	INSTR NO.
DATE	PRE	A1A
DATE	TY	
CARPOID		DP-41-57719
		PREL NO. ONE



Jan 31 2012:
Hard landing modified.
Favorable risk/reward indicated
bought for DP

Feb 3 2012:
CNY's comments indicate
stronger risk/reward indicated
bought for DP

Oct 1 2011:
CNY's comments indicate
high & low bandwidth
Pricing was adjusted
bought for DP

May 9 2011:
CNY's comments indicate
high bandwidth, (pricing modified)
bought for DP

Sept 8 2011:
Stops & Reserves/Spreads modified
P/R was adjusted
bought for DP

Aug 8 2011:
Stops & Reserves/Spreads modified
P/R was adjusted
bought for DP

Aug 1 2011:
Comments on technical analysis,
Liquidity was revised,
bought for Reserves

Jun 29 2011:
Stops & Reserves/Spreads modified
P/R was adjusted
bought for DP

Oct 16 2011:
CNY's comments indicate
stronger risk/reward indicated
bought for DP

Sept 11 2010:
bought for Stop/Loss

ITO
& ASSOCIATES
Landscape Architects
11442 E 5th Ave.
Vancouver, BC V5N 1M2
T/F: (604) 255 5000
Email: Lorae@iyoac.com

9900 NO.2 RD.
RICHMOND
WOODWARDS PC

Drawing 1.2a.

LANDSCAPE PLAN

Grade	1.05 = 3-C	1000000
Travel	42	1000000
Chute	77	1000000
Gate	2500 8,300-0	
App	60, 57	

3

FEB 03 2012

DP 11577719



32

FEB 03 2012

PROJECT ADOPTED BY 27404

NOTES

— SPECIES SPECIES AND VARIETY TO BE ADVERTISED IN THE LANDSCAPE ARCHITECT.
ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT
NATIONAL COLUMBIAN LANDSCAPE STANDARDS.

— PLANTS IN THIS PLAN LIST ARE SPECIES ACCORDING TO THE DATA OF UNDATED
HARDY AND HERBERT SPECIES AND THE BULG. STANDARDS FOR CONTAINER PLANTS.

— PLANT QUANTITIES SHOULD INDICATE PLANT PLAN AND PLANT LIST SHALL BE
REPORTED TO THE LANDSCAPE ARCHITECT FOR CLASSIFICATION AND SUBMITTING NOA.

— ALL MATERIALS AND INFORMATION SHALL BE SUBMITTED TO THE ONE FULL
CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTING NOA.
— ALL CONTRACTORS SHALL SUBMIT THE CONTRACT AND BEING COMPLETED TO THE ARCHITECT ACTION
BY THE LANDSCAPE ARCHITECT.

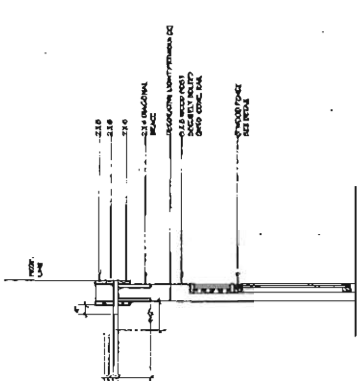
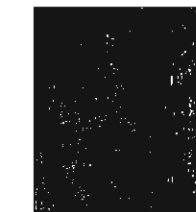
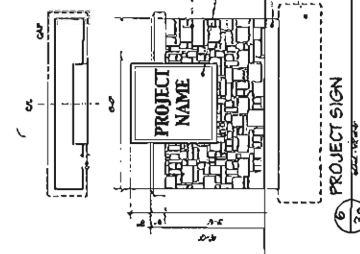
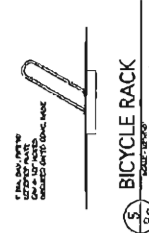
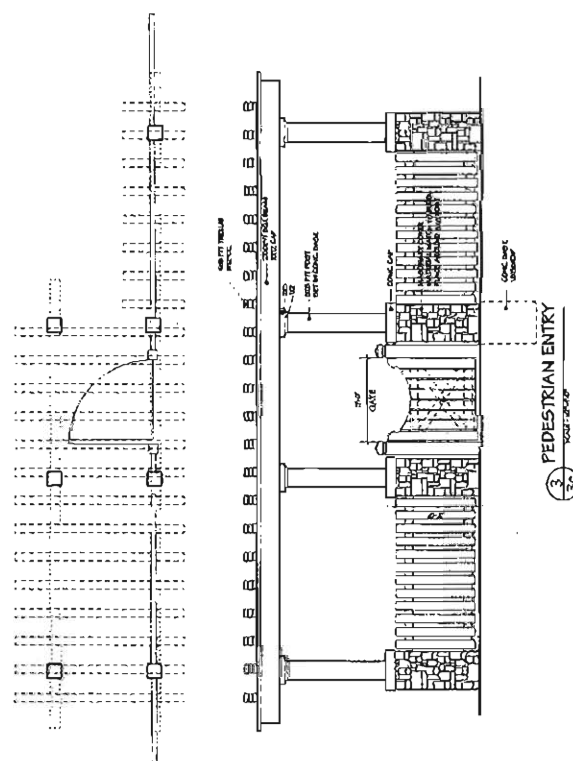
— THE CONTRACTOR SHALL SUBMIT MATERIALS ACCORDING TO THE LANDSCAPE
STANDARDS LIST. THE WORKS OF UNDATED NOA TO THE OPENING.

UNIVERSITY OF CALIFORNIA

9900 NO. 2 RD.
RICHMOND
WOODWARDS POINT

[illegible]

DP 1157719
FEB 03 2012 PLAN #38

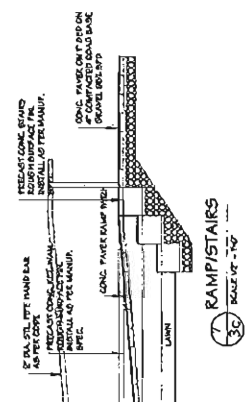


NOTE:

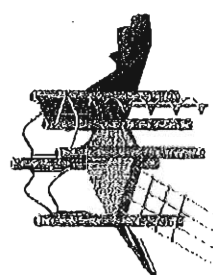
ALL WOOD USED FOR DETAILS IN THIS
PROJECT AND WOOD IN BATH PERMANENTLY
TREATED KODOLAC DURING THE OF SEALS
FINISHED WITH 8 COATS SOLID GLOSS WITH
CONSIDERED TO BE DETERMINED AT A LATER
DATE.

SUFFICIENT DEDICATED METAL LATCH
ASSEMBLIES FOR ALL GATES WHERE
APPLICABLE.

ALL NAILS AND OTHER METAL COMPONENTS
SHALL BE GALVANIZED.



3C RAMP/STAIRS



DO NOT
RECORDABLE AT REC SEC MONITORING
IN-PROG-0007

BENCH:
SARITA BY
SARITA FURNITURE
PAPA-473-7452

PEDESTRIAN ENTRY

DP 11577719
FEB 03 2012 PLAN#30

[illegible]

3900 NO. 2 RD.
RICHMOND
WOODWARDS POINT

ANALYSE
DETAILS

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

DP 1157719
FEB 03 2012 PLAN #32

TOTAL SITE AREA: 41.49\$ SF

NON-POROUS AREA: 22.85\$ SF

LOT COVERAGE FOR NON-POROUS AREA: 22.85\$ / 41.49\$ = 55.1% (MAX 65%)

AVERAGE EXISTING SITE GRADE = 1.39M
 AVERAGE FINISHED SITE GRADE = 1.74M
 S.R.W. PLAN 52339 (ADJUSTED)

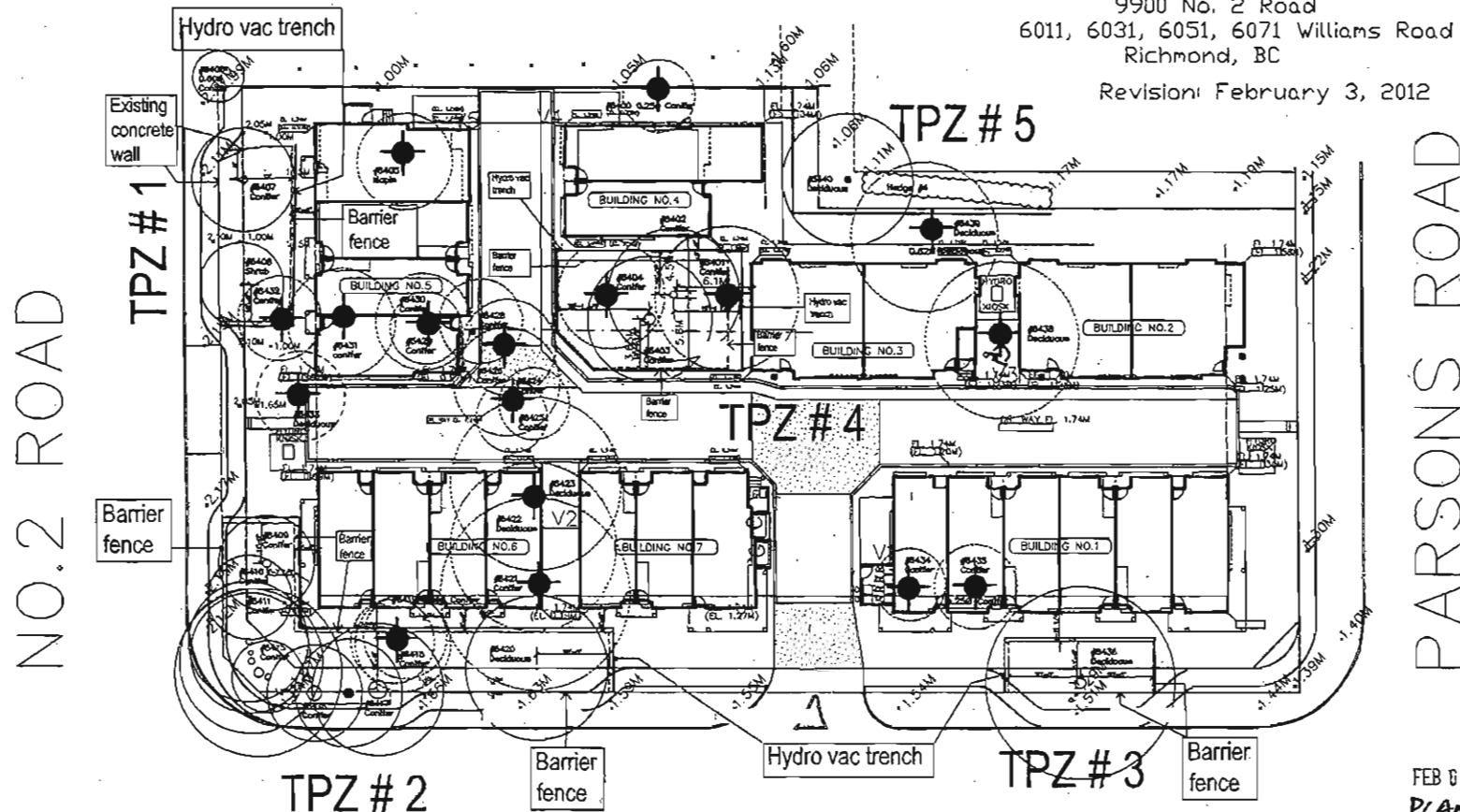


Arborist Site Plan

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

9900 No. 2 Road
 6011, 6031, 6051, 6071 Williams Road
 Richmond, BC

Revision: February 3, 2012



Note: Retaining walls and perimeter drainage to be placed just outside. Hydro-vacuum trench

Site Plan annotation by VanArbor, February 3, 2012; Base plan by Yamamoto Architects

WILLIAMS ROAD

Legend



Trees proposed for removal



Trees proposed for preservation

FEB 6 3 2012

PLAN #3F

DP 11577719

NO. 2 ROAD

PARSONS ROAD

SOUTH ELEVATION - WILLIAMS ROAD

WEST ELEVATION - NO. 2 ROAD

WILLIAMS ROAD

EAST ELEVATION - PARSONS ROAD

NO. 1, 2ND	GENERAL REMARKS
NO. 1, 3RD	GENERAL REMARKS
NO. 1, 4TH	GENERAL REMARKS
NO. 1, 5TH	GENERAL REMARKS
NO. 1, 6TH	GENERAL REMARKS
NO. 1, 7TH	GENERAL REMARKS
NO. 1, 8TH	GENERAL REMARKS
NO. 1, 9TH	GENERAL REMARKS
NO. 1, 10TH	GENERAL REMARKS
NO. 1, 11TH	GENERAL REMARKS
NO. 1, 12TH	GENERAL REMARKS
NO. 1, 13TH	GENERAL REMARKS
NO. 1, 14TH	GENERAL REMARKS
NO. 1, 15TH	GENERAL REMARKS
NO. 1, 16TH	GENERAL REMARKS
NO. 1, 17TH	GENERAL REMARKS
NO. 1, 18TH	GENERAL REMARKS
NO. 1, 19TH	GENERAL REMARKS
NO. 1, 20TH	GENERAL REMARKS
NO. 1, 21ST	GENERAL REMARKS
NO. 1, 22ND	GENERAL REMARKS
NO. 1, 23RD	GENERAL REMARKS
NO. 1, 24TH	GENERAL REMARKS
NO. 1, 25TH	GENERAL REMARKS
NO. 1, 26TH	GENERAL REMARKS
NO. 1, 27TH	GENERAL REMARKS
NO. 1, 28TH	GENERAL REMARKS
NO. 1, 29TH	GENERAL REMARKS
NO. 1, 30TH	GENERAL REMARKS
NO. 1, 31ST	GENERAL REMARKS
NO. 1, 32ND	GENERAL REMARKS
NO. 1, 33RD	GENERAL REMARKS
NO. 1, 34TH	GENERAL REMARKS
NO. 1, 35TH	GENERAL REMARKS
NO. 1, 36TH	GENERAL REMARKS
NO. 1, 37TH	GENERAL REMARKS
NO. 1, 38TH	GENERAL REMARKS
NO. 1, 39TH	GENERAL REMARKS
NO. 1, 40TH	GENERAL REMARKS
NO. 1, 41ST	GENERAL REMARKS
NO. 1, 42ND	GENERAL REMARKS
NO. 1, 43RD	GENERAL REMARKS
NO. 1, 44TH	GENERAL REMARKS
NO. 1, 45TH	GENERAL REMARKS
NO. 1, 46TH	GENERAL REMARKS
NO. 1, 47TH	GENERAL REMARKS
NO. 1, 48TH	GENERAL REMARKS
NO. 1, 49TH	GENERAL REMARKS
NO. 1, 50TH	GENERAL REMARKS
NO. 1, 51ST	GENERAL REMARKS
NO. 1, 52ND	GENERAL REMARKS
NO. 1, 53RD	GENERAL REMARKS
NO. 1, 54TH	GENERAL REMARKS
NO. 1, 55TH	GENERAL REMARKS
NO. 1, 56TH	GENERAL REMARKS
NO. 1, 57TH	GENERAL REMARKS
NO. 1, 58TH	GENERAL REMARKS
NO. 1, 59TH	GENERAL REMARKS
NO. 1, 60TH	GENERAL REMARKS
NO. 1, 61ST	GENERAL REMARKS
NO. 1, 62ND	GENERAL REMARKS
NO. 1, 63RD	GENERAL REMARKS
NO. 1, 64TH	GENERAL REMARKS
NO. 1, 65TH	GENERAL REMARKS
NO. 1, 66TH	GENERAL REMARKS
NO. 1, 67TH	GENERAL REMARKS
NO. 1, 68TH	GENERAL REMARKS
NO. 1, 69TH	GENERAL REMARKS
NO. 1, 70TH	GENERAL REMARKS
NO. 1, 71ST	GENERAL REMARKS
NO. 1, 72ND	GENERAL REMARKS
NO. 1, 73RD	GENERAL REMARKS
NO. 1, 74TH	GENERAL REMARKS
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NO. 1, 77TH	GENERAL REMARKS
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NO. 1, 87TH	GENERAL REMARKS
NO. 1, 88TH	GENERAL REMARKS
NO. 1, 89TH	GENERAL REMARKS
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NO. 1, 91ST	GENERAL REMARKS
NO. 1, 92ND	GENERAL REMARKS
NO. 1, 93RD	GENERAL REMARKS
NO. 1, 94TH	GENERAL REMARKS
NO. 1, 95TH	GENERAL REMARKS
NO. 1, 96TH	GENERAL REMARKS
NO. 1, 97TH	GENERAL REMARKS
NO. 1, 98TH	GENERAL REMARKS
NO. 1, 99TH	GENERAL REMARKS
NO. 1, 100TH	GENERAL REMARKS

Yamamoto Architecture Inc.
25 UNIT TOWNHOUSE
DEVELOPMENT

1000 HILL ROAD & HWY. 100, UNIT 1, 1001
WILLIAMS ROAD, BIRMINGHAM

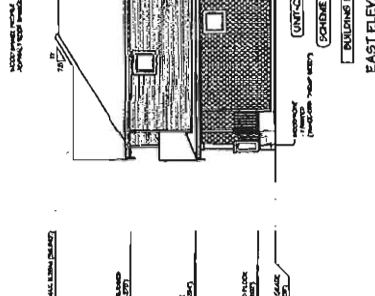
Yamamoto
Architecture Inc.

1000 HILL ROAD & HWY. 100, UNIT 1, 1001
WILLIAMS ROAD, BIRMINGHAM
STREETSCAPE

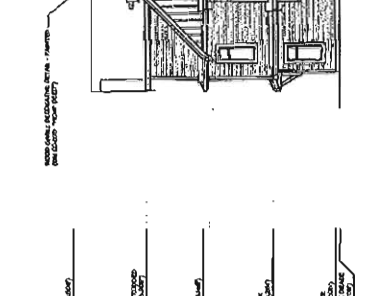
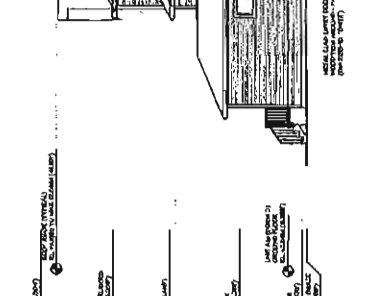
DP 11577719

FEB 03 2012 PLAN #4

SCALE	1/4" = 1'-0"	SHEET NO.	A4.0
DATE	FEB. 3, 2012	PROJECT	DP 11577719
DESIGN	TY	PROJECT	25 UNIT TOWNHOUSE
CREATED	2012	PROJECT	25 UNIT TOWNHOUSE



BUILDINGS
FAST FLEW



1992

[illegible]

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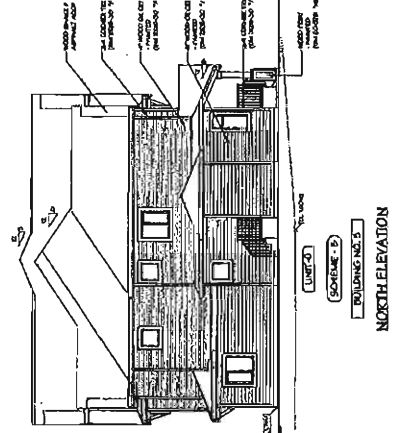
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**Yamamoto
Architecture Inc.**

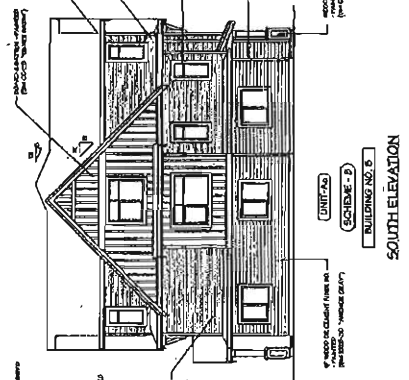
ELEVATIONS
DEVELOPED BY
JULY 1970

DATE	10/1/77	INSTR NO.	442
DATE	SEP 1, 1981	INSTR NO.	DP-157778
DATE	77	INSTR NO.	

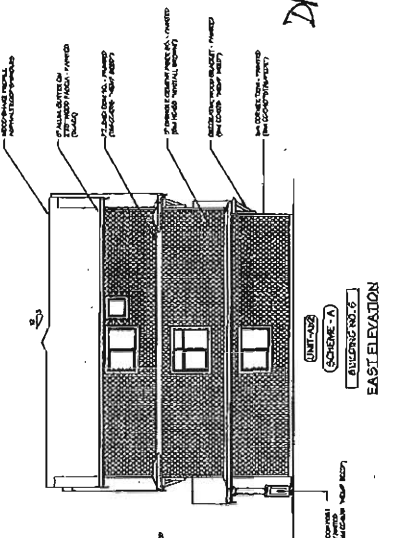
DP 1157719 FEB 03 2012 PLAN #46



NORTH ELEVATION



NOISE ABATEMENT



EAST ELEVATION

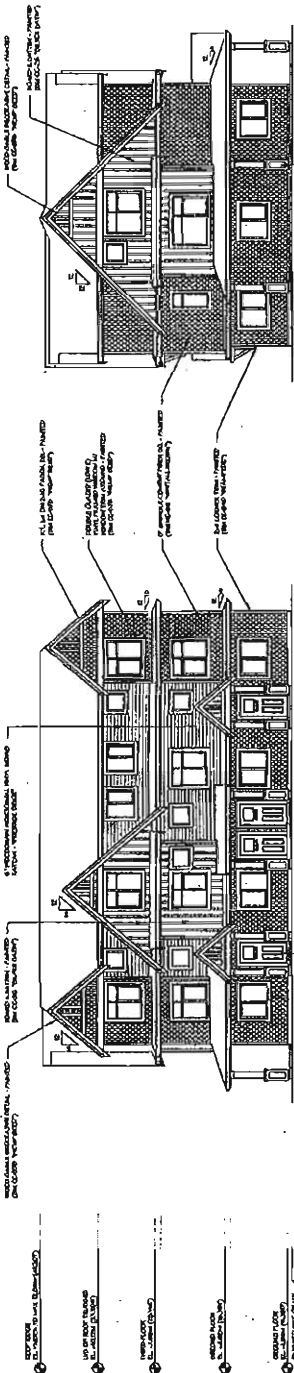
development and investment opportunities available to just in construction. The development and implementation of suitable information technology systems and usage can be used to improve efficiency and reduce production of these systems.

1400 N. J. ROAD & 6011, 02071, 02072, 02073
WILLIAMSBURG ROAD, ROCKFORD

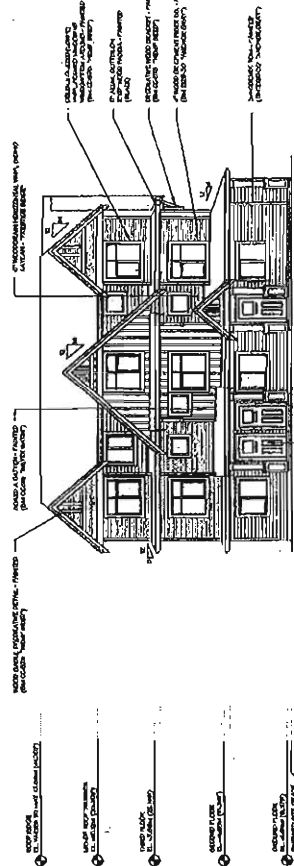
Yamamoto
Architecture Inc.

ELEVATIONS

DP 1157219
FEB 6 3 2012
PLAN #4C



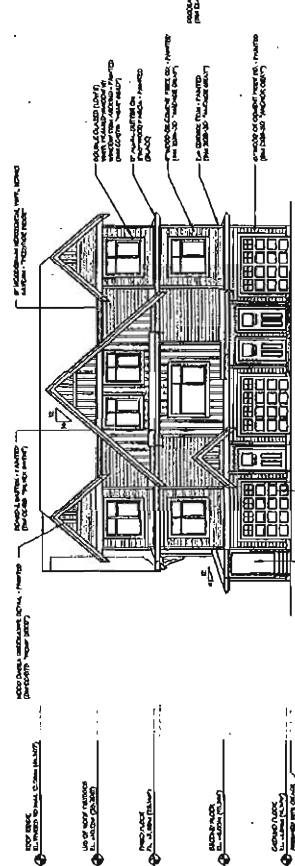
SOUTH ELEVATION (WILLIAMS RD.)



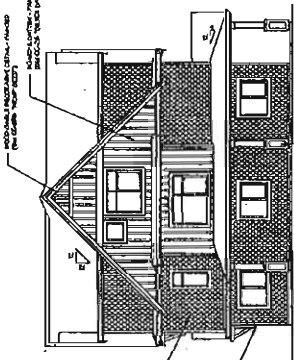
WEST ELEVATION (NO. 2 RD.)



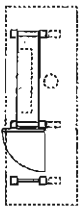
SOUTH ELEVATION (WILLIAMS RD.)



NORTH ELEVATION



WEST ELEVATION - COVERED MAILBOX



SOUTH ELEVATION - COVERED MAILBOX

NO.	DATE	REVISIONS
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100	10/1/10	REVISIONS

YAMAMOTO ARCHITECTURE INC.
20 UNIT TOWNHOUSE
DEVELOPMENT

1000 WILLIAMS RD. & 10TH ST. N.W., WY
WILLIAMS, WY 83406

Yamamoto
Architecture Inc.

20 UNIT TOWNHOUSE
DEVELOPMENT

1000 WILLIAMS RD. & 10TH ST. N.W., WY
WILLIAMS, WY 83406

YAMAMOTO ARCHITECTURE INC.

20 UNIT TOWNHOUSE
DEVELOPMENT

1000 WILLIAMS RD. & 10TH ST. N.W., WY
WILLIAMS, WY 83406

YAMAMOTO ARCHITECTURE INC.

20 UNIT TOWNHOUSE
DEVELOPMENT

1000 WILLIAMS RD. & 10TH ST. N.W., WY
WILLIAMS, WY 83406

YAMAMOTO ARCHITECTURE INC.

20 UNIT TOWNHOUSE
DEVELOPMENT

1000 WILLIAMS RD. & 10TH ST. N.W., WY
WILLIAMS, WY 83406

YAMAMOTO ARCHITECTURE INC.

20 UNIT TOWNHOUSE
DEVELOPMENT

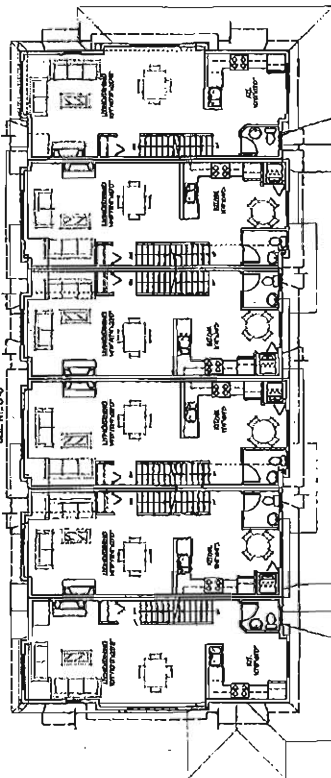
DP 1157719
FEB 03 2012 PLAN #4d

UNIT-01 UNIT-02 UNIT-03 UNIT-04 UNIT-05 UNIT-06 UNIT-07 UNIT-08 UNIT-09 UNIT-10 UNIT-11 UNIT-12

THIRD FLOOR PLAN

2018-11-15
2018-11-15

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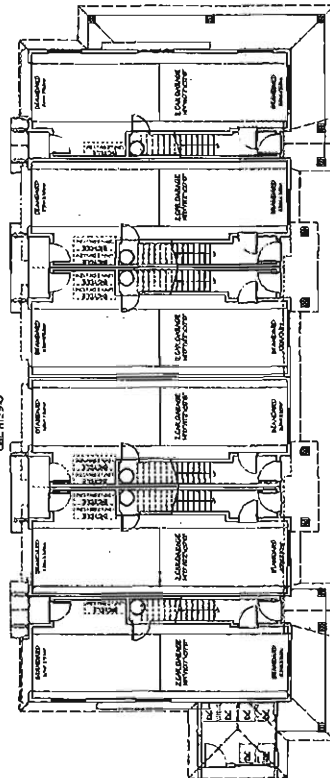


UNIT-A9 UNIT-B2a UNIT-B2b UNIT-B2c UNIT-A9

SECOND FLOOR PLAN

DOI: 10.1002/for

DESIGN

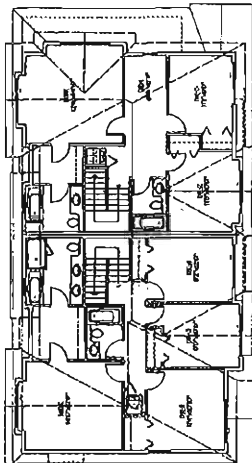


UNIT-A9 UNIT-020 UNIT-02 UNIT-020 UNIT-02 UNIT-020 UNIT-A9

GROUND FLOOR PLAN

2015-2016

020214Z

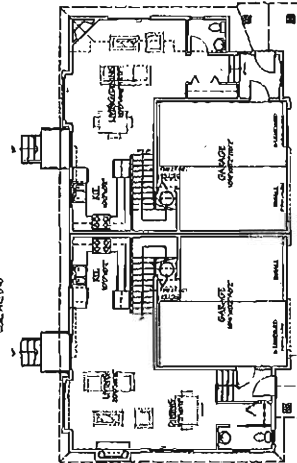


UNIT 8 UNIT 9

SECOND FLOOR PLAN

2010-11-11

2000



GROUND FLOOR PLAN

10-1-2018 10:10:10

ANALYSIS

[illegible][illegible]

WILLIAM ARLO, JR., EDITOR
WOLFE ARLO & SON, INC., 1014, 1017

Yamamoto
Architecture Inc.

EL DOR PLANE
FLIGHT

FEB 03 2012

DP1157719
REFERENCE PLAN PLAN #5

BUILDING NO. 2

GROUND FLOOR PLAN

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

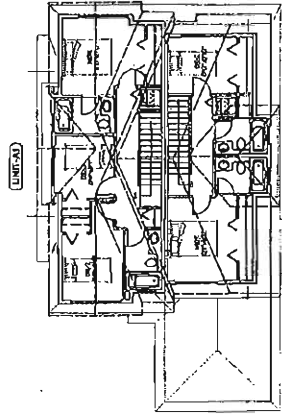
DATE: 10-15-67

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

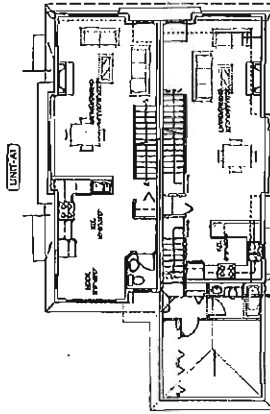
- BOLD COLORING IN HALLWAYS LEADS TO EASIER FUTURE GEAR AND INSTALLATION
- LIMITED FLOORING FOR HANDING AND BOLD HALLWAY

**SUSTAINABLE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

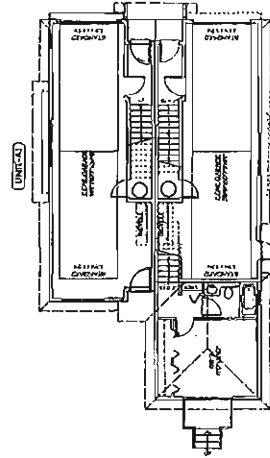
- ENERGY EFFICIENT MODEL, "GREENHOUSE" AND "HALLWAY"
- LOW FLOORING



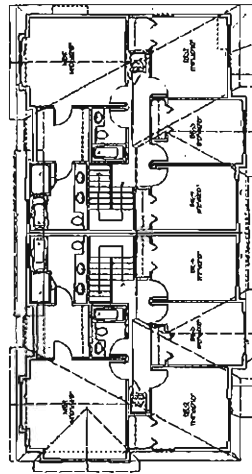
UNIT-A1a
BUILDING NO. A
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 11-1-85



UNIT-A-20
BUILDING NO. 4
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
C.S. 10-1-80



UNIT-A19
BUILDING NO. 2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 11/11/87



UNIT-61

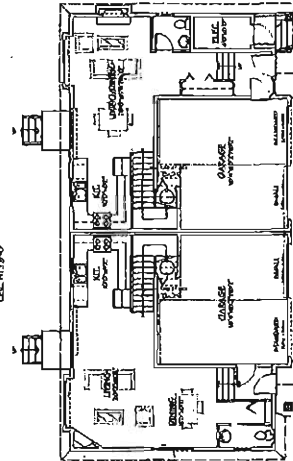
BUILDING NO.3

SECOND FLOOR PLAN

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

CES. HT. 3'-0"

UNIT-622



UNIT-C1

BUILDING NO.3

GROUND FLOOR PLAN

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

COL. INT. 6'-0"

[illegible]

PROJECT: 22 UNIT TOWHOUSE
DATE: 08/20/87
DRAWING: 1000

ONCE-ONLY DAY OF EMPLOYMENT
LAST WEEK, AFTER 11:00 AM, FROM 1:00 PM

Yamamoto
Architecture Inc.

FLOOR PLANS.

B C D E F G	TOWN PLAN	H I J K L M
----------------------------	------------------	----------------------------

FEB 03 2012

612251 DC

REFERENCE PLAN **PLAN #5a**

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JUNE 1, 2014	A5.1	
OWNER	?	DR-11577713	
CHECKED		PROJECT NO.	0000

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

- WALK-BACKING IN INSULATION TOUGHENED POLYURETHANE FLOORING
- 1/2" THICK CARPETING
- 1/2" THICK CARPETING
- 1/2" THICK CARPETING

**SUSTAINABLE FEATURES
(TO BE PROVIDED IN ALL UNITS):**

- ENERGY EFFICIENT LIGHTING, INSULATION, AND FINISHES
- LOW-VOC FINISHES

ITEM	DESCRIPTION
1	GENERAL CONTRACTOR
2	MECHANICAL/ELECTRICAL/PLUMBING
3	PAINTING
4	LANDSCAPE ARCHITECTURE
5	ARCHITECTURAL RENDERING
6	ARCHITECTURAL MODELING
7	ARCHITECTURAL PHOTOGRAPHY
8	ARCHITECTURAL VIDEO
9	ARCHITECTURAL AUDIO
10	ARCHITECTURAL GRAPHICS
11	ARCHITECTURAL FURNITURE
12	ARCHITECTURAL LIGHTING
13	ARCHITECTURAL SOUND
14	ARCHITECTURAL VIBRATION
15	ARCHITECTURAL THERMAL
16	ARCHITECTURAL HUMIDITY
17	ARCHITECTURAL AIR QUALITY
18	ARCHITECTURAL ACoustics
19	ARCHITECTURAL OPTICS
20	ARCHITECTURAL CHEMISTRY
21	ARCHITECTURAL BIOLOGY
22	ARCHITECTURAL GEOLOGY
23	ARCHITECTURAL METEOROLOGY
24	ARCHITECTURAL CLIMATE
25	ARCHITECTURAL ENVIRONMENT
26	ARCHITECTURAL SOCIETY
27	ARCHITECTURAL CULTURE
28	ARCHITECTURAL ECONOMY
29	ARCHITECTURAL POLITICS
30	ARCHITECTURAL LAW
31	ARCHITECTURAL ETHICS
32	ARCHITECTURAL RELIGION
33	ARCHITECTURAL PHILOSOPHY
34	ARCHITECTURAL SCIENCE
35	ARCHITECTURAL ART
36	ARCHITECTURAL LITERATURE
37	ARCHITECTURAL HISTORY
38	ARCHITECTURAL THEORY
39	ARCHITECTURAL PRACTICE
40	ARCHITECTURAL CRITICISM
41	ARCHITECTURAL RESEARCH
42	ARCHITECTURAL EDUCATION
43	ARCHITECTURAL PROFESSION
44	ARCHITECTURAL INDUSTRY
45	ARCHITECTURAL SOCIETY
46	ARCHITECTURAL CULTURE
47	ARCHITECTURAL ECONOMY
48	ARCHITECTURAL POLITICS
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73	ARCHITECTURAL ART
74	ARCHITECTURAL LITERATURE
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77	ARCHITECTURAL PRACTICE
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95	ARCHITECTURAL THEORY
96	ARCHITECTURAL PRACTICE
97	ARCHITECTURAL CRITICISM
98	ARCHITECTURAL RESEARCH
99	ARCHITECTURAL EDUCATION
100	ARCHITECTURAL PROFESSION

PROJECT: 21 UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: YAMAMOTO ARCHITECTURE INC.

