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## **Development Permit Panel**

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

**Wednesday, April 11, 2018  
3:30 p.m.**

### **MINUTES**

*Motion to adopt the minutes of the Development Permit Panel meeting held on March 28, 2018.*

**1. DEVELOPMENT PERMIT 17-792088**  
(REDMS No. 5763317)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 9211 and 9231 Williams Road

#### **Director's Recommendations**

*That a Development Permit be issued which would:*

1. *permit the construction of eight townhouse units at 9211 and 9231 Williams Road on a site zoned “Low Density Townhouses (RTL4)”; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the “C” units into the front yard setback; and*
  - (b) *allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and allow small car parking stalls for the secondary suite units.*

**Development Permit Panel – Wednesday, April 11, 2018**

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ITEM

**2. New Business**

**3. Date of Next Meeting: April 25, 2018**

**ADJOURNMENT**



# City of Richmond

Minutes

## Development Permit Panel Wednesday, March 28, 2018

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Cecilia Achiam, General Manager, Community Safety

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 March 14, 2018 be adopted.*

CARRIED

#### 1. **Development Variance 17-791500** (REDMS No. 5723669)

APPLICANT: Ken Hanna Holdings Ltd.

PROPERTY LOCATION: 18351 and 18360 McCartney Way

##### INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted site coverage for buildings from 60% to 65%, in order to permit the construction of an addition to connect two existing buildings on a site at 18351 and 18360 McCartney Way zoned "Industrial (I)".

## Development Permit Panel

### Wednesday, March 28, 2018

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

Andrew Peterson, Beedie Development Group, noted that the staff report for the subject development variance permit application is thorough and advised that he will answer questions from the Panel regarding the subject application.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) the proposed variance to increase the maximum permitted site coverage for buildings supports a more intensive use of the two subject properties which is supported by the Official Community Plan (OCP), (ii) the two subject properties will be consolidated into a single property prior to the development variance permit application proceeding to Council for issuance, and (iii) the cross access easement for shared driveway access registered on the title of each of the subject properties will be deemed redundant following consolidation and will be discharged as a condition of consolidation.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted site coverage for buildings from 60% to 65%, in order to permit the construction of an addition to connect two existing buildings on a site at 18351 and 18360 McCartney Way zoned "Industrial (I)".*

**CARRIED**

#### **2. Development Permit 17-791769 (REDMS No. 5703503)**

APPLICANT: Polygon Berkeley House Ltd.

PROPERTY LOCATION: 9211/9251/9271/9291 Odlin Road

## Development Permit Panel

### Wednesday, March 28, 2018

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#### **INTENT OF PERMIT:**

Permit the construction of 265 residential units in two four-storey to six-storey multi-family apartment buildings over a common parkade at 9211, 9251, 9271, 9291 Odlin Road on a site zoned “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)”.

#### **Applicant’s Comments**

Scott Baldwin, Polygon Development, introduced the architect and landscape architect for the project.

James Bussey, Raymond Letkeman Architecture Inc., provided background information on the proposed development and highlighted the following:

- 265 residential units are proposed in two four-storey to six-storey multi-family apartment buildings over a common parkade;
- majority of the units are family-oriented and have two or three bedrooms;
- the proposed development includes 21 basic universal housing (BUH) units and 13 affordable housing units which are dispersed throughout the project;
- direct at grade entrances to the two buildings are provided off Odlin Road to the south of the project;
- the grand stairs fronting Odlin Road provide access to the internal landscaped courtyard;
- the greenway along the eastern edge of the site will be built along with the proposed development;
- the future Dubbert Street connection along the site’s western frontage will be partially constructed to an interim “half-road” along with the project;
- there is an accessible pedestrian connection off the greenway into the middle of the internal courtyard;
- the two buildings have been stepped down to four storeys at the northern end to provide an appropriate interface with the townhouse development to the north currently under construction and the massing has been pushed back from the north property line to provide a generous separation from the townhouse development;
- proposed use of brick exterior wall framing structures help break up the massing into three distinct segments;
- the internal landscaped courtyard has been designed as a series of rooms with specialized uses; and
- the mechanical and electrical room is incorporated with the landscaping of the internal courtyard to mitigate its visual impact.

In response to a query from the Panel, Mr. Bussey acknowledged that the project will be built in phases and the greenway will be constructed concurrently with the project.

## **Development Permit Panel**

### **Wednesday, March 28, 2018**

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Marina Rommel, Connect Landscape Architecture, briefed the Panel on the main landscaping features of the project, noting that the internal landscaped courtyard consists of, among others, an open lawn area, a central plaza provided with seating and catenary lighting, a mound and raised patio over a central mechanical/electrical room, a children's play area provided with play equipment and natural play opportunities, and social rooms which provide more intimate seating areas.

In addition, Ms. Rommel noted that (i) a semi-private walkway connects Dubbert Street to the greenway, and (ii) a central node area along the greenway will bring people up into the internal courtyard.

In response to a query from the Panel, Ms. Rommel noted that wheelchair access to the internal courtyard from Odlin Road is through an elevator in the lobby entrance to each building.

In response to a query from the Panel, Mr. Craig noted that there is a small townhouse development under construction to the north of the proposed development and the grade of the townhouse development will match up with the grade on the subject site in terms of the parkade height.

#### **Staff Comments**

Mr. Craig noted that there is a Servicing Agreement associated with the proposal for (i) the construction of future Dubbert Street, (ii) frontage improvements along Odlin Road, and (iii) reconstruction and modification of the greenway along the east side of the development to widen it to its ultimate design.

Mr. Craig further noted that (i) the proposed development will be connected to the Alexandra District Energy Utility (DEU) facility, (ii) the project has been designed to achieve the City's Aircraft Noise Sensitive Development requirements, (iii) a 1.5 meter wide walkway along the north side of Odlin Road from the new Dubbert Street to Garden City Road will be constructed as part of the Transportation Demand Management (TDM) package associated with the project, and (iv) the project includes 13 affordable housing units and 21 basic universal housing (BUH) units.

In response to queries from the Panel, Mr. Craig acknowledged that (i) the modification of an interim greenway to its ultimate configuration had been previously done in similar developments, and (ii) the proposed building height and massing are consistent with the proposal presented by the applicant at the rezoning process.

In response to a further query from the Panel, Mr. Craig confirmed that there are other six-storey multi-family developments in the West Cambie Area including one to the northeast and another further to the southeast of the subject development.

#### **Gallery Comments**

None.

## Development Permit Panel

### Wednesday, March 28, 2018

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#### **Correspondence**

None.

#### **Panel Discussion**

The Panel expressed support to the project, noting that (i) the project design is well thought out, (ii) the proposed Traffic Development Management (TDM) initiatives are appreciated, (iii) the design of the internal courtyard is thoughtful, and (iv) the provision for a dog wash will be appreciated by future residents of the proposed development.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 265 residential units in two four-storey to six-storey multi-family apartment buildings over a common parkade at 9211, 9251, 9271, 9291 Odlin Road on a site zoned "Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)".*

**CARRIED**

#### **3. Date of Next Meeting: April 11, 2018**

#### **4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:48 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, March 28, 2018.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk



# City of Richmond

## Report to Development Permit Panel

**To:** Development Permit Panel

**Date:** March 20, 2018

**From:** Wayne Craig  
Director, Development

**File:** DP 17-792088

**Re:** **Application by Interface Architecture Inc. for a Development Permit at 9211 and 9231 Williams Road**

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight townhouse units at 9211 and 9231 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the "C" units into the front yard setback;
  - b) Allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and allow small car parking stalls for the secondary suite units.

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

WC:el  
Att. 2

## Staff Report

### Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to develop eight townhouse units at 9211 and 9231 Williams Road. Two out of the eight townhouse units are proposed to each contain a ground-level secondary suite. The site is being rezoned from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone for this project under Bylaw 9750 (RZ 16-729962); which received third reading following the Public Hearing on October 16, 2017. The properties currently contain two single-family dwellings; which will be demolished.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 17-788783). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to: frontage beautification, storm upgrades, and new service connections.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north: Existing single family dwellings on lots zoned “Single-Detached (RS1/E)”.
- To the east: Existing single family homes with coach houses on compact lots zoned “Coach Houses (RCH)”, which are identified for future townhouse development under the Arterial Road Land Use Policy; and a 20-unit townhouse complex zoned “Medium Density Townhouses (RTM2)”.
- To the south: Across Williams Road, South Arm Park on lands zoned “School & Institutional Use (SI)”.
- To the west, existing single family dwellings on lots zoned “Single-Detached (RS1/E)”, which are identified for townhouse development under the Arterial Road Land Use Policy.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 16, 2017. No concern regarding the rezoning application was expressed at the Public Hearing.

### Staff Comments

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

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

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

- 1) Reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the "C" units into the front yard setback.  
*(Staff supports the proposed variance, as it is mainly a result of the road dedication required along the entire Williams Road frontage. This variance also permits a ground floor projection into the front yard setback to allow larger habitable spaces on the ground floor for the units with a secondary suite. Varied front yard setbacks contribute to the pedestrian scale along Williams Road. Appropriate interfaces with the adjacent properties to the east and west have also been provided through landscaping design).*
- 2) Allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and small car parking stalls for the secondary suite units.  
*(The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed eight-unit townhouse development will provide 18 residential, plus two visitor parking spaces on-site. The small car stalls in the side-by-side garages allow for a more flexible site layout to provide a wider outdoor amenity space and a predominant two-storey massing. Transportation staff support the proposed variances to allow one small car stall in each of the side-by-side double car garages and small car parking stalls for the secondary suites).*

All of these variances request were identified at rezoning stage, and no concerns were identified at that time.

**Advisory Design Panel Comments**

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

**Analysis*****Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings are similar to the townhouse developments on this block.
- While three storey units are proposed along Williams Road, the building height is stepped down to two storeys along the side property lines to provide appropriate transition to the adjacent single family homes.
- Two pairs of two-storey duplexes and the outdoor amenity area are proposed along the rear (north) property line to minimize privacy and overlook concerns.
- A six foot tall fence and hedging materials will be installed along the north property line to provide a buffer between the subject townhouse development and the adjacent single family homes.

- Properties to both east and west of the subject site are designated for townhouse development. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the entry driveway) has been secured at rezoning.
- A six foot tall fence will be installed along the east and west property lines and a Fastigiate Golden Leaf Beech tree will be planted in each of the side yards to provide screening between the proposed townhouse units and the adjacent single family homes to the east and west.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

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

- The layout of the townhouse units is oriented around a single driveway providing access to the site from Williams Road and an east-west internal manoeuvring aisle providing access to the unit garages.
- Four pairs of duplex are proposed; creating a total of eight units. Half of the units will have direct pedestrian access from the street and half of the units will have access from the internal drive aisle.
- Two of the units will each contain a one-bedroom ground-level secondary suite of approximately  $23 \text{ m}^2$  ( $244 \text{ ft}^2$ ) in size.
- All units will have two vehicle parking spaces in a side-by-side double car garage. An additional surface parking stall will be assigned to each of the secondary dwelling units.
- A total of two visitor parking spaces will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both residential and visitor bicycle parking are provided in compliance with the Zoning Bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines ( $30 \text{ m}^2$  per unit) of the OCP. All units will have private outdoor spaces consisting of front or rear yard; the three-storey units will also have a covered deck on the second floor facing the internal drive aisle.
- Outdoor amenity space is proposed opposite to the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units.
- A covered mailbox kiosk and short-term bicycle parking spaces will be provided within the outdoor amenity space.
- The required garbage, recycling and organic waste storage enclosures have been incorporated into the design of the street fronting buildings to minimize the visual impact of these enclosures.

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

- The architect advised that the design of this project follows a neo-Craftsman character, which is consistent with the typical housing vocabulary (i.e., gable/hipped roof forms, canopied entry doors, boxed windows, wood textured siding, etc.) used in the neighbouring townhouse developments. However, this development will be differentiated from the other developments by the use of shingled siding and decorative diamond windows.
- The front units will have individual canopies and stoops identifying the entry doors. Vertical architectural articulation (i.e., stacked box windows) will visually cue the buildings as duplexes. The rear duplexes will have large fronting gables that visually identify each dwelling unit.
- A pedestrian scale is generally achieved along the public streets and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.
- The proposed building materials (horizontal hardie plank cedar mill siding, hardies shingle siding, fiberglass asphalt roof shingles, wood trim/post & cross beams, cultured stone veneer etc.) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single family character of the neighbourhood.
- A palette of earth tone grays and cream colours is proposed, with charcoal for the metal gutters/downspouts, white for the wood trims and vinyl window frames. A darker shade of horizontal siding on the ground floor will tie all four buildings (eight units) together visually.

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

- Tree preservation was reviewed at rezoning stage; one tree on site is identified for removal. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), two replacement trees are required. The applicant is proposing to plant 18 replacement trees on-site, including four conifers and ten deciduous trees.
- The proposal provides for a pedestrian-oriented streetscape fronting Williams Road; with a landscaped edge treatment including a new tree in each front yard, lawn and patio areas, low metal fencing, and metal gate to each street fronting unit.
- Typically, above-ground utility infrastructure improvements, such as a hydro kiosk, should be located outside of the front yard of a townhouse development. The hydro kiosk was originally proposed along the internal drive aisle within the side yard setback; and the site layout was generally accepted by staff. However, as encouraged by Council during the rezoning review process, the developer decided to provide two secondary suites in this development. In order to provide two surface parking stalls for the secondary suites, as per Zoning Bylaw requirement, the applicant proposed to relocate the hydro kiosk to the front yard in order to avoid significant revision to the accepted site layout. The kiosk will be screened by Cedar hedge on three sides, as the front side of the kiosk is not permitted to be screened. Staff will continue to guide the applicants of other development projects to locate all aboveground utility infrastructures outside of the front yard.

- Along the internal drive aisle, the central outdoor amenity area will be extended into the T-intersection in order to provide a landscape feature (i.e., a Maple tree) to visually interrupt the straight drive aisle; which may also dub as a traffic calming feature.
- Each unit will have a private yard with landscaping and lawn area. Various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The location of outdoor amenity space provides the easy access and visual transparency and surveillance for the townhouse residents. An organic landscape plan is proposed to mask the ‘squareness’ of the space provided. The landscape design creates angled views, pockets of activity, and potential for textured landscape elements.
- A variety of stimuli are proposed within the outdoor amenity area. A number of sanded logs will define small areas within the play area and can be used for balance; vertical logs will also provide balancing and play opportunities. A bench is also provided for caregivers.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$150,449.70 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. An \$8,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

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

- The architect advised that the following CPTED design/features are incorporated into the proposal:
  - All building exterior side walls will have windows at upper floors; which would provide for passive surveillance over the common outdoor amenity area, visitor parking spaces, the garbage and recycle enclosures, and all main entries and garage doors along the internal drive aisle;
  - All unit entry doors will be clearly visible from the street and the internal drive aisle, will be well-lit, and will not be set back into the building;
  - The outdoor amenity area/children’s play area is centrally located at the rear portion of the site; where it has minimum conflict with vehicles, and is highly visible for passive surveillance.
  - Bollard lighting will be added to the outdoor amenity area and at the ends of the four visitor parking spaces.

#### ***Sustainability***

- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.

- The architect advised that the following design/features are incorporated into the proposal:
  - Vented windows to allow natural ventilation.
  - South-oriented units with minimal window placement on the east and west elevation to decrease unwanted solar gain/loss.
  - Large usable private outdoor yards to encourage more outdoor activities and usage.
  - Use of fibre cement siding as the main cladding material to achieve sustainable building practices.
- Each garage will be equipped with a 240V receptacle to accommodate future electric vehicle charging equipment.

### ***Accessible Housing***

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this "Ac" unit will require installation of a chair lift (where the staircase has been dimensioned to accommodate this) in the future, if desired. <to be used for townhouse developments providing townhouse units that incorporate all of the convertible housing features listed in OCP section 3.4 Accessible Housing. Provide a description of renovation requirements (i.e. the installation of a stair lift or elevator)>
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, and the applicant has agreed to the list of Development Permit Considerations (signed concurrence on file) outlined in Attachment 2, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet  
Attachment 2: Development Permit Considerations



# City of Richmond

## Development Application Data Sheet

Development Applications Department

DP 17-792088

Attachment 1

Address: 9211 and 9231 Williams Road

Applicant: Interface Architecture Inc.

