



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, April 15, 2015
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.



Development Permit 14-657872

(REDMS No. 4537814 v.2)

1. APPLICANT: Yamamoto Architecture Inc.
PROPERTY LOCATION: 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)

Director's Recommendations

That a Development Permit be issued which would permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)."



2. Development Permit 14-657502

(REDMS No. 4540854)

- APPLICANT: Kasian Architecture Interior Design and Planning Ltd.
PROPERTY LOCATION: 11380 Steveston Highway

ITEM

Director's Recommendations

That a Development Permit be issued which would permit the construction of a 558 m² addition to the building at 11380 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6) – Ironwood Area."



3. Development Permit 14-677729

(REDMS No. 4525605 v.2)

APPLICANT: Buttjes Architecture

PROPERTY LOCATION: 13600 Smallwood Place

Director's Recommendations

That a Development Permit be issued which would permit the construction of a 546.9 m² (5,887 ft²) addition at 13600 Smallwood Place on a site zoned "Vehicle Sales (CV)."



4. New Business

5. Date of Next Meeting: Wednesday, April 29, 2015

6. Adjournment



**Development Permit Panel
Wednesday, March 25, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, General Manager, Community Services
Victor Wei, Director, Transportation

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 Wednesday, March 10, 2015, be adopted.

CARRIED

1. Development Variance Permit 14-676341
(File Ref. No.: DV 14-676341; Xr: TE 14-672413) (REDMS No. 4503862)

APPLICANT: Rogers Communications Inc.

PROPERTY LOCATION: 11771 Fentiman Place

INTENT OF PERMIT:

Vary the provisions of "Richmond Zoning Bylaw 8500" to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place.

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Applicant's Comments

Kiersten Enemark, Standard Land Company, briefed the Panel on the proposed application, noting that (i) the temporary telecommunications antenna pole is proposed for 11771 Fentiman Place with the original design, (ii) community consultation yielded no opposition to the proposed temporary site, (iii) the temporary communications antenna pole is anticipated to be operational until October 2015 at the latest, (iv) first responders rely on cellular service in the area, and (v) a proposed permanent site for the telecommunications antenna was found in the area and the applicant is working with staff to finalize its design.

Staff Comments

Wayne Craig, Director, Development, noted that a separate application for the proposed permanent telecommunication site is forthcoming and that the proposed temporary telecommunications antenna pole will be decommissioned once the permanent site is operational.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued with regard to maintaining cellular service in the area.

Panel Decision

It was moved and seconded

1. *That a Development Variance Permit be issued which would vary the provisions of "Richmond Zoning Bylaw 8500" to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place; and*
2. *That Richmond City Council grant concurrence to the proposed temporary telecommunications antenna pole installation for the site located at 11771 Fentiman Place for period of time extending up until October 1, 2015.*

CARRIED

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2. Development Permit 13-641791

(File Ref. No.: DP 13-641791) (REDMS No. 4360213)

APPLICANT: Urban Design Group Architects Ltd. on behalf of 0976440
B.C. Ltd., Inc. No. 0976440

PROPERTY LOCATION: 3011 No. 5 Road

INTENT OF PERMIT:

Permit the construction of a drive-through car wash and drive-through oil change service centre at 3011 No. 5 Road on a site zoned "Car Wash & Service Station (ZC35) – Bridgeport."

Applicant's Comments

Fariba Gharael, Urban Design Group Architects Ltd., briefed the Panel on the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) landscape and open space design, and (iv) conditions of adjacency.

Patricia Campbell, PMG Landscape Architects, commented on the proposed landscape and open space design, noting that (i) street trees will be planted (ii) porous paving will be used, and (iii) bicycle lockers will be installed on-site.

Staff Comments

Mr. Craig commented on the proposed application noting that (i) the proposed development efficiently uses the space on-site, (ii) a servicing agreement is required for frontage improvements along No. 5 Road, and (iii) the proposed development will recycle grey water from the car wash operations and rain water from the building's roof.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a drive-through car wash and drive-through oil change service centre at 3011 No. 5 Road on a site zoned "Car Wash & Service Station (ZC35) – Bridgeport."

CARRIED

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3. Development Permit Variance 14-658670

(File Ref. No.: DV 14-658670) (REDMS No. 4375579)

APPLICANT: Habitat for Humanity Society of Greater Vancouver

PROPERTY LOCATION: 8180 Ash Street

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
 - b) vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6; and
2. Permit subdivision of 8180 Ash Street into six (6) lots zoned “Single Detached (RS1/B)” for the purpose of developing single-family dwellings.

Applicant's Comments

Aaron Union, Abbarch Architecture Inc., briefed the Panel on the proposed development regarding (i) urban design, (ii) architectural form and character, (iii) conditions of adjacency, (iv) and landscape and open space design.

Mr. Union spoke of the proposed development, noting that:

- six residences with carports are proposed;
- three lots would have frontages along Ash Street;
- three lots would have frontages along Dayton Court with shared driveway access;
- one residence is fully accessible;
- the architectural form and character will be contemporary;
- all residences share common walkways and communal gardens; and
- an increased setback is proposed for Dayton Court fronting lots.

In reply to queries from the Panel, Mr. Union advised that the proposed Dayton Court fronting lots can accommodate on-site manoeuvring so vehicles may exit the site in a forward direction. He added that the proposed development is below the height maximum for single-family dwellings.

Jeffrey Philips, PWL Partnerships, commented on the proposed development's landscape and open space design, noting that:

- the proposed development will include walkways and accessible patios;
- the homes will have access via Ash Street or Dayton Court;
- common areas will have good visibility;
- proposed amenities will include common plazas, a barbeque area, and a children's play area;

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- fruit bearing trees will be planted;
- each building has a lower height than permitted under the site's existing zoning; and
- perimeter screening options will be discussed with adjacent property owners.

Panel Discussion

In reply to queries from the Panel, Tim Clark, Habitat for Humanity, noted that (i) Habitat for Humanity intends to register private cross-access easement agreements to allow homeowners to have access to shared amenity areas, (ii) the applicant will discuss perimeter privacy options with adjacent property owners, and (iii) the proposed development will be integrated with the surrounding community.

Ms. Clark spoke of the resident selection application process for Habitat for Humanity, noting that potential residents contribute approximately 500 hours of work towards building their home.

Discussion ensued regarding the (i) integration of townhouse development features into a single-family development such as the shared amenity spaces, and (ii) engaging the surrounding community in the proposed project's building process.

Staff Comments

Mr. Craig advised that (i) the applicants have engaged in public consultation, (ii) the applicants have worked with Transportation staff to facilitate shared access to proposed Dayton Court fronting lots and on-site turn around, (iii) the proposed variances were consistent with an application approved by Council in 2011, and (iv) the previous Development Variance Permit was only valid for two years.

In reply to queries from the Panel, Mr. Craig noted that BC Housing was the previous applicant for the site however, the permit lapsed. He added that alternatively, BC Housing could have sold the site however; options were limited due to BC Housing's affordability requirements for the site.

Gallery Comments

Janet Yeung, 8211 McBurney Court, expressed concern regarding the proposed development with respect to (i) the notification process, (ii) the public consultation process, (iii) provisions for emergency access, and (iv) the height of the proposed development.

In reply to queries from the Panel, Mr. Craig advised that (i) the notification requirements for the proposed development were expanded to include all homes along Dayton Court, (ii) Richmond Fire-Rescue was involved in a circulation review for emergency access, (iii) the proposed building height conforms to the zoning on-site, and (iv) the height of the proposed development is similar to the height of surrounding properties.

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Bob Harrison, 9591 McBurney Court, commented on the proposed development and expressed concern regarding (i) site access, (ii) emergency access, (iii) townhouse development features in a single-family development, (iv) the variances requested, (v) the site density, (vi) the architectural form and character of the proposed development conforming to the character of the neighbourhood, and (vii) developing the subject site into a residential development instead of a park.

Enrique Bravo, 9460 McBurney Court, spoke of the proposed development and expressed concern with regard to the proposed appearance of the proposed development and the avenues available for conflict resolution when a strata corporation is not present.

In reply to queries from the Panel, Ms. Clark advised that the proposed development will include common amenities however; the homes are individually owned. Also, she noted that the Habitat for Humanity homes cannot be sold on the open market, but must be sold back to the organization. She added that Habitat for Humanity works with homeowners to integrate in the community and have policies in place to address concerns from homeowners.

Henry Han, 8480 Dayton Court, expressed concern regarding the proposed development with respect to (i) the architectural form and character of the proposed development conforming to the neighbourhood's character, (ii) the number of vehicle parking spaces available on-site, (iii) site density, and (iv) privacy with adjacent properties.

Brian Dagneault, 8435 Dayton Court, referred to a submitted petition (attached to and forming part of these minutes as Schedule 1) and spoke on behalf of neighbourhood residents, expressing concern with regard to the proposed development in relation to (i) public consultation, (ii) the proposed building setbacks, (iii) the architectural form and character of the proposed development conforming to the character of the neighbourhood, (iv) the availability of street and on-site vehicle parking, and (v) site density.

Mr. Dagneault then read from his submission (attached to and forming part of these minutes as Schedule 2) expressing concern regarding (i) the effect of the proposed development on the existing character of the neighbourhood, (ii) the proposed carport design, (iii) potential for an increase in traffic in the area, and (iv) the public consultation process and meeting location.

In reply to queries from the Panel, Mr. Union advised that the potential residents of the proposed development will be low income families and he anticipates that the amount of vehicles parking on-site will be limited.

In reply to queries from the Panel, Mr. Craig noted that the on-site parking complies with the zoning bylaw and that Dayton Court fronting lots provide space for vehicles to manoeuvre on-site even when all carports are occupied.

Discussion ensued with regard to the proposed development's architectural form and character and Mr. Union noted that building materials include stucco and wood for the building, as well as metal for the roof. He added that the applicant can further review the building design, including potential changes to the roofs.

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Nataliya Vostretsova, 9346 Dixon Avenue, expressed concern with respect to (i) the potential residents of the proposed development, (ii) the ownership of the units on-site, and (iii) maintenance of the proposed development.

In reply to queries from the Panel, Ms. Clark noted that Habitat for Humanity is an international organization that helps low income families attain homeownership.

Ms. Clark spoke of Habitat for Humanity's application process, noting that (i) partner families must have an annual income of \$35,000 to 65,000, (ii) partner families contribute work hours or "sweat equity" towards construction of their home, (iii) Habitat for Humanity remain owners of the property, (iv) housing costs are reviewed and calculated with the partner family, (v) partner families are responsible for property maintenance and Habitat for Humanity upholds maintenance standards for properties, (vi) Habitat for Humanity conducts an annual review of the partner families, (vii) Habitat for Humanity homes cannot be sold in the open market and must be returned to Habitat for Humanity if partner families wish to relocate, and (viii) partner families will receive the balance of equity payments once the homes are returned to Habitat for Humanity.

Chui Shum, 8320 Dayton Court, commented on the proposed development and expressed concern regarding (i) access to proposed Dayton Court fronting properties, (ii) common area maintenance, and (iii) traffic.

Correspondence

James and Joanne Anderson, 8395 Dayton Court - March 24, 2015 (Schedule 3)

Mr. Anderson and Ms. Anderson, 8395 Dayton Court - March 24, 2015 (Schedule 4)

John and Lorraine Dowdall, 8455 Dayton Court - March 25, 2015 (Schedule 5)

Mr. Dowdall and Ms. Dowdall, 8455 Dayton Court - March 25, 2015 (Schedule 6)

Ms. Dowdall, 8455 Dayton Court - March 25, 2015 (Schedule 7)

Anna Popok, 9400 Dayton Avenue (Schedule 8)

Tay and Harvey Schwarzbauer, 7627 Dayton Court (Schedule 9)

Paul Lam, 8231 McBurney Court (Schedule 10)

Troy Junge, 8426 Dayton Court (Schedule 11)

Discussion ensued with regard to the architectural form and character of the proposed development and in reply to queries from the Panel, Mr. Craig noted that prior to subdivision, the proposed development would require registering a covenant on title, specifying design elements. He added that changes to the architectural form and character can be made prior to the approval of the subdivision application.

Panel Discussion

Discussion ensued with regard to (i) public consultation, (ii) reviewing the proposed development's design, (iii) on-site visitor parking, and (iv) site access.

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As a result of the discussion the following **referral** was introduced:

It was moved and seconded

That the staff report titled Application by Habitat for Humanity Society of Greater Vancouver for a Development Variance Permit at 8180 Ash Street, dated March 2, 2015, from the Director, Development, be referred back to staff to review:

- 1. community feedback and additional community consultation for the proposed development;*
- 2. the proposed architectural design of the proposed development; and*
- 3. on-site vehicle visitor parking, site manoeuvring within the site and access to the site from Dayton Court;*

and report back to the Wednesday, April 29, 2015 Development Permit Panel.

CARRIED

4. Development Permit 14-659747

(File Ref. No.: DP 14-659747) (REDMS No. 4460911)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATION: 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of a development with two (2) two-storey commercial buildings totalling 2368 m² at 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road on sites zoned "Auto-Oriented Commercial (CA);” and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required manoeuvring aisle width from 7.5 m to 6.0 m (Section 7.5.5); and
 - b) reduce the required setback of parking from property lines abutting a road from 3.0 m to 2.7 m and reduce the required setback of parking from other property lines from 1.5 m to 0.0 m (Section 7.5.17).

Applicant's Comments

Marco Ciriello, Lo Studio Architecture, briefed the Panel on the proposed development regarding (i) urban design, (ii) architectural form and character, (iii) conditions of adjacency, (iv) site access, and (v) vehicle parking.

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Mr. Ciriello noted that (i) the site is divided into two sites by Douglas Road, (ii) the site is constrained by the Canada Line guide way, (iii) the north site is proposed to have retail on the ground floor and a restaurant on the second floor, (iv) the south site is proposed to have retail on the ground floor and offices on the second floor, (v) parking will be located along the western portion of the site adjacent to the rear lane, (vi) a statutory right-of-way is provided as a condition of rezoning in front of the retail spaces to create a wider sidewalk, and (vii) the ground floor features continuous shop front glazing and some glazing in the second floor.

Meredith Mitchell, M2 Landscape Architects, commented on the landscaping and open space design, noting that (i) the frontage will feature a wider walkway, (ii) an existing tree along the southeast corner of the south site will be retained, (iii) the roof will feature an attractive façade using different types of material that will be visible from the Canada Line, and (iv) the landscaping along the existing Canada Line building on-site will feature a decorative aggregate.

In reply to queries from the Panel, Ms. Mitchell advised that the proposed walkway is approximately 3.0 metres wide.

In reply to queries from the Panel with regard to pedestrian traffic utilizing the building's canopy, Mr. Ciriello advised that the canopy is fairly continuous and in the areas where there are gaps, the building provides some overhang.

Staff Comments

Mr. Craig advised that the site is constrained by the Canada Line and that the applicant worked with staff to achieve the City's design objectives. Also, he advised that the proposed variances are related to the on-site parking and a reduction in the manoeuvring aisle width. He added that the reduction in manoeuvring aisle width allows for two-way traffic and there are also proposed setback variances to vehicle parking spaces on-site.

Gallery Comments

Henry Davies, 8560 River Road expressed concern regarding the proposed development with respect to (i) development notification signage on-site, (ii) notification process, and (iii) the proposed road dedication adjacent to the site.

Jack Chan, 8500 River Road, expressed concern with regard to (i) proposed developments in the area, (ii) the proposed road dedication adjacent to the site, and (iii) property values in the area.

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Discussion ensued with regard to the road dedication process. The Chair noted that new road dedications are created through the rezoning process. As part of the rezoning process, developers allocate portions of the property for road dedication if required by the City. Also, he noted that current property owners are not obligated to relinquish land to the City for road dedication and that allocation for road dedication would typically only occur through a redevelopment application. He added that sites required for road dedication do not necessarily decrease in value since developers may require the site to proceed with development.

Discussion then ensued with respect to the City Centre Area Plan, and the Chair noted that the City conducted broad public consultation on the Plan three years ago with the conceptual plans for long-term development.

Mr. Chan noted that he was approached by developers with regard to acquiring portions of the rear lane. In reply to queries from the Panel, Mr. Craig advised that the development may proceed without acquiring portions of the rear lane.

Discussion ensued with regard to the proposed light standards on the adjacent property. Mr. Craig advised that a servicing agreement for frontage improvements is forthcoming and is required before the rezoning can proceed.

Correspondence

Mr. Davies, 8560 River Road and Mr. Chan, 8500 River Road, March 23, 2015 (Schedule 12)

Mr. Davies, 8560 River Road, March 25, 2015 (Schedule 13)

Discussion ensued with regard to development notification signage on-site and in reply to queries from the Panel, Mr. Craig advised that there is signage along the Bridgeport Road frontage.

Phillips Paul Barristers and Solicitors on behalf of Maxwell Holdings Ltd., 8500 River Road (Schedule 14)

Juan and Stephanie Recavarren, 8580 River Road (Schedule 15)

Thomas Fairbrother, 8540 River Road (Schedule 16)

In reply to queries from the Panel, Mr. Craig noted that through the rezoning of the subject property, the Official Community Plan was amended to introduce the Douglas Street extension to River Road.

Panel Discussion

Discussion ensued with regard to (i) the proposed road dedication adjacent to the site, (ii) the architectural form and character of the proposed development, and (iii) the forthcoming servicing agreement.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a development with two (2) two-storey commercial buildings totalling 2368 m² at 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road on sites zoned "Auto-Oriented Commercial (CA);"* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the required manoeuvring aisle width from 7.5 m to 6.0 m (Section 7.5.5); and*
 - b) *reduce the required setback of parking from property lines abutting a road from 3.0 m to 2.7 m and reduce the required setback of parking from other property lines from 1.5 m to 0.0 m (Section 7.5.17).*

CARRIED

The meeting was recessed at 5:53 p.m.

The meeting reconvened at 5:56 p.m. with all members of Development Permit Panel present.

5. Development Permit 13-644888

(File Ref. No.: DP 13-644888) (REDMS No. 4448352)

APPLICANT: Balandra Development Inc.

PROPERTY LOCATION: 8600 and 8620 No. 2 Road

INTENT OF PERMIT:

1. permit the construction of nine (9) townhouse units at 8600 and 8620 No. 2 Road on a site zoned "Low Density Townhouses (RTL4);"
2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m;
 - b) reduce the front yard setback from 6.0 m to 5.4 m; and
 - c) permit seven (7) small car parking spaces.

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Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., briefed the Panel on the proposed development, with respect to (i) urban design, (ii) architectural form and character, and (iii) vehicle parking.

Mr. Fougere commented on the proposed development noting that (i) the proposed development will consist of nine townhouses, (ii) five units will face No. 2 Road and two duplexes will be located along the eastern portion of the site, (iii) there will be one adaptable unit, (iv) the exterior will feature brick materials, (v) the outdoor amenity will be centralized within the proposed development, and (iv) all units will have two vehicle parking spaces.

Staff Comments

Mr. Craig advised that the applicant worked with staff to reduce building height for units along the rear property line and the development will be designed to achieve EnerGuide 82 standards.

Panel Discussion

In reply to queries from the Panel, Mr. Fougere noted that each unit will have bicycle storage.

Correspondence

So Yim and Wong Yin, 8591 Delaware Road (Schedule 17)

In reply to queries from the Panel, Mr. Craig advised that the proposed development meets the bylaw requirement for vehicle parking on-site.

Petition Received on March 24, 2015 (Schedule 18)

Petition Received on March 25, 2015 (Schedule 19)

Fred and Peggy Baaske, 8561 Delaware Road (Schedule 20)

Sea Seng Lo and Wai Peggy Lo, 8611 No. 2 Road (Schedule 21)

Chun Yeung Lee, 8731 No. 2 Road (Schedule 22)

In reply to queries from the Panel, Mr. Craig advised that the applicant has addressed concern regarding perimeter hedge maintenance with adjacent property owners.

Gallery Comments

None.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of nine (9) townhouse units at 8600 and 8620 No. 2 Road on a site zoned "Low Density Townhouses (RTL4);"* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m;*
 - (b) *reduce the front yard setback from 6.0 m to 5.4 m; and*
 - (c) *permit seven (7) small car parking spaces.*

CARRIED

6. Development Permit 14-658285

(File Ref. No.: DP 14-658285) (REDMS No. 4497016)

APPLICANT: Western Gardenia Garden Holdings Ltd.

PROPERTY LOCATION: 7571 and 7591 St. Albans Road

INTENT OF PERMIT:

1. Permit the construction of sixteen (16) three storey townhouse units on a consolidated lot including 7571 and 7591 St. Albans on a site zoned "High Density Townhouse (RTH4);"
2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building;
 - b) increase the maximum bay window projection from 0.6 m to 0.9 m to the south property line adjacent to Jones Road; and
 - c) allow seven (7) small car parking stalls at the site.

Applicant's Comments

Mr. Fougere briefed the Panel on the proposed development, noting that (i) the proposed development is surrounded by multi-family dwellings, (ii) the proposed development is three storeys high and the ground floor is on a podium, (iii) the proposed drive aisle and the parking stalls are covered, (iv) the proposed development has 16 units with one adaptable unit, (v) the proposed development has a traditional character that blends with the neighbourhood, and (vi) portions of the site were not raised to flood plain level in order to retain trees.

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Staff Comments

Mr. Craig noted that the proposed development includes a variance to permit seven small car stalls and that the overall parking on-site exceeds zoning bylaw requirements. He added that the proposed development will be built to achieve EnerGuide 82 standards.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of sixteen (16) three storey townhouse units on a consolidated lot including 7571 and 7591 St. Albans on a site zoned "High Density Townhouse (RTH4);"* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building;*
 - (b) *increase the maximum bay window projection from 0.6 m to 0.9 m to the south property line adjacent to Jones Road; and*
 - (c) *allow seven (7) small car parking stalls at the site.*

CARRIED

7. Development Permit 14-677534

(File Ref. No.: DP 14-677534) (REDMS No. 4525740)

APPLICANT: Onni 7771 Alderbridge Corp. Inc.

PROPERTY LOCATION: 7008 River Parkway and 7771 Alderbridge Way

INTENT OF PERMIT:

1. Permit the construction of a 324-unit apartment project in two (2) six-storey buildings over connected concrete parking structures located at 7008 Alderbridge Way and 7771 Alderbridge Way; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required exterior side yard setbacks for portions of partially below-grade parking structures from 3.0 m to 0.0 m on the west side of the site along Cedarbridge Way;

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- b) reduce the required interior side yard setback for limited portions of partially-below grade parking structures from 1.5 m to 0.0 m along the east property line of the site;
- c) reduce the required rear yard setback for the attached below-grade parking structures from 1.5 m to 0.0 m on both sides of the future property line that will separate the two (2) future lots to be subdivided within the site;
- d) reduce the required visitor parking from 0.20 spaces/dwelling unit to 0.15 spaces/dwelling unit for the development; and
- e) reduce the requirement for the provision of one (1) WB-17 loading space to zero (0).

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., briefed the Panel on the proposed development, noting that (i) the applicant is proposing changes to Building 3 to provide additional parking within a second above-grade parking level, (ii) the proposed grading changes will create two amenity zones, and (iii) the lower level wall will be screened using landscaping.

Panel Discussion

In reply to queries from the Panel, Mr. Craig noted that the proposed grade changes will not detract from the usability of the amenity spaces.

In reply to queries from the Panel, Mr. Yamamoto advised that displaced units will be located in the upper floors of the proposed development.

Eric Hughes, Onni Corp., commented on the parking on-site, noting that the proposed changes in design were related to additional customer demand for parking and as a result, the number of vehicle parking on-site exceeds rezoning bylaw requirements.

Staff Comments

Mr. Craig advised that a greenway connection will be provided along the south side of the proposed development.

Correspondence

None.

Gallery Comments

None.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a 324-unit apartment project in two (2) six-storey buildings over connected concrete parking structures located at 7008 Alderbridge Way and 7771 Alderbridge Way; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the required exterior side yard setbacks for portions of partially below-grade parking structures from 3.0 m to 0.0 m on the west side of the site along Cedarbridge Way;*
 - (b) *reduce the required interior side yard setback for limited portions of partially-below grade parking structures from 1.5 m to 0.0 m along the east property line of the site;*
 - (c) *reduce the required rear yard setback for the attached below-grade parking structures from 1.5 m to 0.0 m on both sides of the future property line that will separate the two (2) future lots to be subdivided within the site;*
 - (d) *reduce the required visitor parking from 0.20 spaces/dwelling unit to 0.15 spaces/dwelling unit for the development; and*
 - (e) *reduce the requirement for the provision of one (1) WB-17 loading space to zero (0).*

CARRIED

8. New Business

9. Date of Next Meeting: Wednesday, April 15, 2015

10. Adjournment

It was moved and seconded

That the meeting be adjourned at 6:21 p.m.

CARRIED

Development Permit Panel
Wednesday, March 25, 2015

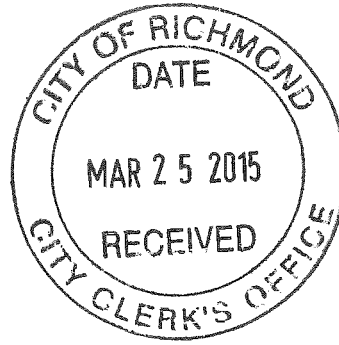
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 25, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

March 25, 2015

Development Permit Panel
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1



ATT: DEVELOPMENT PERMIT PANEL

RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER

The Habitat for Humanity Society of Greater Vancouver is requesting to vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and to vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and 0.60 m for proposed Lot 6. These are not minor variances nor will the effect of these variances be minor to the residents of Dayton Court who will be most negatively affected by the variances, subsequent subdivision and construction of the proposed homes.

The Society held a Public Information Meeting on October 1, 2014 at South Arm Community Centre. The meeting was well attended by the residents of Ash Street, Dayton Court and McBurney Drive considering it was not held at nearby DeBeck Elementary but rather at South Arm a considerable distance away which results in a lower turnout.

The residents who attended the meeting raised a number of serious concerns with the proponents at the meeting including the invasive form of architecture and the limited amount of parking particularly for the homes to access Dayton Court.

There was no character study of the surrounding neighbourhood presented, only renderings of the buildings inserted into the existing streetscape. The proposed buildings bear no resemblance to any homes in the immediate or extended neighbourhood. The existing homes, particularly on Dayton, are all two storey with cedar siding and either shake or asphalt shingle roofs. They all have either a two car garage or a garage and carport. The proposed buildings will be using stucco, hardy board and metal roofs and provide only two carports per building. There are no elements of this new architecture that relates in any way to the existing form and character of the long established homes in the neighbourhood. We are told that architecture similar to the proposed new buildings is being well received in Vancouver and therefore the residents of this neighbourhood should love it too. We emphatically do not and believe it is a blight and will be an unwanted vulgar intrusion into a well-established neighbourhood for years to come.