DATE: FEB 13 2012

FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	FEB 13 2012
PROJECT	21 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
DATE	FEB 13 2012

DP 1157719

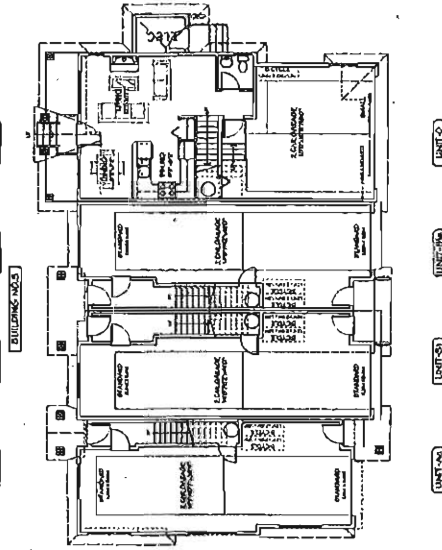
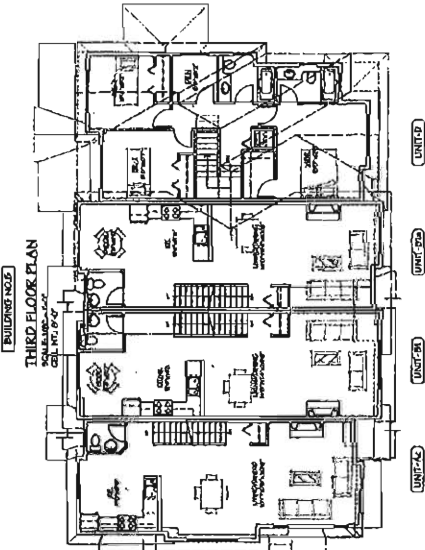
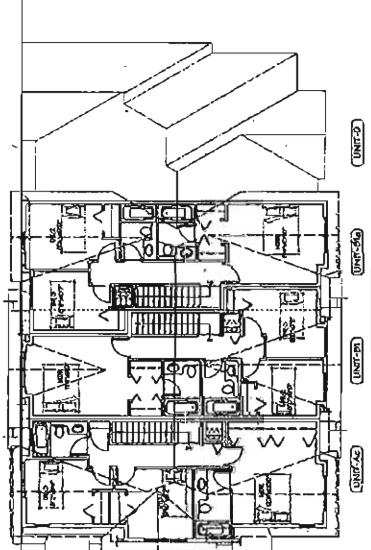
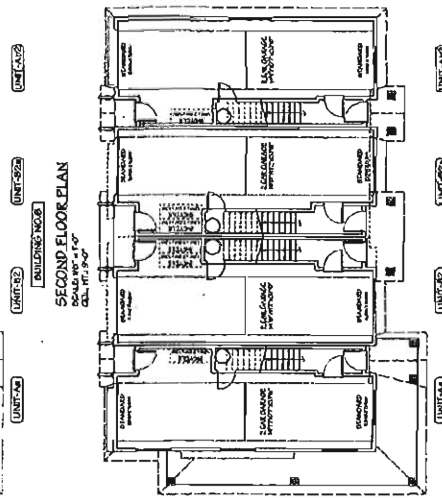
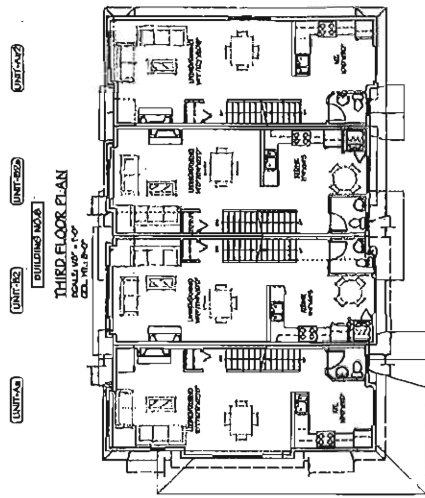
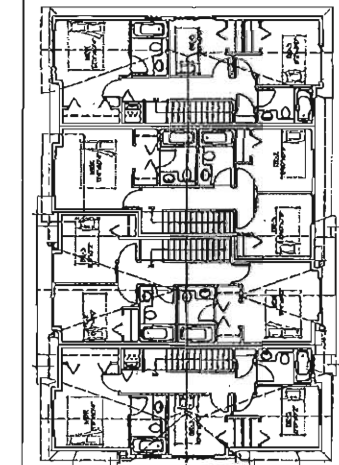
FEB 13 2012

REFERENCE PLAN PLAN #5b

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: FEB 13 2012

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: FEB 13 2012

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: FEB 13 2012

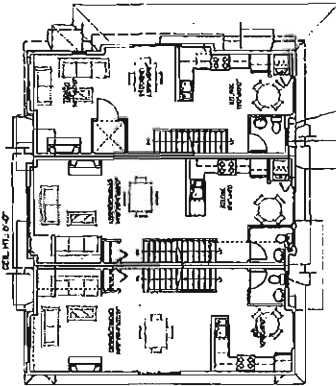


UNIT 101

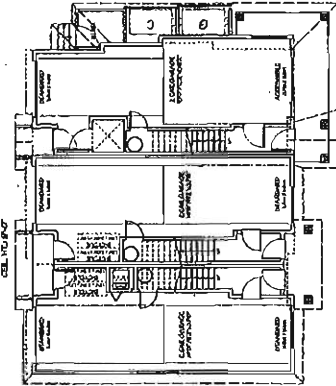
UNIT 102

UNIT 103

UNIT 402
BUILDING 6037
THIRD FLOOR PLAN



UNIT-02
BUILDING NO.7
SECOND FLOOR PLAN



UNIT 402
BUILDING NO. 7
GROUND FLOOR PLAN

Available in paperback
 ISBN 0 00 711000 0
 128 pages in an instant of history. The answer is
 the only one that is not a mere history of the
 people.

22 LAMINGTON ROAD
NEWCASTLE

Yamamoto
Architecture Inc.

[illegible]

DP 115710

REFERENCE PLAN
PLAN #5C

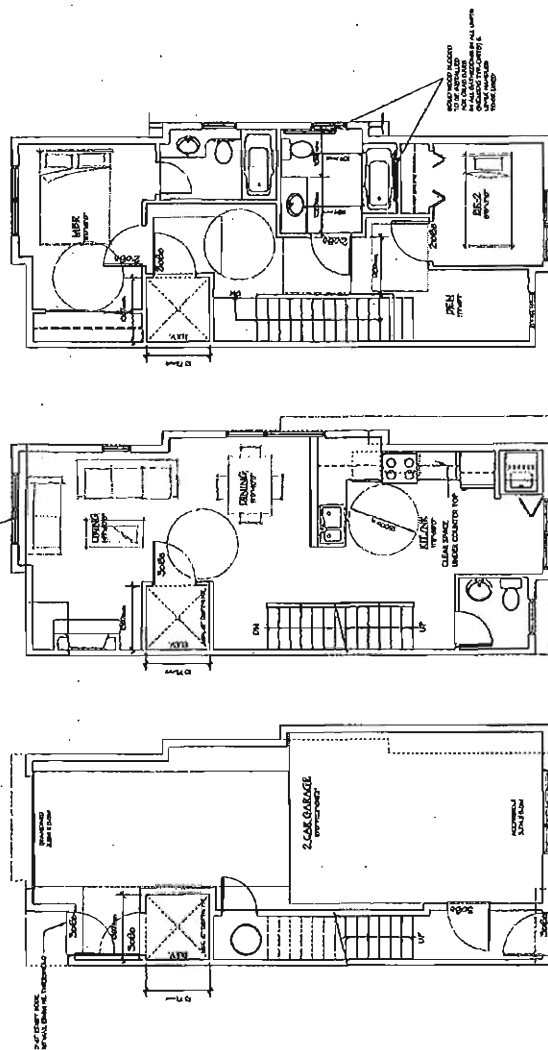
SCALE	1" = 1'-0"	DATE	10/1/79
DATE	10/1/79	PROJECT	A5.3
DESIGN	TT	PROJECT NO.	DR-115777-19
CHECKED		PROJECT	ONE

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

- GOLF TUBS™ IN BATHROOM WALLS FOR AQUEOUS TUBING
- 100% POLYURETHANE FLOORING FOR FLOORING AND POOL DECKS

**SUSTAINABLE FEATURES
TO BE PROVIDED IN ALL UNITS:**

- ENERGY EFFICIENT MODEL, INSULATION, AND WINDOW
- LEAD FREE PIPING



UNIT-A-2
BUILDING NO. 7
CONVERTIBLE UNIT
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT-A12
BUILDING NO.2
CONVERTIBLE UNIT
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT-A12
BUILDING NO. 7
CONVERTIBLE UNIT
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Sl. No.	Date	Remarks
1	10/01/2020	Completed the 1st part of the project.
2	11/01/2020	Completed the 2nd part of the project.
3	12/01/2020	Completed the 3rd part of the project.
4	13/01/2020	Completed the 4th part of the project.
5	14/01/2020	Completed the 5th part of the project.
6	15/01/2020	Completed the 6th part of the project.
7	16/01/2020	Completed the 7th part of the project.
8	17/01/2020	Completed the 8th part of the project.
9	18/01/2020	Completed the 9th part of the project.
10	19/01/2020	Completed the 10th part of the project.

22 UNIT TOWNHOUSE
OPEN CONCEPT
PRO-557

6600 HOLZ ROAD A. 8011, 1807X, 6079
WILLIAM ROAD, FICHOMONG

Yamamoto
Architecture Inc.

2288 VAN CANT, VAN, B.C.
MILITARY AIR MGMT/CTZ SEC RESERVE COY

NAME	WILLIAM	DATE	07-11-89
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CLASS	TV		
CHECKED		PAGE NO.	1860
		A6.0	DR-11527719
		SEARCHED	

DP1157719
REFERENCE PLAN
FEB 03 2012
PLAN #6



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: February 8, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-593925

Re: **Application by Cotter Architects for a Development Permit at
14000 Riverport Way**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a mixed-use six-storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Cotter Architects has applied to the City of Richmond for permission to develop a mixed-use six-storey building with associated two-level parking structure at 14000 Riverport Way on a site zoned "Low Rise Apartment (ZLR14) - Riverport". The medium-density mid-rise mixed-use proposal includes 55 market rental dwelling units, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and a parking structure that is shared with the adjacent existing development at 14088 Riverport Way. The development site currently contains the access ramp to the parking structure at 14088 Riverport Way.

The text of the zoning district is being amended for this project under Bylaw 8811 (ZT 11-565675). The zoning text amendment also introduces a site-specific rental residential parking requirement for the proposed mid-rise building and the recently constructed 80-unit four-storey market rental residential building at 14088 Riverport Way.

A Servicing Agreement (SA 02-218175) was secured through the original rezoning application for this waterfront community (RZ 03-234655) for the new Riverport Way road, Steveston Highway improvements from Entertainment Boulevard to a dike plaza, storm sewer and water distribution systems, dike walkway, viewing piers, float, and walkway and parking area in the City-owned lands to the north. The works are mostly constructed. The subject last remaining development lot is surrounded with temporary frontage works, which will be completed with construction of the development.

A City sanitary sewer does not service the development. This waterfront community, including the proposed building, is tied into the private sewage treatment plant for the Riverport Sports and Entertainment Complex. The owner has confirmed that the private system has sufficient capacity to service the proposed development. The City has no plans to extend sanitary sewer service in the vicinity.

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

As noted in the August 30, 2011 staff report regarding the zoning text amendment, the sites at 14000 and 14088 Riverport Way together are proposed to provide market rental accommodation for employees in the area, and the general public. The subject vacant site at 14000 Riverport Way is the last development parcel of the former industrial lands at 14791 Steveston Highway to be developed by Legacy Park Lands Limited as part of its waterfront community next to the Fraser River, CNR rail lands, and the Riverport Sports and Entertainment Complex. The waterfront development has been the subject of several development applications. The existing waterfront residential community features three (3) existing four-storey market condominium buildings, a recently constructed four-storey market rental building, dike walkway with viewing piers, new Riverport Way public road, Steveston Highway terminus with plaza, pier and float, and walkway and parking improvements in the City-owned lands to the north.

The original site contained contamination and has undergone soil remediation with each phase of development. The remaining subject site is in the process of applying to have the completed soil remediation work cleared to a residential standard. The requirement for approval from the Ministry of Environment regarding development of this site was secured through the zoning text amendment.

Surrounding Development

Development surrounding the Fraser Lands Planning Area properties at 14000 and 14088 Riverport Way includes:

- To the northeast, is a recently constructed 80-unit four-storey market rental residential building at 14088 Riverport Way and 144-unit Phase 1 of the waterfront community, consisting of three (3) four-storey market residential buildings at 14100, 14200 and 14300 Riverport Way;
- To the east, is dike property owned by the City and a water lot also owned by Legacy Park Lands Limited, and the Fraser River;
- To the west, across Riverport Way, is CN Rail right-of-way (ROW) and the Riverport Sports and Entertainment Complex beyond; and
- To the south, is the Steveston Highway inland dike, and Fraser Wharves land beyond.

Rezoning and Public Hearing Results

Consultation

- It was noted in the staff report regarding the zoning text amendment that the development is not envisioned to support families; the closest schools are Woodward Elementary School west of No. 5 Road, and McNair Secondary School on No. 4 Road north of Williams Road. This application was not referred to School District No. 38 (Richmond) because it is consistent with the existing Official Community Plan (OCP) designation and is estimated to generate less than 50 school aged children (e.g. typically around 295 multiple-family housing units would generate 50 school aged children). However, City staff did review the application informally with staff from the School District No. 38 (Richmond) and School District staff did not express any concerns about the proposal.

Public Input

The Public Hearing for the zoning text amendment related to this site was held on October 17, 2011. At the Public Hearing, a mix of public input in support and in opposition to the proposal was received. Concerns were raised regarding land use, environmental impact, traffic and street parking. The following concerns regarding the architectural form and character of the development proposal were expressed (response in '***bold italics***')

- Adequacy of off-street parking provided on-site – ***The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides Transportation Demand Management (TDM) measures. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). The shared parking use was secured through the zoning text amendment. The required parking rate for the market rental apartments was established in the ZLR14 zone based on a parking analysis prepared by the owner's transportation consultant and accepted by Transportation staff.***

- Building height – *The proposed six-storey building is taller than the existing neighbouring four-storey buildings along Riverport Way. This building height is considered appropriate in that it achieves the following objectives:*
 - *Maximizes the opportunity to provide much needed market rental housing;*
 - *Reduces the building footprint and minimizes the impact on views from the neighbouring buildings along Riverport Way; and*
 - *Provides a landmark building at the terminus of Steveston Highway.*

Changes Introduced to the Project Through the Development Permit Application

Due to the geotechnical constraints of the site, the following changes have been made to the proposal:

	Initial Scheme	Current Proposal
Application File	ZT 11-565675	DP 11-593925
Construction	Concrete tower with podium	Five levels of wood-frame over a concrete podium
Building Height	22.5 m & seven-storey	22.5 m & six-storey
Floor Area	1.95 FAR (including amenity)	1.64 FAR (including amenity)
Market Rental Residential	4,966 m ²	4,137 m ²
	60 apartments	55 apartments
CRU	68.3 m ²	No change
Amenity	125.4 m ²	No change

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 generally in compliance with the “Low Rise Apartment (ZLR14) - Riverport” zone.

Advisory Design Panel Comments

The Advisory Design Panel supported the proposal subject to the applicant considering their comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 4, 2012 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 development provides an appropriate interface to Steveston Highway, consisting of street fronting commercial storefront glazing, two (2) community amenity rooms, and a residential entry lobby.

- The development provides an appropriate interface to Riverport Way, consisting of street fronting commercial storefront glazing with entry, residential entry lobby, and a portion of the ground level of the parking structure. The parking structure is screened with areas of: glazed spandrel panels, sandblasted concrete, painted metal trellis with Evergreen vine planting, and landscaping in raised planters.
- The development provides an appropriate interface to the public dike walkway, consisting of a community amenity room and the ground level of the parking structure is screened with areas of sandblasted concrete, painted metal trellis with evergreen vine planting, and landscaping. Registration of a Dike Maintenance Agreement was secured through the zoning text amendment to address the proximity of the building to the riverfront dike and inland Steveston Highway dike.
- The development presents a sensitive interface to the owner's adjacent market rental development to the north. Approximately one-half of the parking structure abuts the shared property line. The other half is set back from the shared property line behind the open parking access ramp. The abutting parking structure is screened with a one-level solid concrete wall with reveal lines and an area of attached metal screen that provides visual interest. The setback portion of the parking structure is screened with painted metal trellis with Evergreen vine planting, and an open trellis structure over the open parking access ramp. The podium roof exit stair enclosure at the northeast corner of the site is set back from the shared property line and screened with landscaping.
- Registration of a Noise Sensitive Use Restrictive Covenant was secured through the zoning text amendment to ensure appropriate indoor sound level and thermal comfort is provided in the dwelling units. The covenant requires that acoustic and mechanical professional engineers confirm the design and construction of the dwelling units meets appropriate specified standards as discussed later in this report.

Urban Design and Site Planning

- The subject corner site at Riverport Way is the terminus view for Steveston Highway and a gateway to/from the Fraser River. Due to its significant visibility, the project has been designed as a landmark building anchored at the corner and differentiated from the existing four (4) four-storey buildings along Riverport Way. The design provides an architectural contrast to the existing buildings with two (2) additional floors of building height, a simpler building massing that emphasizes the angled nature of the site, horizontal emphasis with eyebrows at each floor level and large horizontal bands of glazing to celebrate the river views.
- The building massing includes a six-storey mid-rise building located along the south Steveston Highway edge of the site and associated parking podium. The two-level parking structure is pushed down into the site to provide one-level below ground, a level at grade and a landscaped outdoor amenity area on the roof. The east-west axis of the mid-rise presents a narrow profile to Riverport Way and maximizes the open space between the new building and the existing buildings along Riverport Way. Ground level views toward the parking podium are softened with a mix of treatments, including: openings in the walls with metal screens with vine planting; pulling back the roof and providing open metal trellises along Riverport Way and a landscaped edge.
- Indoor amenity is provided in two (2) community amenity rooms at the ground level along Steveston Highway for the shared use of the residents in all five (5) of the Riverport Way neighbourhood buildings. The 168 m² area exceeds the OCP requirement of 100 m² and also exceeds the 74.3 m² that was envisioned through the original rezoning (RZ 03-234655).

- Outdoor amenity is provided on the second floor parking structure podium roof. The 436 m² area exceeds the OCP requirement of 330 m². The outdoor amenity area includes a barbeque area overlooking the river, a children's play area overlooking Riverport Way, and an attractive landscape treatment that softens views for residents above and in the neighbouring building to the north.
- Three adaptable units are provided: the southwest corner unit on levels 2, 3 & 4. To accommodate future potential renovations for a resident in a wheelchair, this unit design includes wider doors and larger areas in the bathroom, kitchen and hall. Conversion would involve only minor interior works.
- Aging in place features will be provided in all units (e.g. solid blocking in all washroom walls to accommodate future potential grab bar installation, and lever-type handles for faucets and doors).
- There are two (2) separate driveways along Riverport Way, providing vehicle access to the two separate levels of the parking structure.
- The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides Transportation Demand Management (TDM) measures that include \$25,000 for a bus shelter and \$45,000 for a special crosswalk. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). There are 3 accessible spaces onsite. The shared access and use of the parking structure was secured through the zoning text amendment.
- Garbage and recycling storage needs have been accommodated onsite, in separate rooms for the commercial unit and residents. A small holding area is located on-site at the space in between the parking access driveways in front of the parking structure and behind the Riverport Way sidewalk. The property manager will be responsible to schedule private collection at different times for residential and commercial garbage and recycling. Garbage and recycling is collected from Riverport Way for this waterfront neighbourhood.

Architectural Form and Character

- As noted above, the project has been designed as a landmark building, providing a visual contrast to the existing buildings with additional building height and a simpler massing.
- The mid-rise building floor plate is a parallelogram that emphasizes the angled nature of the site with vertically stacked projecting angled balconies at the southwest and northeast corners of the building. A horizontal emphasis is provided with continuous projecting eyebrows at each floor level, bands of solid panelling, and bands of glazing.
- The visual impact of the one level of parking structure above grade is mitigated through architectural and landscaping treatments. The roof edge is pulled back, a continuous planter provided at the perimeter edge, and there are large openings in the street wall to reduce its massing. The parking function is screened from views from the street and dike walkway with painted metal trellis structures planted with Evergreen vines.
- The contemporary design includes continuous storefront type glazing and spandrel panels at the ground level and an exterior cladding panel system for the upper floors. The system includes horizontal bands of glazing and hardi-panel set into a grid of clear anodized aluminium grid (trims and reveals).
- The project features a cool blue, grey and white colour palette with red accent provided at the ground level metal screens and trellises.

- The simplicity of the mid-rise design is accented with an area reserved for Public Art in an indented vertical band facing Riverport Way. The artwork and vertical band are intended to provide a colourful contrast to the cool blue to grey colour scheme. The applicant is committed to participate in the Public Art Program with the Richmond Public Art Advisory Committee.
- Outdoor balconies are provided for 50 of the 55 apartment units. A vertical stack of large projecting angled balconies is provided at the southwest and northeast corners of the building. Smaller balconies are provided in a vertical stack of projecting balconies at the northwest corner of the building, and four (4) vertical stacks of inset balconies along the north and south elevations that provide a subtle massing articulation to the building facades. The indented balconies include frosted glass privacy screens between adjacent units.

Landscape Design and Open Space Design

- The landscape treatment has been designed in line with the simplified contemporary architectural design approach and opens up toward the river for views from the outdoor amenity space and from the adjacent existing building. The structured approach changes to incorporate organic curves along the riverfront to complement the meandering dike walkway. The plant selection complements the established design along the riverfront and throughout the earlier phases of development. The landscape treatment within the riverfront dike walkway right-of-way (ROW) was secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175).
- The landscape design includes landscape treatment at the second floor podium roof level and also at the ground level fronting onto Riverport Way, Steveston Highway and the riverfront dike walkway. The palette includes: ground covers, ornamental grasses, shrubs, trees, sand, concrete pavers, basalt pavers, blocks and benches.
- The design incorporates some tree planting along the Steveston streetscape and up on the podium roof. Tree planting is not permitted along the riverfront, and only limited small tree planting is permitted along Steveston Highway due to dike adjacency concerns. There are no existing trees on the vacant site.
- The outdoor amenity space on the podium roof includes a variety of passive and active outdoor spaces for use by residents. Programmed spaces include: active play area with children's play equipment (climbing structure and sandbox) and basalt faced seating for supervision; and a large gathering area facing the river, featuring decorative hard surface treatment, a barbeque, tables and seating. Apartment units facing onto the outdoor amenity area have generous semi-private decks on the podium roof. These semi-private decks are separated from the shared outdoor amenity area with soft landscaping and guard railing.
- Riverport Way and Steveston Highway include a variety of landscape treatments that are adequate for the commercial unit, the shared amenity rooms, as well as the residential lobby entries. The streetscape landscape treatment includes street tree planting in the Riverport Way City boulevard, six (6) trees on-site, soft landscaping at grade and in raised beds, two (2) different paving pattern treatments, bike racks, and vine planting over open trellises and slatted screens to buffer views of the one level of the parking structure above grade.
- The landscape treatment fronting onto the riverfront dike walkway is a combination of ornamental grasses, low shrubs, ground covers, and berms to complement the attractive approved dike walkway design. The approved design includes a meandering asphalt path and concrete border with planting highlighted with ornamental grasses.

Crime Prevention Through Environmental Design (CPTED)

- The project has been designed to accommodate CPTED principles.
- Natural surveillance is provided throughout the project.
- Clear vision glazing is included in exit stairwell doors and vestibules.
- The lower parking level is secured. Appropriate lighting levels and light coloured paint are provided in both parking levels.
- Boundaries between public, semi-public and private spaces have been clearly defined.

Transportation

- Road network and dike improvements were secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175). This included the creation of the new road Riverport Way with landscaped boulevards and sidewalks; a cul-de-sac terminus for Steveston Highway with pedestrian plaza; and a continuous pedestrian dike walkway along the river's edge frontage. Both Riverport Way and the Steveston Highway cul-de-sac accommodate on-street parking.
- The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides TDMs. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). There are 3 accessible spaces onsite. The shared access and use of the parking structure was secured through the zoning text amendment.
- The rental residential parking requirement in the ZLR14 zone (1.32 parking spaces per rental apartment, or 1.19 parking spaces per unit with TDMs) was established based on a parking analysis prepared by the owner's transportation consultant and accepted by Transportation staff.
- The proposed TDM strategy supported by Transportation Division includes:
 - Voluntary contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard (\$25,000), and
 - Voluntary contribution towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps (\$45,000).

Servicing Capacity

- Road network, infrastructure and dike improvements were secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175). The road works included storm sewer and water distribution systems.
- A City sanitary sewer does not service the development. This waterfront community, including the proposed building, is tied into the private sewage treatment plant for the Riverport Sports and Entertainment Complex. The City has no plans to extend sanitary sewer service in the vicinity.

Noise Sensitive Development

- As noted above, the subject site is in close proximity to industrial, commercial and railway lands. It is important to address the adjacency for the comfort of the future residents.

- As outlined the staff report regarding the zoning text amendment, registration of a Noise Sensitive Use Restrictive Covenant was secured through the zoning text amendment. The purpose is to ensure residents of the proposed apartment building enjoy appropriate indoor sound levels determined by CMHC, and industry standard thermal comfort throughout the year, including the warmer summer months. The covenant includes notification of nearby industrial, commercial and rail operations. The covenant also ensures that a registered professional confirm compliance of the project design and construction of the dwelling units with the following requirements:

a) Indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

- b) Indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy".
- Detailed acoustic evaluation information has been provided by Brown Strachan Associates Consulting Engineers in Acoustics and has been placed in the Development Permit application file. A sealed report is required at the Building Permit stage. The approach to provide the required indoor sound levels with windows closed is to incorporate specified acoustic attenuation construction measures, including:
 - Riverport and north elevation glazing: in windows and doors, 6 mm laminated glass – 13 mm airspace – 5 mm glass (6Lam-13-5 thermal glazing) rated OITC 32/STC 39.
 - Steveston and west elevation glazing: 6 mm glass – 13 mm airspace – 4 mm glass (6-13-4 thermal glazing) rated OITC 29/STC 36.
 - Riverport elevation: two layers of interior drywall for all bedroom exterior walls.
 - Acoustically lined duct work for any make-up air ducts from the exterior.
 - In addition, acoustic attenuation will be provided through the exterior wall assemblies, exterior doors and air tightness as required by the BC Building Code.
 - Detailed information regarding the mechanical ventilation system and compliance with ASHRAE 55 – 2004 has been provided by DEC design Mechanical Consultants Limited and has been placed in the Development Permit application file. A sealed report is required at the Building Permit stage. The approach to provide the required thermal comfort inside all of the apartments with windows closed throughout the year is to incorporate specified mechanical system measures including:
 - Programmable principal exhaust fan with de-humidistat (sound rating no more than 0.5 sone & sized for 1 air change/hr) in each unit.
 - Acoustic treated manual control air intakes at exterior wall to each room.
 - Variable speed ceiling fan (sound rating no more than 0.5 sones) in each bedroom and living room.
 - Manual window blinds for all exterior glazing.
 - Wall and roof insulation and exterior glazing, as required by the BC Building Code.
 - In addition, winter thermal comfort will be provided with heating systems, as required by the BC Building Code.

Affordable Housing Strategy

- As noted in the staff report regarding the zoning text amendment, the subject application presents a unique opportunity to provide new rental housing in Richmond (i.e., few developments see a financial incentive in the option). The owner is supporting the community housing needs through providing two purpose-built market rental residential apartment buildings. Purpose-built rental housing provides the following community benefits:
 1. Relieves pressure on market rental vacancy rates in Richmond (i.e., Canada Mortgage Housing Corporation reports that rental vacancy rates have continued to maintain an average low of 1.5 percent consistently over the past 10 years).
 2. Supports the availability of non-market affordable rental housing for low to moderate income households.
 3. Increases housing options for those who do not choose or are not able to purchase a condominium or enter into the homeownership market.
- The requirement for rental use in perpetuity, and associated Housing Agreement, was secured through the zoning text amendment.
- Access to the community meeting space for all residents in the waterfront community's five (5) buildings (14000, 14088, 14100, 14200 & 14300 Riverport Way) was secured through the zoning text amendment.

Environmentally Sensitive Areas (ESAs)

- The area between Riverport Way and the Fraser River is designated as an ESA, including the subject development site. The ESA aspect of the waterfront community shoreline was resolved through an approved Development Permit (DP 97-122639) prior to the original rezoning, Servicing Agreement, and Development Permit for the waterfront community development. City and Department of Fisheries and Oceans staff agree that the proposed development does not impact the environmentally sensitive shoreline, as it is restricted to the inland side of the existing dike walkway.

Floodplain Management

- The City's Flood Plain Designation and Protection Bylaw No. 8204 specifies a minimum flood construction level requirement of 3.0 m GSC. Similar to the new building at 14088 Riverport Way, the development proposal for 14000 Riverport Way includes a 4.47 m GSC ground floor elevation to tie into the existing parking structure elevation.
- There is an existing floodplain covenant registered on title that was secured through the original rezoning for this waterfront community (RZ 03-234655) and registered before the current Flood Plain Designation and Protection Bylaw No. 8204 came into effect. The covenant includes a lower minimum flood construction level requirement of 3.5 m GSC. In addition, dike improvements were secured through a Servicing Agreement (SA 02-218175) associated with the rezoning.
- Registration of a Dike Maintenance Agreement was secured through the zoning text amendment to permit the structures to encroach into the required 7.5 m setback from the dike rights-of-way along Steveston Highway and the east edge of the site. The approved Development Permit (DP 04-269797) included an underground parking structure on the 14000 Riverport Way that encroaches into both required dike setbacks. In consultation with City Engineering staff, the applicant has maintained the approved setback along Steveston Highway, and increased the setback by 1.4 m along the east edge of the site. The encroaching structures include a required continuous engineered dike support structure designed to support a future raised dike (5.5 m GSC), subsurface parking and bicycle storage,

mixed-use building, vehicle and pedestrian circulation, and landscaping elements. The agreement will include an Engineering Report and a safeguard right-of-way to for dike integrity.

Community Benefits

- Construction of a market rental residential building with 55 dwelling units. In total, two (2) market rental apartment housing buildings will be part of this waterfront community, with the recently constructed 80-unit market rental residential building at 14088 Riverport Way. A total of 135 dwelling units will be provided, and both buildings will share parking facilities.
- Transportation Demand Management (TDM) measures that include \$25,000 for a bus shelter and \$45,000 for a special crosswalk.

In addition, the following community benefits were secured through the zoning text amendment:

- A 83.6 m² (900 ft²) community meeting space for all residents in the waterfront community.
- Voluntarily contribution of \$0.75 per buildable square foot (e.g. \$40,742) to the City's Public Art fund or towards installation of Public Art on-site through participation in the City's Public Art Program. The applicant is investigating opportunities for integrating public artwork into the Riverport Way building façade.
- Statutory Rights-of-Way for utilities and Public Rights-of-Passage over the boulevard and sidewalk at the Steveston Highway and Riverport Way intersection (design and construction of works secured via Servicing Agreement SA 02-218175).

Sustainability Measures for proposed building at 14000 Riverport Way:

As noted in the staff report regarding the zoning text amendment, the applicant has identified the following sustainability measures for the development proposal:

- Densification with addition of market rental apartment housing and supporting limited commercial space in close proximity to local employment opportunities and recreation amenities.
- Landscape design including indigenous plant species.
- Water efficient low flow fixtures are proposed with dual flush toilets in residential units.
- Energy efficiency - high efficiency boiler proposed for general water heating for the proposed building; efficient lighting throughout building with automated sensors in parking area; efficient LED lighting in corridors; programmable thermostats in commercial and amenity areas, natural day lighting to reduce the need for artificial lighting; and high efficiency heating and ventilation system.
- Passive Solar Design - intensive green roof for raised outdoor amenity space courtyard, and high albedo ('white roof') roofing membrane for upper roof to mitigate heat gain/ urban heat island effect, 30 – 40% solid insulated wall, 60 – 70 % wall glazed with low-E argon filled double glazed window wall system, and partial shading from projections.
- Air quality – low VOC (volatile organic compound) paints, carpeting, and adhesives.
- Recycling – secure common area proposed for newsprint, mixed paper, cardboard, container, and organics recycling along with garbage.
- Alternative forms of transportation – locating market rental apartment housing in close proximity to local employment opportunity; within 200 m of transit service, on-site bicycle storage and proposed transportation demand measures including a bus shelter with pad and special crosswalk.
- The applicant has advised that a geothermal system is not practical for this development.

Legal Agreements

- Discharge of age restrictive covenant BV459925 from both market rental residential properties (14000 and 14088 Riverport Way) is a condition of the Development Permit. The registered covenant restricts the age of residents to 18 years of age or older.
- It was noted in the staff report regarding the zoning text amendment that the development is not envisioned to support families as the closest schools are Woodward Elementary School west of No. 5 Road, and McNair Secondary School on No. 4 Road north of Williams Road. However, as noted earlier in this report, City staff did review the application informally with staff from the School District No. 38 (Richmond) and School District staff did not express any concerns about the proposal.

Conclusions

The subject proposal will be a landmark building demarcating the east terminus of Steveston Highway, and will complete the Riverport Way waterfront community. The proposal will provide much needed market rental accommodation (55 units) in an attractive contemporary mid-rise project. The applicant has addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape. Staff recommends support of this Development Permit application.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

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

- Discharge age restrictive covenant BV459925 from both market rental residential properties (14000 and 14088 Riverport Way).
- Transportation Demand Management (TDM) Measures:
 - Voluntary contribution in the amount of \$25,000 towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard.
 - Voluntary contribution in the amount of \$45,000 towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$297,930.10.

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

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



DP 11-593925

Attachment 1

Address: 14000 Riverport Way

Applicant: Cotter Architects

Owner: Legacy Park Lands Limited

Planning Area(s): Fraser Lands

	Existing	Proposed
Site Area:	2,642.3 m ²	No Change
Land Uses:	Parking	Market rental apartment housing, community amenity and commercial
OCP Designation:	Limited Mixed Use	No Change
Zoning:	Low Rise Apartment (ZLR14) - Riverport	No Change
Number of Units:	Vacant	Market rental apartments 55 (41 one-bedroom & 14 two-bedroom) CRU 1 Community amenity rooms 2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.91 & 0.1 amenity	1.6 & 0.05 amenity	None permitted
Lot Coverage:	Max. 46%	46 %	None
Building Setbacks: Steveston Highway (south) Riverport Way (west) Side yard (east) Rear yard (north)	Min. 1 m Min. 2 m Min. 8.5 m N/A	3 m 3 m 8.5 m – 16.7 m 0 m	None
Height (m):	Max. 22.5 m	22.5 m	None
Off-street Parking Spaces: Resident Visitor Commercial Accessible For 14088 Riverport Way Total	After TDMs 66 11 (3) (3) 31 108	After TDMs 66 11 (Visitor Spaces) (3) 31 108	None
Small Car Parking Spaces	Max. 50%	47 % (51 spaces)	None
Bicycle Parking Spaces: Class 1 (secure) Class 2 (rack)	69 11	69 11	None
Amenity Space – Indoor	Min. 100 m ²	168 m ²	None
Amenity Space – Outdoor	Min. 330 m ²	436 m ²	None

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

Wednesday, January 4, 2012 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

3. DP 11-593925 – SIX-STOREY MIXED-USE DEVELOPMENT WITH 55 APARTMENTS
OVER GROUND LEVEL COMMERCIAL AND AMENITY SPACE
ARCHITECT: Cotter Architects
PROPERTY LOCATION: 14000 Riverport Way

Panel Discussion

Comments from the Panel were as follows:

- like the shape of the building which is suitable for a 5-storey wood frame building;
- concern on the off-site loading; Riverport Way is fairly narrow and loading vehicles are close to Riverport Way and Steveston Highway intersection – *An appropriate setback from the intersection will be provided.*
- concern on firefighting access to units facing the Fraser River (i.e., back of the building); should be addressed by BC Building Code consultant and may include Code equivalences – *Will be addressed through the future Building Permit application.*
- is there an easement in the rear for exit stair egress to neighbouring property? – *a Cross-access easement was secured through the zoning text amendment.*
- suggest increasing the floor-to-floor height of the CRUs to allow for beam depth – *Incorporated.*
- concern on the surface materials on the courtyard area; combination of crushed gravel migrating onto basalt may pose a trip hazard; simplify and minimize transitions – *Gravel removed.*
- provide tables and seating in the barbeque area for residents – *Incorporated.*
- consider larger groupings of ornamental grasses for easier maintenance – *Incorporated.*
- consider adding natural elements to the playground, e.g. logs and planting which can be incorporated to play; will make the play area more useful – *Natural planting, stepping stones and stone benches have been added to complement the active climbing structure.*
- consider providing accessibility features in the diagonally opposite units at the other point of the building; units need not be designated as accessible; consider incorporating sliding doors in the washroom lay-out; will open up some floor space – *Considered. Three adaptable units provided and aging in place features provided in all units.*
- orientation of buildings appears to minimize the mass of buildings; maximizes the green and view for the neighbouring developments;
- character of the building is appropriate to the site;
- concern on the proportion of the massing of the building fronting onto Riverport; consider doing something different from the other parts of the building – *Considered. Simplicity of the massing is maintained in keeping with design intent.*

- consider further treatment to the entry plaza to make it a more welcoming point, e.g water feature in addition to paving treatment; critical point as it is in the intersection of two important roads – ***Corner has been re-designed with softer welcoming landscape treatment, accessible ramp and project signage.***
- interesting approach to dealing with the terminus of Riverport Way and Steveston Highway;
- architectural drawings and model appear to be a concrete slab and curtain wall building; however, with wood frame building it may not be constructed exactly as shown – ***Design intent is maintained as closely as possible.***
- good incorporation of public art into building design but how it will actually work will rely on details of the actual art which needs resolution; how will it integrate with the public art program? – ***The applicant will participate in the process with the Richmond Public Art Advisory Committee to determine the artwork and then will coordinate the details.***
- berm transition at the back of parkade to the dyke is a bit clumsy as shown in section on L-05; context in the drawing on both sides would have been more helpful – ***Improved with additional planting and architectural trellis with vine planting. Context included.***
- concern on off-site loading for rental property due to expected high volume of vehicles on moving days – ***addressed above.***
- building is well-resolved; nice way of handling transition to a more diagonal arrangement of adjacent buildings; like the austerity and simplicity of the building;
- landscape theme appears severe; basalt pavers seem out of context; spaces on the roof deck are vast and difficult to occupy; adding trees, more planting, tables on the roof deck and other elements will occupy the space and bring down the scale – ***Incorporated.***
- concern on the prow of the building at the corner of Riverport Way and Steveston Highway; reconsider basalt paving between the sidewalk and the building face and consider softer treatment to imbed the building into the landscape and mitigate 3 foot difference from sidewalk up to floor level – ***Incorporated.***
- bermed planting to cover parkade may not be successful; architectural articulation of the facade combined with planting could be far more effective – ***Incorporated.***
- applicant needs to provide information regarding the approved servicing agreement design for dyke walkway and other public realm context to clarify relationship with proposed project – ***Incorporated.***
- building has strong form; good slab appeal appropriate for an area near the water;
- balconies are great;
- landscape on the podium seems harsh; appears dry and hard; look at increasing separation with planting between the playground and barbeque area and patios – ***Design simplified and improved with added planting areas, reduced paving, and seating areas.***
- advise the applicant to present the public art scheme [to the Public Art Advisory Committee] at the earliest possible time – ***The applicant is making arrangements.***

Panel Decision

It was decided that DP 11-593925 be supported to move forward to the Development Permit Panel subject to the applicant considering the items discussed by the Panel.