Owner: Chen Chia Shu & 7878 Holding Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,392.0 m<sup>2</sup>

Floor Area Net: 986.32 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	1,692.5 m <sup>2</sup>	1,668.9 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.591	none permitted
Lot Coverage – Building:	Max. 40%	38.9%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	63.0%	none
Lot Coverage – Landscaping:	Min. 25%	28.2%	none
Setback – Front Yard (m):	Min. 6.0 m	5.4 m , except 4.5 m to the ground floor of the "C" units	<b>variance required</b>
Setback – East Side Yard (m):	Min. 3.0 m	3.01 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.03 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m with 50% ground floor projection (at 4.5 m)	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"><li>• 11.08 m (3 storeys) along Williams Road</li><li>• 8.73 m (2 storeys) along north property line</li></ul>	none
Lot Width:	Min. 40.0 m	40.3 m	none
Lot Depth:	Min. 35.0 m	41.45 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.25 (V) per unit + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	18 (R) and 2 (V)	18 (R) and 2 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (16 x Max. 50% = 8)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	10	<b>variance required</b>
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	10 (Class 1) and 2 (Class 2)	10 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 8 units = 48 m <sup>2</sup>	61 m <sup>2</sup>	none



**City of  
Richmond**

## **Development Permit Considerations**

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9211 and 9231 Williams Road

**File No.:** DP 17-792088

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Final adoption of the Zoning Amendment Bylaw 9750 (RZ 16-729962).
2. Submission of a Landscaping Security in the amount of \$150,449.70 (based on 100% of the cost estimate, including 10% contingency, provided by the landscape architect).

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.

2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



# City of Richmond

## Development Permit

No. DP 17-792088

To the Holder: INTERFACE ARCHITECTURE INC.

Property Address: 9211 AND 9231 WILLIAMS ROAD

Address: C/O KEN CHOW  
11590 CAMBIE ROAD, SUITE 230  
RICHMOND BC V6X 3Z5

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the "C" units into the front yard setback; and
  - b) allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and allow small car parking stalls for the secondary suite units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$150,449.70 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 17-792088**

To the Holder: INTERFACE ARCHITECTURE INC.

Property Address: 9211 AND 9231 WILLIAMS ROAD

Address: C/O KEN CHOW  
11590 CAMBIE ROAD, SUITE 230  
RICHMOND, BC V6X 3Z5

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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 ,

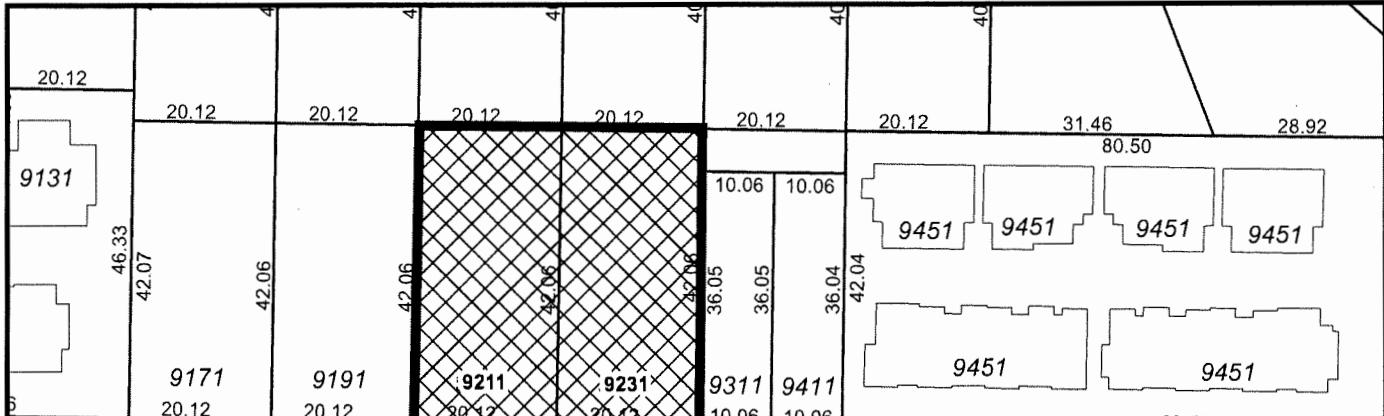
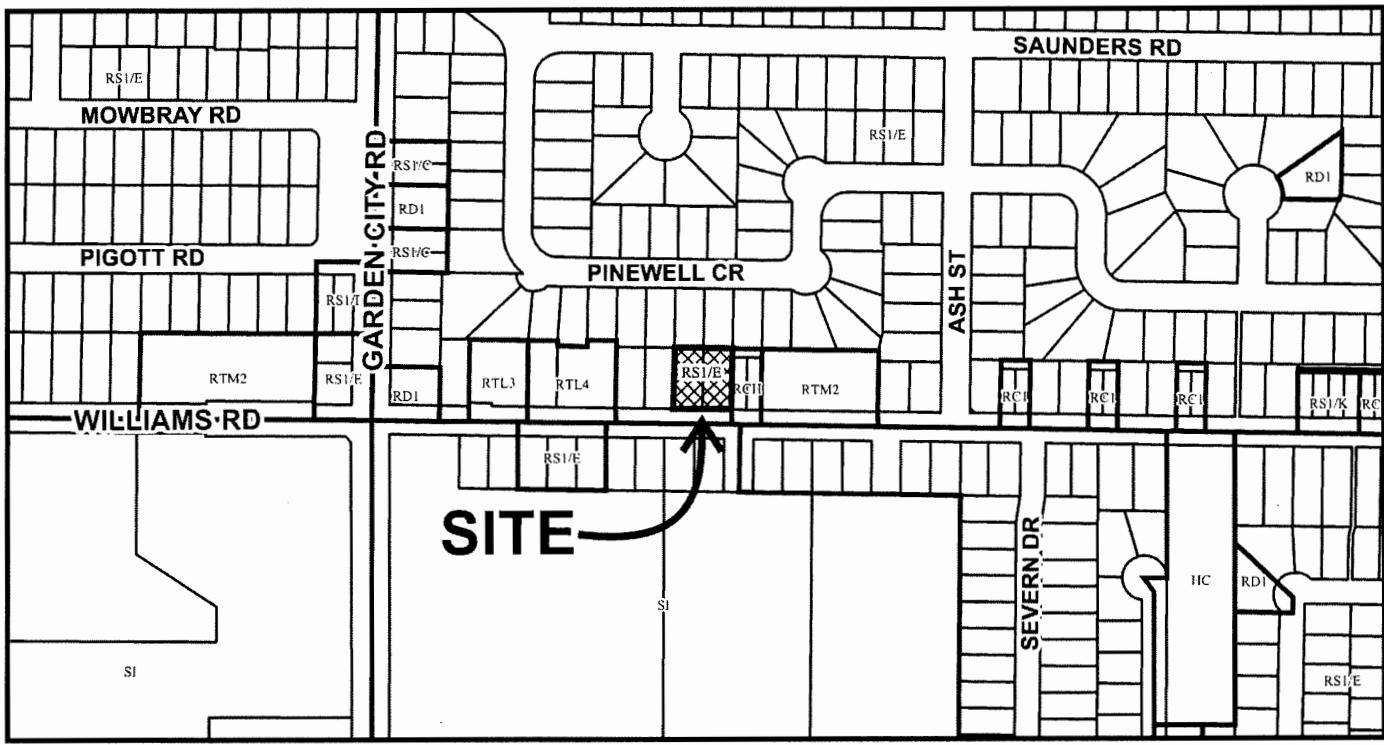
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



# City of Richmond



## WILLIAMS RD

20	20.12 9140	20.12 9160	20.97 9180	20.42 9200	20.42 9220	20.42 9240	20.42 9260	20.42 9280
28	28	28	28	28	28	28	28	28

	<b>DP 17-792088</b> <b>SCHEDULE "A"</b>	Original Date: 11/27/17
		Revision Date:
		Note: Dimensions are in METRES

## DEVELOPMENT PERMIT APPLICATION

### PROPOSED 8-UNIT TOWNHOUSE DEVELOPMENT

9211, 9231 WILLIAMS ROAD, RICHMOND BC

#102 - 11560 CANNIBAL RD RICHMOND, B.C. V6X 3Z5 Tel: 604-421-1182 Fax: 604-821-1148	Alt: KEN CHOW Email: ken@interfacearchitecture.com
<b>Landscape Architect</b>	
JONATHAN LOBEE LTD LANDSCAPE ARCHITECTURE VANCOUVER, BC V1J 1H3 Tel: 604-370-2223 Fax: 604-566-0032	Alt: JONATHAN LOBEE Email: jon@jonathanlobee.com
<b>Arborist</b>	
ARBORTECH CONSULTING LTD. #202 - 2639 MORNINGSIDE WAY RICHMOND, B.C. V6V 3A7 Tel: 604-288-5604 Fax: 604-275-9854	Alt: NORM HOL Email: norm@adgroup.ca
<b>Civil (Offsite/Onsite)</b>	
CORE CONCEPT CONSULTING LTD. #202 - 2639 MORNINGSIDE WAY RICHMOND, B.C. V6V 3A7 Alt: BRUCE DUFFY Email: bruce@coreconceptconsulting.com	

### ENERGY

#### Upgrades to meet Energuide 82

- 1. SOLAR HOT WATER READY
- \* PER THE REQUIREMENTS OF THE BC HOT WATER READY REGULATION
- \* 2 CONDUIT RUNS (3.3M LINE)
- 2. R2Z NOMINAL ABOVE GRADE WALLS
- 3. R60 NOMINAL CEILINGS BELOW ATTIC
- 4. CONDENSING HOT WATER TANK WITH A MINIMUM EF 0.82 PROVIDING RADIANT FLOOR HEATING AND DOMESTIC HOT WATER (GAS-FIRED)
- 5. ENERGY STAR LED LIGHTING
- 6. ENERGY STAR APPLIANCES (CLOTHES WASHER/DRYER, FRIDGE, DISHWASHER)

\* SEE CEA ENERGY REPORTS FOR DETAILS  
\* CEA WILL CONDUCT INSPECTION OF UNIT C TO VERIFY COMPLIANCE

THE PROJECT COMPRISES OF 8 UNITS IN 4 DUPLEXES. THERE ARE NO TANDEM UNITS. TWO LOCKOFF UNITS HAVE BEEN ADDED (1 IN EACH UNIT TYPE C). THREE ZONING VARIANCE ARE REQUESTED: (1) FRONT YARD SETBACK REDUCED FROM 8.0M TO 4.5M AT THE GROUND LEVEL TO TIE LOCKOFF UNITS, OVERALL FROM 8.0M TO 5.0M TO ALL OTHER UNITS; (2) PERMIT 10 SMALL CAR PARKING SPACES (1 IN EACH OF 8 UNITS, 2 OUTDOOR SPACES FOR LOCKOFF UNITS);  
EACH TOWNHOUSE UNIT TO MEET ENERGUIDE 82 REQUIREMENTS.  
ONE CONVERTIBLE UNIT IS PROVIDED IN BUILDING 2.

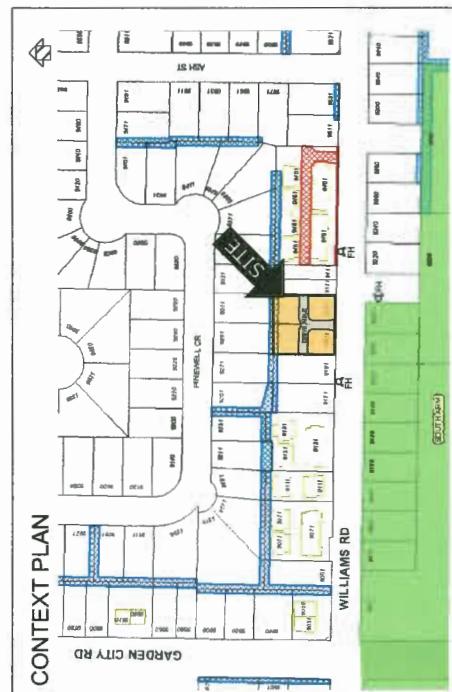
### PROJECT DESCRIPTION

A REZONING TO RT1.4 (LOW DENSITY TOWNHOUSES) IS PROPOSED TO PERMIT THE DEVELOPMENT OF A 8-UNIT TOWNHOUSE PROJECT FOR THIS 1692.5 m<sup>2</sup> (18,376 SF) ZONE-ACTIVE SITE. THE SITE FRONTS A MINOR ARTERIAL ROAD (WILLIAMS ROAD), HAS NO REAR LANE, AND HAS A BM STATORARY RIGHT-OF-WAY (SANITARY) STRADDLING THE REAR PROPERTY LINE.

THE COMBINED 2 PARCELS (4132.0' WIDE X 138.0' DEPTH) ARE IN THE BROADMOOR OCP PLANNING AREA 2 & BUT NOT YET SUBJECT TO A SPECIFIC SUBAREA PLAN. MULTI-FAMILY DENSIFICATION IS PERMITTED PER S.6.1 ARTERIAL ROAD POLICY (MIN FRONTAGE 130 FT).

0.6 M (2.0 FT) ROAD DEDICATION IS REQUIRED ACROSS THE WIDTH OF THE SITE ALONG WILLIAMS ROAD, IN ORDER TO ACCOMMODATE THE REQUIRED 1.5 M BULEVARD AND 1.5 M SIDEWALK BEHIND THE EXISTING CURB.

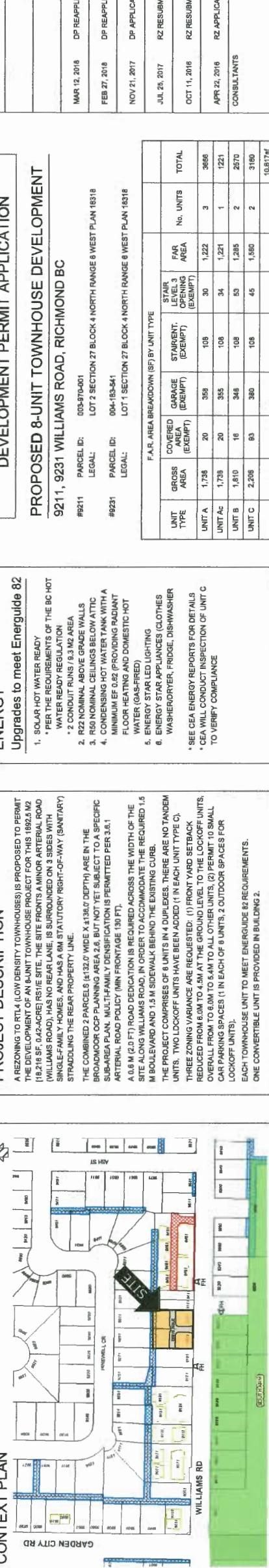
THE PROJECT COMPRISES OF 8 UNITS IN 4 DUPLEXES. THERE ARE NO TANDEM UNITS. TWO LOCKOFF UNITS HAVE BEEN ADDED (1 IN EACH UNIT TYPE C). THREE ZONING VARIANCE ARE REQUESTED: (1) FRONT YARD SETBACK REDUCED FROM 8.0M TO 4.5M AT THE GROUND LEVEL TO TIE LOCKOFF UNITS, OVERALL FROM 8.0M TO 5.0M TO ALL OTHER UNITS; (2) PERMIT 10 SMALL CAR PARKING SPACES (1 IN EACH OF 8 UNITS, 2 OUTDOOR SPACES FOR LOCKOFF UNITS);  
EACH TOWNHOUSE UNIT TO MEET ENERGUIDE 82 REQUIREMENTS.  
ONE CONVERTIBLE UNIT IS PROVIDED IN BUILDING 2.



