



Development Permit Panel Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, March 16, 2022
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on January 12, 2022.



1. **DEVELOPMENT PERMIT 19-858783**
(REDMS No. 6834373)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8231 and 8251 Williams Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of ten townhouse dwellings at 8231 and 8251 Williams Road with vehicle access from 8299 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase the permitted small parking spaces from 0 to 6 (i.e. 30%).*



2. **DEVELOPMENT VARIANCE PERMIT 21-930451**
(REDMS No. 6837842)

APPLICANT: Speera Ventures Incorporated

Development Permit Panel – Wednesday, March 16, 2022

ITEM

PROPERTY LOCATION: 10620 Williams Road

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to:

1. *reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention.*
2. *permit the required private outdoor space to be located in the front yard instead of the rear yard.*



3. New Business

4. Date of Next Meeting: March 30, 2022

ADJOURNMENT



**Development Permit Panel
Wednesday, January 12, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 24, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 20-910008

(REDMS No. 6784725)

APPLICANT: 1058085 BC Ltd.

PROPERTY LOCATION: 10431 No. 5 Road

INTENT OF DEVELOPMENT PERMIT:

Permit the construction of two duplexes at 10431 No. 5 Road on a site zoned "Arterial Road Compact Two-Unit Dwellings (RCD)".

Development Permit Panel

Wednesday, January 12, 2022

Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, floor plan, and architectural form and character, highlighting the following:

- the proposed development consists of two two-storey front-to-back duplexes on a lot subdivided into two for a total of 4 dwelling units overall;
- a landscaped central pedestrian pathway is proposed between the two duplex buildings and provides access to all the units;
- the form and character of the proposed development is consistent with the low-rise residential character of the surrounding neighbourhood;
- the proposal includes two convertible units located at the rear;
- each unit will be provided with a single-car garage and one outdoor parking stall in tandem configuration which are accessed from the rear laneway; and
- the project has been designed to achieve Step 3 of the BC Energy Step Code.

Donald Duncan, Donald V.S. Duncan Landscape Architect, provided an overview of the main landscaping features of the project, noting that (i) a diverse selection of plant materials are proposed along the frontage to provide visual interest, screening and privacy, with preference given to native species, (ii) the central pedestrian pathway will be treated with permeable pavers and planting along the edges to soften its character, (iii) hard and soft landscaping is proposed for the private outdoor space of the rear units, (iv) the permeable paving surface treatment for the outdoor private space of convertible units would enhance the accessibility of users, (v) planting is proposed at the rear to soften the look of the garages and the rear lane, and (vi) the retention of two existing City trees at the rear of the subject site and the reconfiguration of the driveway had been considered; however, the retention of these trees is not possible due to vehicles accessing/exiting the driveway.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the applicant's efforts to retain one on-site tree along the No. 5 Road frontage and undertake special mitigation measures for tree retention are appreciated, (ii) laneway improvements including driveway orientation and landscaping opportunities will be further reviewed through the Servicing Agreement associated with the project, and (iii) opportunities for tree planting will be considered in addition to the proposed lawns between the drive aisles.

Development Permit Panel

Wednesday, January 12, 2022

Panel Discussion

In reply to queries from the Panel, Mr. Duncan acknowledged that (i) the project's tree replacement ratio meets the City's requirement, (ii) the quality and survivability of trees were considered in the choice of tree species proposed to be planted on the site, (iii) majority of proposed paving materials on the site are pervious, (iv) the driveway adjacent to the rear lane will be treated with asphalt, (v) permeable paving treatment is proposed for the resident outdoor parking space at the back of the single car garage for each unit, and (vi) hard and soft landscape elements are proposed for the private outdoor space for each unit.

Discussion ensued regarding the possibility of retaining the two existing City trees at the rear of the site and the proposed configuration of the driveway that results in significant concrete paving on the driveway.

As a result of the discussion, staff were directed to work with the applicant to investigate opportunities to reconfigure the proposed driveway in order to preserve the existing trees or provide new tree planting and maximize opportunities for soft landscaping.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project has some good landscape elements, (ii) the project fits well into the character of the neighbourhood, and (iii) the driveway access from the rear lane would result in an enhanced pedestrian experience along the No. 5 Road frontage.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two duplexes at 10431 No. 5 Road on a site zoned "Arterial Road Compact Two-Unit Dwellings (RCD)"

CARRIED

Development Permit Panel
Wednesday, January 12, 2022

2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 26, 2022 be cancelled.

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:52 p.m.

CARRIED

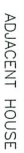
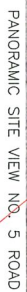
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 12, 2022.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

ERIC LAW
ARCHITECT

ISSUED
1. 2020.07.26 FOR CITY DP APPLICATION
2. 2021.05.07 FOR CITY ADP PRECISEMENT
3. 2021.05.11 FOR CITY ADP PRECISEMENT
4. 2021.08.03 FOR CITY ADP PRECISEMENT
5. 2021.08.23 FOR CITY DP REVIEW
6. 2021.12.08 FOR CITY DP REVIEW
7. 2021.12.13 FOR CITY DP REVIEW
8. 2022.01.09 FOR CITY DP PRECISEMENT



VIEW ACROSS NO. 5 ROAD



AERIAL CONTEXT VIEW

**PROPOSED
COMPACT DUPLEX
10431 NO. 5 RD
RICHMOND BC**

CONTEXT

DP 20-910008

CONTEXT

DEVELOPMENT PERMIT



AERIAL IMAGE



IMAGE ALONG NO. 5 ROAD



IMAGE ALONG NO. 5 ROAD

DP 20-910008

ERIC LAW
ARCHITECT

eric@architecto5tmail.com
216 200 WEST AVENUE VANCOUVER BC
V5T1N3
TEL: (604) 503-2099

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1	2020.07.29	FOR CITY DP APPLICATION
2	2021.05.07	FOR CITY APP PRECANDIDATION
3	2021.05.11	FOR CITY APP PRECANDIDATION
4	2021.06.09	FOR CITY APP PRECANDIDATION
5	2021.08.23	FOR CITY DP REVIEW
6	2021.12.08	FOR CITY DP REVIEW
7	2021.12.13	FOR CITY DP REVIEW
8	2022.01.09	FOR CITY DP PRECANDIDATION

1	
2	2021.12.13 SPECIFY EXTENSION DONALDSON
3	
4	2021.12.08 ADDD EXTENSION DONALD
5	2021.09.23 REVISED PER APP COMMENTS
6	2021.05.27 GAINCE ELEVATION ADDD
7	2021.05.11 BLADE ELEVATION ADDD
8	
9	REVISION

**PROPOSED
COMPACT DUPLEX
10431 NO. 5 RD
RICHMOND BC**

IMAGES

PROJECT NUMBER:18-08
ISSUED: 1/10/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-08_0NF_220110-DPP-PRESNAT1

IMAGE

DEVELOPMENT PERMIT

DEVELOPMENT DATA

(A) CIVE ADDRESS:	10431 NO 5 ROAD, RICHMOND, BC
(B) LEGAL DESCRIPTION:	"A. LOT 356 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST, NWD 44778
(C) LOT AREA:	390.5 SM (4,203 SF) FOR EACH LOT AFTER SUBDIVISION INTO 2 LOTS. ORIGINAL LOT SIZE 781 SM
(D) ZONING USE	CURRENT: RS1/F, PROPOSED: RCD

CURRENT ZONING
(UNDER RS1/E ZONING)

PROPOSED

(E) FLOOR AREA RATIO

0.3 TO REST OF SITE AREA

TOTAL FAR FLOOR AREA PER LOT (WITH AFFORDABLE HOUSING CONTRIBUTION)

234.25M (2521 SQ. FT.) PER LOT

0.60 X 390.5 SM = 234.3 SM (2.521 SF)
(TOTAL FAR AREA = 468.6 SM FOR 2 LOTS)

TOTAL FAR AREA 468,45M (5042 SQ. FT) FOR 2. LOTS

COVERED PORCH 10% = 23.4 SM
GARAGE 25 SM PER UNIT (269 SF)

15.85M (170.5 SQ. FT.) 7% COVERED PORCH
19.4 SM (209 SQ. FT.) GARAGE PER UNIT

(F) NUMBER OF UNIT:
(G) BUILDING COVERAGE:

1 PER LOT
MAX - 45%

2 PER LOT
SITE COVER -- MAX 50% (2101 SF)
POROUS AREA--MIN 30%
LIVE PLANT--MIN 20%
LIVE PLANT AT FRONTYARD -- MIN 50%

2 UNITS PER LOT
46% (1935 SQ. FT. / 4203 SQ. FT PER LOT)
47% REFER TO LANDSCAPE
25% REFER TO LANDSCAPE
66% REFER TO LANDSCAPE

(H) BUILDING HEIGHT:

(I) SETBACK:

MAX HEIGHT - 9M
FRONT YARD - 6M

MAX MAIN BUILDING HEIGHT - 9M
MAX GARAGE HEIGHT - 4M
FRONT YARD - 6M
SIDE YARD - 1.2M
REAR YARD - 10M

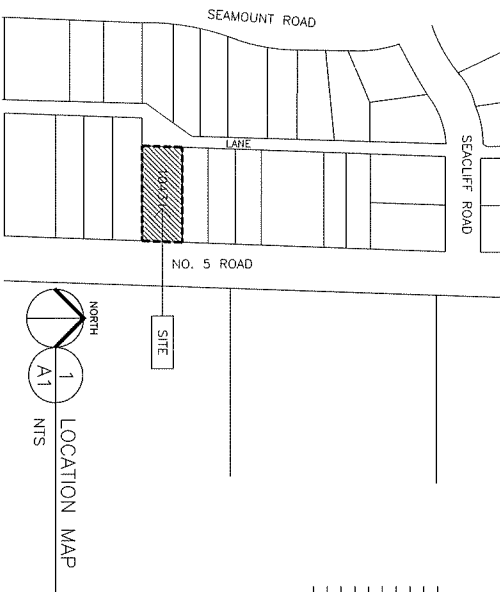
BUILDING HEIGHT - 8.05M
GARAGE HEIGHT - 3.97M
FRONT YARD - 6.3M (20'6")
NORTH SIDE YARD - 1.27M (4'2")
SOUTH SIDE YARD - 1.27M (4'2")

(J) PARKING:

2 PER DWELLING UNIT

GARAGE BETWEEN 1.2 TO 12.5M
FROM REAR YARD
GARAGE SIDE YARD - 1.2M
2 PER DWELLING UNITS
VISITOR - NO REQUIREMENT

2 REGULAR PARKING IN TANDEM ARRANGEMENT
PER UNIT



1
A1

CONTEXT ELEVATION ALONG NO. 5 ROAD
1/8" TO 1'-0"

DP 20-910008

A1

DEVELOPMENT PERMIT

**ERIC LAW
ARCHITECT**

210 280 WEST AVENUE VANCOUVER BC
CANADA
TEL: (604) 503-2009

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1.	2020.07.29 FOR CITY OF APPLICATION
2.	2021.05.07 FOR CITY OF APPLICATION
3.	2021.03.11 FOR CITY OF APPLICATION
4.	2021.06.09 FOR CITY OF APPLICATION
5.	2021.05.22 FOR CITY OF APPLICATION
6.	2021.12.08 FOR CITY OF APPLICATION
7.	2021.12.15 FOR CITY OF APPLICATION
8.	2022.01.09 FOR CITY OF APPLICATION

**PROPOSED
COMPACT DUPLEX
10431 NO. 5 RD
RICHMOND BC
DEVELOPMENT SUMMAR**

PROJECT NUMBER: 18-08
ISSUED: 1/10/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-08_ONF_320110-DPP-Pre

216 266 WEST AVALANCHE VANCOUVER BC
V6T1S5
TEL: (604) 503-2079

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1. 2020.07.29 FOR CITY DP APPLICATION
2. 2021.05.07 FOR CITY ADP PRESENTATION
3. 2021.05.11 FOR CITY ADP PRESENTATION
4. 2021.06.03 FOR CITY ADP PRESENTATION
5. 2021.06.23 FOR CITY DP REVIEW
6. 2021.12.08 FOR CITY DP REVIEW
7. 2021.12.13 FOR CITY DP REVIEW
8. 2022.01.09 FOR CITY DP PRESENTATION

5	2021.12.13	SPECIFY CRITERION BOUNDARY
4	2021.12.06	ADDEND EXTENSION UPST
3	2021.06.23	REVISED PER APP COMMENTS
2	2021.05.27	GRABED ELEVATION ADDED
1	2021.05.11	BUDGET ELEVATION ADDED
		REVISION

SITE PLAN-1F

PROJECT NUMBER:18-08
ISSUED: 1/10/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-08_0NF_220110-DPP-PRESNVAL

A2

DEVELOPMENT PERMIT



FINISH GRADE:	0.94	NE HOUSE CORNER:	1.3
NE LOT CORNER:	1.19	SE HOUSE CORNER:	1.3
SE LOT CORNER:	1.32	NW HOUSE CORNER:	1.3
SW LOT CORNER:	1.19	SW HOUSE CORNER:	1.3
AVERAGE GRADE:	1.23 M (4.04')		
MAX GROWN OF THE ROAD:	1.23M		
SLAB LEVEL OF HOUSE:	1.23M		
BUILDING HEIGHT:	9.27M -1.23= 8.04M		

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) AGRIC IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS;
- (2) SENSITIVE HANDLES SHALL BE PROVIDED TO ALL UNITS;
- (3) SENSITIVE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (4) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHROOMS AND SHOWERS

DUPLEX SHALL MEET CITY'S ENERGY CODE STEP 3 REQUIREMENTS

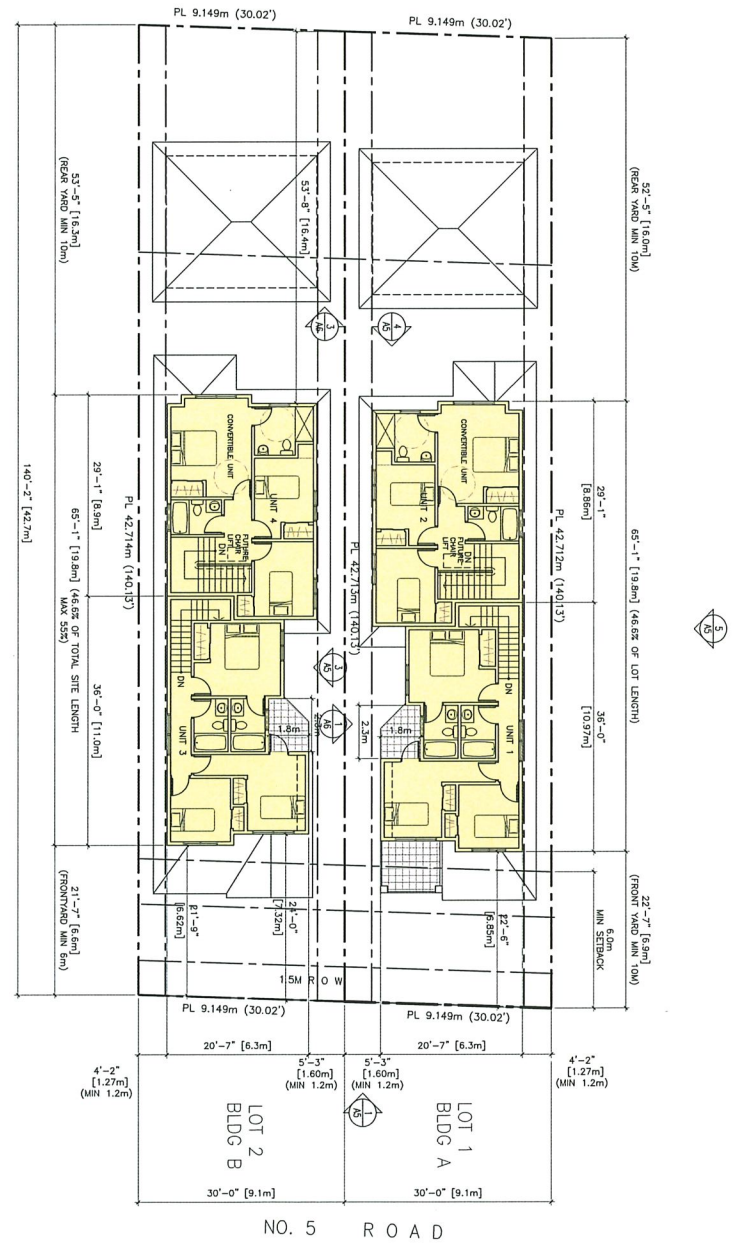
ME: 10-00-VN-22010-VF-FRG010

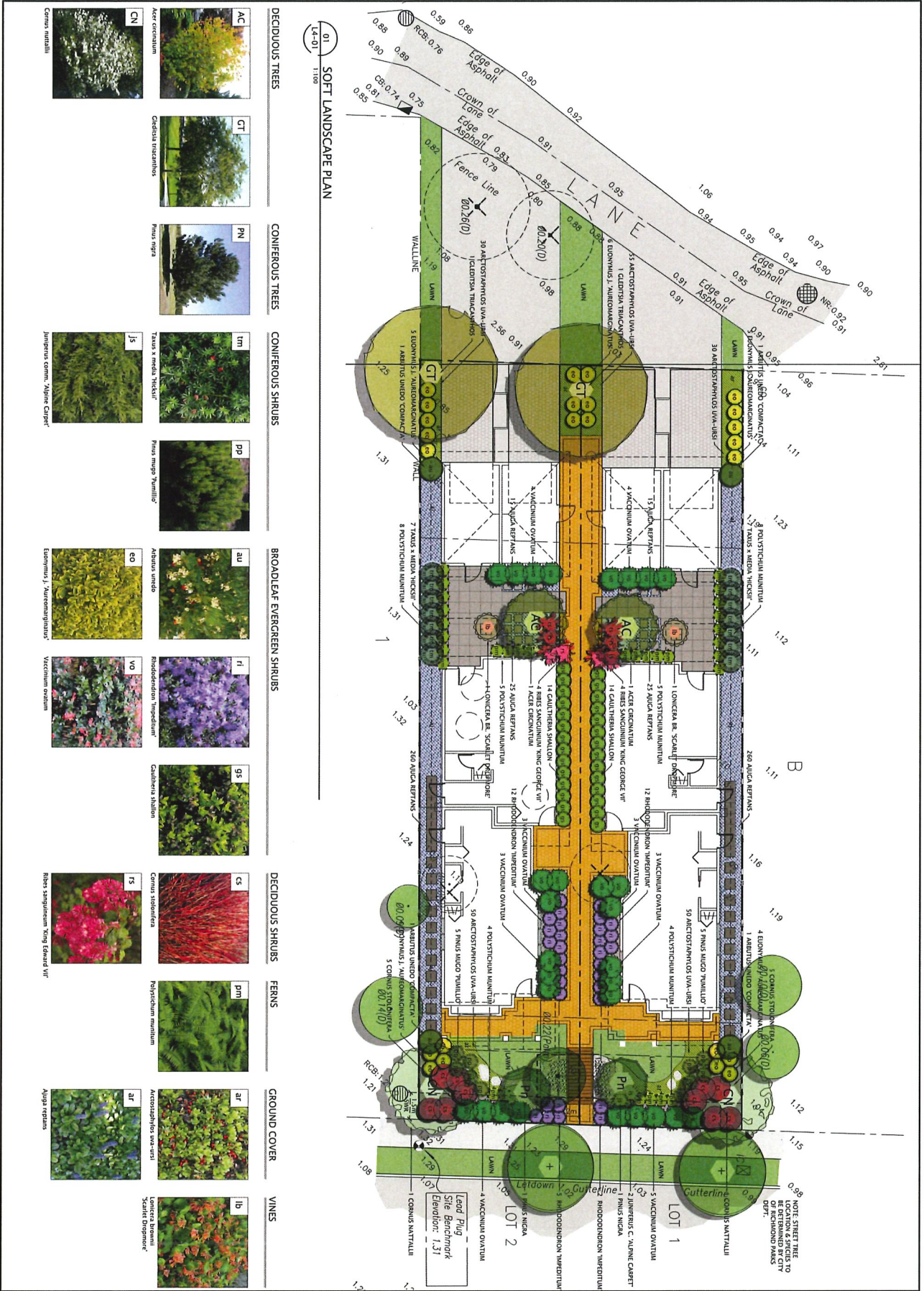
1.	2021.05.02	FOR	OTF	DP	APPLICATION
2.	2021.05.07	FOR	OTF	APP	PRESCHATION
3.	2021.05.11	FOR	OTF	APP	PRESCHATION
4.	2021.05.09	FOR	OTF	APP	PRESCHATION
5.	2021.05.23	FOR	OTF	DP	REVIEW
6.	2021.12.08	FOR	OTF	DP	REVIEW
7.	2021.12.13	FOR	OTF	DP	REVIEW
8.	2022.01.09	FOR	OTF	DP	PRESCHATION

[illegible]

PROJECT NUMBER: 18-08
ISSUED: 1/10/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-08_0NF_220110-DPP-PRE

DEVELOPMENT PERMIT





DATE	ISSUED FOR	REV
2018-07-15	REZONING	A
2020-07-22	DP	B
2021-05-11	DP	C
2021-08-18	BP	D

<p>Architectural: Eric Law Architects</p> <p>Client: Donald V.S. Duncan</p> <p>Structural: SD</p> <p>Electrical: SD</p>	<p>Consultants:</p> <p>Donald V.S. Duncan DEVELOPMENT CONSULTANT 10431 No. 5 Road Richmond BC V6V 1G9 778-791-4323 dvduncan@gmail.com</p>
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<p>Project Leader: Donald V.S. Duncan</p> <p>Residential Dev.: 10431 No. 5 Road Richmond BC 1038085 BC LTD. 6411 Burdell Road Richmond BC</p>	<p>SOFT LANDSCAPE PLAN</p> <p>Check Scale: final to be reduced to 0.10mm</p> <p>Drawing Title: SOFT LANDSCAPE PLAN</p> <p>Project No.: 18-0041</p> <p>Drawing No.: LA-01</p>
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City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 24, 2022

From: Wayne Craig
Director of Development

File: DP 19-858783

Re: Application by Zhao XD Architect Ltd. for a Development Permit at 8231 and 8251 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of ten townhouse dwellings at 8231 and 8251 Williams Road with vehicle access from 8299 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the permitted small parking spaces from 0 to 6 (i.e. 30%).

Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 3

Staff Report

Origin

Zhao XD Architect Ltd. has applied on behalf of Y&W Development Ltd. (Directors Jing Long Yuan and Xia Wang) to the City of Richmond for permission to develop ten (10) townhouse dwellings at 8231 and 8251 Williams Road on a site zoned “Low Density Townhouses (RTL4),” with vehicle access from 8299 Williams Road. The site currently contains two single detached dwellings, which would be demolished. A location map is provided in Attachment 1.

The site is being rezoned from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” under Richmond Zoning Bylaw 8500, Amendment Bylaw 10173 (RZ 18-824503).

A Servicing Agreement is required as a condition of building permit issuance and includes, but is not limited to, the following improvements:

- Removal of the existing sidewalk and replacement with new 2.0 m wide sidewalk and 1.5 m landscaped boulevard behind the existing curb; and,
- removal of the existing driveway crossings and replacement with the above frontage improvements.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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: Single detached dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Pigott Road.

To the South: Single detached dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road. One of the properties is included in an active rezoning application (RZ 21-934592). 8240 Williams Road is proposed to be rezoned for a three-unit townhouse development. The application is currently under review, and a staff report will be submitted to the Planning Committee following completion of the staff review process.

To the East: A vacant property recently rezoned to “Low Density Townhouses (RTL4)” in order to develop ten (10) townhouse units (RZ 17-788945, DP 18-829083). The building permit application for this development is currently under review. Driveway access to the subject site is provided through a Statutory Right-of-Way registered on this property secured as a condition of rezoning approval.

To the West: Single detached dwellings on properties zoned “Single Detached (RS1/E)” with vehicle access from Williams Road.

Rezoning and Public Hearing Results

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

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the 2041 Official Community Plan (OCP).
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the four proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

The Public Hearing for the rezoning of this site was held on July 20, 2020. No public correspondence was received at the Public Hearing.

Staff worked with the applicant to address the above design issues in the following ways:

- The architectural and landscape drawings have been reviewed by staff and presented to the Advisory Design Panel for comment. The applicant has refined the design while retaining the general character presented to Council at rezoning stage.
- The proposed size and location of the shared outdoor amenity area is the same, however it has been redesigned with a greater focus on structured play opportunities.
- An accessibility strategy including detailed design of the four convertible units was reviewed by staff and presented to the Advisory Design Panel.
- The applicant has provided a sustainability strategy and a letter from a Certified Energy Advisor indicating that the project will achieve Step 3 of the BC Energy Step Code consistent with current City regulations.

The above issues are discussed further in the "Analysis" section of this report.

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 (Plans 1-15). In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the "Low Density Townhouses (RTL4)" zone except for the zoning variance noted below.

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

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

- 1) Increase the permitted small parking spaces from 0 to 6 (i.e. 30%).

The applicant proposes a small parking space in each of the six garages with a side-by-side parking arrangement. Richmond Zoning Bylaw 8500 permits up to 50% small parking spaces where more than 31 spaces are required. This development would require 21 parking spaces. Staff support the proposed variance as it applies only to the side-by-side garages and is consistent with similar townhouse developments, including the approved development to the east (RZ 17-788945).

Advisory Design Panel Comments

The Advisory Design Panel reviewed the proposed development on July 7, 2021, and recommended support for the proposal subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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 site grade is proposed to meet the existing grade of adjacent properties. Perimeter retaining walls are not proposed.
- The subject site abuts existing single detached dwellings to the north and west. These sensitive interfaces have been given special design consideration:
 - Rear units are two storeys and have a variable rear yard setback consistent with the guidelines for arterial road townhouses. The minimum setback is generally 6.0 m, with up to 50% of the ground floor set back 4.5 m. New trees and hedges are proposed in the rear yard.
 - The westernmost units are two storeys and have a 3.0 m side yard setback. New trees and hedges are proposed in the side yard.
- The subject site abuts a recently approved townhouse development to the east that has not yet been constructed. The adjacent development consists of two- and three-storey townhouses, with two-storey massing immediately adjacent to the subject site. The proposed development would also provide two-storey massing adjacent to the future development consistent with the guidelines for arterial road townhouses.

Urban Design and Site Planning

- The proposed development consists of ten (10) townhouse dwellings arranged on a central drive aisle, which would be an extension to the drive aisle to be constructed on 8299 Williams Road. A pedestrian access is provided in the middle of the site adjacent to an existing Magnolia tree, which is proposed to be retained. Retention of this tree strongly informed the proposed layout and building massing. The pathway would be constructed with permeable pavers with supervision by the project arborist within the tree protection zone.

- The two front buildings contain a total of six dwellings and would have direct access to the sidewalk along Williams Road. Front yards are landscaped and include a covered patio for weather protection. Three of the dwellings would have some living space at grade.
- The three dwellings with no living space at grade include a Juliet balcony on the second storey accessed from the living room. These balconies would overlook the internal drive aisle.
- The two rear buildings contain a total of four dwellings and would have access from the drive aisle. The front doors are set back from the drive aisle to allow space for a roof overhang providing weather protection. Rear yards are landscaped and accessed directly from the living room.
- Each dwelling has a garage containing two vehicle parking spaces and two Class 1 bicycle parking spaces. Two visitor vehicle parking spaces are proposed at the east end of the site, and two Class 2 bicycle parking spaces are proposed near the front of the site beside the central pathway.
- A garbage and recycling room is proposed in the middle of the site beside the central pathway. A small loading area is provided across from the garbage and recycling room, which also functions as a turn-around location.

Architectural Form and Character

- The proposed architectural form and character draws from traditional single detached designs. The material palette consists of Hardie Board siding in three colours, painted wood trim, cultured stone, and black asphalt shingles.
- A band of cultured stone is provided along the base of the street-fronting elevations. Grey and taupe Hardie Board siding is used on the first and second storeys, and yellow Hardie Board siding is used on the third storey and as an accent. Colour and articulation are used to visually distinguish individual dwelling units.
- Gable roofs reinforce the low-rise residential character of the development. The rear units immediately adjacent to single detached dwellings have a simple roof form, whereas the front units have more complex roof lines incorporating projecting gable ends.
- An archway feature is proposed between the two front buildings framing the pathway and the retained Magnolia. The archway is designed as an extension of the building massing and would be clad in gray Hardie Board siding with cultured stone footings.

Landscape Design and Open Space Design

- Two on-site trees are proposed to be retained. These are a Magnolia in the middle of the site and a Cherry tree in the southeast corner of the site. On-site building layout and landscaping have been designed to retain these trees, and the off-site sidewalk will need to be designed to avoid impacting the Cherry tree. A \$20,000 tree survival security is to be provided prior to rezoning bylaw adoption.
- At rezoning stage, staff supported the applicant's proposal to remove and replace one on-site tree due to its poor condition, which would require two replacement trees based on the 2:1 replacement ratio contained in the OCP. A total of 15 trees are proposed in the development, which includes 11 deciduous and four (4) coniferous trees.
- Each dwelling unit has a private outdoor space at grade that includes a small lawn, patio, shade tree, and planted area.

- A central pathway is proposed providing a connection to the Williams Road sidewalk. Permeable pavers are proposed for the entirety of the pathway, and landscaping would be provided on both sides. The retained Magnolia tree is integrated into the landscaped area, which also includes the mailbox, bench seating, and bike racks for visitors. A trellis structure would mark the entry and further distinguish the on-site pathway from the public sidewalk.
- The shared outdoor amenity area is at the rear of the site between the two buildings, and immediately across from the pathway to Williams Road. The programming of the outdoor amenity area includes bench seating and a play structure allowing for climbing, jumping, and sliding.
- The drive aisle is predominantly asphalt with concrete curbs. Permeable pavers are proposed at the east and west extents of the drive aisle, and in the centre where the pathway crosses to the outdoor amenity area.
- All soft landscaped areas would be provided with automatic irrigation.
- A Landscape Security in the amount of \$117,881.23 is required prior to Development Permit issuance to ensure that the agreed upon landscaping works are installed.

Crime Prevention Through Environmental Design

- A 1.8 m (6 ft.) wood fence is proposed around the perimeter of the property for privacy and security. The fence within the front yard will be 1.0 m (3.5 ft.) tall to provide clear sightlines from the units to the sidewalk while maintaining separation of the public and private realms.
- Front yards are landscaped with low shrubs and deciduous trees to maintain clear sightlines.
- Pedestrian site access is controlled via gates at each of the walkways to the unit entries.
- The mailbox is proposed beside the central pathway and is covered but not enclosed, maintaining visibility.
- Building-mounted sconce lighting is proposed beside each garage door, and pot lights are proposed in the soffits above each unit entrance. Bollard lighting is proposed along the central pathway and the shared amenity area.

Accessible Housing

- The proposed development includes four (4) convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift. All four (4) of these units are two storeys.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and,
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The central pathway, which provides access to the garbage enclosure, mailboxes, and Williams Road sidewalk, is typically 2.0 m wide but narrows to 1.5 m wide within the tree protection zone. This width is sufficient to accommodate a person using a wheelchair or other mobility aid.

Sustainability

- This development is expected to achieve Step 3 of the BC Energy Step Code for Part 9 buildings or Step 2 with a low carbon energy system. The applicant has provided a letter from a Certified Energy Advisor confirming that the buildings have been designed to achieve Step 3 of the BC Energy Step Code.
- Each dwelling would have an air source heat pump for heating and cooling. Heat pumps have generally been located away from living areas to minimize noise impacts on residents. The proposed locations of the heat pumps are shown on the site plan. The applicant must provide an acoustical report confirming that the noise generated by the heat pumps complies with Richmond Noise Regulation Bylaw 8856.
- 100% of the residential parking spaces are provided with Class 2 EV charging in the garage, as per Richmond Zoning Bylaw 8500.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:js

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt of the Minutes from the July 7, 2021 Advisory Design Panel Meeting

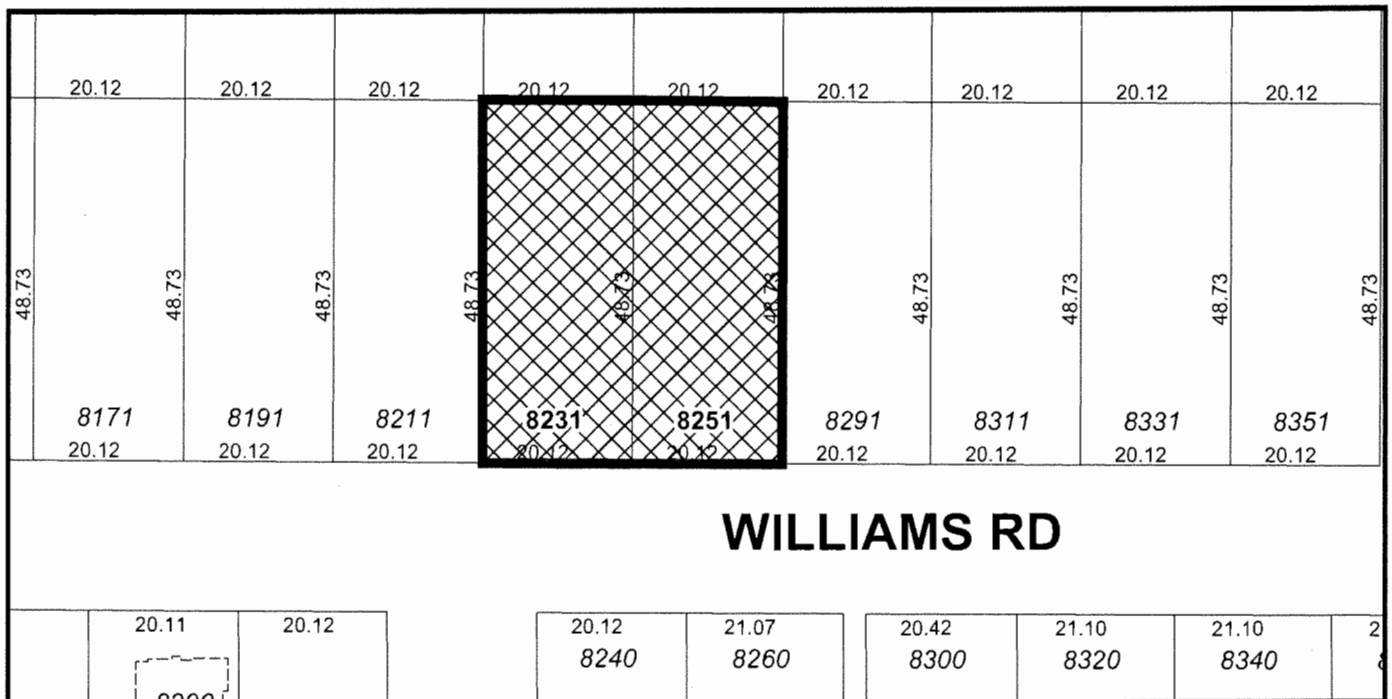
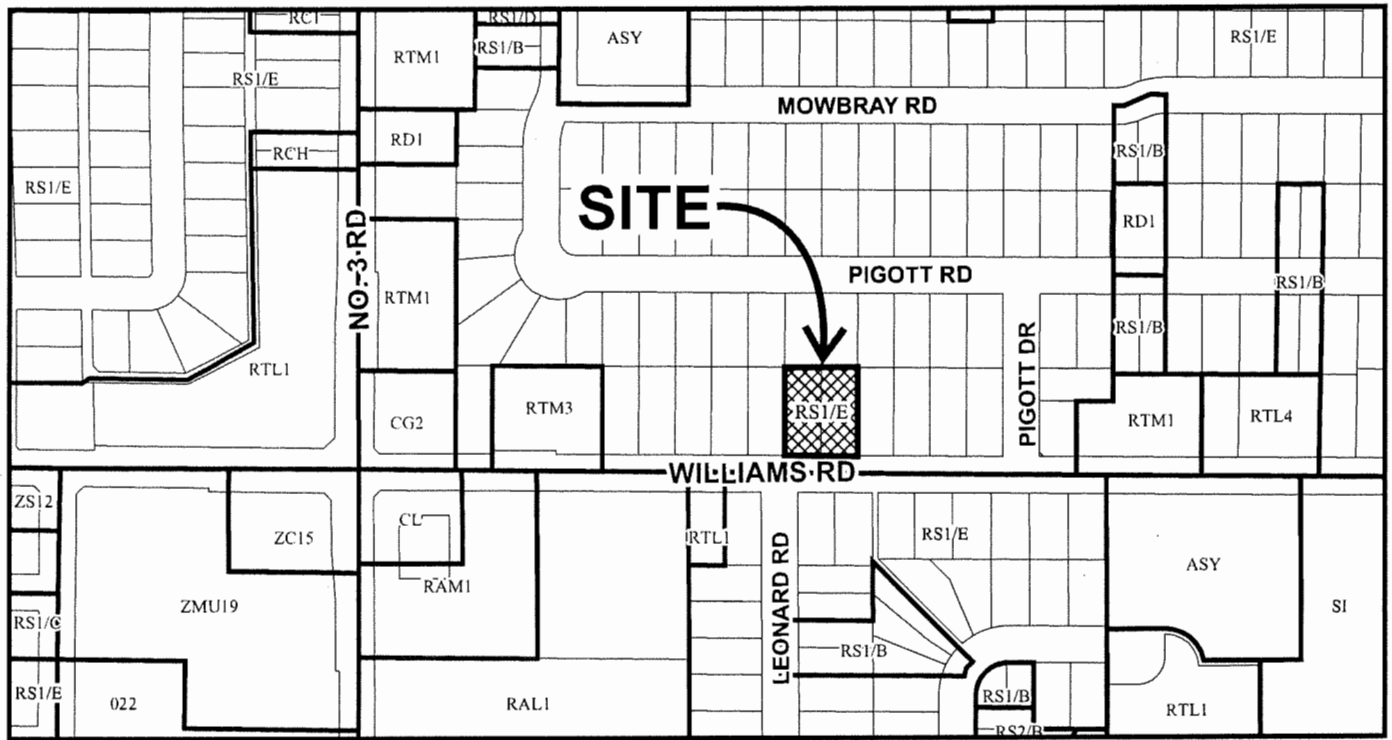
The following are to be met prior to forwarding this application to Council for approval:

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$117,881.23.
NOTE: staff to ensure that landscape estimates include a 10% contingency cost.
2. Complete an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The report should address noise from proposed exterior mechanical systems (e.g. heat pumps). Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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



City of Richmond



DP 19-858783

Original Date: 04/29/19

Revision Date:

Note: Dimensions are in METRES



DP 19-858783

Attachment 2

Address: 8231 and 8251 Williams Road

Applicant: Zhao XD Architect Ltd.