City of Richmond

Development Permit

No. DP 11-593925

To the Holder: COTTER ARCHITECTS

Property Address: 14000 RIVERPORT WAY

Address: C/O MR. SIMON HO
COTTER ARCHITECTS
#235 – 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

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 #25 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 \$297,930.10 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-593925

To the Holder: COTTER ARCHITECTS
Property Address: 14000 RIVERPORT WAY
Address: C/O MR. SIMON HO
COTTER ARCHITECTS
#235 – 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

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

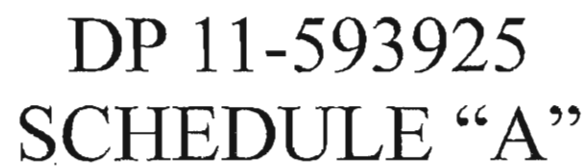
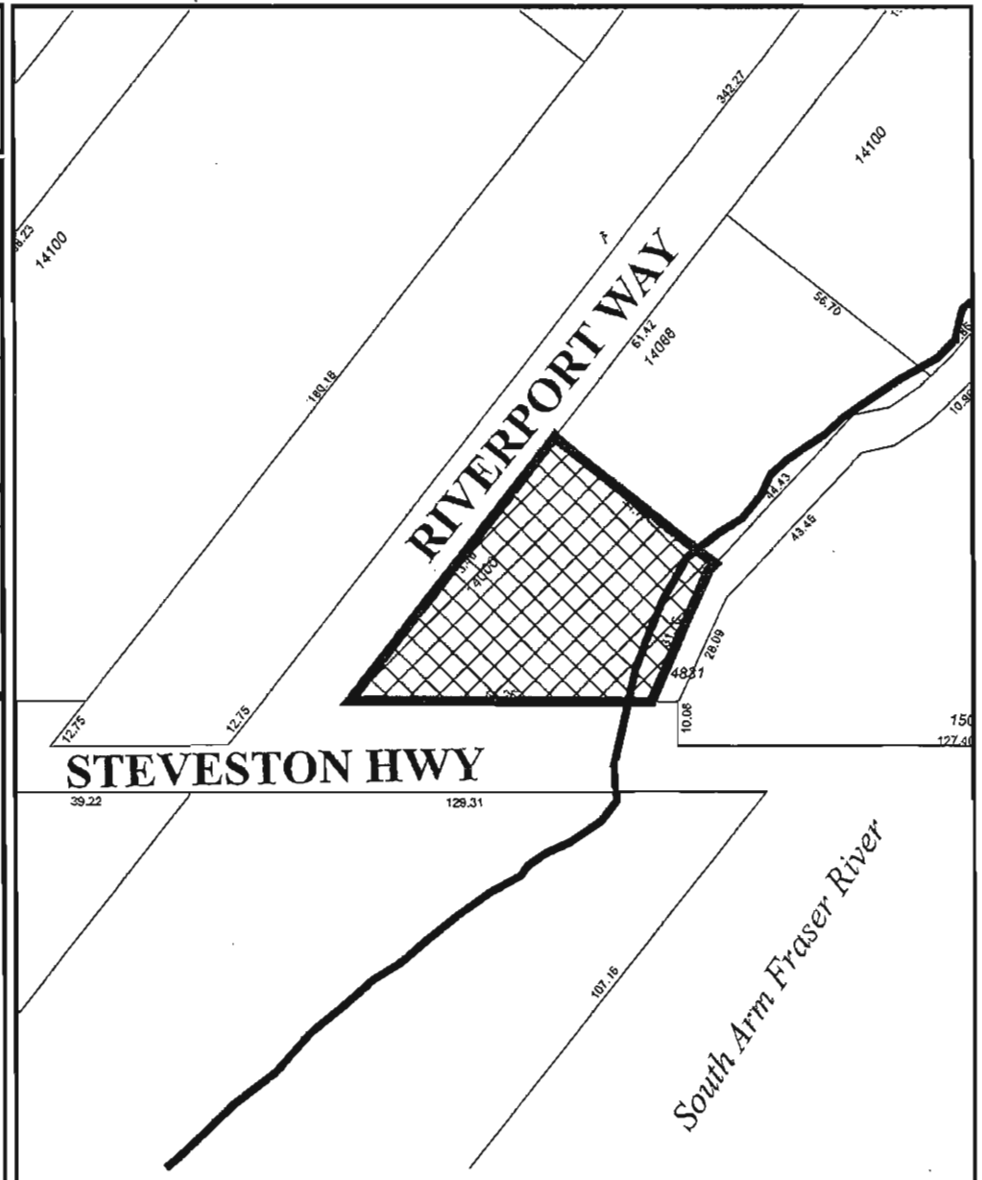
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES

PROJECT INFORMATION

CIVIC ADDRESS:

14000 Riverport Way, Richmond, BC

LEGAL DESCRIPTION:

Lot 1 Section 33 Block
4 North, Range 5 West
NWD Plan BCP 16162

PARCEL ID:

026-215-357

APPLICANT:

Legacy Park Lands Ltd.
4540 Agar Drive,
Richmond, BC, V7C 4N1

EXISTING ZONING:

CD/134

PROPOSED ZONING:

Low Rise Apartment (ZLR14) - Riverport

DRAWING LIST

ARCHITECTURAL

A-001	Cover Sheet/ Project Info.
A-002	Development Summary
A-003	Design Rationale
A-004	Sketch-Up Views
A-101	Survey Plan
A-102	Context Plan
A-103	Site Plan
A-201	Parking Level P2
A-202	Parking Level P1/Level 1
A-202a	Area Overlay P1/L1
A-203	Residential Level 2
A-203a	Area Overlay Res. L2
A-204	Residential Level 3-6 (Typical)
A-204a	Area Overlay Res. L3-L6
A-205	Roof Plan
A-206	Typ. Adaptable Unit Plan
A-301	Building Elevations
A-302	Building Elevations
A-303	Building Elevations
A-401	Building Sections
A-402	Building Sections

LANDSCAPE ARCHITECTURAL

L-01	Cover Sheet
L-02	Landscape Master Plan
L-03	Lower Level Landscape Plan
L-04	Upper Level Landscape Plan
L-05	Cross Sections
LD-01	Details

PROJECT TEAM

OWNER:

Legacy Park Lands Ltd.
4540 Agar Drive,
Richmond, BC V7B 1A3

ARCHITECTURAL:

Cottler Architects Inc.
Suite #235 11300 No. 5 Road
Richmond, BC V7A 5J7
T(604) 272-1477, F(604) 272-1471

LANDSCAPE:

Van Der Zalm & Associates Inc.
Suite 1, 8938 192nd Street
Surrey, BC V4N 3W8
T(604) 882-0024 ext 22, F(604) 882-0042

STRUCTURAL:

Weiler Smith Bowers
118 - 3855 Henning Drive
Burnaby, BC V5C 6N3
T(604) 294-3753 F(604) 294-3754

ELECTRICAL:

Nemetz & Associates
2009 West 4th Ave.
Vancouver, BC
T(604) 736-6562

MECHANICAL:

DEC Design Mechanical Consultants LTD.
309 - 713 Columbia Street
New Westminster, BC V3M 1B2
T(604) 525-3341 Ext. 106/107 F(604) 525-3147

BUILDING CODE CONSULTANTS:

LMDG Building Code Consultants Ltd.
4th Floor, 780 Beatty St.
Vancouver, BC V6B 2M1
T(604) 682-7146, F(604) 682-7149

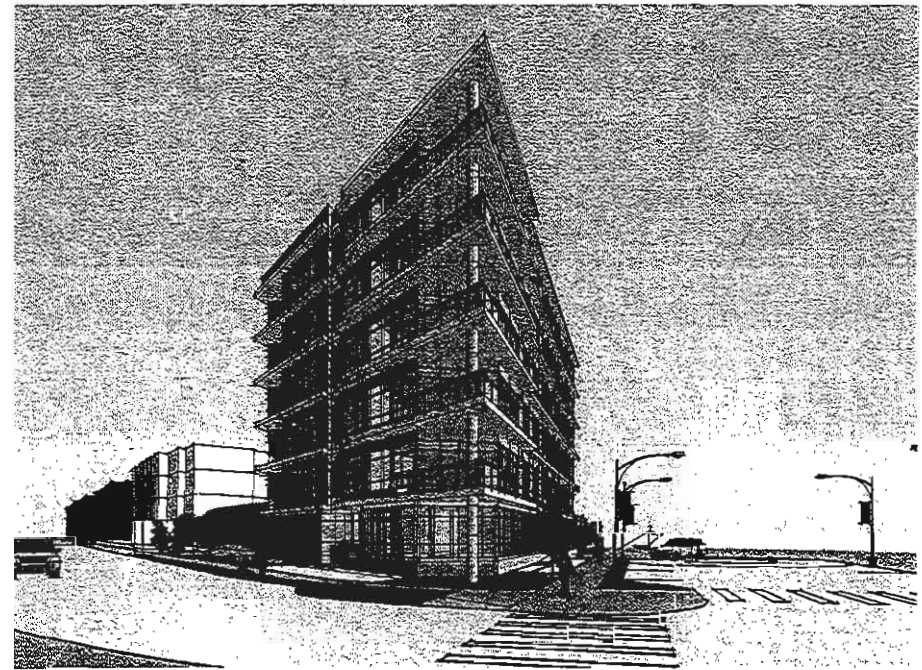
SURVEYOR:

Matson Peck & Topliss
Surveyors & Engineers
#320 - 11120 Horseshoe Way
Richmond, BC V7A 5H7
T(604) 270-9331, F(604) 270-4137

LOCATION MAP

Notes:

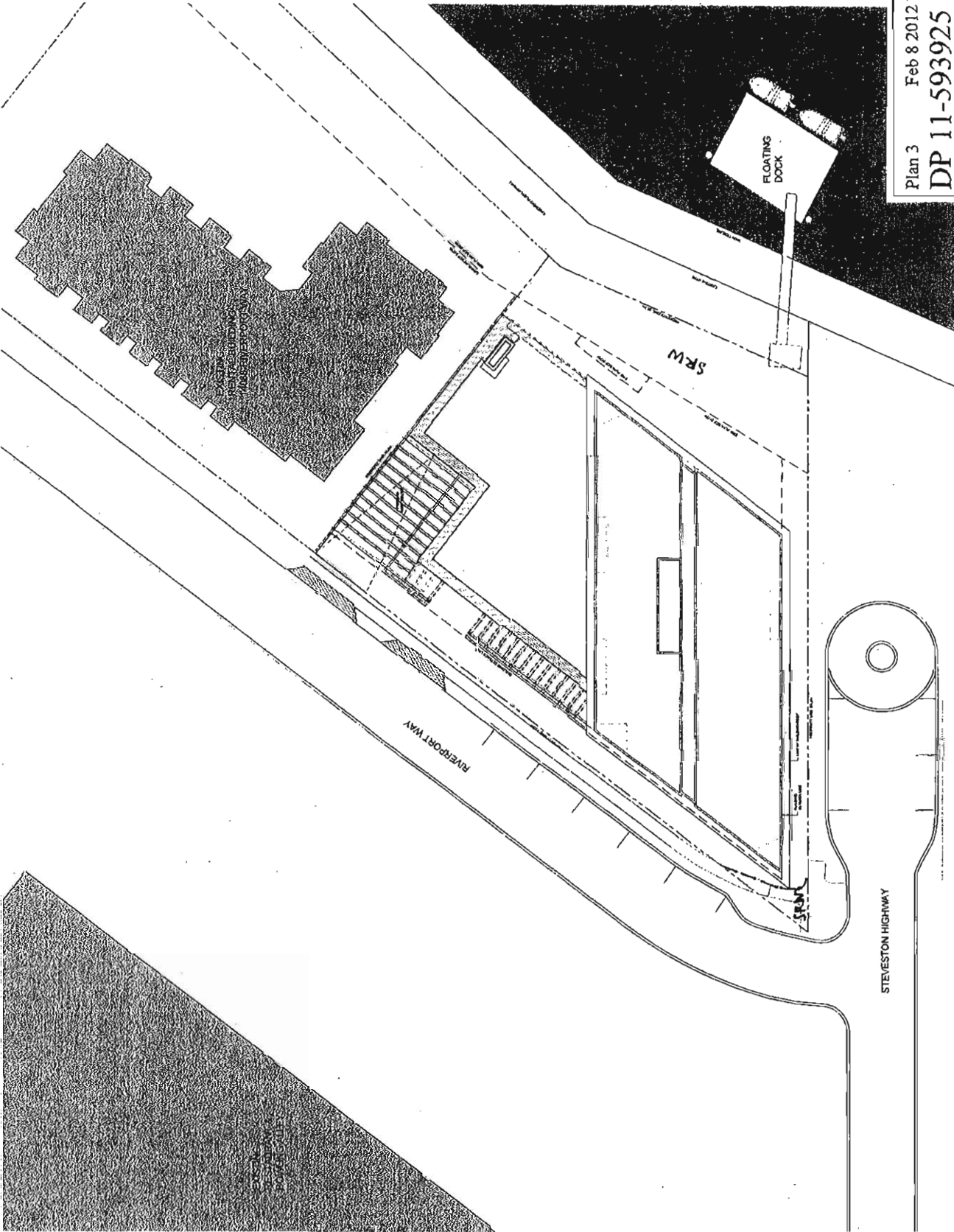
- Building construction is required to comply with Noise Sensitive Use Restrictive Covenant registered on Title; including acoustic attenuation to mitigate potential rail and industrial noise; and mechanical systems to provide thermal comfort throughout the year. Future Building Permit is required to include sealed acoustic and mechanical engineering reports.
- Off-site works secured via SA 02-218175
- 3 adaptable units provided
- Aging in place features provided in all units: washroom wall solid blocking for future grab bar installation, and lever type handles for faucets and doors
- Sustainability features:
 - Water efficient - indigenous plants; low flow fixtures; and dual flush toilets in residential units
 - Energy efficient - high efficiency boiler; automated parking lighting sensors; LED corridor lighting; programmable thermostats in commercial and amenity areas; and high efficiency heating and ventilation
 - Passive Solar Design - podium intensive green roof; upper roof high albedo roofing membrane, and low-E argon filled double glazed windows.
 - Air quality - low VOC (volatile organic compound) paints, carpeting, and adhesives.
- Legal agreement secured for 14088 Riverport Way for:
 - Parkade access/egress (including NE emergency exit)
 - 31 parking spaces (15 for residents & 16 for visitors)



RIVERPORT flats
WATERFRONT RENTAL HOMES

Plan 1 Feb 8 2012
DP 11-593925

cotter



Plan 3 Feb 8 2012
DP 11-593925

1	Site Plan	1/10/2012	1/10/2012
2	Site Plan	1/10/2012	1/10/2012
3	Site Plan	1/10/2012	1/10/2012
4	Site Plan	1/10/2012	1/10/2012
5	Site Plan	1/10/2012	1/10/2012
6	Site Plan	1/10/2012	1/10/2012
7	Site Plan	1/10/2012	1/10/2012
8	Site Plan	1/10/2012	1/10/2012
9	Site Plan	1/10/2012	1/10/2012
10	Site Plan	1/10/2012	1/10/2012

cotter
ARCHITECTS

14000 RIVERPORT WAY
RICHMOND, BC

riverport
14000 RIVERPORT WAY
RICHMOND, BC

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14000 RIVERPORT WAY
RICHMOND, BC

1	Site Plan	1/10/2012	1/10/2012
2	Site Plan	1/10/2012	1/10/2012
3	Site Plan	1/10/2012	1/10/2012
4	Site Plan	1/10/2012	1/10/2012
5	Site Plan	1/10/2012	1/10/2012
6	Site Plan	1/10/2012	1/10/2012
7	Site Plan	1/10/2012	1/10/2012
8	Site Plan	1/10/2012	1/10/2012
9	Site Plan	1/10/2012	1/10/2012
10	Site Plan	1/10/2012	1/10/2012

SITE PLAN

A-103

- Parking levels will have appropriate lighting & be painted with a light colour
- Vision glazed panels will be incorporated in all exit stairwell doors & vestibules

- light coloured paint fresh to make columns
- avoid hidden wiring and install camera where its needed
- provide vision panels in doors, leading to publicly accessible areas
- provide glazing to window footings
- ensure adequate lighting throughout ground floor
- install back ward facing surveillance equipment to aiding street
- provide rough surface brick to help to clear glass doors

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பாதங்கள்	100	180

1206-7330 80.5 ROAD, KOPPELHO, DC V7A 1G
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Condition	all	SCMs
Condition	low	
SCM	medium to high	
SCM	high	
SCM	very high	

LEVEL P1/L1 FLOOR PLAN

ISSUING AGENCY	REV
A-202	01

Plan 4 Feb 8 2012
DP 11-593925

FRASER RIVER



NOTED PRINCIPLES

- 1. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.
- 2. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.
- 3. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.
- 4. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.
- 5. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.
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- 8. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.
- 9. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.
- 10. All proposed construction shall be in accordance with the provisions of the applicable zoning bylaws and the provisions of the applicable building codes.

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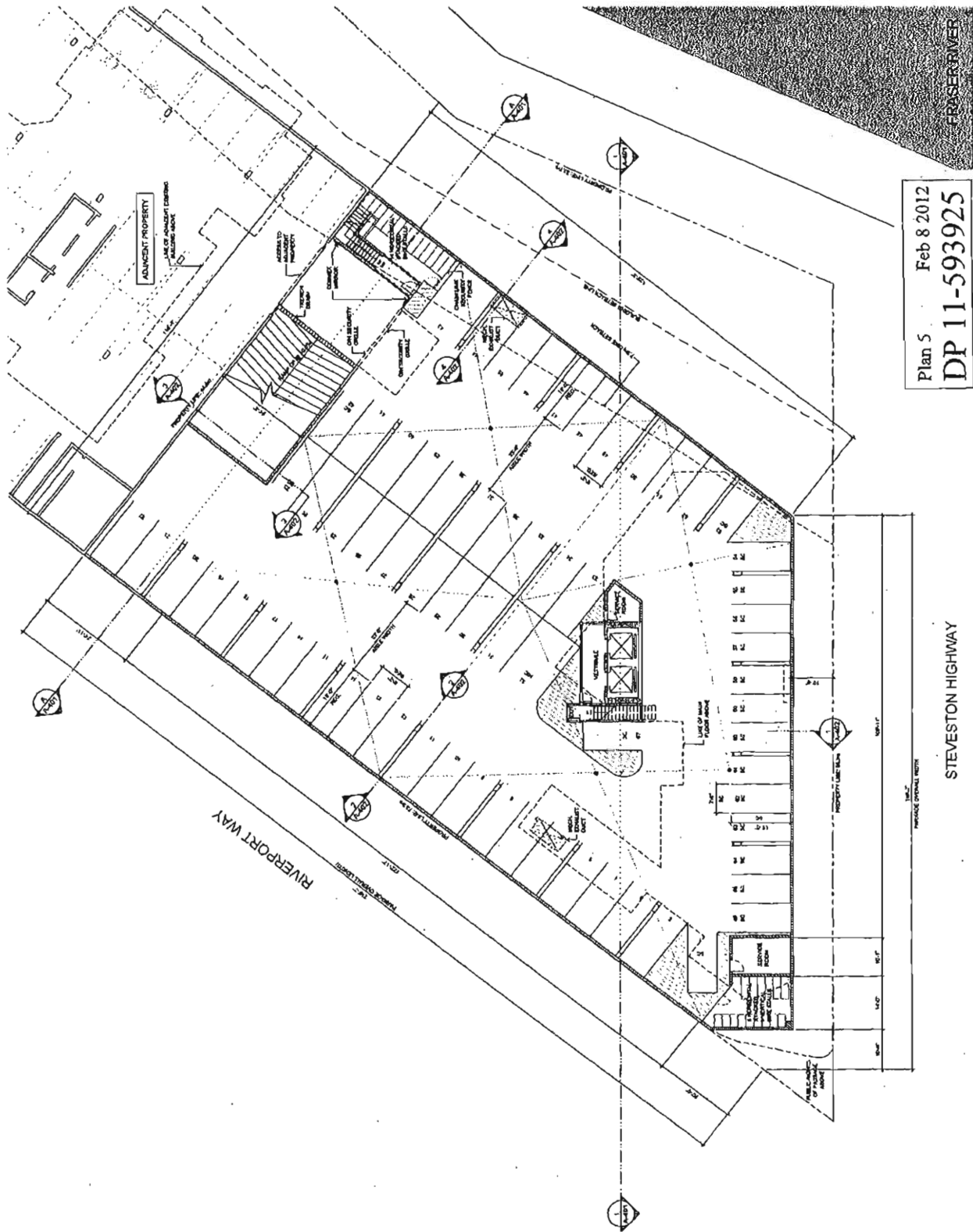
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Plan 5 Feb 8 2012
DP 11-593925

[illegible]

- light around planters from 10' walls, corners
- avoid high-contrast and harsh corner shadows
- provide uniform plants in pots, leading to privacy without any
- provide glazing to screen light
- ensure adequate lighting throughout
- provide plants to screen sun
- install hard wired video surveillance equipment to parking areas
- provide rough surface finish to 7' walls to be blast-proof

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. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.	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. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.
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RTS-15300 P.O. BOX, ROCKVILLE, DC 20853
 TEL: 703-261-7777 FAX: 703-261-7777 E-MAIL: info@rtssystems.com
www.rtssystems.com

14030 RIVERPORT WAY
RICHMOND, BC

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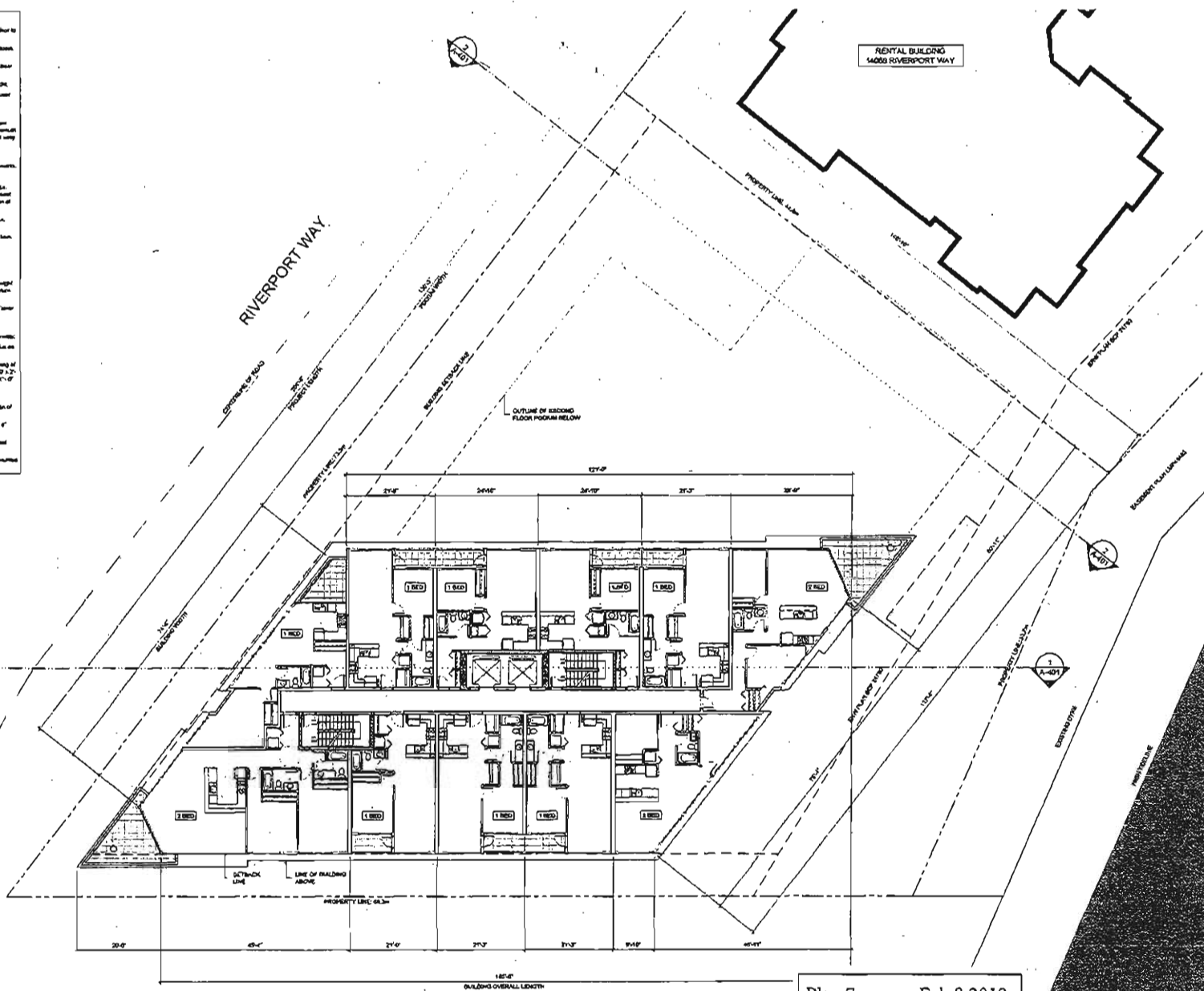
(APPROXIMATELY 1000) THIS PLAN AND DESIGN ARE, AND IT
WAS FOUND THE EXISTING PROPERTY OF ORDER ACCEPTED
THE NEW ENERGY BE USED IN REFINANCING WHICH WE
WARRANTED WHICH WE OBTAINED

Emergency	NO	NOEL
Quarantine	NO	
Isolation	NO	
Self Isolation	NO	
Self Isolation	NO	

RESIDENTIAL LEVEL
L2 FLOOR PLAN

A-203

Plan 6 Feb 8 2012
DP 11-593925

[illegible]

Plan 7 Feb 8 2012
DP 11-593925

- light coloured painted brush to walls, corners
- avoid hidden corners and blind corner areas as needed
- provide disinfectant in rooms, leading to empty accessible rooms
- provide placing to elevator lobby
- ensure adequate lighting throughout underground parking area
- install hand wiped video surveillance equipment to parking areas
- provide rough surface finish to ramps to the subterranean

[illegible]cotter
ARCHITECTS

FEE: \$3,000 MO. 5 ROAD, RICHMOND, BC V7A 5
TEL: 604/275-1477 FAX: 604/275-9871 Internet: www.cbc.ca

riverport flat

7400 RIVERPORT WAY
RICHMOND, BC

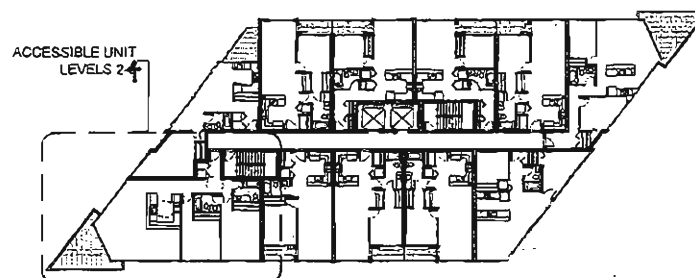
LEGACY PARK LANDS LTD

CONSTITUTIONAL PROVISIONS: This Act may not be used as a basis for any of the following: (a) the enforcement of any provision of the Constitution; (b) the enforcement of any provision of the law; or (c) the enforcement of any provision of the Constitution.

SEARCHED	INDEXED
SERIALIZED	FILED
MAR 19 1968	
FBI - NEW YORK	

RESIDENTIAL LEVEL
L3-L6 FLOOR PLAN

A-204



This floor plan shows a rectangular building with a total area of 50' x 24'. The layout includes a kitchen area on the left with a sink, stove, and refrigerator. There are three bathrooms: one at the top right, one in the center, and one at the bottom right. The plan also shows a central hallway and several storage areas. Dimensions for various sections are provided: 10'-7" and 20'-0" for the top section; 3'-5" and 5'-0" for the top right section; 11'-11" for the top right section; 8'-0" for the right side section; 24'-10" for the right side section; 30'-0" for the right side section; 5'-6" for the bottom left section; 20'-8" for the bottom left section; 12'-2" for the bottom center section; 12'-8" for the bottom right section; and 50'-10" for the bottom section.

Plan 9 Feb 8 2012
DP 11-593925

ACCEPTED PRINCIPLES

- light-colored painted finish to walls, columns,
- steel beam-piers and metal corner
- provide vision panels in doors, leading to
- provide glazing to elevator lobbies,
- ensure adequate lighting throughout
- install hand raised video surveillance
- provide rough surface finish lip ramps to detect

[illegible]

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ARCHITECTS

ARCHITECTS:
FETS • LESTER S LOMB, ROYALTON, CT 06488
tel: 860/877-7000. Fax: 860/877-7000

RIVERPORTfiats

14000 RIVERPORT WAY
RICHMOND, BC

and

LEGACY PARK LANDS LTD

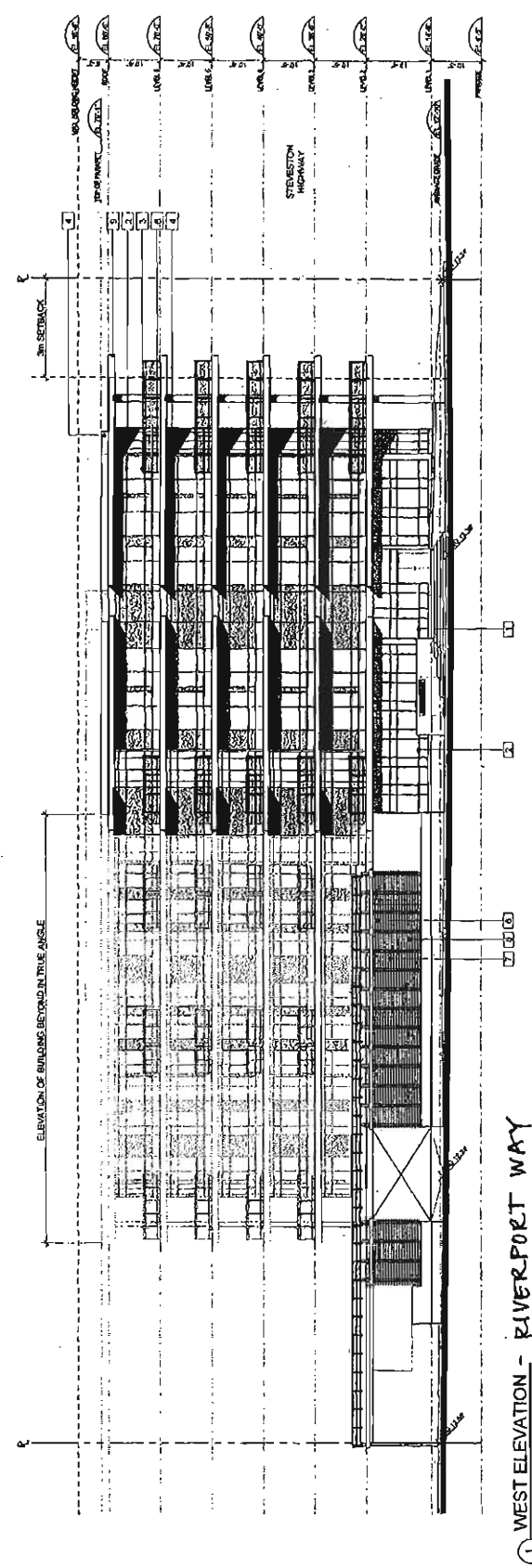
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DATE	12/12/2019	SOL
NAME	AL	
CLASS	10	
TOPIC	AL, BIOLOGY	
AGE	10	
SEX	MALE	

Adaptable Unit Plan

Document ID:	AMC
A-206	-

MATERIALS LEGEND	
1	PREPARED STONEWORK
2	PREPARED CLAZED SPANDREL
3	ACTUAL CLAZED VERTICALLY
4	PREPARED PANELING
5	PREPARED CONCRETE
6	PREPARED ALUMINUM CLAZED
7	ACTUAL METAL
8	PREPARED WOOD SIDINGS
9	PREPARED METAL SIDINGS
10	CLAZED



① WEST ELEVATION - RIVERPORT WAY

cotter
ARCHITECTS
607-1330 RIVERPORT WAY
RICHMOND, BC V6V 1S5

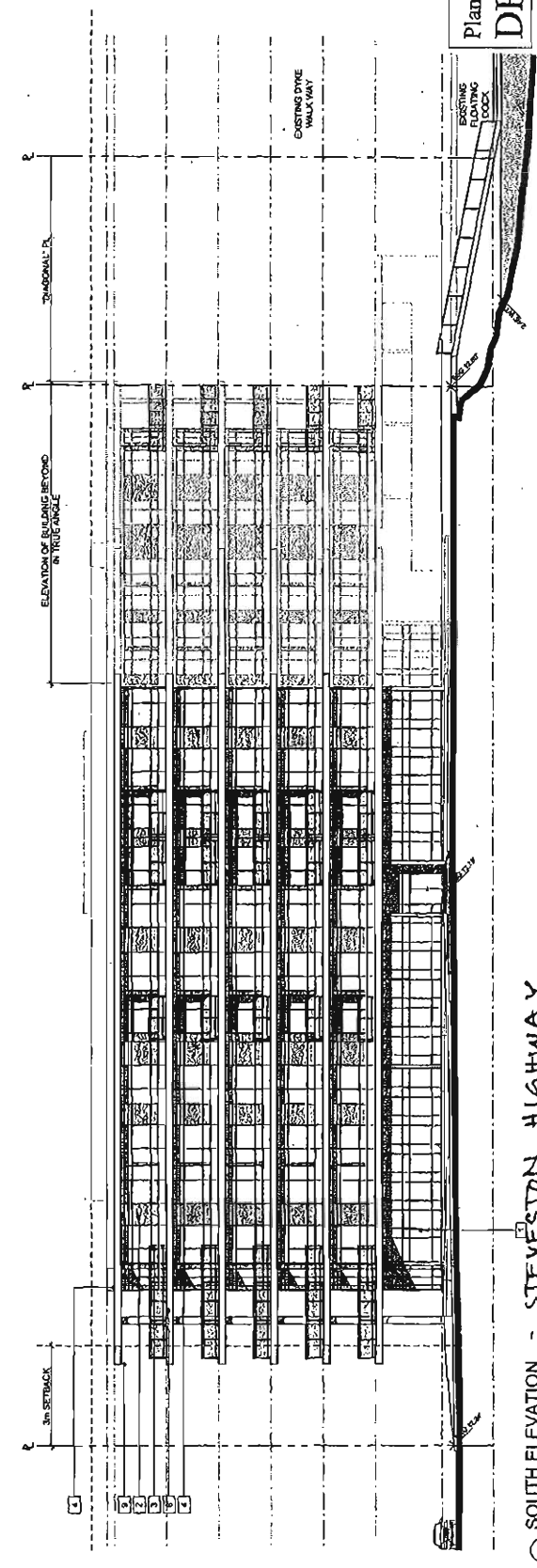
RIVERPORT
14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

BUILDING ELEVATIONS	
DATE	2010
BY	ARCHITECT
FOR	LEGACY PARK LANDS LTD
PROJECT	RIVERPORT
LOCATION	14000 RIVERPORT WAY, RICHMOND, BC
SCALE	1/8" = 1'-0"