A quick review of the written submissions from the Public Information Meeting reveals consistent concerns for the lack of parking, inappropriate architecture and traffic. It's not surprising that several of the residents commented that they thought the buildings looked "cheap" after viewing the architecture and materials compared to the existing neighbourhood. There were no comments supporting the proposed development.

While not only is the architecture and materials dramatically different from the existing neighbourhood, the entire concept of the homes is different as well. The surrounding neighbourhood (with the exception of the nearby townhouse project) is a community of single family homes. The new buildings are not new homes with a suite they are purpose designed to be a duplex pretending to be a single family home. This significantly alters the look and presentation of the home. None of the homes on Dayton for instance have a secondary suite or could even be converted to accommodate one.

As a result of these duplex like homes being proposed the two parking stalls per home are going to be woefully inadequate. The design of the homes and site plan does not allow for parking in the driveway if the carport is being used for other uses (which is quite likely to be the case as the housing units are very small) as is the case in a typical single family home. The driveway will be shared with six units. With the

potential for at least twelve cars in this incredibly confined space the vehicles will have no place to go but onto the street. And, since these units are located at the end of a cul-de-sac where there is no opportunity for street parking the vehicles will be spread down the length of Dayton Court imposing on the existing home owners forever.

The residents signed below oppose not only the variance but the entire development in the strongest possible manner and respectfully request that the application by the Habitat for Humanity Society of Greater Vancouver for the said variances be denied.

Thank you for considering the concerns of existing residents in the neighbourhood.

Signature	Print Name	Address
	Singting Lu	8480 Dayton Crt
	Joseph Yang	8440 Dayton Crt
	Shales Kuhn	8480 Dayton Crt
	Henry Han	8480 Dayton Crt
	MILLIE ANG	7571 Dayton Ave
	Chin Yuen	8440 Dayton Crt
	KANG CAI	8420 Dayton Crt
	HELENA	8420 Dayton Crt
	FUNG LI	8406 Dayton Court
	Danny Lai	8406 Dayton Court
	Shirley Y	8400 Dayton Court
	MICHAEL LI	8400 Dayton Court
	Henry Leung	8386 Dayton Court
	Lei Su Wai	8386 Dayton Court
	LEUNG CHONG YUEN	8386 Dayton CRT
	YEUNG CHAM KWAN	8366 Dayton CRT
	Chen Pei Huen	8366 Dayton CRT
	Ho Yim Wai	8366 Dayton CRT
	Bin Wan	8100 Ash Street
	Man Li	8100 Ash Street
	Benjamin Lin	8040 Ash St.
	C. BREITER	8211 McBurney Crt
	Troy Jung	8426 Dayton Court
	Anna Jung	8426 Dayton Court
	Brian Dagnas	8435 Dayton Court

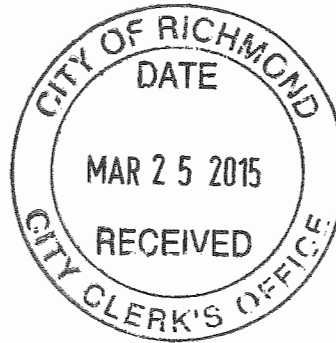
7783221716

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

8435 Dayton Court
Richmond, B.C.
V6Y 3H6
604-241-0867

March 24, 2015

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1



ATT: DEVELOPMENT PERMIT PANEL

RE: Development Variance Application #DV 14-658670
8180 Ash Street

As a resident of Dayton Court for going on 29 years our family has enjoyed our quiet cul-de-sac and the many families that have come and gone over that time period. Currently we have more pre-school and early school aged children than ever before which makes for a delightful street carnival of noise and activity virtually every evening and weekend during our warmer dryer months. The quiet safe cul-de-sac was a primary reason for picking this location when we purchased our home when our son was of a similar age. I suspect many of our current neighbours chose this location for the same reason.

We have always enjoyed the beautiful street trees and the design and character of the homes on our little Court. For almost 30 years they have aged well and still look good today. While not cookie cutter repetitions of each other, the homes bear a similarity that just "fits" into our street while providing some diversity and individuality.

Unfortunately the application before you, if successful, would destroy much of what we and our neighbours love about our quiet cul-de-sac. The proposed architecture is jarring and offensive. It makes no attempt to relate to the surrounding homes with its angular and asymmetrical lines, open car ports and virtually no front yard. These homes and the entire development will be intrusive and the proponent has obviously made no effort to be sympathetic to their new neighbours. Not even the most optimistic observer would expect that all the necessary parking can be provided on site with six units being stuffed into this extremely narrow access opening. The significant additional street parking and traffic (whether travelling below the speed limit or not) will be intrusive and disruptive to the many children who play regularly on this street as all the new traffic will have to navigate the full length of the street.

I personally have some concerns regarding the process for this application's review. I'm not sure why the Public Information Meeting couldn't be held at DeBeck nearby rather than South Arm. Holding these meetings in the immediate neighbourhood where residents are able to walk to these meetings results in a much higher turnout. I'm sure an appropriate date could have been arranged.

At the meeting itself the proponents, for the most part, were pleasant and informative but didn't appear to be particularly interested in our comments, critique or suggestions for changes. I was particularly disturbed by the Chief Executive Officer of Habitat for Humanity refusing to talk to me about their project before she left at the end of the meeting. Written feedback from the local residents is always important and many took the opportunity to complete the forms and leave them with the proponents. I note that they were included in the report in front of you today that is with the exception of my submission which has been left out of the package. I'm not sure how many others might have been left out as well.

I was surprised, considering all of the submissions had serious concerns about the project and had expressed their disapproval that the report and the comments from the proponents and their staff conclude that:

"The applicant has satisfactorily demonstrated that the lots can be developed in a manner that minimizes the impact of development on the existing neighbourhood";

"We feel our design will bring a sense of place to the surrounding neighbourhood and will be something that the communities will help build and take pride in";

"The discussions that I took part in related to form and character were positive. An understanding of the architecture and its need to be practical in its use of materials being low maintenance were received positively";

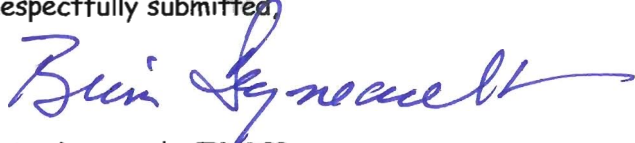
"For the public who were interested and wanted to engage in conversation with us it was our feeling that this was well received related to form design and character of the buildings".

They must have been listening to different conversations and reading different comment sheets than the rest of us. Interestingly, all of the concerns of the neighbourhood were deftly dealt with without ever changing a single line on a plan or page between the Public Information Meeting and the meeting here today. Almost six months and not a single change in response to community concerns!

The proponents have done a very poor job of consultation and designing a project that is appropriate for a long established community and have shown no interest in addressing any of the concerns of form and character and parking that have been repeatedly identified by the neighbourhood.

My wife and I would respectfully request that you deny this application before you today and preserve the character of our little area of Richmond for us and our neighbours.

Respectfully submitted,



Brian Dagneault CIP, RPP

Subject: FW: Ash Street Habitat for Humanity Project

From: Andersons <jtja@shaw.ca>
Date: March 24, 2015 at 10:24:24 PM PDT
To: <ccarlile@richmond.ca>
Subject: Ash Street Habitat for Humanity Project

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u> <u>DVP 14-658670</u>

Hello Ms. Carlile,

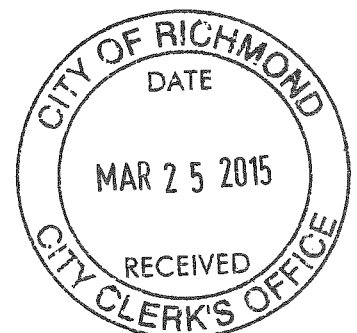
We have enjoyed living on Dayton Court since 1985, it is a very quite cul-de-sac, one of the reasons why we bought on this particular street.

We feel the proposed design plans for this property do not fit with the flow of this neighbourhood, much too crowded!

We are not in agreement with driveway access to the Ash Street project from Dayton Court. It would definitely change the quiet of the street we have all cherished.

How much parking is being planned for homeowners and renters?

James and Joanne Anderson



Subject: FW: Ash Street Habitat for Humanity Project

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u> <u>DVP 14-658670</u>

From: Andersons [mailto:jtja@shaw.ca]
Sent: Tuesday, 24 March 2015 22:28
To: Gonzalez, Robert
Subject: Ash Street Habitat for Humanity Project

Hello Mr. Gonzalez,

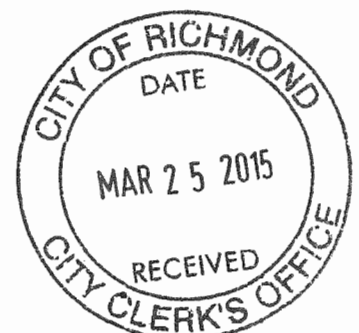
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We are not in agreement with driveway access to the Ash Street project from Dayton Court. It would definitely change the quiet of the street we have all cherished.

How much parking is being planned for homeowners and renters?

James and Joanne Anderson



Subject: FW: Development Permit Panel - 8180 Ash Street

From: Lorraine Dowdall <dowdalls@shaw.ca>
Date: March 24, 2015 at 7:56:50 PM PDT
To: <ccarlile@richmond.ca>
Subject: Development Permit Panel - 8180 Ash Street

To Development Permit Panel	
Date:	March 25, 2015
Item #	3
Re:	8180 Ash Street
	DVP 14-658670

Cathy,

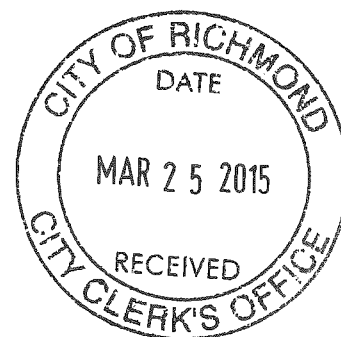
I am not able to attend the March 25, 3:30 pm meeting to be held at Richmond City Hall regarding the above development permit at 8180 Ash Street by Habitat for Humanity Society of Greater Vancouver.

I did attend the Public Information meeting on October 1, 2014 at South Arm Community Centre. I do not support the variance changes proposed. I am not impressed with the type of housing that is being proposed to be built on the 8180 Ash Street site. The housing proposal does not fit in with the existing architecture on Dayton Court. I don't object to housing on the existing site but suggest keeping the same lot size with less homes being built on the land.

Lorraine & John Dowdall
8455 Dayton Court
Richmond



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www.avast.com



Schedule 6 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

Subject: FW: Development Permit Panel, 8180 Ash Street

From: Lorraine Dowdall [<mailto:dowdalls@shaw.ca>]
Sent: Tuesday, 24 March 2015 19:58
To: Gonzalez, Robert
Subject: Development Permit Panel, 8180 Ash Street

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DVP 14-658670</u>

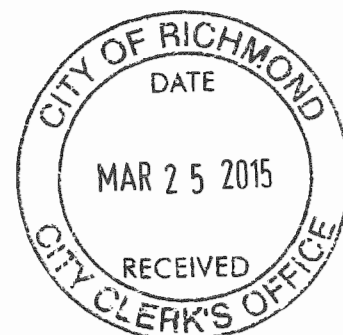
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Lorraine & John Dowdall
8455 Dayton Court
Richmond



This email has been checked for viruses by Avast antivirus software.
www.avast.com



To Development Permit Panel
Date: March 25, 2015
Item # 3
Re: 8180 Ash Street
DAP 14-658670

From: Lorraine Dowdall <dowdalls@shaw.ca>

Date: March 24, 2015 at 19:53:25 PDT

To: <jerceg@richmond.ca>

Subject: Intent of Permit - Development Permit - 8180 Ash Street, Habitat for Humanity Society of Greater Vancouver

Sir,

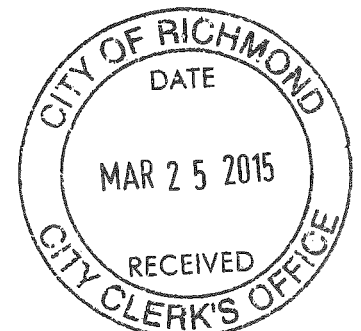
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Lorraine Dowdall



This email has been checked for viruses by Avast antivirus software.
www.avast.com



From: Anna Popok [annapopok@yahoo.ca]
Sent: Tuesday, 24 March 2015 9:39 PM
To: Nikolic, Diana
Subject: 8180 Ash Street

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DVP 14-658670</u>

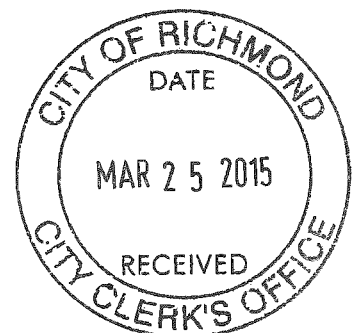
Sent from my iPad

Dear City Planners!

I am writing on behalf of the people who were privileged to live in this wonderful neighborhood for more than 15 years. We raised our kids here and hoping to raise our grandchildren. It is one of the most charming and safe single family housing establishments in Richmond.

I do not think that proposed development would agree with existing bylaw. This housing will interfere with our infrastructure and will affect safety of the whole neighborhood.

Sorry to raise my concern so close to the hearing. I was completely in the dark about city plans even though I reside in 9400 Dayton Av. I think it is outrageous not to inform the residents about City's plans. At list in 2007 and 2011 we were well aware about the situation...



Subject: FW: Habitat for Humanity project on Dayton Court
Attachments: Letter to Development Permit Panel.doc

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash St.</u> <u>DVP 14-658670</u>

From: harvey7627@comcast.net [mailto:harvey7627@comcast.net]

Sent: Wednesday, 25 March 2015 10:20

Subject: Habitat for Humanity project on Dayton Court

As a concerned homeowner my wife and I oppose the subject development for the following reasons.

1. Parking will be an issue.
2. Architecturally the project does not suite the neighborhood.
3. Additional traffic, 12 additional vehicles traveling to 1 driveway on Dayton Court plus any visitors or maintenance vehicles. No home on Dayton Court receives that much vehicle traffic.

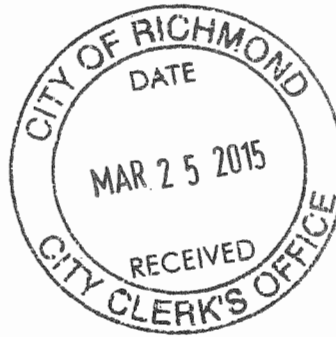
Respectfully,

Tay and Harvey Schwarzbauer
7627 Dayton Court
Richmond, B. C. V6Y-3H6



March 25, 2015

Development Permit Panel
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1



ATT: DEVELOPMENT PERMIT PANEL

RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER

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There was no character study of the surrounding neighbourhood presented, only renderings of the buildings inserted into the existing streetscape. The proposed buildings bear no resemblance to any homes in the immediate or extended neighbourhood. The existing homes, particularly on Dayton, are all two storey with cedar siding and either shake or asphalt shingle roofs. They all have either a two car garage or a garage and carport. The proposed buildings will be using stucco, hardy board and metal roofs and provide only two carports per building. There are no elements of this new architecture that relates in any way to the existing form and character of the long established homes in the neighbourhood. We are told that architecture similar to the proposed new buildings is being well received in Vancouver and therefore the residents of this neighbourhood should love it too. We emphatically do not and believe it is a blight and will be an unwanted vulgar intrusion into a well-established neighbourhood for years to come.

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The residents signed below oppose not only the variance but the entire development in the strongest possible manner and respectfully request that the application by the Habitat for Humanity Society of Greater Vancouver for the said variances be denied.

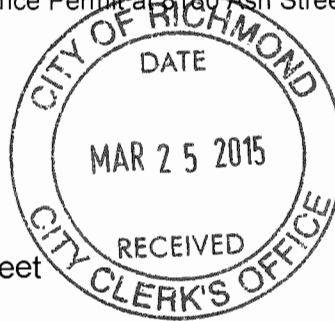
[illegible]

From: Y.W. Lam [paul.lam@live.ca]
Sent: Tuesday, 24 March 2015 11:02 PM
To: CityClerk
Cc: Bob; Nikolic, Diana; brian@dagneaultplanning.com; forenzsx@hotmail.com
Subject: Development Variance Permit at 8180 Ash Street

Importance: High

To: Director City Clerks Office
c.c. City Planner, Diana Nikolic

Ref: File DV 14-658670 - 8180 Ash Street



To Development Permit Panel	
Date:	March 25, 2015
Item #	3
Re:	8180 Ash Street DVP 14-658670

Dear Mr. Weber,

Please accept this email as my written submission to the Development Variance Panel for consideration at the meeting tomorrow (March 25, 2015).

This submission could be read in conjunction with my letter of October 15, 2014 addressed to the Habitat for Humanity, a copy of which is included in Appendix 5 of the Staff Report of March 2, 2015 under Item 3 of the Meeting Agenda. For ease of reference, part of my letter is extracted below:

" General features that are of concern to the neighbourhood:

A.1 The 3 housing units facing Dayton Court with a shared driveway has posed concerns to the neighbourhood during the 2011 public consultation process (when BC Housing applied for the variance). Some of our neighbours suggest that it should only be 2 instead of 3 units. Insufficient parking for this complex may result in over-flow street parking on Dayton Court and Ash Street.

A.2 The proposed height of the new houses is apparently higher than the neighbours. This is contrary to what we were told by the Architect's surveyors when field measurements (including the elevation of our homes) were conducted some months ago.

A.3 The general features of this proposed scheme (in relation to height/building form/character) are likely to attract more attention from the surrounding community at large. In this connexion, we would like to know how many residents in the neighborhood had been notified of the Open House event, and whether notices had been placed in the local papers before the event."

With due respect, no one from the Habitat for Humanity, its Architect or the City have responded to my letter. Further, I must admit that I found no relief to my questions above after reading the Staff Report.

B.1 The reason given in the Staff Report in support of six units is that "reducing the number of lots would limit the impact of the innovative affordable home ownership model proposed.." (ref. page 5 of Staff Report). I remain to be educated as to what is the impact of the innovative model, and why is such impact considered more important than the impact to the neighbourhood. In response to the concern of insufficient parking, page 4 of the Report relies on the rationale that "two parking spaces per unit complies with the Zoning Bylaw". This does not adequately address parking needs for the tenants in the secondary suites, in addition to the home owners.

B.2 The final elevations of the new houses are still uncertain. They could be as much as 9.9 feet higher (per page 7 of the Report), despite the grade level could only be 1 foot higher than the crown of the road. The Architect is referring to two sets of numbers here (one set comparing the ground/grade level and another set comparing the top elevations between houses. Why are they making it so confusing to the readers?). As a matter of fact, The Report recognizes the potential interference to the neighbouring houses along the north and south edge of this site, and considers that the impact will not be significant on the southern edge due to separation provided by the existing fire-lane (emergency access lane). That leaves the problem on the north side unattended.

B.3 The "extended notification area" per Attachment 3 of the Report duly acknowledges the need for a wider circulation of the project portfolio. The attention given by the City Planner in this respect is appreciated. However in this particular case, a 50m radius of the subject site (plus Dayton Court) is not sufficient to cover the community at large, particularly for many nearby residents who are concerned with the development. I have spoken with quite a few neighbours on McBurney Drive and Ash Street who are surprised that they have no knowledge at all of this project.

In summary, with questions remain unanswered, and with no changes made by the applicant to realistically address the neighbourhood's concerns, I submit my request to the Panel to defer approval of the subject application.

Respectfully,

Paul Lam

8231 McBurney Court
Richmond, B.C.
V6Y 3H5

(Hard copy signed and mailed to the City Clerk Office for record)

Schedule 11 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

From: Troy Junge [<mailto:tjunge@gmail.com>]
Sent: Wednesday, 25 March 2015 15:19
To: Erceg, Joe
Subject: Zoning Variance on Dayton Court

Dear Mr. Erceg,

I want to write you to establish I have deep concern regarding the proposed zoning variances proposed for Habitat for Humanity development at the end of Dayton Court. The increased traffic to the end of our closed cul de sac will be unacceptable considering the frontage that it is intended to utilize. Based on the variance proposed we can easily expect up to 12 or more additional cars utilizing the road. With parking allotted 6 six spots and no room in the cul de sac to park these cars will end up attempting to park on a street already tight for free street parking. As you may or may not be aware most of the frontages in this Court are driveway already. I do understand that there are carports in the plans that have spots for 6 cars. But considering the size of the housing and additional suites and with prevalence of 2 car families this does not make sense. It would be irresponsible to city management and unfair to the existing owners and residents of Dayton Court.

Not to mention that there are many families with small children that live and play in the area. With the already long design of the court there are challenges with too many people speeding up and down it as it is. I have two children myself age 4 and 6, and there is easy a total of 20 children on this block of elementary age.

I hope you take my concerns seriously when contemplating the proposed variance to the property.

Best Regards,

Troy Junge

8426 Dayton Court
778-875-7131



Schedule 12 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>4</u>
Re: <u>2671, 2711, 2811, 2831, 2851,</u> <u>2931, 2951, 2971, 2991 No 3rd</u> <u>DP14-659747</u>

March 23, 2015

Director, City Clerk's Office – Please forward this submission to both:

To: Development Permit Panel

To: City of Richmond Mayor and Council

From: Henry Davies

Jayker Holdings Ltd.- 8560 River Road

From: Jack T.K. Chan

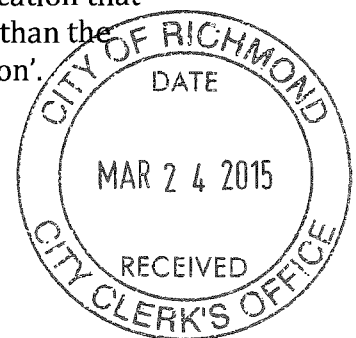
Wings Mould Canada Limited – 8500 River Road

Re: Notice of Application for a Development Permit DP14-659747
Dava Developments Ltd.

I, Henry Davies, own property at 8560 River Road, Richmond. I have been involved in the Bridgeport area since 1968 and built this building in 1975. I am a past Chairman of the Bridgeport Citizen's Committee and prepared an Area Plan for this area. I am also a past member of the Richmond Advisory Planning Commission.

My neighbor, Jack T.K. Chan, at 8500 River Road, came to me regarding a letter he received from the City of Richmond, and he was requesting my assistance. He has been approached again lately by Dava Developments to give the back of his property, the one they have marked on their development permit application as "future lane dedication". I looked up my file on the Dava Development rezoning application and I had the plans that they had given me but no written material. I had written a letter to the City outlining my objection to the designation of the back of my property at 8560 River Road also showing a strip marked 'future lane dedication'. I heard no more after that and assumed the rezoning had been approved without acknowledging my concern.

I suggested to Mr. Chan that he contact the planner in charge of this for the City of Richmond, which he did. He identified himself and expressed his concern that the rear of his property was marked 'future lane dedication'. The planner emailed him a link to the Richmond Community Plan that had a link to the Bridgeport Village Plan. This plan still shows the Dava property as Park. Mr. Chan came back and gave me the link. The Planner told him he did not have to give the strip of land at the rear of his property and that the meeting would be cancelled. The link she directed him to was huge and included both the Richmond Community Plan and the Bridgeport Village Plan, did not give him information regarding the dedication re the strip of land at the back of his property and most importantly did not show his property being used as the extension to Douglas Road nor could you glean any indication that his property was part of rezoning/development permit application other than the five foot strip across the rear of his property marked 'future lane dedication'.



Page 2

I searched and eventually found the status of Dava Developments rezoning. This information is not readily available and takes a great deal of searching. The maps appear to be the same as Dava had given me and there were approximately forty pages of documentation. I read this and much to my surprise two things stood out – three lines on PLN252 “ ***The CCAP is also proposed to be amended to extend a portion of Douglas Street as a minor street through the site, particularly from No. 3 Road to River Road. This road will be instrumental in servicing the future development potential of the waterfront lands to the west***”(attachment #1).

AND four lines on PLN 275 half a page up from the Mayor’s signature place at the end of this document in specific terms it reads:
“D. In the specific land use map: Bridgeport Village 2031 thereof, designating along the south property line of 2811 No. 3 Road through 8500 River Road, and along common property lines of 8431 and 8451 West Road, and 8480 and 8500 River Road “PROPOSED STREETS” (attachment #2). I was astonished. I have never seen on any plan produced by the City of Richmond or Dava Developments that indicate this road going through 8500 River Road other than in this application document for rezoning on the signature page.

This is no more than taking away the future of a small property owner and family business to benefit a large developer at no cost to the developer.

I went to the City Hall on March 16th with my letter from the City of Richmond where it states plans and staff reports would be available. The front desk contacted the planner, gave me the phone and I asked her if I could get the written documentation that goes with the application for the development permit or is that documentation the same as Dava’s rezoning application. I was told that the rezoning application has had three readings and was not finalized and it would be done at the same time as the development permit approval. I asked her if the written supporting information that goes with the Rezoning application was the same as it was then and she replied that it was. I told her I was able to get that off the internet but could she get me the plans and the supporting documentation for the Development Permit Application. She sent down the Report to Development Permit Panel with attachments. I copied them, reviewed the plans and the staff supporting documents. I must then assume that the documents for the rezoning and also the development permit are one and the same.

From the recent enquiries that Mr. Chan has made and I have made, there is no indication that a road is proposed to go through his property.

The **Douglas Road** extension is and should be no more than an access to the Dava Property. It should not be called Douglas Road. It is an entrance/exit to their property. If Dava and the City of Richmond have to close the lane to be shut off at Bridgeport then they will have to supply egress through their property. As a Park it was never to be shut off. Any plans to extend Douglas Road through the lane and

Page 3

through private property should be removed and should not go ahead. The Road Plans in the Bridgeport Village Area Plan show ample access to the developments proposed for Duck Island without any involvement of our lane or properties (attachment #3 copy of aerial view showing extension of Douglas Road if necessary).

The best and most sensible extension of Douglas Road West should be through property I understand is already owned by the City heading northwest from Douglas and Sexsmith to No 3 Road and Beckwith with half of it already a road and the other half already owned by the city which was the old road to the bridge that crossed to Marpole and not through any private property.

For those of us on River Road we have already been impacted enough.