Y&W Development Ltd. (Directors
Owner: Jing Long Yuan and Xia Wang)

Planning Area(s): Broadmoor

Floor Area Gross: 1,660 m² (17,870 ft²) Floor Area Net: 1,151.7 m² (12,397 ft²)

	Existing	Proposed
Site Area:	1,959.8 m ²	1,919.5 m ²
Land Uses:	Single detached dwellings	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	Two single detached dwellings	Ten (10) townhouse dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.6 FAR	None permitted
Lot Coverage:	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: 40% Non-porous Surfaces: 65% Live Landscaping: 29%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – West Side Yard:	Min. 3.0 m	3.0 m	None
Setback – East Side Yard:	Min. 3.0 m	3.0 m	None
Setback – Rear Yard:	Min. 3.0 m	4.5 m	None
Height (m):	Max. 12.0 m	12.0 m	None
Lot Size:	No minimum	1,919.5 m ²	None
Lot Dimensions (m):	Width: Min. 40 m Depth: Min. 35 m	Width: 40.2 m Depth: 47.7 m	None
Off-street Parking Spaces – Resident/Visitor:	Min. 2 R and 0.2 V per unit	2 R and 0.2 V per unit	None
Off-street Parking Spaces – Accessible:	Zero if fewer than 3 visitor parking spaces are required	0	None
Off-street Parking Spaces – Small:	Not permitted if fewer than 31 spaces are required	6 (i.e. 30%)	Vary

Off-street Spaces – Total:	Min. 20 R and 2 V	20 R and 2 V	None
Tandem Parking Spaces	Permitted – Maximum of 50% of required spaces	8 (40%)	None
Bicycle Parking Spaces – Class 1	Min. 1.25 per unit	20 (2 per unit)	None
Bicycle Parking Spaces – Class 2	Min. 0.2 per unit	2 (i.e. 0.2 per unit)	None
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m ² per unit	60 m ² (i.e. 6.0 m ² per unit)	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 7, 2021 – 4:00 p.m.
Remote (Webex) Meeting

1. DP 19-858783 – ARTERIAL ROAD TOWNHOUSE DEVELOPMENT

ARCHITECT: Zhao XD Architect Ltd.
LANDSCAPE ARCHITECT: PMG Landscape Architects
PROPERTY LOCATION: 8231 and 8251 Williams Road

Applicant's Presentation

Architect Xuedong Zhao, Zhao XD Architect Ltd., and Landscape Designer Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the densification of the subject site which includes 10 townhouse units;
- appreciate the retention of the Magnolia tree which is the focal point of the proposed development; however, consider increasing the width of the pedestrian pathway to enhance its accessibility considering that it provides the only direct pedestrian access to the subject site from Williams Road;

1.5 m minimum width is provided for accessible path (see updated plans).

- consider either relocating the four Western Red Cedar trees or consider replacing them with another tree species due to the tight growing space when these trees mature in the future;

See updated landscape plans.

- consider consolidating the small planting areas fronting both sides of the driveway into larger patches of planting;

See updated landscape plans.

- overall, the choice of landscaping materials is appropriate;

- consider using less trim on some of the Hardie materials (e.g., using 7/8- inch thickness) on the south elevation as it would provide a thinner effect particularly on the underside of the proposed archway;

The suggestions are considered. The arch is reduced 1'-0" in height thickness. Thinner cladding will be used on the underside of the arch.

- appreciate the provision of exterior insulation on the townhouse buildings that will not reduce the setbacks; the energy model should reflect this and guide the applicant towards achieving compliance with Step 3 of the BC Energy Step Code;
- understand the rationale for the location of most of the windows along the south elevation facing Williams Road from an architectural perspective; however, consider installing sun shading outside of the building envelope to reduce the impact of sun exposure to the windows; should be included in the energy modeling to ensure achieving Step Code compliance;

Sun shading projection would increase the bulkiness of the buildings. The selection of windows addresses the energy saving strategies which is included in the effort to comply Step Code requirements.

- the proposed wood trellis in front of the Magnolia tree and the archway is not reflected in any of the architectural drawings and may not be appropriate as it appears heavy and may draw more attention than originally intended; consider an alternate approach to provide shading;

See updated landscape plans.

- overall, appreciate the site layout and presentation of the project by the applicant;
- consider incorporating exterior fixed shading into the architecture of the buildings to minimize solar heat gain and in order to ensure the achievement of BC Energy Step Code 3 rating requirements;

See the response above for the shading devices.

- consider improving the solar heat gain coefficient (SHGC) of 0.43 for windows considering that the window-to-wall ratio along the south elevation is very high;

SHGC 0.43 or higher will be used. One window for Unit F is removed.

- appreciate the project conforming to the new airtightness standard; however, consider including a heat recovery ventilation (HRV) system which is included in the applicant's sustainability strategy but not in the energy model;

Sustainability strategy indicates that "Reductions of air leakage will reduce heating and cooling costs, with heat recovery ventilators (HRV) or equivalent providing fresh air to each townhome unit."

- appreciate the details provided on the project's firefighting plan, e.g. fire truck access and location of fire hydrants; however, include information on the distance required from the fire hydrant to the fire truck;

As a new fire hydrant is proposed in the middle of the site, the required distance from fire hydrant to the fire truck can be easily achieved.

- the project's mechanical system needs to be outlined as it will impact the project's final energy modeling and compliance with BC Energy Step Code 3;

"Mechanical Components" are included in the CEA's letter/documents for the Step Code compliance.

- review the floor plans of convertible units D and C1 and confirm whether the washrooms would be wheelchair accessible when converted to fully accessible units in the future; recommend that washrooms on both the ground and second floors should be accessible;

Per City's "Convertible Unit Guidelines for Townhouses", minimum one bathroom should be designed as convertible.

- like the building design and the stepping down in height to provide an appropriate interface with adjacent residential developments;
- look at the existing elevation of the Magnolia tree and its proposed grade in the future as it may impact the usable space for the proposed pedestrian pathway;

See previous responses that address the improvements.

- consider a different and more special material and/or colour for the archway than Hardie panel that better reflects an idea of a background to the Magnolia tree;

Contrast with building can also enhance the importance of expressions that tree/vegetation provides. Even if a distinct building material background for the tree may possibly be proposed to provide some benefits to show the tree, but extra cladding materials/colors may not be proper for the building design, since we should limit the number of different materials/colors for the building design composition.

- appreciate the retention of the Magnolia tree; however, consider modifying the tree, e.g. through root pruning or relocating it to provide an appropriate width for the pedestrian pathway considering that vehicular access to the subject site is provided in the adjacent site and therefore a direct pedestrian access to the site from Williams Road would be important;

Relocating the tree is not supported by arborist for best interest for the tree to survive. The width of the walkway is increased for better use and visual prominence.

- support the Panel comment that the proposed trellis could overwhelm the visual scale of the space which includes the archway and the Magnolia tree;

- proposed site signage is simple and low key; consider echoing this character (i.e. concrete board and cedar trim detail) along the frontage as individual entries into the separate units to enhance their character;

The distinct appearance is intended for its visibility with the limited scale (see landscape plan).

- consider more variability in terms of materials and colours between units to make them more visually distinct and not read as a single large apartment complex;

As mentioned earlier, the units at street front are designed with expressions in both massing recess and color differentiation. With the distinctive front doors and porches as well as the massing and color as mentioned, the individuality of the townhouse units is well expressed, while the unity of the townhouse building that these units belong to can also be maintained and expressed with a consistency of the color scheme as shown.

- support the Panel comment regarding the tightness of the growing space for the Western Red Cedar trees as they mature; consider managing the growth of these trees (e.g., trimming) to avoid overwhelming the ancillary spaces to the side; and
- concerned about the proposed location of concrete patios and bollard lights within the SRW for the sanitary sewer in the rear yard; the applicant should work with City staff as the project moves forward to ensure that Engineering guidelines for SRWs are complied with.

Removable concrete pads should be more maneuverable than other paving materials so that patios can be more easily reconstructed for any events for City to service the SRW though it would happen not so often in term of years.

The following written comments submitted by Panel member Patrick Schilling were read into the record by Jordan Rockerbie:

- vehicular access from within the property is an interesting approach, removing traffic from Williams Road and issues with vehicles pulling in and out of garages;
- overall massing fits well within the context; each building is relatively similar in size to the neighbouring single-family dwellings;
- each building is also broken down into smaller elements; multiple articulations create a human scale and minimize what could be perceived as a large mass; however, there might be too many articulations, when looking at the ground floor plan one can wonder if there would be a way to reduce the number of articulations, while maintaining the successful overall massing breakdown;

A “chimney” is removed for the suggested improvement.

- incorporation of 10 residential units into this design is to be commended;

- ground floors of Building 1 and Building 2 are primarily occupied by parking; unfortunate that the City could not have relaxed the parking requirements here to allow for more active uses on the ground floor; the split between parking and residential is well done on Building 3 and Building 4;
- the separation between Building 3 and Building 4 works well, but the separation between Building 1 and Building 2 is tight; wondering if there is a way to increase that separation;

Elevation drawing shows many portions of buildings in-between are merely the projections of rear portions of the buildings, while the spacing near the street frontage is more opened up. The introduction of arch minimizes the impression of tall "gap" for the rear portion of the buildings.

- removing the connecting arch element between these two buildings would create a visual separation that may help to increase the perceived separation; and

As mentioned, the arch can not only provide better articulations for the walkway and tree but also minimize the impression of tall and narrow gap impression between the buildings.

- concerned with the functionality of units B, B1 and E as they have no residential area on the ground floor and livable area only begins on the second floor.

Upper floors are often seen as a more desirable living space than on ground level for street facing units.

Panel Decision

It was moved and seconded

That DP 19-858783 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 19-858783

To the Holder: ZHAO XD ARCHITECT LTD.
Property Address: 8231 AND 8251 WILLIAMS ROAD
Address: 11181 VOYAGEUR WAY SUITE 255
RICHMOND, BC V6X 3N9

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 increase the permitted small parking spaces from 0 to 6 (i.e. 30%).
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 15 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 \$117,881.23 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 19-858783

To the Holder: ZHAO XD ARCHITECT LTD.
Property Address: 8231 AND 8251 WILLIAMS ROAD
Address: 11181 VOYAGEUR WAY SUITE 255
RICHMOND, BC V6X 3N9

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 , .

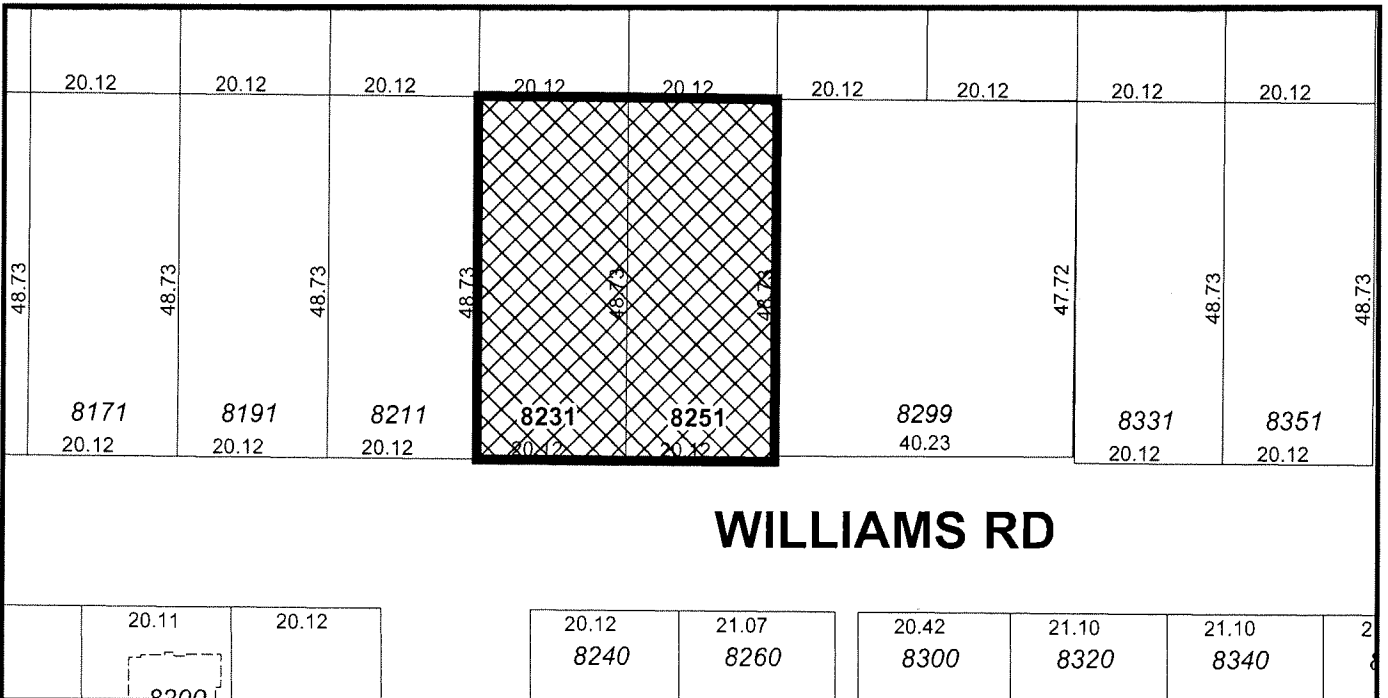
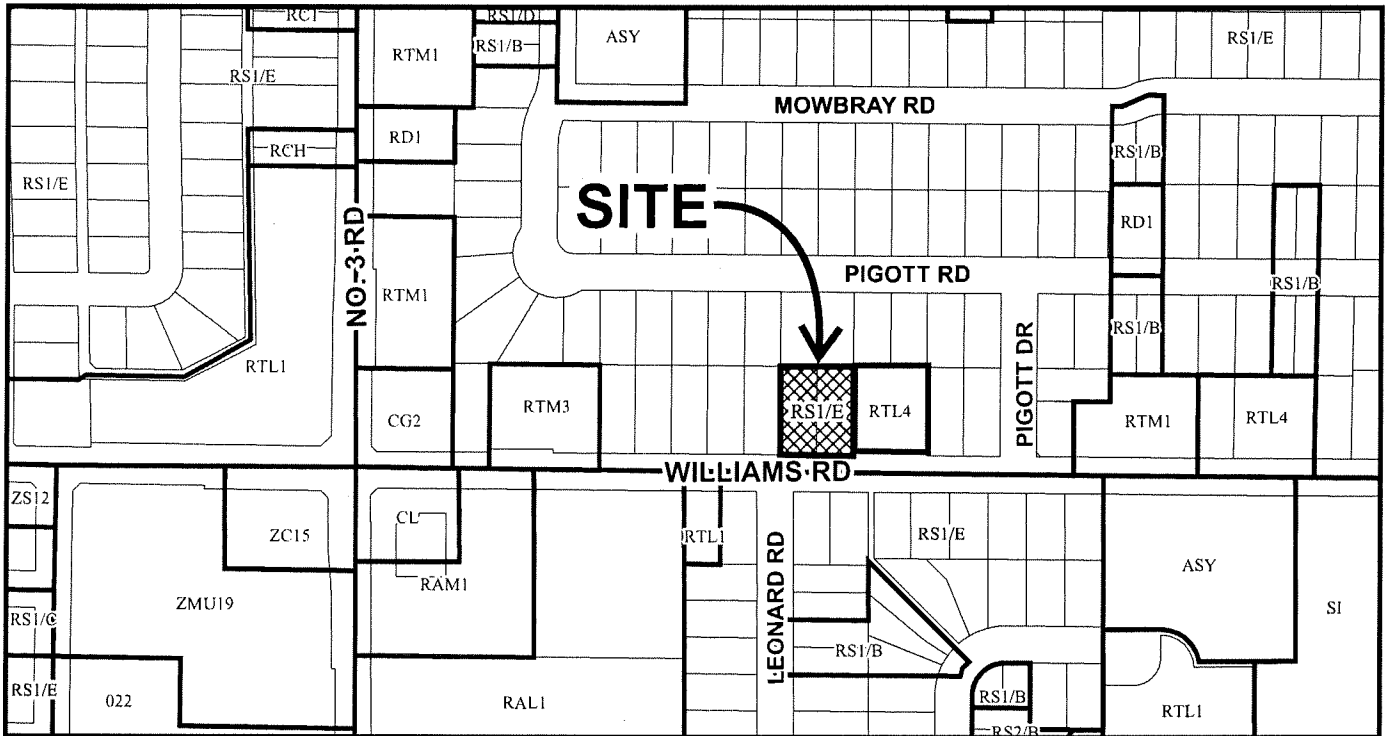
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 19-858783
SCHEDULE "A"

Original Date: 04/29/19

Revision Date: 02/07/22

Note: Dimensions are in METRES



10-UNIT TOWNHOUSE DEVELOPMENT
8231 & 8251 WILLIAMS ROAD, RICHMOND, BC



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882



**ZHAO XD
ARCHITECT
LTD.**

#255-11181 Voyager Way,
Richmond, BC V6X 3N9
Tel. (604) 275-8882
Fax (604) 909-1736

Email: info@zhaoarch.com
Web: zhaoarch.com

This drawing shall not be used for construction
unless it is counter-signed by the CONSULTANT

JAN 13/22	CITY FD COMMENTS
DEC 30/21	CITY FD COMMENTS
NOV 29/21	FOR ADP COMMENTS
MAR 31/20	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
DEC19/18	FOR CITY COMMENTS

MAY31/18	REZONING APP
Date	Issued For

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:

TOWNHOUSE
DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:

COVER

Date

Scale

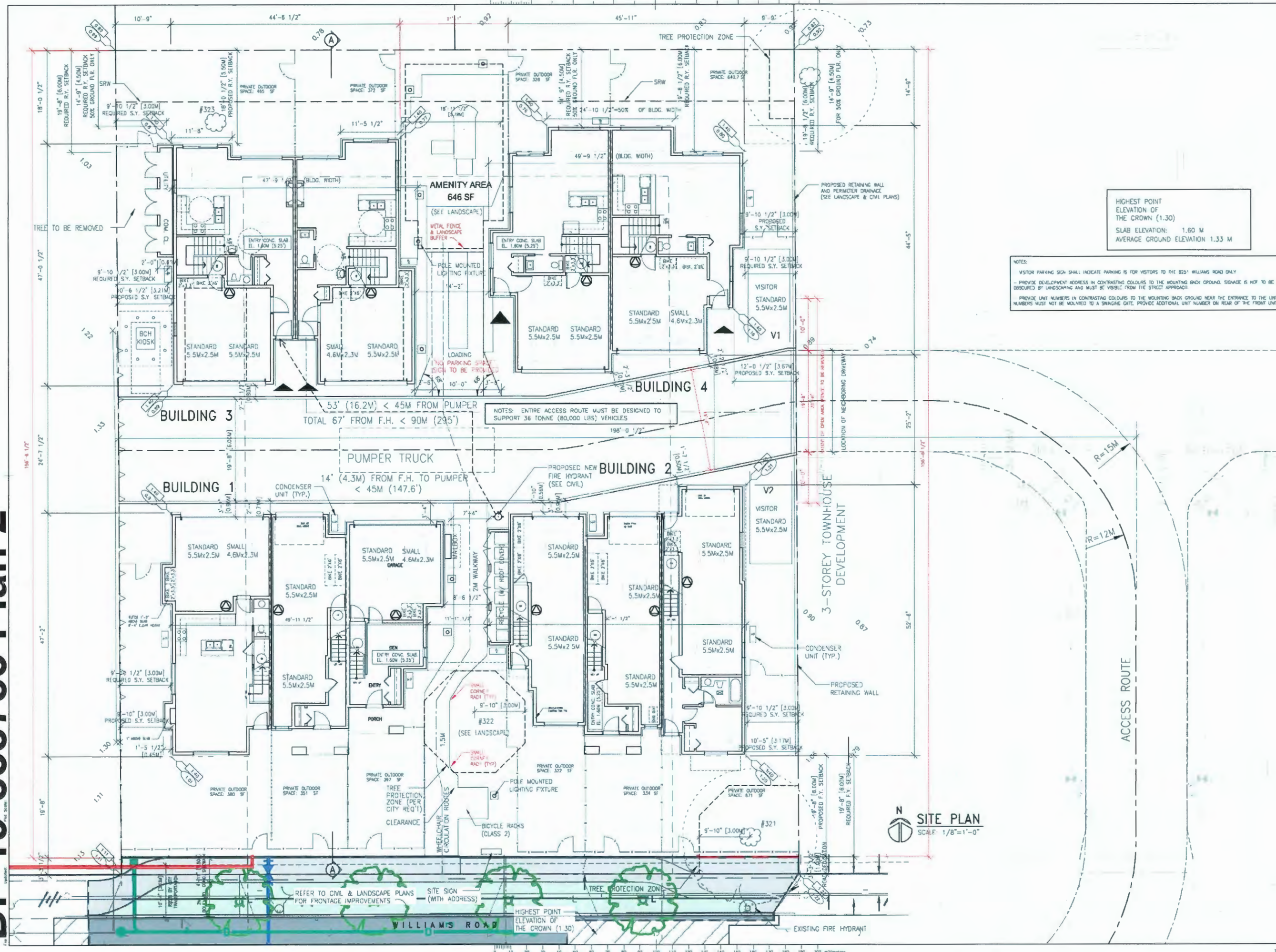
Drawn By:

Checked By:

Project No:

Drawing No.:

A1



**ZHAO XD
ARCHITECT
LTD.**

#255-11181 Voyageur Way,
Richmond, BC V6X 3W9
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Project:

TOWNHOUSE
DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:

SITE PLAN &
PARKING PLAN

Date:

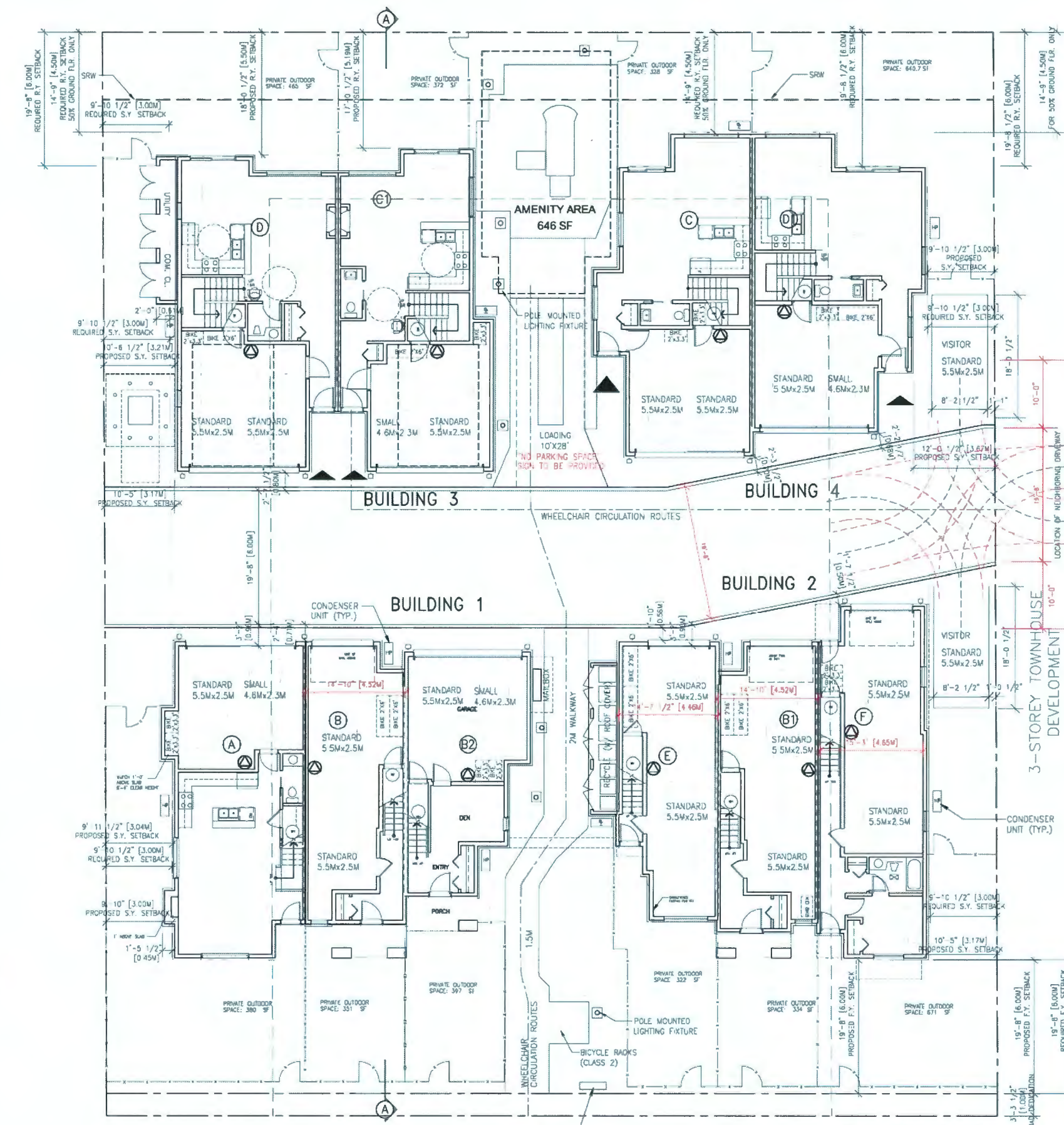
Scale:

Drawn By:

Checked By:

Project No.:

Drawing No.:



DEVELOPMENT DATA
 ADDRESS: 8231 & 8251 WILLIAMS ROAD
 LEGAL DESCRIPTION: LOT A, CURRENTLY LOTS 11 AND 12, BOTH OF SECTION 28, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT, PLAN 14004
 P.I.D. NUMBERS: PID-004-871-693 (LOT 11), PID-003-674-991 (LOT 12)
 PLANNING AREA(S): 06 BROADMOOR / ARTERIAL ROAD POLICY

	EXISTING	PROPOSED
SITE SIZE (SM):	1959.8 SM (21094.6 S.F.)	1919.5 (20661.1 S.F.)
LAND USES:	SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE
DCP DESIGNATION:	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN DESIGNATION:	DCP ARTERIAL ROAD POLICY	DCP ARTERIAL ROAD POLICY
ZONING:	SINGLE DETACHED (RS-1E)	LOW-DENSITY TOWN HOUSING (RTL4)
NUMBER OF UNITS:	2	10

	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO:	0.60 (12396.7 SF)	0.60 (12396.7 SF)	NONE
LOT COVERAGE - BUILDING:	MAX. 40% (8264.44 SF)	40% (8264.44 SF)	NONE
LOT COVERAGE - LNE LANDSCAPING:	MIN. 25% (5165.27 SF)	29% (6132.4 SF)	NONE
LOT COVERAGE - NON-POROUS AREA:	MAX. 65% (13711.5 SF)	65% (13455.7 SF)	NONE

SETBACK - FRONT SETBACK (SOUTH):	MIN. 6.0M	6.0M	NONE
SETBACK - EAST SIDE YARD:	MIN. 3.0M	3.0M	NONE
SETBACK - WEST SIDE YARD:	MIN. 3.0M	3.0M	NONE
SETBACK - REAR YARD (NORTH):	MIN. 6.0M/4.5M	MIN. 6.0M/4.5M	NONE
HEIGHT:	12M (3 STOREYS)	12M (3 STOREYS)	NONE
LOT SIZE (MIN. DIMENSIONS):	(MIN. 40M WIDE) (MIN. 35M DEPTH)	(MIN. 40.2M WIDE) (MIN. 47.7M DEPTH)	NONE
RESIDENTIAL PARKING SPACES:	20 SPACES (2/UNIT)	20 SPACES (2.0/UNIT)	NONE
VISITOR PARKING SPACES:	0.2 SPACES/UNIT = 2	2 SPACES	NONE
OFF-STREET PARKING SPACES-TOTAL:	22 SPACES	22 SPACES	NONE
ACCESSIBLE PARKING SPACE:	NOT REQUIRED	0	NONE
SMALL CAR PARKING SPACES:	NONE PERMITTED	6 SPACES	VARIANCE
TANDEM PARKING SPACES:	20 (MAX. 50% OF TOTAL PARKING)	8 SPACES	NONE
BICYCLE PARKING SPACE-CLASS 1:	1.25 SPACES PER UNIT	2 SPACES PER UNIT	NONE
BICYCLE PARKING SPACE-CLASS 2:	0.2 SPACES PER UNIT	2 SPACES	NONE
AMENITY SPACE - INDOOR:	MIN. 50 SM OR CASH-IN-LIEU	CASH-IN-LIEU	NONE
AMENITY SPACE - OUTDOOR:	MIN. 6 SM PER UNIT	646 SF (6 SM PER UNIT)	NONE
PRIVATE OPEN SPACE:	MIN. 30 SM PER UNIT	MIN. 30 SM PER UNIT	NONE

F.A.R. CALCULATION: LOT AREA: 20661.1 SQ.FT.

F.A.R. (0.6): FAR = 12396.7 SQ.FT.

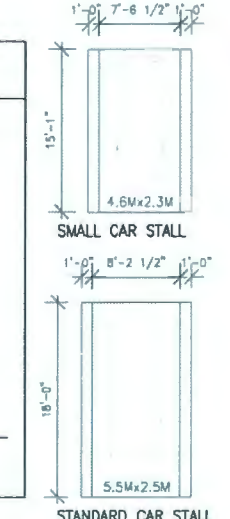
UNIT 'A'	1234.8	SQ.FT.
UNIT 'B'	1263.7	SQ.FT.
UNIT 'B1'	1263.6	SQ.FT.
UNIT 'B2'	1311.9	SQ.FT.
UNIT 'C' (COVERTIBLE UNIT)	1230.6	SQ.FT.
UNIT 'C1' (COVERTIBLE UNIT)	1245.2	SQ.FT.
UNIT 'D' (COVERTIBLE UNIT)	1301.3	SQ.FT.
UNIT 'D1' (COVERTIBLE UNIT)	1301.1	SQ.FT.
UNIT 'E'	1198.4	SQ.FT.
UNIT 'F'	1046.1	SQ.FT.

TOTAL PROPOSED = (0.6 FAR) 12396.7 SQ.FT.

NOTES:
 - VISITOR PARKING SIGN SHALL INDICATE PARKING IS FOR VISITORS TO THE 8251 WILLIAMS ROAD ONLY.
 - PROVIDE DEVELOPMENT ADDRESS IN CONTRASTING COLOURS TO THE MOUNTING BACK GROUND. SIGNAGE IS NOT TO BE DISGUISED BY LANDSCAPING AND MUST BE VISIBLE FROM THE STREET APPROACH.
 - PROVIDE UNIT NUMBERS IN CONTRASTING COLOURS TO THE MOUNTING BACK GROUND NEAR THE ENTRANCE TO THE UNIT. UNIT NUMBERS MUST NOT BE MOUNTED TO A SHEDDING DATE. PROVIDE ADDITIONAL UNIT NUMBER ON REAR OF THE FRONT UNITS.

EV CHARGING EQUIPMENT CALCULATIONS	NUMBER OF PARKING SPACES TO BE PROVIDED WITH 100W RECEPTACLE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT
REQUIRED	29 SPACES
PROVIDED	29 SPACES

NOTE: REQUIREMENTS FOR ELECTRIC VEHICLE CHARGER SHALL FOLLOW BULLETIN NO. ENGINEERING 05 AND BYLAW 8500 BASED ON DP & BP APPLICATION & APPROVAL TIME THAT ENERGIZED OUTLETS OF 208-240V AC 1-PHASE, AND 32 AMP (40 AMP BRANCH BREAKER) WILL BE REQUIRED.



LEGEND:	FINISHED GRADE ELEVATION
	EXISTING GRADE ELEVATION

ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way,
 Richmond, BC V6X 3N9
 Tel. (604) 275-8882
 Fax (604) 909-1738
 Email: info@zhaoarch.com
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*This drawing shall not be used for construction unless it is countersigned by the CONSULTANT

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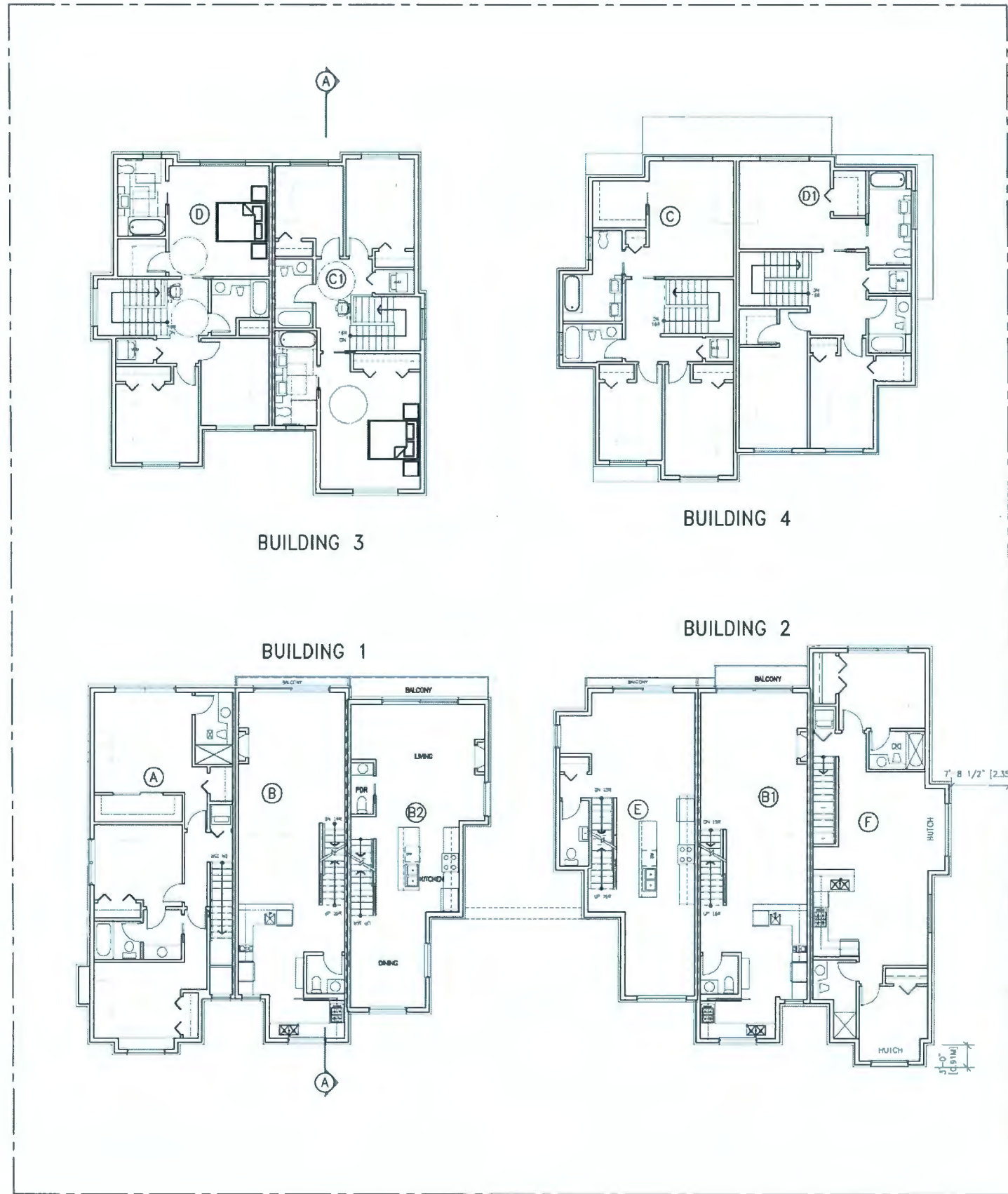
Project:
TOWNHOUSE DEVELOPMENT

8231-51 Williams Road
 RICHMOND, BC

Drawing Title:
FLOOR PLAN3

Date:
 Scale:
 Drawn By:
 Checked By:
 Project No.:
 Drawing No.:

A2



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

ALL INDOOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT OF 15A TO 80A).
SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING EQUIPMENT.



CONTEXT PLAN
N.T.S.

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



ZHAO XD
ARCHITECT
LTD.

#255-11181 Voyageur Way,
Richmond, BC V6X 3N9
Tel. (604) 275-8882
Fax (604) 909-1736

Email: info@zhaoarch.com
Web: zhaoarch.com

This drawing shall not be used for construction unless it is accompanied by the CONSULTANT.

JAN 13/22	CITY FD COMMENTS
DEC 30/21	CITY FD COMMENTS
NOV 29/21	FOR ADP COMMENTS
MAR 11/22	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
DEC 19/18	FOR CITY COMMENTS

MAY 31/18	REZONING APP
Date	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

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Project:

TOWNHOUSE
DEVELOPMENT

6231-51 Williams Road
RICHMOND, BC

Drawing Title:

FLOOR PLANS

Date:

Scale:

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Checked By:

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Drawing No.:

A3



ROOF PLAN

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

WEST ELEVATIONS

SCALE: 1/8"=1' 0"

EAST ELEVATIONS

SCALE: 1/8"=1' 0"

SOUTH ELEVATIONS

SCALE: 1/8"=1' 0"

NORTH ELEVATIONS

SCALE: 1/8"=1' 0"



EXTERIOR FINISH & COLOR

- 1 ASPHALT SHINGLES - DUAL BLACK - IKO
- 2 5" ALUM. GUTTER DN
2X6 WOOD FASCI BOARD PAINTED (TYP.)
MATCH COLOR IRON GRAY
- 3 HARDIE SIDING (7") MONTEREY TAUPE
- 4 HARDIE SIDING (7") - TUSCAN GOLD
- 5 HARDIE SIDING (7") - IRON GRAY
- 6 2X10 WOOD TRIM MATCH COLOR IRON GRAY
- 7 ALUMN. GUARDRAIL (BLACK)
- 8 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
C/W 2x4 SILL (SLOPE 15%) & 2x4 SIDE & TOP TRIM
C/W FLASHING OVER
TRIM PAINTED: COLOR MATCH MONTEREY TAUPE
- 9 LIGHT FIXTURE
- 10 SOLID CORE WOOD DOOR - BJ 1231 WYNWOOD
- 11 GARAGE DOOR: BM: AF-380 COSTAL PATH
- 12 POT LIGHTS AT EACH ENTRY
- 13 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER
MONTEREY TAUPE
- 14 CULTURE STONE - BY BORAL (A BLEND OF
65% ASPEN DRESSD FIRELSTONE
35% ASPEN COUNTRY LEDGESTONE)



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DATE	REVISION	BY	FOR
JAN 11/21	CITY FD COMMENTS		
DEC 30/21	CITY FD COMMENTS		
NOV 29/21	FOR ADP COMMENTS		
MAR 31/23	FOR CITY COMMENTS		
APR 1/19	DP APP/ CATON		
DEC 19/18	FOR CITY COMMENTS		

WAY31/18 REZONING APP
Date: Issued For:

A	A DETAIL NUMBER
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C	C DETAIL SHEET

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before proceeding with the work.