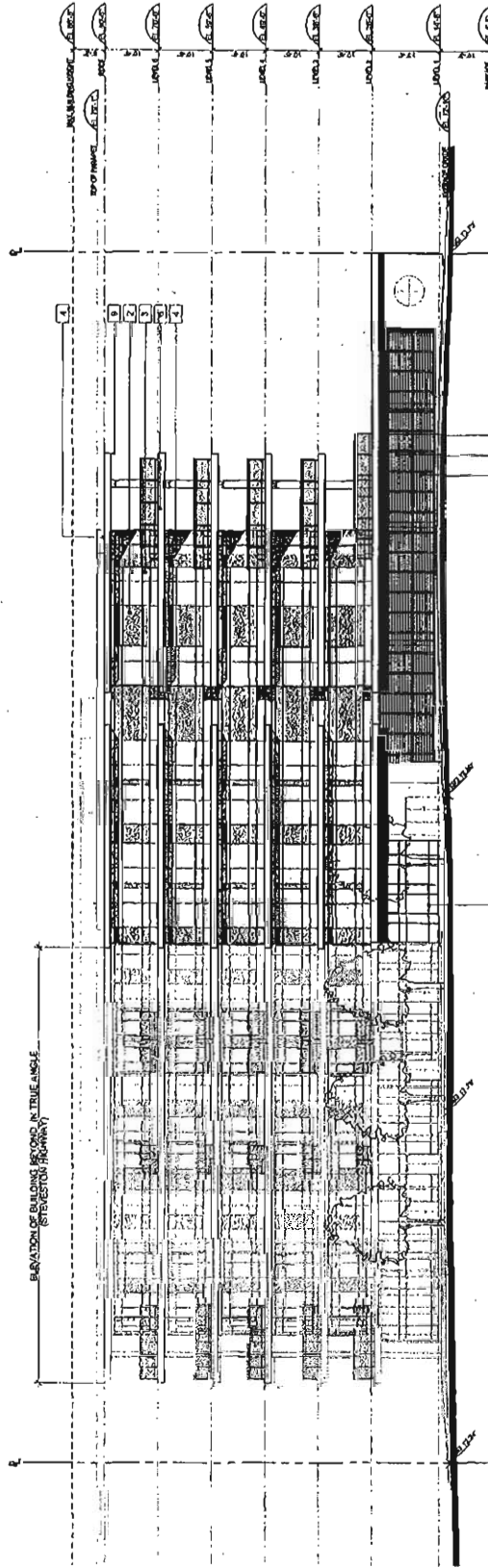
Plan 10 Feb 8 2012
DP 11-593925

A-301



② SOUTH ELEVATION - STEVESTON HIGHWAY

DETAILS LEGEND	
1	PREPARED STRAIGHT WOOD WALL
2	PREPARED CLUED BRICKWORK
3	METAL CLAD WALL, WINDOW SYSTEM
4	WALL-BOARDS PANELING
5	WOOD CLUSTERS CORNER
6	WOOD CLUSTERS CORNER CLUSTER/CLUSTER CORNER
7	METAL TRUSS
8	WOODEN TRUSS CORNER
9	PREPARED METAL BRIDGE CLUSTER



1 EAST ELEVATION - DIKE WALKWAY

1	PREPARED STRAIGHT WOOD WALL
2	PREPARED CLUED BRICKWORK
3	METAL CLAD WALL, WINDOW SYSTEM
4	WALL-BOARDS PANELING
5	WOOD CLUSTERS CORNER
6	WOOD CLUSTERS CORNER CLUSTER/CLUSTER CORNER
7	METAL TRUSS
8	WOODEN TRUSS CORNER
9	PREPARED METAL BRIDGE CLUSTER

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ARCHITECTS

425 - 33RD STREET, RICHMOND, BC V6V 1A5
TEL: 604-271-1111
WWW.COTTERARCHITECTS.COM

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RICHMOND, BC

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14000 RIVERPORT WAY
RICHMOND, BC

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RICHMOND, BC

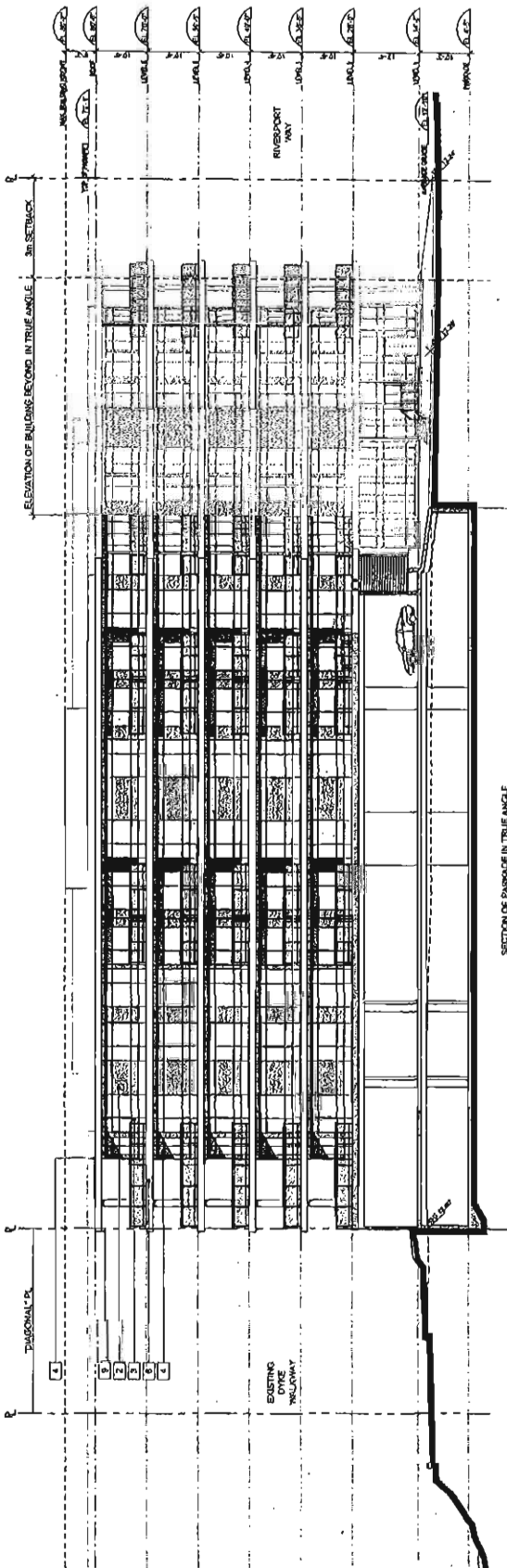
LEGACY PARK LANDS LTD
14000 RIVERPORT WAY
RICHMOND, BC

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14000 RIVERPORT WAY
RICHMOND, BC

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14000 RIVERPORT WAY
RICHMOND, BC

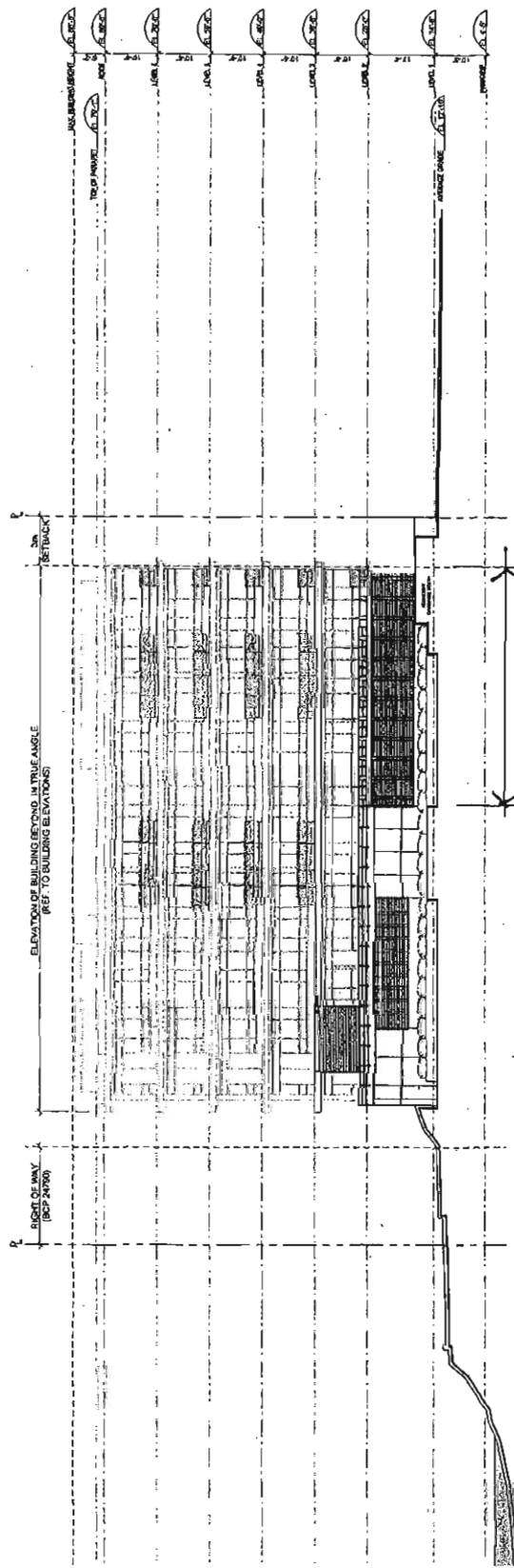
LEGACY PARK LANDS LTD
14000 RIVERPORT WAY
RICHMOND, BC

Plan 11 Feb 8 2012
DP 11-593925



2 NORTH ELEVATION
SEE ALSO A-303

MATERIALS LEGEND	
1	PREPARED STONE/ROCK WEDGEMOUNT
2	PREPARED GLENN SPANIEL WEDGEMOUNT
3	WEDGEMOUNT SPANIEL WEDGEMOUNT
4	WEDGEMOUNT SPANIEL WEDGEMOUNT
5	WEDGEMOUNT SPANIEL WEDGEMOUNT
6	WEDGEMOUNT SPANIEL WEDGEMOUNT
7	WEDGEMOUNT SPANIEL WEDGEMOUNT
8	WEDGEMOUNT SPANIEL WEDGEMOUNT
9	WEDGEMOUNT SPANIEL WEDGEMOUNT
10	WEDGEMOUNT SPANIEL WEDGEMOUNT



PORTION OF
PARKADE WALL
SETBACK FROM PROPERTY LINE
BEHIND PARKING
RAMP

① NORTH PODIUM ELEVATION
SEE ALSO A-302

1	PREPARED STONE/ROCK WEDGEMOUNT
2	PREPARED GLENN SPANIEL WEDGEMOUNT
3	WEDGEMOUNT SPANIEL WEDGEMOUNT
4	WEDGEMOUNT SPANIEL WEDGEMOUNT
5	WEDGEMOUNT SPANIEL WEDGEMOUNT
6	WEDGEMOUNT SPANIEL WEDGEMOUNT
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8	WEDGEMOUNT SPANIEL WEDGEMOUNT
9	WEDGEMOUNT SPANIEL WEDGEMOUNT
10	WEDGEMOUNT SPANIEL WEDGEMOUNT

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ARCHITECTS
14000 RIVERPORT WAY
RICHMOND, 80

RIVERPORT
RIVERPORT METAL WORKS
14000 RIVERPORT WAY
RICHMOND, 80

LEGACY PARK LANDS LTD

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LEGACY PARK LANDS LTD

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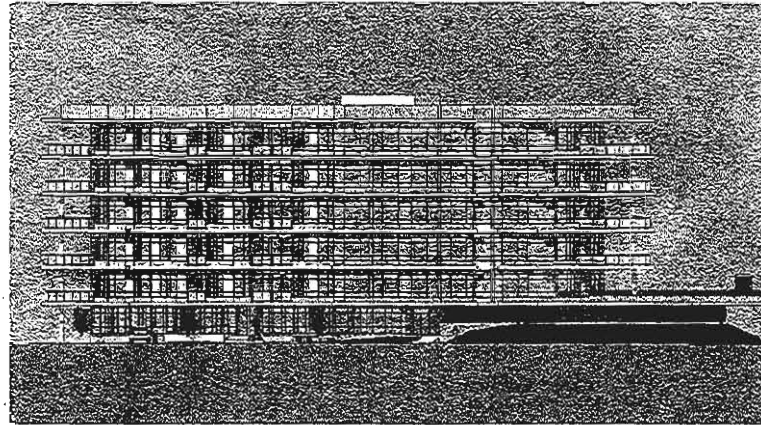
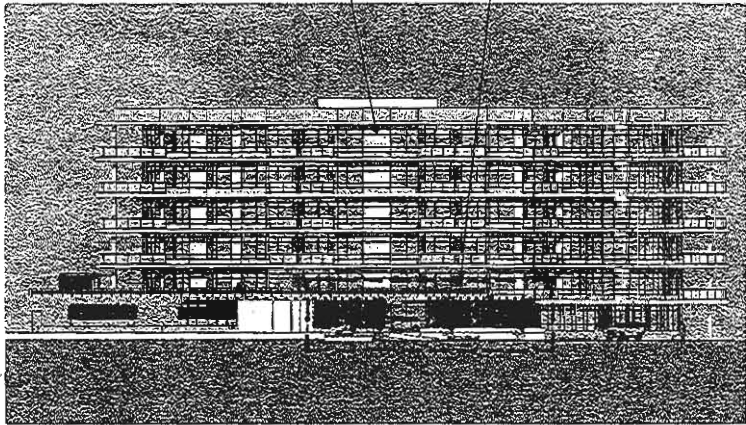
LEGACY PARK LANDS LTD

Plan 12 Feb 8 2012
DP 11-593925

A-303

ALUMINIUM REVEAL, TRIMS, AND
FITMENTS: CLEAR ANODISED

STEEL TRELLIS: RED PAINT SAND

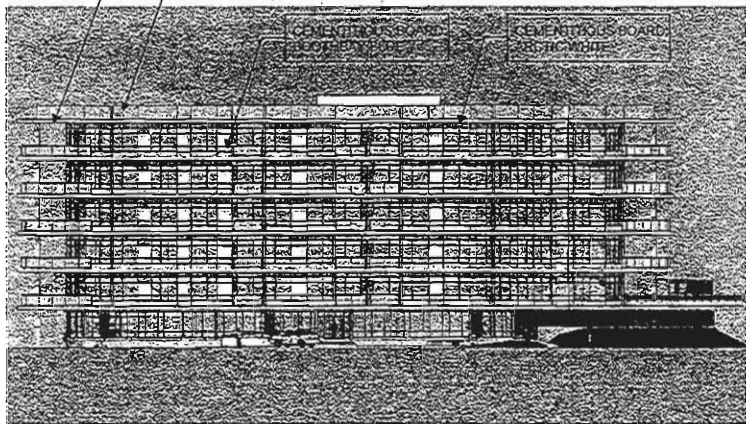


MATERIALS LEGEND	
1	PREFINISHED STOREFRONT WINDOW WALL
2	PREFINISHED GLAZED SPANDREL
3	METAL-CLAD VENTIL WINDOW SYSTEM
4	HYDROBLASTED PANELING
5	EXPOSED BRICK CONCRETE
6	PREFINISHED ALUMINUM GLAZED GROUND/FLOOR DIVIDER
7	METAL TRELLIS
8	HORIZONTAL WOOD SLATING
9	PREFINISHED METAL FLASHING GLASS

1 NORTH ELEVATION

PREFINISHED FLASHING: KAYCAN
ALUMINIUM: MIST BLUE

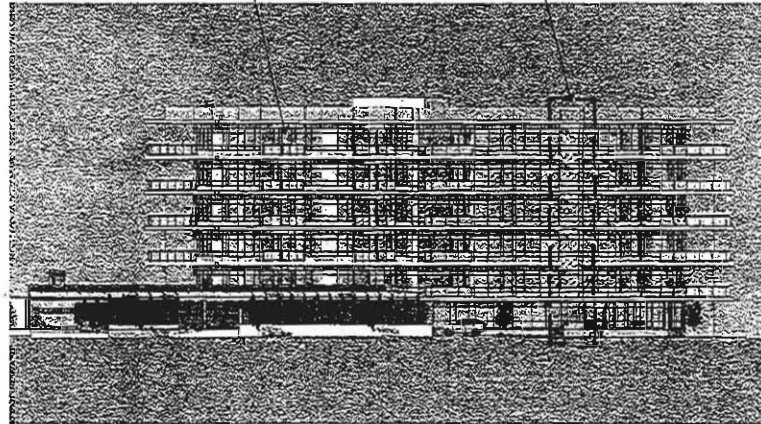
CEMENTITIOUS BOARD: ARCTIC WHITE



2 EAST ELEVATION

PRIVACY SCREEN: ANODISED ALUMINIUM
W/ FROSTED GLASS SCREENING

PROPOSED AREA FOR
MULTI-COLOURED GLAZING /
PUBLIC ARTWORK



3 SOUTH ELEVATION

4 WEST ELEVATION

DATE	11/11/2011
BY	ARCHITECTS
PROJECT	LEGACY PARK LANDS LTD
LOCATION	14000 RIVERPORT WAY, RICHMOND, BC
SCALE	1/8" = 1'-0"

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ARCHITECTS

14000 RIVERPORT WAY, RICHMOND, BC V6X 2P7
TEL: 604-271-1111 FAX: 604-271-1112

RIVERPORT flats

14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

LEGACY PARK LANDS LTD
14000 RIVERPORT WAY, RICHMOND, BC V6X 2P7
TEL: 604-271-1111 FAX: 604-271-1112

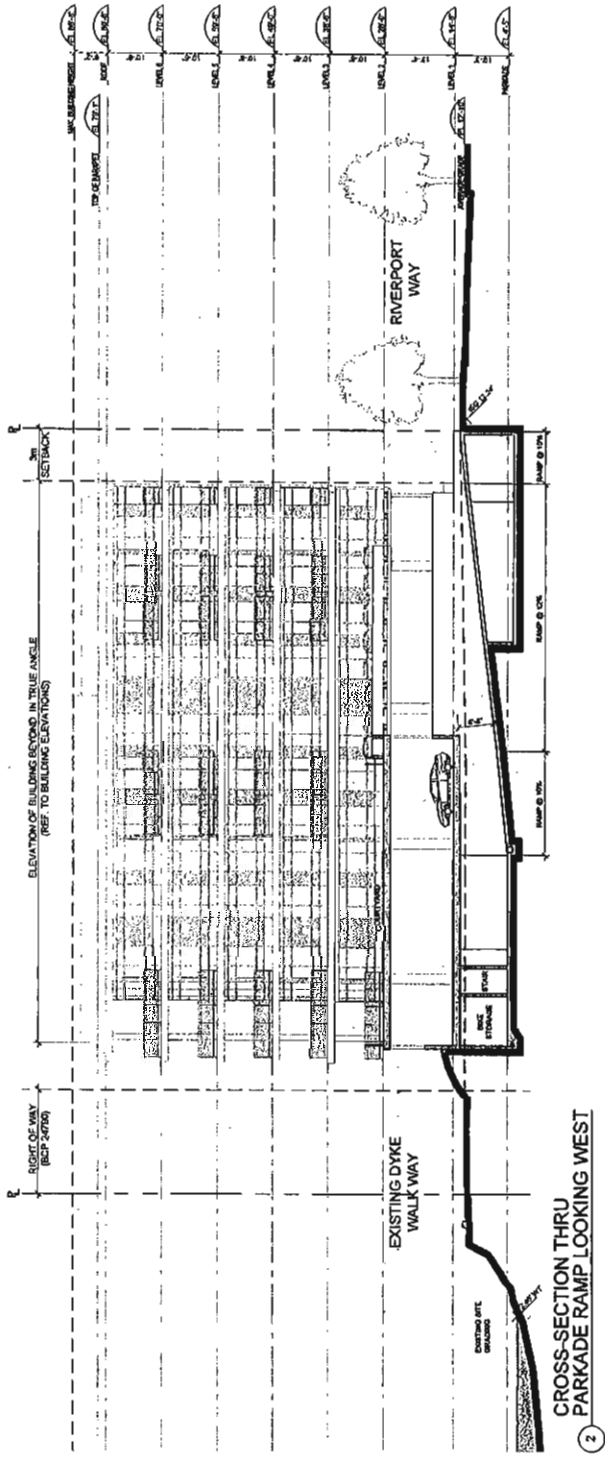
DATE	11/11/2011
BY	ARCHITECTS
PROJECT	LEGACY PARK LANDS LTD
LOCATION	14000 RIVERPORT WAY, RICHMOND, BC
SCALE	1/8" = 1'-0"

COLOURED ELEVATIONS

Plan 13 Feb 8 2012
DP 11-593925

PROJECT	LEGACY PARK LANDS LTD
DATE	11/11/2011
BY	ARCHITECTS
PROJECT	LEGACY PARK LANDS LTD
LOCATION	14000 RIVERPORT WAY, RICHMOND, BC
SCALE	1/8" = 1'-0"

MATERIALS LEGEND	
1	PRECAST CONCRETE MASONRY WALL
2	PRECAST GLAZED SPANDREL
3	PRECAST GLAZED WALL WINDOW SYSTEM
4	INSIDE BOARD FINISHING
5	SAND BLASTED CONCRETE
6	PRECAST ALUMINUM GLAZED COUNTERPOINT SYSTEM
7	METAL TRUSS
8	HORIZONTAL WOOD SCREEN
9	PRECAST METAL FLASHING CLADDING



CROSS-SECTION THRU
PARKADE RAMP LOOKING WEST

2

1	PRECAST CONCRETE MASONRY WALL
2	PRECAST GLAZED SPANDREL
3	PRECAST GLAZED WALL WINDOW SYSTEM
4	INSIDE BOARD FINISHING
5	SAND BLASTED CONCRETE
6	PRECAST ALUMINUM GLAZED COUNTERPOINT SYSTEM
7	METAL TRUSS
8	HORIZONTAL WOOD SCREEN
9	PRECAST METAL FLASHING CLADDING

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400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

RIVERPORT flat
RIVERPORT RAMP
RICHMOND, BC

BUILDING SECTIONS

LEGACY PARK LANDS LTD

400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

400 RIVERPORT WAY
RICHMOND, BC

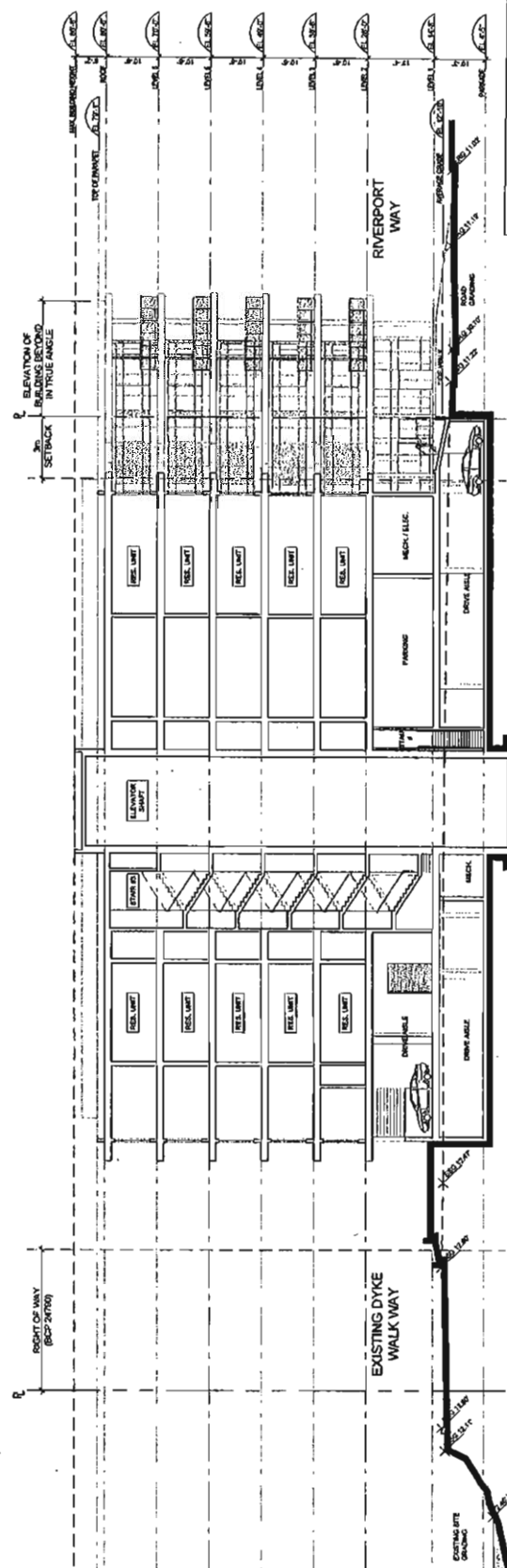
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400 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

400 RIVERPORT WAY
RICHMOND, BC

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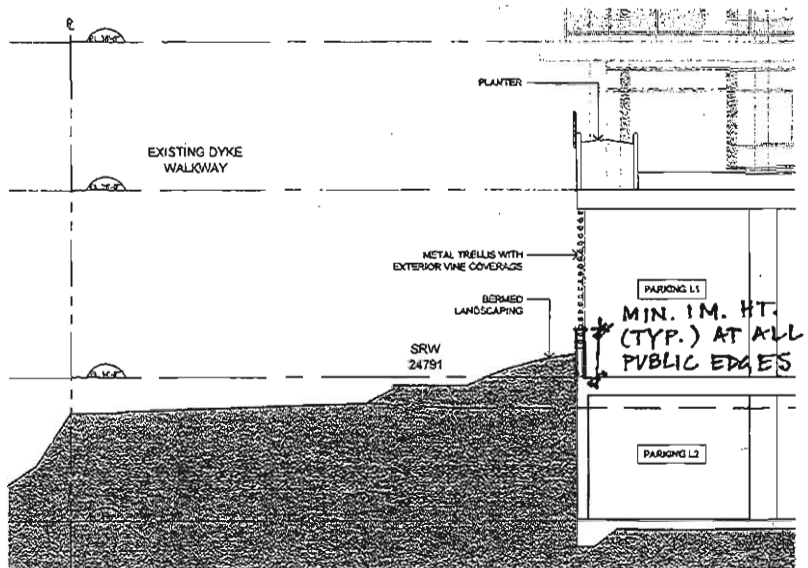


SECTION THRU
BUILDING PROPER

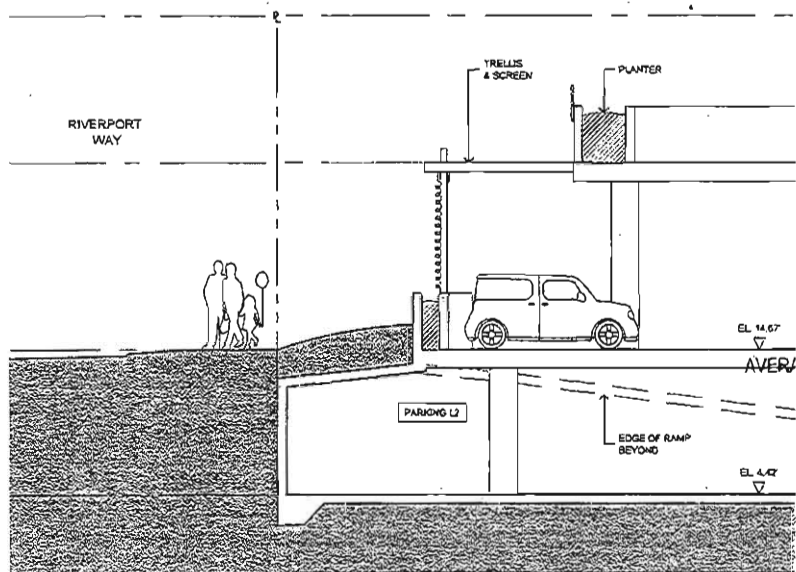
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Plan 14 Feb 8 2012
DP 11-593925

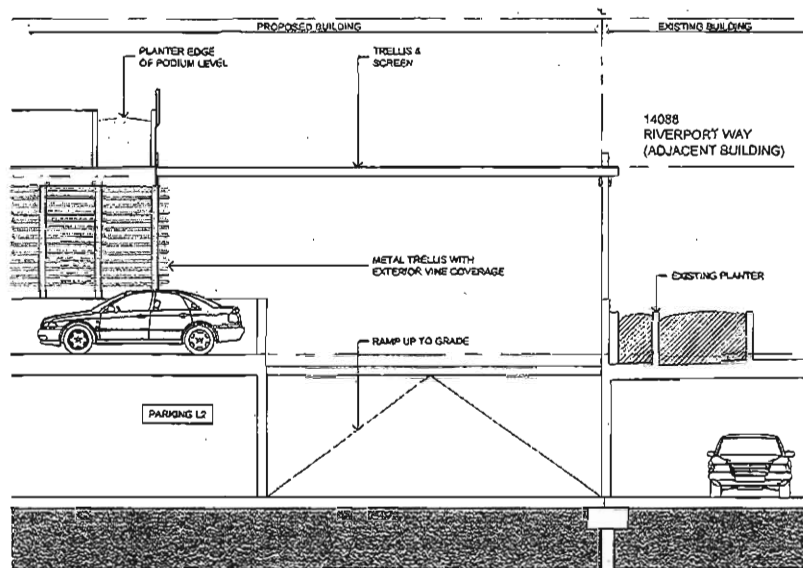
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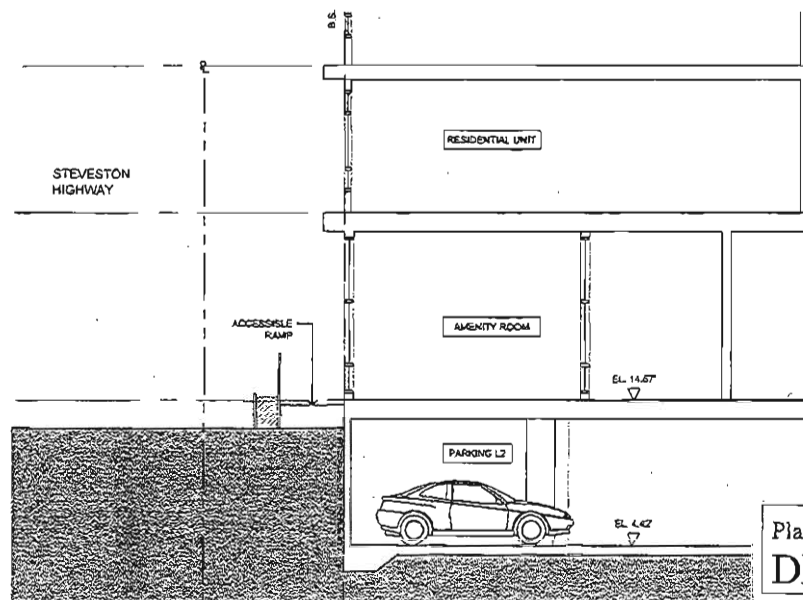
4 CROSS-SECTION THRU DYKE WALKWAY INTERFACE



2 CROSS-SECTION AT RIVERPORT WAY INTERFACE



4 CROSS-SECTION THRU PROPOSED AND EXISTING BUILDING



1 CROSS-SECTION AT STEVESTON HIGHWAY INTERFACE

MATERIALS LEGEND	
1	PREFINISHED STORBRIT WINDSHIELD
2	PREFINISHED GLAZED SPANDREL
3	METALCLAD VINYL WINDOW SYSTEM
4	PANDE-BOARD PANELING
5	SAND BLASTED CONCRETE
6	PREFINISHED ALUMINUM GLAZED GALVALUM/ALUMINUM DIVIDER
7	METAL TRELLIS
8	HORIZONTAL WOOD SCREENS
9	PREFINISHED METAL FLASHING CLADDING

1	CONCRETE/STAINLESS STEEL/ALUMINUM
2	CONCRETE/STAINLESS STEEL/ALUMINUM
3	CONCRETE/STAINLESS STEEL/ALUMINUM
4	CONCRETE/STAINLESS STEEL/ALUMINUM
5	CONCRETE/STAINLESS STEEL/ALUMINUM
6	CONCRETE/STAINLESS STEEL/ALUMINUM
7	CONCRETE/STAINLESS STEEL/ALUMINUM
8	CONCRETE/STAINLESS STEEL/ALUMINUM
9	CONCRETE/STAINLESS STEEL/ALUMINUM

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ARCHITECTS
1025 - 11250 RD. 1, RICHMOND, BC V6X 1A0
RICHMOND, BC

RIVERPORTflats
RIVERPORT REVEAL HOMES
14000 RIVERPORT WAY
RICHMOND, BC

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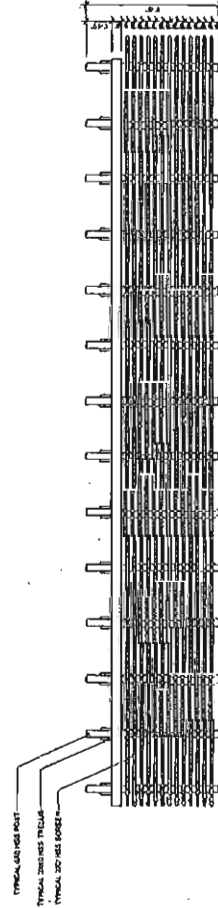
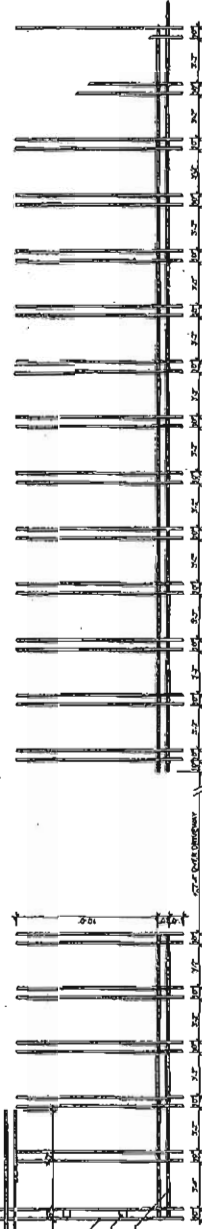
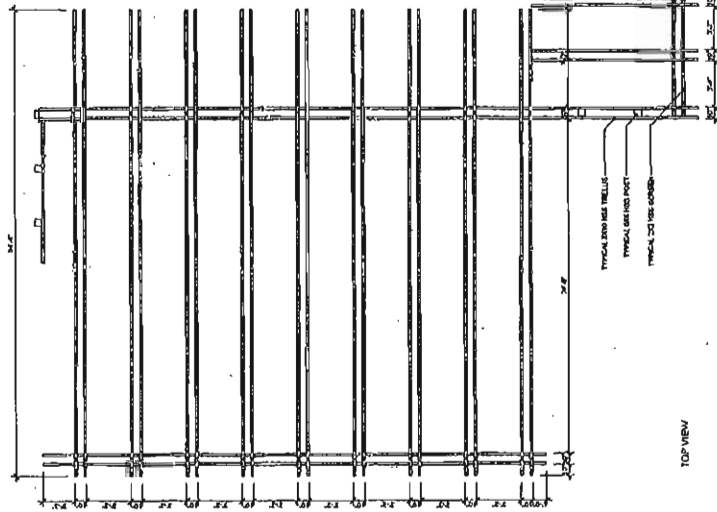
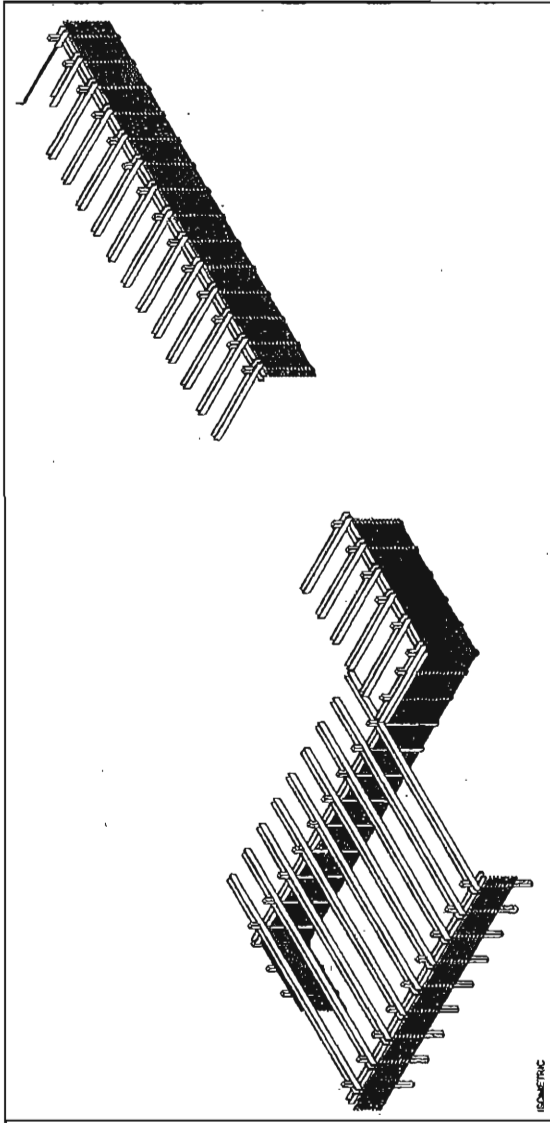
CONCEPT DESIGN: THIS PLAN AND SECTION ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECTS AND ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND ITS STRUCTURE. THE ARCHITECTS' WORK IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE.