### CONTACTS

<b>Architect</b>	
INTERFACE ARCHITECTURE INC. #102 - 11560 CANNIBAL RD RICHMOND, B.C. V6X 3Z5 Tel: 604-421-1182 Fax: 604-821-1148	Alt: KEN CHOW Email: ken@interfacearchitecture.com
<b>Landscape Architect</b>	
JONATHAN LOBEE LTD LANDSCAPE ARCHITECTURE VANCOUVER, BC V1J 1H3 Tel: 604-370-2223 Fax: 604-566-0032	Alt: JONATHAN LOBEE Email: jon@jonathanlobee.com
<b>Arborist</b>	
ARBORTECH CONSULTING LTD. #202 - 2639 MORNINGSIDE WAY RICHMOND, B.C. V6V 3A7 Tel: 604-288-5604 Fax: 604-275-9854	Alt: NORM HOL Email: norm@adgroup.ca
<b>Civil (Offsite/Onsite)</b>	
CORE CONCEPT CONSULTING LTD. #202 - 2639 MORNINGSIDE WAY RICHMOND, B.C. V6V 3A7 Alt: BRUCE DUFFY Email: bruce@coreconceptconsulting.com	

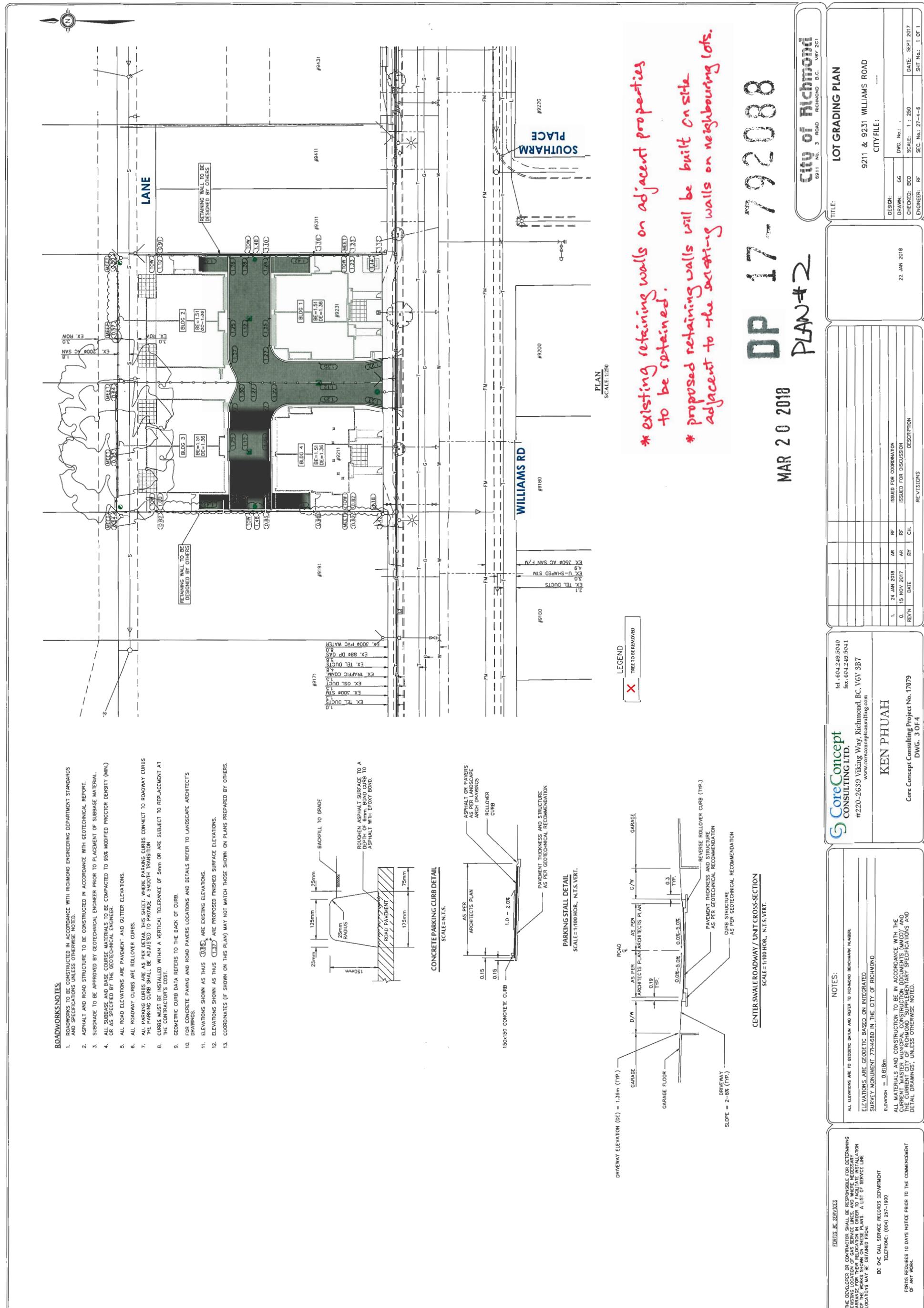
### CONTEXT PLAN



### ZONING SUMMARY

#### Richmond Zoning and Development Bylaw No. 8500

* PROPOSED ZONING VARIANCE					
<b>LOT SIZE:</b>					
GROSS AREA: 18,223 SF = 0.418 ACRES (1,082.92 m <sup>2</sup> )					
NET AREA: 2,266 SF = 0.041 ACRES (1,082.92 m <sup>2</sup> )					
RTL PROPOSED (CURRENTLY: ACRES [1,088.92 m <sup>2</sup> ])					
<b>PERMITTED USES:</b>					
<b>PROJECT SPECIFICS (PROPOSED)</b>					
MINIMUM LOT SIZE: 40 M WIDTH X 30 M DEPTH					
DENSITY: FAR 0.59 (10.817/17,864 SF)					
LOT COVERAGE: 45% MAX FOR BLDGS					
LOT IMPERMEABLE: 65% MAX NONPOROUS					
25% MIN LIVE PLANTS					
<b>YARD SETBACKS:</b>					
FRONT YARD: 6.0 M (19.8') MIN					
SIDE YARD 1(E): 3.0 M (9.8') MIN					
SIDE YARD 2(W): 3.0 M (9.8') MIN					
REAR YARD - LEV 1: 4.5 M (14.8') (OCP 3-31)					
REAR YARD - LEV 2: 6.0 M (19.8') (OCP 3-31)					
<b>YARD PROJECTIONS:</b>					
PRINCIPAL BLDG: 1.2M (3.9') MAX					
BAY WINDOWS: 0.2 M (0.67FT) FRONT					
BALCONIES: 1.8M BUT NOT AT SIDE					
PERGOLAS ETC: BY CASE					
BUILDING HEIGHT: 12.0 M (39.3') MAX					
<b>FLOODPLAIN C.L.</b>					
TOP OF HAB FUR AT 0.3M					
MIN ABOVE RD GROWN: 0.3M (9.8')					
<b>PARKING REQUIRED:</b>					
2 (2.0M RESIDENTS/200 UNIT)					
2 (0.2M VISITOR'S)					
<b>SMALL CARS:</b>					
TANDEM SPACES: 50% MAX					
H/C SPACES: NONE PERMITTED					
<b>BICYCLE PARKING:</b>					
CLASS 2: 10 (1.25 PER UNIT)					
CLASS 3: 2 (0.2 PER UNIT)					
<b>AMENITY SPACE:</b>					
COMMON OUTDR: 48 M <sup>2</sup> (N2/UNIT X 8)					
INDOOR: 30 M <sup>2</sup> RECOMMENDED					
TO RD OR PAY-IN-LIEU: 70 M <sup>2</sup> OR PAY-IN-LIEU					
<b>GARBAGE DEPOT:</b>					
PAPER: 2 CARTS (65 GAL)					
CONTAINERS: 1 CARTS (65 GAL)					
FOOD SCRAPS: 1 CARTS (65 GAL)					
GLASS: 1 CARTS (65 GAL)					
ON-SITE LOADING: MEDIUM SIZE SPACE (UNASSIGNED IF CAN MANOEUVRE ON SITE)					
<b>SCALE:</b>					
As Noted					
<b>DATE:</b>					
APR 1, 2018					
<b>DRAWN BY:</b>					
KYC, SRIS, AL					
<b>CHECKED BY:</b>					
KYC					
<b>SHEET TITLE:</b>					
PROJECT DATA AND SITE PLAN					
<b>DRAWING LIST</b>					
<b>Architectural</b>					
A1.1 PROJECT DATA AND SITE PLAN					
A1.2 F.A.R. OVERLAWS					
A1.3 FLOOR PLANS: BUILDING 1 (BLDG 4 REVERSED) - LEVEL 1 & 2					
A2.1 FLOOR PLANS: BUILDING 2 & 3 - LEVEL 1 & 2					
A2.2 FLOOR PLANS: BUILDING 1 (BLDG 4 REVERSED)					
A2.3 ELEVATIONS: BUILDING 1 (BLDG 4 REVERSED)					</td



**Notes:**

Tag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.  
 Class denotes the structural class of a tree growing in a forest stand environment; SUPP = suppressed, SUB = subdominant, COD = codominant and DON  
 Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees).  
 Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unsuitable, M denotes marginal, S denotes suitable.  
 Loc denotes the ownership of Off-Site trees; City, Off-Site (private), or Park (includes ESA), based on the survey provided.  
 Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

TRD 0.800 TRD 0.800 TRD 0.800

Tag # 754 Class 39 Tree Type Flowering cherry

Cond U Loc Remove

- Additional Observations (based on VTA only)**
- This tree has weak structural form related to the scaffold unions being headed in their past and large weakly attached replacement leaders growing from near the old heading cuts that exhibit presence of decay.
  - History of improper pruning with pruning wounds up to 20cm in diameter and it is infected with cankers from disease infection.
  - This tree species does not compartmentalise wood decay fungus and its life expectancy is significantly reduced due to historical improper pruning practices.

No defects.

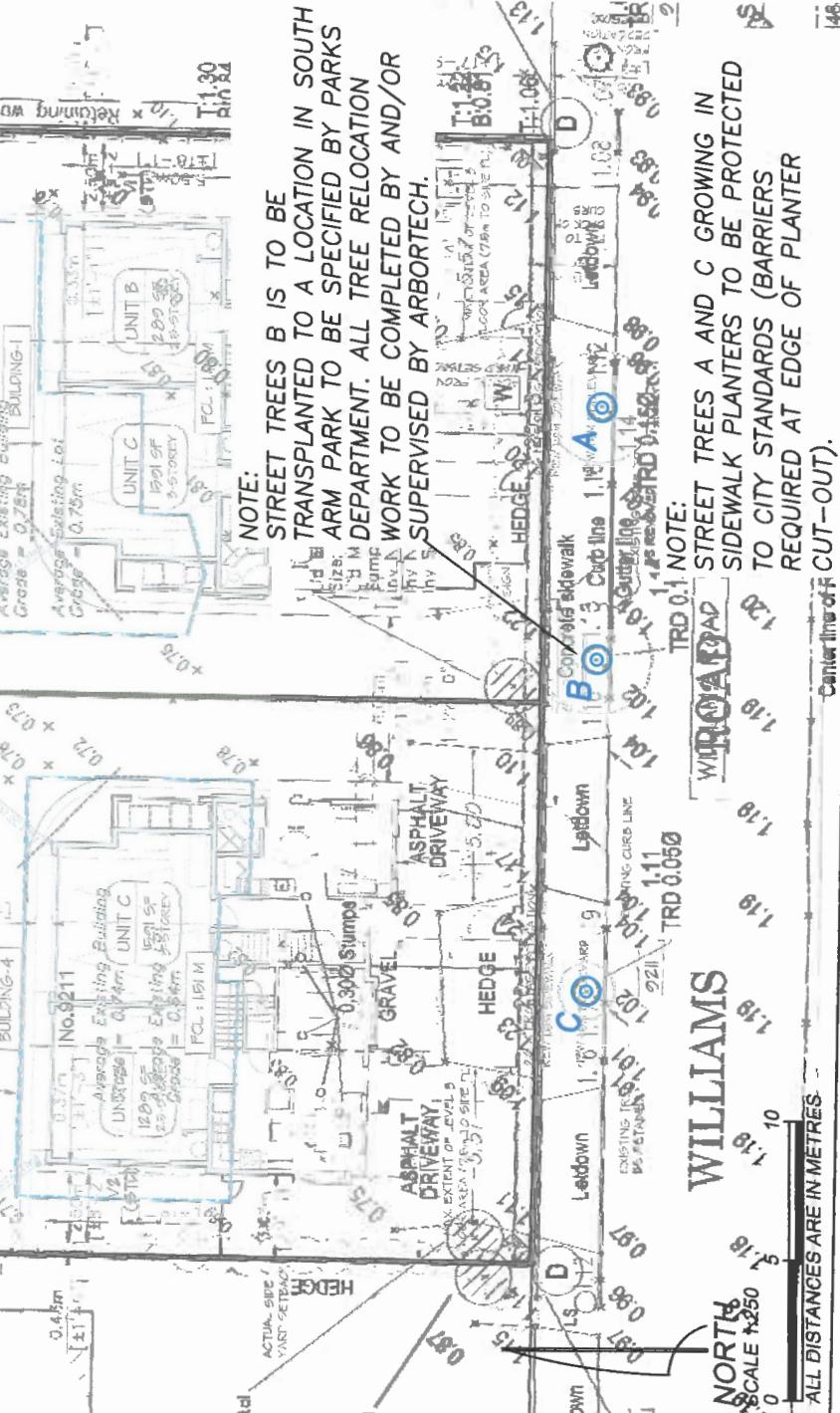
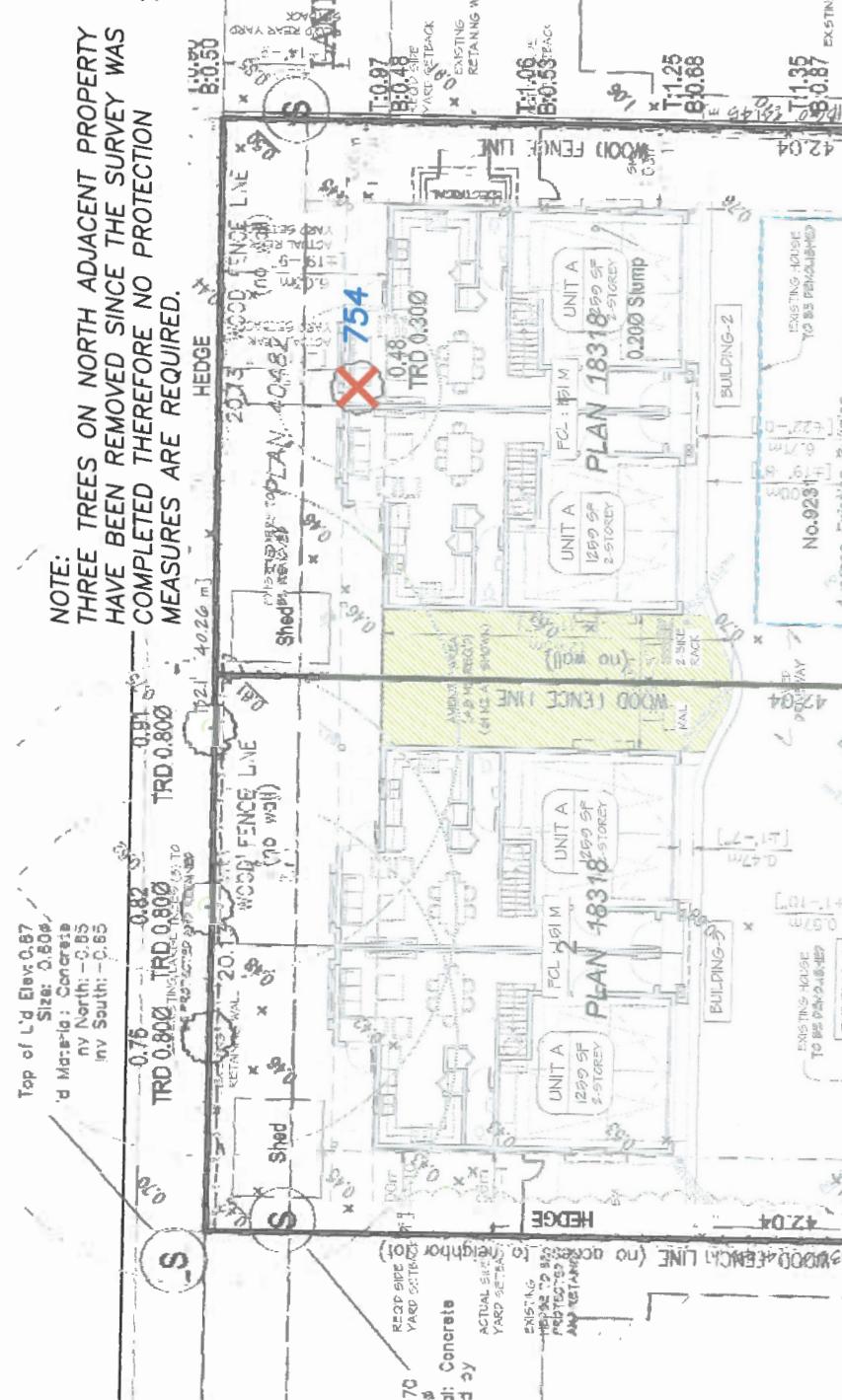
Parks Department to be contacted 4 days in advance. Tree moving to be performed and/or supervised by Arbortech.