History of Lane

Two sites on No. 3 Road were being prepped for new buildings right up to the rear lane property line. The lane behind me (8560 River Road) was less than ten feet wide. The other site was behind 8500 River Road. The building permits had not been issued and I asked the city and talked to the owners of these properties and told them if they would give up several feet of property I would do the same so the lane could be made more functional. I contacted all the property owners in the lane and I had confirmation that they would all participate except we did not get any from the two buildings being proposed. The City issued building permits and the buildings were built. Even though the lane was less than ten feet wide behind my property, the new building put their gas meter, dumpster and overhead door in the lane. I received a complaint from my rear tenant that my parking lot was being used as the access to the new Auto Repair Facility. I went ahead and built a two foot rear wall across the back of my property (which remains today) which meant no access for new repair facility and no more problems for my tenant. Some years later I received a legal letter from the City of Richmond saying they needed to acquire a five foot strip from the rear of my property saying they needed it for public utilities. I was able to prove that the City of Richmond had an alternative route which was shorter and would cost less, they abandoned their acquisition of my property. Dava Development's designation written on their rezoning application and development permit diminishes the value of my property and the property at 8500 River Road. Any loss of land to our smaller properties can greatly reduce the development opportunities of our properties.

Our side of the lane has given up enough land. In our block most of the properties on No. 3 Road lost their businesses and property because of the Canada Line along with many in the Bridgeport area. Because of the Canada Line construction 8580 River Road (Richmond frame and Steering) moved, 8560 River Road (Thatcher Gold Stamping), moved, 8540 River Road

Page 4

(acquired by Canada Line, 8520 River Road (Canada Post Office) (acquired by Canada Line) 8500 River Road (Johnson Controls now Wings Mould Canada). Both 8540 (now Don Dickey) and 8500 (now Wings Mould) lost their properties in other areas of the Bridgeport area due to the Canada Line and moved to our street. All the people on our side of the lane have lost views, had the sunlight blocked and restricted, and we have lost privacy. Our area has had to accept the Night Market noise, traffic congestion and restricted access to our street and properties. There is excessive noise from the cars on the Canada Line because it was built for straight lines and not the curve behind our properties. Most of us have accepted these realities as sacrifices for rapid transit because the land underneath was designated to be zoned a park after the Canada Line was built.

In 2009 The City of Richmond and Canada Line worked on a proposal to remove the Park, and developed conceptual drawings showing large buildings on the Park property and on all existing buildings on River Road in our Block. Without consultation of owners on River Road the city of Richmond worked with Canada Line to show all existing buildings removed and a plan of total redevelopment for our area (attachment #4 – 2009 design options City of Richmond). In these designs it showed removal of the lane from and including 8540 River Road north to the end of the lane at River Road. Although that proposed development by Canada Line did not go ahead the City rezoned and removed the planned park. The City subsequently sold the proposed park to Dava Developments. We have the Canada Line overhead. We have the Canada Line substation in the lane. The City allowed them to build this building right to the property line with their stairs, landing and slab protruding four feet into the lane.

If Dava Development and the City of Richmond cannot contain this proposed development on its own property without impacting our street, shutting off the lane, labeling and describing private property for future dedication for roads and lanes for the benefit of developers, they should scale back their development to what their site will support.

They are asking to reduce setbacks and providing a view for us of parked vehicles right up to the lane without screening. Dava Development's shows on its Plans street lights poles on our side of the lane. These lights must be on their side of the lane and better on the Dava property. Where they show them now they interfere with access to existing businesses and could impede redevelopment opportunities on our properties on River Road. We already supply the major overhead power lines and equipment to the airport on our front property line restricting our opportunity to build to our front property line.

Page 5

It appears Dava are asking to build a 1980's strip mall on land that the City designated as a Park but then sold to Dava Developments without consultation from the community. Because the City has sold this property to a Developer they are now in a decision making position and I believe a conflict of interest. It has the appearance of an arms length transaction whether the City is doing it correctly or not.

How can you allow a long time business and property owner (8500 River Road – Wings Mold Canada) have their property be part of a rezoning and development permit applications by a developer with the rezoning already had third reading and then even after they have made reasonable enquiries to the City of Richmond and still not been made aware of a road proposal though their property?

We request the following:

- Remove all reference to 'future lane dedication' that are on 8560 and 8500 River Road at the rear of both properties.
- Remove any reference to 8500 River Road being used as an extension of any road through to River Road to support Duck Island development.
- Screening to be placed along the Dava Development property to block the view of parked vehicles.
- Require any street light poles in lane to be placed on the Dava Development property and not in the lane.
- Require any lane drainage is collected in the lane and not directed to the west side of the lane./
- Have the Canada Line building remove their stairs from protruding into the lane and instead have them put a new access to their building on property they own.

Attachments

PLN 252

PLN 275

Aerial View

2009 Design Options City Richmond

Bridgeport Village Maps 2031

ATTACHMENT #1

July 4, 2013

- 6 -

RZ 11-566630

Based on Council's comments, staff recommend that the existing park designation along the west side of No. 3 Road be replaced with an "orange diamond" to indicate "Neighbourhood Park (Future to 2013) – Configuration & Location to be Determined". An "orange diamond" would be added to the Bridgeport Village map in the vicinity of No. 3 Road. The configuration, location and timing of the park will depend on the level of local development activity and related park demand.

The current "Park" designation along the west side of No. 3 Road will be removed and the affected lots will be designated as per the existing designation of adjacent lands to the north, south, east and west:

- To "Commercial" in the City of Richmond 2041 OCP Land Use Map.
- To "Urban Centre T5 (45 m)" (2 FAR) and "Village Centre Bonus" (1 FAR) in the CCAP.

The CCAP is also proposed to be amended to extend a portion of Douglas Street as a minor street through the site, particularly from No. 3 Road to River Road. This road will be instrumental in servicing the future development potential of the waterfront lands to the west.

Staff's review of the proposed development shows it to be consistent with City policies and supportive CCAP objectives for the Bridgeport Village, as indicated below:

a) Sustainable Development:

- **District Energy Utility (DEU):** The small low density site is not required to be "DEU-ready" as the estimated heating demand (primary demand would be cooling) would be too low to make it economical at this time.
- **Leadership in Energy and Environmental Design (LEED):** The CCAP requires that all rezoning applications greater than 2,000 m² in size demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, DEU, storm water management/quality). The developer has agreed to comply with this policy and will demonstrate this at Development Permit stage.
- **Tree Protection:** Richmond's Tree Protection Bylaw is intended to sustain a viable urban forest by protecting trees with a minimum diameter of 20 cm dbh (i.e. 1.4 m above grade) from being unnecessarily removed and setting replanting requirements. The developer's proposal satisfies the City policy, as they have agreed to save the only existing tree on the site, the significant London Plane at the intersection of No. 3 Road and Bridgeport Road. The tree is large (approximately 1.2 m dbh), in excellent health and a highly visible location. Confirmation of a contract with a registered Arborist for the protection of the tree is a requirement of rezoning. The Arborist needs to be involved in any planned work within the trees' dripline.

ATTACHMENT # 2

Bylaw 9041

Page 5

P.I.D. 004-209-028

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

P.I.D. 003-748-499

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-421

Lot 2 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-391

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

- d) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the south property line of 2811 No. 3 Road, through 8500 River Road, and along common property lines of 8431 and 8451 West Road, and 8480 and 8500 River Road "Proposed Streets".
- e) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating a portion of the intersection of Beckwith Road and Sexsmith Road "Park - Configuration & location to be determined".
- f) Making various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended.

- 3. This Bylaw may be cited as "Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9041".

FIRST READING

PUBLIC HEARING

SECOND READING

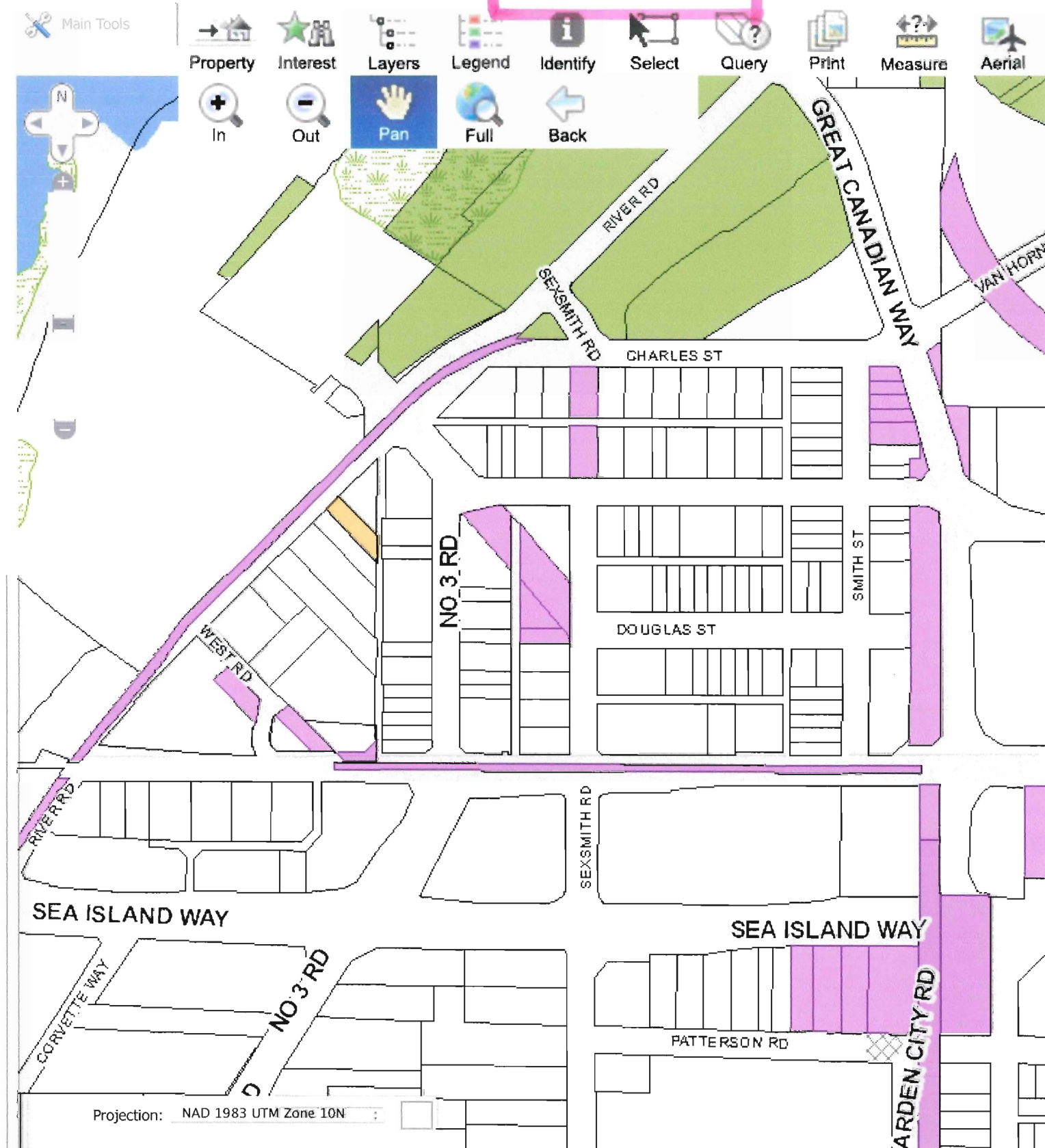
THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

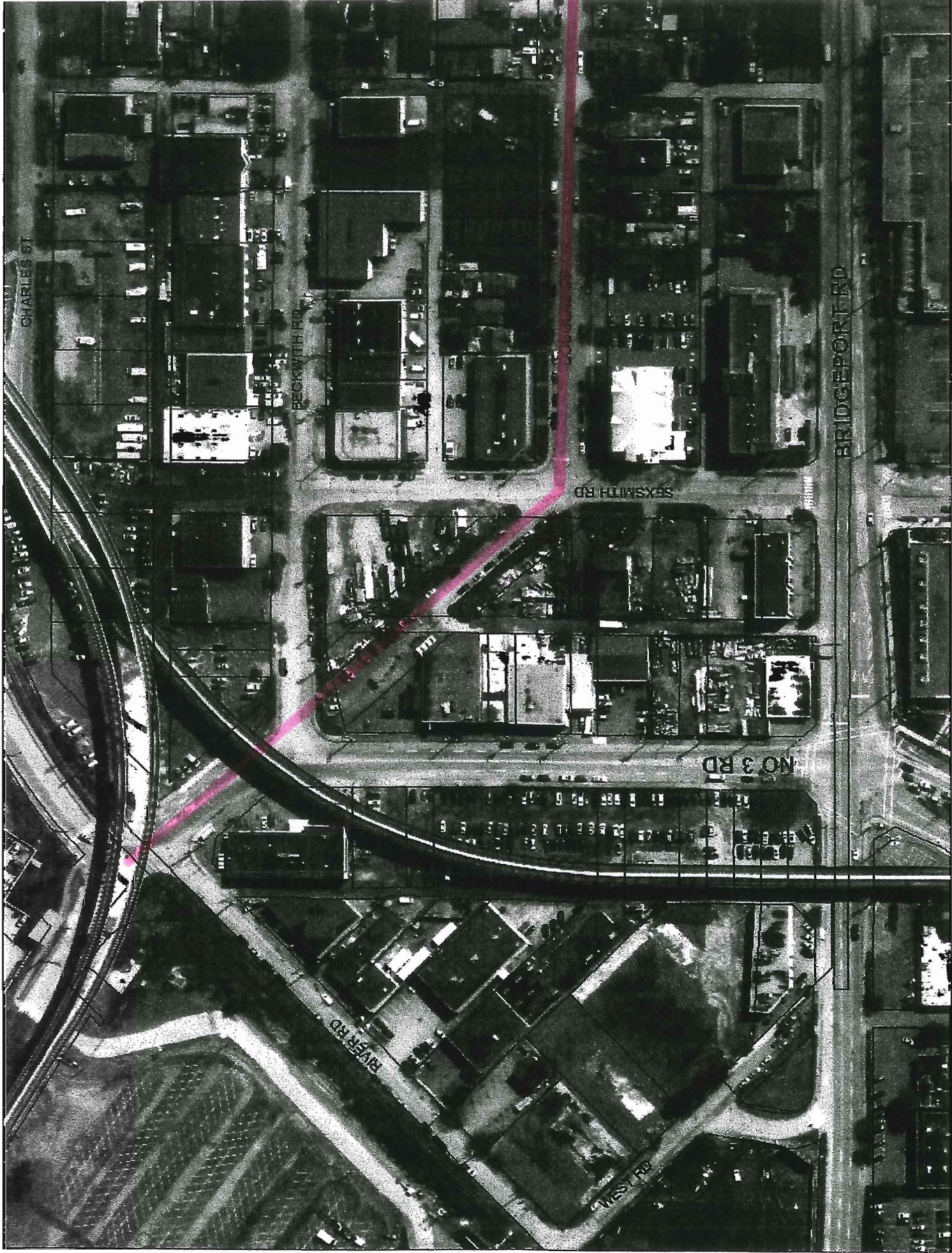


#3

City of Richmond Interactive Map
OWNED LAND

#

City of Richmond Interactive Map



77.0 0 36.49 77.0 Meters



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

#4

May 5, 2009
File: 08-4045-20-10/2009-Vol 01

Planning and Development Department
Fax: 604-276-4052

Canada Line
Suite 1650, 509 Granville Street
Vancouver, BC
V6C 1T2

Attention: Jane Bird
Chief Executive Officer

Dear Ms. Bird:

Re: Proposed Amendment to the City Centre Area Plan (CCAP) at 2671 - 2991 No. 3 Road

Thank you for meeting with Jeff Day, Terry Crowe, and myself on April 22, 2009, to review the proposed amendment to the CCAP, considered at Council on April 14, 2009, and its implications for the future development of your property. As we discussed:

Land Use Designation –

- The subject CCAP amendment bylaw would re-designate your site from “Park” to “Urban Centre T5 (45 m)”, which would enable it to be developed with some combination of commercial uses (i.e. typically retail at grade and office and/or hotel above);

Density –

- The maximum permitted density under the subject CCAP amendment would be 3.0 Floor Area Ratio (FAR), as per:
 - a) “Urban Centre T5 (45 m)” – 2.0 FAR maximum, for non-residential uses; plus
 - b) “Village Centre Bonus” – 1.0 FAR, for office uses only.
- The ability of a developer to maximize density on the subject site could be affected by:
 - a) Parcel size –
The CCAP Development Permit (DP) Guidelines, Sub-Area A.4 (as approved in July 2008), recommend a “minimum net development site size” of 45 m wide, 40 m deep; and 4,000 m² in area. Your site’s area and width exceed this recommendation, but its depth is smaller and is encumbered by the Canada Line guideway, columns, and power station. In light of this, staff undertook a preliminary development review of your site. (See attached) Based on this, staff are satisfied that your site has the potential to be attractively developed at densities of up to 3.0 FAR; however, development constraints inherent in the subject site must be recognized (e.g., tower floorplate width limitations, an inability to accommodate a conventional multi-storey parking structure) and may impact the site’s ability to satisfy some uses or users.


Island City, by Nature

b) Parking –

Based on staff's preliminary development review (see attached), it appears that your site can accommodate roughly 150 parking spaces on-site, which would be adequate to support a density of approximately 0.65 - 0.8 FAR (depending on the proposed mix of uses).

Exceeding this density would require additional parking spaces to be provided off-site (i.e. roughly 150 additional spaces for 3.0 FAR); either by securing an off-site parking facility (via legal agreement, air space parcel, lease, etc.) or by consolidating the subject site with one or more neighbouring lots for the purpose of a larger, comprehensive development.

Vehicle Access –

- The subject CCAP amendment proposes that vehicle access to your site should be restricted to the existing lane, with the understanding that the lane is to be realigned near its north end and widened to City Centre standards (i.e. typically 9 m) concurrently with the development of the subject site and its neighbours.
- Through the City's development application processes, staff may consider alternative vehicle access options for your site provided they are supported by a satisfactory traffic study; however, it is premature to confirm that any such alternative would be supported by staff until more is known about the nature of the development and the associated traffic considerations.

Timing of the CCAP Amendment –

- The subject CCAP amendment bylaw received first reading of Council on April 14, 2009.
- Public Hearing on the subject CCAP amendment bylaw will not occur until after the CCAP bylaws approved by Council in July 2008 have received final reading.
- Final reading of the July 2008 CCAP bylaws will not occur until proposed changes to the Development Cost Charge (DCC) bylaw are approved by the Province. This is not expected until the summer or fall of 2009.
- In the intervening period, staff will consult with property owners and businesses in the Bridgeport Village area regarding the subject CCAP amendment.

Thank you again for your interest in the subject CCAP amendment bylaw. If you require any additional clarification regarding the bylaw or the development potential of your property, please let me know.

Yours truly,



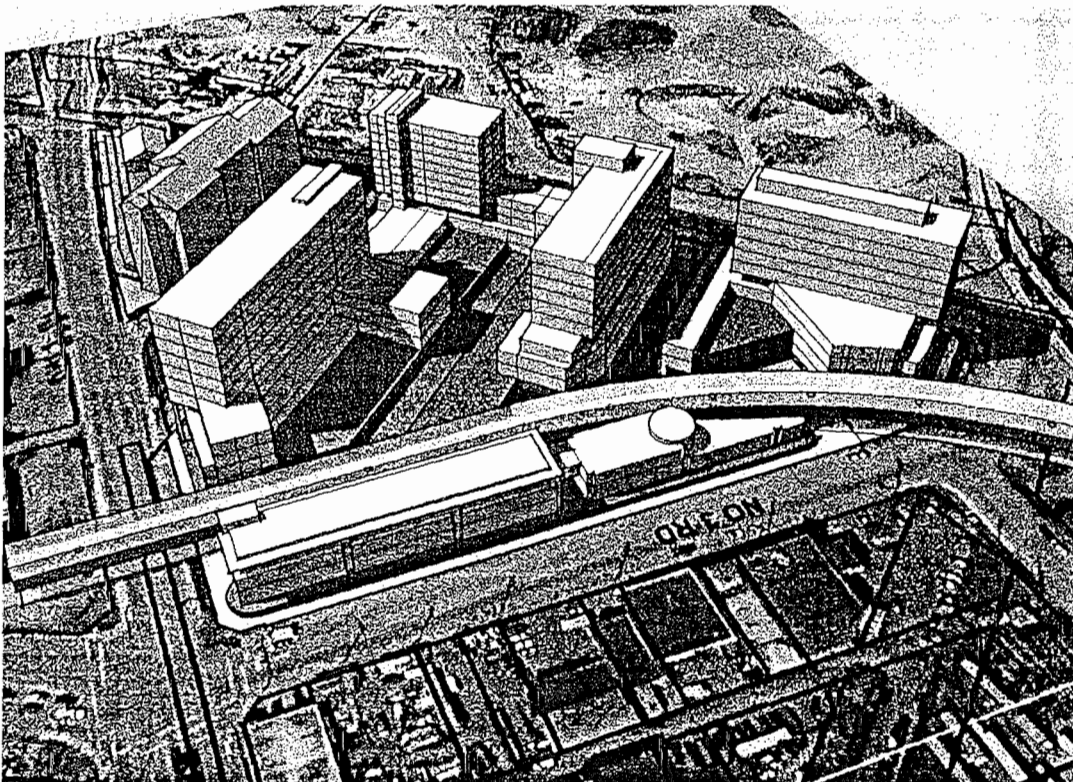
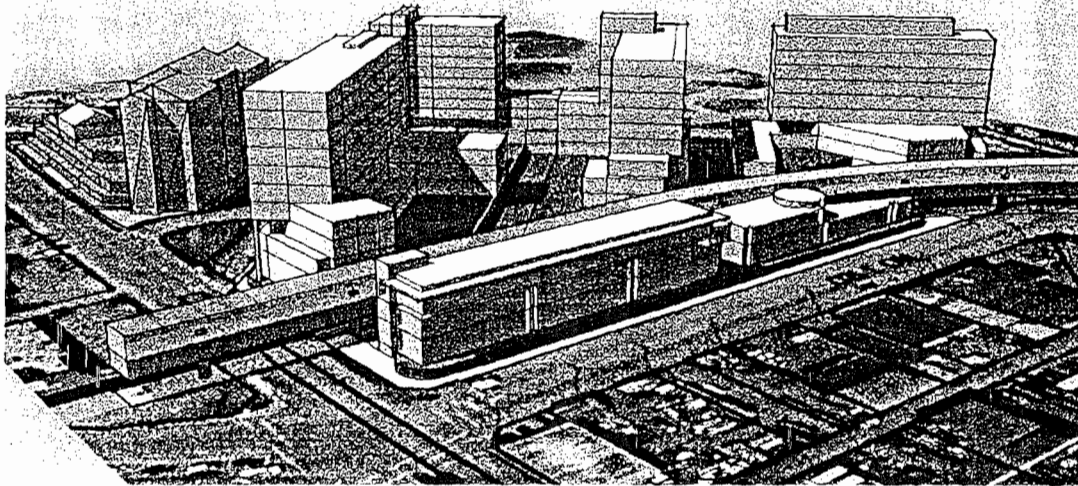
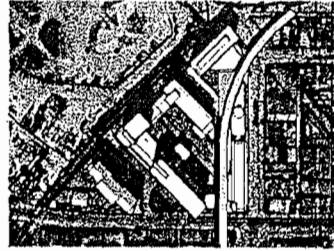
Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc
Att. 3

pc: Jeff Day, P. Eng., General Manager, Olympic Business & Major Projects
Terry Crowe, Manager, Policy Planning
Wayne Mulyk, CLCO

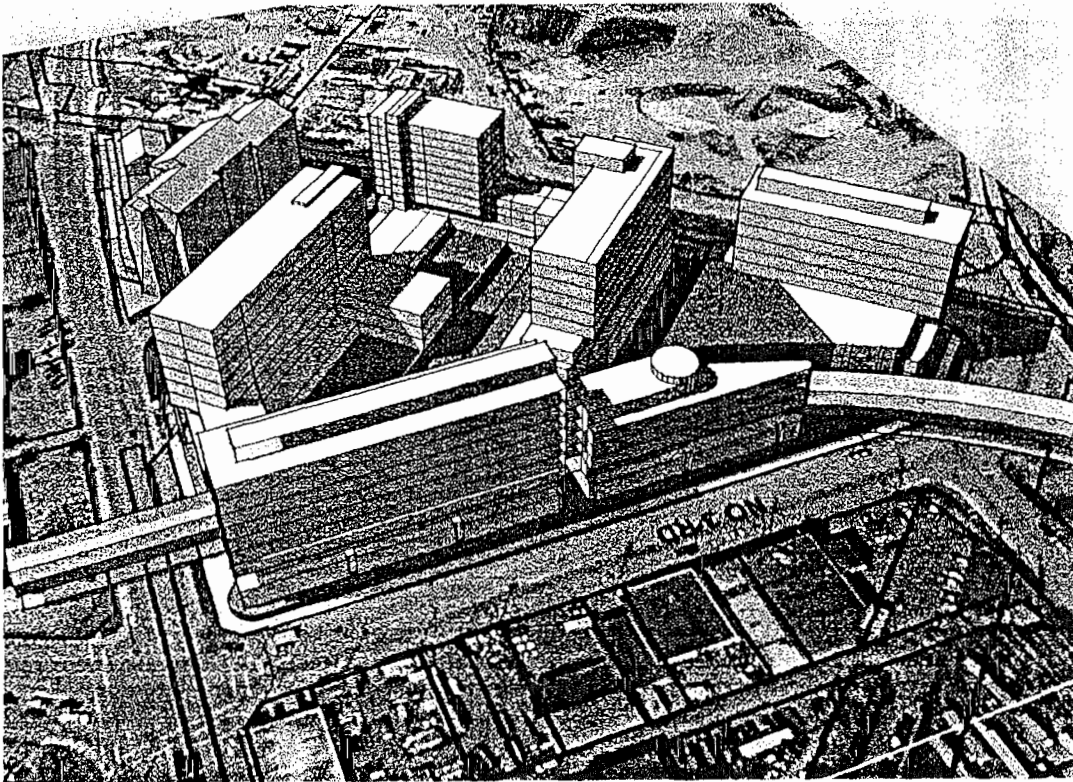
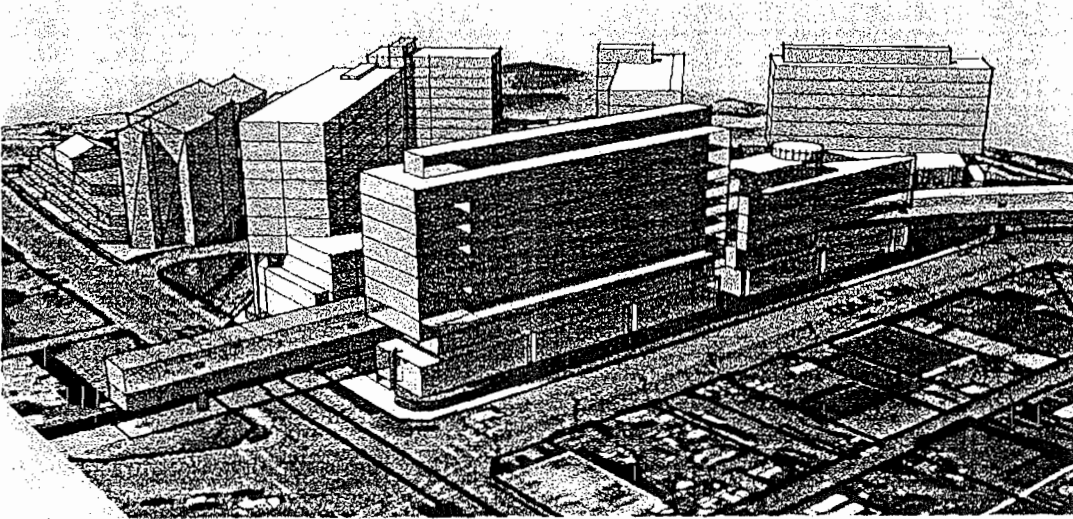
BRIDGEPORT VILLAGE: No. 3 Road Conceptual Development Options