DATE:	2012
DESIGNED BY:	2012
SCALE:	1/8" = 1'-0"
JOB NO.:	11-593925
DATE:	2012

BUILDING SECTIONS

Plan 15 Feb 8 2012
DP 11-593925

A-402



1 TRELLIS DETAILS

Plan 16 Feb 8 2012
DP 11-593925

DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.
DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.
DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.

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14000 RIVERPORT WAY
RICHMOND, BC
LEGACY PARK LANDS LTD

DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.
DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.
DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.

riverport flats
14000 RIVERPORT WAY
RICHMOND, BC
LEGACY PARK LANDS LTD

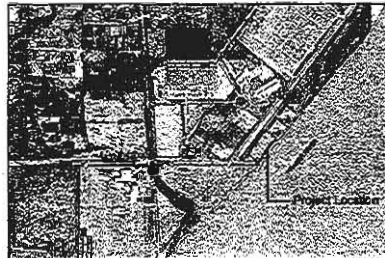
DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.
DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.
DATE	11/11/11
BY	W. J. B.
CHECKED BY	W. J. B.
APPROVED BY	W. J. B.

14000 RIVERPORT - RICHMOND

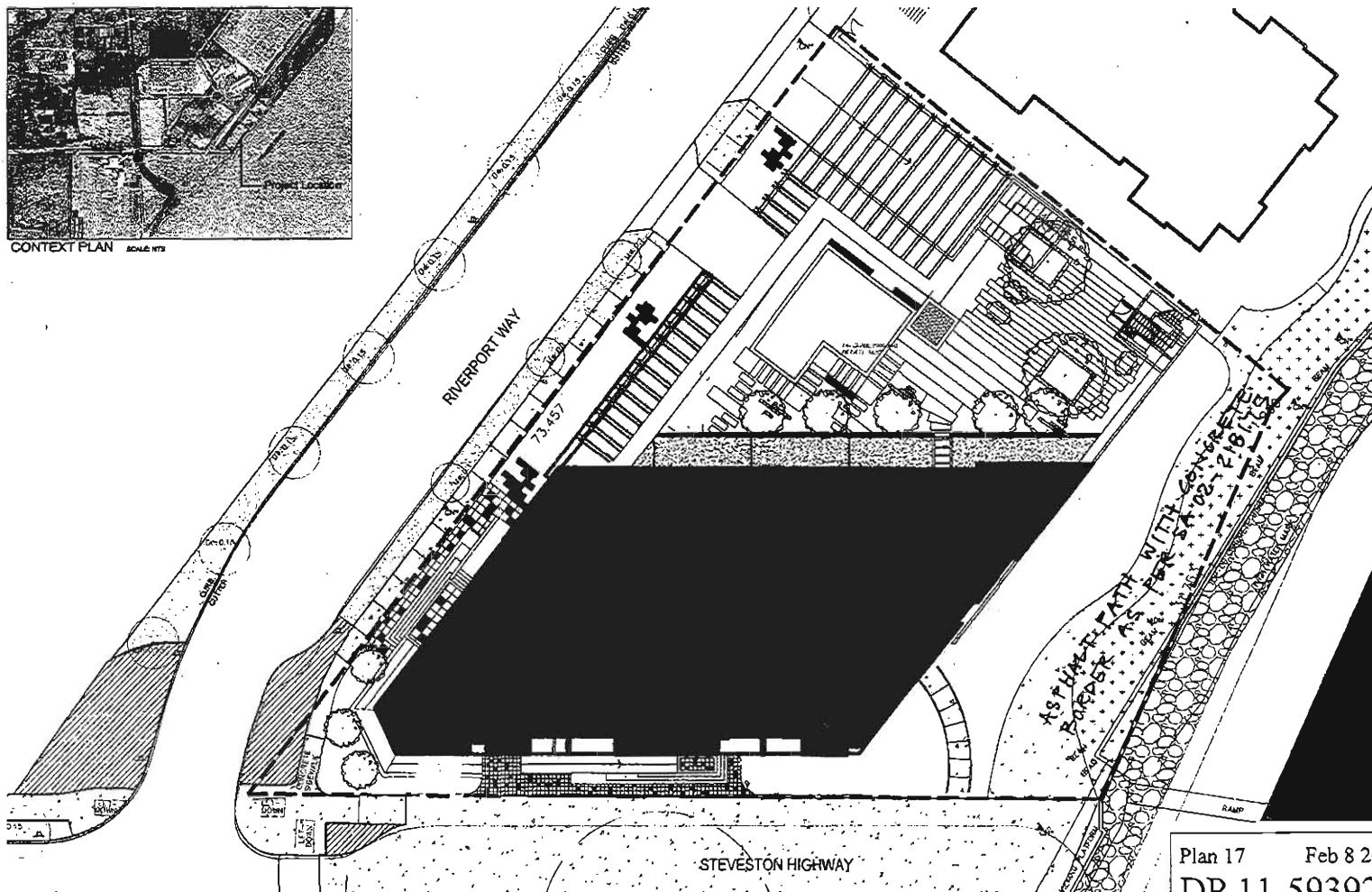
Project:
14000 RIVERPORT - RICHMOND
Prepared: 14000 Riverport, Richmond, VA

Client/Owner:
Legacy Park Lands Ltd
14000 Riverport Way, Richmond, VA, 23184
Tel: 804.775.1111
Fax: 804.775.1111

Architect:
Cotter Architects
4228 - 11000 Midway Road, Richmond, VA 23184
Tel: 804.775.1111
Fax: 804.775.1111
Email: info@cotterarchitects.com



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



Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	LANDSCAPE MASTER PLAN
L-03	LOWER LEVEL LANDSCAPE PLAN
L-04	UPPER LEVEL LANDSCAPE PLAN
L-05	CROSS SECTIONS
LD-01	DETAILS

Client:
Legacy Park Lands Ltd
14000 Riverport Way, Richmond, VA, 23184
Tel: 804.775.1111

RIVERPORT 14000
14000 RIVERPORT WAY, RICHMOND, VA

LANDSCAPE ARCHITECT:
Van der Zee & Associates Inc.
14000 Riverport Way, Richmond, VA, 23184
Tel: 804.775.1111
Fax: 804.775.1111
Email: info@van-der-zee.com

ARCHITECT:
cotter
ARCHITECTS
4228 - 11000 Midway Road, Richmond, VA 23184
Tel: 804.775.1111
Fax: 804.775.1111
Email: info@cotterarchitects.com

NO.	REVISION	DATE
1	For DP Submission	Nov. 3, 2011
2	For DP Submission	Nov. 16, 2011
3	For DP Submission	Dec. 14, 2011
4	For DP Submission	Nov. 3, 2011
5	For DP Submission	Nov. 4, 2011
6	For DP Submission	Nov. 4, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE CLIENT AND ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

DESIGNER:	MS	VS
CHECKED:	MV	VS
APPROVED:	MV	VS
SCALE:	1:150	NOV 2011

COVER SHEET

REQUEST NO:
DP2011-08

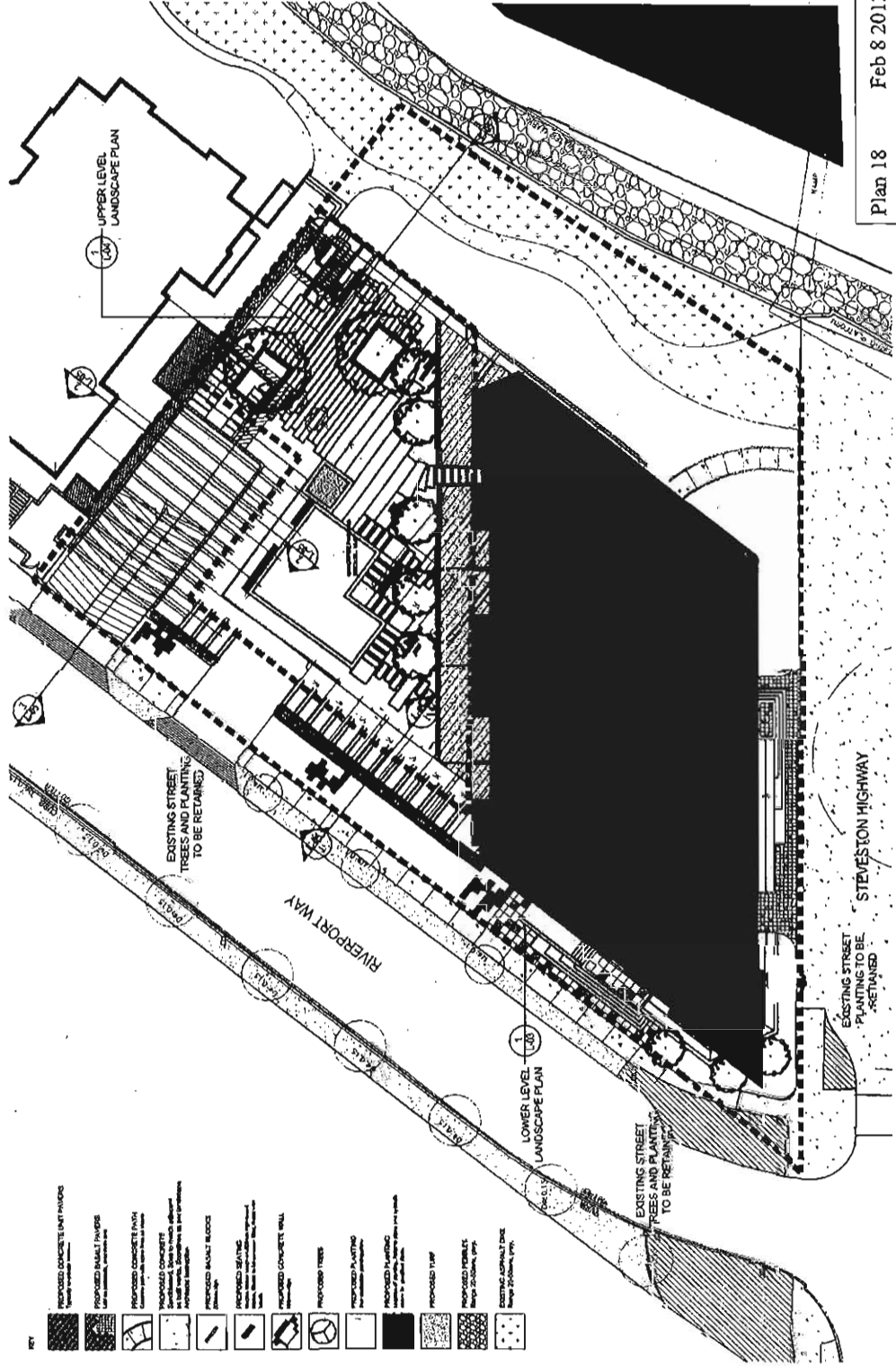
DRAWING NO:
L-1

Plan 17 Feb 8 2012
DP 11-593925



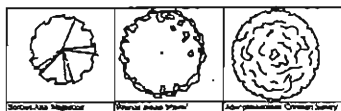
PRECEDENT IMAGES

- KEY**
- PROPOSED CONCRETE UNIT FINISHES
Type 1 concrete finish
 - PROPOSED RAUML FINISHES
Type 2 concrete finish
 - PROPOSED CONCRETE PLANT
Type 3 concrete finish
 - PROPOSED CONCRETE PLANT
Type 4 concrete finish
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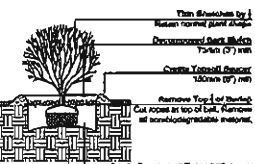


Plan 18 Feb 8 2012
DP 11-593925

<p>LANDSCAPE MASTERPLAN</p>		<p>PROJECT NO. DP2011-08</p>		<p>L-2</p>	
<p>client Lugart Park Lands Ltd 14000 Riverport Richmond, BC V6V 1G9 Tel: 604-271-1111 Fax: 604-271-1112 www.lugartparklands.com</p>		<p>ARCHITECT cortier 14000 Riverport Richmond, BC V6V 1G9 Tel: 604-271-1111 Fax: 604-271-1112 www.cortier.com</p>		<p>DATE 11/01/2011</p>	
<p>PROJECT 14000 RIVERPORT RICHMOND DEVELOPMENT PERMIT</p>		<p>LOCATION 14000 Riverport RICHMOND, BC</p>		<p>SCALE 1:100</p>	
<p>DESIGNED BY Lugart Park Lands Ltd</p>		<p>CHECKED BY Lugart Park Lands Ltd</p>		<p>APPROVED BY Lugart Park Lands Ltd</p>	



TREES SCHEDULE				
SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
RECOMMENDED TREES				
AC	Flower gum (Grevillea robusta)	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
PA	Prunella arbutifolia	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
SA	Sorbus aucuparia	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown



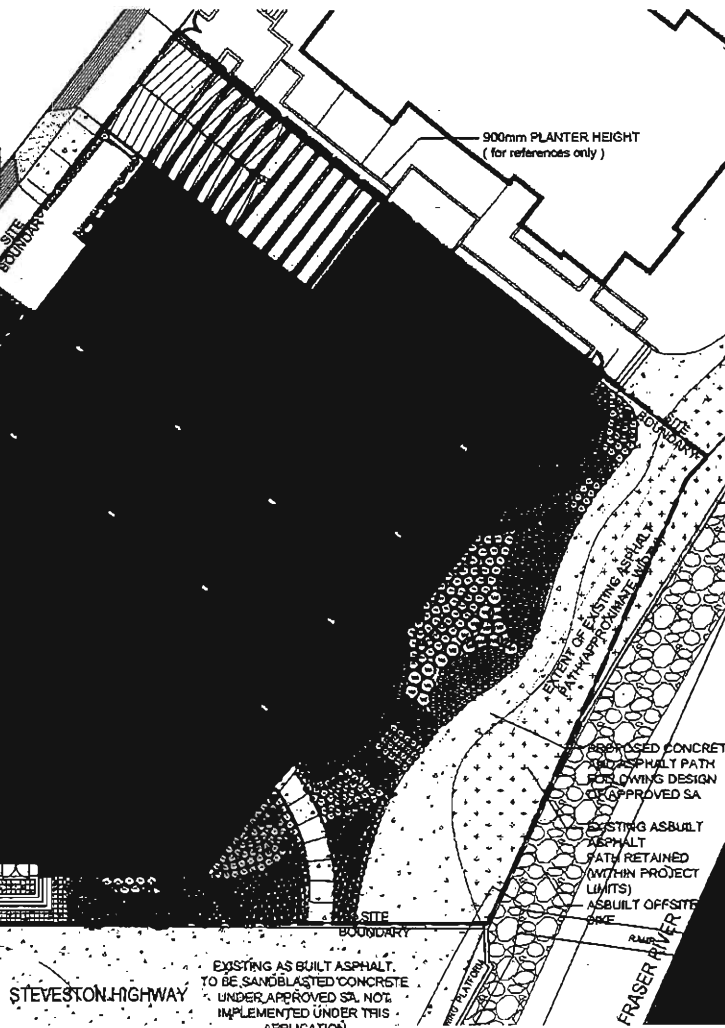
2 SHRUB PLANTING DETAIL
SCALE: 1:100

SHRUBS SCHEDULE				
SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
RECOMMENDED SHRUBS				
CA	Camellia japonica	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
DA	Daphne genkwa	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
SA	Sorbus aucuparia	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
TA	Taxus canadensis	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
VA	Viburnum acerifolium	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
WA	Wiburnum acerifolium	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown

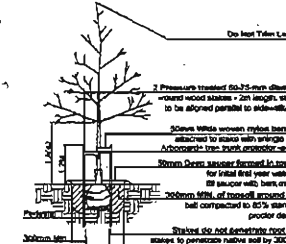
VINES SCHEDULE				
SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
RECOMMENDED VINES				
VA	Viburnum acerifolium	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown

GRASSES SCHEDULE				
SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
RECOMMENDED GRASSES				
CA	Camellia japonica	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
DA	Daphne genkwa	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
SA	Sorbus aucuparia	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
TA	Taxus canadensis	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
VA	Viburnum acerifolium	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
WA	Wiburnum acerifolium	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown

GROUND COVER SCHEDULE				
SYMBOL/BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
RECOMMENDED GROUND COVER				
CA	Camellia japonica	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
DA	Daphne genkwa	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
SA	Sorbus aucuparia	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
TA	Taxus canadensis	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
VA	Viburnum acerifolium	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown
WA	Wiburnum acerifolium	1	Ø 150 mm C.G.C. 3 m H.	Plant as shown

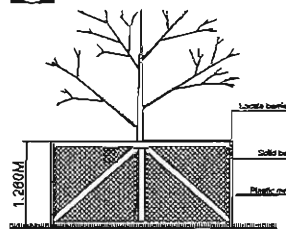


- KEY**
- PROPOSED BASALT PAVERS
Laid on existing, over drain mat
 - PROPOSED CONCRETE PATH
Concrete path with slope as shown
 - PROPOSED CONCRETE
Sidewalk. Spec to match adjacent
as built works. Construct as per landscape
architect's instruction
 - PROPOSED BASALT BLOCKS
500mm High
 - PROPOSED TREES
 - PROPOSED PLANTING
See landscape planting plan
 - EXISTING ASPHALT DRIVE
Range 20-50mm, grey.



- NOTES**
1. Sectioned to be located and dropped to the bottom of the planting hole, all wiring, rebar, etc. be removed.
 2. All wire banded shall have the top 100 of the wire removed prior to planting.
 3. All trees shall be banded.

3 TREE PLANTING DETAIL
SCALE: 1:100



4 TREE PROTECTION DETAIL
SCALE: 1:100

Client:
Legacy Park Landscapes Ltd.
14000 Riverport, Richmond, BC V6V 1G9
Tel: 604.271.1111

RIVERPORT
14000 RIVERPORT, RICHMOND, BC

ARCHITECT:
cotter
ARCHITECTS
14000 RIVERPORT, RICHMOND, BC V6V 1G9
Tel: 604.271.1111

Van der Zalm & Associates Inc.
Landscape Architect
14000 RIVERPORT, RICHMOND, BC V6V 1G9
Tel: 604.271.1111

14000 RIVERPORT, RICHMOND, BC V6V 1G9
Tel: 604.271.1111

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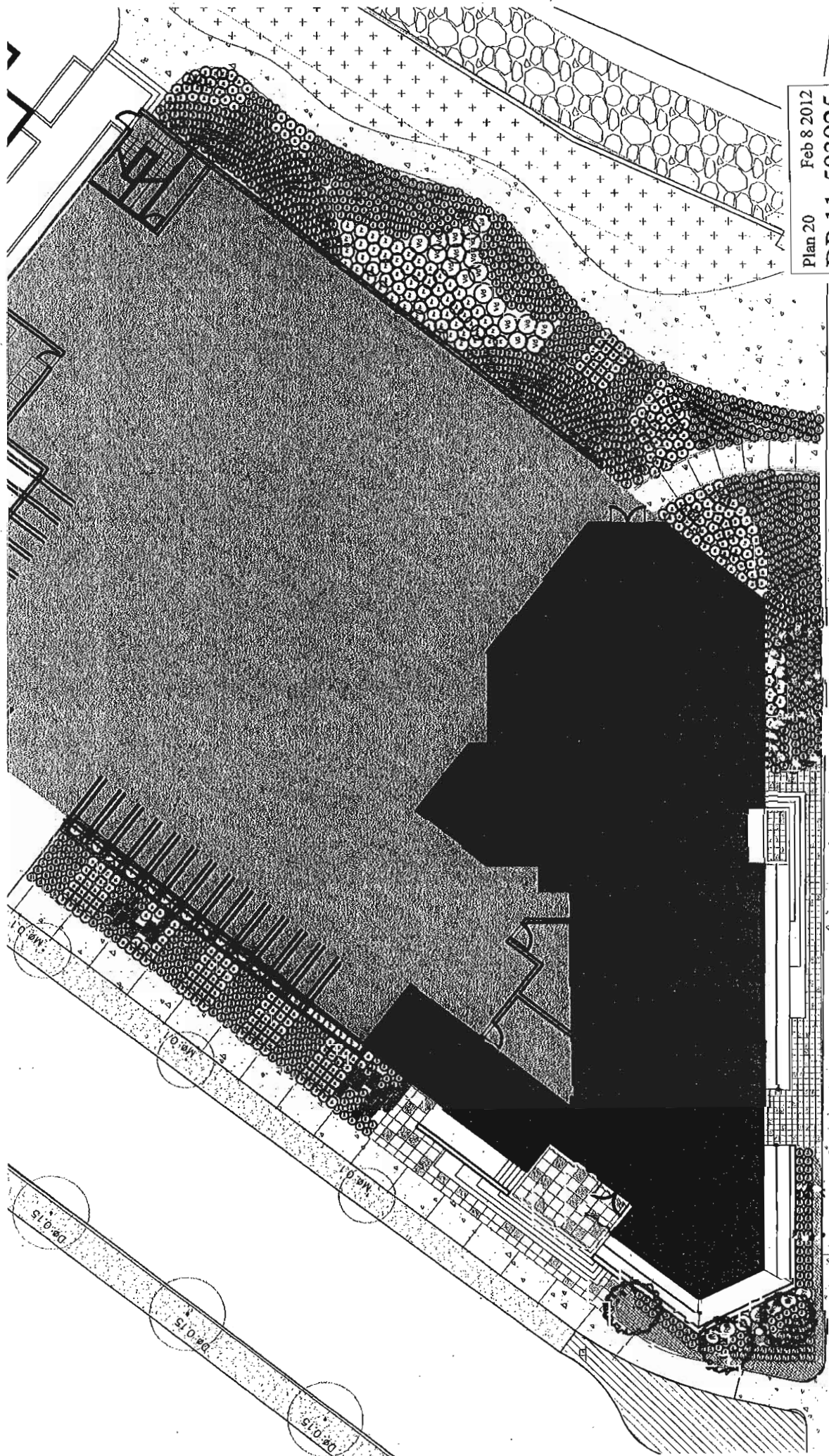
14000 RIVERPORT, RICHMOND, BC V6V 1G9
Tel: 604.271.1111

14000 RIVERPORT, RICHMOND, BC V6V 1G9
Tel: 604.271.1111

14000 RIVERPORT, RICHMOND, BC V6V 1G9
Tel: 604.271.1111

LOWER LEVEL LANDSCAPE PLAN
DRAWING TITLE
PROJECT NO. DP2011-08
L-03

Plan 19 Feb 8 2012
DP 11-593925



Plan 20 Feb 8 2012

DP 11-593925

LEGACY PART LANDS LTD
14000 Riverport Rd, Richmond, BC, V6V 1K2
Tel: (604) 273-1111

UPPER LEVEL LANDSCAPE PLAN

PROJECT NO.
DP2011-08

DRAWING NO.
L-04

PROJECT
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT

LOCATION
14000 Riverport
RICHMOND - BC

DATE
NOV 2011

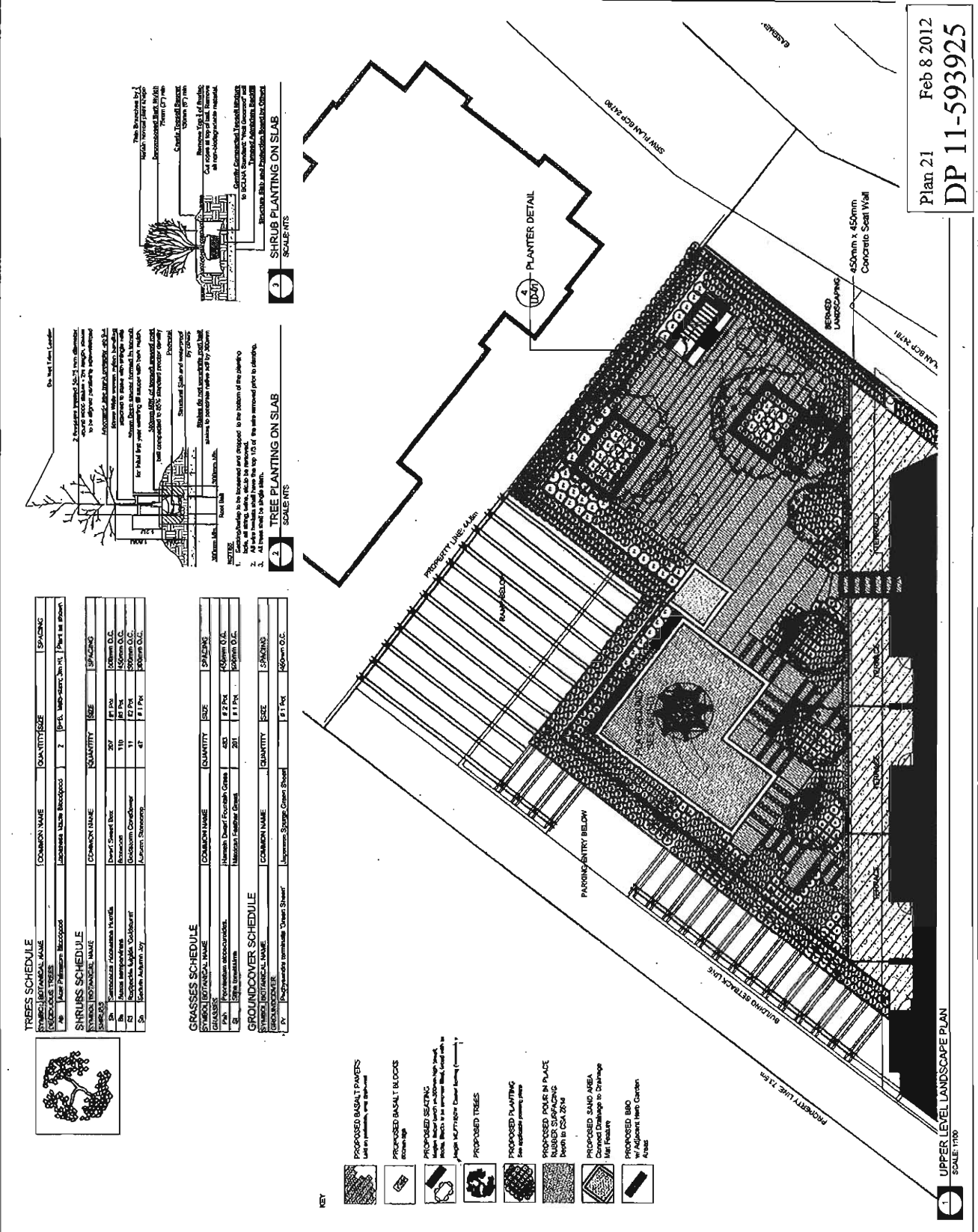
SCALE
1:100

DESIGNER
cotter
ARCHITECTS

ARCHITECT
14000 RIVERPORT
RICHMOND - BC

DATE
NOV 2011

SCALE
1:100



TREES SCHEDULE

SYMBOL	COMMON NAME	QUANTITY	SIZE	SPACING
T1	Asian Palm	2	10' x 12'	10' x 12'
T2	Japanese Maple	2	10' x 12'	10' x 12'

SHRUBS SCHEDULE

SYMBOL	COMMON NAME	QUANTITY	SIZE	SPACING
S1	Japanese Maple	2	10' x 12'	10' x 12'
S2	Japanese Maple	2	10' x 12'	10' x 12'

GRASSES SCHEDULE

SYMBOL	COMMON NAME	QUANTITY	SIZE	SPACING
G1	Japanese Maple	2	10' x 12'	10' x 12'
G2	Japanese Maple	2	10' x 12'	10' x 12'

GROUNDCOVER SCHEDULE

SYMBOL	COMMON NAME	QUANTITY	SIZE	SPACING
G1	Japanese Maple	2	10' x 12'	10' x 12'
G2	Japanese Maple	2	10' x 12'	10' x 12'

- KEY**
- PROPOSED BASALT PLANTERS
 - PROPOSED BASALT BLOCKS
 - PROPOSED SEATING
 - PROPOSED TREES
 - PROPOSED PLANTING
 - PROPOSED POLE IN PLACE
 - PROPOSED SAND AREA
 - PROPOSED BBO

Plan 21
Feb 8 2012
DP 11-593925

UPPER LEVEL LANDSCAPE PLAN
SCALE 1:100

UPPER LEVEL - BLOW UP PLAN

PROJECT NO. DP2011-08

DATE: NOV 2011

PROJECT: 14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT

LOCATION: 14000 Riverport
RICHMOND - BC

LEGEND

Legacy Park Lands Ltd
14000 Riverport, Richmond, BC, V6V 1K0
LEGEND: 14000 RIVERPORT

RIVERPORT
14000 RIVERPORT

LEGEND

14000 RIVERPORT
14000 RIVERPORT

LEGEND

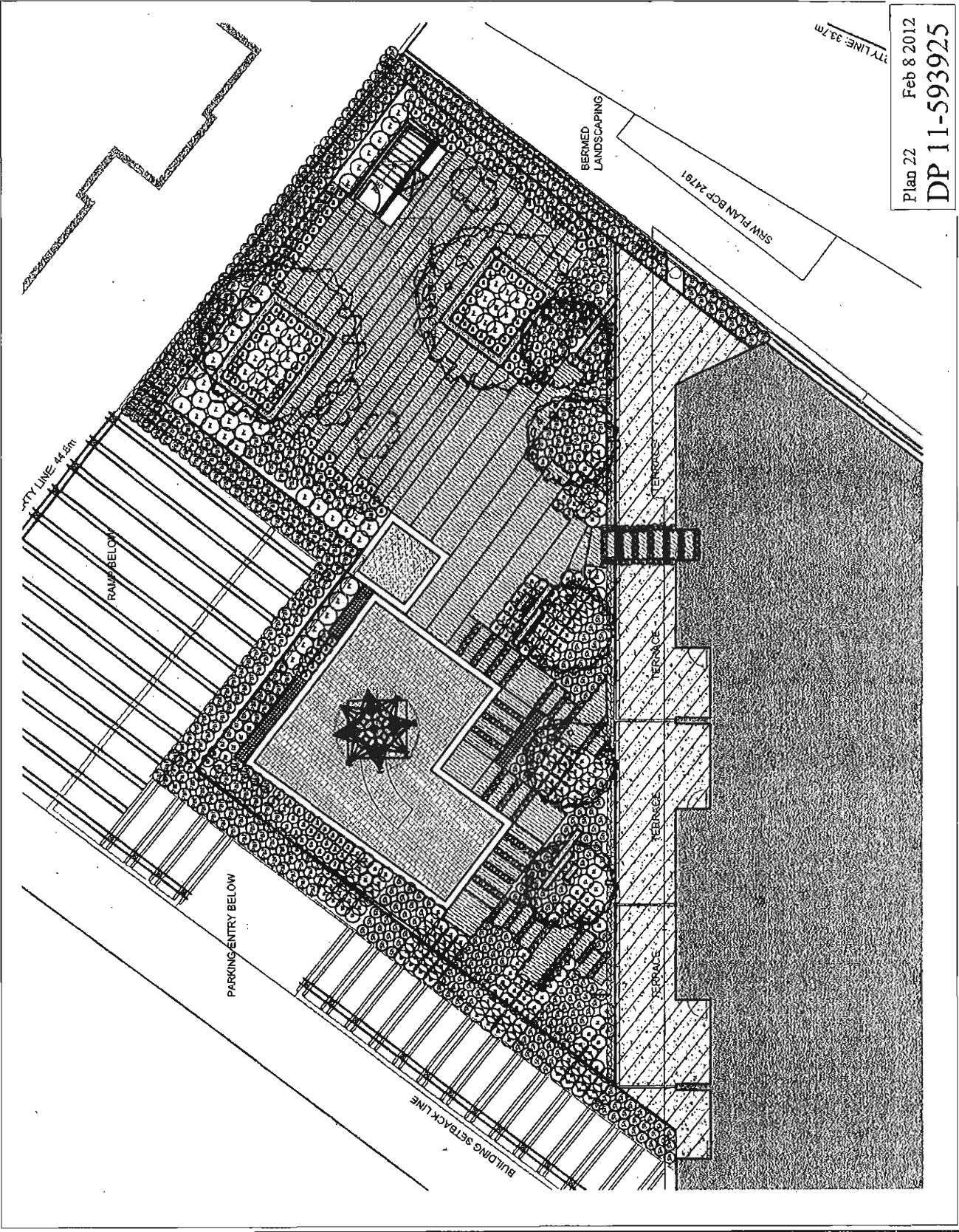
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14000 RIVERPORT

LEGEND

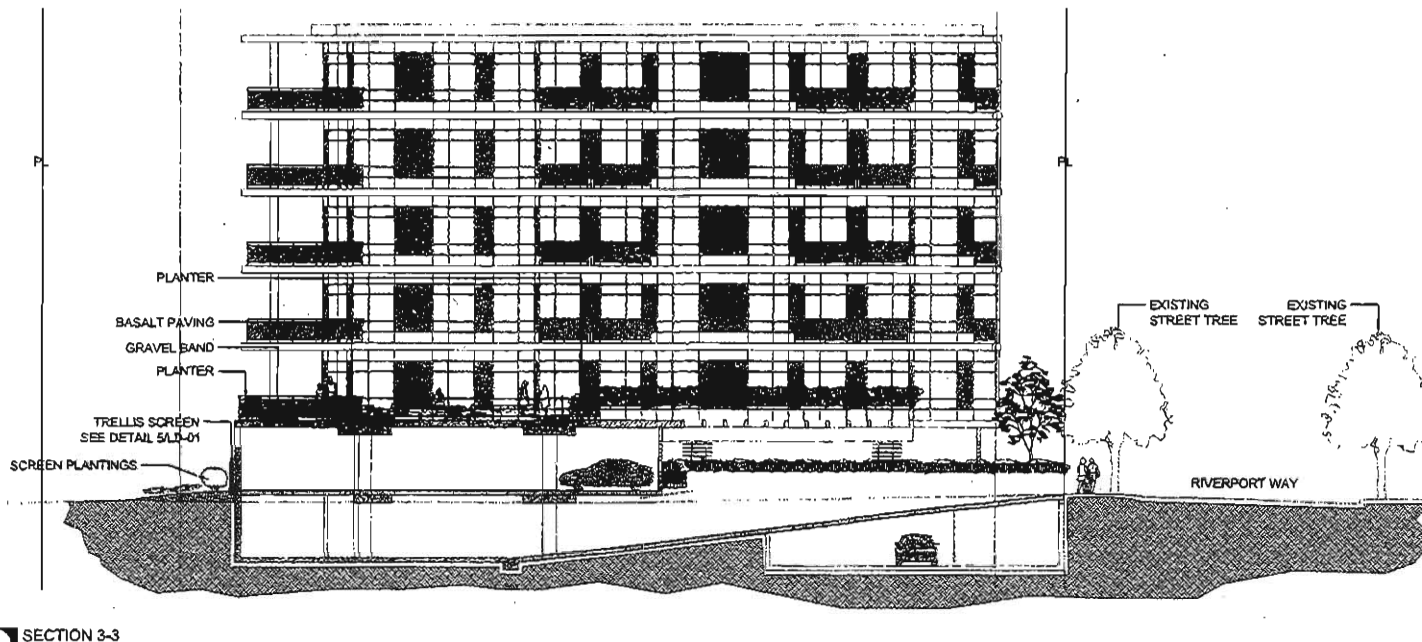
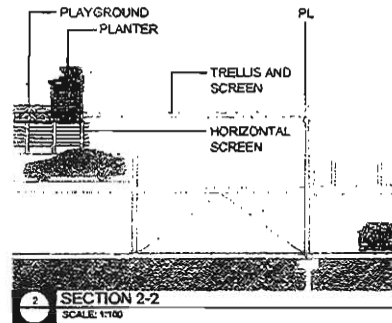
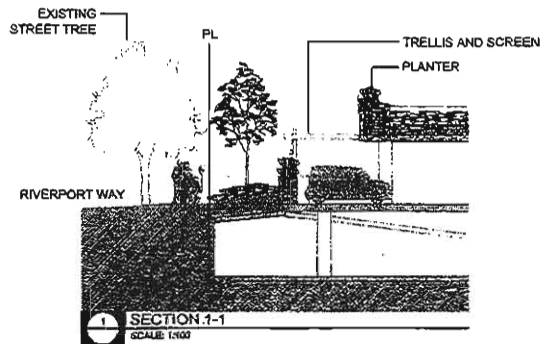
14000 RIVERPORT
14000 RIVERPORT

LEGEND

14000 RIVERPORT
14000 RIVERPORT



Plan 22 Feb 8 2012
DP 11-593925



CUSTOMER:
Legacy Park Land Ltd
14000 Riverport Way, Richmond, BC V6V 1K2
Tel: 604-271-1111

RIVERPORT-BC
14000 RIVERPORT WAY, RICHMOND, BC

LANDSCAPE ARCHITECT:


VENN der Zellen + ASSOCIATES INC.
Landscape Architecture • Urban Design • Architectural Interiors
1011-1100710 Avenue P. BOULEVARD
Langley, British Columbia V1M 1B5

ARCHITECT:
cotter
ARCHITECTS
4021-1100710 Avenue P. BOULEVARD
Langley, British Columbia V1M 1B5

NO.	DESCRIPTION	DATE
5	For DP Submission	Feb. 8, 2012
4	For DP Submission	Jan. 26, 2012
3	For DP Submission	Dec. 14, 2011
2	For DP Submission	Nov. 7, 2011
1	For Review	Nov. 4, 2011
Rev.	Description	Date

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE VIEWS AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND APPROXIMATIONS ARE THE SOLE RESPONSIBILITY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE VIEWS.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

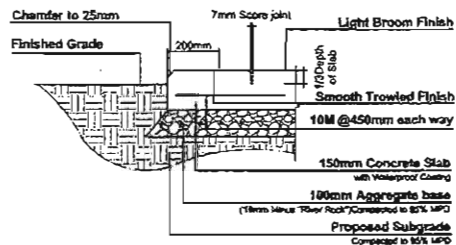
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APPROVED MV	END FILE L-05 SECTIONS.DWG
SCALE 1:100	DATE NOV 2011

Plan 23 Feb 8 2012
DP 11-593925

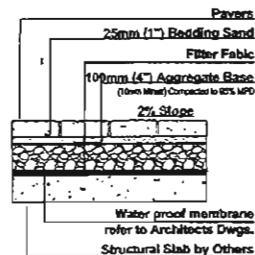
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DP2011-08

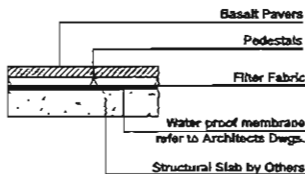
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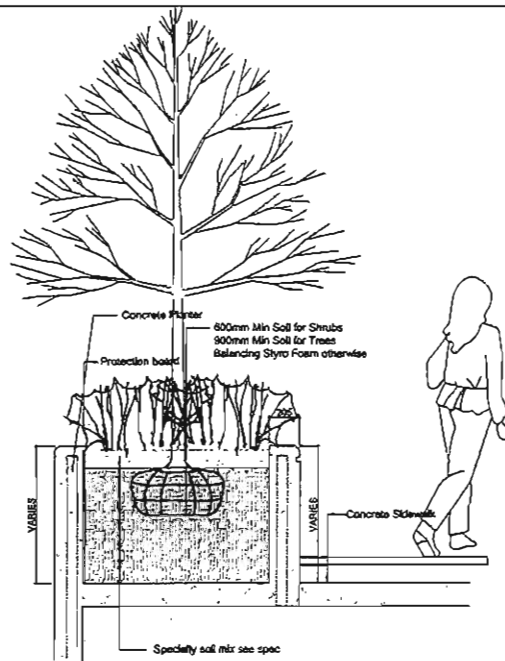
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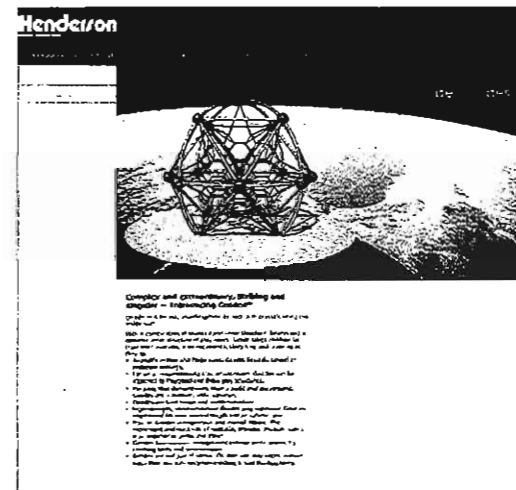
2 UNIT PAVER ON SLAB
SCALE:



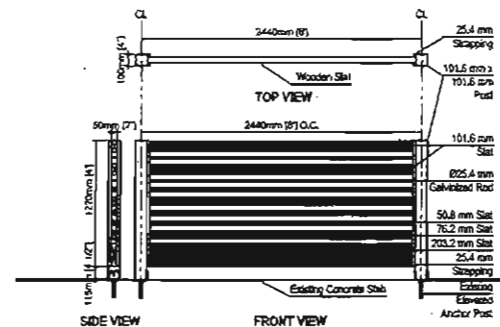
3 BASALT PAVER ON SLAB
SCALE:



4 PLANTER DETAILS
SCALE:



6 PLAYGROUND
SCALE:



- Notes:
1. All lumber to be pressure treated Douglas Fir and S4S.
 2. Spacing between all wooden slats to be 38.1mm (1-1/2").
 3. Wood posts to be fastened into existing elevated anchor posts.
 4. Galvanized rod to be anchored into wooden post by Ø25mm hole counter sunk 40mm and epoxy sealed.
 5. Strapping to be nailed to wooden slats.
 6. All hardware to be Hot Dipped Galvanized.