No defects.

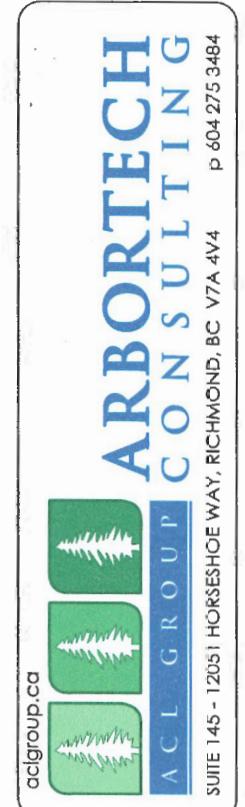
**DP 17-792088**  
**PLAN #3** MAR 20 2010

**LEGEND:**

- denotes TAG NUMBER or ID REFERENCE.  
 AC denotes ALDER or COTTONWOOD TREE (untagged bylaw sized).  
 DRIPLINE denotes spread of the branches and foliage of the tree.  
 ● denotes RETENTION tree (proposed).  
 ✕ denotes REMOVAL tree (proposed).  
 ○ denotes HIGH RISK REMOVAL tree (proposed).  
 ◎ denotes OFF-SITE tree (to be protected and/or owner contacted as noted).  
 + denotes NON-BY-LAW undersize tree (as measured by project arborist).  
 — denotes SITE or STUDY AREA BOUNDARY.  
 - - - denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.



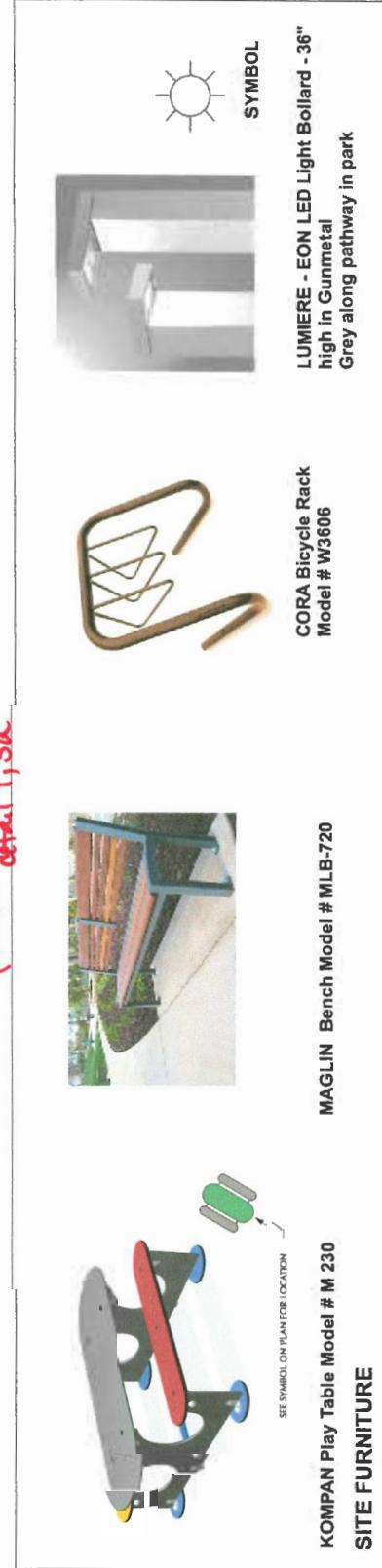
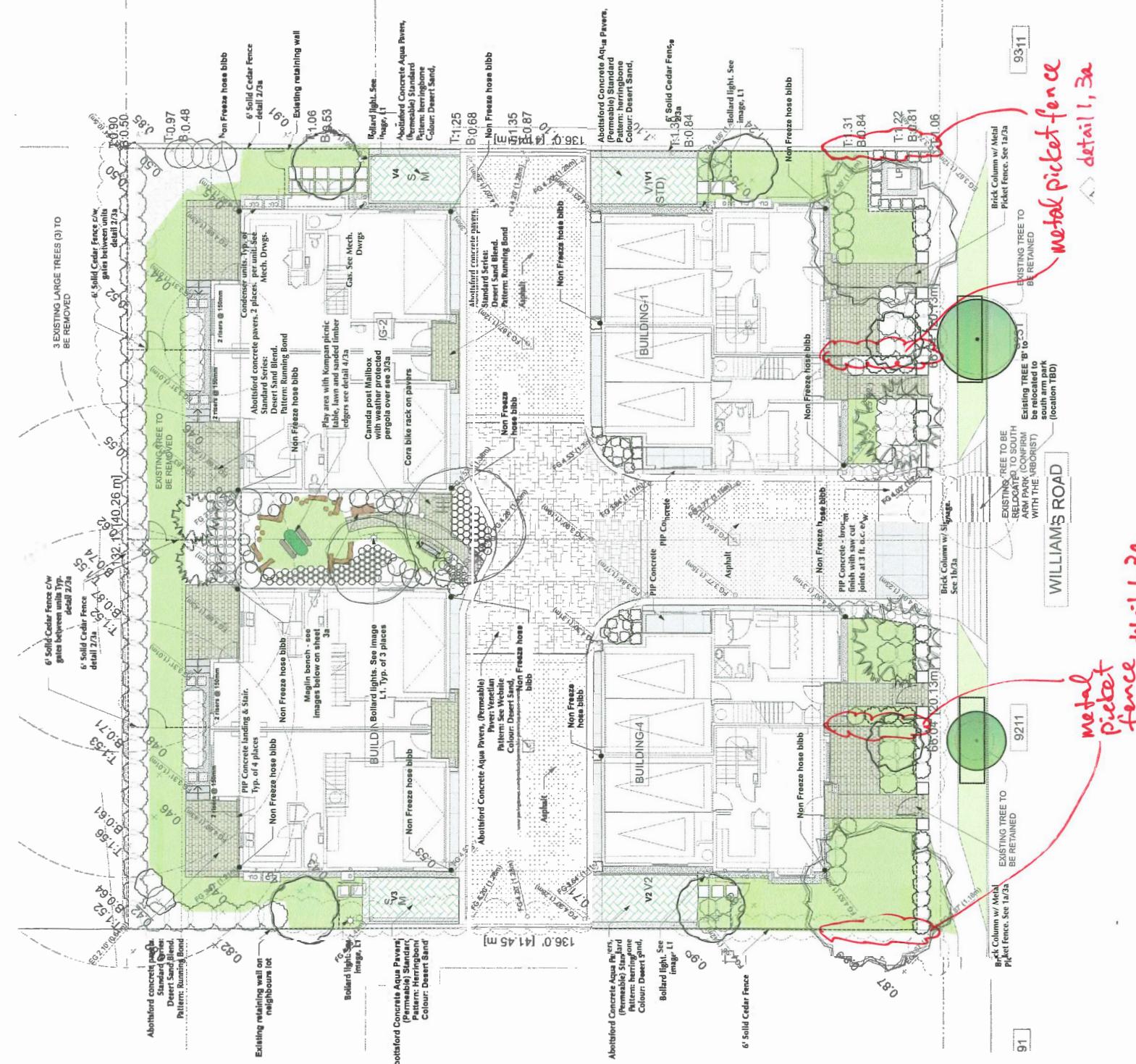
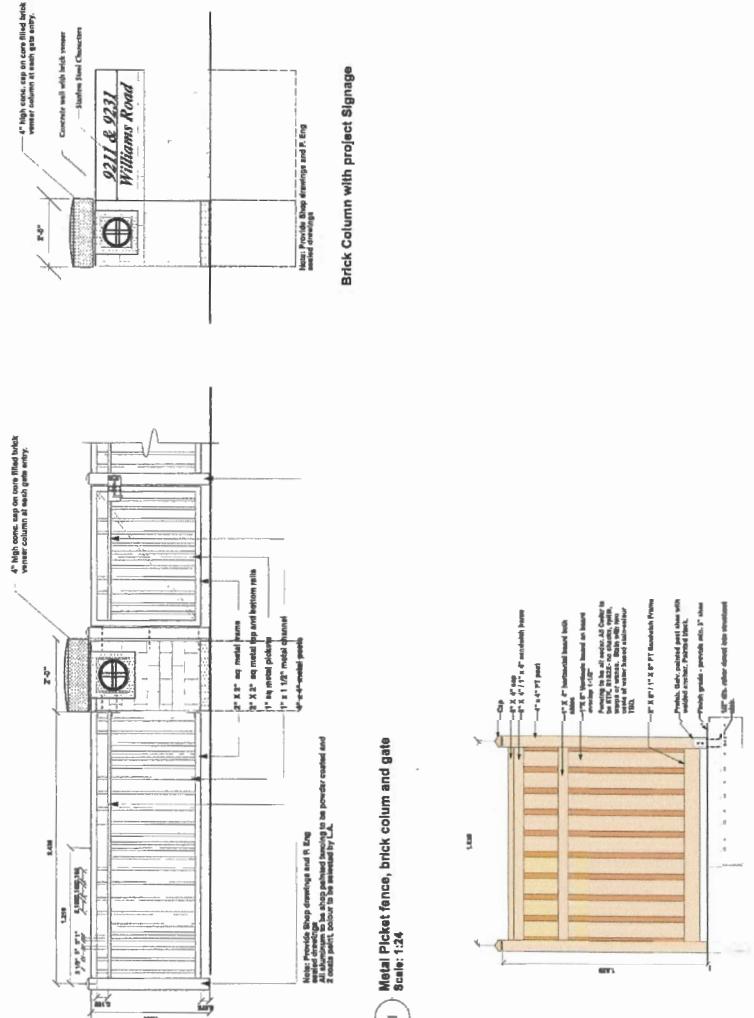
TREE MANAGEMENT DRAWING			
PROJECT:	TOWNHOUSE DEVELOPMENT PROJECT	ADDRESS:	9211, 9231 WILLIAMS RD RICHMOND
CLIENT:	TOMS INVESTMENT GROUP	ACL FILE:	16140
REV #:	JUL 5, 2017	DATE:	APR 5, 2016
	TREE B TO BE TRANSPLANTED	COMMENTS:	
	0	INITIAL SUBMISSION	
		DATE:	

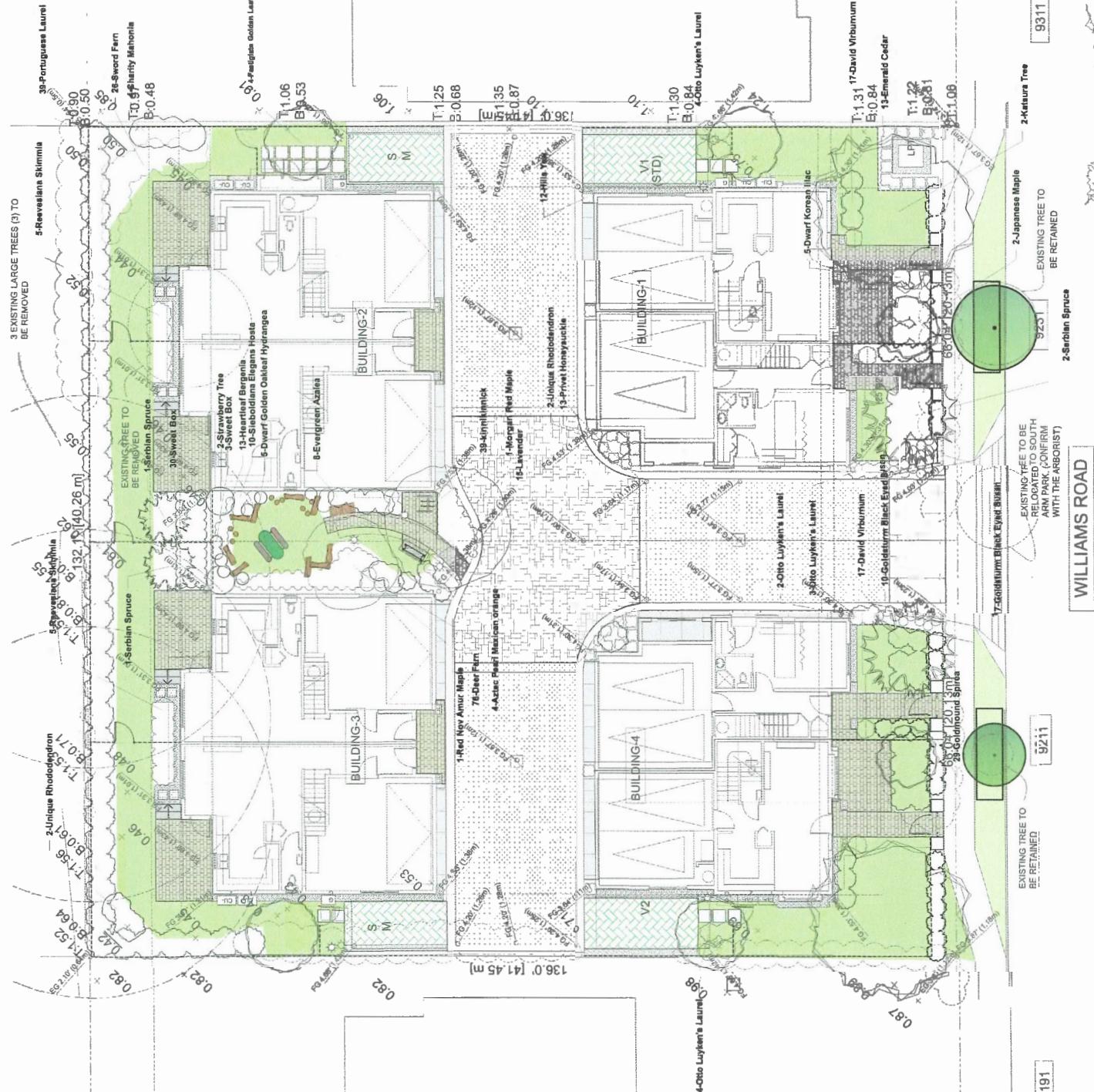


PLAN NOTES:

The plan is based on drawings supplied by the project Surveyor (ACLS). Engineer (P Eng) and/or Design Professional and is provided for contract only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of location of features or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

146



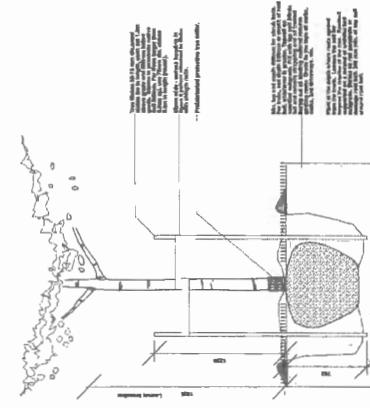


PP 17-792088

MAP 2020

LANDSCAPE NOTES

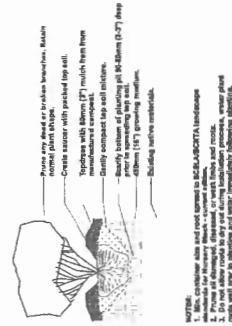
1. Sites on the planning plan shall be zoned/ed medium sites.
  2. A landscape contractor is to meet the current edition of the Canadian Landscape Standards for residential areas. When installed all is to be stabilization of the landscape standards for nursery stock.
  3. Poor soils to be free of weevils or weeds.
  4. Top soil mixture for the project shall be used for particle size, Ph, and Nutrient levels, and recommendations for this provided and environmental protection during the soil being applied to the soil to a depth of 15 cm (50mm) for topsoil and 10 cm (40mm) for subsoil. Soil depth of 8 cm (35mm) for irrigated lawn areas, 18 cm (75mm) for shrub beds and ground cover plantings. Inrush of 100% of composted organic mulch on all shrubs after planting and rate amound.
  5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope toward buildings at min. 2%. Slope toward lawns at min. 1%. Slope toward driveways at min. 2%. Slope toward paved areas at min. 2%.
  6. Landscaping Contractor is to provide 5 days of maintenance work as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant materials installed prior to July 1st (September 1st, and June 1st) shall be under extended warranty until the 1st of July of the following year.
  7. Protection of existing trees/structures to semantic. Initial temporary tree protection trenching to be done during digging. Negative trenching to be done around structures and other activities are slowed within the production zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape materials.
  8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Site, species and location require approval of the Parks Dept. of the time of installation.
  9. All landscaping to have high efficiency irrigation system to IACR standards. The installing contractor to provide on going draw off for the system prior to installation.