- *Office/Retail @ 0.8 Floor Area Ratio max.*
- *Height: 18 m max.*
- *Parking: +/-150 on-site spaces
(surface & under building)*



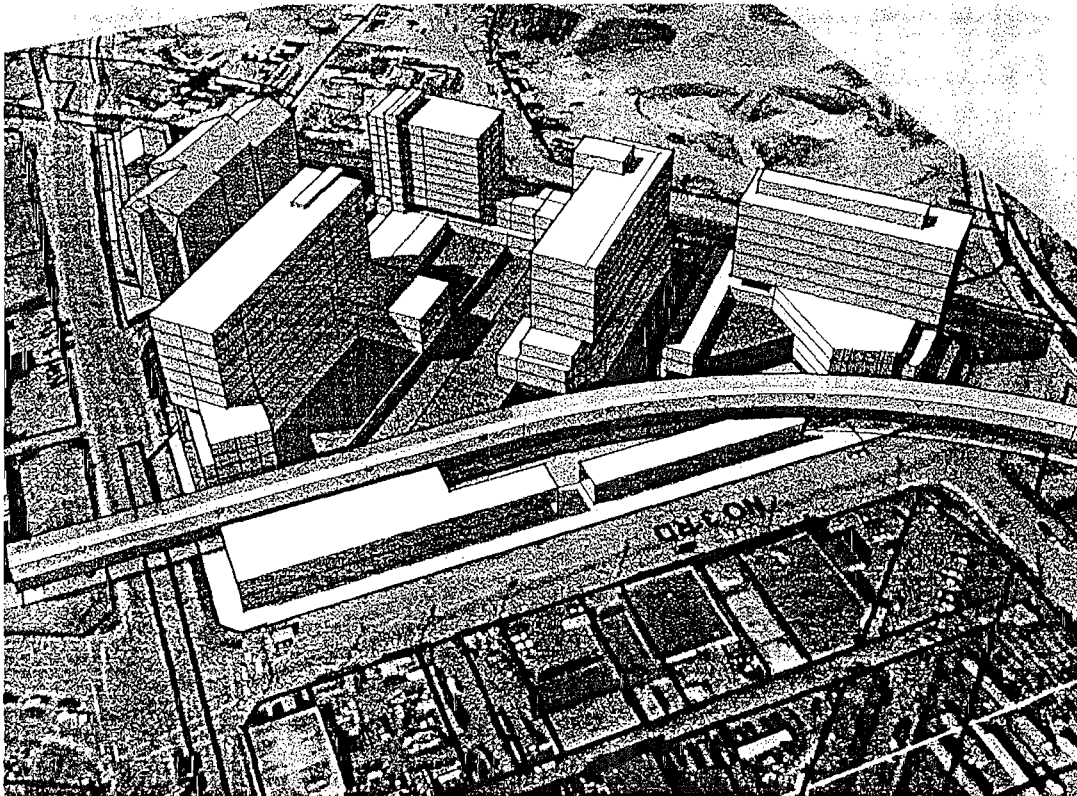
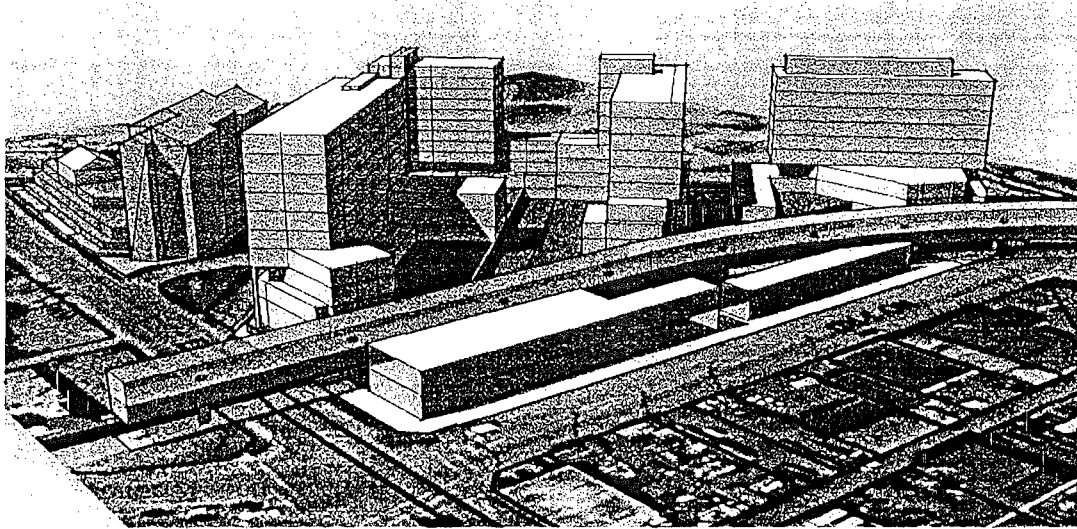
BRIDGEPORT VILLAGE: No. 3 Road Conceptual Development Options

- Office/Retail @ 3.0 Floor Area Ratio max.
- Height: 45 m max.
- Parking: +/-150 on-site & +/-150 off-site spaces (surface & multi-storey structures)

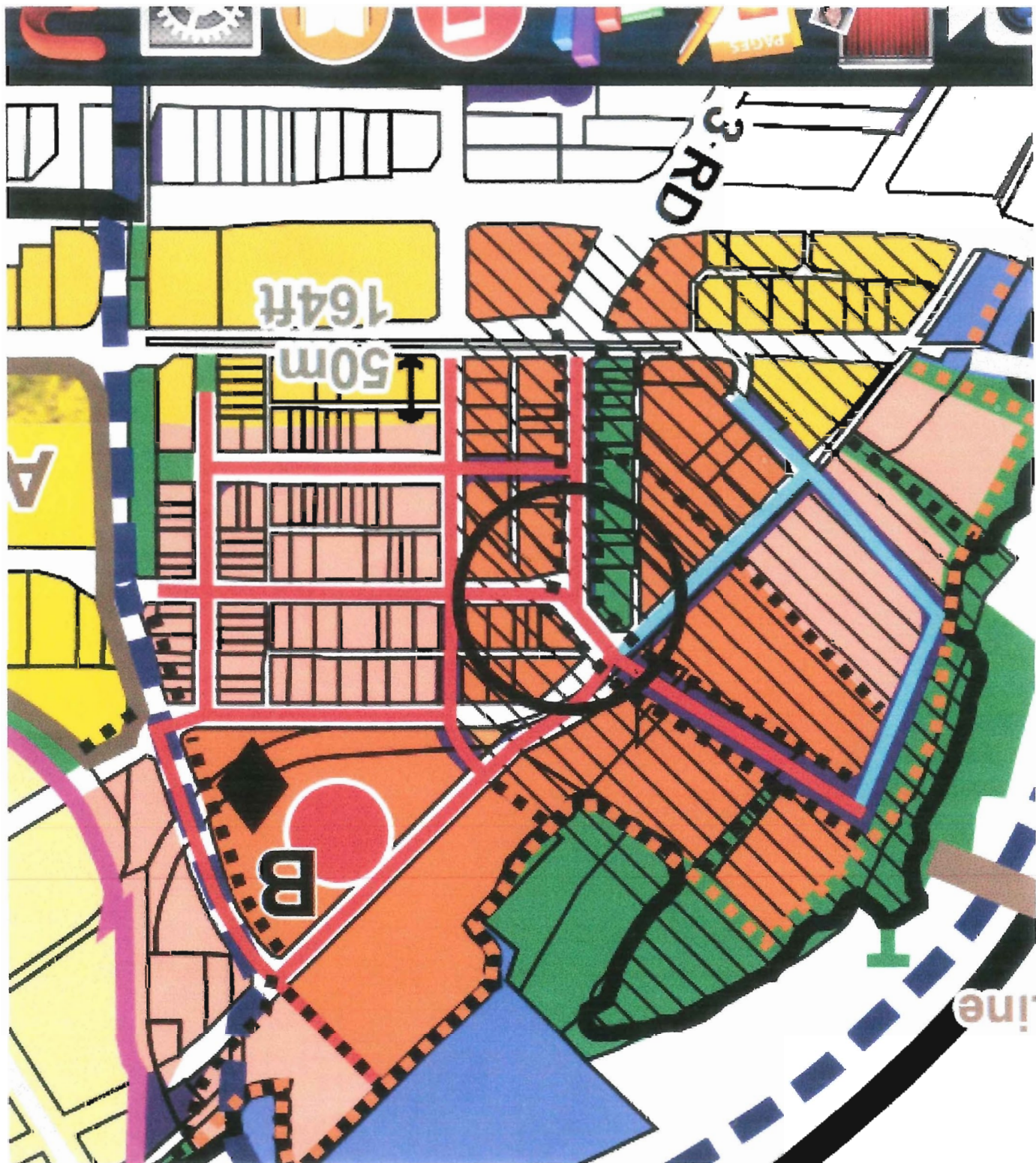


BRIDGEPORT VILLAGE: No. 3 Road Conceptual Development Options

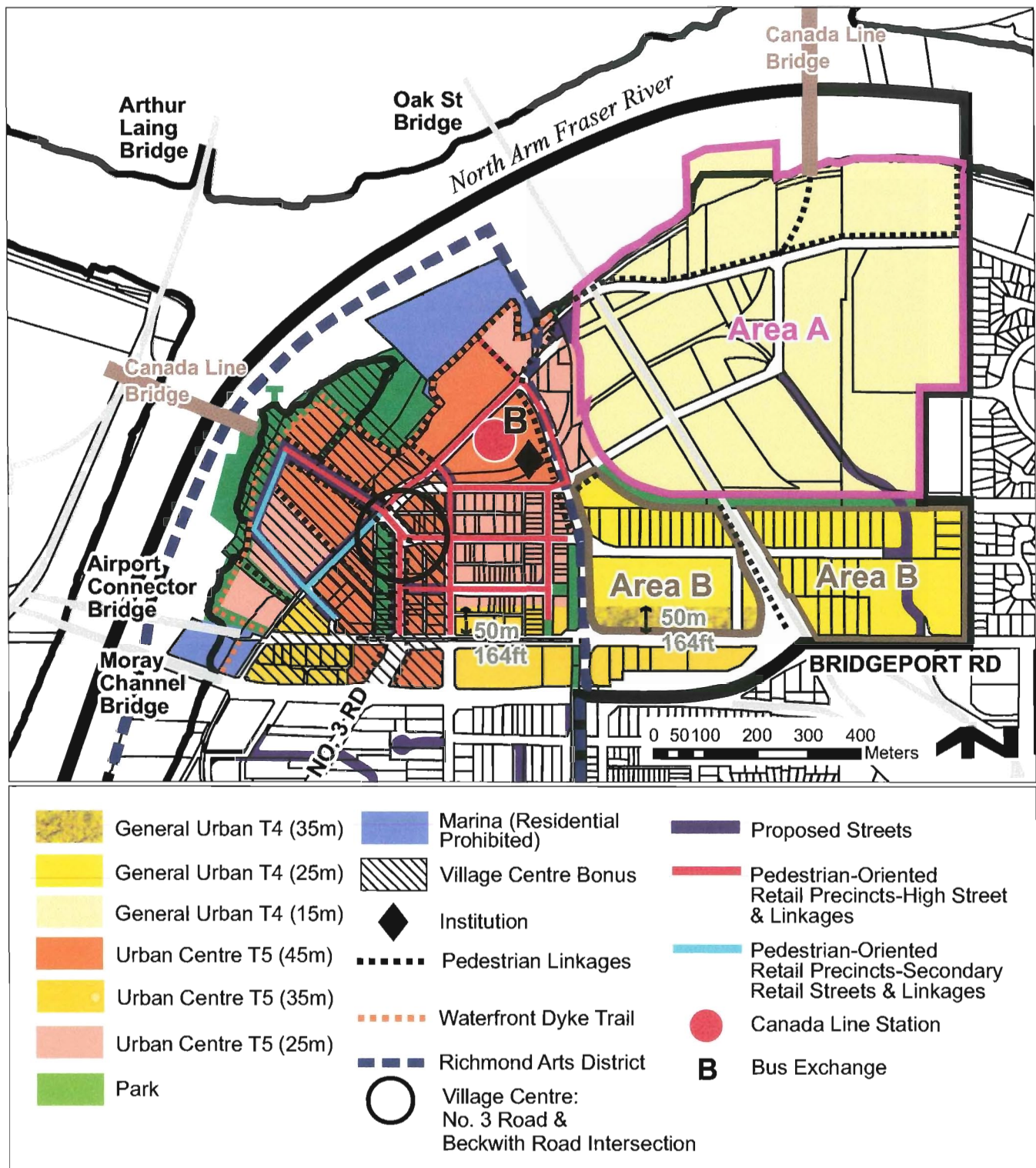
- *Office/Retail @ 0.5 Floor Area Ratio max.*
- *Height: 10 m max.*
- *Parking: +/-100 on-site spaces (surface)*



#5



Specific Land Use Map: Bridgeport Village (2031)



Schedule 13 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

To Development Permit Panel	
Date:	March 25, 2015
Item #	4
Re:	2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, 2991, No. 3 Road DP 14-659747

March 25, 2015

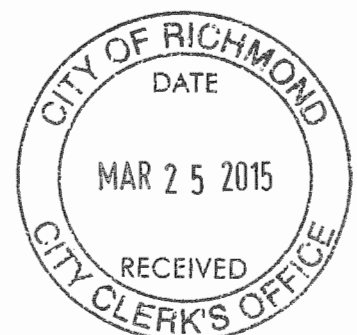
To: Development Permit Panel
To: Mayor and Council

From: Henry Davies
8560 River Road, Richmond, B.C.

Re: Dava Developments – DP14-659747

It has been brought to my attention and I have since checked that the properties on No. 3 Road (2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, 2991) included in the Application by Dava Developments Ltd. for a Development Permit and for rezoning have not been posted on No. 3 Road or in the lane.

The only signage is facing Bridgeport Road on the south property line of 2991 No. 3 Road amongst other signs of other real estate developments in the area and the Rezoning Application is illegible.



Schedule 14 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

PHILLIPS PAUL

BARRISTERS & SOLICITORS

215 - 4800 NO. 3 ROAD, RICHMOND, BC V6X 3A6
TEL: 604-273-5297 FAX: 604-273-1643 WWW.PHILLIPSPAUL.COM

G. ALLAN PHILLIPS
OLENA GAVRILOVA

REPLY TO: G. ALLAN PHILLIPS
E-MAIL: GAP@PHILLIPSPAUL.COM

March 24, 2015

BY FACSIMILE

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: The Director, City Clerk's Office

Dear Sirs:

Re: Development Permit Application
DD 14-659747 for 2671, 2711, 2811, 2381, 2851, 2911, 2951, 2971 and 2991 No. 3 Road
Our client: Maxwell Holdings Limited
Owner of: 8500 River Road, Richmond, BC
Our File Ref. 06013 001

To Development Permit Panel
Date: March 25, 2015
Item # 4
Re: 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, 2991 No. 3 Road DP 14-659747

We act for Maxwell Holdings Limited which owns the property at 8500 River Road, Richmond, BC which is immediately to the west of the proposed development site. Our client's property is separated from the development site by an existing lane.

Some months ago our client received the attached letter from Dava Developments Ltd. ("Dava") regarding the proposed re-zoning. In the letter, Dava seeks the consent of our client to the dedication of a portion of our client's property for the purpose of widening the lane.

Our client wishes to make clear to Council that it does not consent to the dedication or taking of any portion of its land. If it is proposed that our client lose part of its land for the purpose of Dava's development or for any other purpose then we request that clear notice of that intention be provided to our client to allow them a proper opportunity to be heard.

Our client is particularly sensitive to this issue since it lost its previous property to Translink for the development of the Canada Line. They have spent almost ten years and a great deal of money re-establishing their business in its present location.

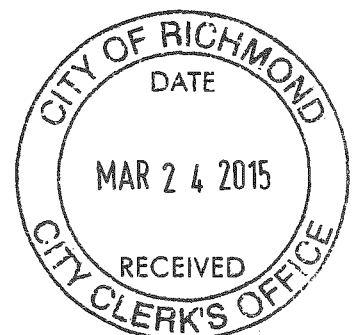
Yours truly,

PHILLIPS PAUL

Per: 
G. Allan Phillips

GAP:tf
Encls.
06013001.CITY

cc Janet Digby (via e-mail: JDigby@richmond.ca)





Dear Owner at 8500 River Road,

RE: 8500 River Road, Lane Right-of-Way

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from Light Industrial (IL) to a site specific zone in order to develop two commercial two-storey buildings.

The City of Richmond has asked for a lane improvement upgrading the Lane to the east of your property a Richmond City standard width of 5.1m. In order to achieve this, all the designated area for the lane will have to be included. Your lot is the only one at present that has not dedicated the right-of-way as you can see from the attached drawing of the lane. You can also see that the Translink station is right across the subject piece of land for dedication; hence we cannot increase the width of the lane from our side.

It will be required of you by the City to dedicate the part of the land for the lane if you or your buyer were to rezone and develop the site and at that time you will have to bear the cost of surveying, legal work, and lane construction, etc. However, if you agree to dedicate the land now to the City Dava Developments will perform all the work at no expense to you and the lane will be a lot more appealing to you and perhaps your potential buyers.

If you are agreeable to the dedication of the right-of-way in which case it will be beneficial to all parties then please sign the following with a yes and if not agreeable you can sign it with a no. Thank you for your consideration.

Are you agreeable to the Right-of-way proposal (Yes/No)? _____

Authorized Signatory: _____

Full Name: _____

Title: _____

Sincerely,

A handwritten signature in black ink, appearing to read "Nelson Chung", is written over a horizontal line.

Nelson Chung
Vice President, Development
Dava Developments Ltd.



ING PROHIBITED
RB-55.

WHITE STOP BAR
PAINT LINE.



6.6

TOPPING PROHIBITED
ON RB-55.

1.7
PR. ROW

5.1
LANE WIDTH

10.3
PR. ROW

0.4
PR. ROW

#2831
SOLID WHITE LANE
ARROW (TYP.)

30.0m-0.10m WIDE SOLID
YELLOW PAINT LINE

STOP SIGN (RA-1)



50m-0.10m WIDE
0.5x0.5 DASHED
WHITE PAINT LINE

#2851

#2911

#2931

EXISTING WHITE
PAINTED LINE

#2951

SOLID WHITE LANE
ARROW (TYP.)

171

Schedule 15 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.



To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>4</u>
Re: <u>2671, 2711, 2811, 2831, 2851,</u> <u>2931, 2951, 2971, 2991 No 3 & 4</u> <u>DP14-659747</u>

504.241.2848

8580 River Rd, Richmond
service@juans.ca



March 23rd 2015

Director, City Clerk's office

RE: Dava Developments DP14-659747

My name is Juan Recavarren, my wife Stephanie and I own a building at 8580 River Road in Richmond, V6X 1Y4.

We support and back up the issues raised by Mr. Henry Davies and Mr. Jack Chan in their submission dated March 23rd 2015.

If you have any concerns regarding this matter, please do not hesitate to contact us at (604) 241 2848

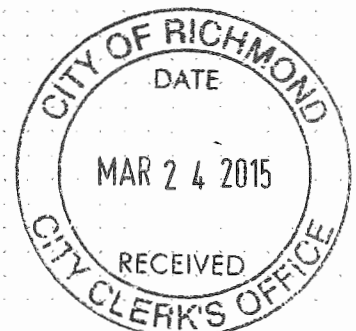
Sincerely,

A handwritten signature of Juan Recavarren, consisting of a large, stylized "J" followed by a horizontal line.

Juan Recavarren

A handwritten signature of Stephanie Recavarren, consisting of a stylized, cursive signature.

Stephanie Recavarren



Schedule 16 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

March 23, 2015

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>4</u>
Re: <u>2671, 2711, 2811, 2831, 2851,</u> <u>2931, 2951, 2971, 2991, No. 381</u> <u>DP 14-659747</u>

To: City of Richmond Development Team/City Council

Re: Development Application DP14-659747 (Dava Development)
As additional attachment to letter from Henry Davies (8560 River Road)

Dear Sirs,

It is my understanding that this development application is near final approval, however very recently, certain details about the development have been brought to my attention which are a concern to my business operation.

1 – I was not previously made aware that a road is being planned to be installed directly at 8500 River Road. Although this may not directly effect my operation, it is a concern for me and I'm sure of greater concern for my neighbour, who stands to be impacted directly by such an installation.

2 – Having received a copy of the "detailed" plans for the development site, which had not previously been shared, it appears it is planned to have light standards installed directly where the city alley and the rear of my property (8540 River Rd) parallel each other. The plans show the intent to install this item on my side of the alley rather than on the side where the development takes place. This fact was not brought to my attention previously.

In addition, the position of the light standard shows that it would end up being installed directly in front of my rear parking/delivery area, which would create a burden on my operation, as it would make receiving of goods very challenging.

3 – Over the years, the level of the alley (gravel) behind my property has gradually become elevated (continual filling and grading by city maintenance) and as such it forces water runoff towards my property. I would like to receive assurance that when the development takes place (change to asphalt) that the level of grade in the alley will be low enough to allow drainage in the alley, rather than in to my property, which does not have sufficient resources to handle additional water volume. This may have been anticipated in the proposed development plans, but I have not received any copies of correspondence that would confirm this.

Thank you for reviewing my concerns prior to any further decision on allowing the proposed development as shown.

Regards

Thomas Fairbrother, President

Dunbar Equipment Ltd dba, Don Dickey Supplies
(Opus Mobile Sound Ltd.)
8540 River Road Richmond V6X1Y4
Ph: (604) 273-7112 Email: tom@dondickey.com



Schedule 17 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

DP 13-644888

To Development Permit Panel	
Date:	March 25, 2015
Item #	5
Re:	8600 & 8620 No. 2 Road
DP 13-644888	



Re : Development Permit on 8600 & 8620 No. 2 Road

The followings are our submission:-

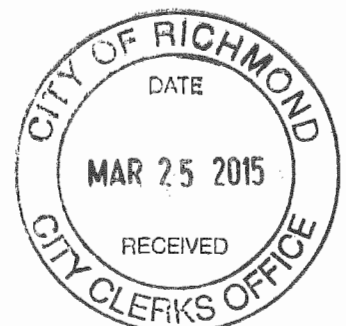
1. The lot is too small to raise up nine(9) townhouses.
2. Parking spaces are not enough - seven(7) small car parking spaces for (nine) 9 houses, the remaining two house-owners must be not allowed to own their cars, or they can only park on No. 2 Road.

However, the traffic of the No. 2 Road is already heavy enough during rush hours.

3. Of course, we don't expect them to park at the Danube or the Delaware Road either. We notice that during the weekends both sides of the Danube Road are fully parked with cars particularly at the entrance of it.



SO Yim K & WONG Yin T
Owner of 8591 Delaware Rd
Richmond BC V7C 4X6

3/22/15



Schedule 18 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

To Development Permit Panel	
Date:	March 25, 2015
Item #	5
Re:	8600 & 8620 No. 2 Road DP 13-644888

Mr. Edwin Lee
Director, City Clerk's Office
Richmond City Council

Dear Sir,

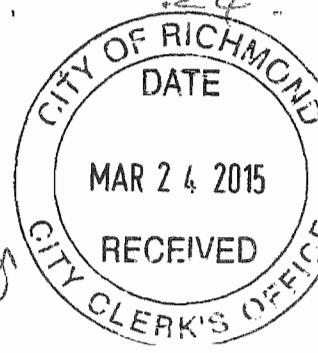
We wish to register our strongest objection to construct 9
Townhouses on a site of two single family, 8600 and 8620 No. 2 Road.
We strongly object to vary Richmond Zoning Bylaw 8500 too.

By the City's own acknowledgement, the frontage of the proposed
development site is only 43.29m and **does not** comply with the
required frontage of 50m on major arterial roads.

And the developer also proposed the front yard setback only 5.4m ,
does not comply with **the by law** "setback 6.0m at least"
either.

If this proposal proceeds, two houses will be replaced by 9
townhouses, 9 families and 9 ...plus vehicles just outside our yard. It is
too crowded as well as increased traffics and noise !That do not
protects convenience between myself and neighbours and the city of
Richmond **"Quite,Peaceful,Enjoyment of Property"** .
Yours sincerely,

Name	Address	Sign	Date
Walter XINLING SONG	8628 No.2 Road.	Walter Song	3/25
Judy JINGHONG ZHU	8628 No.2 Road	Judy Zhu	3/25
Martin P.	8631 No 2 Road	Martin P.	March 24
Bena Au	8535 NO 2 rd.	Bena Au	
Sio cheong Wong	8535 NO 2rd.	Sio cheong Wong	
Fajie Li	8531 2号路	王月芳 李秀杰	
YUN XU	8531 NO.2RD	YUN XU	



We demand that the proposal is rejected by Richmond City Council immediately.

[illegible]

Schedule 19 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>5</u>
Re: <u>8600 & 8620 No. 2 Road</u> <u>DP 13-644888</u>

Mr. Edwin Lee
Director, City Clerk's Office
Richmond City Council

Dear Sir,

We wish to register our strongest objection to construct 9
Townhouses on a site of two single family ,8600 and 8620 No. 2 Road.
We strongly object to vary Richmond Zoning Bylaw 8500 too.

By the City's own acknowledgement, the frontage of the proposed
development site is only 43.29m **and does not** comply with the
required frontage of 50m on major arterial roads.