Project:

TOWNHOUSE
DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:

ELEVATIONS

Date:

Scale:

Drawn By:

Checked By:

Project No:

Drawing No.:

A5

WEST ELEVATIONS

SCALE: 1/8"=1' 0"

EAST ELEVATIONS

SCALE: 1/8"=1' 0"

NORTH ELEVATIONS

SCALE: 1/8"=1' 0"

SOUTH ELEVATIONS

SCALE: 1/8"=1' 0"



EXTERIOR FINISH & COLOR

- 1 ASPHALT SHINGLES - DUAL BLACK - IKO
- 2 5" ALUM. GUTTER ON 2X6 WOOD FASCIA BOARD PAINTED (TYP.) MATCH COLOR IRON GRAY
- 3 HARDIE SIDING (7") MONTEREY TAUPE
- 4 HARDIE SIDING (7") - TUSCAN GOLD
- 5 HARDIE SIDING (7") - IRON GRAY
- 6 2X10 WOOD TRIM MATCH COLOR IRON GRAY
- 7 ALUM. GUARDRAIL (BLACK)
- 8 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 2x4 SILL (SLOPE 15%) & 2x4 SIDE & TOP TRIM C/W FLASHING OVER TRIM PAINTED: COLOR MATCH MONTEREY TAUPE
- 9 LIGHT FIXTURE
- 10 SOLID CORE WOOD DOOR - BJ 1231 WYNWOOD
- 11 GARAGE DOOR: BM: AF-380 COSTAL PATH
- 12 POT LIGHTS AT EACH ENTRY
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- 14 CULTURE STONE BY BORAL (A BLEND OF 65% ASPEN DRESSO FIRELSTONE 35% ASPEN COUNTRY LEDGESTONE)



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Web: zhaoarch.com

*Do not use for construction unless approved by the CONSULTANT

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DEC 30/21	CITY FD COMMENTS
NOV 29/21	FOR ADP COMMENTS
MAR 3/23	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
DEC19/18	FOR CITY COMMENTS

MAY3/18	REZONING APP
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Project:

TOWNHOUSE
DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:

ELEVATIONS

Date:

Scale:

Drawn By:

Checked By:

Project No:

Drawing No.:

A6



8171

8191

8211

8231-8251

8291

8311

8331

STREET SCAPE (WILLIAMMS ROAD)

SCALE: 1"=20'-0"



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NOV 29/21	FOR ADP COMMENTS
MAR 3/22	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
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MAY31/18	REZONING APP
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Project:
TOWNHOUSE
DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:
STREETSCAPE
ELEVATIONS

Date:

Scale:

Drawn By:

Checked By:

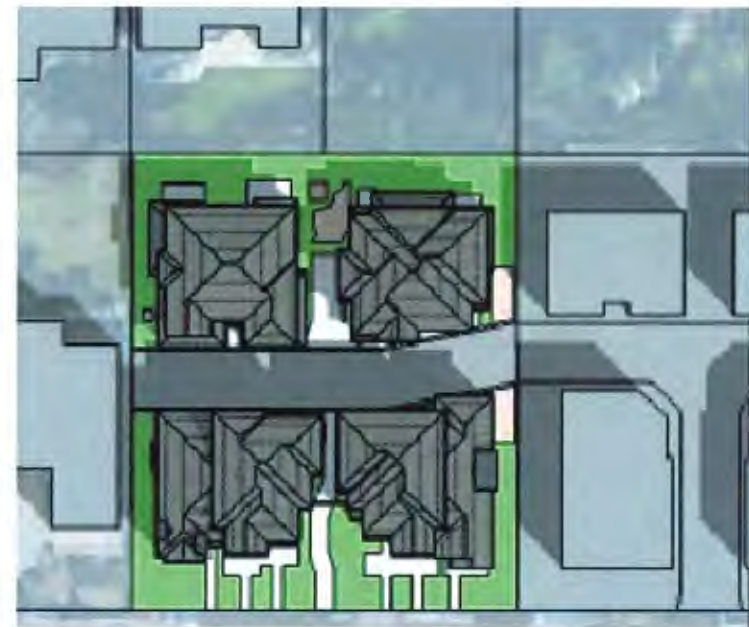
Project No.:

Drawing No.:

A7

SUN SHADING DIAGRAMS

MARCH 21



10:00 am



12:00 pm



4:00 pm

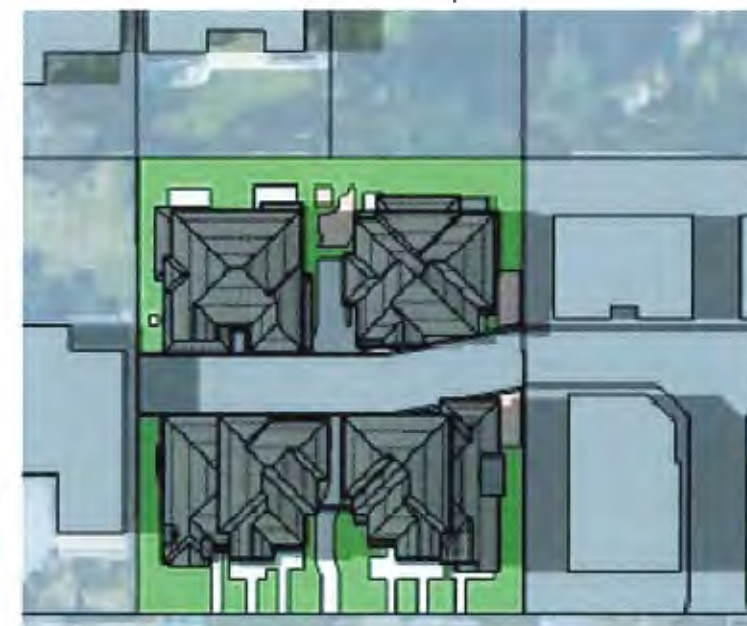
JUNE 21



10:00 am



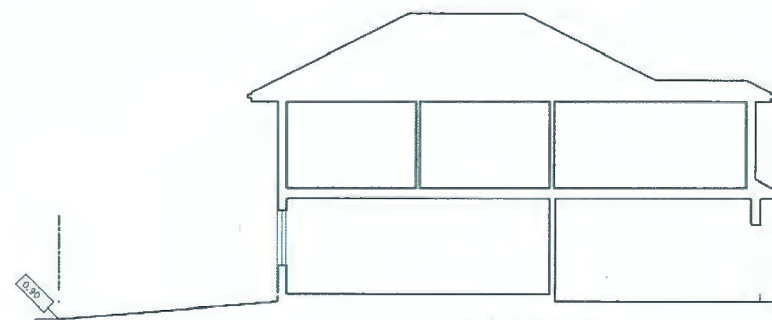
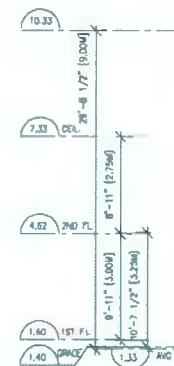
12:00 pm



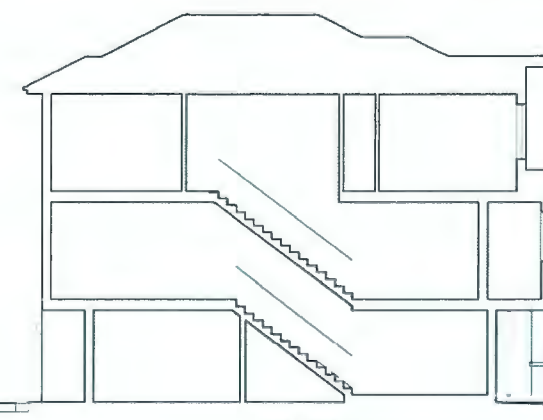
4:00 pm

SECTIONS

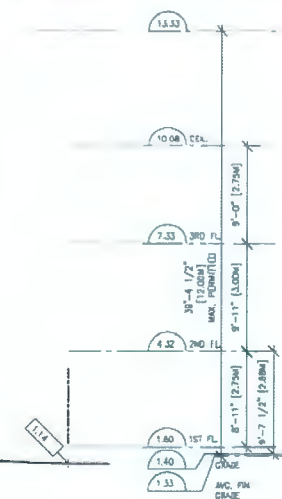
SCALE: 1/8"=1'-0"



BUILDING 3



BUILDING 1



**ZHAO XD
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Richmond, BC V6X 3N9
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Project:
TOWNHOUSE DEVELOPMENT

6231-51 Williams Road
RICHMOND, BC

Drawing Title:
**SUN SHADING
DIAGRAMS &
SECTIONS**

Date:
Scale:
Drawn By:
Checked By:
Project No:
Drawing No:

A8

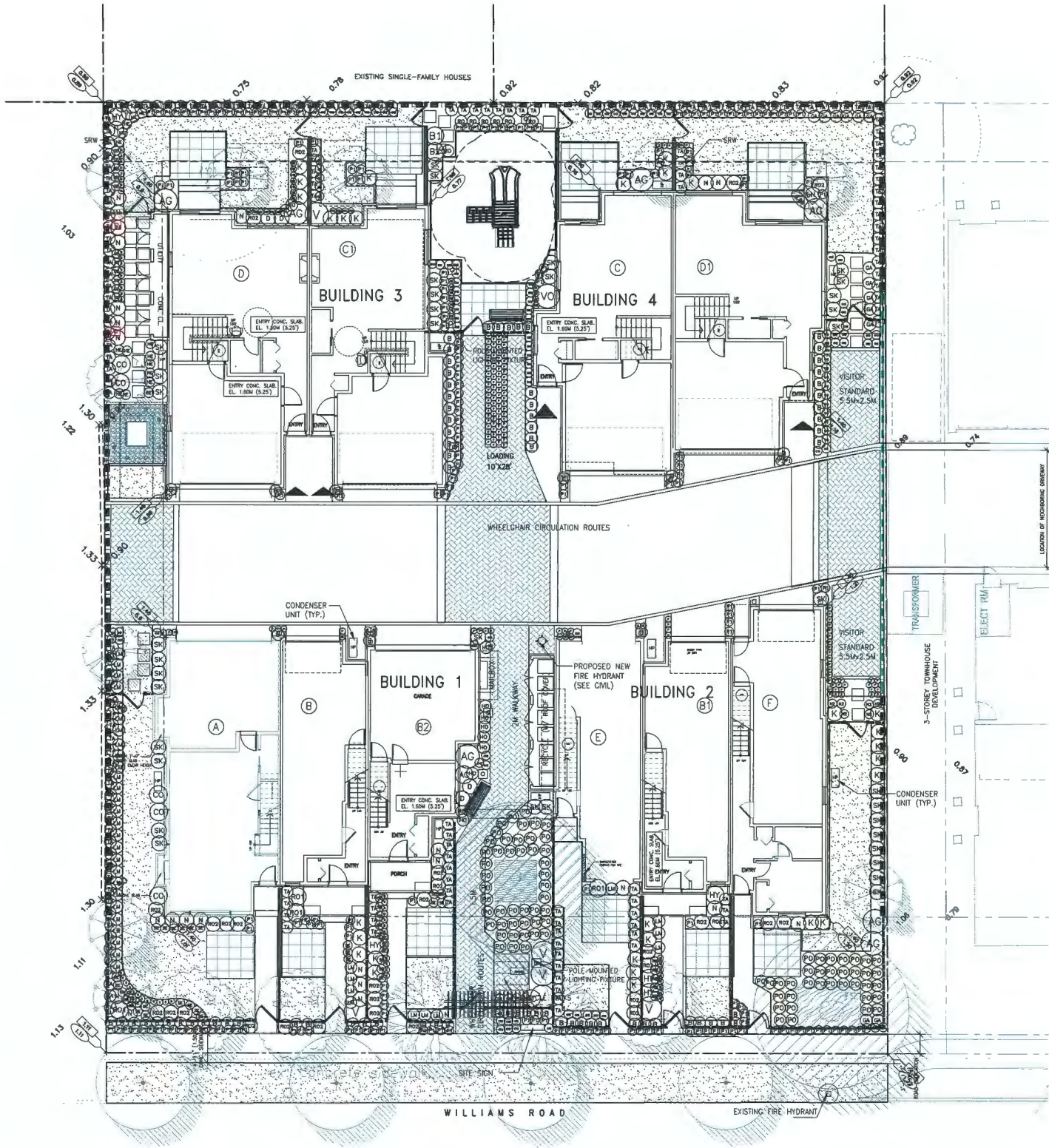


HIGHLIGHTED AREAS ARE EXEMPTED FROM FSR CALCULATIONS.

AGING IN PLACE FEATURES FOR ALL UNITS:

- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES





PLANT SCHEDULE				PMG PROJECT NUMBER: 19-028
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	7	AUCUBA JAPONICA 'GOLDSTRIKE'	MALE JAPANESE AUCUBA	#3 POT; 50CM
	81	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	5	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT; 50CM
	5	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA; WHITE	#2 POT; 50CM
	20	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
	6	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
	28	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
	4	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
	20	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
	36	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	175	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
	1	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM
	1	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY	#2 POT; 50CM
	1	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
	104	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	203	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
VINE	2	ACTINIDIA ARGUTA 'ISSAI'	HARDY KIWI-FRUIT VINE	#2 POT; 60CM; STAKED
PERENNIAL	28	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
	11	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
	38	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
	7	ROSMARINUS OFFICINALIS 'ARP'	ROSEMARY	#1 POT
	5	RUDECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDECKIA; YELLOW	15CM POT
	50	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
	48	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
GC	16	BLECHNUM SPICANT	DEER FERN	#2 POT; 35CM
	4	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
	13	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	156	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
	81	POLYSTICHUM SETIFERUM	ALASKAN FERN	#1 POT; 25CM
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				

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

SEAL:

7	22.JAN.10	REVISION AS PER CITY COMMENTS	DD
6	21.OCT.01	NEW SITE PLAN/CITY COMMENTS	DD
5	21.MAR.15	NEW SITE PLAN	DD
4	21.JAN.08	NEW SITE PLAN & CITY COMMENTS	DD
3	20.MAR.05	NEW SITE PLAN	RJ
2	20.JAN.21	NEW SITE PLAN/CITY COMMENTS	RJ
1	19.MAR.07	ISSUED FOR DP	RJ
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

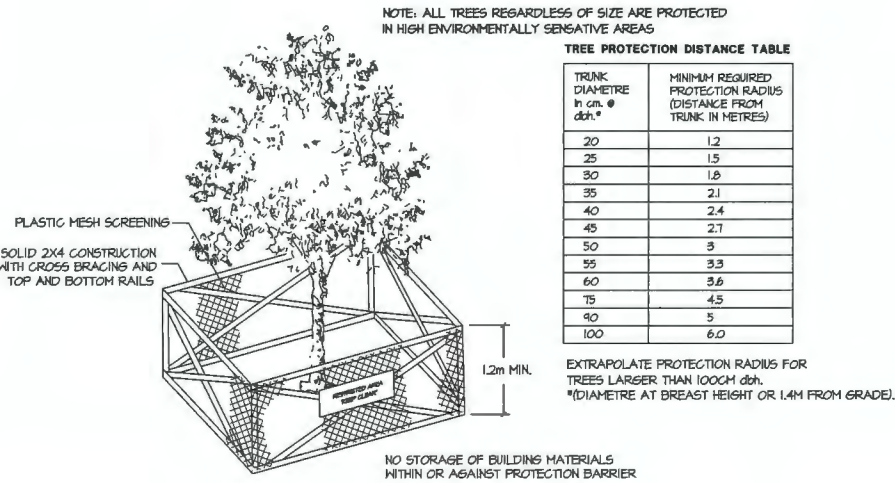
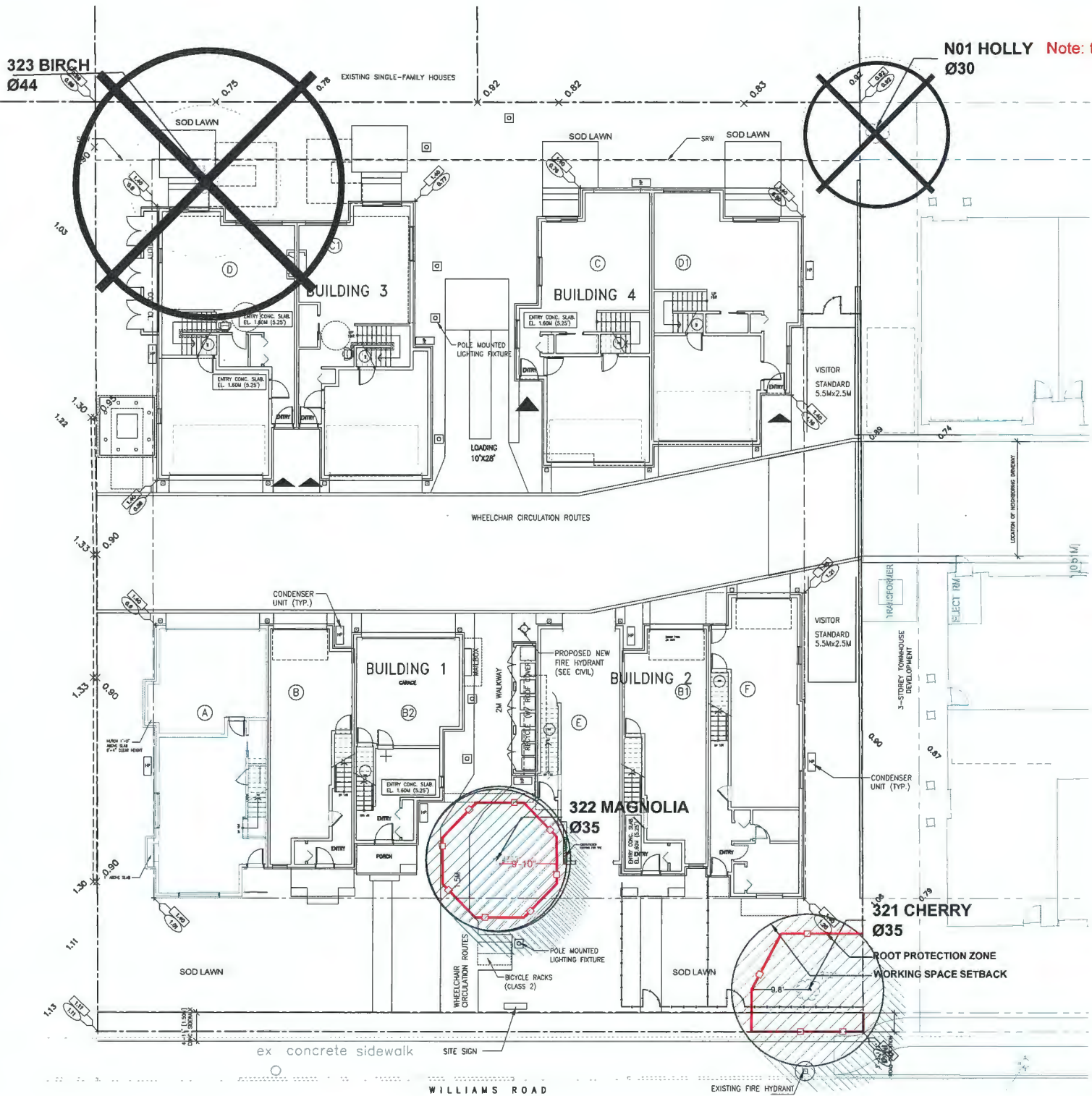
**10 UNIT TOWNHOUSE
DEVELOPMENT**
8231 - 8251 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

**LANDSCAPE SHRUB
PLAN**

DATE: 19.FEB.26
SCALE: 3/32"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

DRAWING NUMBER:
3.b
OF 5



NO. OF REPLACEMENT TREES	SUITABLE REPLACEMENT TREES	
	SPECIES	SIZE
2	CERCIDIPHYLLUM JAPONICUM	8CM CAL; 1.8M STD; B&B



SEAL:

7	22.JAN.10	REVISION AS PER CITY COMMENTS	DD
6	21.DEC.01	NEW SITE PLAN & CITY COMMENTS	DD
5	21.MAR.15	NEW SITE PLAN	DD
4	21.JAN.08	NEW SITE PLAN & CITY COMMENTS	DD
3	20.MAR.06	NEW SITE PLAN	KJ
2	20.JAN.21	NEW SITE PLAN/CITY COMMENTS	RJ
1	19.MAR.07	ISSUED FOR DP	RJ

CLIENT:

PROJECT:

**10 UNIT TOWNHOUSE
DEVELOPMENT**
8231 - 8251 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

**TREE MANAGEMENT
PLAN**

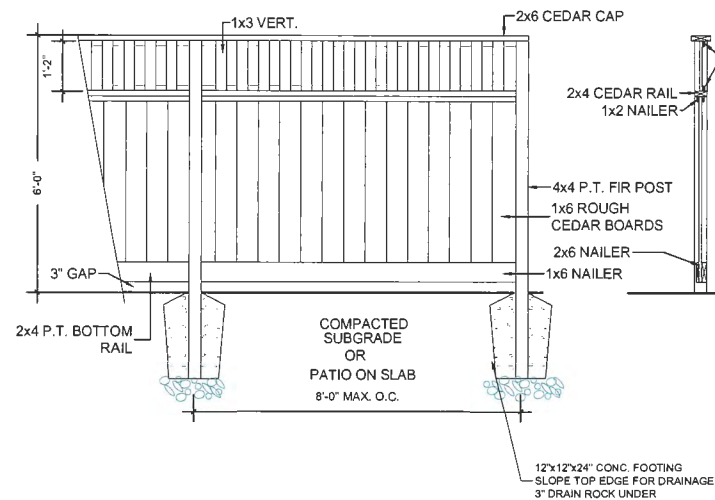
DATE: 19.FEB.26 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

3.c

OF 5

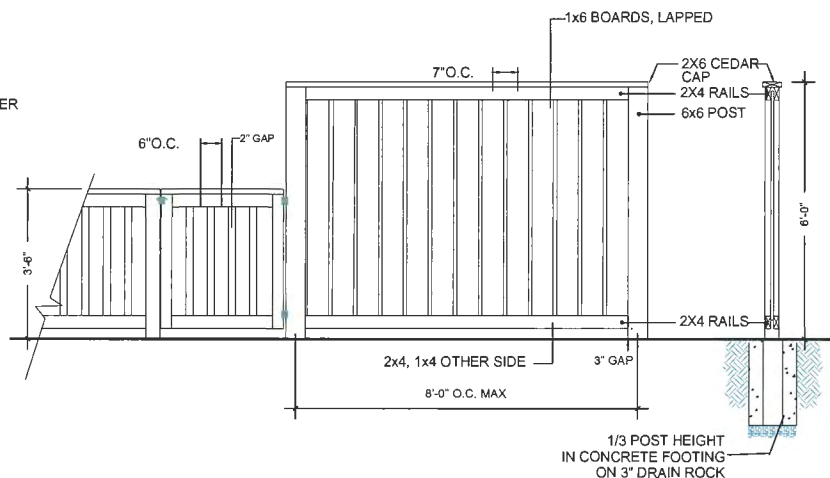
DP 19-858783 Plan 14

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



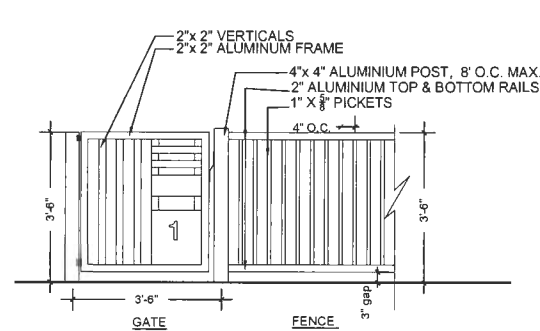
1 6'-0" HEIGHT WOOD FENCE WITH LATTICE

1. ALL WOOD P.T. HEMFIR
2. ALL FASTENERS HOTDIPPED GALVANIZED
3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO MATCH ARCH.; PROVIDE SAMPLE TO OWNER FOR PREAPPROVAL PRIOR TO APPLICATION
4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.

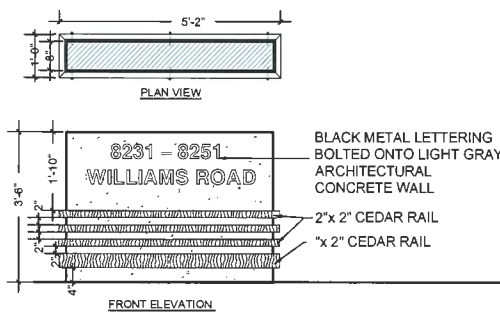


2 6' HT PATIO SCREEN AND
L1 42" HT WOOD FENCE WITH GATE

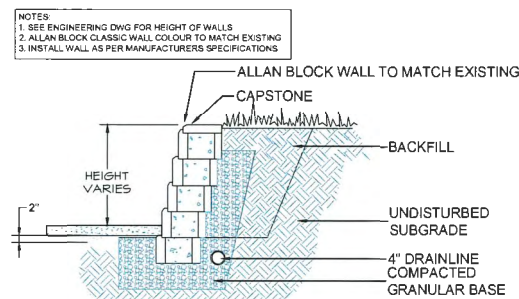
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER.
INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. ALUMINUM FENCE TO BE POWDER COATED SEM-GLOSS BLACK



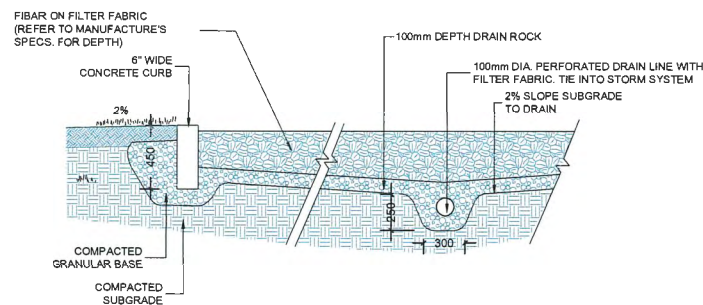
3 42"HT ALUMINUM FENCE WITH GATE
L1 NOTES: 1/2"=1'-0"
ALL TO BE FINISHED IN BLACK- PROVIDE SHOP
DWTS



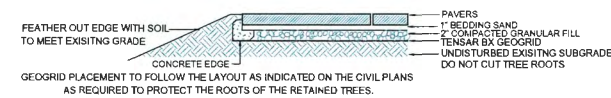
4 PROJECT SIGNAGE
1/2"=1'-0"



5 ALLAN BLOCK WALL
1/2"=1'-0"



8 PLAY AREA
L1 1/2"=1'-0"

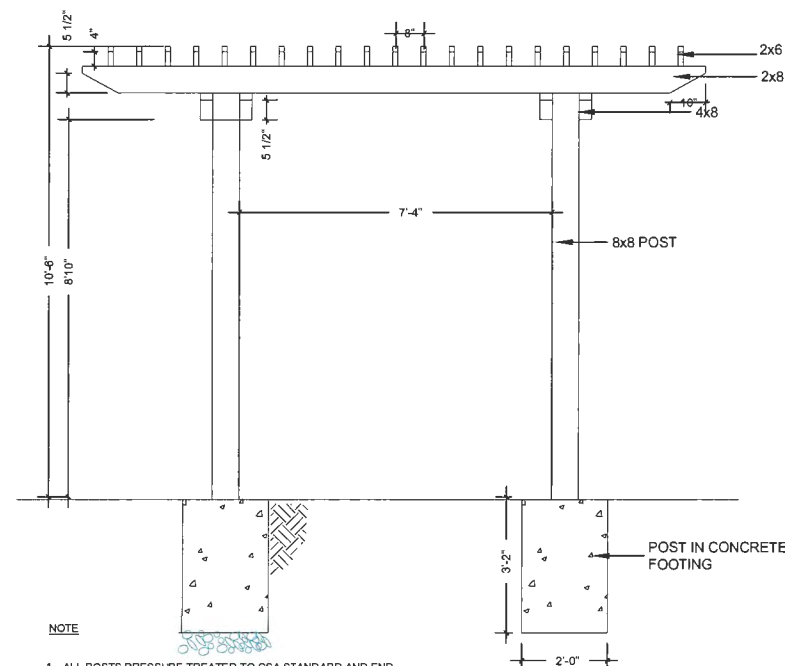
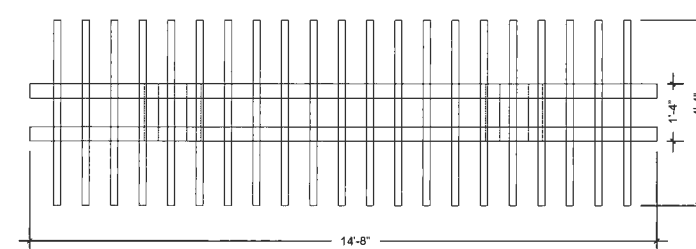


MICHAEL J MILLS CONSULTING

NOTE:

1. IN THE EVENT ROOTS ARE EXPOSED, CONTACT PROJECT ARBORIST FOR ASSISTANCE PRIOR TO PROCEEDING, NICK MCMAHON 8042753484
2. PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

6 PAVERS THROUGH ROOT ZONE



NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DOUBLE DIPPED GALVANIZED.
4. APPLY 2 COATS APPLY 2 COATS OF BENJAMIN MOORE GRAPHITE 1503

7 TRELLIS

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pmg
LANDSCAPE
ARCHITECTS

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

SEAL:

7	22.JAN.10	REVISION AS PER CITY COMMENTS	DE
6	21.DEC.01	NEW SITE PLAN&CITY COMMENTS	DE
5	21.MAR.15	NEW SITE PLAN	DE
4	21.JAN.08	NEW SITE PLAN & CITY COMMENTS	DE
3	20.MAR.06	NEW SITE PLAN	RJ
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1	19.MAR.07	ISSUED FOR DP	RJ
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT:

**10 UNIT TOWNHOUSE
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8231 – 8251 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 19.FEB.26 DRAWING NUMBER: 3.d
SCALE: 3/32"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM OF 5

19028-6.ZIF

PMG PROJECT NUMBER

19-028

11 REFERENCES

1. CCDC Div 27008

Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents

2. Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written justification.

3. MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2008 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

4. STANDARD FOR LANDSCAPE IRRIGATION SYSTEMS, 2008. Prepared by the Irrigation Industry Association of British Columbia

5. MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED

12 TESTING

1. A current test more than one month test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

2. Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

13 SUBMITTALS

1. Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

2. Submittals to consist of product sample or manufacturer's product description.

14 SITE REVIEW

1. Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:

1.1 Start-Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review pre-preservation issues, general landscape issues and municipal requirements.

1.2 Start-Up Site Meeting, Landscape Contract: If required, All the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.

1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review all different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading, Drainage and Drainage Materials, Lawns or Grass areas, Planting - plant material including replacement with suppliers, nursery inspection, plant sizes, quality, quantity, planting practice and layout, tree support, Mulch, Irrigation Systems, Plant Equipment, Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer, such as: Pedestrian Fencing, Fencing, Non-structural walls and stairs, Soil Paving.

1.4 Substantial Performance Review: At the end of work, accounting of all substitutions, deviations, plant costs, preparations of deficiencies list, and recommendations for completion.

1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the Certificate of Completion will be made to the Payment Certifier as defined in the contract.

1.6 Delivery Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.

1.7 Warranty Review: Prior to the completion of the warranty period (i.e. 12 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

15 WORKMANSHIP

1. Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

2. All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

3. A site visit is required to become familiar with all site conditions before bidding and before start of work.

4. Confirmation of all services before proceeding with any work.

5. Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

6. Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conserve with all federal, provincial and local statutes and guidelines.

7. Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

8. Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

16 WARRANTIES

1. Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

2. Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

1. Other conditions of Contract may apply. Confirm Scope of Work & time of tender.

2. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

2.1. Rejection of Existing Trees where shown on drawings.

2.2. Finish Grading and Landscape Drainage.

2.3. Supply and placement of growing medium.

2.4. Testing of imported growing medium and/or site layout.

2.5. Supply and incorporation of additives to meet requirements of soil test and Table One.

2.6. Preparation of planting beds, supply of plant material and planting.

2.7. Preparation of rough grass areas, supply of materials and seeding.

2.8. Preparation of lawn areas, supply of materials and sodding.

2.9. Supply and placement of bulk mulch.

2.10. Maintenance of planted and seeded/sodded areas until accepted by Owner.

2.11. SEPARATE PRICE: Establishment Maintenance, Section 3.10.

2.12. Other work. Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

1. Growing Medium: Conforms to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 1 (GROUPS) AND LEVEL 1 (MODERATE AREAS)				
Canadian System of Soil Classification Textural Class: "Sandy Loam" to "Sandy Loam"				
Applications	Low Traffic Areas: Trees and Large Shrubs	High Traffic: Lawn Areas	Planting Areas and Planters	
Growing Medium Types	2A	2B	2P	

Texture

Percent 50 Dry Weight of Total Growing Medium

Texture	Percent 50 Dry Weight of Total Growing Medium	Percent 50 Dry Weight of Total Growing Medium	Percent 50 Dry Weight of Total Growing Medium
Loosest Gravel larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel larger than 2mm	0 - 5%	0 - 5%	0 - 5%

Percent 50 Dry Weight of Growing Medium Excluding Gravel

Texture	Percent 50 Dry Weight of Growing Medium Excluding Gravel	Percent 50 Dry Weight of Growing Medium Excluding Gravel	Percent 50 Dry Weight of Growing Medium Excluding Gravel
Sand larger than 0.5mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt larger than 0.02mm smaller than 0.5mm	10 - 25%	0 - 5%	10 - 25%
Clay smaller than 0.002mm	0 - 25%	0 - 5%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 5%	maximum 35%
Organic Content (equal)	3 - 80%	3 - 5%	10 - 20%
Organic Content (interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

2. Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (K) in proportions required by soil test.

3. Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

4. Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Ascor Garden Products, Fraser Richmond Soils & Fibre, Stream Dynamics Management.

5. Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

6. Composted Bark Mulch: 8mm (3/16") minus FFI (black) bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh grass in colour bark will be rejected.

7. Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applies must hold current licenses issued by the appropriate authorities in the area.

8. Filter Fabric: An biodegradable material or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as HEMAFI 16.0 R, GEOTEX 160 OR AMFLO 1545) or alternate product pre-approved by the Landscape Architect.)

9. Drainage Piping: If required, Schedule L40 PVC, standard sizes.

10. Drain Rock: Clean, round, hard, durable, and have a maximum size of 10mm and containing no material smaller than 10mm.

11. Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

12. Sod: Refer to individual sections in this specification.

13. Supplier and installers of seepage baffle walls to provide engineered drawings for all walls; signed and sealed drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m. Installations must be reviewed and signed off by a Certified Professional Engineer. Include cost of engineering services in tender price.

14. Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT	
3.1 RETENTION OF EXISTING TREES	<p>1. Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.</p> <p>1.1. For 100mm-225mm (4"-10") trees</p> <p>1.2. For 225mm-450mm (9"-18") trees</p> <p>2. A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.</p> <p>3. No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.</p> <p>4. Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.</p> <p>5. Do not park, fuel or service vehicles within vegetation retention areas.</p> <p>6. No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.</p> <p>7. No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.</p> <p>8. Do not cut branches or roots of retained trees without the approval of the Landscape Architect.</p> <p>9. Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.</p> <p>10. Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and/or the person(s) responsible for the disturbance.</p> <p>11. In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.</p> <p>12. In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.</p>
3.2 GRASSES	<p>1. Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.</p> <p>2. On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 15m (51') intervals minimum.</p> <p>3. Scarify the entire subgrade immediately prior to placing growing medium. Do not cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.</p> <p>4. Eliminate shading water from all finished grades. Provide a smooth, level and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.</p> <p>5. Construct walks true to line and grade, smooth and free of ruts or high points. Minimum slope 2%, maximum slope 10%. Assume positive drainage to collection points.</p> <p>6. Slope not to exceed the following maximums: Rough Grass 2:1, Lawn & L, Landscape plantings 2:1.</p> <p>7. Finished surface shall be elevated at building to comply with municipal requirements.</p> <p>8. Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.</p>
3.3 LANDSCAPE DRAINAGE	<p>1. Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crab Walls.</p> <p>2. Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm coverage of work prior to bid.</p> <p>2.1. Determine exact location of all existing drains and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work to as to prevent interruption of services or damage to them. Protect existing structures and utility services and be responsible for damage caused.</p> <p>2.2. Planter drains shall be installed in Section 3.10, Installing Landscapes on Structures.</p> <p>3. Elevation</p> <p>3.1. On finished and building in accordance with engineering details and specifications.</p> <p>3.2. Lay drains not prepared bed, true to line and grade with smooth and free of gaps or high points. Ensure barrel of each pipe is in contact with bed throughout full length.</p> <p>3.3. Commence laying pipe at outlet and proceed in upstream direction.</p> <p>3.4. Lay perforated pipes with perforations at 90 and 180 degrees.</p> <p>3.5. Make joints tight in accordance with manufacturer's directions.</p> <p>3.6. Do not allow water to flow through the pipe during construction except as approved by Engineer.</p> <p>3.7. Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.</p> <p>3.8. Plug upstream ends of pipe with watertight clean out caps.</p> <p>3.9. Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.</p> <p>3.10. Cover drain rock with non-woven filter cloth lap all edges and seams minimum 100mm.</p> <p>3.11. Assume positive drainage.</p> <p>3.12. Back fill remainder of trench as indicated.</p> <p>3.13. Protect subdrain from infiltration during installation.</p>
3.4. GROWING MEDIUM TESTING	<p>1. Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:</p> <p>1.1. Physical properties, % content of gravel, sand, silt, clay and organic.</p> <p>1.2. Acidity (pH) and quantities of lime or sulphur required to bring within specified range.</p> <p>1.3. Nutrient levels of nitrogen and trace elements, and recommendations for required soil amendments.</p> <p>1.4. Carbon/Nitrogen level.</p>
3.5. GROWING MEDIUM SUPPLY AND PLACEMENT	<p>1. Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.</p> <p>2. Supply all growing medium additives as required by the soil test. Added growing medium must meet the specification for growing medium as defined in Table One for the various areas.</p> <p>2.1. Thoroughly mix required materials into the full depth of the growing medium.</p> <p>2.2. Special mixes may be required for various situations. Refer to drawing notes for instructions.</p> <p>3. Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over entire subgrade free of standing water.</p> <p>4.1. Minimum depths of growing medium placed and compacted to 80%:</p> <p>4.1.1. On-grade</p> <p>4.2.1. Seeded and sodded lawn</p> <p>4.2.2. Max planted shrubs & groundcovers</p> <p>4.2.3. Groundcover only areas, if defined on plan</p> <p>4.2.4. Tree & large shrub pits</p> <p>4.2.5. Maximum 18" depth growing medium except where founded for trees over column points</p> <p>5. Manually typed growing medium/planting soil around existing trees, shrubs and obstacles.</p> <p>6. In perimeter seeded grass areas, feather growing medium up to nothing at edges and blend into existing grasses.</p> <p>7. Finished grades shall conform to the elevations shown on landscape and site plan.</p>
3.6. ROUGH GRASS AREA - SEEDING	<p>1. General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boundaries to edge of roads and fences.</p> <p>2. Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 3.11.3.</p> <p>2.1. Clean existing soil by mechanical means or debris over 50mm in any dimension.</p> <p>2.2. Roughly grade surfaces to allow for maintenance specified and for positive drainage.</p> <p>3. Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 31st) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.</p> <p>4. Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grain mixture delivered in containers bearing the following information:</p> <p>4.1. Analysis of the seed mixture.</p> <p>4.2. Percentage of each seed type.</p> <p>5. Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.</p> <p>5.1. 30% Creeping Red Fescue</p> <p>5.2. 30% Annual Ryegrass</p> <p>5.3. 50% Calaver Perennial Ryegrass</p> <p>5.4. Kentucky Bluegrass</p> <p>For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terracliff Coastal Wildflowers) with Hard Fescue or pre-approved alternate.</p> <p>6. Fertilizer: Mechanical seeding. Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur area coated, 170 kg/ha(1000lb/acre) using a mechanical spreader.</p> <p>7. Seeding: Apply seed at a rate of 100g/1000m² /acre with a mechanical spreader. Incorporate seed into the top 1/4" (1cm) of soil and lightly compact.</p> <p>8. Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.</p>
3.7. HYDROSEEDING	<p>1. May be used as an alternate to mechanical seeding in rough grass areas.</p> <p>2. May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.</p> <p>3. Preparation and Growing Medium</p> <p>3.1. In areas of Rough Grass: Comply with Section 3.6 Rough Grass.</p> <p>3.2. Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas. Seeding.</p> <p>4. Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect.</p> <p>5. Mulch shall consist of arid wind fibre or recycled paper fibre designed for hydrolic seeding and dyed (trace of monitoring application. If using recycled paper material for water soluble use 100% by weight). Conforms to Canadian Landscape Standard for mulch requirements.</p> <p>6. Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.</p> <p>7. Equipment: Use industry standard hydrolic seeder/mulcher equipped with the tank volume certified by an identification plate or sticker affixed to tank new on the equipment. The hydrolic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pump and gun nozzles shall be capable of applying the materials uniformly over the designated area.</p>

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	
3.8. APPLICATION RATE	<p>1. Application Rate</p> <p>1.1. 100g/100m² (100 lb/acre)</p> <p>1.2. 100g/100m² (100 lb/acre)</p> <p>1.3. 100g/100m² (100 lb/acre)</p> <p>1.4. 100g/100m² (100 lb/acre)</p> <p>1.5. 100g/100m² (100 lb/acre)</p> <p>1.6. 100g/100m² (100 lb/acre)</p> <p>1.7. 100g/100m² (100 lb/acre)</p> <p>1.8. 100g/100m² (100 lb/acre)</p> <p>1.9. 100g/100m² (100 lb/acre)</p> <p>1.10. 100g/100m² (100 lb/acre)</p> <p>1.11. 100g/100m² (100 lb/acre)</p> <p>1.12. 100g/100m² (100 lb/acre)</p> <p>1.13. 100g/100m² (100 lb/acre)</p> <p>1.14. 100g/100m² (100 lb/acre)</p> <p>1.15. 100g/100m² (100 lb/acre)</p> <p>1.16. 100g/100m² (100 lb/acre)</p> <p>1.17. 100g/100m² (100 lb/acre)</p> <p>1.18. 100g/100m² (100 lb/acre)</p> <p>1.19. 100g/100m² (100 lb/acre)</p> <p>1.20. 100g/100m² (100 lb/acre)</p> <p>1.21. 100g/100m² (100 lb/acre)</p> <p>1.22. 100g/100m² (100 lb/acre)</p> <p>1.23. 100g/100m² (100 lb/acre)</p> <p>1.24. 100g/100m² (100 lb/acre)</p> <p>1.25. 100g/100m² (100 lb/acre)</p> <p>1.26. 100g/100m² (100 lb/acre)</p> 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City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 22, 2022

From: Wayne Craig
Director, Development

File: DV 21-930451

Re: Application by Speera Ventures Incorporated for a Development Variance Permit
at 10620 Williams Road

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to:

1. Reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention.
2. Permit the required private outdoor space to be located in the front yard instead of the rear yard.