### Tree Planting Detail



10



3

*Jonathan Losse Ltd.*  
Landscape Architecture  
  
#102 - 1165 1/4 2nd Ave.  
Vancouver, B.C. V6R 1H3  
Ph: 604-568-1103

**Townhome Development**  
9211 9231 Williams Road  
Richmond, BC

Sheet This:

20

REVISIONS				
MAR 12, 2016	DP REAPPLICATION			
FEB 21, 2016	DP REAPPLICATION			
NOV 21, 2017	DP APPLICATION			
JUL 26, 2017	RZ RESUBMISSION			
OCT 11, 2016	RZ RESUBMISSION			
APR 22, 2016	RZ APPLICATION			
CONSULTANTS				

PROJECT Proposed 8-Unit Townhouse Development 9211, 9231 Williams Road, Richmond, B.C.	
PROJECT NO. 1802WHLG	SCALE As Noted
DATE APR. 1, 2018	DRAWN BY KYC, SES, AL
CHECKED BY KYC	SHEET TITLE STREETSCAPE - WILLIAMS ROAD(NORTH) & DRIVE AISLE (NORTH) MATERIALS BOARD
	DRAWING

## EXTERIOR FINISHES

- [1] HORIZONTAL HARDIE PLANK CEDAR MILL SIDING**  
A: Main Floor (10") Colour: BM HC-105 Rockport Gray  
B: Second Floor (4") Colour: BM HC-112 Revere Pewter

**[2] CEDAR OR HARDIE SHINGLE SLIDING**  
Straight Edge Panels Colour: BM HC-172 (Revere Pewter)

**[3] FIBERGLASS ASPHALT ROOF SHINGLES**  
Colour: Dark Gray (Multicolour; Textured)

**[4] 2x6 WOOD TRIM BOARD - PAINTED**  
Colour: BM CC70 (Dove White)

**[5] 1x4 TRIM BOARD ON 2x6 BARGE BOARD**  
Colour: BM CC70 (Dove White)

**[6] 8x8 WOOD POST AND CROSS BEAMS**  
Colour: BM HC172 (Revere Pewter)

**[7] VINYL-FRAMED DOUBLE-GLAZED WINDOWS**  
Vinyltek or Euhallent. Colour: Strand Ivory  
2x6 WOOD TRIM BOARD - PAINTED  
Colour: BM CC70 (Dove White)

**[8] ALUMINUM FASCIA GLITTER**  
Colour: BM HC186 (Kendall Charcoal)

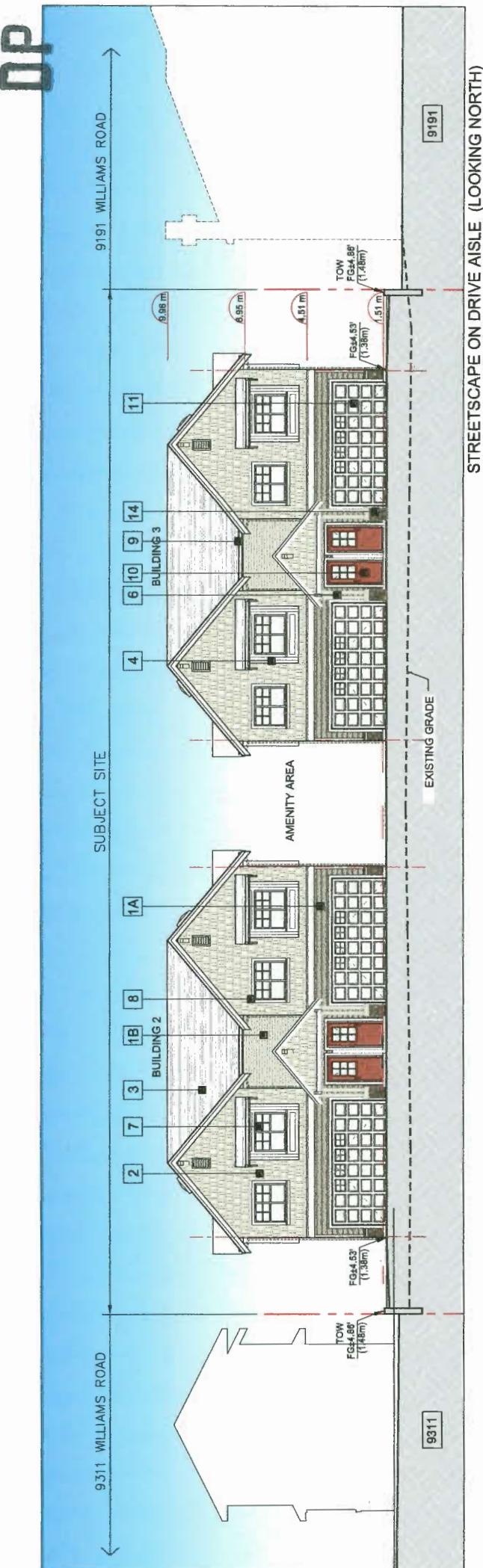
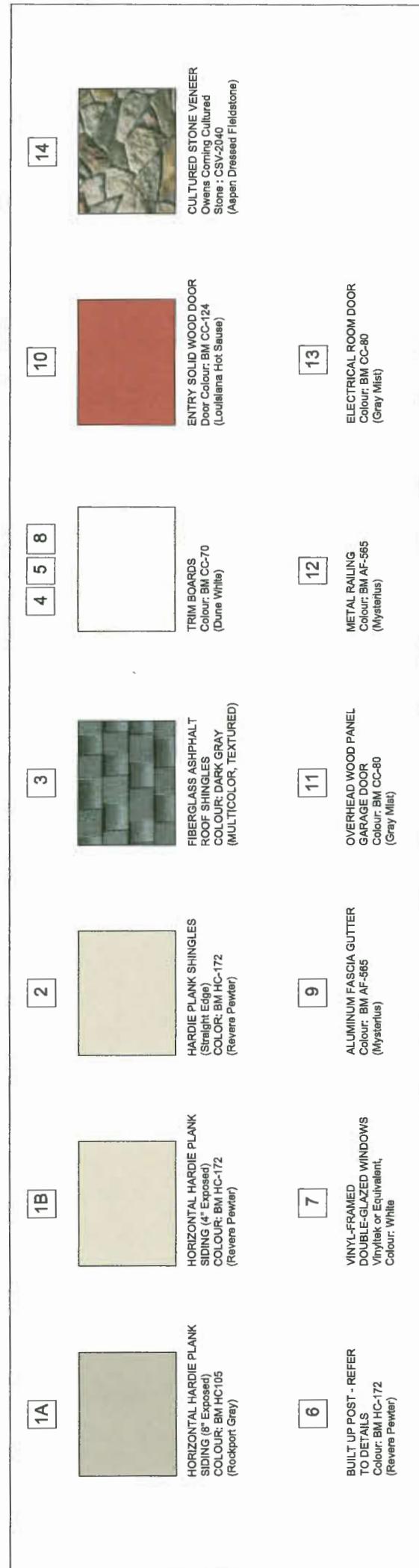
**[9] SOLID WOOD DOOR WITH SIDE LIGHT**  
Door Colour: BM CC124 (Louisiana Hot Sauce Orange)

**[10] OVERHEAD WOOD PANEL GARAGE DOOR**  
Colour: BM HC186 (Kendall Charcoal)

**[11] METAL RAILING**  
Colour: BM HC186 (Kendall Charcoal)

**[12] ELECTRICAL ROOM DOOR**  
Colour: BM Z122-60 (Palest PistaChio)

**[13] CULTURED STONE VENEER**  
Apoen Corning Cultured Stone or Eulivalent  
Oceans Dressed Reliefs (CSV-2040)



## STREETSCAPE ON DRIVE AISLE (LOOKING NORTH)



**REVISIONS**

MAR 12, 2016	DP REAPPLICATION
FEB 27, 2018	DP REAPPLICATION
NOV 21, 2017	IP APPLICATION
JUL 26, 2017	RZ RESUBMISSION
OCT 11, 2018	RZ RESUBMISSION
APR 22, 2018	RZ APPLICATION
	CONSULTANTS

**INTERFACE:** Suite 230  
11590 Cambie Road  
Richmond BC  
Canada V6X 3Z6  
www.interfacearchecture.com

**PROJECT**  
Proposed 8-Unit  
Townhouse Development  
9211 Williams Road,  
Richmond, B.C.

PROJECT NO.  
1802WLG

SCALE  
As Noted

DATE  
APR. 1, 2018

DRAWN BY  
KYC, SRS, AL

CHECKED BY  
KYC

SHEET TITLE  
SITE SECTIONS AND  
STREET SCAPE

DRAWING

**BUILDING 1**

**SITE SECTION A - A**  
Scale: 1/8"=1'-0"

**BUILDING 2**

**SITE SECTION B - B**  
Scale: 1/8"=1'-0"

**BUILDING 3**

**SITE SECTION C - C**  
Scale: 1/8"=1'-0"

**DRAWING A4.1**

**DRAWING A4.2**

**DRAWING A4.3**

PLAN #43  
MAR 20 20

REVISIONS

MAR 12, 2018 DP REAPPLICATION  
FEB 21, 2018 DP REAPPLICATION  
NOV 21, 2017 DP APPLICATION  
JUL 28, 2017 RZ RESUBMISSION  
OCT 11, 2016 RZ RESUBMISSION  
APR 22, 2016 RZ APPLICATION

CONSULTANTS

**EXTERIOR FINISHES**

- 1 HORIZONTAL HARDIE PLANK CEDARMILL SIDING  
A: Main Floor (8') Colour: BM HC105 (Rockport Grey)  
B: 2nd Floor (4') Colour: BM HC172 (Revere Pewter)
- 2 CEDAR OR HARDIE SHINGLE SIDING  
Straight Edge Panels  
Colour: BM HC172 (Revere Pewter)
- 3 FIBERGLASS ASPHALT ROOF SHINGLES  
Colour: Dark Gray (Multicolour, Textured)
- 4 2x6 WOOD TRIM BOARD - PAINTED  
Colour: BM CC70 (Dune White)
- 5 1x4 TRIM BOARD ON 2X8 BARGE BOARD  
Colour: BM CC70 (Dune White)
- 6 8x8 WOOD POST AND CROSS BEAMS  
Colour: BM HC172 (Revere Pewter)
- 7 VINYL-FRAMED DOUBLE GLAZED WINDOWS  
Vinyl or equivalent, Colour: Strand Ivory
- 8 2x8 WINDOW TRIM BOARD - PAINTED  
Colour: BM CC70 (Dune White)
- 9 ALUMINUM FASCIA GLITTER  
Colour: BM HC166 (Kendall Charcoal)
- 10 ENTRY SOLID WOOD DOOR WITH SIDE LIGHT  
Door Colour: BM CC124 (Louisiana Hot Sauce Orange)
- 11 OVERHEAD WOOD PANEL GARAGE DOOR  
Colour: BM HC166 (Kendall Charcoal)
- 12 METAL RAILING  
Colour: BM HC188 (Kendall Charcoal)
- 13 ELECTRICAL ROOM DOOR  
Colour: BM 12280 (Paisley Piazzio)
- 14 CULTURED STONE VENEER  
Owens Corning Cultured Stone or Equivalent  
Aspen Dressed Fieldstone (CSV-2046)

**INTERFACE:**

Suite 230  
11580 Cambie Road  
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PROJECT

Proposed B-Unit  
Townhouse Development  
9211 123 Williams Road,  
Richmond B.C.  
PROJECT NO.  
1602W/LG

SCALE

As Nodred

DATE

APR. 1, 2016

DRAWN BY

KYC, SRS, AL

CHECKED BY

KYC

SHET TITLE

ELEVATIONS:  
BUILDING 1  
(BUILDING 4 SIM)

DRAWING

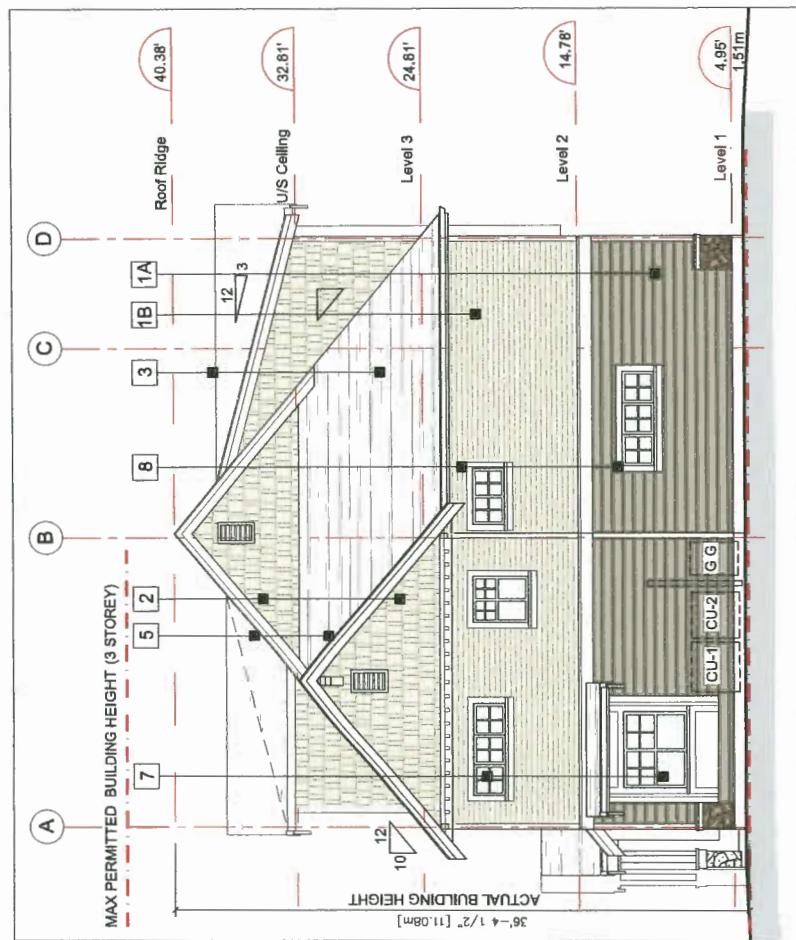
MAR 20 2018

ELEVATION: BUILDING 1 - WEST  
Scale: 3/16"=1'-0"

ELEVATION: BUILDING 1 - NORTH  
Scale: 3/16"=1'-0"