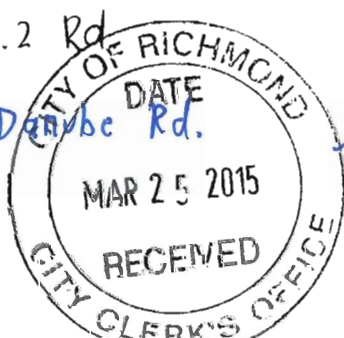
And the developer also proposed the front yard setback only 5.4m ,
does not comply with **the by law** "setback 6.0m at least"
either.


If this proposal proceeds, two houses will be replaced by 9
townhouses, 9 families and 9 ...plus vehicles just outside our yard. It is
too crowded as well as increased traffics and noise !That do not
protects convenience between myself and neighbours and the city of
Richmond "**Quite,Peaceful,Enjoyment of Property**".

Yours sincerely,

Name	Address	Sign	Date
Danielle Samsan	8700 No 2 Rd	Pha	March 24/15
Theo Wilson	8700 No 2 Rd	Th W	march 24/15
Anderen Lan	8680 No. 2 Rd	Andersen	march 24 15
Hui Juan Yin	8526 No. 2 Rd	Hui Juan Yin	March 24, 2015
Anthony Lo	6028 Denby Rd.	Anthony Lo	March 24, 2015

Clerk's Office





Schedule 20 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

To Development Permit Panel	
Date:	March 25 /15
Item #	5
Re:	8600 + 8620 No.2 Road
	DP 13-644888

		INT
	DW	
✓	MJ	mg
	DB	

March 15, 2015

Director, City Clerk's Office
City of Richmond
6911 No 3 Road
Richmond BC V6Y 2C1

Re: Balandra Development Inc.
8600 and 8630 No 2 Road

Our property at 8651 Delaware Road abuts these properties almost dead centre, our property has a very short back yard allowing little to no privacy from this new development. We completely oppose the building of the nine townhouse units on the property. Simply the amount of vehicles and people moving in and out of such a small area will be a huge disturbance. There is a bylaw in place that states the lot width minimum needs to be 50.0 meters; bylaws are made by the city to protect us from just this sort of thing. Please stick to your rules.

The Developer/Owner of these lots has left up a row of trees (as required) along the east end of their property. Eight of these trees run along our fence line, they are at two different heights and are overgrown into our yard space. Please enforce that they top the trees to the height of the shortest one (no shorter) and trim back off our property line all the way up as soon as possible. The thought here is this may tidy things up and will help fill in the gaps in the trees. The continuation of trees along the same fence line that the developer has stated they intend to plant should then be grown to the same height as the existing ones and hopefully be kept trimmed off our property line.

Regretfully we cannot make this meeting on March 25th as it is scheduled during working hours, so we would appreciate it if you will speak up on our behalf and send us a copy of the minutes following.

Peggy & Fred Baaske

Fred and Peggy Baaske
8651 Delaware Rd
Richmond BC V7C 4X6



Schedule 21 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

**Objection to Vary the Richmond Zoning Bylaw 8500
For Development Permit DP 13-644888**

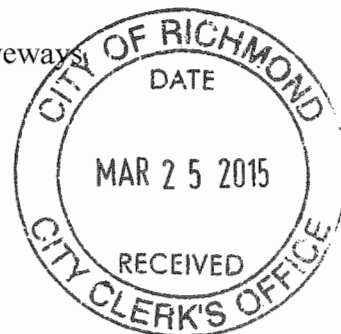
To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>5</u>
Re: <u>8600 & 8620 No 2. Road</u> <u>DP13-644888</u>

Dear Council Chambers,

Ref: Proposed Townhouse Development: 8600 and 8620 No. 2 Road,
Richmond, B.C.

With reference to the above captioned issue, we are writing as a local resident to object to the 8600 and 8620 No. 2 Road development permit with respect to the Variation of the Richmond Zoning Bylaw 8500. We have examined the proposed development plans and we are greatly concerned with the proposal will have significant detrimental effects on the environment and local community. As local residents, we wish to object strongly to the Variation of the Richmond Zoning Bylaw 8500 for development of these 9 townhouses in this location in respect to the following reasons:

- No. 2 Road is a major arterial road for traffic between Richmond and Vancouver and vice versa via Russ Baker Way and it already has lots of traffic comparing with other neighboring major roads such as No. 1 Road, Gilbert Road and No. 3 Road, especially during rush hours;
- Therefore, townhouse development should be limited to this major Road, and the City Zoning Bylaws should be strictly carry out and not allow an easily modification such as the lot width from 50 m to 43.5 m and a setback from 6.0 m to 5.4 m. as in this particular townhouse development case;
- There are already 3 traffic signal lights and 2 pedestrian signal crossings between Blundell and Francis. Permitting this 9 townhouse development will not only increase the number of cars own by townhouse residents but also the additional 7 small car visitor parking spaces will greatly increase the amount of cars travelling in and out of the proposed development. Thus, making the No. 2 Road traffic even more busier and affecting the safety of pedestrians and cyclists around. As people are rushing to work, the increased traffic may cause danger and increase the chance of accidents;
- By having reduced the front yard setback from 6.0 m to 5.4 m, the area of "green" yard will be reduce in front of the development and consequently diminish the striking view along the road and make the busy street more tight and oppressive;
- The fact that the driveway of this proposed 9-townhouse development is directly across from the entrance driveway of 8611 No. 2 Road will cause danger especially during rush hour when both parties try to enter or exit their driveways simultaneously;



- The means of access should be both safe and convenient and should not negatively affect the amenities of any existing residential property. There should be adequate space between old and new buildings to maintain the amenity and privacy of adjoining houses.

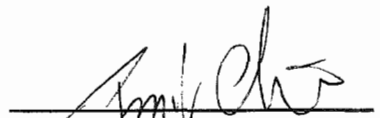
We hope the issues that have been discussed above will raise awareness to these situations and will cause you to refuse to grant the development permit with respect to the variation of the Richmond Zoning Bylaw 8500.

Thank you for your kind attention on these issues.

Yours Faithfully,



Lo, Sea Seng



Lo, Wai Peggy

Owners of 8611 No. 2 Road, Richmond, B.C., Canada.

MARCH 24, 2015.

Date

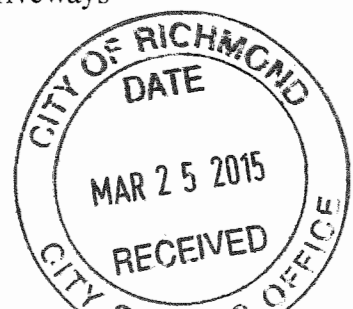
Objection to Vary the Richmond Zoning Bylaw 8500
For Development Permit DP 13-644888

Dear Council Chambers,

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Richmond, B.C.

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- No. 2 Road is a major arterial road for traffic between Richmond and Vancouver and vice versa via Russ Baker Way and it already has lots of traffic comparing with other neighboring major roads such as No. 1 Road, Gilbert Road and No. 3 Road, especially during rush hours;
- Therefore, townhouse development should be limited to this major Road, and the City Zoning Bylaws should be strictly carry out and not allow an easily modification such as the lot width from 50 m to 43.5 m and a setback from 6.0 m to 5.4 m. as in this particular townhouse development case;
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We hope the issues that have been discussed above will raise awareness to these situations and will cause you to refuse to grant the development permit with respect to the variation of the Richmond Zoning Bylaw 8500.

Thank you for your kind attention on these issues.

Yours Faithfully,

Lo, Sea Seng
Owners of 8611 No. 2 Road, Richmond, B.C., Canada.

Lo, Wai Peggy



LEE, CHUN YEE
Owners of 8731 No. 2 Road, Richmond, B.C., Canada.

Owners of No. 2 Road, Richmond, B.C., Canada.

Owners of No. 2 Road, Richmond, B.C., Canada.

MAR 25, 2015

Date



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 18, 2015

From: Wayne Craig
Director of Development


File: DP 14-657872

Re: **Application by Yamamoto Architecture Inc. for a Development Permit at
9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9055 Dayton Avenue zoned "Low Density Townhouses (RTL2)". The proposal includes a two-storey amenity building. The site is currently vacant, as the buildings formerly occupying the site were demolished. The site was formerly addressed as 9051 and 9055 Dayton Avenue. The properties were recently consolidated and the new site address is 9055 Dayton Avenue.

A staff report was reviewed by the Development Permit Panel at the meeting of January 14, 2015 (Attachment i) and referred back to staff. A second staff report to address the January 14, 2015 referral was reviewed by the Development Permit Panel at the meeting of March 10, 2015 (Attachment ii) and the application was again referred back to staff. In response to the March 10, 2015 referral, the applicant has reached agreements with the neighbours at 8291 and 8371 Heather Street and has revised the landscape design accordingly to:

- Provide wood privacy fencing adjacent to the back yard of 8371 Heather Street.
- Further increase the height of replacement perimeter Cedar hedge planting to 4.57 m (15 ft) adjacent to the back yards of 8351 and 8371 Heather Street.

Background

The following referral motion was carried at the March 10, 2015 Development Permit Panel meeting:

"That the staff report titled Application by Yamamoto Architecture Inc. for a Development Permit at 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue), dated February 10, 2015, from the Director, Development, be referred back to staff to examine options to address:

- 1. privacy concerns of two adjacent property owners; and*
- 2. a viable long-term perimeter hedge solution."*

This staff report addresses the Development Permit Panel referral by providing a summary of the proposed landscaping response, including fencing details and replacement perimeter Cedar hedge planting details.

The attached referral Development Permit staff report dated February 10, 2015 (Attachment ii), including the original Development Permit staff report dated December 8, 2014, provides information pertaining to the January 14, 2015 Development Permit Panel referral motion response, public input received prior to February 10, 2015 and responses, developer initiated communication with neighbours, existing perimeter hedging, proposed perimeter fencing, development data, surrounding development, rezoning and Public Hearing results, Advisory Design Panel comments, as well as staff comments on the proposal.

Public Input

Public input was received regarding the proposal and discussed during the rezoning application process and in the original and referral Development Permit staff reports (Attachments i & ii). After the February 10, 2015 referral Development Permit staff report was written, the City received four (4) additional pieces of correspondence (Attachment iii), from four (4) adjacent neighbours who have also previously submitted correspondence.

Some of the concerns raised in these new four (4) items of correspondence were similar to other comments received by staff and included in the original and referral Development Permit staff reports, as well as during the rezoning process. The following new concern was raised regarding the development proposal (staff comments are included in 'bold italics'):

- Preference for future strata owners to be required to maintain the proposed replacement hedge at a minimum of 4.57 m (15 ft) height – ***As discussed during the Development Permit Panel meeting on March 10, 2015, the future strata will be required to retain the hedge, as it is a requirement of the proposed Development Permit.***

Two (2) of the new items of correspondence indicate that owners of three (3) neighbouring properties who previously objected to the removal of the perimeter hedge are now in agreement with the proposed hedge removal and proposed replacement hedge planting.

The new correspondence also expressed desires for off-site works that are beyond the scope of the proposed Development Permit including removal of landscaping from a neighbouring property, removal of trees from neighbouring properties and hedge planting on a neighbouring property to provide privacy screening between two (2) neighbouring properties.

Analysis

Neighbours from the two (2) adjacent properties at 8291 and 8371 Heather Street addressed Development Permit Panel at the March 10, 2015 meeting, expressing their concern about the proposed hedge removal. Subsequent to the meeting, the developer was able to reach agreements with these neighbours as outlined in two (2) of the items of public input correspondence attached to this report (Attachment iii). In addition to and separate from the subject application, subsequent to the meeting, the owner of the property at 8291 Heather Street was issued a tree removal permit. The approved removal of these trees has resulted in there no longer being a need for tree protection or lowered site grading in that area. In response to these agreements with neighbours and tree removal permit issuance, the developer has proposed revised hedge, fence, retaining wall and grading details in the landscape design to provide a more uniform interface along the east edge of the site (DP Plans 4a, 4b, 4d & 4e). The proposed size of Emerald Green Cedar hedges was increased from 3 m height to a minimum of 4.57 m height adjacent to the back yards of 8351 and 8371 Heather Street and 1.8 m height solid wood fencing is proposed adjacent to the back yard of 8371 Heather Street. The remainder of proposed perimeter Cedar hedging will be a minimum of 3 m height.

As noted in previous staff reports, 1.5 m height columnar Irish Yew hedging is proposed along the drive aisles connecting to Dixon Avenue and Dayton Avenue, areas that had no existing perimeter hedging. Staff anticipate that the proposed hedging will ultimately provide an effective screen to adjacent properties as the proposed Cedar and Yew hedging are both expected to grow at a rate of approximately 0.3 m in height each year.

Conclusions

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

The applicant has satisfactorily addressed Development Permit Panel's most recent referral; working with the owners of two (2) adjacent neighbouring properties and reaching agreements on proposed hedge and fence treatments on-site to provide privacy screening and a viable long-term perimeter hedge solution.

On this basis, staff recommend support of this Development Permit application.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating; and
- Receipt of a Letter of Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

Attachment i: Original Development Permit staff report dated December 8, 2014 (staff report only without attachments or plans)

Attachment ii: Referral Development Permit staff report dated February 10, 2015

Attachment iii: Public Input (received after February 10, 2015)



City of
Richmond

Attachment i

Report to Development Permit Panel

To: Development Permit Panel

Date: December 8, 2014

From: Wayne Craig
Director of Development


File: DP 14-657872

Re: Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9051 and 9055 Dayton Avenue. The site is being rezoned from the "Assembly (ASY)" zone to the "Low Density Townhouses (RTL2)" zone for this project under Bylaw 9087 (RZ 11-589989), which received third reading following the Public Hearing on January 20, 2014. The currently vacant site formerly contained a church complex and residential home.

Road network improvements, storm sewer upgrades and sanitary sewer re-routing were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-660322), which must be entered into prior to final adoption of the rezoning bylaw.

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, across Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned "Community Commercial (CC)".

To the east, single detached dwellings fronting onto Dixon Avenue on properties zoned "Single Detached (RS1/B)" and "Single Detached (RS1/K)".

To the south, across Dayton Avenue, are single detached dwellings on properties zoned "Single Detached (RS1/B)".

To the north-west, two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road, on properties zoned "Low Density Townhouses (RTL1)" and "Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)".

To the south-west, are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned "Single Detached (RS1/C)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 20, 2014. Public correspondence raised issues similar to other comments received by staff and discussed in the rezoning staff report. New concerns raised in correspondence since Public Hearing (staff comments are included in *'bold italics'*):

- Surface water run-off onto neighbouring properties – *Any new multi-family development must be constructed at least 0.3 m above the crown of the road, and is required to install perimeter drainage around the edge of the site through the Building Permit process.*

- Construction hours of operation compliance with noise regulation – *Developers are required to comply with the City's Noise Regulation; which includes noise level restrictions and hours of operation restrictions. The developer is aware of and has agreed to comply with the Noise Regulation Requirements, as well as the City's Good Neighbour Program.*
- Ability of community resources to accommodate new development – *The City's Official Community Plan (OCP) accommodates a population increase to the year 2041. Development and associated population increase will occur incrementally, as will improvements to community resources. Developments are required to pay Development Cost Charges (DCCs) for new development, which is used to finance a range of improvements including park acquisition and development.*

Public Input

The City received eight (8) pieces of public correspondence regarding the Development Permit application (Attachment 4). The correspondence includes the following general concerns regarding the proposed development design (with staff comments provided in '***bold italic***' font):

- Support for and concern regarding the proposed removal of existing mature hedging along the perimeter of the site – *Removal of the existing Cedar hedge located on the development site was an issue identified and discussed in the rezoning staff report. At rezoning, the applicant was proposing to remove sections of their existing hedge located around the edges of the site. As a result of detailed geotechnical engineering design, the applicant is now proposing to remove all of their existing hedge. Portions of hedge identified for retention at rezoning have been determined by a certified arborist to be significantly overgrown and not uniformly planted close to the property line. Necessary pruning maintenance would result in the removal of larger inner bare branches, instead of being able to prune back foliage at the ends of outer branches. This will reduce privacy screening. New 2.4 m to 3 m high Evergreen hedging is proposed along the entire east and west property lines to provide the existing homes and proposed townhouses with privacy screening. Tree planting is also proposed in areas outside of utility rights-of-way.*
- Concern regarding reduced setbacks and townhouses moving closer to property lines shared with neighbouring homes – *The proposed building setbacks are unchanged from the building setbacks identified in the site plan included in rezoning staff report and comply with zoning and DP guidelines.*
- Concern regarding potential headlight glare impact on neighbouring homes located next to the internal drive aisle – *Headlight glare to neighbouring properties would be mitigated with 1.8 m high solid wood fencing and hedge planting along the shared property lines.*
- Concern regarding removal of neighbours fencing along the shared property line, which provides containment for pet dog – *The developer has committed to continue to work with the neighbours to coordinate the removal of existing fencing, ensure pets are contained, and the installation of new fencing. The developer is proposing to build new perimeter fencing and has agreed to either leave existing neighbouring fencing in place, or to remove it in consultation with the neighbours.*

- Concern regarding durability of wood retaining wall and a specific request for a solid concrete retaining wall instead – *The proposed design includes retaining walls for limited portions of the site ranging in height from 0.4 m to 0.7 m and treated with architectural concrete, allan block and timber materials (Refer to DP Plan #4a). Four (4) retaining walls are proposed along limited sections of shared property lines: two (2) architectural concrete retaining walls adjacent to the north and south ends of the internal drive aisle, with a section of allan block retaining wall in the utilities right-of-way to facilitate future potential utility works; and two (2) timber retaining walls adjacent to townhouse back yards along the south and east property lines. The timber retaining wall material is typical and proposed for low walls no more than 0.6 m high in back yard conditions. The extent of retaining walls has been minimized and treated with appropriate materials.*

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 complies with the “Low Density Townhouses (RTL2)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) supported the design of the project and provided comments for the applicant to consider. Changes have been incorporated in the proposal to address Panel comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 22, 2014 is attached for reference (Attachment 2). The design response has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposed two-storey height, single unit massing, siting and orientation of the buildings respect the massing of the surrounding residential developments and single detached homes.
- Continuous 3 m height hedging is proposed along with 1.8 m height solid wood privacy fencing and areas of tree planting to increase privacy of adjacent homes and the proposed townhouse yards. Tree planting is not permitted or proposed within the existing statutory right-of-way (SRW) areas along the east and west property lines.
- One of the neighbours requested that wire mesh fencing be provided along the shared property line so that the neighbour would have a view of the hedge greenery instead of solid wood fencing. As a result receiving this request, the developer sent letters to all neighbours offering to install solid wood privacy fencing or wire mesh fencing across individual properties. The developer will be working with individual neighbours during construction to finalize perimeter fencing across individual properties and to provide updates on construction timing.

Urban Design and Site Planning

- The proposed site layout includes 23 individual detached townhouses and a shared indoor amenity building. Two (2) units will have direct access from the street, all other units and the amenity building will have access from the internal drive aisle.
- Full movement vehicular access is from Dixon Avenue; a secondary one-way only entry access is provided from Dayton Avenue.
- All units have two (2) side by side vehicle parking spaces in enclosed garages.
- A total of five (5) visitor parking spaces; including one (1) accessible visitor parking space, are provided throughout the site, which meets the Zoning bylaw 8500 requirement. Bicycle parking is provided in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of rear yards accessed directly from the main living space.
- An indoor amenity building is proposed in the centre of the site. The building design includes a gym, meeting, kitchen and lounge facilities, as well as mailboxes for the residents and a storage room with direct exterior access for garbage, recycling and organic storage.
- Outdoor amenity space is proposed adjacent to the indoor amenity building and is consistent with OCP requirements.

Architectural Form and Character

- A pedestrian scale is achieved along adjacent public streets and the proposed internal drive aisle through the inclusion of variation in building projections, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entries.
- The existing site context has a variety of architectural massing and styles. The architectural language used for the design is contemporary. Two-storey single detached (“stand-alone”) unit massing is used for all of the proposed units, reflective of the single detached residential building massing found in the residential neighbourhood to the east and south of the site.
- The contemporary architectural style proposed in this project is intended to bring a variety of design into the neighbourhood in a manner that respects the surrounding residential neighbourhood with high quality design and cladding materials, small single unit two-storey massing and significant landscaping.
- The internal drive aisle is animated with small individual buildings, unit front entries, pavers in the drive aisle and a significant amount of landscaping.
- Visual interest is provided; with a variety of roof orientations and roof designs, three (3) colour schemes, contrasting coloured entry doors and cultured stone veneer. The colour palette is natural with a mix of grays and beiges.
- The proposed building materials (standing seam metal roof, hardi panel with metal reveals, hardi board siding, wood trim/column/soffit, cultured stone veneer, solid core wood entry doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage.
- The applicant is proposing to remove the three (3) bylaw-sized trees from the site and is proposing to plant 87 replacement trees on-site, including eight (8) conifers and 79 deciduous trees. Hedges, shrubs, ornamental grasses, perennials and lawn have been selected to ensure the landscape treatment remains interesting throughout the year.

- The front yards of the two (2) street-fronting units include deciduous trees, shrub, ornamental grass and lawn planting, aluminum and concrete low fencing with a pedestrian entry gate.
- A children's play area designed for young children is proposed for the outdoor amenity area. The play equipment includes a slide structure and a play car for active play.
- A bench is provided for caregivers.
- Feature permeable paving is provided along the edge of the internal drive aisle to highlight a pedestrian route through the site. Feature permeable paving is also provided to highlight the site entrances and visitor parking spaces. The use of permeable pavers provides a break in the asphalt internal driveway and contributes towards permeability of the site.
- The developer will provide a landscape security in the amount of \$254,221.28 as a requirement of the Development Permit.

Sustainability

- The applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units have been designed to achieve a higher EnerGuide rating of 83. The report, prepared by the Energy Advisor, is on file and will be utilized throughout the Building Permit review process to ensure these measures are incorporated in the permit drawings. A summary report is attached (Attachment 3).
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that the following sustainability features will be incorporated into the development:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Crime Prevention Through Environmental Design (CPTED)

- The site layout is easy to understand with clear sightlines to most areas.
- There is a well defined hierarchy of open space between semi-public areas and private yards.
- Passive surveillance is provided from the residential units to private yards, internal drive aisle, amenity area and the public streets.
- Pedestrian entries are clearly defined and will be lit.

Accessible Housing

- The proposed development includes one (1) convertible unit; designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator, as well as any necessary cabinetry and fixture to accommodate the individual needs of a future resident.

- Aging in place features are proposed in all units, including: 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.

Conclusions

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

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Annotated Minutes Excerpt (October 22, 2014)

Attachment 3: Predicted Energuide Rating Report

Attachment 4: Public Correspondence



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 10, 2015

From: Wayne Craig
Director of Development

File: DP 14-657872

Re: Application by Yamamoto Architecture Inc. for a Development Permit at 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

WC:sb
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)". The proposal includes a two-storey amenity building. The site is currently vacant as the buildings formerly occupying the site were demolished. The site was formerly addressed as 9051 and 9055 Dayton Avenue, the properties were consolidated and the new address is 9055 Dayton Avenue.

A staff report was reviewed by the Development Permit Panel at the meeting of January 14, 2015 (Attachment A) and referred back to staff. In response to the referral, the applicant has provided additional information and has revised the landscape design to:

- address fencing; and
- increase the height of replacement perimeter cedar hedge planting along the site property lines.

Background

The following referral motion was carried at the January 14, 2015 Development Permit Panel meeting:

"That the staff report titled Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue, dated December 8, 2014, from the Director, Development, be referred back to staff to examine the proposal to replace existing perimeter hedging and install fencing along the property line and report back."

This staff report addresses the Development Permit Panel referral by providing a summary of information provided by the applicant and a summary of the proposed landscaping response, including fencing details and taller replacement perimeter cedar hedge planting along the site property lines.

Development Information

Please refer to the original Development Permit staff report dated December 8, 2014 (Attachment A) for information pertaining to development data, surrounding development, rezoning and public hearing results, public input received prior to December 8, 2014 and responses, Advisory Design Panel comments, as well as staff comments on the proposal.

Public Input

Public input was received regarding the proposal and discussed during the rezoning application process and in the original Development Permit staff report (Attachment A). After the original Development Permit staff report was written, the City received nine (9) additional pieces of correspondence (Attachment B), from four (4) adjacent neighbours who have also previously submitted correspondence.

Some of the concerns raised in the new correspondence were similar to other comments received by staff and were included in the original Development Permit staff report as well as during the rezoning process. The following new concerns were raised regarding the development proposal (staff comments are included in ***'bold italics'***):

- Small Number of Visitor Parking Spaces – ***The proposal includes 5 visitor parking spaces for 23 townhouse units, which meets the City zoning bylaw requirement to provide 0.2 visitor parking spaces per dwelling unit.***
- Potential for construction activities to damage neighbouring homes – ***The developer is required to ensure their construction does not cause damage to adjacent properties and is required to submit a geotechnical report as part of the Building Permit application.***
- Potential for construction activities to damage existing neighbouring trees – ***The developer is required to protect neighbouring trees. The project team includes a registered arborist and Landscape Architect. Neighbouring trees have been reviewed by a registered arborist and the project design includes tree protection areas where no retaining wall is proposed to ensure appropriate grading and construction set back. The identified tree protection areas (see DP plan #4e) are required to be fenced and require arborist supervision during construction activities.***
- Potential noise from Heat Pumps and noise bylaw compliance – ***As noted in the original Development Permit staff report, the developer has committed to achieve an EnerGuide rating of 82 and the project team is designing the project to achieve a higher rating of 83. To achieve this rating, the proposal includes heat pumps. The project team has confirmed that the proposed heat pump model complies with the City's noise bylaw requirement. The heat pumps for the proposed townhouses would be placed between the townhouse buildings to mitigate potential noise on adjacent properties. The heat pump for the proposed amenity building would be placed in a central location on the roof.***

The correspondence also included concerns regarding notification of the subject application consideration at the January 14, 2015 Development Permit Panel meeting. The standard practice for Development Permit Panel meetings is for the City Clerk's Department publishes a notice in the local Richmond Review newspaper for the Development Permit Panel meeting date and mails notices of the meeting to property owners within 50 meters of the development site. Notices for the January 14, 2015 Development Permit Panel meeting were delivered to properties within 50 meters of 9055 Dayton Avenue. Unfortunately notices were not delivered to the additional properties within 50 meters of 9051 Dayton Avenue due to a technical issue that has now been identified and corrected.

The correspondence also included a desire to remove existing trees from a neighbouring property. Staff provided the resident with information regarding the City's Tree Protection Bylaw 8057 and the tree removal permit application process.

Analysis

Developer Initiated Communication with Neighbours

In response to discussion at the Development Permit Panel meeting held on January 14, 2015, the developer provided individualized letters to each of the neighbouring (18) single-family home properties with additional details on the proposed hedge removal, replacement hedge planting and the proposed fencing treatment along the shared property line(s) between the development site and the neighbouring property.