5 SCREEN TRELLIS
SCALE:



MLPTIOSOW
CLUSTER SEATING



MANUFACTURER: Maglin Benches

5 TABLE AND BENCH
SCALE:

Plan 24 Feb 8 2012
DP 11-593925

Client:
Legacy Park Lands Ltd
10000 Riverport Hwy, Richmond, BC V6V 1H0
Tel: 604.271.4444

RIVERPORT 1015
WALLINGTON METALWORKS

LANDSCAPE
ARCHITECT:
van der Zalm + associates Inc.
10000 Riverport Hwy, Richmond, BC V6V 1H0
Tel: 604.271.4444

ARCHITECT:
cotter
ARCHITECTS
675 - 11000 RD 10000 RICHMOND BC V6V 1H0
Tel: 604.271.4444

Rev	Description	Date
1	For DP Submission	Feb. 8, 2012
2	For DP Submission	Jan. 30, 2012
3	For DP Submission	Dec. 14, 2011
4	For DP Submission	Nov. 7, 2011
5	For Review	Nov. 4, 2011
6	Description	Date

CONTRACTOR SHALL CHECK ALL DIMENSIONS
ON THE FIELD AND REPORT ANY DISCREPANCY
TO THE CONSULTANT IMMEDIATELY. ALL
DIMENSIONS SHALL BE MEASURED TO THE
CENTERLINE OF THE DIMENSION
UNLESS OTHERWISE NOTED.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

DESIGNED BY	MS	JG
CHECKED BY	JG	
APPROVED BY	MS	CHD FILE
SCALE	AS SHOWN	DATE
		DEC. 2010

DETAILS

PROJECT FILE

PROJECT NO.
DP2011-08

PROJECT NO.
LD-01

SURVEY PLAN OF LOT 1
SECTION 33 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN BCP16162

LEGEND:
SCALE 1:200



- S DENOTES SILLING
- CB DENOTES CATCH BASIN
- EB DENOTES ELECTRICAL BOX
- FV DENOTES FIRE VALVE
- GV DENOTES GAS VALVE
- IC DENOTES INSPECTION CHAMBER
- ICV DENOTES IRRIGATION CONTROL VALVE
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- PP DENOTES POWER POLE
- S DENOTES SIGN
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE

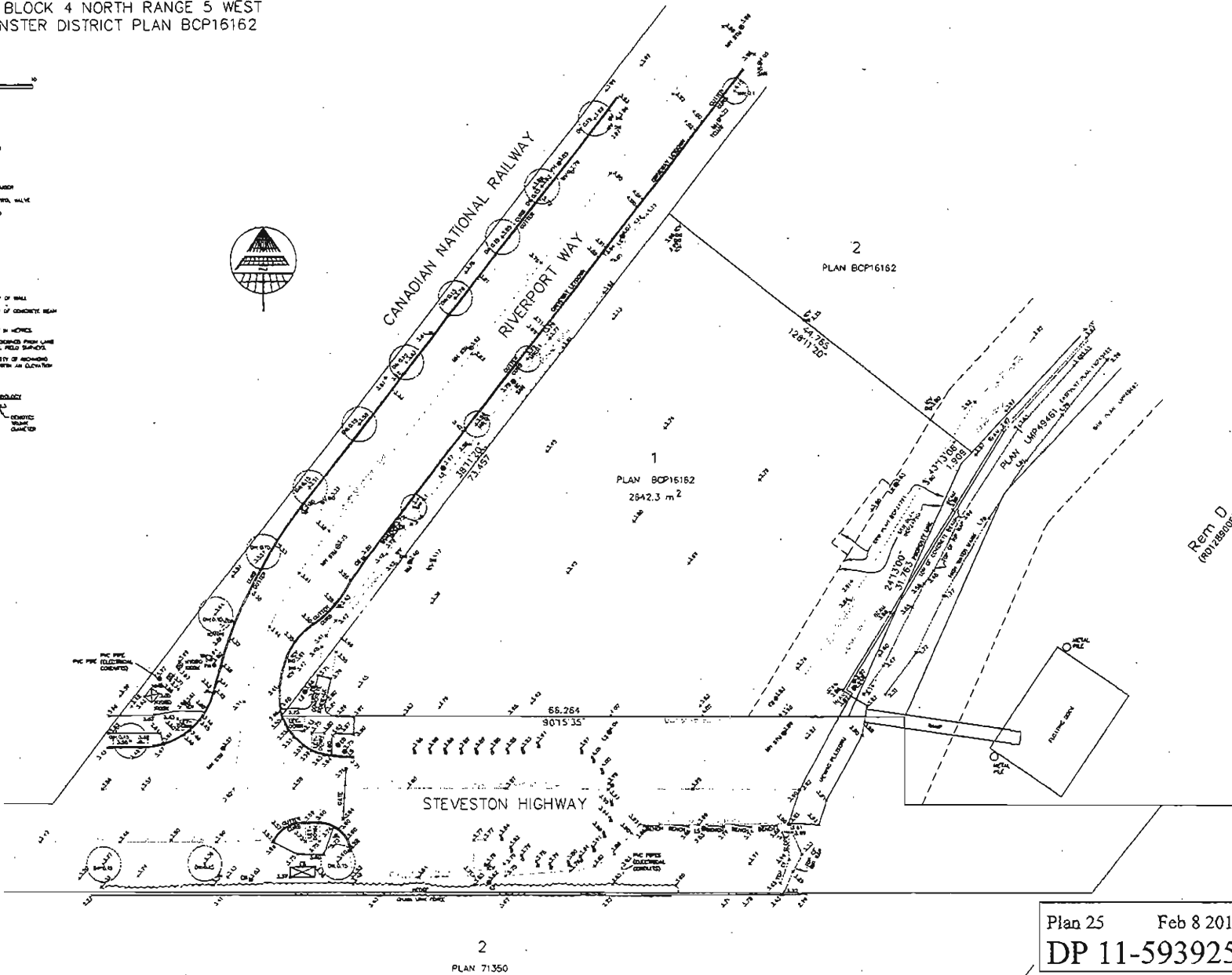


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WITH INDEMNITY (NOT EXEMPTED) WITH AN ELEVATION
OF 1.864 METERS

- THEY STANDARDS
- DENOTES TREE TYPE
 - DENOTES MARK TREE
 - DENOTES BOUNDARY
 - DENOTES TRAIL
 - DENOTES CHORD

© COPYRIGHT
WATSON PECK & TOPUSS
SURVEYORS & ENGINEERS
2222 - 1100 HORSBURGH WAY
RICHMOND, B.C.
V7N 3B7
PH: 604.275.0331
FAX: 604.275.0332
E-MAIL: 16234-TPG-1.000

P-11-16234-TPG-1



NO.	DESCRIPTION
1	Survey of Lot 1, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
2	Survey of Lot 2, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
3	Survey of Lot 3, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
4	Survey of Lot 4, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
5	Survey of Lot 5, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
6	Survey of Lot 6, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
7	Survey of Lot 7, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
8	Survey of Lot 8, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
9	Survey of Lot 9, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162
10	Survey of Lot 10, Section 33, Block 4, North Range 5 West, New Westminster District Plan BCP16162

DATE: 18-02-2011

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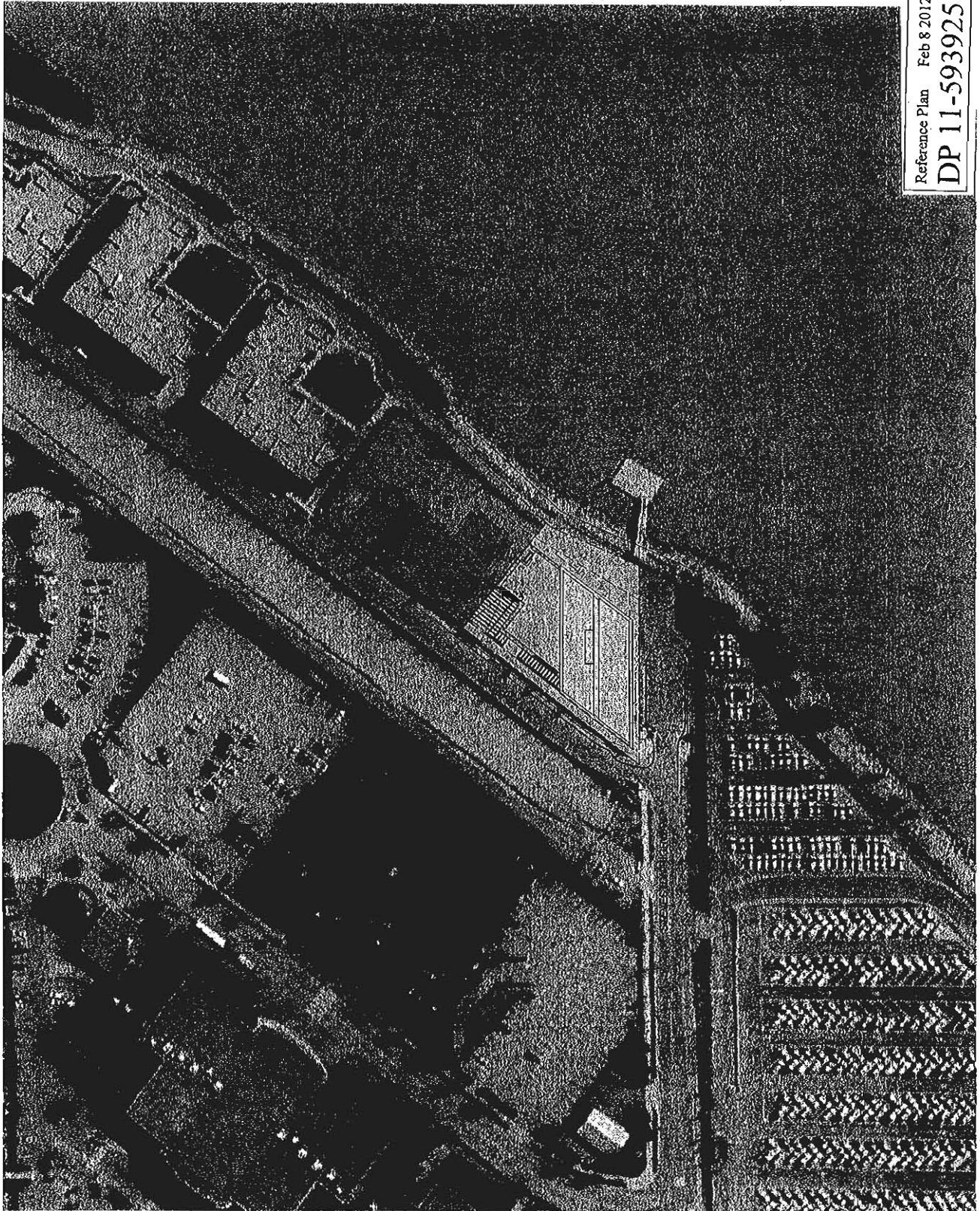
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Plan 25 Feb 8 2012
DP 11-593925

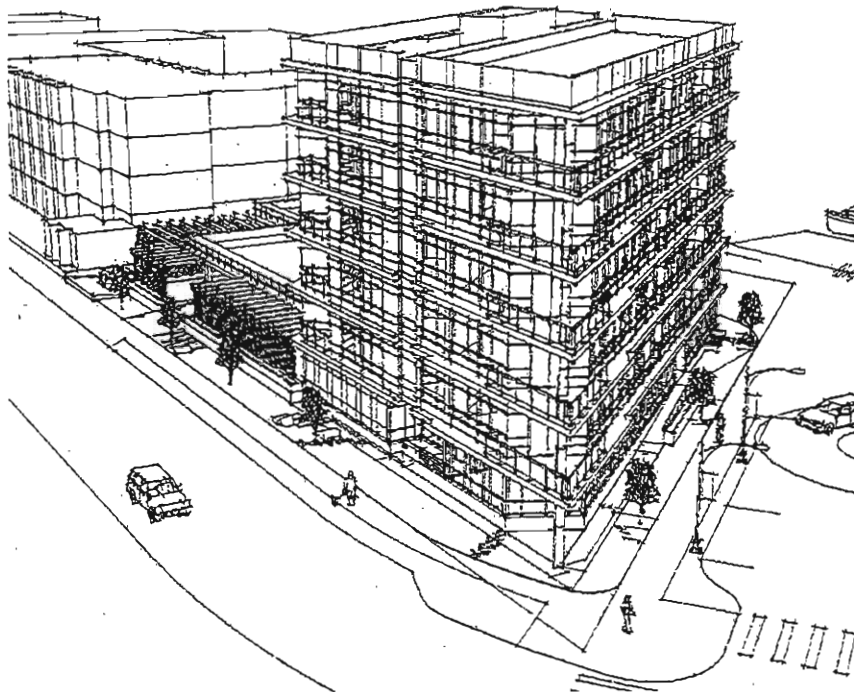
A-101



DP 11-593925

CONTEXT PLAN

A-102	-
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DESIGN RATIONALE: RIVERPORT FLATS II

INTRODUCTION

This Development Permit Application is in made in anticipation of the approval for a 6 storey residential rental building known as "Riverport Flats II". The project will consist of 5 storeys of wood-frame construction on one level of concrete construction. This project will be the largest overall waterfront development of rental accommodation within the City of Richmond, BC providing 55 units. The project is governed under The City of Richmond By-Law 8831 (ZT 11-555075).

PROJECT LOCATION

The site is located at the southeast corner of Stevenson Highway in what is known as the "Riverport Community". The project is anticipated as an integrated development within the adjacent multi-family residential projects and the surrounding "Shaw City" entertainment and recreational developments. Given the various uses of use in the neighbourhood other than residential (schools, libraries, swimming pools, etc.), Riverport is considered to be one of the most vibrant communities in the city of Richmond. Additionally, the adjacency to the Fraser River also allows the waterfront developments to take advantage of views and vantage points as well as providing pedestrian accessibility along the waterfront similar to the London Landing and Steveston Village waterfront developments.

PROJECT FORM OF DEVELOPMENT

As the tallest building in the neighbourhood and given the "gateway" location of the project, the overall form of development for the project needs to be "transparent" in order to take advantage of the views towards the Fraser River. The design intent of using "transparency" as a design narrative allows the project to be seen as a "gateway", thus further emphasizing the "gateway" concept. The massing of the building is that of simple parallelism which emphasizes and celebrates the shape of the site. The simplicity of the massing also provides visual "cues" from the surrounding context which is highly detailed and more "traditional" Westcoast in overall form.

Articulation for the project is provided through realistic articulation and building "eyebrows" (pilot extensions). The podium of the project includes on-grade parking which will be screened by architectural detailing (i.e. detailed railings and planters) that will provide a greater pedestrian experience along the perimeter of the project. The landscaped podium level has been designed to enhance residents' experience through the integration of a vegetable garden, a play-area for parents with small children, and a barbecue area oriented towards the waterfront to take full advantage of the immediate views.

OPTED PRINCIPLES

- High quality project design to meet, enhance, and maintain the quality of the project.
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Item	Quantity	Unit	Price	Total
1	1	sq. ft.	1.00	1.00
2	1	sq. ft.	1.00	1.00
3	1	sq. ft.	1.00	1.00
4	1	sq. ft.	1.00	1.00
5	1	sq. ft.	1.00	1.00
6	1	sq. ft.	1.00	1.00
7	1	sq. ft.	1.00	1.00
8	1	sq. ft.	1.00	1.00
9	1	sq. ft.	1.00	1.00
10	1	sq. ft.	1.00	1.00

cotter
ARCHITECTS
4101 - 14000 RIVERPORT WAY, RICHMOND, BC V7N 1A9
Tel: 604-271-1111 Fax: 604-271-1112
www.cotterarchitects.com

PROJECT

RIVERPORTflats
NORTH VANCOUVER OFFICE
14000 RIVERPORT WAY
RICHMOND, BC

CLIENT

LEGACY PARK LANDS LTD

DESIGN PRINCIPLES: This plan and section were prepared by the Architect in accordance with the provisions of the British Columbia Building Act and the regulations thereunder.

DATE	11/11/11	BY	ML
DESIGN	ML		
DATE	11/11/11	BY	ML
DATE	11/11/11	BY	ML
DATE	11/11/11	BY	ML

DATE: 11/11/11
BY: ML
DESIGN RATIONALE

Reference Plan Feb 8 2012
DP 11-593925

DATE: 11/11/11
BY: ML
A-003



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: January 27, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-594513

Re: **Application by Sandhill Development Ltd. for a Development Permit at
11000 No. 5 Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Sandhill Development Ltd. has applied to the City of Richmond for permission to develop two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood". The proposal is for two (2) commercial retail buildings totalling 672 m² in size as the second phase of a two-phase development. The site is the currently vacant portion of the Sands Plaza commercial mall site.

There is no rezoning application associated with the proposed development.

The Sands Plaza commercial development is located at the southeast corner of No. 5 Road and Steveston Highway (RZ 04-286494 and DP 05-292236) with vehicle access from No. 5 Road. Council approved a similar Phase II development proposal for the site, and the Development Permit has since expired (RZ 05-309078 and DP 05-315410). A hotel proposal was also investigated for the site, but was withdrawn due to economic feasibility (DP 07-398708).

No servicing upgrades are needed to accommodate the proposed development. Substantial improvements to the No. 5 Road and Steveston Highway intersection were constructed through a previous Servicing Agreement (SA 05-301070) associated with the rezoning of Phase I of the commercial development.

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 Ironwood Sub-Area (Shellmont) site is as follows:

- To the north, across Steveston Highway, is the recently approved development site for the mixed-use Gardens development (RZ 08-450659 and Phase I DP 10-544504);
- To the east and south, is an existing industrial warehouse building zoned "Industrial Business Park (IB1)"; and
- To the west, is Phase I of the commercial development on the same property, under the same zoning, "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

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 generally in compliance with the "Auto-Oriented Commercial and Pub (ZC26) – Ironwood" zone.

Advisory Design Panel Comments

Phase I of the project was reviewed and supported by the Advisory Design Panel on April 6, 2005. Given that Phase II is consistent with the established design program, the application was not referred to the Advisory Design Panel for review.

Analysis

Conditions of Adjacency

- The subject application constitutes Phase II of a two-phase commercial development. The site is located east of Phase I and is adjacent to the neighbouring industrial property. The proposed development will present carefully detailed side elevations, moderate retaining wall and a decorative metal picket fence to the adjacent lower industrial property. Downward facing lighting fixtures will light the parking area while avoiding glare and light pollution. No east side yard landscaping buffer has been provided for the front building to the shared property line with the adjacent industrial property because of the operational need for a drive aisle and minimum viable commercial unit size; and
- The project complies with the flood construction level requirement to raise the building slab elevation to minimum 2.9 m GSC. Phase I was built under a previous lower requirement of 2.6 m GSC. With the flood construction level requirement, accessibility requirements, ground level continuity with Phase I and associated site grading, the site will be raised above the Steveston Highway sidewalk level. To mitigate the visual impact of parked cars raised above the sidewalk level, continuous landscape strips incorporating lawn, ground cover, shrubs, hedges and trees are proposed along the Steveston Highway streetscape as a continuation of the existing landscape treatment in Phase I.

Urban Design and Site Planning

- The Phase II commercial buildings have been located on the site to tie into the site planning of Phase I in regards to building architectural form and character, landscaping, siting, parking, vehicle and pedestrian movement;
- Pedestrian scaled and oriented frontage character facing Steveston Highway across the surface parking area, and pedestrian connections between the buildings, through the parking areas and to both No. 5 Road and Steveston Highway have been incorporated through both phases;
- The provision of 140 parking spaces onsite exceeds the bylaw requirement. The provision of seven (7) accessible parking spaces exceeds the bylaw requirement;
- Private garbage and recycling collection is accommodated in Phase I; and
- A loading bay is provided contiguous with the one-way drive aisle located at the east edge of the site, which is acceptable to the Transportation Division.

Architectural Form and Character

- The proposed simple building forms fit the form and character of the established Phase I, articulated with strong column expression, pilasters, recessed entries, and projecting awnings and canopies;
- The proposed building materials (Hardi-board and batten, Hardi shakes, Hardi trim, glass and painted steel canopies, canvas awnings, glazing in anodized framing, cultured ledge stone and spandrel glazing) are consistent with the existing shopping centre and the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated in the overall two-phase development with three (3) significantly different building types, varying setbacks, and landscaping areas of varying dimensions; and
- Signage opportunities are integrated into the architectural design including signage and awnings attached to the buildings. Separate application(s) are required to permit signage. Two (2) free standing sign towers for the commercial development were included in the proposal for phase I: one (1) facing No. 5 Road and the other facing Steveston Highway.

Landscape Design and Open Space Design

- The landscape design includes six (6) new trees on this small site with limited frontage. The new trees proposed will soften the visual impact of the surface parking areas;
- The landscape design also includes planting areas along the east edge of the site and special paving treatment with patterning and colour to aid in defining pedestrian sidewalks, drive aisle areas and parking areas;
- The applicant is proposing to install a variety of City boulevard planting along the Steveston Highway streetscape as an extension of onsite tree and shrub planting, which is acceptable to Parks and Operations. The present and future owners will be responsible for maintaining the landscaping under the Boulevard Maintenance Regulation Bylaw;
- Parking is partially screened from Steveston Highway with landscaping; and
- Decorative metal picket fencing with carefully detailed wood posts is provided along the east property lines adjacent to the industrial lot.

Crime Prevention Through Environmental Design

- Lighting has been incorporated into the building and parking area design in such a way as to limit light pollution off site; and
- To mitigate the concern that the one-way drive aisle located at the east edge of the site would not be easily visible from the majority of the development, the applicant proposes visually permeable metal picket fencing along this edge. Natural surveillance is provided from the north, south and east.

Servicing and Utilities Capacity

- Required City infrastructure upgrades and connections were designed to accommodate both phases of development (SA 05-301070).

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$13,108.

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

- Separate Building Permit for construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit.
- Submission of a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-594513

Attachment 1

Address: 11000 No. 5 Road

Applicant: Sandhill Development Ltd.

Owner: Sandhill Development Ltd.

Planning Area(s): Ironwood Sub-Area (Shellmont)

	Existing	Proposed
Site Area:	8,420 m ²	No Change
Land Uses:	Vacant portion of Commercial site	Commercial
OCP Designation:	Commercial	No Change
Zoning:	Auto-Oriented Commercial and Pub (ZC26) – Ironwood	No Change
Number of Units:	Vacant	2 commercial buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.41	None Permitted
Lot Coverage:	Max. 50%	31%	None
Front Yard (Steveston Hwy)	Min. 6 m	16.3 m	None
Side Yard (No. 5 Road)	N/A	N/A	None
Setback – Side Yard (east)	N/A	0.1 m – 4.1 m	None
Setback – Rear Yard (south)	N/A	0 m	None
Height (m):	Max. 12 m	7.3 m	None
Off-street Parking Spaces	135	140	None
Accessible Parking Spaces	Min 2% (3 spaces)	5% (7 spaces)	None
Small Car Parking Spaces	Max 50 % (70 spaces)	27% (38 spaces)	None



City of Richmond

Development Permit

No. DP 11-594513

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 11000 NO. 5 ROAD

Address: C/O PETE LOVICK
PJ LOVICK ARCHITECT LTD.
3707 1ST AVENUE
BURNABY, BC V5C 3V6

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 #9 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 \$13,108. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-594513

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 11000 NO. 5 ROAD

Address: C/O PETE LOVICK
PJ LOVICK ARCHITECT LTD.
3707 1ST AVENUE
BURNABY, BC V5C 3V6

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.

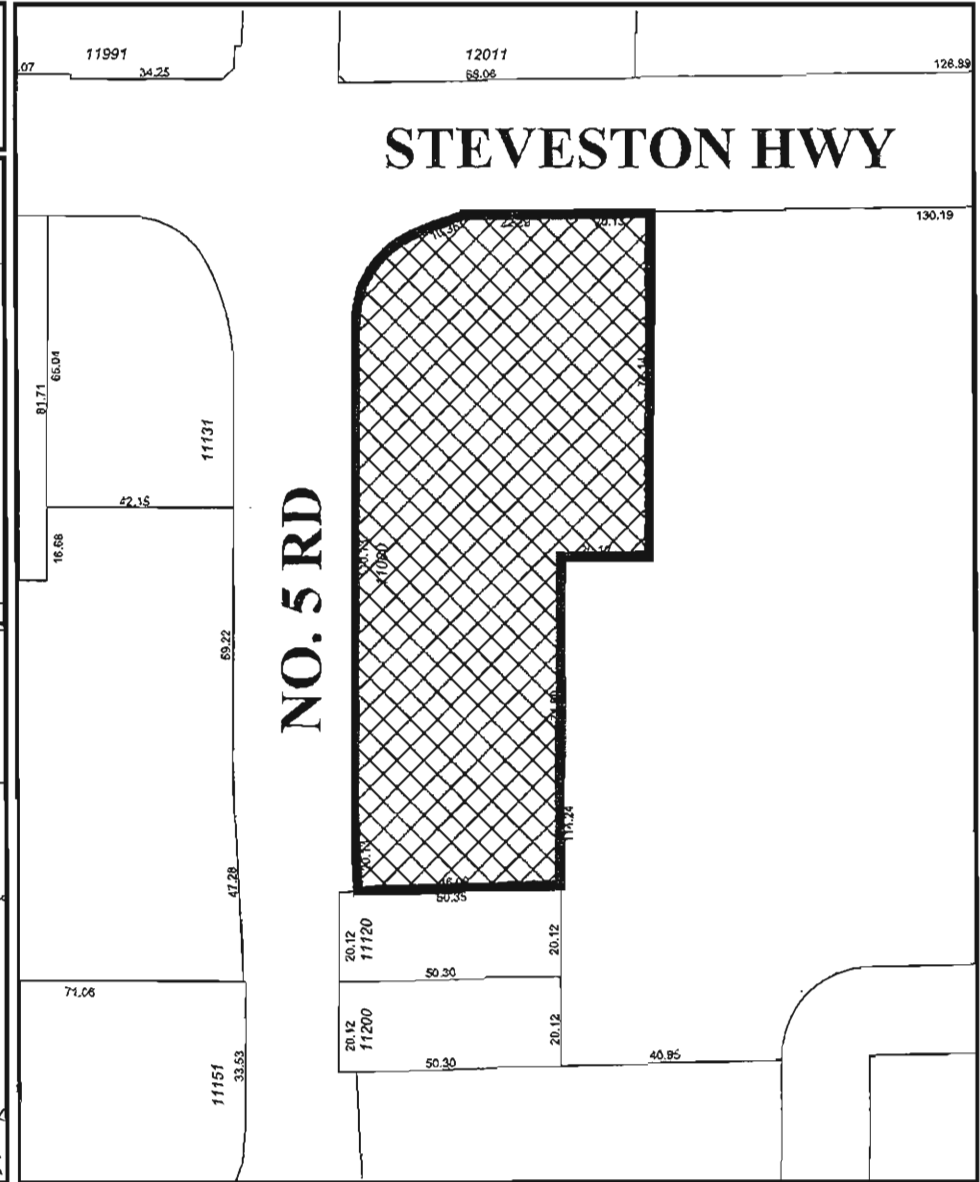
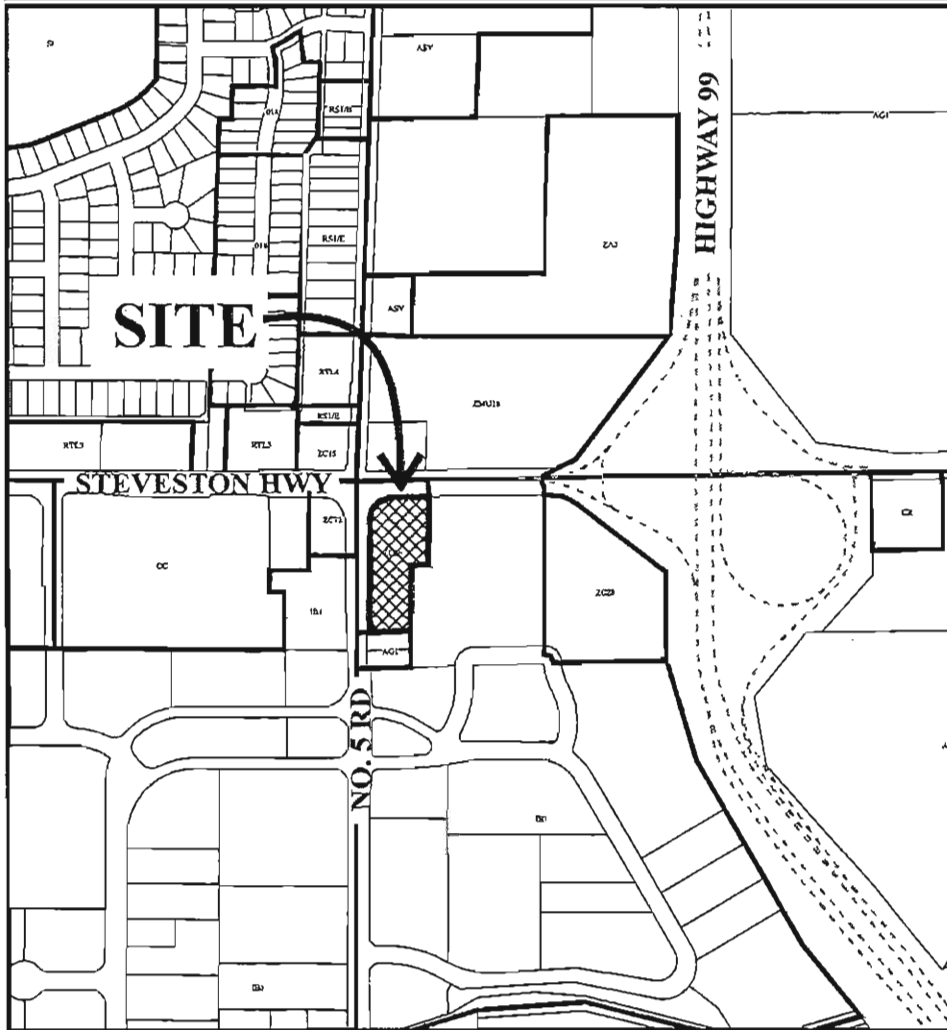
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

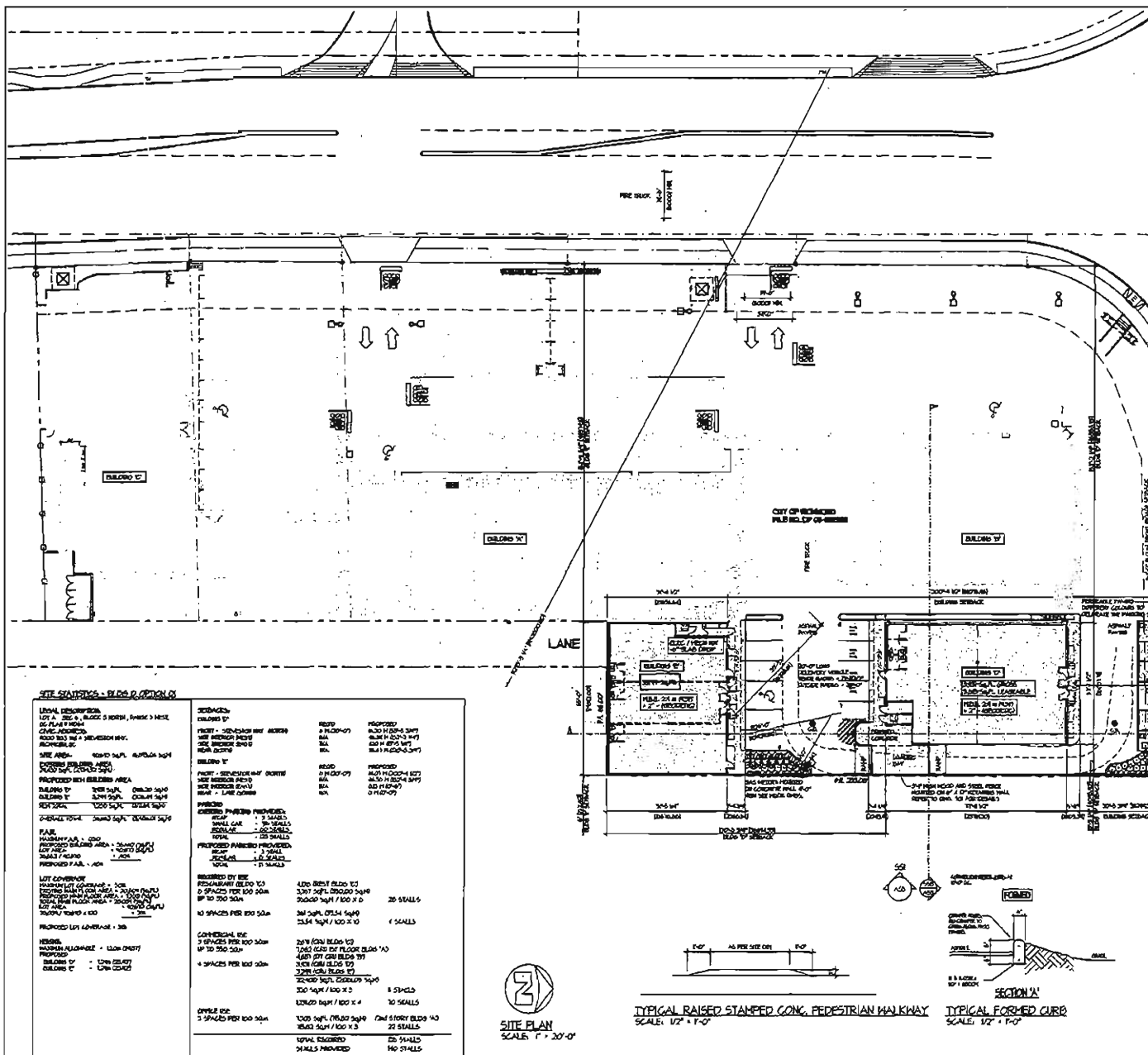


DP 11-594513
SCHEDULE "A"

Original Date: 11/29/11

Revision Date:

Note: Dimensions are in METRES



Notes:

- DP 05-292236 applies to Phase I area
- DP 11-594513 is limited to Phase II area
- Pedestrian and vehicle connections between Phase I and Phase II are wheelchair accessible.
- Sustainability features: 93 sq.m. permeable paving
- Includes off-site boulevard planting.
- Separate permits required for signage.