A3.1

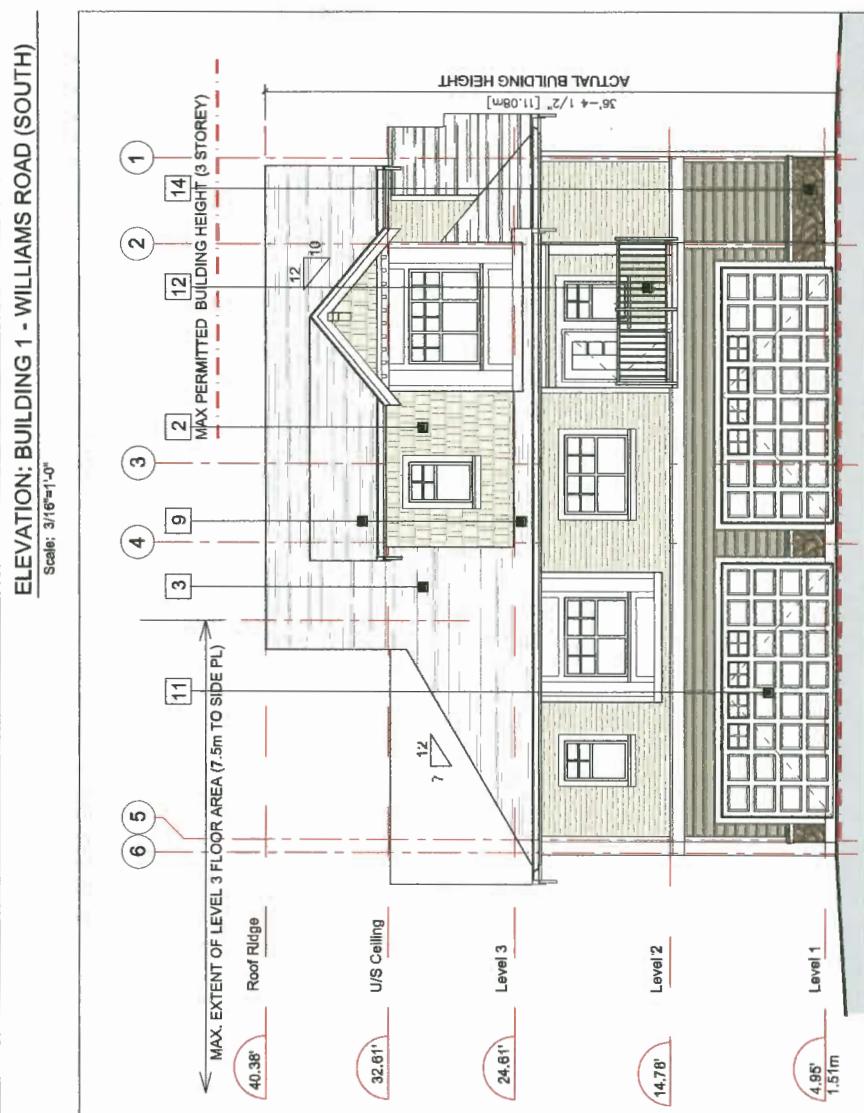
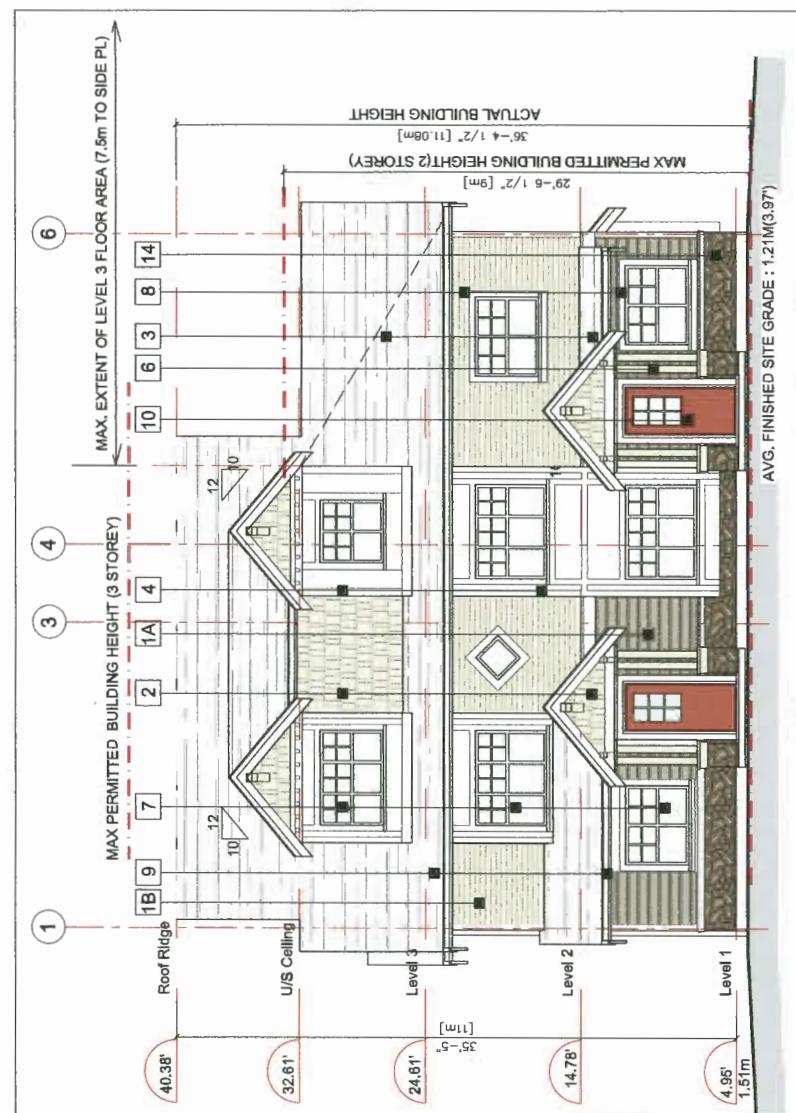
DP 17-792088



ELEVATION: BUILDING 1 - EAST  
Scale: 3/16"=1'-0"



ELEVATION: BUILDING 1 - WILLIAMS ROAD (SOUTH)  
Scale: 3/16"=1'-0"



ELEVATION: BUILDING 1 - DRIVE AISLE (NORTH)  
Scale: 3/16"=1'-0"

MAR 12, 2018	DP REAPPLICATION
FEB 27, 2018	DP REAPPLICATION
NOV 21, 2017	DP APPLICATION
JUL 26, 2017	RZ RESUBMISSION
OCT 11, 2016	RZ RESUBMISSION
APR 22, 2016	RZ APPLICATION
	CONSULTANTS

**EXTERIOR FINISHES**

- [1] HORIZONTAL HARDIE PLANK CEDARMILL SIDING  
A: Main Floor (8') Colour: BM HC105 (Rockport Grey)  
B: 2nd Floor (4') Colour: BM HC172 (Raven Pewter)
- [2] CEDAR OR HARDIE SHINGLE SIDING  
Straight Edge Panels  
Color: BM HC172 (Raven Pewter)
- [3] FIBERGLASS ASPHALT ROOF SHINGLES  
Color: Dark Gray (Multicolour, Textured)
- [4] 2x6 WOOD TRIM BOARD - PAINTED  
Color: BM C770 (Dune White)
- [5] 1x4 TRIM BOARD ON 2x8 BARGE BOARD  
Color: BM C770 (Dune White)
- [6] 8x8 WOOD POST AND CROSS BEAMS  
Color: BM HC172 (Raven Pewter)
- [7] VINYL-L-FRAMED DOUBLE-GLAZED WINDOWS  
Vinyl/L or Equivalent, Colour: Strand Ivory
- [8] 2x6 WINDON TRIM BOARD - PAINTED  
Color: BM C770 (Dune White)
- [9] ALUMINUM FASCIA GLITTER  
Color: BM HC188 (Kendall Charcoal)
- [10] ENTRY SOLID WOOD DOOR WITH SIDELIGHT  
Door Colour: BM CC124 (Louisiana Hot Sauce Orange)
- [11] OVERHEAD WOOD PANEL GARAGE DOOR  
Color: BM HC188 (Kendall Charcoal)
- [12] METAL RAILING  
Color: BM HC188 (Kendall Charcoal)
- [13] ELECTRICAL ROOM DOOR  
Color: BM 212280 (Pebble; Platacho)
- [14] CULTURED STONE VENEER  
China Combing Cultured Stone or Equivalent  
Aspen Dressed Fieldstone (CS4-V240)

**INTERFACE:**

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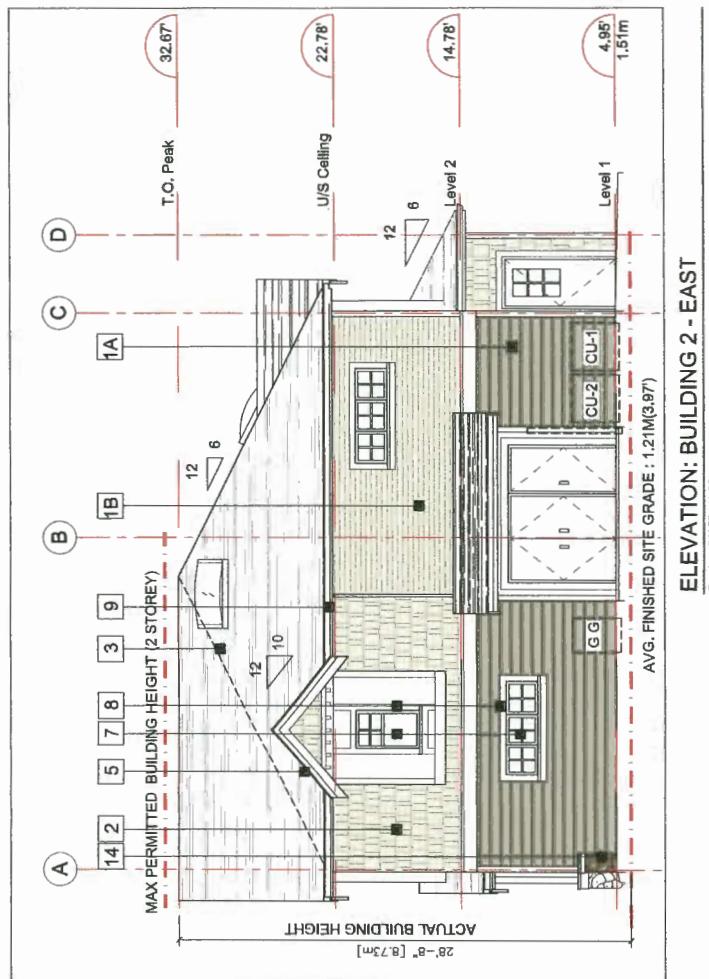
PROJECT

Proposed B-Unit  
Townhouse Development  
8211 - 8231 Williams Road,  
Richmond, B.C.  
Canada V6X 3Z5  
T 604 821 1182  
F 604 821 1148  
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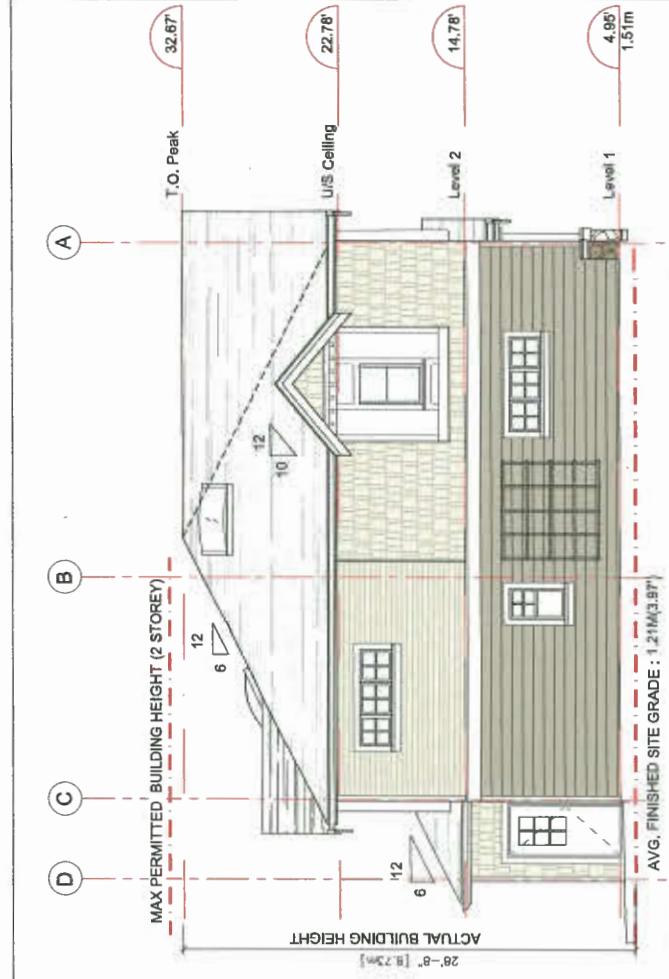
Lot	1.16	1.14	0.50	0.64	3.46 m
BLDG 1	1.31	1.31	1.38	1.38	5.38 m
BLDG 2	1.38	1.36	1.11	1.11	4.98 m
BLDG 3	1.38	1.38	1.11	1.11	4.98 m
BLDG 4	1.31	1.31	1.38	1.38	5.38 m
AVERAGE FINISHED SITE GRADE					1.21 m
CALCULATION					(3.97)

ELEVATIONS:  
BUILDING 2.3

**DP 17-792088**  
**Plan #4D** MAR 20 2016



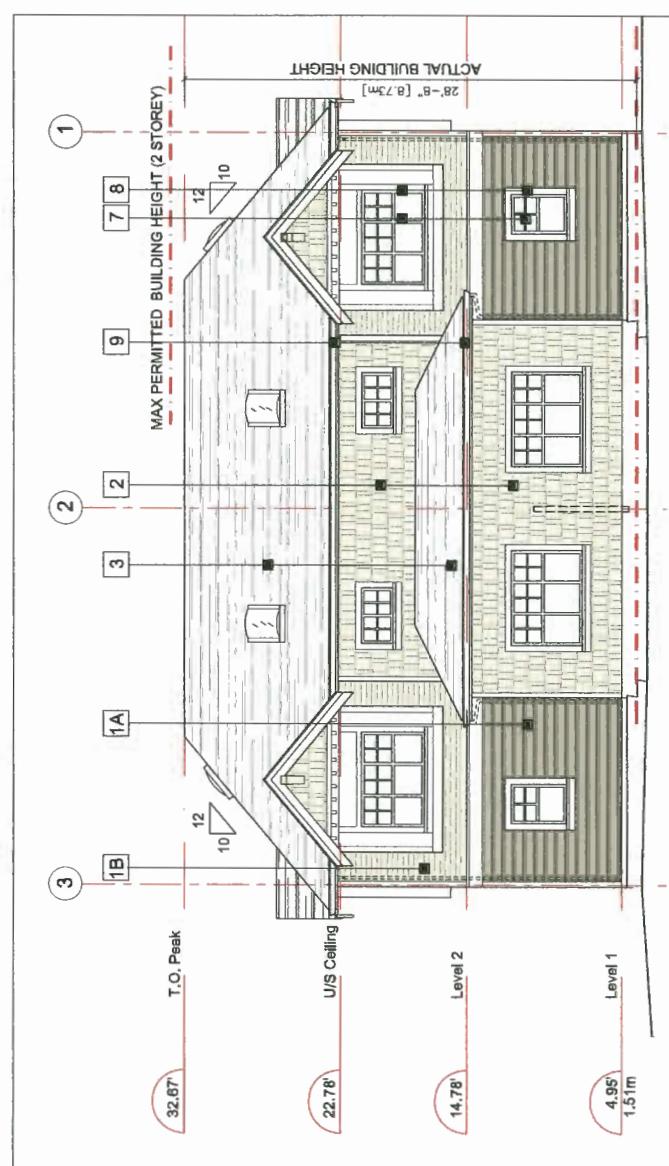
ELEVATION: BUILDING 2 - EAST  
Scale: 3/16"=1'-0"



ELEVATION: BUILDING 2 - EAST  
Scale: 3/16"=1'-0"