A context map showing the development site, the neighbouring (18) single-family home properties and the neighbouring two (2) strata-titled townhouse developments is included in this report (Attachment C). As shown in public correspondence attached to this report, some neighbours remain concerned about the proposed hedge removal.

The developer submitted a summary of their communication with the residents of the eighteen (18) neighbouring single-family home properties, including copies of letters the developer hand delivered to the properties on January 19, 2015 (Attachment D).

Letters received from the property managers of the two (2) neighbouring strata-titled townhouse developments were received and included in the original staff report.

Existing Perimeter Hedging

As noted in the original Development Permit staff report, the design proposal includes removing all of the existing cedar perimeter hedging. The applicant has advised that the initial hedge retention proposed in the rezoning staff report became difficult as a result of further site soil investigations and further hedge condition and location details discovered during hedge pruning. The applicant discovered that it would not be possible to retain the privacy provided by the hedges at the lower level due to the extent of pruning that was needed for the overgrown hedge and that there was a conflict between geotechnical site preloading requirements and standard foundation design. Hedges are not protected by the City's tree protection bylaw. The proposed replacement hedging would provide visual screening, and is expected to grow at a rate of about 0.3 m per year, but may take a number of years to fully replace existing mature hedges.

Several adjacent neighbours have expressed concern about the proposed hedge removal. In response to the concerns expressed and the Development Permit Panel's referral to examine the proposal to replace existing perimeter hedging, the developer has revised the landscape design to increase the size of emerald green cedar hedges from a range of 2.4 m to 3 m height to a minimum of 3 m height, which will provide appropriate screening between the proposed two-storey townhouses and neighbouring two-storey townhouse developments and single-family homes.

In addition, along the drive aisles connecting to Dixon Avenue and Dayton Avenue, 1.5 m height columnar Irish Yew hedges are proposed in these areas where there was no existing perimeter hedging. Both the proposed 3 m height emerald green cedar hedges and 1.5 m height columnar

Irish Yew hedges are expected to grow approximately 0.3 m in height each year, ultimately creating an effective screen to adjacent properties.

Proposed Perimeter Fencing

In response to the Development Permit Panel's referral to examine the proposal to install fencing along the property line, the applicant has revised the landscape plan to identify 1.8 m height solid wood privacy fencing along all shared property lines, except for small areas where black plastic coated chain link fencing and no fencing will be provided as requested by the three (3) adjacent land owners.

Conclusions

The applicant has satisfactorily addressed Development Permit Panel's referral, examining the issues of replacing existing perimeter hedging and installing fencing along the property line.

In response to the referral, discussion at Development Permit Panel, discussions with neighbours and working with staff, the applicant has revised the landscape proposal to increase the height of proposed replacement perimeter hedging from 2.4 m to a minimum of 3 m, which will ultimately provide an effective screen to adjacent properties. The landscape proposal was also revised to provide areas with 1.8 m height wood perimeter fencing, areas with no perimeter fencing and areas with black plastic coated chain link fencing as requested by neighbours of the development site.

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



Sara Badyal
Planner 2
SB:rg

Attachment A: Original Development Permit staff report dated December 8, 2014

Attachment B: Public Input (received after December 8, 2014)

Attachment C: Context Map of Site and Surrounding Neighbours

Attachment D: Summary of Developer Communication with Neighbours in January 2015

Attachment E: Aerial Photograph (2011)

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
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City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: December 8, 2014

From: Wayne Craig
Director of Development


File: DP 14-657872

Re: Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".


Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9051 and 9055 Dayton Avenue. The site is being rezoned from the "Assembly (ASY)" zone to the "Low Density Townhouses (RTL2)" zone for this project under Bylaw 9087 (RZ 11-589989), which received third reading following the Public Hearing on January 20, 2014. The currently vacant site formerly contained a church complex and residential home.

Road network improvements, storm sewer upgrades and sanitary sewer re-routing were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-660322), which must be entered into prior to final adoption of the rezoning bylaw.

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, across Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned "Community Commercial (CC)".

To the east, single detached dwellings fronting onto Dixon Avenue on properties zoned "Single Detached (RS1/B)" and "Single Detached (RS1/K)".

To the south, across Dayton Avenue, are single detached dwellings on properties zoned "Single Detached (RS1/B)".

To the north-west, two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road, on properties zoned "Low Density Townhouses (RTL1)" and "Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)".

To the south-west, are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned "Single Detached (RS1/C)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 20, 2014. Public correspondence raised issues similar to other comments received by staff and discussed in the rezoning staff report. New concerns raised in correspondence since Public Hearing (staff comments are included in *'bold italics'*):

- Surface water run-off onto neighbouring properties – *Any new multi-family development must be constructed at least 0.3 m above the crown of the road, and is required to install perimeter drainage around the edge of the site through the Building Permit process.*

- Construction hours of operation compliance with noise regulation – *Developers are required to comply with the City's Noise Regulation; which includes noise level restrictions and hours of operation restrictions. The developer is aware of and has agreed to comply with the Noise Regulation Requirements, as well as the City's Good Neighbour Program.*
- Ability of community resources to accommodate new development – *The City's Official Community Plan (OCP) accommodates a population increase to the year 2041. Development and associated population increase will occur incrementally, as will improvements to community resources. Developments are required to pay Development Cost Charges (DCCs) for new development, which is used to finance a range of improvements including park acquisition and development.*

Public Input

The City received eight (8) pieces of public correspondence regarding the Development Permit application (Attachment 4). The correspondence includes the following general concerns regarding the proposed development design (with staff comments provided in '**bold italic**' font):

- Support for and concern regarding the proposed removal of existing mature hedging along the perimeter of the site – *Removal of the existing Cedar hedge located on the development site was an issue identified and discussed in the rezoning staff report. At rezoning, the applicant was proposing to remove sections of their existing hedge located around the edges of the site. As a result of detailed geotechnical engineering design, the applicant is now proposing to remove all of their existing hedge. Portions of hedge identified for retention at rezoning have been determined by a certified arborist to be significantly overgrown and not uniformly planted close to the property line. Necessary pruning maintenance would result in the removal of larger inner bare branches, instead of being able to prune back foliage at the ends of outer branches. This will reduce privacy screening. New 2.4 m to 3 m high Evergreen hedging is proposed along the entire east and west property lines to provide the existing homes and proposed townhouses with privacy screening. Tree planting is also proposed in areas outside of utility rights-of-way.*
- Concern regarding reduced setbacks and townhouses moving closer to property lines shared with neighbouring homes – *The proposed building setbacks are unchanged from the building setbacks identified in the site plan included in rezoning staff report and comply with zoning and DP guidelines.*
- Concern regarding potential headlight glare impact on neighbouring homes located next to the internal drive aisle – *Headlight glare to neighbouring properties would be mitigated with 1.8 m high solid wood fencing and hedge planting along the shared property lines.*
- Concern regarding removal of neighbours fencing along the shared property line, which provides containment for pet dog – *The developer has committed to continue to work with the neighbours to coordinate the removal of existing fencing, ensure pets are contained, and the installation of new fencing. The developer is proposing to build new perimeter fencing and has agreed to either leave existing neighbouring fencing in place, or to remove it in consultation with the neighbours.*

- Concern regarding durability of wood retaining wall and a specific request for a solid concrete retaining wall instead – *The proposed design includes retaining walls for limited portions of the site ranging in height from 0.4 m to 0.7 m and treated with architectural concrete, allan block and timber materials (Refer to DP Plan #4a). Four (4) retaining walls are proposed along limited sections of shared property lines: two (2) architectural concrete retaining walls adjacent to the north and south ends of the internal drive aisle, with a section of allan block retaining wall in the utilities right-of-way to facilitate future potential utility works; and two (2) timber retaining walls adjacent to townhouse back yards along the south and east property lines. The timber retaining wall material is typical and proposed for low walls no more than 0.6 m high in back yard conditions. The extent of retaining walls has been minimized and treated with appropriate materials.*

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 complies with the “Low Density Townhouses (RTL2)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) supported the design of the project and provided comments for the applicant to consider. Changes have been incorporated in the proposal to address Panel comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 22, 2014 is attached for reference (Attachment 2). The design response has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The proposed two-storey height, single unit massing, siting and orientation of the buildings respect the massing of the surrounding residential developments and single detached homes.
- Continuous 3 m height hedging is proposed along with 1.8 m height solid wood privacy fencing and areas of tree planting to increase privacy of adjacent homes and the proposed townhouse yards. Tree planting is not permitted or proposed within the existing statutory right-of-way (SRW) areas along the east and west property lines.
- One of the neighbours requested that wire mesh fencing be provided along the shared property line so that the neighbour would have a view of the hedge greenery instead of solid wood fencing. As a result receiving this request, the developer sent letters to all neighbours offering to install solid wood privacy fencing or wire mesh fencing across individual properties. The developer will be working with individual neighbours during construction to finalize perimeter fencing across individual properties and to provide updates on construction timing.

Urban Design and Site Planning

- The proposed site layout includes 23 individual detached townhouses and a shared indoor amenity building. Two (2) units will have direct access from the street, all other units and the amenity building will have access from the internal drive aisle.
- Full movement vehicular access is from Dixon Avenue; a secondary one-way only entry access is provided from Dayton Avenue.
- All units have two (2) side by side vehicle parking spaces in enclosed garages.
- A total of five (5) visitor parking spaces; including one (1) accessible visitor parking space, are provided throughout the site, which meets the Zoning bylaw 8500 requirement. Bicycle parking is provided in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of rear yards accessed directly from the main living space.
- An indoor amenity building is proposed in the centre of the site. The building design includes a gym, meeting, kitchen and lounge facilities, as well as mailboxes for the residents and a storage room with direct exterior access for garbage, recycling and organic storage.
- Outdoor amenity space is proposed adjacent to the indoor amenity building and is consistent with OCP requirements.

Architectural Form and Character

- A pedestrian scale is achieved along adjacent public streets and the proposed internal drive aisle through the inclusion of variation in building projections, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entries.
- The existing site context has a variety of architectural massing and styles. The architectural language used for the design is contemporary. Two-storey single detached (“stand-alone”) unit massing is used for all of the proposed units, reflective of the single detached residential building massing found in the residential neighbourhood to the east and south of the site.
- The contemporary architectural style proposed in this project is intended to bring a variety of design into the neighbourhood in a manner that respects the surrounding residential neighbourhood with high quality design and cladding materials, small single unit two-storey massing and significant landscaping.
- The internal drive aisle is animated with small individual buildings, unit front entries, pavers in the drive aisle and a significant amount of landscaping.
- Visual interest is provided; with a variety of roof orientations and roof designs, three (3) colour schemes, contrasting coloured entry doors and cultured stone veneer. The colour palette is natural with a mix of grays and beiges.
- The proposed building materials (standing seam metal roof, hardi panel with metal reveals, hardi board siding, wood trim/column/soffit, cultured stone veneer, solid core wood entry doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage.
- The applicant is proposing to remove the three (3) bylaw-sized trees from the site and is proposing to plant 87 replacement trees on-site, including eight (8) conifers and 79 deciduous trees. Hedges, shrubs, ornamental grasses, perennials and lawn have been selected to ensure the landscape treatment remains interesting throughout the year.

- The front yards of the two (2) street-fronting units include deciduous trees, shrub, ornamental grass and lawn planting, aluminum and concrete low fencing with a pedestrian entry gate.
- A children's play area designed for young children is proposed for the outdoor amenity area. The play equipment includes a slide structure and a play car for active play.
- A bench is provided for caregivers.
- Feature permeable paving is provided along the edge of the internal drive aisle to highlight a pedestrian route through the site. Feature permeable paving is also provided to highlight the site entrances and visitor parking spaces. The use of permeable pavers provides a break in the asphalt internal driveway and contributes towards permeability of the site.
- The developer will provide a landscape security in the amount of \$254,221.28 as a requirement of the Development Permit.

Sustainability

- The applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units have been designed to achieve a higher EnerGuide rating of 83. The report, prepared by the Energy Advisor, is on file and will be utilized throughout the Building Permit review process to ensure these measures are incorporated in the permit drawings. A summary report is attached (Attachment 3).
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 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Crime Prevention Through Environmental Design (CPTED)

- The site layout is easy to understand with clear sightlines to most areas.
- There is a well defined hierarchy of open space between semi-public areas and private yards.
- Passive surveillance is provided from the residential units to private yards, internal drive aisle, amenity area and the public streets.
- Pedestrian entries are clearly defined and will be lit.

Accessible Housing

- The proposed development includes one (1) convertible unit; designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator, as well as any necessary cabinetry and fixture to accommodate the individual needs of a future resident.

- Aging in place features are proposed in all units, including: 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.

Conclusions

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

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

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

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Annotated Minutes Excerpt (October 22, 2014)

Attachment 3: Predicted Energuide Rating Report

Attachment 4: Public Correspondence



City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-657872

Attachment 1

Address: 9051 and 9055 Dayton Avenue

Applicant: Yamamoto Architecture Inc.

Owner: Dayton CWL Investments Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor)

	Existing	Proposed	
Site Area:	8,849 m ² (as per survey)	Remains the same	
Land Uses:	Formerly Institutional and Residential	Multi-Family Residential	
OCP Designation:	Formerly Community Institutional	Neighbourhood Residential	
Zoning:	Formerly	Low Density Townhouses (RTL2)	
Number of Units:	Formerly Church and Single Detached House	23 Townhouses	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	0.55	None permitted
Lot Coverage:			
Building area	Max. 40%	40%	None
Non-porous area	Max. 65%	61%	
Planting area	Max. 25%	32%	
Lot Size	Min. 30 m width Min. 35 m depth	24 m to 90 m 187 m	None
Setbacks:			
Dayton Avenue	Min. 6 m	6 m	None
Dixon Avenue	Min. 6 m	6 m	
Interior Side Yard	Min. 3 m	3 m to 7 m	
Height	Max. 9 m	9 m and two-storey	None
Off-street Parking Spaces:			
Resident	46	46	None
Visitor	5	5	
Accessible	(1)	(1)	
Total	51	51	
Tandem Parking Spaces	Max. 50%	None	None
Amenity Space – Indoor	Min. 70 m ²	416 m ²	None
Amenity Space – Outdoor	Min. 138 m ²	203 m ²	None

Advisory Design Panel Meeting

Wednesday, October 22, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in '***bold italic***' text)

DP 14-657872 23-UNIT TOWNHOUSE DEVELOPMENT
PROPERTY LOCATION 9051, 9055 Dayton Avenue

Applicant's Presentation

Architect Karen Ma, Yamamoto Architecture Inc., and Landscape Architect Patricia Campbell, PMG Landscape Architects Inc., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- interesting project; character is unique; appreciate that the applicant trying to do something different in Richmond – ***Noted.***
- concern on the roofline of the middle unit at the western side of the development (A2 Unit) with a simple wing style; creates blank, tall and boxy façades that are visible to the adjacent development; consider further design development to this type of unit; other units are successful and bring a nice contemporary look to the development – ***Facade improved with band of hardi board with metal reveals to highlight roof, box out to provide depth and additional windows to provide animation.***
- appreciate the provision of an indoor amenity building for the proposed development given its size – ***Noted.***
- review whether angles and articulation of the roofs will work for future solar panel installation – ***Pre-ducting for future solar panel installation will be provided as it is a requirement of the rezoning.***
- appreciate the site plan; creates interesting elevations on the street – ***Noted.***
- like the palette of the architecture, e.g. the red elements are not overwhelming – ***Noted.***
- one-way access into the development off Dayton Avenue needs to be strictly enforced – ***Noted. Additional paver area added to reinforce one-way access along with required bollards.***
- like the project and appreciate the model; appreciate the materials; the standing seam metal roof material will provide interesting texture; roof line valleys will need careful detailing – ***Noted.***
- agree with comments to mitigate the tall and blank façades – ***Improved as noted above.***
- sustainability features, e.g. future installation of solar panels, should be pursued in view of the absence of a District Energy Utility in the area – ***Pre-ducting for future solar panels will***

be provided as noted above. In addition, the development will be built to achieve a Energuide rating of 83.

- appreciate the contemporary character of the project – *Noted.*
- appreciate the provision of an indoor amenity building; however, consider introducing permeable paving to the internal drive aisle in front of the building to better announce its presence to the overall development – *Entry improved with natural colour 0.6 m by 0.6 m concrete pavers added at amenity area entry.*
- appreciate the applicant's efforts to incorporate planting along the internal drive aisle – *Noted.*
- look at the location of the proposed open space (which includes garden plots between the indoor amenity building and hedge and tree planting) to ensure adequate sunlight exposure and achieve its intended function as a social gathering place – *Design improved. Gardening plots provided between buildings 7 and 12 with greater area for gathering and sunlight exposure.*
- ¾-inch clear crushed gravel between buildings appears utilitarian and harsh; consider more appropriate landscaping material, e.g. round rocks, with more aesthetic appeal – *Design improved, crushed gravel replaced with river rock.*
- hope that the one-way entry off Dayton Avenue will become a two-way driveway in the future – *One-way entry on Dayton Avenue is a requirement of the rezoning, secured with a legal agreement.*
- appreciate the provision of a convertible unit in the proposed development; consider adding a second convertible unit; consider pocket doors in lieu of swing doors, e.g. in the powder room of the convertible unit, to improve accessibility – *Considered. The proposal includes one (1) convertible unit, but all units will have aging in place features. Swing doors are preferred due to maintenance concerns.*
- look at opportunities to plant larger trees in some places to help diffuse the tightness of the site – *Eight (8) larger growing Armstrong Maple trees are proposed.*
- consider opportunities for incorporating sustainable water initiatives as the site is relatively impermeable – *Proposal includes low-flow fixtures in units and drought resistant planting in landscape design.*
- like the new approach to townhouse development in Richmond – *Noted.*
- look at the orientation of the roof lines and daylight opportunities between buildings; also consider introducing variations to the roof lines – *Considered. The proposal includes three roof line types, with the combination of butterfly and simple gable roofs creating an interesting internal streetscape.*

Panel Decision

It was moved and seconded

That DP 14-657872 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



E3 Eco Group Inc.

Predicted Energuide Rating

for 9051 Dayton Avenue, Richmond, BC.

Dayton CWL Investments

17 November, 2014

2014

Introduction:

E3 ECO GROUP Inc. was asked to perform HOT2000 energy evaluation on a plan addressed as **9051 Dayton Avenue, Richmond, BC**. The modeling was carried out according to the format defined by the EnerGuide Rating System for New Homes evaluation procedures.

Weather Location: Vancouver**Base Case Review: Single Family Dwelling**

Slab on Grade	R12 full under slab insulation and R12 skirt insulation
Above Grade Wall Construction	2x6 @ 16" o.c. R20 interior batt insulation & R20 headers
Roof Construction	Hip roof: Trusses @ 24" o.c with R40 batt insulation; cathedral ceilings: 2x10 @ 24" o.c. with R28 batt insulation
Window Specification	Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Door Specification	Steel with polyurethane insulation core. Glazing in doors: Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
Ventilation Specification	Bathroom fans only
Air Tightness	5.5 ACH@50Pa, an estimate based on typical local construction
Space Heating System	Natural Gas, High Efficiency Condensing Boiler (95% AFUE) (Triangle tube Prestige Solo)
Supplemental Heating	Natural Gas fireplace with spark ignition (sealed) (not all units have fireplaces)
Domestic Hot Water	Natural Gas, Indirect Fired Water Heater, 50 US gal tank, e.f. 0.79 (Triangle tube Smart Series)
Energy Credits:	
Drainwater Heat Recovery	0 kWh/yr
Low energy lighting	0 kWh/yr
Energy Star appliances	0 kWh/yr

Dayton - Yamamoto – basecase.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A base case	76	29500	18800
Unit A1 base case	76	32700	18500
Unit A2 base case	76	29800	18450
Unit B base case	75	33500	20900
Unit B1 base case	76	32100	18800
Unit B2 base case	74	34800	22300
Unit B3 base case	76	33100	19290

Predicted Energuide Rating

Upgrade scenario 3:

Space Heating System	EnergyStar rated (minimum HSPF 7.1 and SEER 14.5) air source heat pump system sized to heat the entire home, with condensing boiler back up heating system
----------------------	--

Dayton - Yamamoto – iteration 4.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A upgrade 3	83	29500	10600
Unit A1 upgrade 3	83	32700	10500
Unit A2 upgrade 3	83	29800	10600
Unit B upgrade 3	83	33500	11300
Unit B1 upgrade 3	83	32100	10700
Unit B2 upgrade 3	83	34800	11800
Unit B3 upgrade 3	83	33100	10750

Notes:

1. Design Heat loss calculation is based on design conditions assumed. This figure can be used to size the heating system, although unit size will have to take into account system efficiency, operating conditions and provide a margin for quick recovery.
2. The calculated energy consumption estimates are based on data entered and assumptions made within the computer program based on standard user profiles. The estimates may not reflect actual energy requirements of this house due to variations in weather, actual construction details used, performance of equipment, lifestyle and number of occupants.

If you have any questions regarding this report, please contact me at your earliest convenience.

Kristi Owens,CEA,SBA,AT
E3 Eco Group Inc.
e: kristi@e3ecogroup.com

Einar Halbig
E3 Eco Group Inc.
e: einar@e3ecogroup.com

Attachment 4

Public Correspondence

Correspondence Received

Kathy Stephens

September 5, 2014
August 14, 2014
and June 13, 2014

Raymond Luetzen

August 26, 2014
and August 19, 2014

Richard Wong

August 25, 2014

Rebecca Leung

August 12, 2014

Dan Lazar
Property Manager for Dixon Court

July 15, 2014

Chara Lee
Property Manager for Dixon Gardens

July 11, 2014

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Friday, 05 September 2014 10:30 AM
To: Badyal, Sara; MayorandCouncillors
Subject: RZ 11-589989 . 9051 and 9055 Dayton Ave

Hi Sara,

I talked to my neighbours today and nobody seems to know that they are suppose to get in touch with you regarding the removal of 200 hedge trees 19 feet tall at the back of all our yards. Every neighbour I talked to is very confused about this process because the letter we received from Jackson Lee gives a different reason than yours for removing the hedge and a different phone number then yours as a contact.

None of the neighbours going to City Hall asking questions about this development were ever told at anytime before or after the rezoning that the Development plan could and would be changed because of a mistake made by the developer. Is this common practice? I find that the Developer not knowing about how wide the hedges were is hard to believe. If they surveyed the property or just stood and looked at the line of the hedge you would know how wide the hedge is because you can see the hedge is not in line on their property and never was.

None of the neighbours ever wanted the hedge removed. I do not want the hedge to be removed because it is very private in my backyard and we use our backyard for many family gatherings. We spend time on our upper and lower deck patios all year round. It is also a buffer for noise and dust coming from all the construction. An eight foot hedge replacement is an insult to us. We will be able to see right into the new townhouses and they in turn will be looking right into our houses, patios and yards for the next 10 years. Plus there will be no buffer from the construction, dust and noise.

The previous owners of 9051 and 9055 Dayton Ave. needed to do some work on our property line and removed our fence and replaced it with the chain link fence. I have a dog and we need a fence up at all times. So not having a fence for 4 weeks or however long it will take is a big issue for us.

Could you send me a copy of your recommendation?

Thanks,
Kathy Stephens

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 14 August 2014 01:43 PM
To: Badyal, Sara
Subject: Subject RZ 11-589989 File

Hello Sara,

I have received a letter from Jacken Homes about having to remove the hedges now instead of when they were saying they would not have to when they put in for the rezoning (RZ 11 589989) and the Development Permit (DP 14-657872). This is because someone on their end made a mistake. As you have been told before, this is a big issue to all the neighbours this affects. Someone told me developers use tactics to get things approved for rezoning and then change the plans after rezoning is approved because most of the public does not know they can. But I am not suggesting they are in this case.

Jackson Lee phoned me to tell me all the neighbours were in agreement with the hedge removal and they were his hedges and what was my problem. Well I have talked to 8 neighbours who feel the same as I do.

1. In the letter from Jackson Lee it states the hedges impacts the backyards of the townhouses. Can they still build the way things are and just have a smaller back yard?
2. In your e-mail to me you state, "The terms of any agreements with the neighbours would need to be clarified in writing."
 - 2a. Is that the letter they sent us?
 - 2b. Do we need to sign to say we do or do not agree?
 - 2c. Please explain what that means to me in my position.
3. In the Landscape tree plan, Has anything been changed beside the height of the hedges? What is the difference between the new hedges they are proposing? How many years will it take for them to grow to the height of the hedges now?
4. Are there any other changes or updates?
5. Will the hedges stay if none of the neighbours want them removed and then replaced with smaller hedges? Will we get a vote?
6. What is our recourse?

Regards,
Kathy Stephens

From: Kathy Stephens [<mailto:katstep1@gmail.com>]

Sent: Friday, 13 June 2014 03:04 PM

To: Badyal, Sara

Subject: RZ 11-589989 File

Hi Sara,

Jackson Lee has been phoning and came to our house to talk about the tree line (hedge) around the property.

They informed us that somebody made a mistake and the tree line or hedge will have to come down now.

The neighbourhood is a buzz now and I would like to know if the city is going to allow this.

The neighbourhood did not challenge the rezoning because we were informed in writing that the Tree line (Hedge) would stay.

Regards,
Kathy Stephens

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Tuesday, 26 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your response.

As previously noted, the consultation with the developer has only been that we would get notice 2 weeks prior to having the hedge removed. If you would like me to send you a copy of the developer's consultation process I will do so.

The land grade increase of 2 feet between our lot and the new development should also create further flooding issues during the rainy season, a fact that was not consulted with neighbours and just added to the correspondence in sketch form.

Hopefully, you will also make the above part of your review.....

When can we expect a decision on the city's review....

Anxiously waiting...

On Aug 26, 2014, at 3:23 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:

Hi Mr. Leutzen,

At this time, staff are reviewing the developer's request to remove additional sections of the perimeter hedge and no decision has been made. As part of our review, the developer is consulting with the neighbours

Please feel free to call me at 604-276-4282

Regards,

Sara Badyal, M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: 604-276-4282

From: Raymond Luetzen [<mailto:rluetzen@icloud.com>]
Sent: Tuesday, 19 August 2014 08:18 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton

Sara,

Thank-you for your quick response. Somehow your take on the events that still have to take place and approved, differ greatly from the content in the letter from the developer. He suggests that with two weeks notice the hedge will be removed while perimeter drainage will take place over a 4 week period. It is after this that retaining walls, fencing and planting of of an Emerald Cedar hedge will take place.

I firmly believe that "it's a done deal" and that any amount of further consultation on this subject will fall on deaf ears.