Wayne Craig
Director, Development
(604-247-4625)

WC:blg
Att. 2

Staff Report

Origin

Speera Ventures Incorporated has applied to the City of Richmond, on behalf of the owner, AJM Ventures Ltd. (Jeffery Wu), for permission to reduce the minimum rear yard requirement under the “Compact Single Detached (RC2)” zone from 6.0 m to 3.1 m and permit the required private outdoor space to be located in the front yard to facilitate the retention of an existing significant tree in the front yard of the future Lot 2 of the proposed development at 10620 Williams Road (Attachment 1).

The subject property is being rezoned from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” as part of rezoning application RZ 20-891369 which has received third reading. The rezoning application would facilitate the subdivision of the existing lot into two new lots and the Development Variance Permit applies only to proposed Lot 2 of the development.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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: Across Williams Road, single-family dwellings on lots zoned “Single Detached (RS1/E)”, “Compact Single Detached (RC1)” and “Compact Single Detached (RC2)”, fronting Williams Road.
- To the South: Across the lane, single-family dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, fronting Aintree Place.
- To the East: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.
- To the West: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

Rezoning and Public Hearing Results

During the rezoning process, staff had identified two variances to Zoning Bylaw 8500 that are required to facilitate the retention of a significant tree in the front yard of proposed Lot 2:

- To reduce the minimum rear yard setback from 6.0 m to 3.1 m.
- To permit the required private outdoor space to be located in the front yard instead of the rear yard.

The Public Hearing for the rezoning of this site was held on April 19, 2021. At the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500, except for the two variances that are the subject of this application. These variances are proposed in order to retain an existing healthy significant tree (Tree tag #001 97 cm caliper Cedar) in the front yard of 10620 Williams Road (Plan #2), which results in shifting the footprint of the future single-family home on the proposed Lot 2 southward to accommodate the required 4.8 m tree protection zone. As part of the rezoning application, staff secured the developer’s commitment to retain the significant tree and a \$10,000.00 security and a legal agreement has been provided and registered on title.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance 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 “Compact Single Detached (RC2)” zone except for the zoning variances noted below.

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

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

- 1) That the minimum rear yard setback requirement of the “Compact Single Detached (RC2)” zone be reduced from 6.0 m to 3.1 m on the future Lot 2, as shown on the attached permit plans. ***Staff support the requested variance because the reduction of the rear yard setback allows for retention of the existing significant 97 cm caliper Cedar tree (tag #001) in the front yard. In addition, the proposed setback would facilitate a home design that includes an attached rear lane accessed garage, consistent with neighbouring developments. Furthermore, the rear yard abuts a 6.0 m wide lane which limits added impact to the neighbour across the lane.***
- 2) Permit the required private outdoor space for Lot 2 to be located in the front yard instead of the rear yard. ***Staff support the requested variance as the required tree protection area in the front yard, the shifting of the building footprint towards the rear of the property while continuing to provide an attached lane accessed garage and secondary suite parking, eliminates the opportunity for the required private outdoor space to be located in the rear yard. Careful consideration of the existing grade within the Tree Protection Zone (TPZ) surrounding tree tag #001 is required. Existing site grade is lower than the sidewalk therefore, in order to save tree tag #001, the grade within the TPZ cannot be manipulated. The private outdoor space in the front yard would consist of a raised wooden deck that provides for retention of the existing grade surrounding the significant tree and provides for improved use of the front yard, accessibility and functionality. As a consideration of the associated rezoning, a Certified Arborist is required to oversee the construction of the deck footings to ensure the trees roots are not impacted and ground drainage is addressed.***

Analysis

Conditions of Adjacency

- The proposed building footprint of Lot 2 would project approximately 2.8 m into the required rear yard setback of 6.0 m, providing a 3.1 m separation from the property line to the south and the lane. Living space on the second storey above the garage is stepped back to alleviate any shadowing concerns for the neighbours.
- A 1.2 m side yard setback is provided to the east and west; consistent with the minimum requirement in the zone.
- To the north, the interfaces are single-family front yards along Williams Road. The Lot 2 front yard is proposed to have additional landscaping treatment in order to accommodate requirements for private outdoor space. The 10.2 m front yard setback on Lot 2 will be utilized to enhance the space around the retained tree.

Landscaping

- Tree retention and protection was assessed at the time of rezoning.
- One on-site tree (tag #001) and three street trees (tag #CT001, CT002, CT003) were assessed and all are to be retained.
- Through the rezoning the applicant is required to provide a Tree Survival Security of \$40,000.00 to ensure all four trees are retained and protected.
- The developer has also provided a landscape plan (Plan #5-6) and Landscape Security of \$27,068.85 to ensure the landscaping treatment is incorporated.
- Included in the landscape plan for Lot 2, is the planting of one new tree in the rear, a variety of shrubs, permeable pavers, and low-lying vegetation and grass. Specifically for Lot 2, the proposal prioritizes a raised decking system that would be level with the sidewalk in the front yard to create less impact on the roots of the retained Cedar tree and to enhance low valued green space beneath the tree. Enhancements around the decking area would primarily be a variety of shrubs to help with privacy of the front yard space and to create a more functional outdoor green space for the user.
- A new 1.2 m (4 ft.) high fence along a portion of the front yard and a new 1.8 m (6 ft.) high fence along the rear yard are proposed to provide further screening between neighbours.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

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

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



DV 21-930451

Attachment 2

Address: 10620 Williams Road

Applicant: Speera Ventures Incorporated Owner: AJM Ventures Ltd.

Planning Area(s): Shellmont

	Existing	Proposed	
Site Area:	692 m ²	Lot 2: 346 m ²	
Land Uses:	One single detached dwelling	Two single detached dwellings	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot 2: Max. 207.60 m ² (2235 ft ²)	Lot 2: Max. 207.54 m ² (2234 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	346 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.52 m Depth: 32.88 m	none
Setback – Front Yard Lot 2:	Min. 6.0 m	10.2 m	none
Setback – Side Yard:	Min. 1.2 m	1.2 m	none
Setback – Rear Yard Lot 2:	Min. 6.0 m	3.1 m	Variance requested for Lot 2 rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 2: Min. 3	none
Private Outdoor Space (m ²):	Min. 20 m ² (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot 2 only



City of Richmond

Development Variance Permit

No. DV 21-930451

To the Holder: SPEERA VENTURES INCORPORATED

Property Address: 10620 WILLIAMS ROAD

Address: C/O JEFFREY WU
AJM VENTURES LTD.
9791 HERBERT ROAD
RICHMOND, BC V7A 1T6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) The minimum required rear yard setback for Lot 2 only is reduced from 6.0 m to 3.1 m, as shown on Plans #1-7 attached hereto.
 - b) The required private outdoor space for Lot 2 only to be permitted in the front yard instead of the rear yard, as shown on Plans #1-7 attached hereto.
4. 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.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

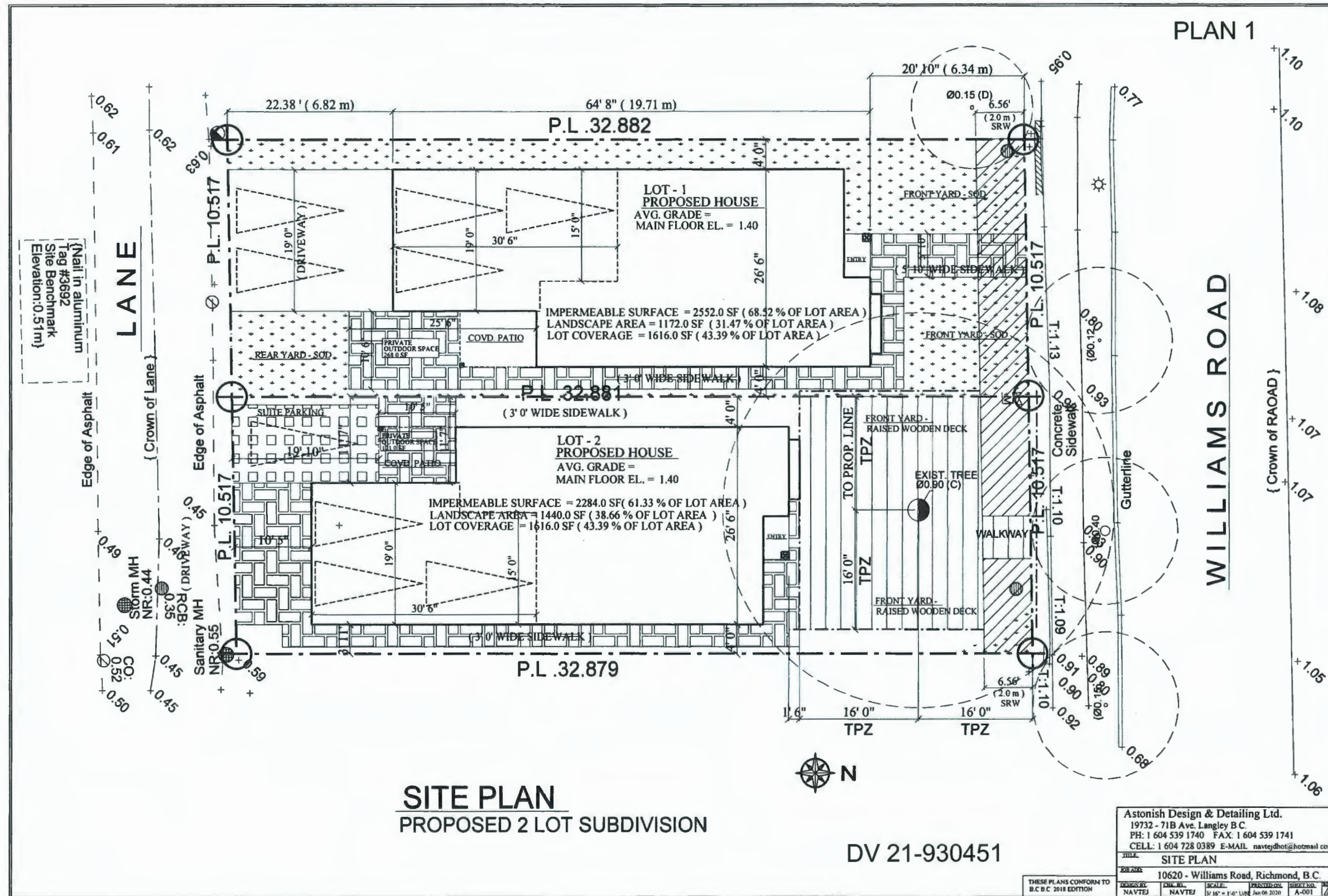
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DAY OF , .

ISSUED BY THE COUNCIL THE

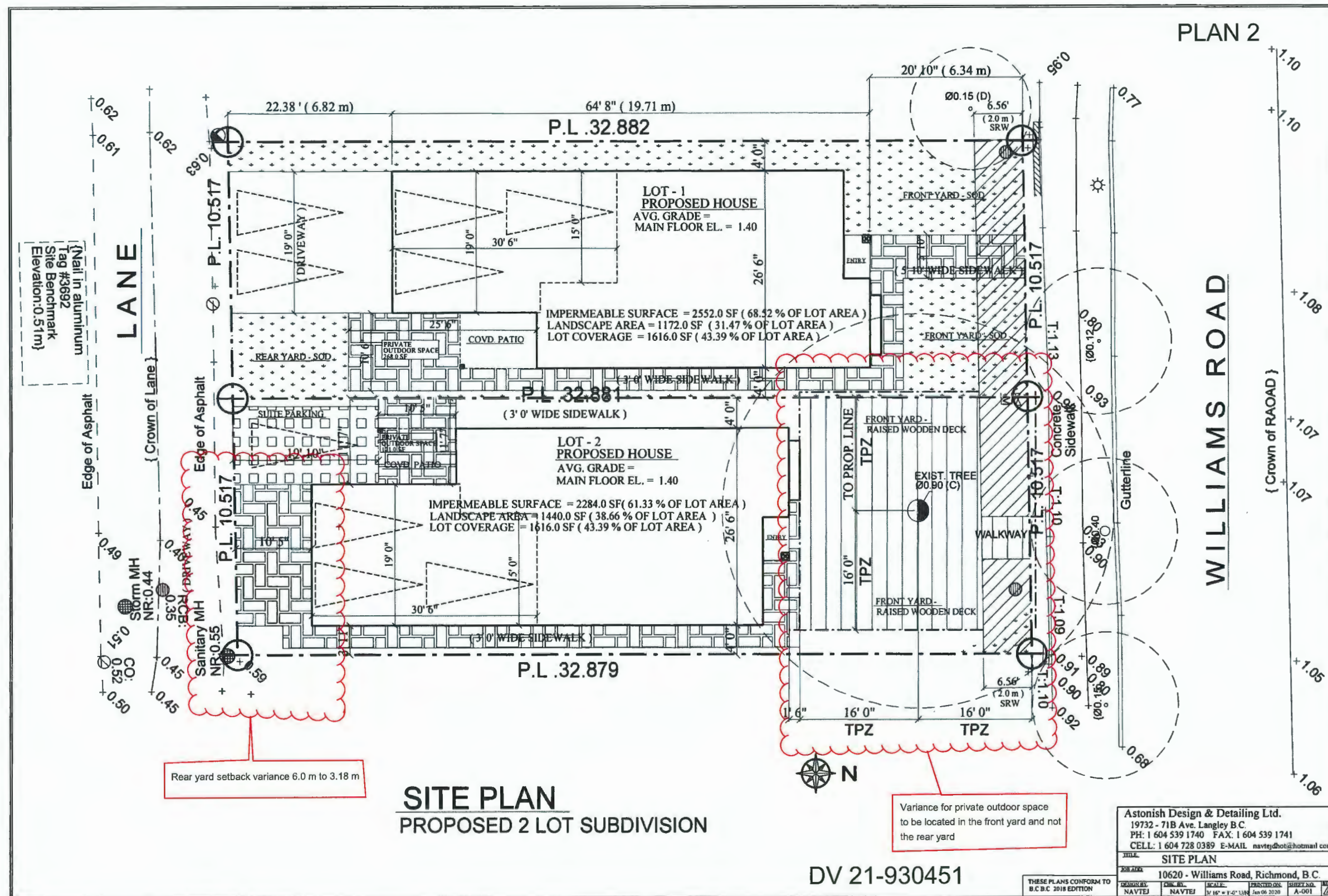
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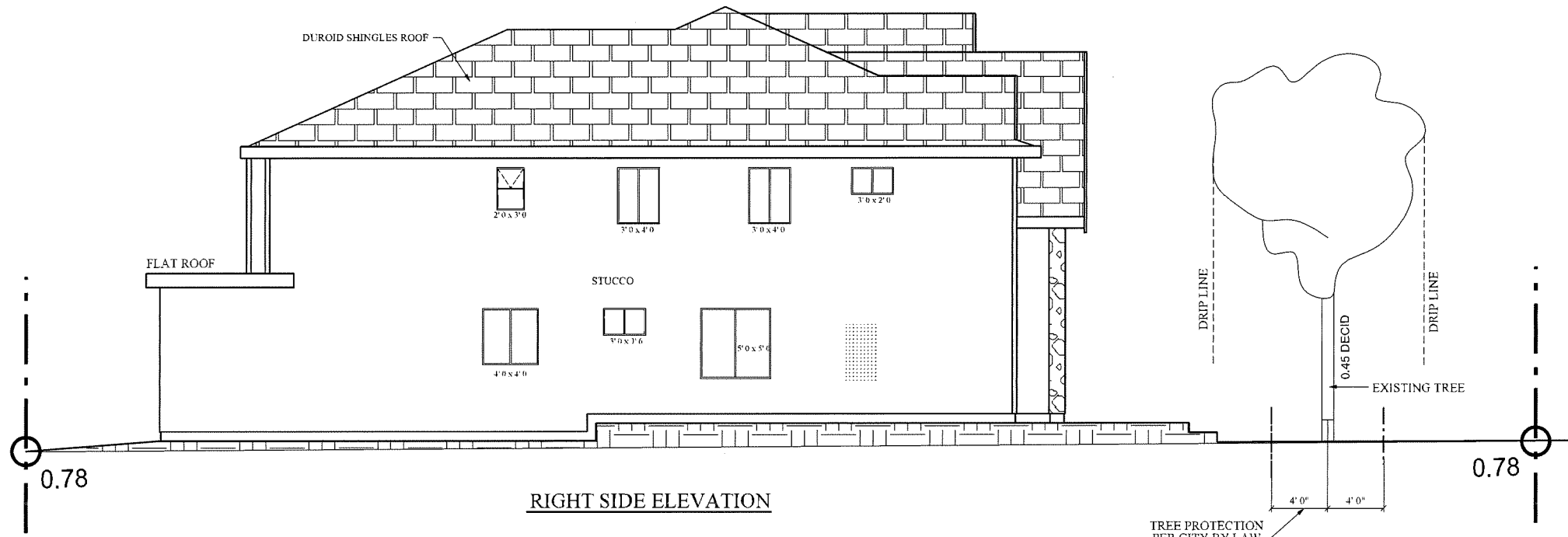
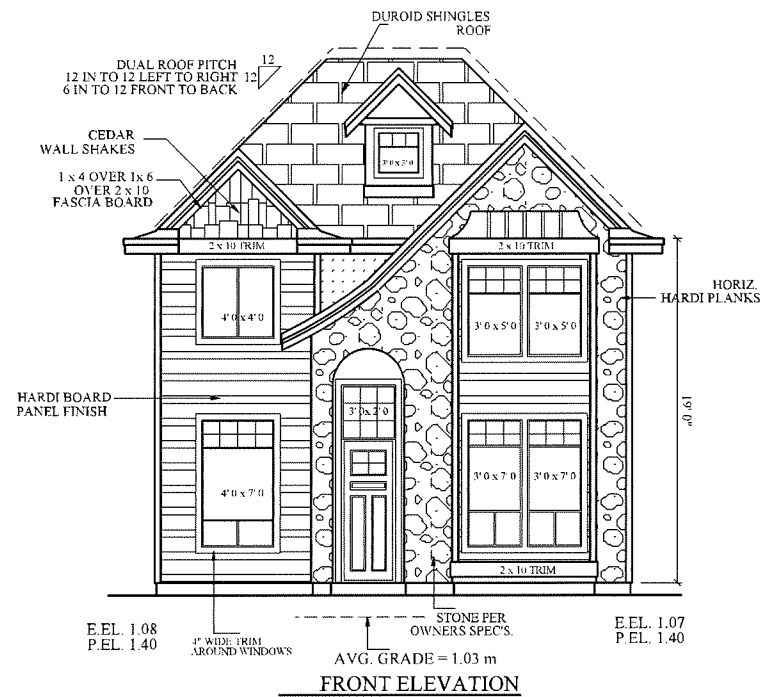
MAYOR