ELEVATION: BUILDING 2 - DRIVE AISLE (SOUTH)  
Scale: 3/16"=1'-0"



ELEVATION: BUILDING 2 - NORTH  
Scale: 3/16"=1'-0"

**DRAWING**  
**A3.2**

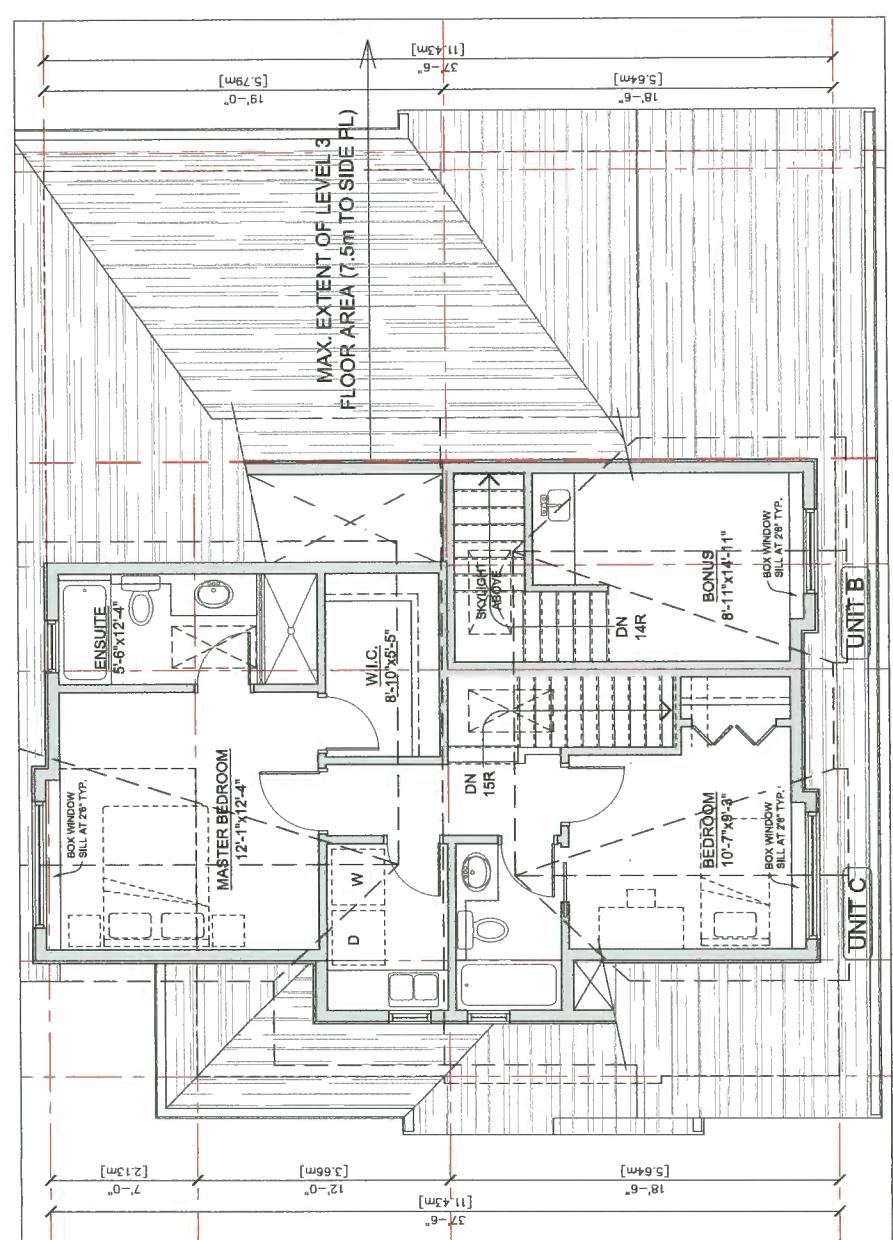
REVISIONS			
	MAR 12, 2018	DP REAPPLICATION	
	FEB 27, 2018	DP REAPPLICATION	
	NOV 21, 2017	DP APPLICATION	
	JUL 26, 2017	RZ RESUBMISSION	
	OCT 11, 2016	RZ RESUBMISSION	
	APR 22, 2016	RZ APPLICATION	
		CONSULTANTS	

INTERFACE

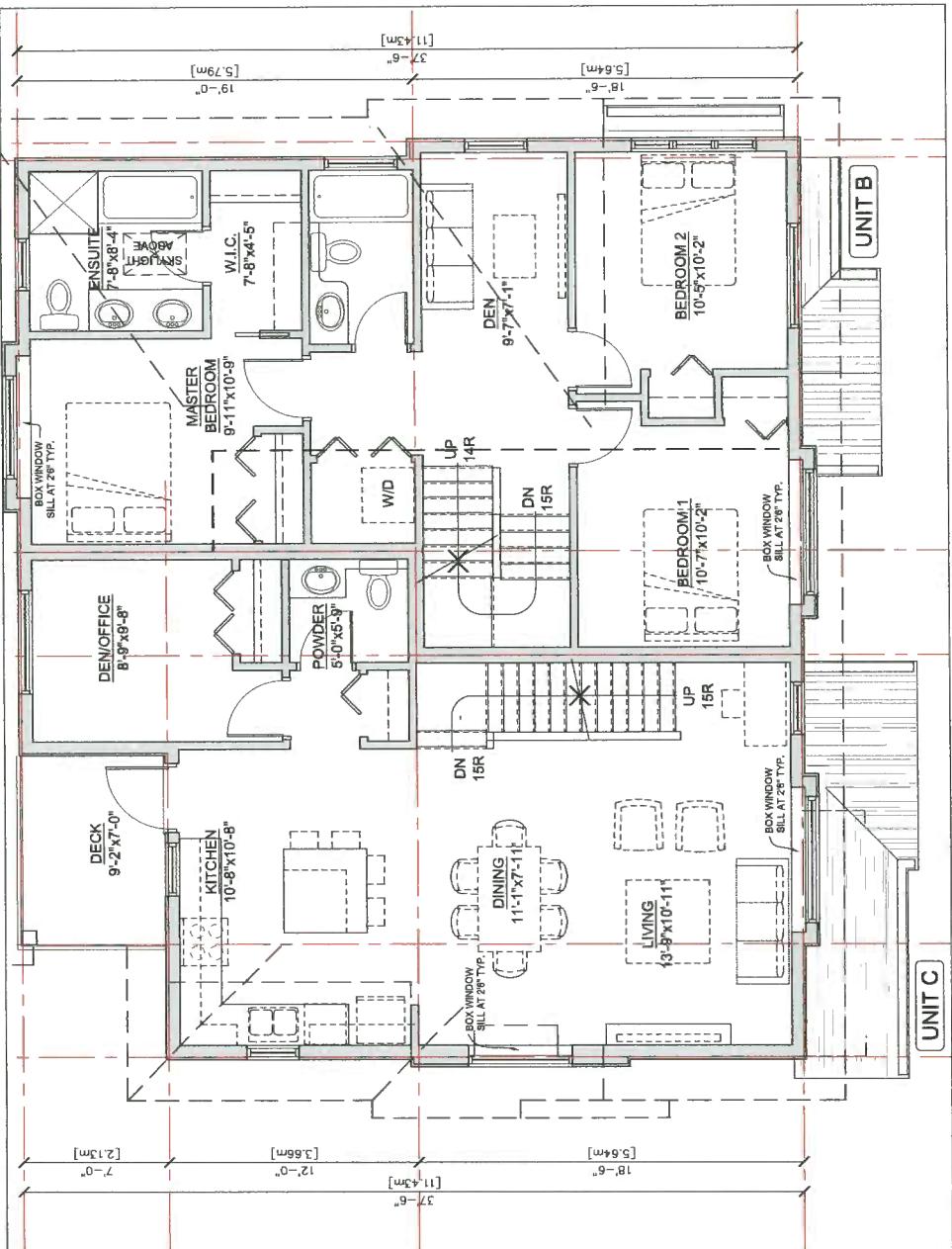
Suite 250  
11590 Cambie Road  
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**T** 604-821-1162  
**F** 604-821-1148  
[www.interfacearchitects.com](http://www.interfacearchitects.com)

Proposed B-Unit Townhouse Development			
9211, 9231 Williams Road, Richmond, B.C.			
PROJECT NO.	1802WNLG		
SCALE	As Noted		
DATE	APRIL 1, 2016		
DRAWN BY	KTC, SRS, AL		
CHECKED BY	RTYC		
SHEET TITLE		FLOOR PLANS: BUILDING 1 - LEVEL 1,2,3 (BUILDING 4 SIM)	

A2



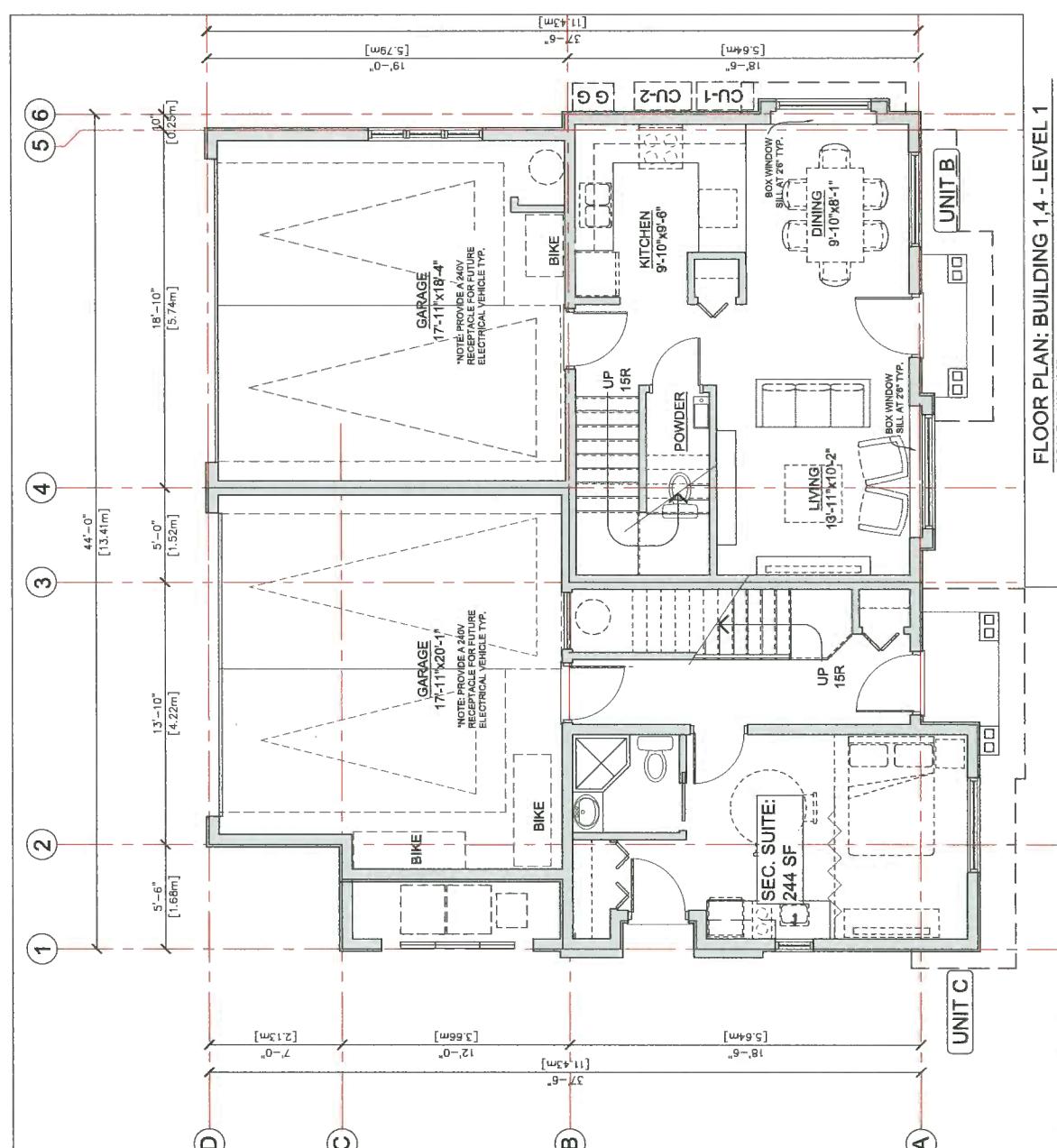
## FLOOR PLAN: BUILDING 1,4 - LEVEL 3



**FLOOR PLAN: BUILDING 1.4 - LEVEL 2**

**DP 17-792088**

MAR 20 2018



## REVISIONS

MAR 12 2016	DP REAPPLICATION
FEB 27 2018	DP REAPPLICATION
NOV 21 2017	DP APPLICATION
JUL 26 2017	RZ RESUBMISSION
CCT 11 2016	RZ RESUBMISSION
APR 22 2016	RZ APPLICATION

## CONSULTANTS

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## PROJECT

Proposed 8-Unit  
Townhouse Development  
9211 9231 Williams Road,  
Richmond, B.C.