You must have copies of letters that have gone to the affected owners, that clearly state the choices focus around a fence(which already exists), the planting of a tree hedge(which will take many years to provide equivalent privacy screening), but no compromise on the existing hedge.

I ask the same question that I posed in earlier correspondence....will the existing hedge be removed this fall?

On Aug 19, 2014, at 5:34 PM, Raymond Luetzen <rluetzen@icloud.com> wrote:

Sara,

Based on a letter I received from Jacken Homes on August 5, 2014, the issue with the 35 year old hedge has been resolved in favour of the developer. This decision changes the original plans from the hedge stays to the hedge goes,we get a fence and small tree hedge that will take years to develop and town homes moved closer to our property line.

I would like to know how this was changed without the knowledge of the affected neighbours.

Respectfully

Ray Luetzen

Badyal, Sara

From: RICHARD WONG [wong.richard@shaw.ca]
Sent: Monday, 25 August 2014 02:45 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton Development
Attachments: Letter from 9051 Dayton.pdf

Categories: Red Category

Hi Sara,

I reside in the house on 9071 Dayton Avenue, immediately adjacent to the proposed 9051 Dayton townhouse complex, with my west and north property lines effected by this complex in terms of privacy and traffic noise. I have spoken to you at the outset of the rezoning process briefly of these matters concerning our neighbouring community.

Mr. Jackson Lee and his general contractor had spoken to me on their project a few months back prior to the attached letter received by the neighbouring community. At that time, I had voiced my concern in regards to the privacy and noise issues along the west side of my home since they intend to construct a roadway, and entry driveway. I had mentioned the unobstrusive glaring of evening headlight paths into the front of my house since they will be removing the fifty feet of hedges that has been shared along the west property line bordering the front of the house. At that time, I had asked about their proposed plan about that issue, and they had responded with no positive feedback, but requested that I provide them with some solution.

As well, they wanted my permission to allow them to remove the beautiful hedges bordering the north of my property, and my decision would allow them to follow suit with the rest of the neighbours along Dayton Avenue. I responded that they should involve their landscape architect for a resolve, as the contractor did not know how to address this contradictory privacy issue among the rest of the neighbouring community. In regards to the proposed townhouse complex entry driveway on Dayton Avenue, in retrospect, the city planner should of had the foresight to allow the entry lane to this proposed complex on the west side of their property as it was originally located for the last forty years which would leave a peaceful twenty feet backyard bordering my west property line and the new residences.

I have attached the letter that was sent to all the Dayton Avenue neighbours, and the neighbours have asked me to represent them in inquiring on our choices in this matter. By looking at the Section Sheet SK1, the proposed new retaining wall is comprised of railway ties, and the neighbours are concerned about possible water runoff into their property since the townhouse complex is elevated higher. A solid concrete foundation could be a better solution, but that is a choice of the geotechnical engineer and financial economics. The neighbours are also concerned of the initial spacing of the proposed new tree hedging. The neighbours would prefer if they had no choice of keeping the original trees, that the new hedges be a completed privacy barrier, not one that will take the next ten years to mature into a privacy barrier.

I thank you in advance for your opinion in this matter if any that our neighbouring community can take heart of a satisfactory resolve.

Thank You,

Richard Wong.

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

August 5th, 2014

Dear Mr. Wong,

Further to our conversations with you a few weeks ago, we are writing to provide you with further information regarding the plans for our hedges on 9051 Dayton Avenue.

The portion of hedge that is currently on our side of our shared property line was not previously identified to be removed at the rezoning stage. We had prematurely assumed that we would be able work with the existing hedge but we have under-estimated the effect and growth of the hedges and how it impacts the useable space of the backyards of the new homes, and for that reason we are proposing to remove and replace the existing hedge. Attached you will find a new landscape plan showing the proposed landscaping and cross section of our shared property line.

We understand that the existing hedges offer separation between our properties while providing privacy, and that privacy retention is of utmost importance. Our proposed plan includes the replacement of the existing Western Red Cedar hedges with a more manageable type of hedge, such as the Emerald Cedar, that will benefit all parties in terms of ongoing maintenance. Along our shared property line, our finished grade will be approximately 1 to 2 feet higher than your property. The replacement hedges will be a minimum of 8 feet in height. This combines for a minimum privacy screening of 9 feet along our shared property line immediately from the planting of the new hedges.

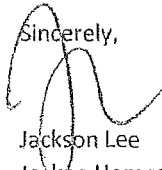
Our planned course of action is designed to limit the time of lost privacy screening. The existing hedges will be retained during the preloading stage until the perimeter drainage is ready to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete in approximately 4 weeks. Replacement hedges and fence would be installed immediately after to bring back the privacy provided by the previous hedge. We are currently estimating that this portion of the work would take place sometime in the Fall of 2014. We will notify you in writing at least two weeks prior to the existing hedges being removed.

Lastly, you will notice from the cross section illustration prepared by our Landscape Architect, we are now proposing a chain link fence instead of a wooden fence. This change is due to the feedback of the neighbourhood and that some neighbours would prefer to see only hedges. The chain link fence would allow the hedges to grow in between the links and over time only the hedge would be visible. A chain link fence is also expected to both last longer and require less maintenance than a wooden fence. However,

if your preference is for a wooden fence, please let us know so that we may make the appropriate arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from City of Richmond at 604-276-4138.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jackson Lee', written over the printed name.

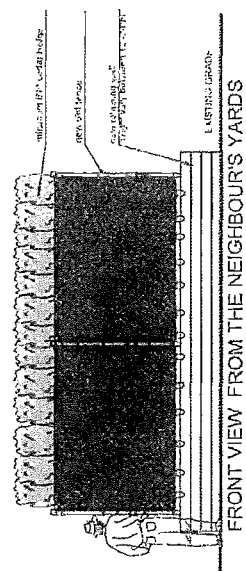
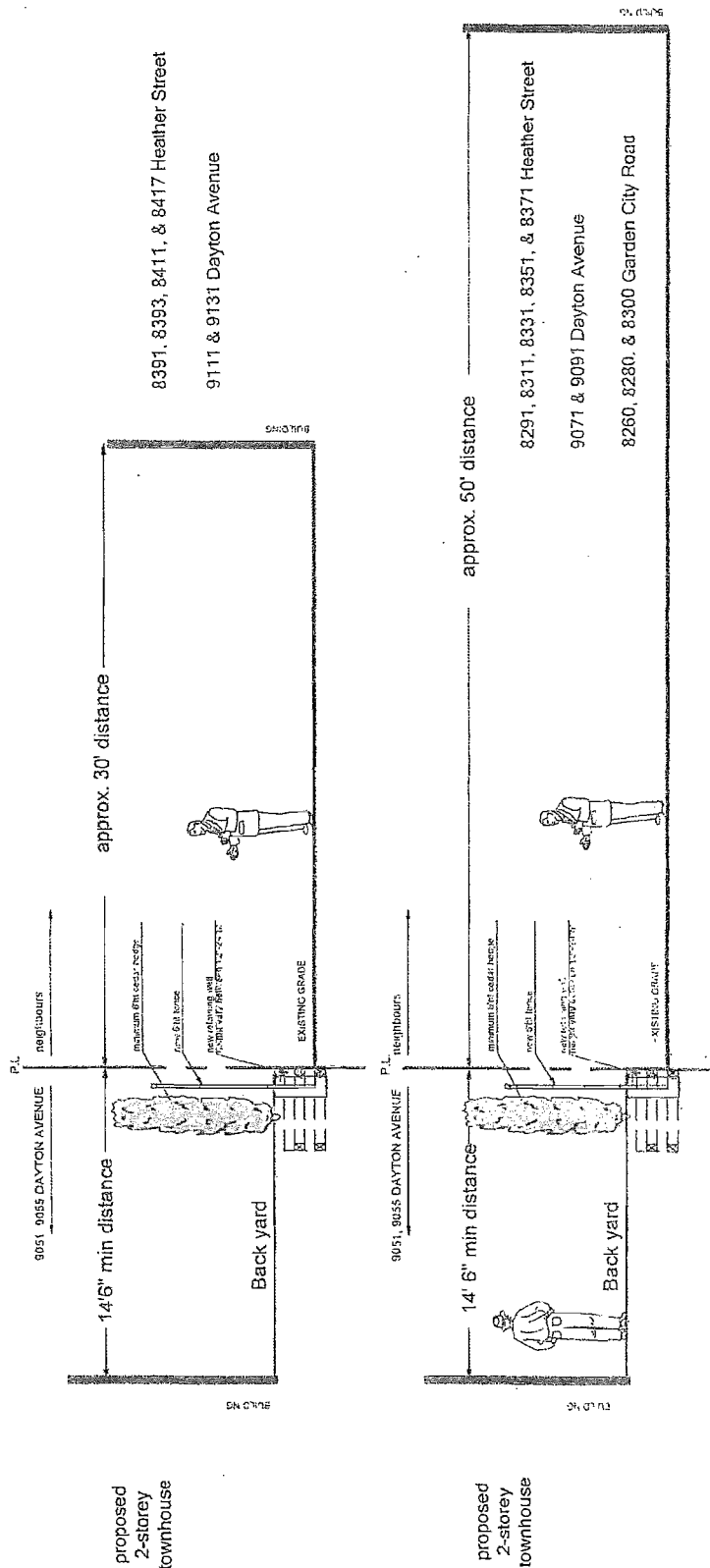
Jackson Lee

Jackson Homes

Cell: 778-865-4783

Office: 604-266-0808 ext. 12

jackson.lee@jacksonhomes.com



DATE: 14.06.06
 SCALE: 1/4"=1'-0"
 JOBS NO: 11-238
 SHEET NO: 1 OF 1



PROJECT: 9051, 9055 DAYTON AVENUE
 RICHMOND

TITLE: SECTIONS / ELEVATION AT Property Line

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

Badyal, Sara

From: Rebecca Leung [rleung@cnv.org]
Sent: Tuesday, 12 August 2014 03:09 PM
To: Badyal, Sara
Subject: 9051 Dayton Ave
Attachments: DSC09111.JPG; DSC09110.JPG

Importance: High

Hi Sara,

Today we have received a letter with attached plans from the developer of 9051 Dayton Ave. We were asked about changing wood fence at the perimeter to chain-linked fence. However, I noticed that their "Approved Rezoning Plan" Revision 7 dated July 11, 14 (see attached) is very different than the one we reviewed at the City Hall.

To name a few:

- 1). The perimeter existing hedge were ALL gone.
 - 2). The setback of the buildings are greatly reduced. (see attached Section view at property line showing 14.5' setback)
 - 3). The new plant schedule shows a total of 99 trees which is 29 trees more than the version I saw at the City Hall.
- However, hundreds of trees are proposed to be removed. The dense green area is greatly reduced. And we think that this is not acceptable.

With the new grade elevations and the wood retaining wall, a few of the neighbours I have talked to are worried about the surface run off. If the new grade elevation was approved by the City, could you let me know if there's any requirements from the City to ensure that the water is not draining to the neighbouring properties which are mostly on the lower side?

I know that a few of our neighbours also have the same concerns. I will try to talk to them more in these few days. But the major one is that we want to verify with you to see if this is REALLY the City's approved plan.

We really appreciate your help.

Thanks,

Rebecca Leung

Assistant Plan Checker 2, Community Development
t: 604.982.3916 | e: rleung@cnv.org

City of North Vancouver

141 West 14th Street, North Vancouver, BC V7M 1H9
Reception: 604.990.4220 | f: 604.985.0576 | www.cnv.org





36313988 Cambie RD
Richmond, BC V6V 2K1

Phone: 6042079316
Fax: 6042079386
Email: bkleine@louwin.com

July 15, 2014

Jacken Investments Inc.
9002 Oak Street,
Vancouver BC V6P 4B9

Dear Jackson:

Re: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave
Dixon Court, 9088 Dixon Ave, Richmond BC

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

After reviewing your proposal of new landscape design, Strata Council of Dixon Court consented that to allow removal of the 6 trees on unit #8 and removal of the 3 trees in the middle of the complex, with the condition that Jacken Investments Inc. pay for the tree removal, clean up, etc and the hedges on the south and east side of our property should be 10 feet tall.

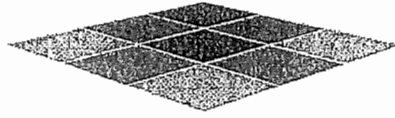
For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best Regards,


Dan Lazar
Property Manager
Louwin Management Ltd.
On Behalf of Strata Council Strata Plan LMS 3817

Citybase
Management Ltd.
Property Management



July 11th, 2014

Jacken Homes
9002 Oak Street,
Vancouver, BC V6P 4B9

**RE: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave
Dixon Gardens, 9020 Dixon Ave, Richmond, B.C.**

Dear Jackson,

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

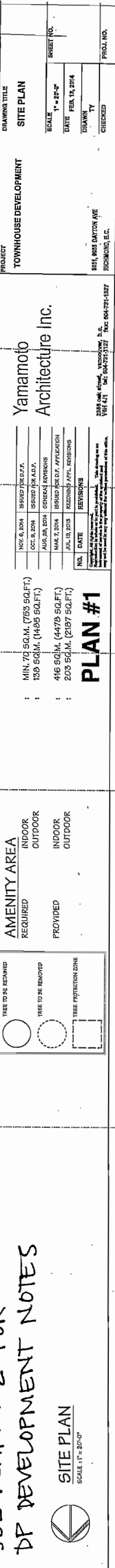
After reviewing your proposal of new landscape design, Strata Council of Dixon Gardens consented that your ideas will benefit both complexes. Therefore, Strata Council has no objections on both proposals of hedges removal and new landscape design.

For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best regards,

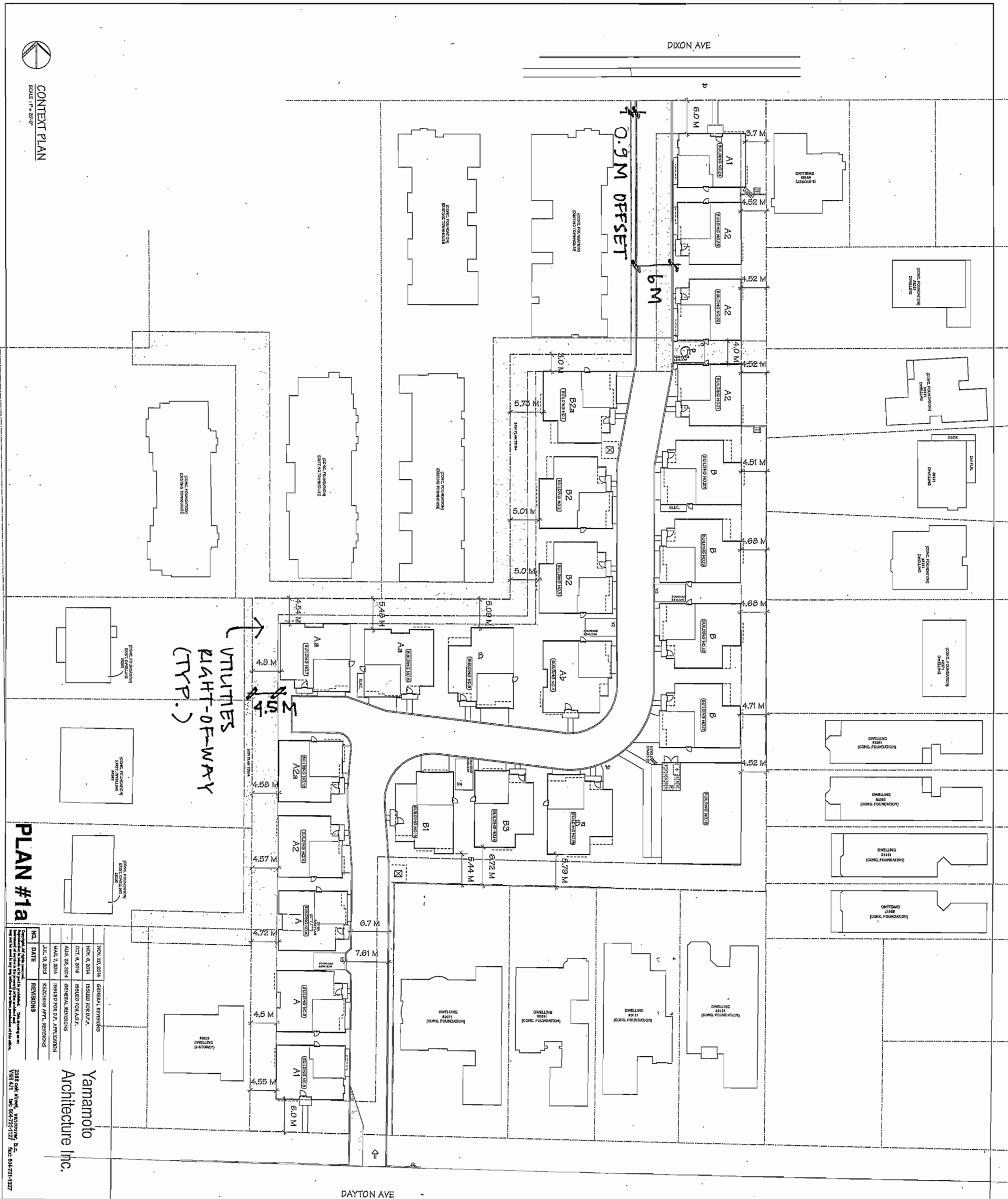
Chara Lee
Property Manager
Citybase Management Ltd.
(Agent for the Owners of Strata Plan BCS 783)



SEE PLAN #2 FOR
BP DEVELOPMENT NOTES

SITE PLAN
SCALE: 1" = 20'-0"

SCALE : 1" = 20'-0"



PLAN #1a

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 2, 2014	ISSUED FOR O.D.F.
3	OCT. 9, 2014	ISSUED FOR A.D.F.
4	AUG. 28, 2014	GENERAL REVISIONS
5	MAY 7, 2014	GENERAL REVISIONS
6	JUL. 19, 2014	REVISIONS FOR A.D.F. APPLICATION
7	JUL. 19, 2014	REVISIONS FOR A.D.F. APPLICATION

Yamamoto
Architecture Inc.

PROJECT	DRAWING TITLE
TOWNHOUSE DEVELOPMENT	CONTEXT PLAN
5551, 5553 DAYTON AVE RICHMOND, B.C.	
	SHEET NO.
	SCALE 1" = 20'-0"
	DATE FEB. 13, 2014
	DRAWN BY
	CHECKED
	DP 14-657872
	PROJ. NO.

Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- No Variances.
- 1 convertible townhouse unit.
- Aging in place features in all townhouse units.
- 1 accessible parking space.
- Development is required to construct amenity building (approx. 416 m²), including mailbox area and garbage/recycling storage room.
- Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
- Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
- Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
- Sustainability features:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Plan 2 Dec 8, 2014
DP 14-657872

Superseded
Plan from staff report dated
December 8, 2014



PARKING PLAN

SCALE: 1" = 20'-0"

PARKING:

REQUIRED:

2.0 SPACES x 23 UNITS	=	46	SPACES (RESIDENTS)
0.2 SPACES x 23 UNITS	=	4.6	SPACES (VISITORS)
TOTAL	=	50.6	SPACES

PROVIDED:

2 CAR GARAGES x 23 UNITS	=	46	SPACES (RESIDENTS)
OPEN VISITORS PARKING	=	5	SPACES (VISITORS)
TOTAL	=	51	SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:

1.25 SPACES x 23 UNITS	=	28.8	SPACES (CLASS 1)
0.2 SPACES x 23 UNITS	=	4.6	SPACES (CLASS 2)
TOTAL	=	33.4	SPACES

PROVIDED BICYCLE:

2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
1 SPACE x 17 GARAGES	=	17	SPACES (CLASS 1)
BICYCLE RACK	=	5	SPACES (CLASS 2)
TOTAL	=	34	SPACES

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Architecture Inc.

NOV. 6, 2014 ISSUED FOR D.P.

OCT. 9, 2014 ISSUED FOR A.D.P.

AUG. 28, 2014 GENERAL REVISIONS

MAY 7, 2014 ISSUED FOR D.P. APPLICATION

JUL 18, 2013 REVISIONS APPL. REVISIONS

NO. DATE REVISIONS

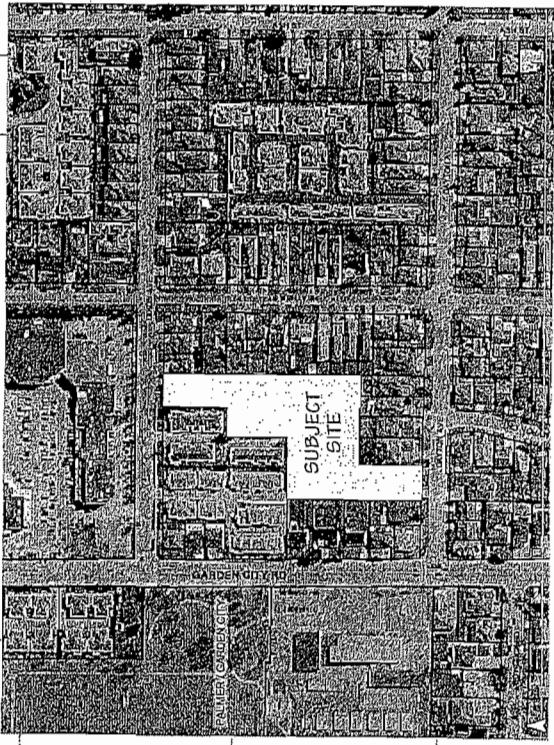
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Yamamoto Architecture Inc. 1000 West 1st Avenue, Suite 100, Vancouver, B.C. V6C 1A1 Tel: 604-731-1327 Fax: 604-731-1327

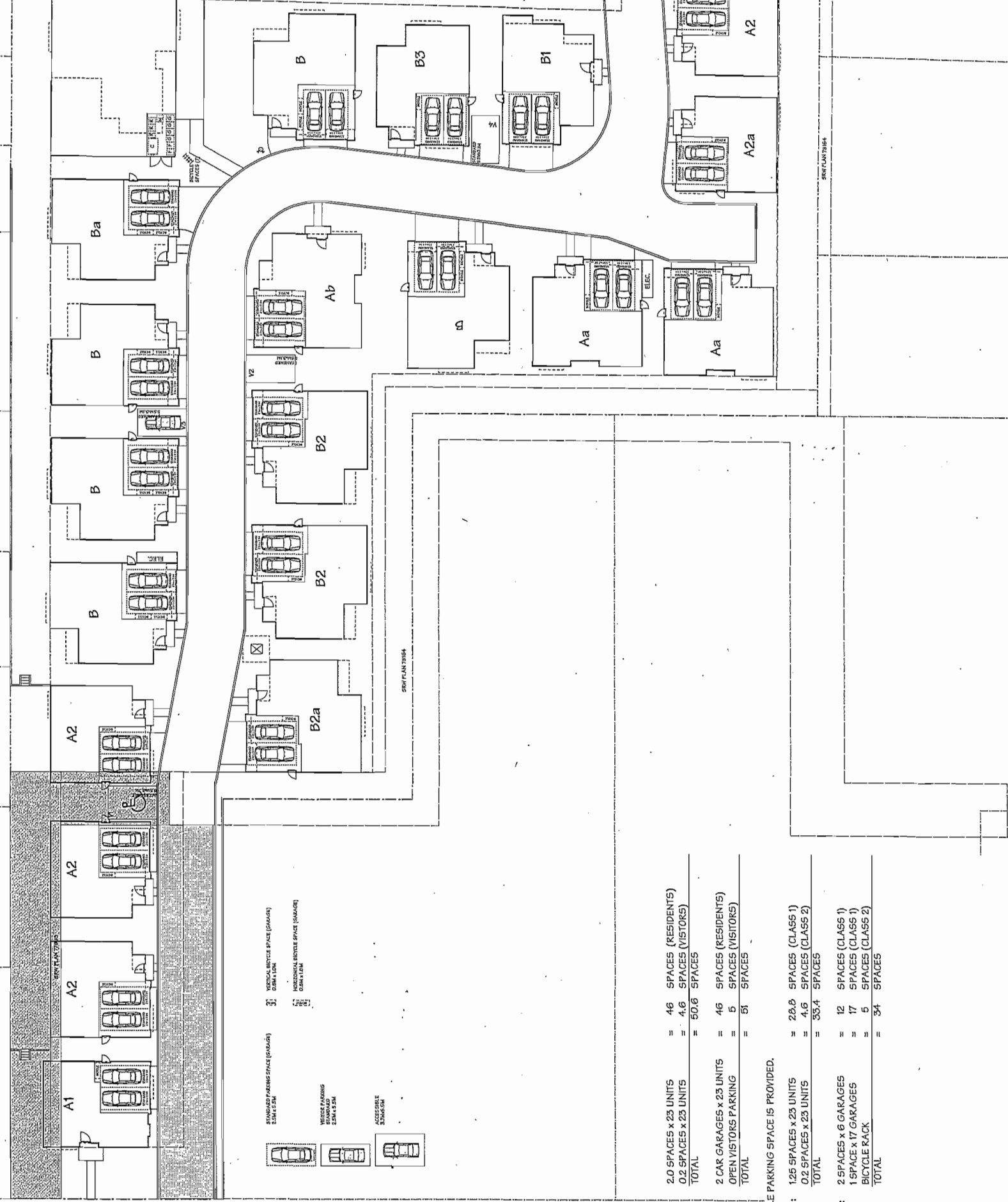
PROJECT	TOWNHOUSE DEVELOPMENT	DRAWING TITLE	PARKING PLAN
SHEET NO.		SCALE	1" = 20'-0"
DATE	MAR. 6, 2014	DRAWN	KM
CHECKED			
PROJ. NO.	9851, 9853 DAYTON AVE RICHMOND, B.C.		