REV	DATE	DESCRIPTION
01	01/01/12	RE-DESIGNED FOR DP REVIEW
02	01/01/12	ISSUED FOR DEVELOPMENT PERMIT
03	01/01/12	ISSUED FOR CITY COMMENTS
04	01/01/12	
05	01/01/12	
06	01/01/12	
07	01/01/12	
08	01/01/12	
09	01/01/12	
10	01/01/12	

PHASE I

PHASE II

SEE PLAN # 2
FOR SITE PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BURNABY AND THE PROVINCE OF BRITISH COLUMBIA.

PILLOVICK
ARCHITECT LTD.

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pillovick@pillovick.com
tel: 604-298-3700 fax: 604-298-6081

Member of the ABC
Member of the BCC
Certified Professional
Member of the BCMA
Member of the BCMA

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BURNABY AND THE PROVINCE OF BRITISH COLUMBIA.
SANDS PLAZA PHASE II
1040, 1060 - No. 5 ROAD
RICHMOND, B.C.

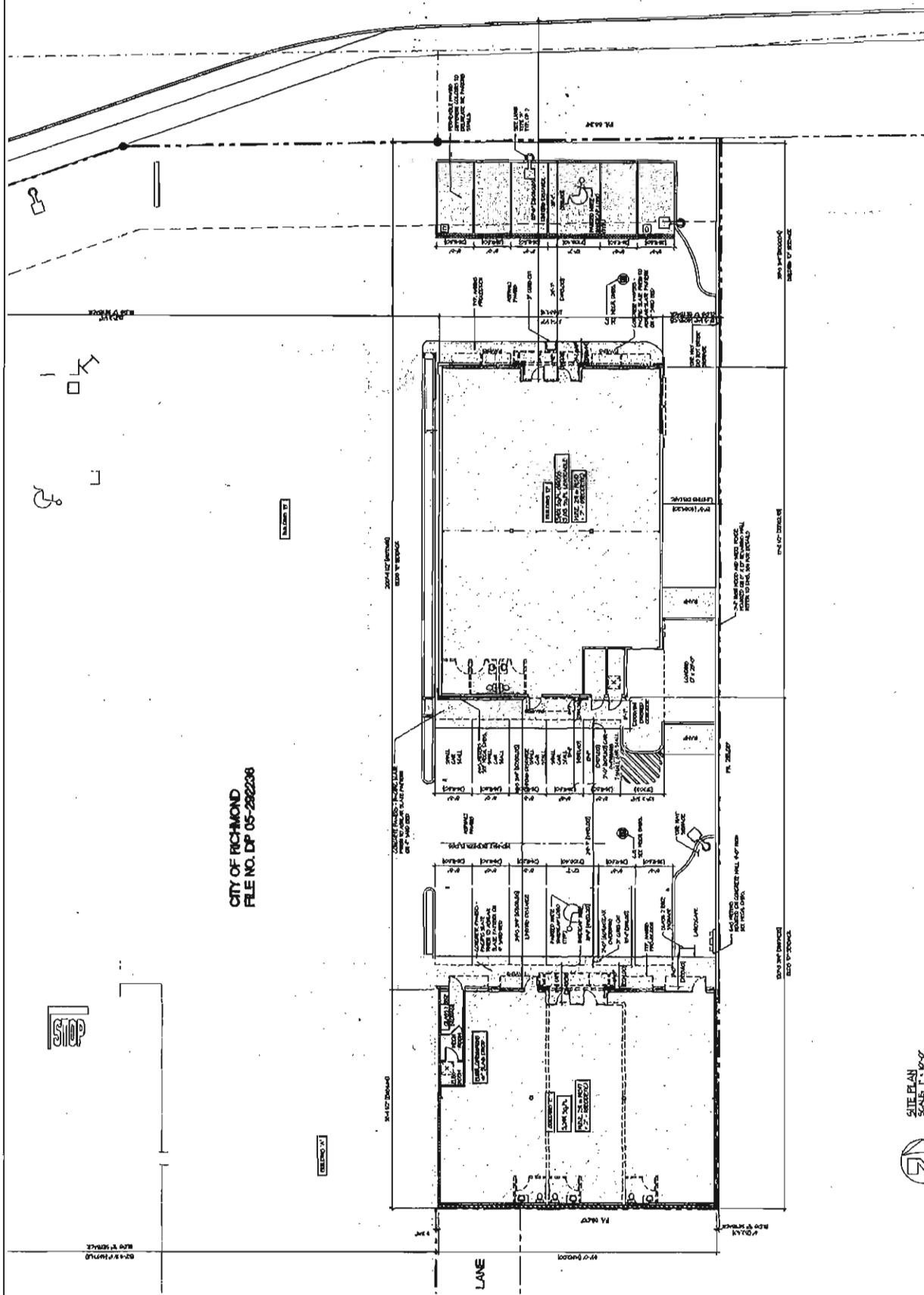
CONTEXT
SITE PLAN
PLAN 71

Plan 1 Jan 27 2012
DP 11-594513

SANDS PLAZA PHASE II - 11-59

NO.	DATE	REVISIONS
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02	05-20-12	BASED ON DEVELOPER'S INPUT
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CITY OF RICHMOND
FILE NO. DP 05-282238



SITE PLAN
SANDS PLAZA PHASE II
SITE AREA 14,000 SQ. FT.

Plan 2 Jan 27 2012
DP 11-594513

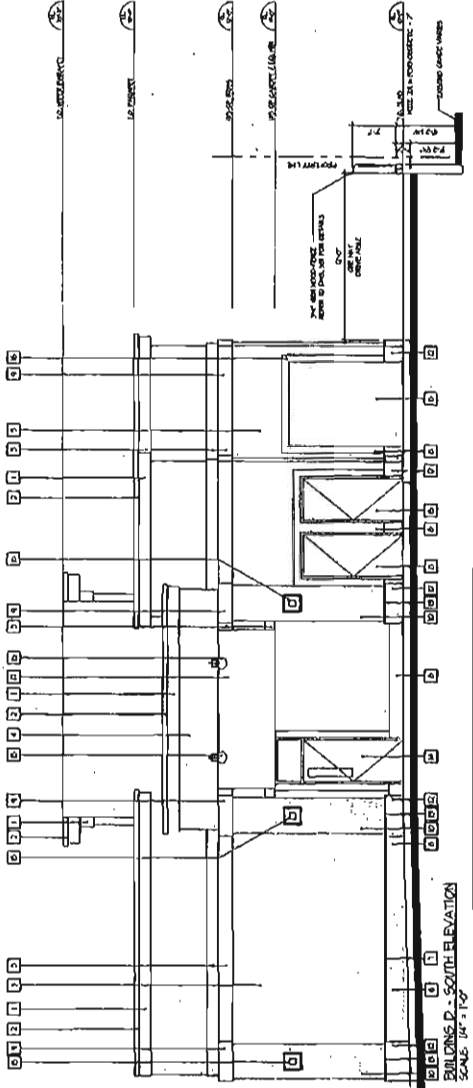
PILOTTCH
ARCHITECT LTD

3707 1st AVENUE
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Member of the B.C. Association of Professional Geographers

DESIGNED BY: PILOTTCH ARCHITECT LTD
DRAWN BY: PILOTTCH ARCHITECT LTD
CHECKED BY: PILOTTCH ARCHITECT LTD
APPROVED BY: PILOTTCH ARCHITECT LTD
DATE: 01/27/12

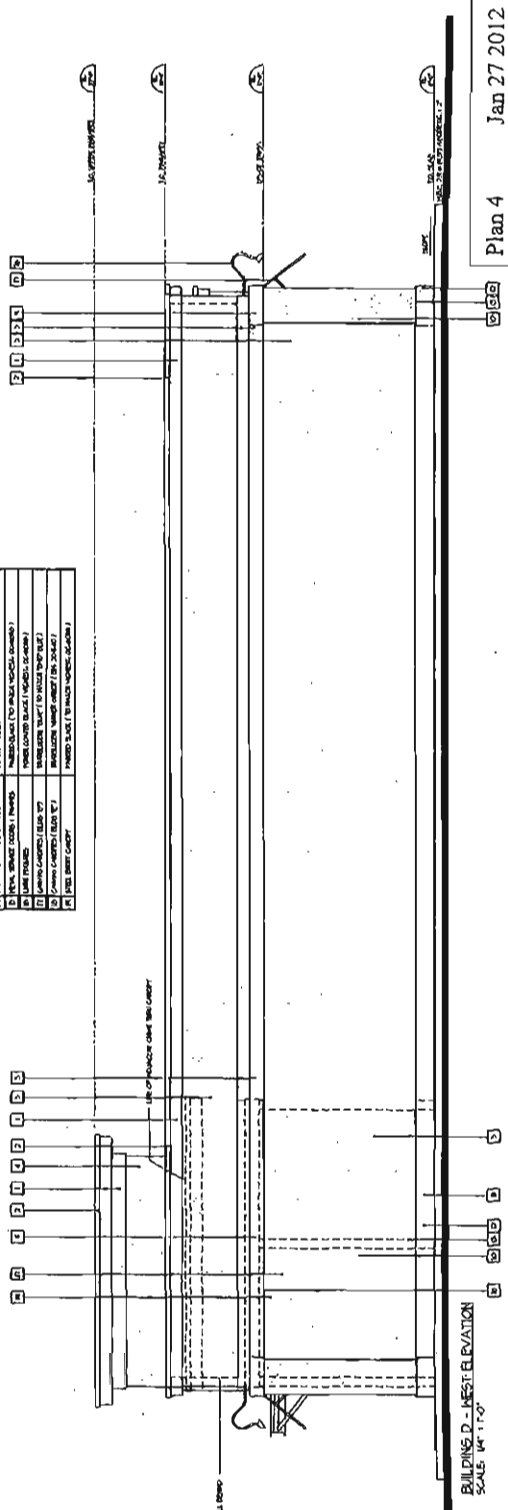
SANDS PLAZA PHASE II
20th St + 1st St
RICHMOND, B.C.

NO.	DATE	REVISIONS
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02	01-27-12	BASED ON DEVELOPER'S INPUT
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04	01-27-12	REVISIONS TO BE MADE
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98	01-27-12	BASED ON DEVELOPER'S INPUT
99	01-27-12	BASED ON CITY COMMENTS
100	01-27-12	REVISIONS TO BE MADE



BUILDING D - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ITEM / MATERIAL	COLOR
1. CONCRETE	GRAY
2. BRICK	RED
3. STONE	GRAY
4. METAL	SILVER
5. GLASS	GLASS
6. WOOD	BROWN
7. PLASTER	WHITE
8. PAINT	WHITE
9. ROOFING	GRAY
10. FLOORING	WOOD
11. WALLS	BRICK
12. CEILING	PLASTER
13. DOORS	WOOD
14. WINDOWS	GLASS
15. SIGNAGE	ALUMINUM
16. LIGHTING	WHITE
17. VENTILATION	METAL
18. EXTERIOR FINISH	PLASTER
19. INTERIOR FINISH	PLASTER
20. MECHANICAL	METAL
21. ELECTRICAL	METAL
22. SANITARY	WHITE
23. FURNITURE	WOOD
24. EQUIPMENT	METAL
25. ACCESSORIES	VARIOUS



BUILDING D - WEST ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/10/12	REVISION: SEE SHEET 10/10/12
2	10/10/12	REVISION: SEE SHEET 10/10/12
3	10/10/12	REVISION: SEE SHEET 10/10/12
4	10/10/12	REVISION: SEE SHEET 10/10/12
5	10/10/12	REVISION: SEE SHEET 10/10/12
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18	10/10/12	REVISION: SEE SHEET 10/10/12
19	10/10/12	REVISION: SEE SHEET 10/10/12
20	10/10/12	REVISION: SEE SHEET 10/10/12

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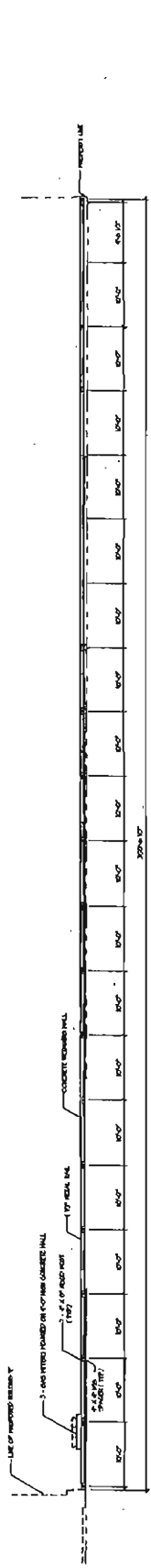
SANDS PLAZA PHASE II - I-53

BUILDING D - WEST ELEVATION

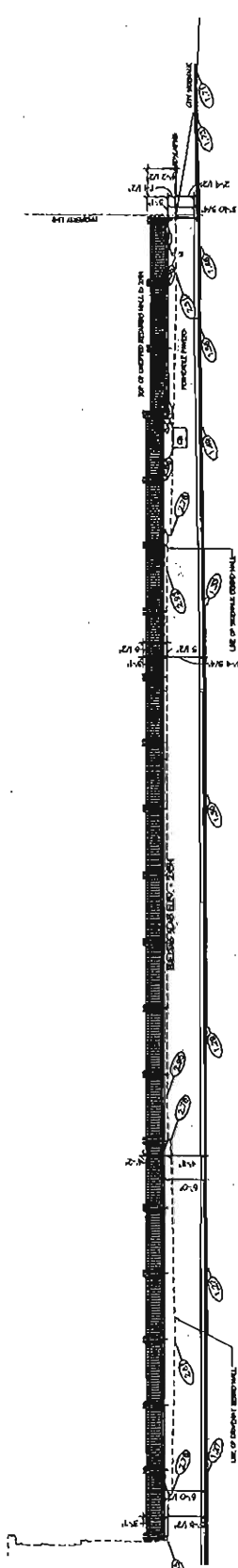
1040 1030 - NIS ROAD
RICHMOND, B.C.

DATE: 10/10/12
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

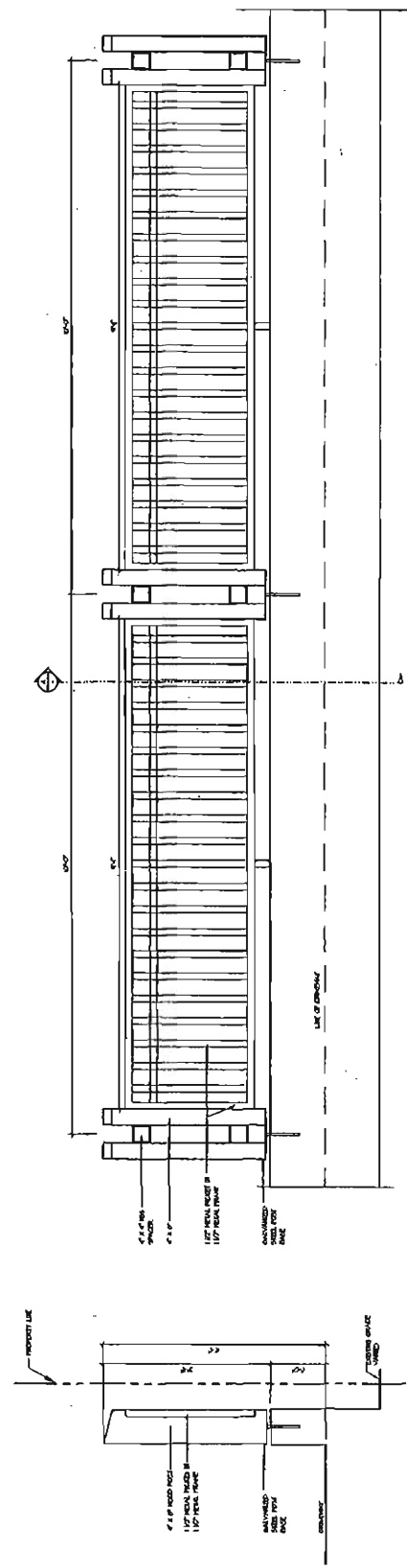
Plan 4 Jan 27 2012
DP 11-594513



PROPERTY LINE FENCE / CONCRETE RETAINING WALL PLAN
1/8" = 1'-0"



PROPERTY LINE FENCE / CONCRETE RETAINING WALL ELEVATION
1/8" = 1'-0"



SECTION A
1/8" = 1'-0"

PROPERTY LINE FENCE / CONCRETE RETAINING WALL PARTIAL ELEVATION
1/8" = 1'-0"

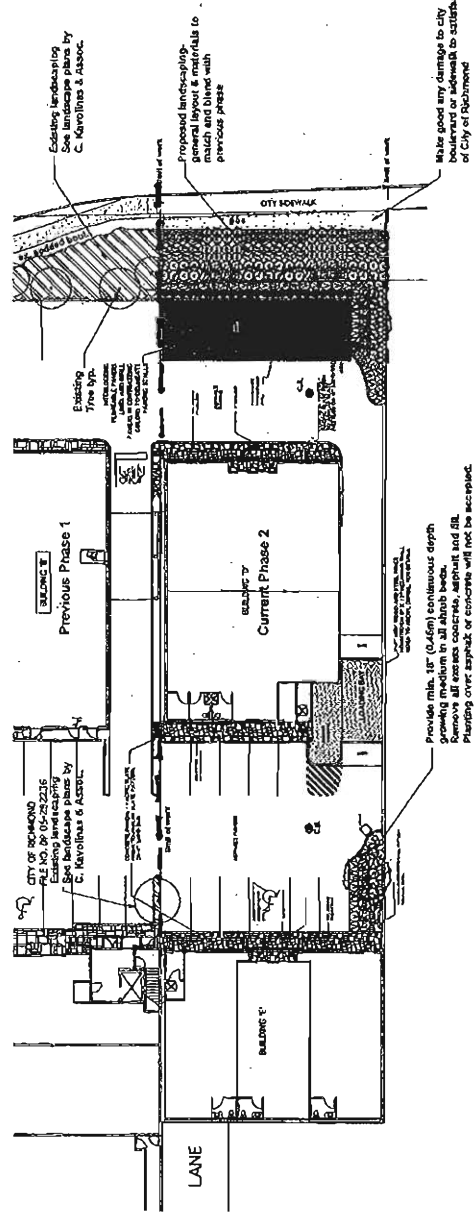
Plan 7 Jan 27 2012
DP 11-594513

NO.	DATE	DESCRIPTION
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20	10/1/11	REVISION

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SANDS PLAZA PHASE II
10460 116th - N-3 ROAD
SCARBORO, ONT.
SANDS PLAZA PHASE II - 11-59
FENCE DETAILS
PLAN 110
11-59
562
NOTED
NOV 2011

NOTES:
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE DC LANDSCAPE STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE DC LANDSCAPE STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
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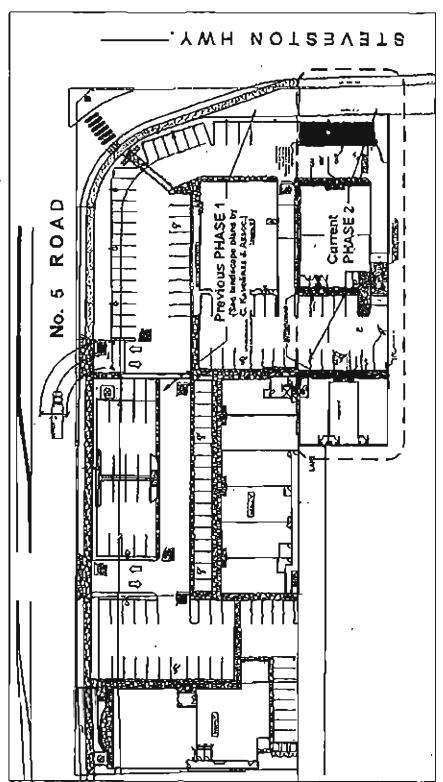
REFER TO PLAN # 9 FOR BLOW-UP

LANDSCAPE PLAN

PLANT LIST

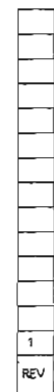
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
1	2	Liquidambar styr. Palo Alto	Pale Alto Sweetgum	5m cal., 1.8m std.
2	4	Pyra. densiflora	Quercus (Burrford) Pear	5m cal., 1.8m std.
SHRUBS				
3	41	Abies 'Edward Goucher'	Edward Goucher Abies	40 Cont.
4	16	Abies 'Japanica 'New Emerald'	Common Abies	40 Cont.
5	16	Malus 'Majestic'	Dull Oregon Grape	40 Cont.
6	30	Rhododendron yale 'Tubby Bear'	Tubby Bear Rhododendron	40 Cont.
7	28	Rosa 'sanguinea'	Red Flaming Quince	40 Cont.
8	23	Thuja occ. 'Spiral'	Hedge Cedar	1.8m cal., 0.75m O.C.
9	61	Viburnum lina 'Dwarf'	Dwarf Sping Bouquet Viburnum	40 Cont.
GROUNDCOVERS				
10	50	Gaultheria procumbens	Shrub	40 Cont., 60cm O.C.

NOTES:
1. CONTRACT LANDSCAPE ARCHITECT PRIOR TO STARTING WORK OR ANY DELIVERIES. 804-460-0000
2. ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE DC LANDSCAPE STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE DC LANDSCAPE STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
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Plan 8 Jan 27 2012
DP 11-594513

SANDS PLAZA PHASE II
1040, 1100 - N. HALLS ROAD
RICHMOND, VA
LANDSCAPE PLAN
Drawing No. 11-53
L1 of 1
Scale: 1" = 20' (1:240)



CONSUM

Plan 9 Jan 27 2012
DP 11-594513

PHASE I NEIGHBOURING BUILDING
SEE D.P. FILE NO. 05-242236

SECTION 1-1

SMALL CAR STALL

SMALL CAR STALL

SMALL CAR STALL

SMALL CAR STALL

SMALL CAR STALL

MECH. ROOM

REST ROOM

BUILDING D

SECTION 1-1

Reference Plan Jan 27 2012

[illegible]

TABLE 1

CONTINGENCY SHALL BE 5% ALL INCREASES IN W & C (MINIMUM SHALL BE \$25,000).

PILOVICK
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tel: 604-298-3700 fax: 604-298-6081

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Member of the RAC	Member of the AAA
Certified Professional	Member of the NAWA

STAFFORD P. LINDENBARTT JR., Technical Sales Manager of
Eaton International Ltd. told the following story of a failed
marketing campaign conducted in Europe in 1987. He noted the
following as the result of a "Lindenbартт" in Europe:
"We were not in the international project oil."

DCA P.J.

SANDS PLAZA PHASE II
1040, 1100 - N. S. ROAD
RICHMOND, B.C.

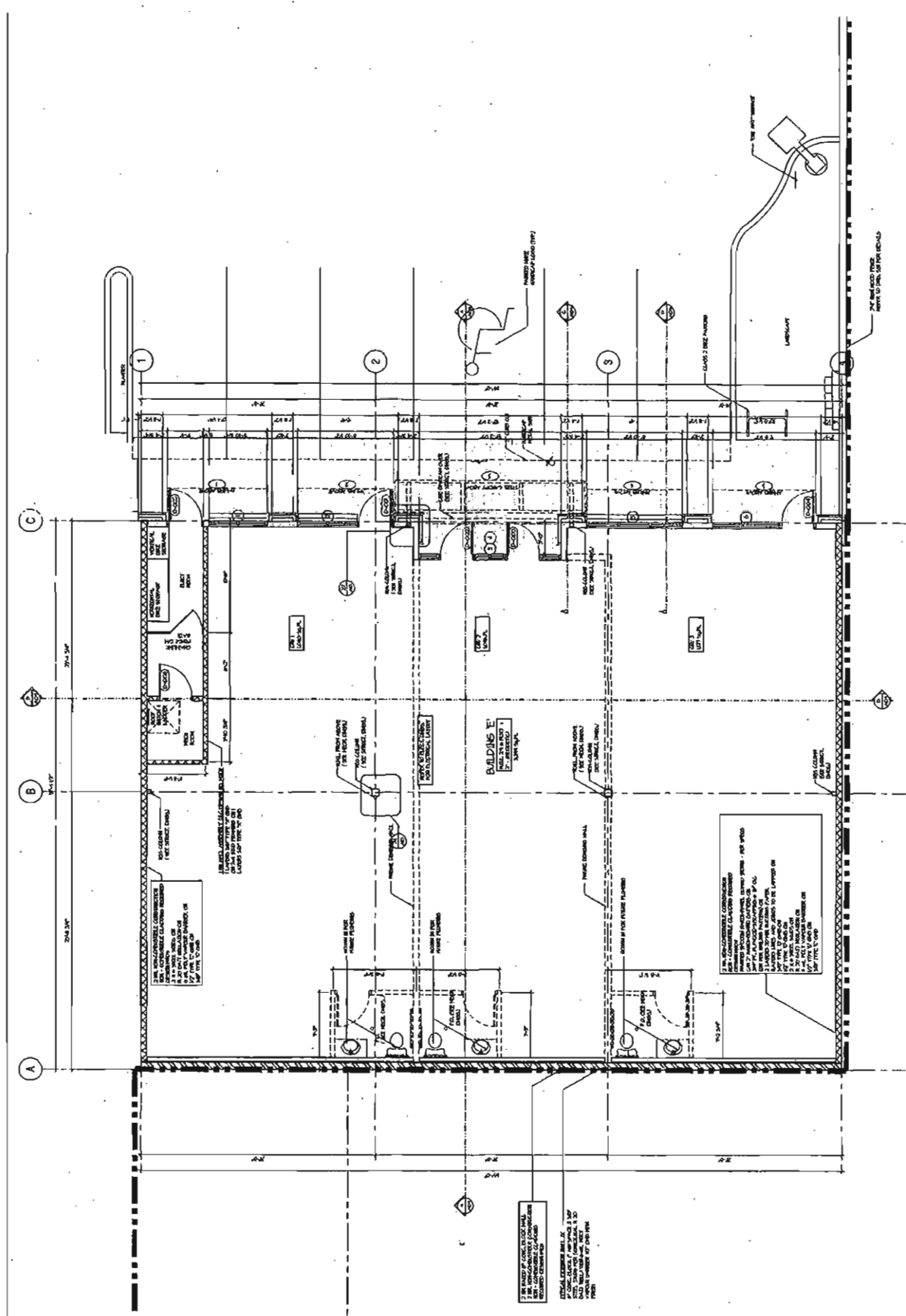
BUILDING 17
FLOOR PLAN
PLAN #4

PROJECT NUMBER: 11-58
 QUANTITY: 1
 DATE: 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"

Reference Plan Jan 27 2012

DP 11-594513

ANDS PI A7A PHASE II - 11.53



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

Reference Plan Jan 27 2012
DP 11-594513

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20	01/27/12	REVISED FOR CITY COMMENTS

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Member of the A.A.A. (Architects Association of America)

SANDUS PLAZA PHASE II
10400 104th - 105th ROAD
BURNABY, B.C.
BUILDING E
FLOOR PLAN
PLAN #1
DATE: 01/27/12
SCALE: 1/4" = 1'-0"
NOV 2011



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: February 2, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-596454

Re: **Application by Paul Chiu, Architect for a Development Permit at #380 - 9100
Blundell Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Brian J. Jackson, MCIP
Director of Development

BJJ:dj
Att.

Staff Report

Origin

Paul Chiu, Architect, on behalf of Ferrell Estates Ltd., has applied to the City of Richmond for permission to expand an existing structure at the southeast corner of 9100 Blundell Road that currently contains and will contain a Shoppers Drug Mart. The site is zoned "Community Commercial (CC)" and currently contains several retail stores and services that make up Garden City Shopping Centre.

Neither a rezoning application nor a Servicing Agreement is associated with this Development Permit application.

Development Information

This application is intended to increase the floor area of the existing Shoppers Drug Mart by extending further onto the rear of the existing store at the southeast corner of the property. It does not propose to project out into the existing store frontage where the main access to several retail units are located. The expansion plan does not modify the existing form and character of the existing Shoppers Drug Mart building, and there are no plans to modify any of the other existing buildings forming part of the shopping centre.

To facilitate the expansion, some existing parking stalls at the rear of the store and along the periphery of the site will be removed to house the expanded building footprint and to ensure delivery vehicle manoeuvrability to and from the new loading bay. The expansion will also result in the removal of three (3) small landscaping islands, which include two (2) trees. To compensate for the removal of these landscaping elements, the applicant is proposing to replant two existing landscape islands with new planting material and add four (4) new trees in the vicinity of the addition.

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

Background

Garden City Shopping Centre is an increasingly important commercial centre as it serves a geographic area that has seen an increase in population over the past few years. The shopping centre consists of seven (7) separate components, supplying a wide range of retail and various services that include IGA and Shoppers Drug Mart as major tenants.

Development surrounding the subject site is as follows:

- To the north: adjacent buildings and units within the Garden City Shopping Centre, zoned "Community Commercial (CC)"; and across Blundell Road, a neighbourhood pub with an attached beer and wine store zoned "Pub and Sales (CP2)", as well as a three-storey townhouse complex zoned "Town Housing (ZT46) - South McLennan and Brighthouse Village";
- To the east: across Heather Street, single detached dwellings on property zoned "Single Detached (RS1/E)" and "Single Detached (RS2/A)".
- To the south: across Dixon Avenue, single detached dwellings on property zoned "Single Detached (RS1/B)", as well as 2 storey townhouse developments zoned "Town Housing (ZT20) – Granville Avenue (Terra Nova) and

Dixon Avenue (Ash street Sub-Area)” and “Low Density Townhouses (RTL1)”;

- To the west: adjacent buildings and units within the Garden City Shopping Centre, zoned “Community Commercial (CC)”;
- and across Garden City Road, two (2) townhouse developments zoned “Low Density Townhouses (RTL1)”
- and a single detached dwelling zoned “Single Detached (RS1/E)” .

Staff Comments

The limited scope of the proposed addition will neither significantly impact the overall existing form and character of the Garden City Shopping Centre, nor will it introduce any variances to the existing zoning. The reduction of 48 parking stalls at the rear of the site does not affect the overall parking requirements of the shopping centre as there is a current surplus of parking stalls available. **Attachment 1** outlines a comparison of the Zoning Bylaw requirements to the resulting impact of the proposal.

Advisory Design Panel Comments

The proposed addition is limited in scope as the finished product is intended to match the existing façade, and there are very minor changes to the existing perimeter landscaping. It will not impact the overall architectural form and character of the existing building, and therefore was not presented to the Advisory Design Panel for review and comment.

Analysis

Conditions of Adjacency

- The extent of the expansion is not anticipated to have an impact on the residential area across the streets of the subject site. While the height of the addition slightly exceeds the height of the current structure, it is well below the allowed building height for the CC zone. The area will be lit to the same extent of what is existing and there is no new signage being proposed.
- The site currently has a three (3) meter wide landscaping strip along the periphery of the site and the existing trees provide adequate screening to the back of the structures. The applicant will be planting three (3) new trees along the south landscaped strip where there are current gaps along the planted row. A fourth tree will be planted on one of the modified landscaped islands the applicant is proposing. These four (4) new trees are to replace the two (2) trees that are being removed due to the expansion plans, meeting the City’s 2:1 tree replacement policy.

Urban Design and Site Planning

- The expansion is proposed at the rear of the existing Shoppers Drug Mart, projecting out onto the south east corner of the site. The expansion will not affect the daily activity of the shopping mall and the movement of vehicles and pedestrians. The applicant is to submit a construction traffic and transportation plan at the time of Building Permit to ensure disruption of traffic movement is minimized and to ensure the relocation of the loading dock will allow on-site deliveries during the construction period.
- It is not anticipated that the expansion will have an impact on the adjacent residential areas across from the expansion area, as the residential areas are located at some distance across Dixon Avenue and Heather Street. The added tree planting along the south edge of the site is seen as an improvement. The trees along the eastern edge already provide sufficient screening to the site through the row of mature trees.

- Because the expansion is located at one corner of the subject site and does not propose to alter the architectural form and character of the existing building nor any of the other buildings, pedestrian and interior landscape improvements were not sought at this time.

Architectural Form and Character

- The applicant is not proposing any alteration to the form and character of the existing building and the addition intends to complement the existing structure by the use of the same exterior materials and colour choice. The existing façade is comprised of a stucco finish and a split face concrete block base.

Landscape Design and Open Space Design

- As mentioned above, the applicant is modifying the site landscaping by removing three (3) small landscaped islands and removing two (2) trees in order to accommodate the expansion plans. One of the existing trees to be removed is currently located within the footprint of the expansion, with the other located in the landscaped island at the south east corner of the site that is to be removed to facilitate the new garbage enclosure. This enclosure will improve the appearance of the garbage area as the bins are currently fully exposed to views in the rear parking area of the complex.
- The removal of the small landscape islands will facilitate the expansion to allow the movement of delivery vehicles through the site. One of the islands is located within the expansion footprint. The island at the south east corner will be removed to place the garbage enclosure and the third is along the eastern edge of the existing parking area, within the proposed drive lane.
- To compensate for the removal of the trees, the applicant will upgrade two (2) landscaping islands adjacent to the expansion by planting new material that will be more tolerable to the conditions than the existing ones. The planting of four (4) new trees is in accordance with the City's 2:1 tree replacement policy, with three of these trees will be planted to fill in existing gaps of the row of trees along the southern edge of the site, with the fourth planted in the modified landscaping islands to the south of the expansion.
- To ensure the survival of the new landscaping proposal, the applicant will be posting a security of \$5,000.00.

Crime Prevention Through Environmental Design

The proposed addition provides the same amount of comfort and safety provisions as found currently. The southeast corner of the site does provide adequate lighting to allow night time visibility and the existing trees on the peripheral landscape strip allow for surveillance to and from the site from the surrounding neighbourhood. These same trees also act as a divider of uses, providing a visual screen between the commercial uses on the site and the adjacent residential uses.

Conclusions

Staff support the proposed Development Permit for the expansion of the existing Shoppers Drug Mart at the southeast corner of the subject site. The addition is designed to complement the existing form and character of the existing structure while not imposing the expansion onto the neighbouring community. The planting of new trees to improve visual screening to the site will benefit both the overall appearance of to the site and provide improved visual and lighting screening from the neighbouring community.



David Johnson
Planner 2

DJ:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$5,000.00.

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

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



DP 11-596454

Attachment 1

Address: #380 - 9100 Blundell Road

Applicant: Paul Chiu, Architect

Owner: Ferrell Estates Ltd.