WILLIAMS ROAD



PLAN 2





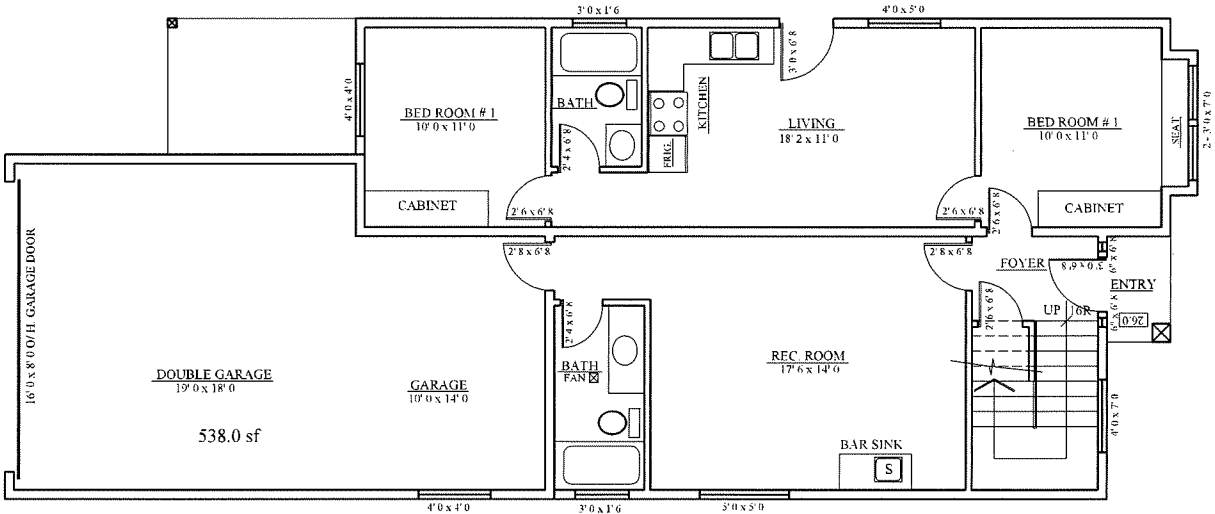
DV 21-930451

THESE PLANS CONFORM TO B.C.C. 2018 EDITION

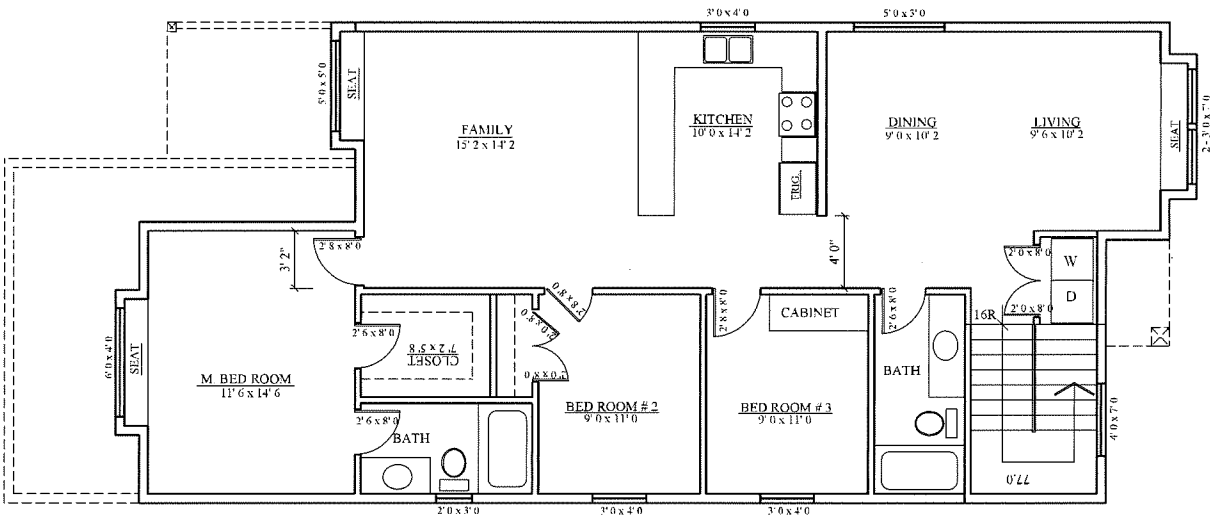
Astonish Design & Detailing Ltd.
19732 - 71B Ave Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com

ELEVATIONS			
TITLE	10620 - Williams Road, Richmond, B.C.		
FOR SET	DESIGN	DATE	SCALE
KAMAL	NAVTEJ	14	1/4" = 1'-0"
			A-003

PLAN 4



MAIN FLOOR PLAN - AREA = 1517.0 SF INCL. GARAGE



SECOND FLOOR PLAN - AREA = 1255.0 SF

DV 21-930451

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION

Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com				
FLOOR PLANS				
100 ADD	10620 - Williams Road, Richmond, B.C.			
DRAWN BY	DESIGNED BY	SCALE	SHEET NO.	REV.
KAMAL	NAVTEJ	1/4" = 1'-0"	A-002	Δ

PLAN 5

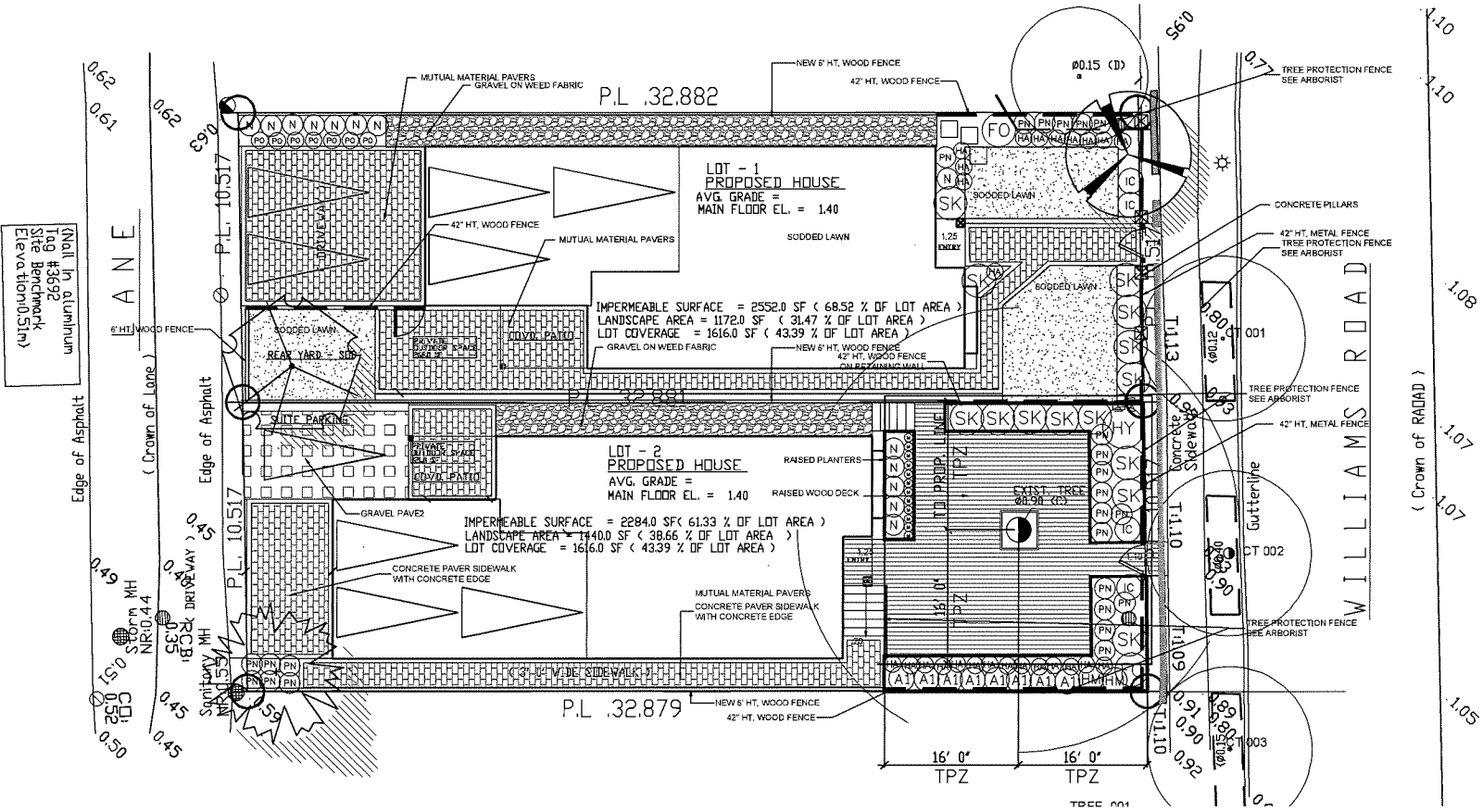
PLANT SCHEDULE				PMG PROJECT NUMBER: 20-159
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER GRISELUM	PAPERBARK MAPLE	6CM CAL, 1.8M STD, B&B
	1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL, 1.5M STD, B&B
	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	5CM CAL, B&B
SHRUB	8	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	#2 POT, 25CM
	2	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT, 40CM
	2	HYDRANGEA MAC 'DANCING SNOW'	DOUBLE DELIGHTS WEDDING GOWN HYDRANGEA	#2 POT, 30CM
	1	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3 POT, 60CM
	4	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM
	13	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT, 40CM
GRASS	14	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT, 50CM
	25	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
	12	OPHIPOGON PLANSICAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
FERN	7	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
	24	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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

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

SEAL:



1	25 FEB 09	MAIN COMMENTS	MM
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

2 LOT SUBDIVISION
10620 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:

**LANDSCAPE
PLAN**

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DRAWN: MM
DESIGN: MM
CHKD: MCV

L1

OF 2

DV 21-930451

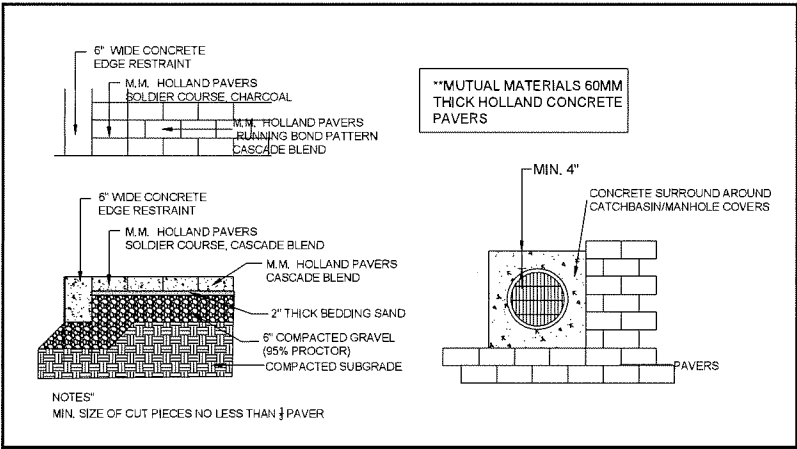


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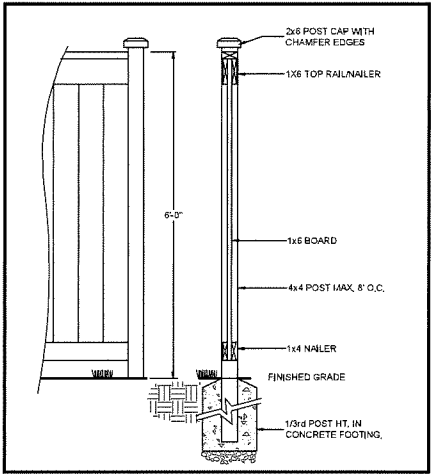
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PLAN 6

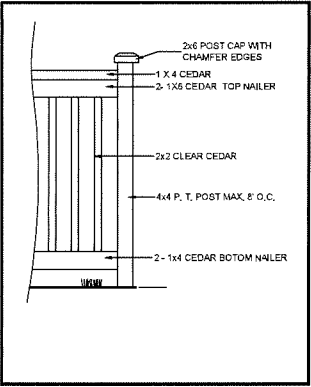


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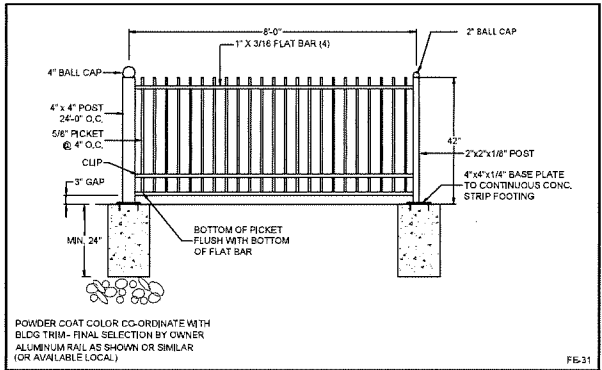
1B PAVERS AROUND UTILITY COVERS
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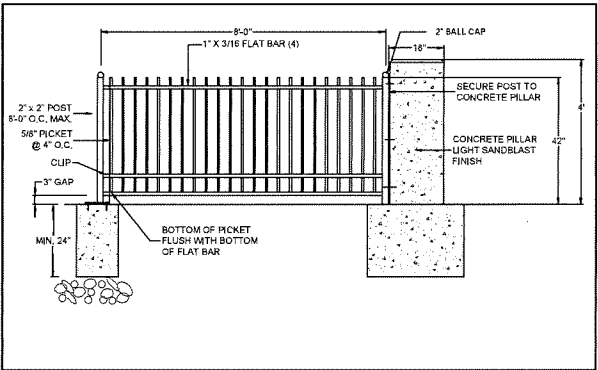
2 PERIMETER WOOD FENCE
3/4"=1'-0"



3 4' HT. WOOD FENCE
3/4"=1'-0"



4 42" HT. ALUMINIUM PICKET FENCE
1/2"=1'-0"



5 42" HT. ALUMINIUM PICKET FENCE W/ PILLARS
1/2"=1'-0"

DV 21-930451

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5G 5G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

2 LOT SUBDIVISION

10620 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 21JAN.05 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: M/M
DESIGN: M/M
CHK'D: MCV

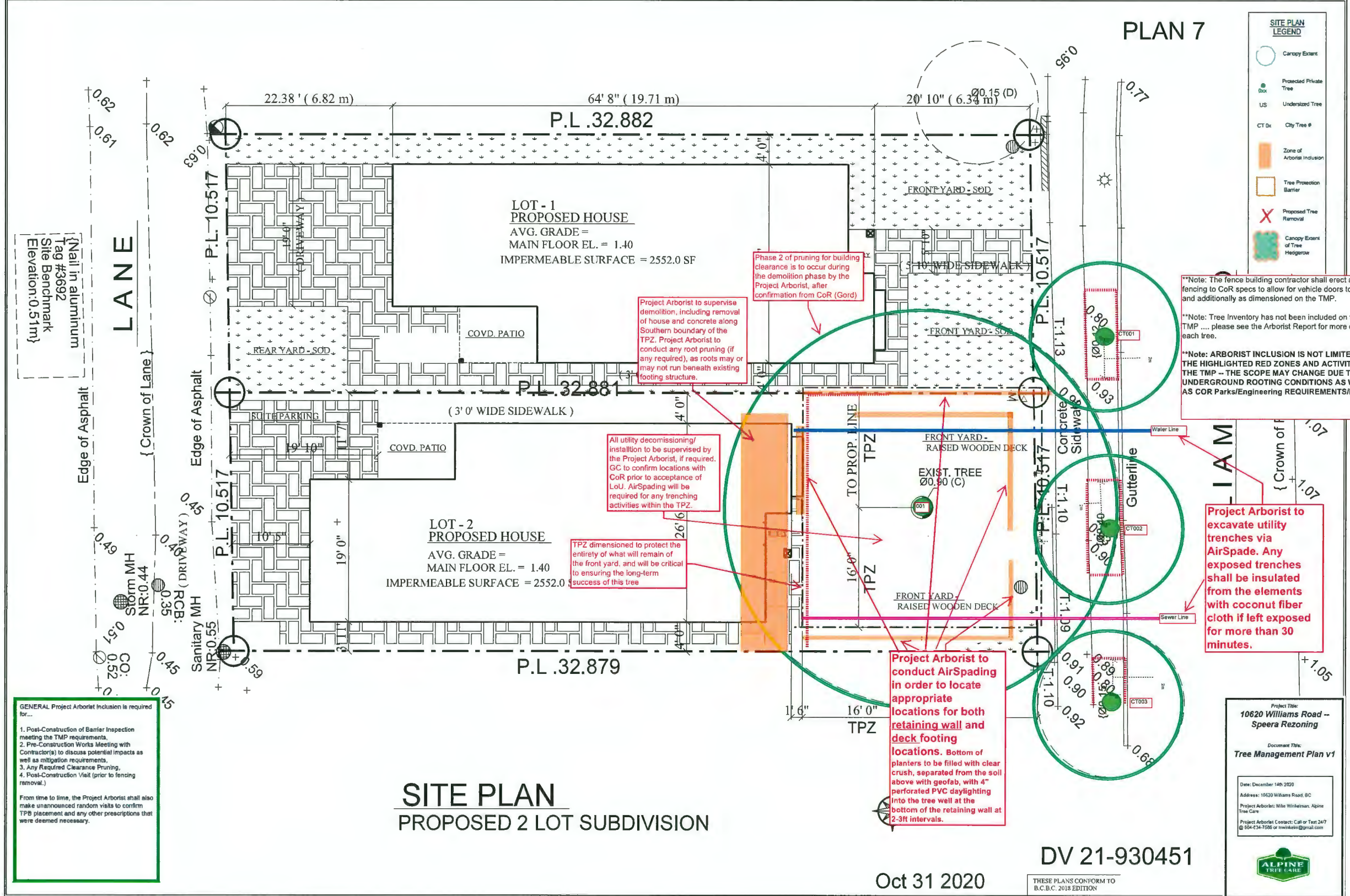
L2

OF 2

20159-1.ZIP

PMG PROJECT NUMBER

20-159



SITE PLAN
PROPOSED 2 LOT SUBDIVISION

Oct 31 2020

DV 21-930451

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION

Project Title:
**10620 Williams Road --
Speers Rezoning**

Document Title:
Tree Management Plan v1

Date: December 14th 2020
Address: 10620 Williams Road, BC
Project Arborist: Mike Winkler, Alpine
Tree Care
Project Arborist Contact: Call or Text 247
@ 604-434-7586 or mwinkler@gmail.com

**ALPINE
TREE CARE**