## PROJECT NO.

## SCALE

## DATE

## DRAWN BY

## CHECKED BY

## SHEET TITLE

APR 1, 2016  
KYC, SRS, AL  
KYC  
FLOOR PLANS;  
BUILDING 2.3 - LEVEL 1,2

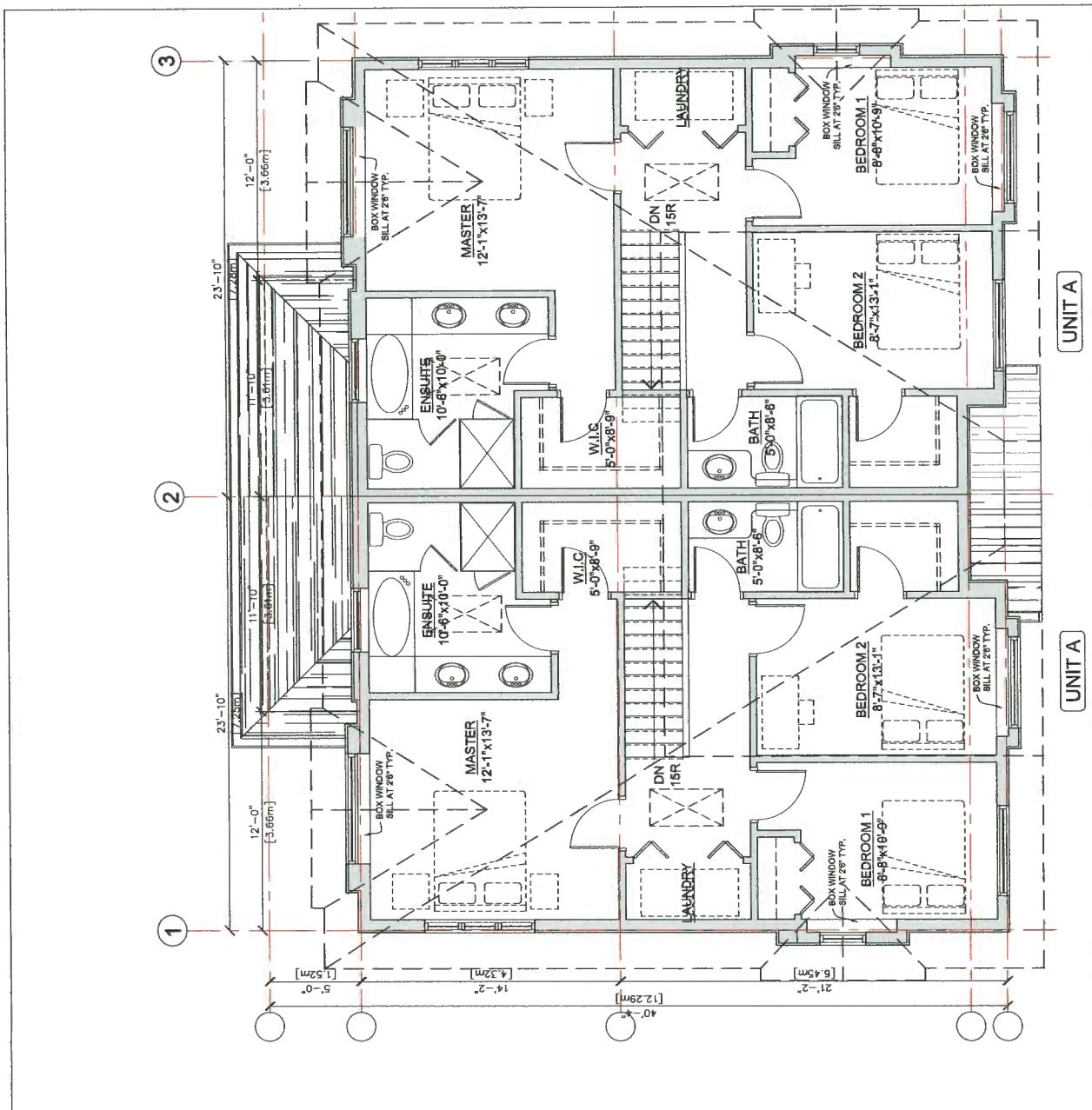
## DRAWING

A2.2

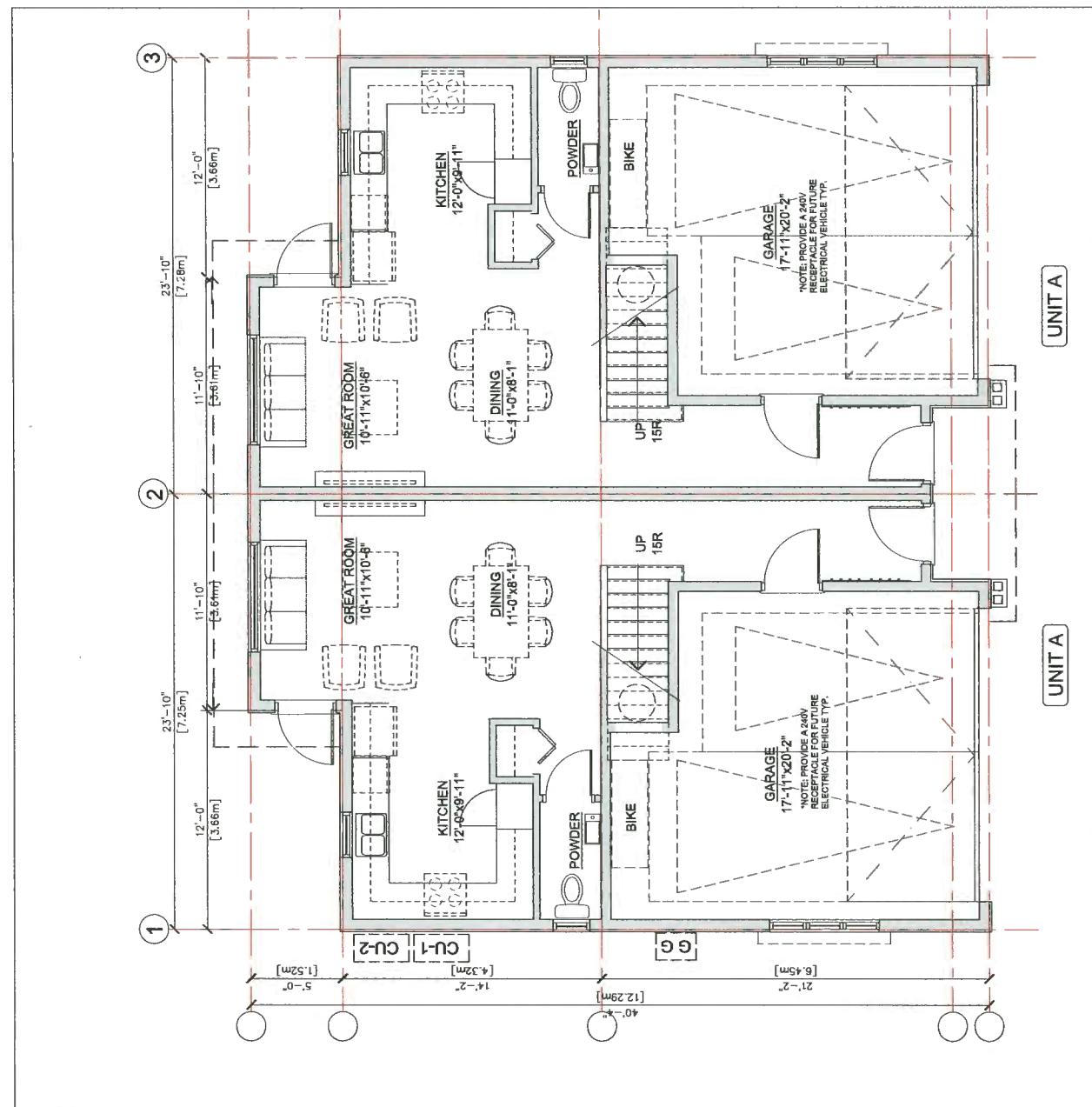
MAR 20 2018

## REFERENCE PLAN

DP 17-792088



FLOOR PLAN: BUILDING 2.3 - LEVEL 2  
SCALE: 1/4"=1'-0"



FLOOR PLAN: BUILDING 2.3 - LEVEL 1  
SCALE: 1/4"=1'-0"

MAR 12 2016	DP REAPPLICATION
FEB 27 2016	DP REAPPLICATION
NOV 21 2017	DP APPLICATION
JUL 25 2017	RZ RESUBMISSION
OCT 11 2016	RZ RESUBMISSION
APR 28 2016	RZ APPLICATION
	CONSULTANTS

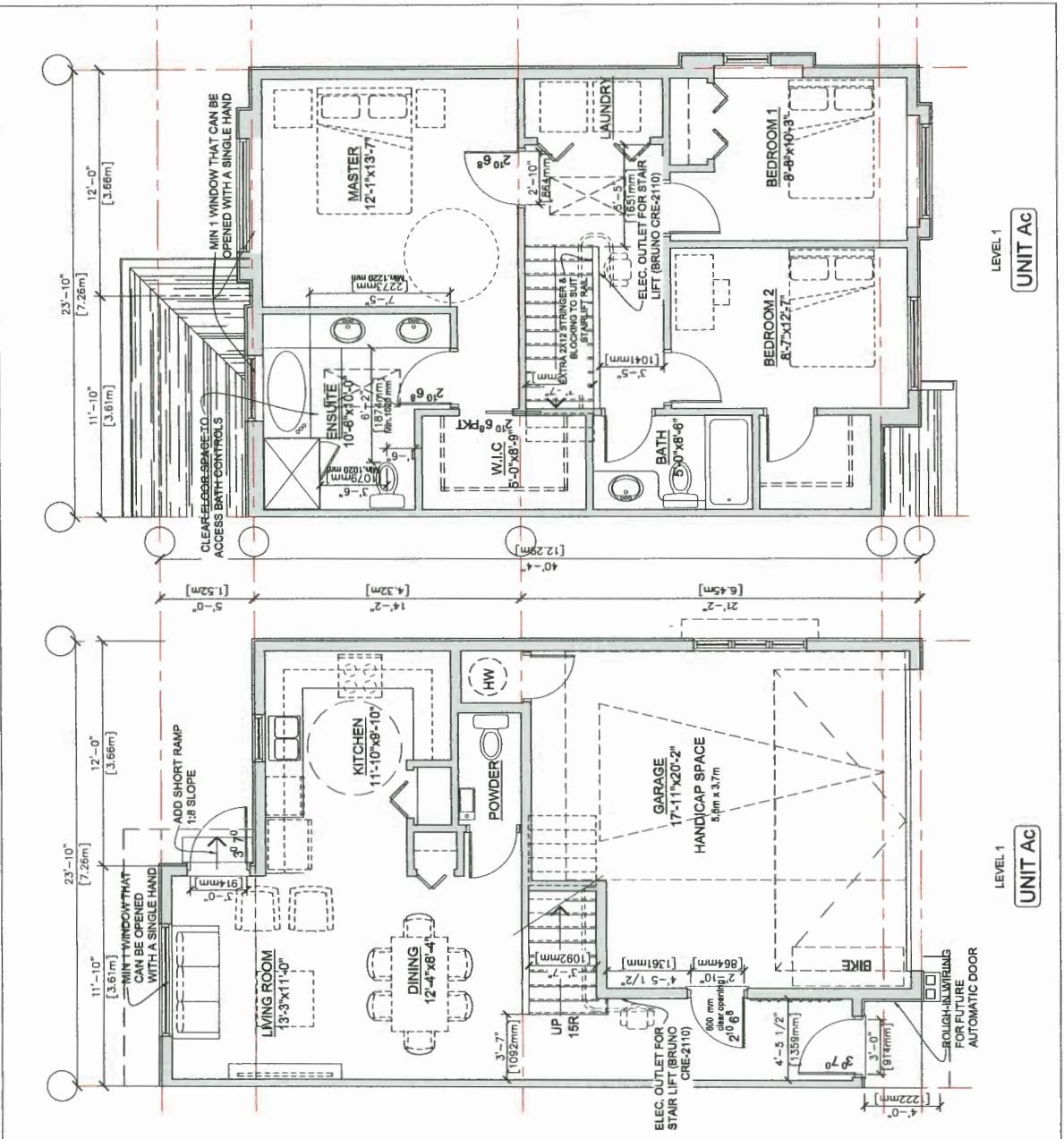
**INTERFACE:**

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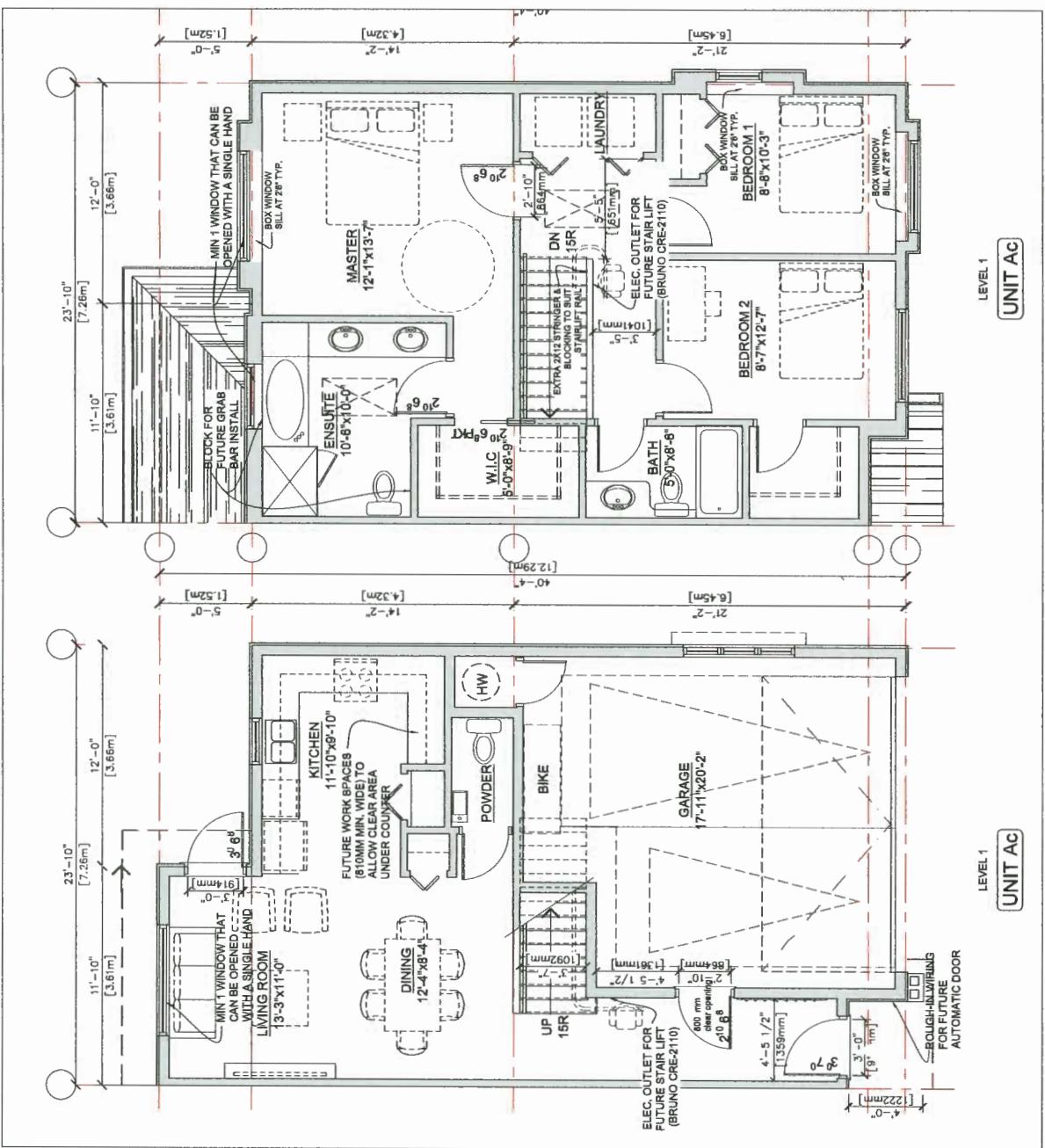
## PROJECT

Townhouse Development  
9231 Williams Road,  
Richmond, B.C.  
PROJECT NO.  
1602WWLG  
SCALE  
All Nodal  
DATE APR 1, 2016  
DRAWN BY KYC, SRS  
CHECKED BY KYC  
SHEET TITLE FLOOR PLANS:  
CONVERTIBLE UNIT  
DRAWING

A2.3  
MAR 20 2018  
REFERENCE PLAN  
DP 17-792088



**FLOOR PLAN: CONVERTIBLE UNIT AC (AFTER CONVERSION)**  
SCALE: 1/4"=1'-0"



**FLOOR PLAN: CONVERTIBLE UNIT AC (BEFORE CONVERSION)**  
SCALE: 1/4"=1'-0"

**CONVERTIBLE UNIT FEATURES CHECKLIST**

ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS	✓
DOORS & DOORWAYS	✓
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1200 MM DEPTH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER	✓
INTERIOR DOORS MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLD MAX 13 MM HEIGHT.	✓
Demonstrate wheelchair access between hallway and rooms.	✓
Widen hallway and/or doorway if necessary to provide access.	✓
PATIO/BALCONY MIN. 880 MM CLEAR OPENING. NOTE HOW ACCESS IS PROVIDED.	✓
All interior thresholds within units comply with BCBC.	✓
LEVER-TYPE HANDLES FOR ALL DOORS	✓
HALLWAYS	✓
MIN. 800 MM WIDTH	✓
GARAGE	✓
ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC.	✓
VERTICAL CIRCULATION	✓
STAIR LIFT STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, ACCORDING TO MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WHO IMPACT TO SURF. STRUCTURE	✓
HALLWAYS	✓
KITCHEN	✓
HALLWAYS	✓

**AGING-IN-PLACE MEASURES (ALL UNITS)**

ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES LEVER TYPE DOOR HANDLES MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2")
STAIRS & LANDINGS	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE LESS STEEP RISER/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	SOLID WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET) LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES 2-8" SLIDING DOORS WHERE POSSIBLE LEVER-HANDLE/TAPS AND FAUCETS MIN. 900 MM WIDTH
KITCHEN	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING SPEC NOTE: BRUNO CURVED RAIL STAIR LIFT (ELITE CURVE CRE-2110) POWER 240V COMPRISED OF 7AH 12V BATTERIES VERTICAL LIFT DEPRESSED SUB AREA, AND LANDINGS AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. MAX LOAD: 400LBS, POWER 240V COMPRISED OF 7AH 12V BATTERIES LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. MIN. 900 MM WIDTH
HALLWAYS	WINDOWS

## PROJECT

Townhouse Development  
9231 Williams Road,  
Richmond, B.C.  
PROJECT NO.  
1602WWLG  
SCALE  
All Nodal  
DATE APR 1, 2016  
DRAWN BY KYC, SRS  
CHECKED BY KYC  
SHEET TITLE FLOOR PLANS:  
CONVERTIBLE UNIT  
DRAWING

## INTERFACE:

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