Planning Area(s): Broadmoor Area Ash street Sub-Area Plan (Schedule 2.6A)

Current

Floor Area:

789.9 m²

Proposed

Floor Area

851.4 m²

	Existing	Proposed
Site Area:	32,565.0 m ²	32,565.0 m ²
Land Uses:	Commercial	Commercial
OCP Designation:	Commercial or Townhouses	Commercial
Zoning:	Community Commercial (CC)	Community Commercial (CC)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50 FAR	0.36 FAR	none permitted
Lot Coverage:	Max. 35%	28.9%	none
Setback – East:	Min. 6.0 m	8.43 m	none
Setback – South:	Min. 6.0 m	11.6 m	none
Height (m):	Max. 9.0 m	6.96 m	none
Total off-street Spaces for the complex:	468 spaces	481 spaces	none



City of Richmond

Development Permit

No. DP 11-596454

To the Holder: PAUL CHIU, ARCHITECT

Property Address: 380 – 9100 BLUNDELL ROAD

Address: 600 – 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

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 #8 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 \$5,000.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-596454

To the Holder: PAUL CHIU, ARCHITECT
Property Address: 380 – 9100 BLUNDELL ROAD
Address: 600 – 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

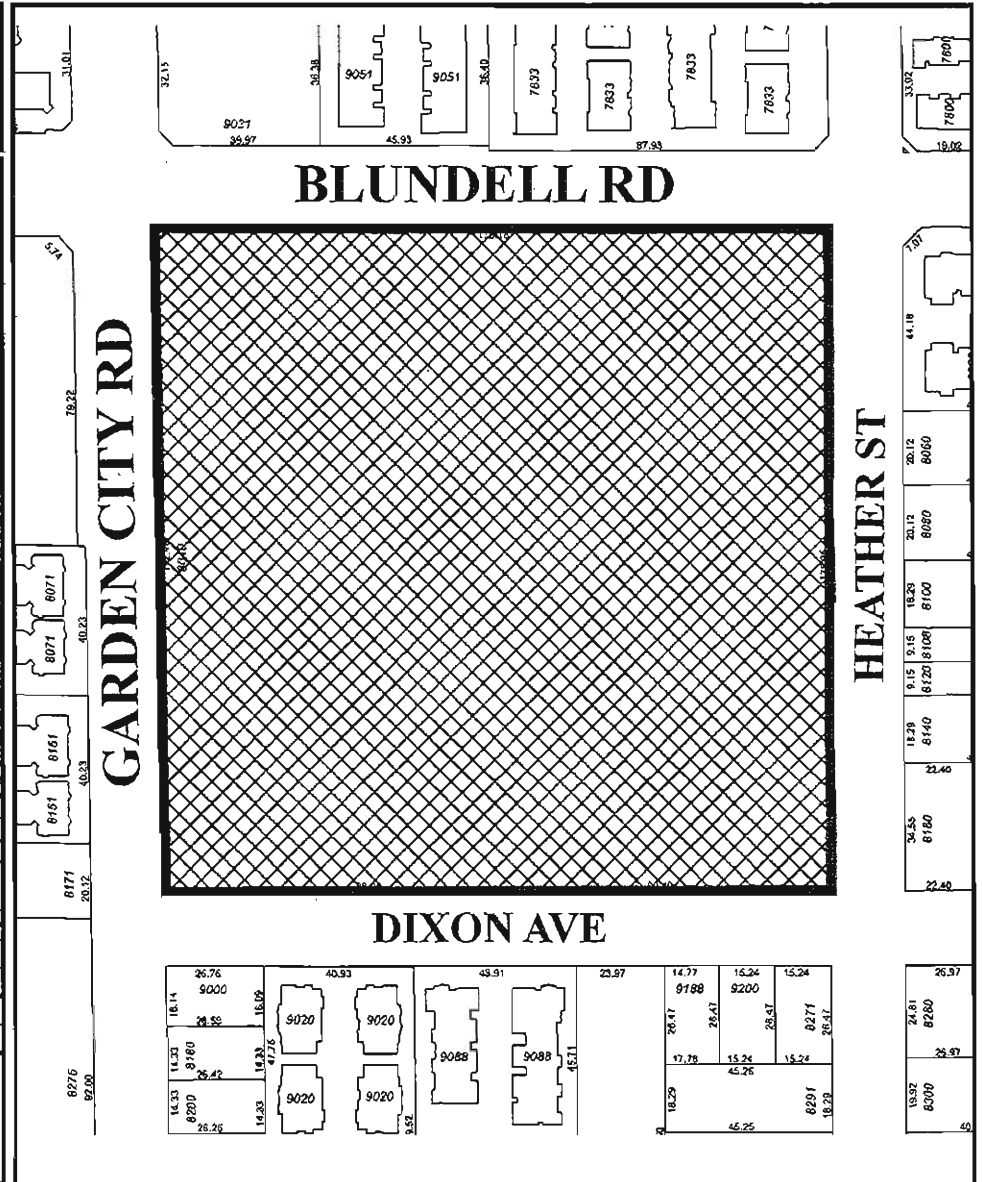
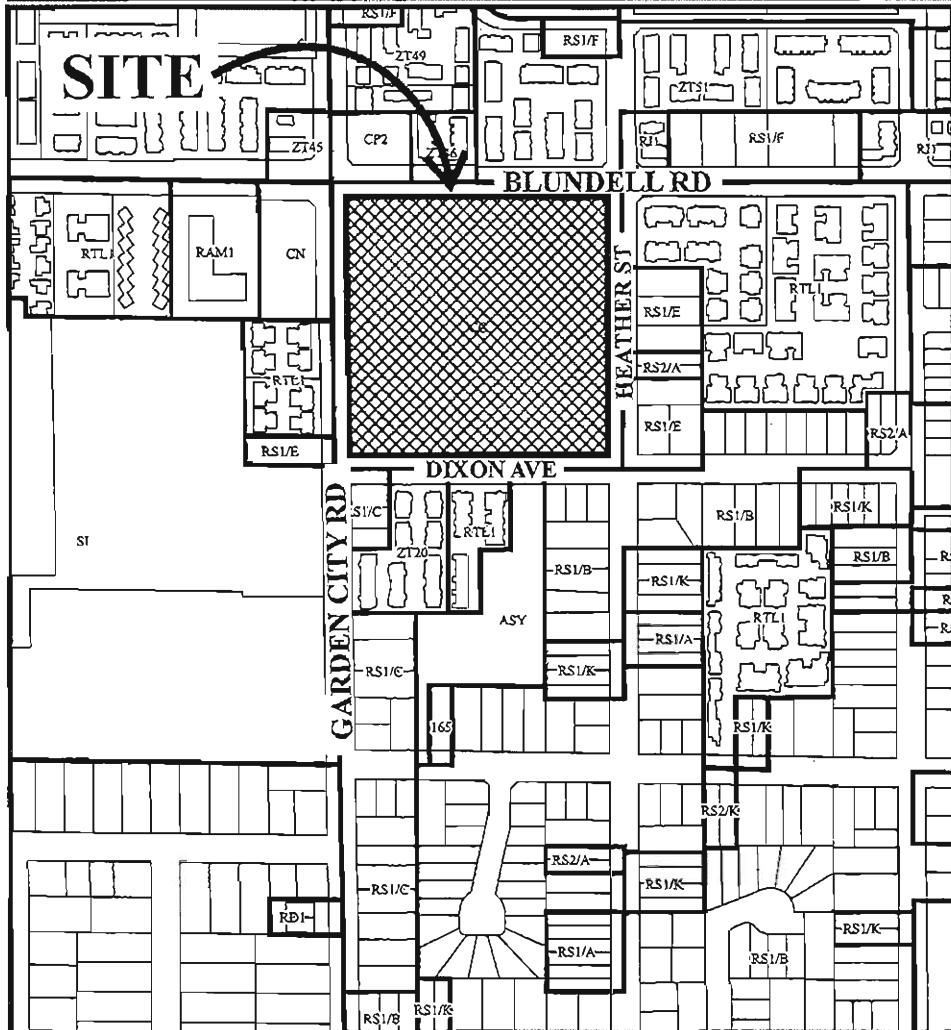
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



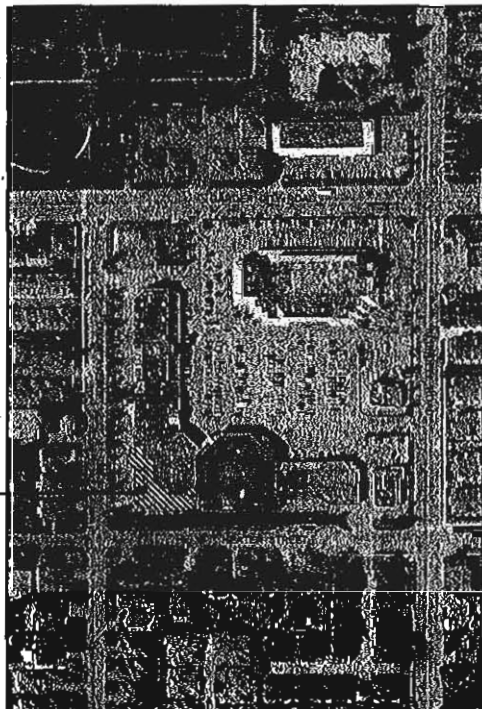
DP 11-596454 SCHEDULE "A"

Original Date: 01/13/12

Revision Date:

Note: Dimensions are in METRES

SHOPPERS DRUG MART ADDITION (AT Building A) Garden City Shopping Centre Richmond, B.C.



AERIAL PHOTO
GARDEN CITY

SUBJECT PROPERTY

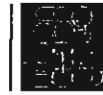
DEVELOPMENT PERMIT NO.	
SITE INFORMATION	
SITE DATA DATE: 1987.04.14 DRAWN: J. H. HARRIS CHECKED: J. H. HARRIS SCALE: 1/4" = 1'-0" PROJECT: SHOPPERS DRUG MART ADDITION LOCATION: GARDEN CITY SHOPPING CENTRE RICHMOND, B.C.	
PROJECT DATA EXISTING: 10,000 S.F. (10,000 S.F. TOTAL) PROPOSED: 10,000 S.F. (10,000 S.F. TOTAL) TOTAL: 20,000 S.F. (20,000 S.F. TOTAL)	
CONTACT LIST CONSULTANTS: ARCHITECT: J. H. HARRIS & ASSOCIATES ENGINEER: J. H. HARRIS & ASSOCIATES LANDSCAPE ARCHITECT: J. H. HARRIS & ASSOCIATES	
DRAWING LIST ARCHITECTURAL: 1.01 SITE PLAN 1.02 FLOOR PLAN 1.03 SECTION 1.04 ELEVATION 1.05 DETAIL 1.06 LANDSCAPE	
SYMBOL LEGEND ABBREVIATION: 1.01 SITE PLAN 1.02 FLOOR PLAN 1.03 SECTION 1.04 ELEVATION 1.05 DETAIL 1.06 LANDSCAPE	
KEY PLAN SUBJECT PROPERTY	

SHOPPERS DRUG MART
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

COVER SHEET
1/4" = 1'-0"
A-40

DP 11596454 Pg. 01

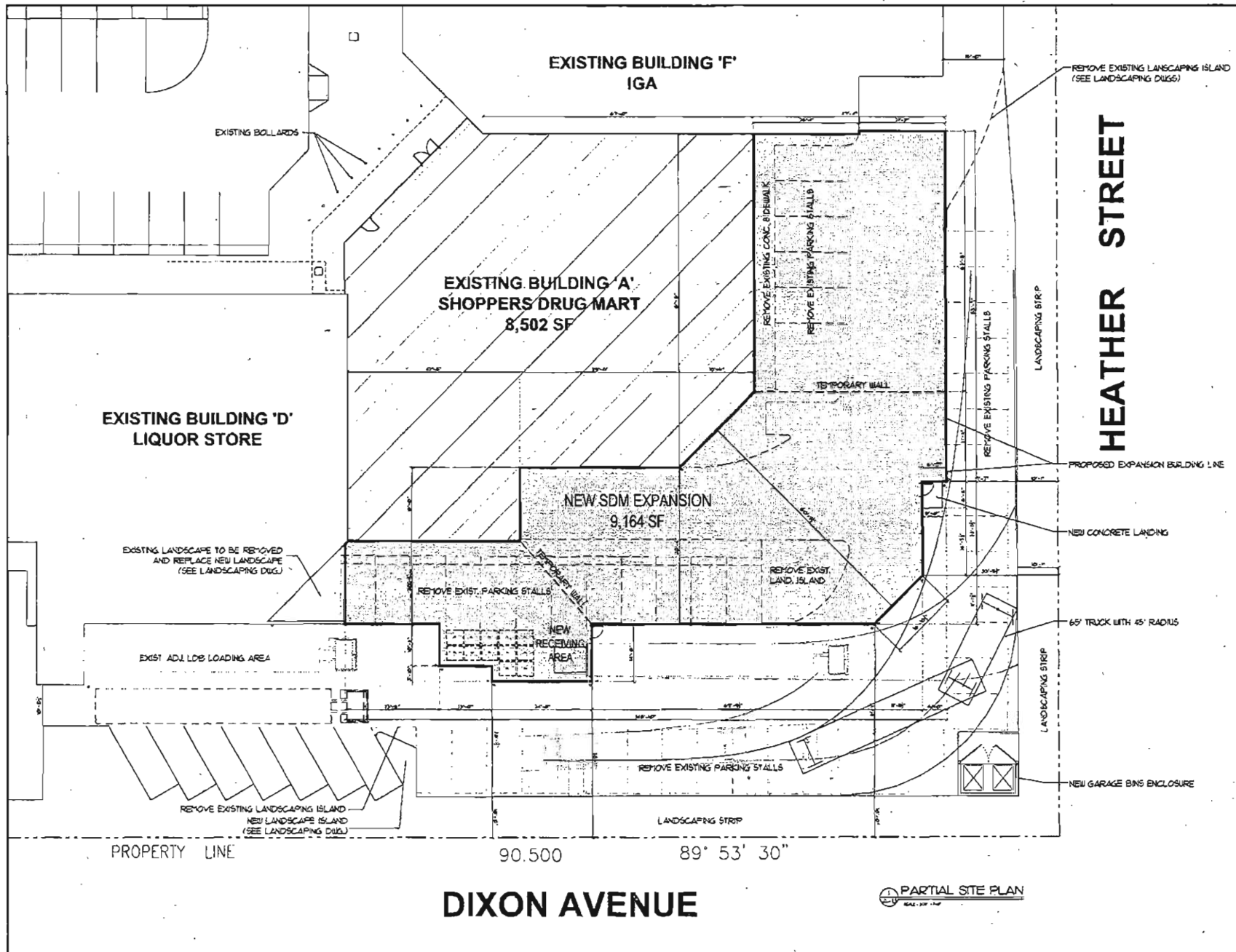
SHOPPERS DRUG MART
BUILDING A GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.



architects ltd
600-110 WEST PENDER
VANCOUVER, B.C. V6C 2G4
TEL: 681-0000
FAX: 681-0001

DATE: 10/1/90
BY: J. L. L. L.
SCALE: 1/4" = 1'-0"

SITE PLAN



DATE	10/10/10
BY	10/10/10
CHECKED	10/10/10
APPROVED	10/10/10
DESIGNED	10/10/10
DRAWN	10/10/10
NOTED	10/10/10
REVISIONS	



DATE	10/10/10
BY	10/10/10
CHECKED	10/10/10
APPROVED	10/10/10
DESIGNED	10/10/10
DRAWN	10/10/10
NOTED	10/10/10
REVISIONS	

SHOPPERS DRUG MART
 BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

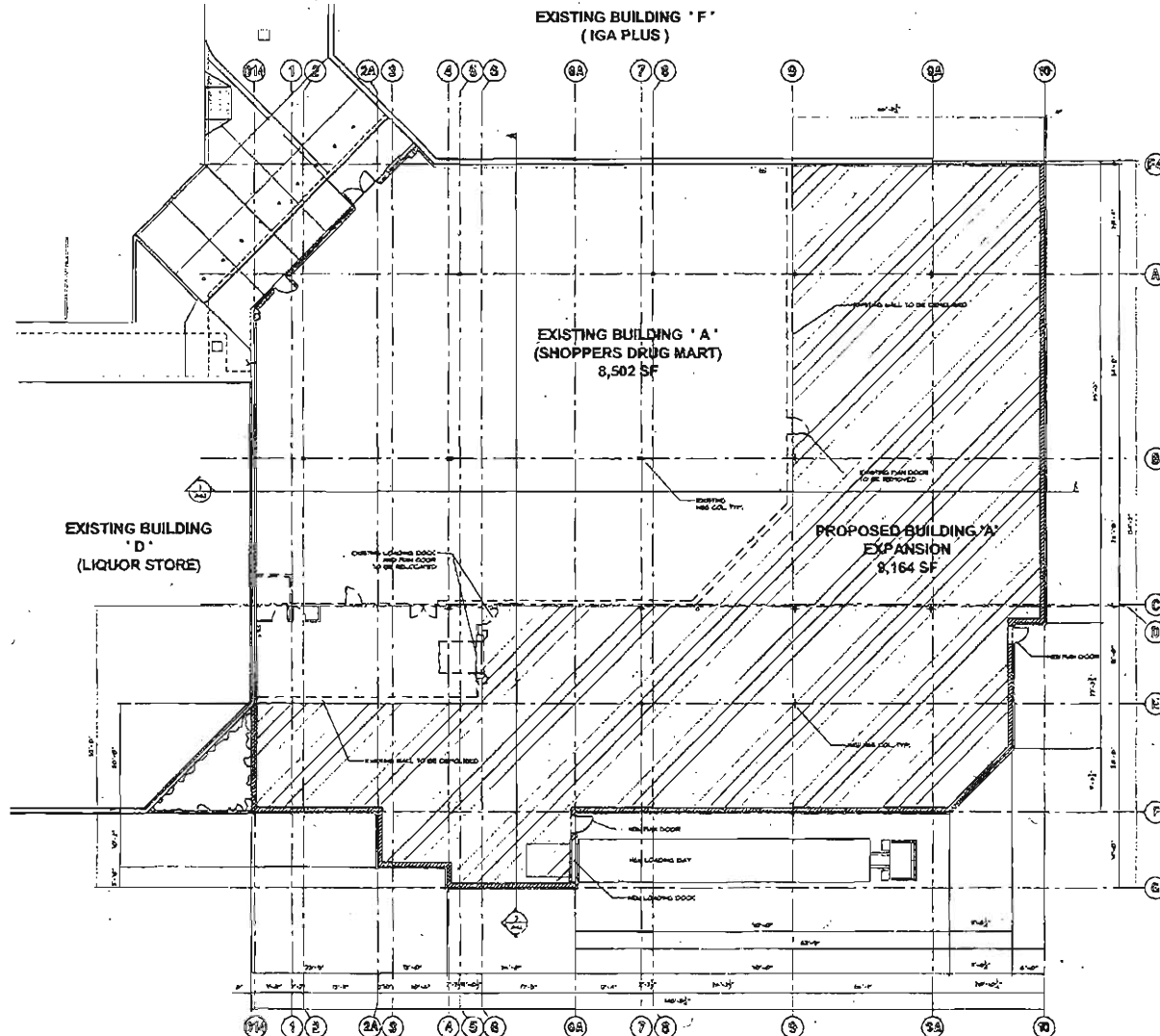


architects ltd
 600-1140 WEST PENDER
 SUITE 100, V6C 2V8
 TEL: 604-276-1140
 FAX: 604-276-1141
 WWW.ARLD.CO

3342
 PARTIAL SITE PLAN

DATE	10/10/10
BY	10/10/10
CHECKED	10/10/10
APPROVED	10/10/10
DESIGNED	10/10/10
DRAWN	10/10/10
NOTED	10/10/10
REVISIONS	

DP 11596454 rev. #3



- WALL LEGEND:**
- ===== SHOPPERS NEW METAL AND CONCRETE WALL
 - ===== SHOPPERS NEW CONCRETE BLOCK EXTERIOR WALL
 - ===== EXISTING ADJACENT BUILDING WALL
 - ===== SHOPPERS EXISTING WALL TO BE DEMOLISHED

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

SHOPPERS DRUG MART
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

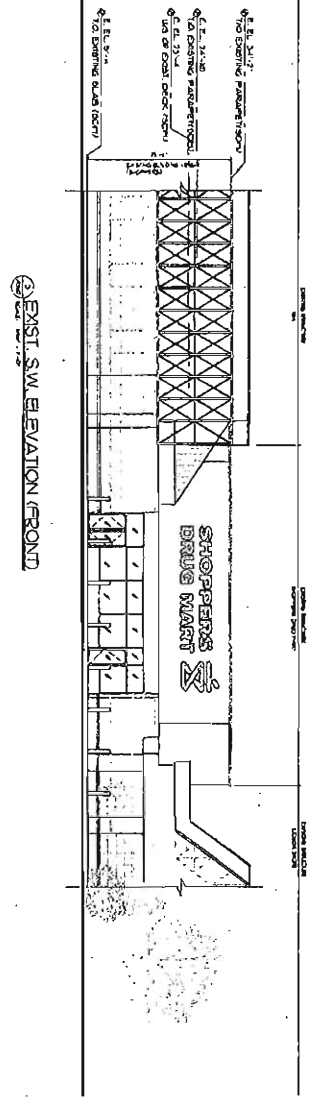
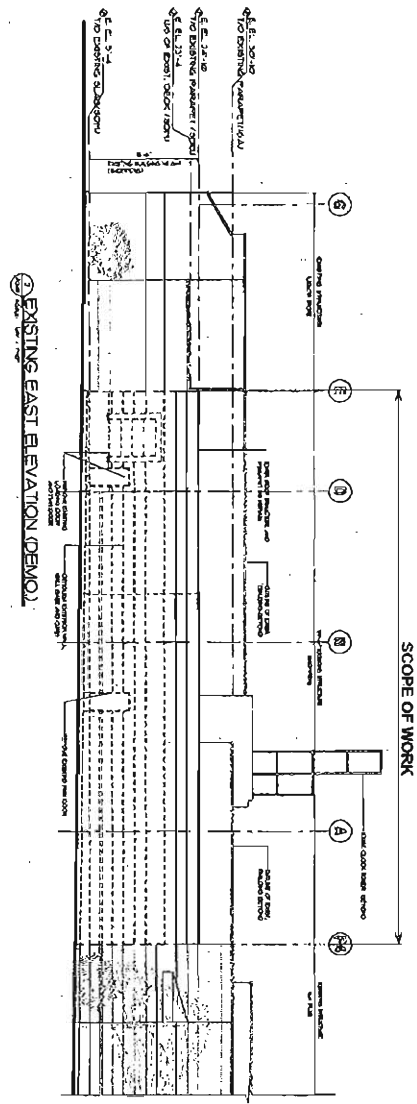
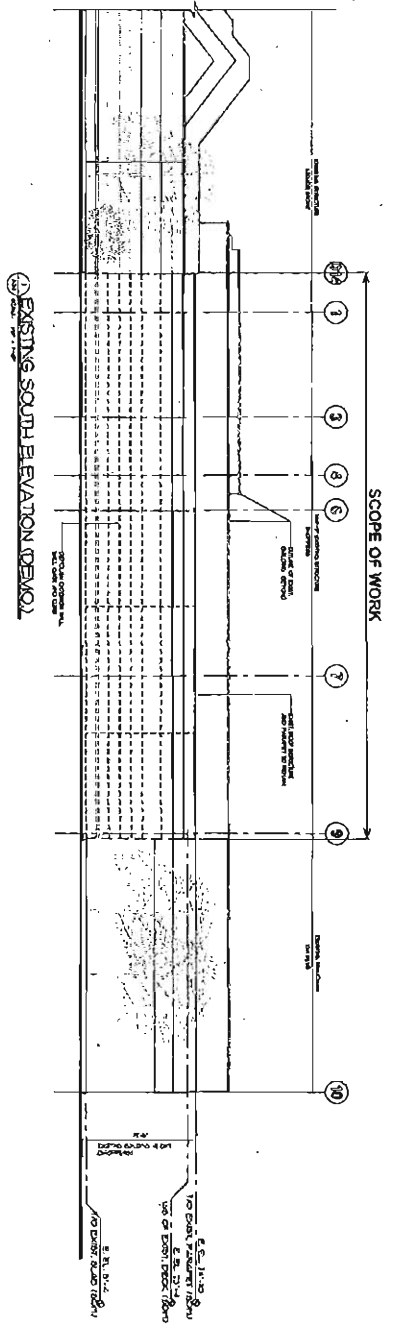
architects ltd
600-410 WEST PENDER
VANCOUVER, B.C. V6C 2R8
TELEPHONE: 683-0878
FACSIMILE: 683-0878

DATE: 23-02-83
DRAWN BY: [signature]
CHECKED BY: [signature]
PROJECT: [signature]

FLOOR PLAN

A-21

DP 11596454 pg. #4



SHOPPERS DRUG MART
 BUILDING A GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

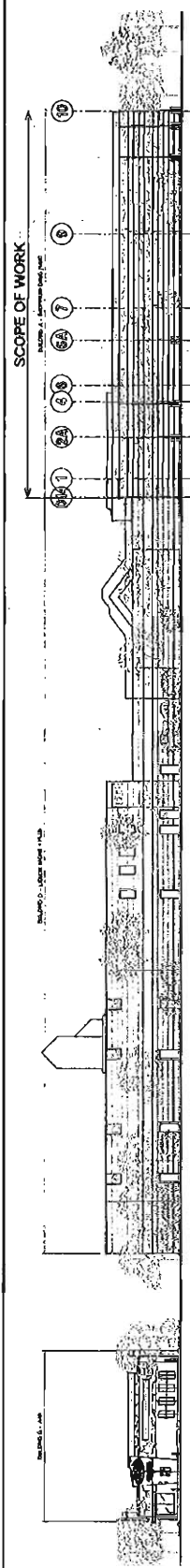
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APPROVED	11/11/11
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PROJECT	SHOPPERS DRUG MART
LOCATION	BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
OWNER	FARELL ESTATES LTD.
DESIGNER	architects ltd
DATE	11/11/11
BY	11/11/11
CHECKED	11/11/11
APPROVED	11/11/11
SCALE	1/8" = 1'-0"
PROJECT	SHOPPERS DRUG MART
LOCATION	BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
OWNER	FARELL ESTATES LTD.
DESIGNER	architects ltd

DATE	11/11/11
BY	11/11/11
CHECKED	11/11/11
APPROVED	11/11/11
SCALE	1/8" = 1'-0"
PROJECT	SHOPPERS DRUG MART
LOCATION	BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
OWNER	FARELL ESTATES LTD.
DESIGNER	architects ltd

SHOPPERS DRUG MART
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

architects ltd
ARCHITECTS
1111 WESTERN AVENUE
VICTORIA, B.C. V8M 1Y1
TEL: (250) 383-1111
FAX: (250) 383-1112
WWW.ARCHITECTSLTD.VIC.BC.CA

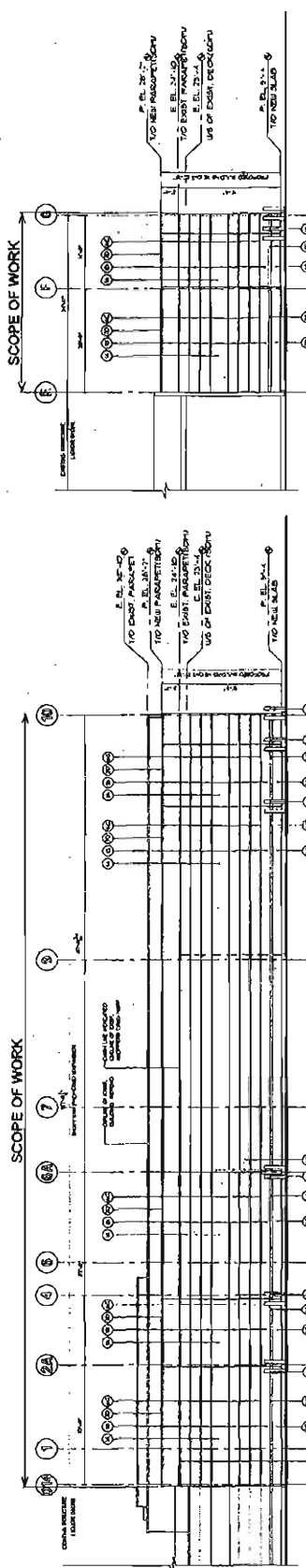
PROPOSED ELEVATIONS	
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SCALE	1/8" = 1'-0"
PROJECT	SHOPPERS DRUG MART
LOCATION	BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
OWNER	FARELL ESTATES LTD.
DESIGNER	architects ltd



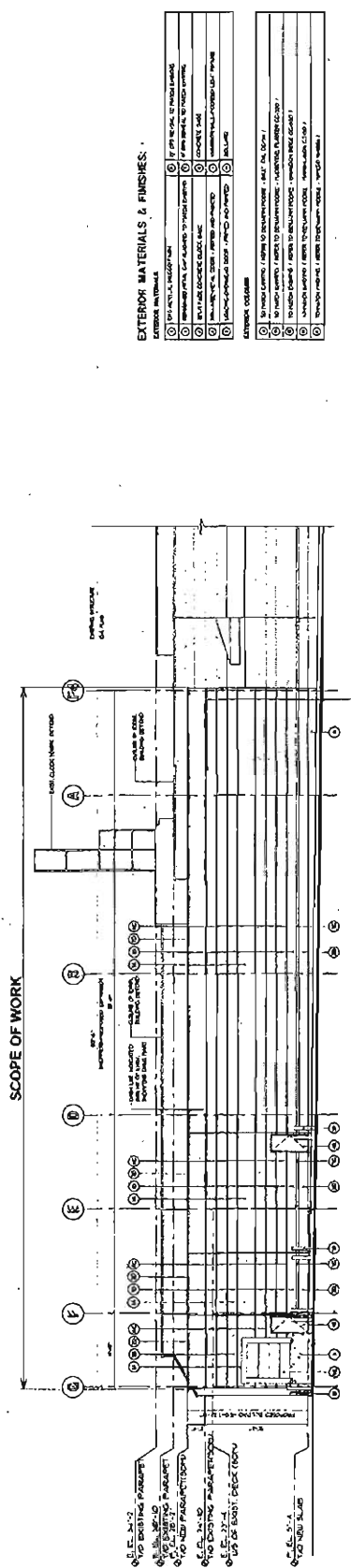
① SOUTH ELEVATION (DIXON AVENUE)



② EAST ELEVATION (HEATHER STREET)



③ PROPOSED PARTIAL SOUTH ELEVATION



④ PROPOSED PARTIAL EAST ELEVATION

EXTERIOR MATERIALS & FINISHES:

①	CONCRETE	⑥	PAINT (EXTERIOR)
②	PAINT (EXTERIOR)	⑦	PAINT (INTERIOR)
③	PAINT (EXTERIOR)	⑧	PAINT (INTERIOR)
④	PAINT (EXTERIOR)	⑨	PAINT (INTERIOR)
⑤	PAINT (EXTERIOR)	⑩	PAINT (INTERIOR)

EXTERIOR MATERIALS & FINISHES:

①	CONCRETE	⑥	PAINT (EXTERIOR)
②	PAINT (EXTERIOR)	⑦	PAINT (INTERIOR)
③	PAINT (EXTERIOR)	⑧	PAINT (INTERIOR)
④	PAINT (EXTERIOR)	⑨	PAINT (INTERIOR)
⑤	PAINT (EXTERIOR)	⑩	PAINT (INTERIOR)

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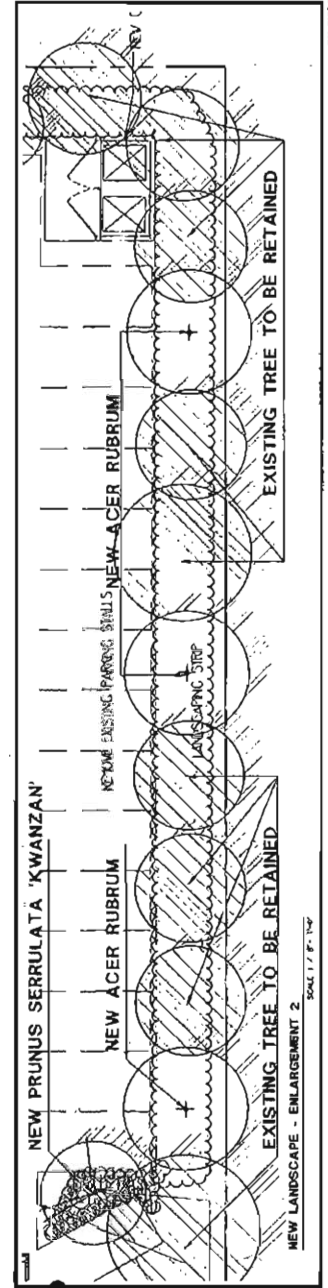
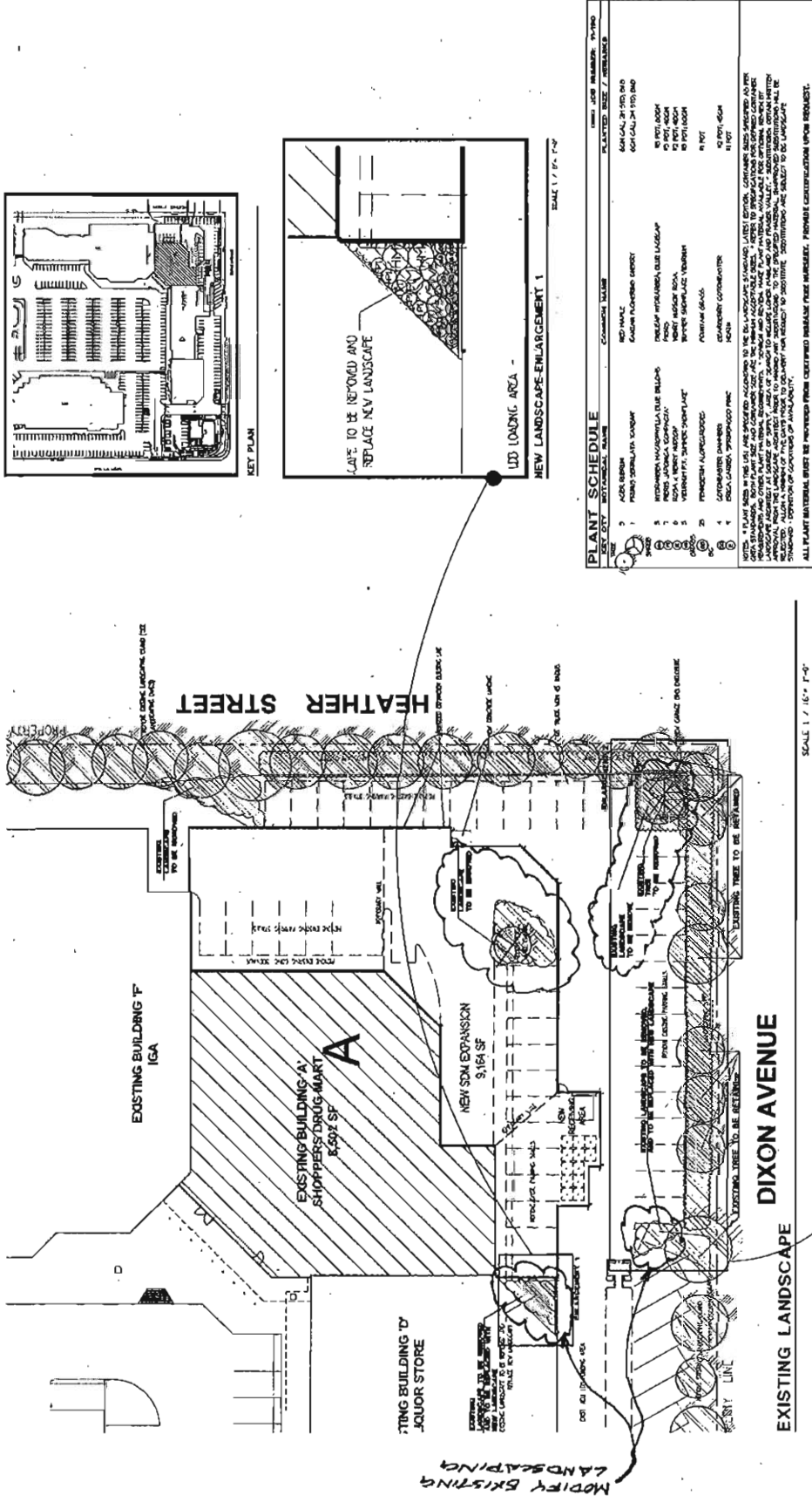


DMG Landscape Architects
1000 West 10th Avenue
Suite 100
Vancouver, BC V6H 2G6
Tel: 604-681-1111
Fax: 604-681-1112
www.dmg.ca

PROJECT: GARDEN CITY SHOPPING CENTRE AND EXPANSION
SHEPPERS DRUG MART
DECON AND HEATHER STREET
RICHMOND, BC

PRELIMINARY LANDSCAPE PLAN

DATE: 11/11/11	DESIGNED BY: L1
CHECKED BY: [Signature]	DATE: 11/11/11
PROJECT NO: 11596454	SCALE: 1/8" = 1'-0"
SHEET NO: 01	TOTAL SHEETS: 02



PLANT SCHEDULE

NO.	SYMBOLOGY	COMMON NAME	REMARKS
1	[Symbol]	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
2	[Symbol]	NEW ACER RUBRUM	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
3	[Symbol]	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
4	[Symbol]	NEW ACER RUBRUM	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
5	[Symbol]	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
6	[Symbol]	NEW ACER RUBRUM	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
7	[Symbol]	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
8	[Symbol]	NEW ACER RUBRUM	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
9	[Symbol]	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.
10	[Symbol]	NEW ACER RUBRUM	10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED. 10' HIGHER THAN EXISTING LANTERN LAMP POSTS. CONSIDERABLE SPACING TO BE MAINTAINED.

NOTE: THE CONSTRUCTION WORK, THE ANCHORAGE, AND THE EXISTING TREES IS NOT TO BE DISTURBED.