Plan 3
Dec 8, 2014
DP 14-657872

Superseded
Plan from staff report dated
December 8, 2014



CONTEXT PLAN
SCALE: 1"=150'



LANDSCAPE
TREE PLAN

TOWNHOUSE DEVELOPMENT
8051, 9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

PROJECT:

CLIENT:

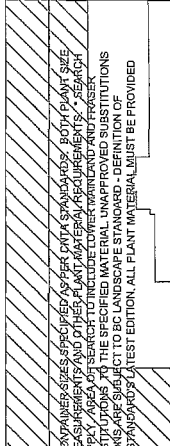
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12	14 NOV 02	AS PER CITY REQUEST	DO
11	24 NOV 00	AS PER CITY COMMENTS	DO
10	14 OCT 00	NEW SITE PLAN	PC
9	14 AUG 00	NEW SITE PLAN	PC
8	14 JUL 00	NEW SITE PLAN	DO
7	14 JUL 00	AS PER CLIENT REQUEST	DO
6	24 JUN 00	REFINED DETAILS AS PER CLIENT REQUEST	DO
5	24 JUN 00	AS PER CITY REQUEST	DO
4	14 FEB 00	NEW SITE PLAN	DO
3	13 NOV 02	REV. ARCHIT PLAN	PC
2	13 NOV 01	NEW SITE PLAN	PC
1	12 SEP 01	REVISED ARCHIT REPORT	DR

SEAL:



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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

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PLANT SCHEDULE			TREES	PMG PROJECT NUMBER: 11-238	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
1	5	ACER CAPILLIPES	STRIPED BARK MAPLE	5CM CAL-B&B	
2	15	ACER PALMUTUM	JAPANESE MAPLE	3M HT; B&B; UPRIGHT FORM	
3	8	ACER RUERUM 'ARMSTRONG'	COLUMBIAN ARMSTRONG MAPLE	8CM CAL; 2M STD; B&B	
4	8	CERCIS CANADENSIS	EASTERN REDBUD	5 CM CAL; B&B	
5	12	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8 CM CAL; 2M STD; B&B	
6	9	MAGNOLIA 'TEDDY BEAR'	UPRIGHT EVERGREEN MAGNOLIA	6 CM CAL; 1.2M STD; B&B	
7	9	MAGNOLIA KOBUS STELLATA	ROYAL STAR MAGNOLIA	3M HT; B&B	
8	2	PICEA GLAUCOA 'PENDULA'	WEEPING WHITE SPRUCE	3M; B&B	
9	6	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LAMBER PINE	2.5M HT-B&B	
10	1	STREET TREE LOCATION AND TYPE BY CITY	JAPANESE SNOWBELL	5 CM CAL; B&B	
11	16	STYRAX JAPONICUS		5 CM CAL; 1.8M STD; B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * RESEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR AN ON-SITE VISIT BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE OTHER MATERIAL 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 OF SUBSTITUTION. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF PLANT MATERIAL. PLANT MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE CITY STANDARDS. BOTH PLANT AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * RESEARCH AND VALLEY: * SUBSTITUTION MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ISSUING ANY SUBSTITUTION. ** THE SPECIFIED MATERIAL, UNPROVED SUBSTITUTIONS MUST BE PROVIDED FROM A CERTIFIED DISEASE FREE NURSERY.

RETAINING WALL (RW)
MAX 0.6M HEIGHT (HT)

RW MAX 0.7M #1

KOMPAN; GSP0008 Mars Rover

KOMPAN; • MPP1004 The Scout

T.O.W. EL. 1.41M

WS
T

Superseded
Plan from staff report dated
December 8, 2014

Plan 4a Dec 8, 2014 DP 14-657872

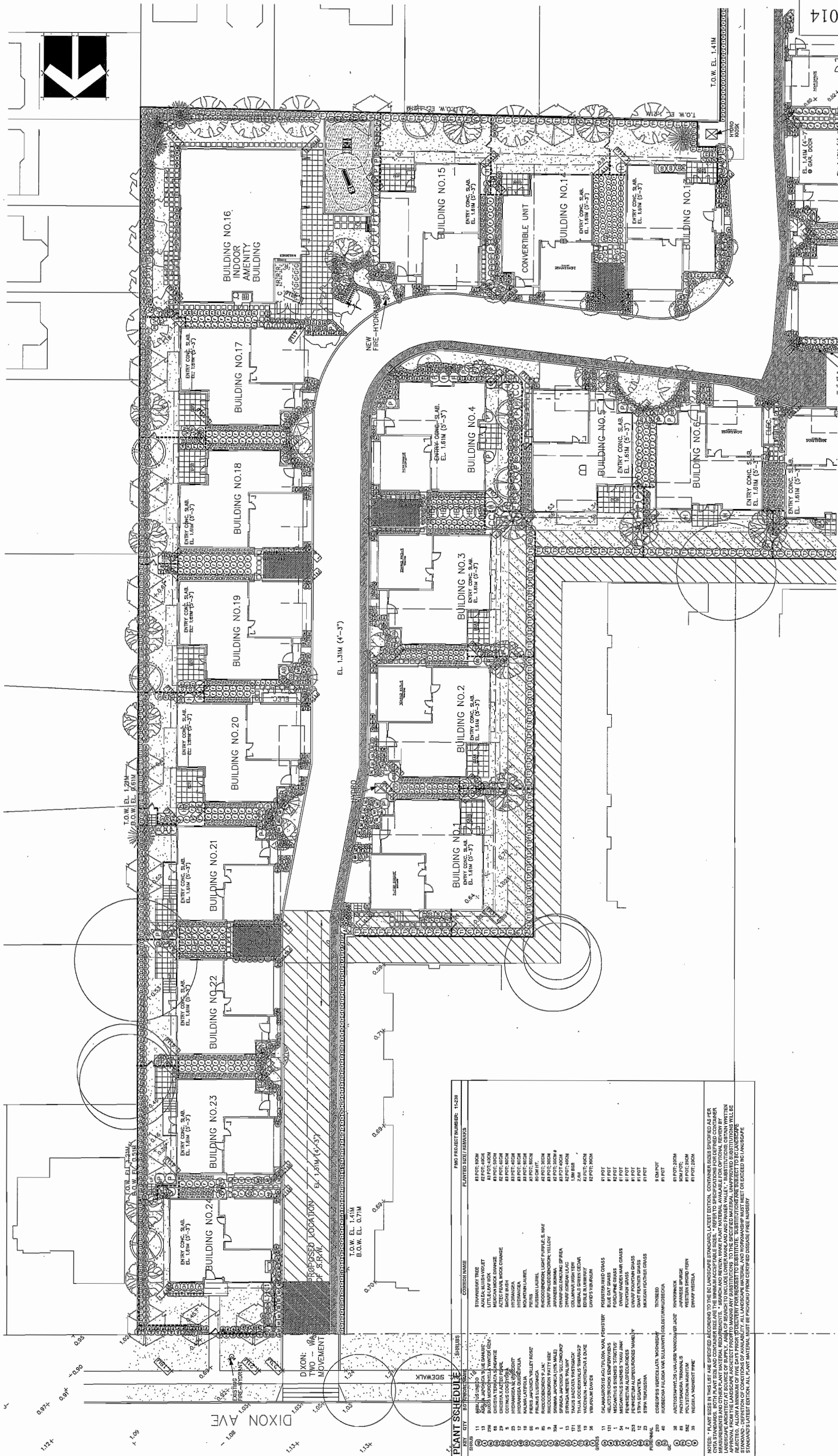
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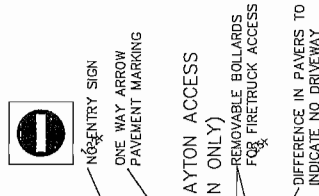
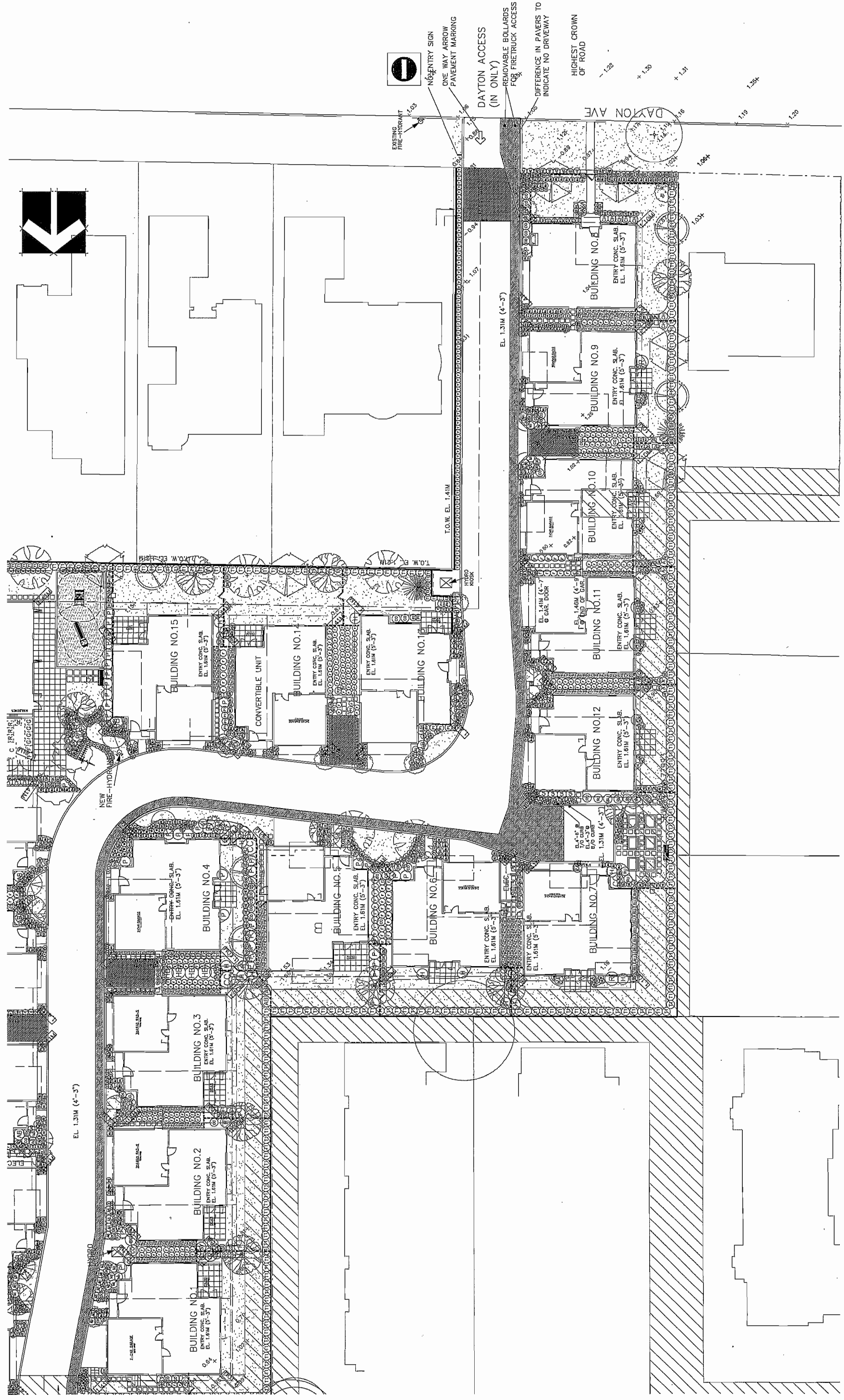
SEAL:

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Plan from staff report dated
December 8, 2014





Superseded
Plan from staff report dated
December 8, 2014

Plan 4c
Dec 8, 2014
DP 14-657872

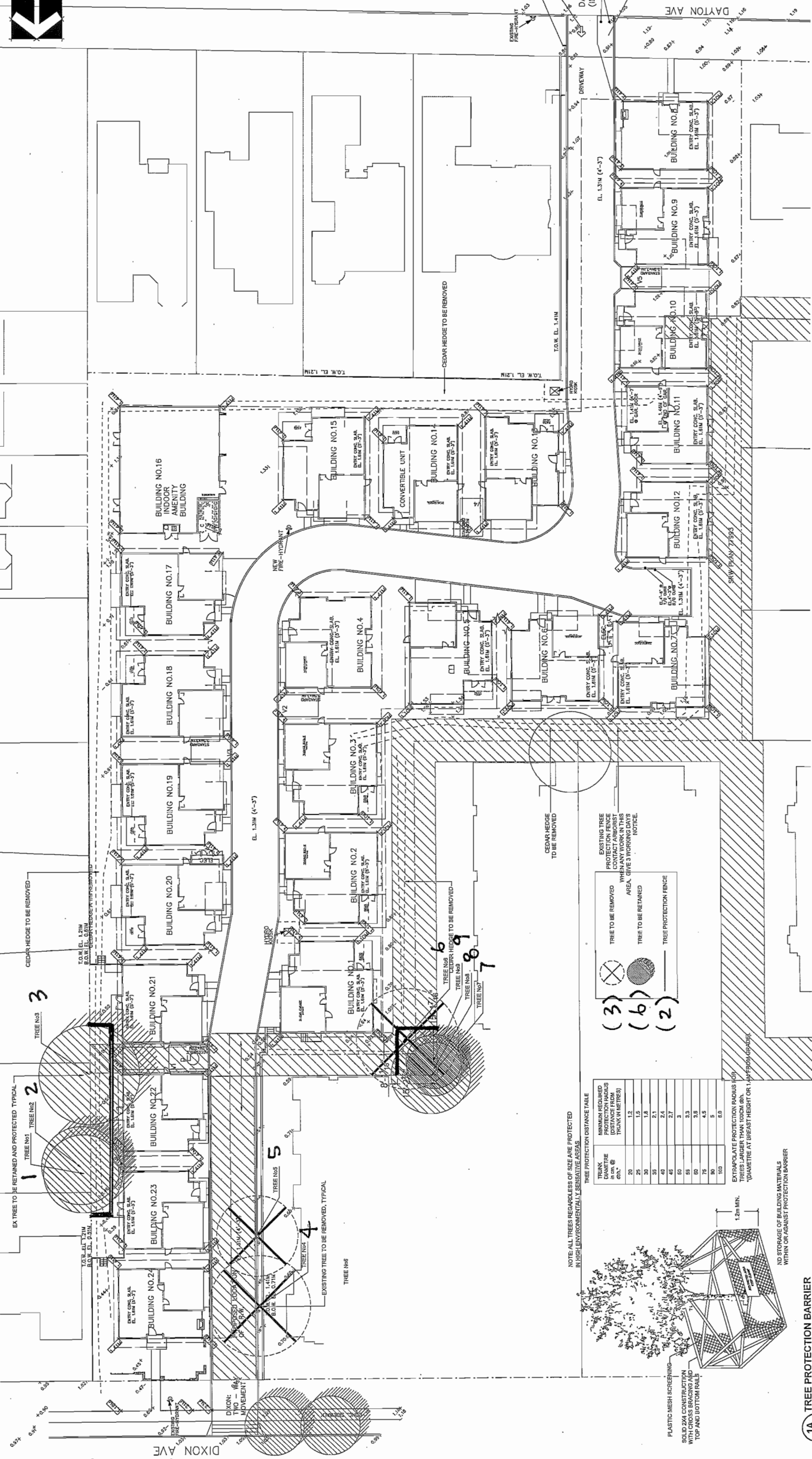
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CHKD: PCN
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PMG PROJECT NUMBER: L3

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LANDSCAPE
SHRUB PLAN B
PROJECT:
TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVENUE
RICHMOND, BC
CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
13	14 DEC 03	RESPONSE AS PER CITY COMMENTS	DO
12	14 NOV 03	AS PER CITY REQUEST	DO
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9	14 AUG 03	NEW SITE PLAN	PC
8	14 JUL 03	NEW SITE PLAN	DO
7	14 JUL 03	AS PER CLIENT REQUEST	DO
6	14 JUN 03	REVISED DETAILS AS PER CLIENT REQUEST	DO
5	14 JUN 03	AS PER CITY REQUEST	DO
4	14 FEB 03	NEW SITE PLAN	DO
3	13 NOV 02	REV. SHRUB PLAN	PC
2	13 NOV 02	NEW SITE PLAN	DO
1	12 SEP 02	REVISED PRELIMINARY REPORT	NT

pmg
LANDSCAPE
ARCHITECTS
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Superseded
Plan from staff report dated
December 8, 2014

Plan 4d
Dec 8, 2014
DP 14-657872

DATE: 12 SEP 14
SCALE: 1"=50'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM
DRAWING NUMBER:
PMS PROJECT NUMBER:
L4

TREE RETENTION
PLAN

TOWNHOUSE DEVELOPMENT
9051, 9055 DAYTON AVENUE
RICHMOND, BC

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 SEP 14	REVISION AS PER CITY COMMENTS	DD
2	14 NOV 14	AS PER CITY REQUEST	DD
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22	14 NOV 14	AS PER CITY REQUEST	DD
23	14 NOV 14	AS PER CITY REQUEST	DD
24	14 NOV 14	AS PER CITY REQUEST	DD

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

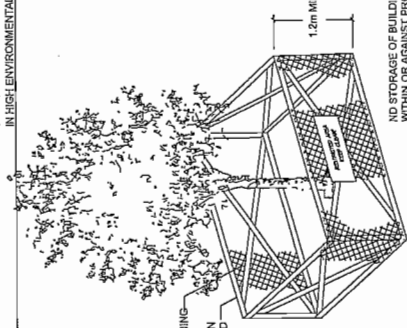
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EXISTING TREE PROTECTION FENCE WHEN ANY WORK IN THIS AREA, GIVE 3 WORKING DAYS NOTICE.

(3) TREE TO BE REMOVED
(6) TREE TO BE RETAINED
(2) TREE PROTECTION FENCE

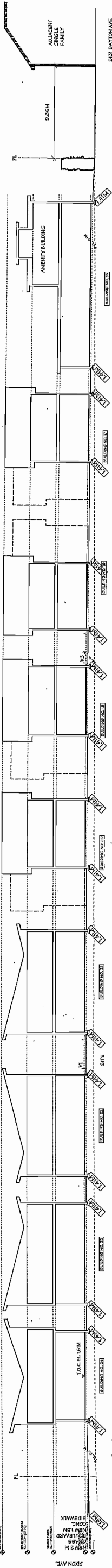
TRUNK DIAMETER (in cm @ 1.3m)	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
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25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
100	6.0

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS.

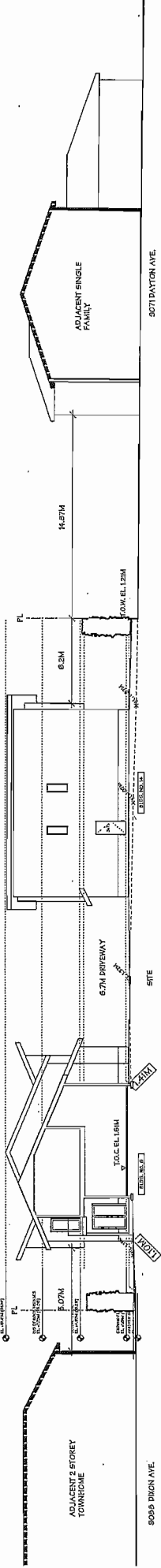


NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

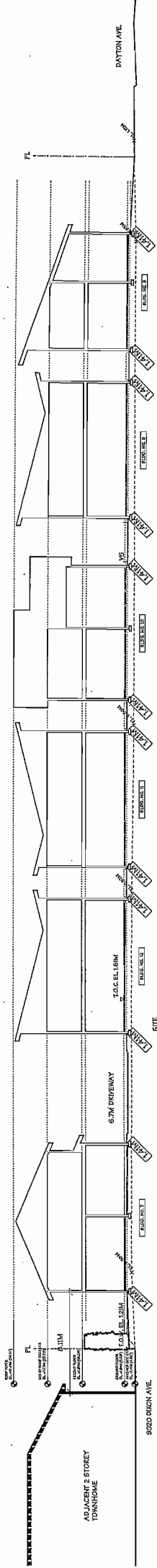
1A TREE PROTECTION BARRIER
L-3



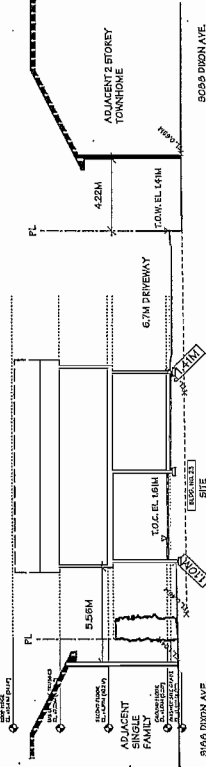
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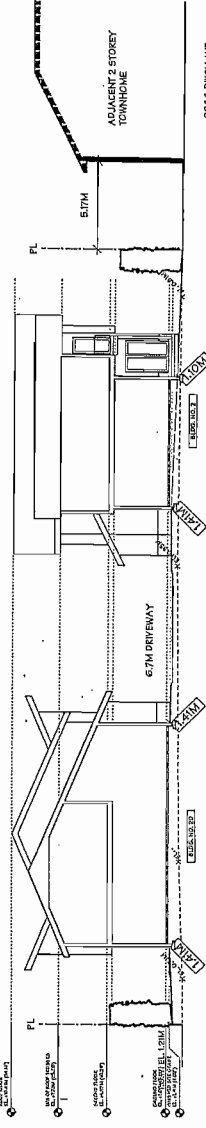
SITE SECTION 2
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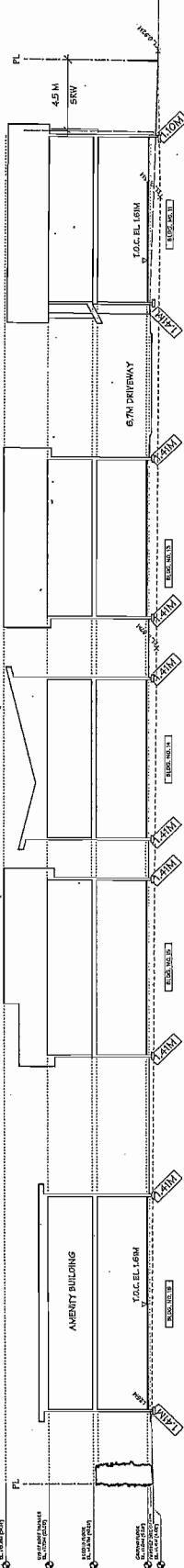
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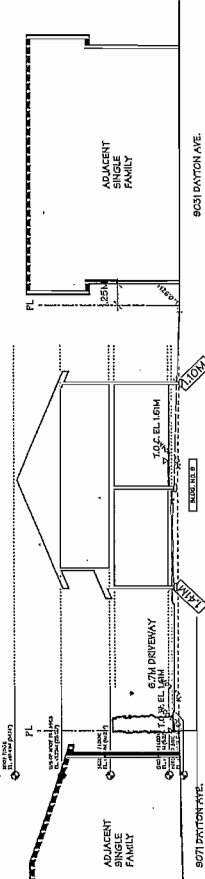
SITE SECTION A
SCALE: 1/16"=1'-0"



SITE SECTION B
SCALE: 1/16"=1'-0"



SITE SECTION C
SCALE: 1/16"=1'-0"



SITE SECTION D
SCALE: 1/16"=1'-0"

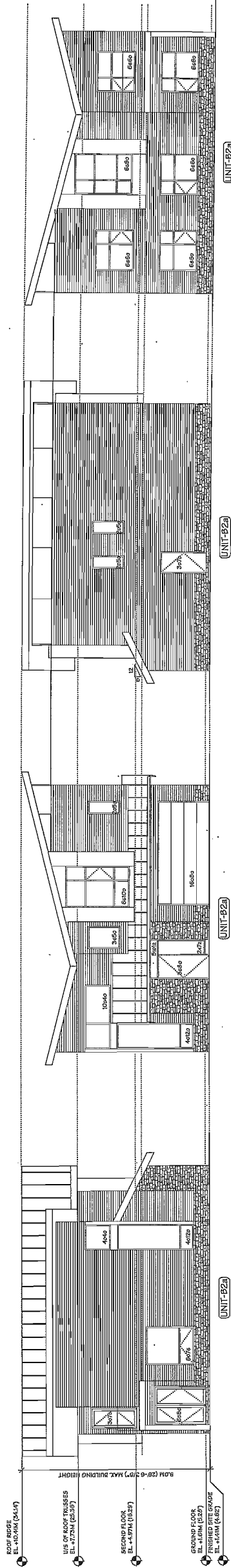
Superseded
Plan from staff report dated
December 8, 2014

Plan 5
Dec 8, 2014
DP 14-657872

PROJECT		DRAWING TITLE	
TOWNHOUSE DEVELOPMENT		SITE SECTIONS	
NOV. 6, 2014		SCALE 1/16"=1'-0"	
OCT. 9, 2014		DATE SEPT. 14, 2012	
SEP. 3, 2014		DRAWN TY	
NO. DATE		CHECKED	
REVISIONS		PROJ.	
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9851, 9853 DAYTON AVE RICHMOND, B.C.		DP *	

Yamamoto
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PLAN #1b

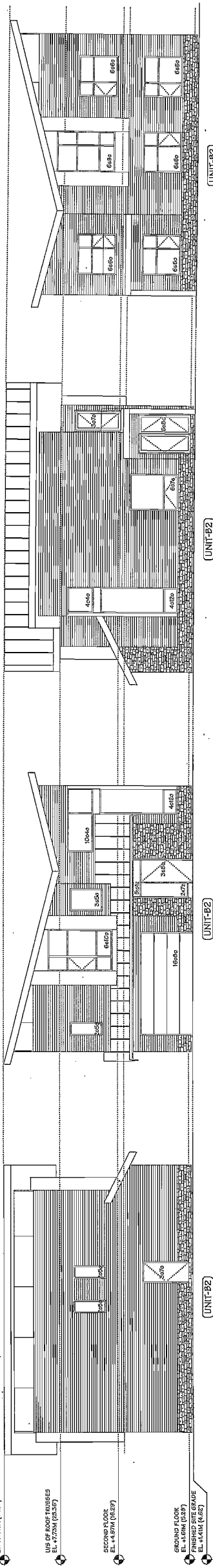


BUILDING NO. 1
SOUTH ELEVATION
COLOUR SCHEME - C

BUILDING NO. 1
EAST ELEVATION
COLOUR SCHEME - C

BUILDING NO. 1
NORTH ELEVATION
COLOUR SCHEME - C

BUILDING NO. 1
WEST ELEVATION
COLOUR SCHEME - C

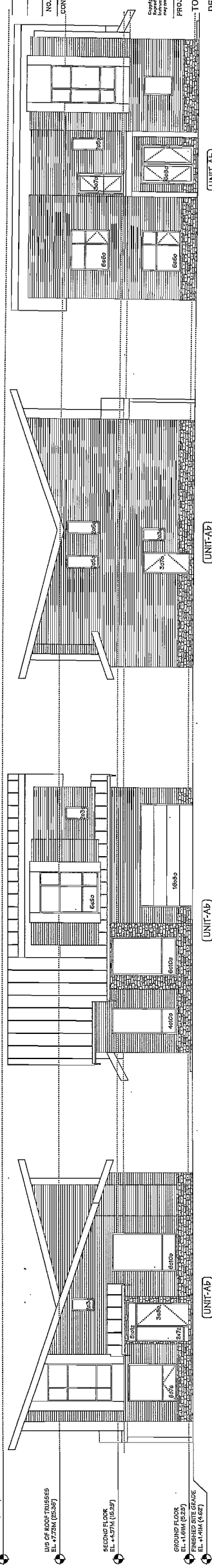


BUILDING NO. 2 & 3
SOUTH ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
EAST ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
NORTH ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
WEST ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

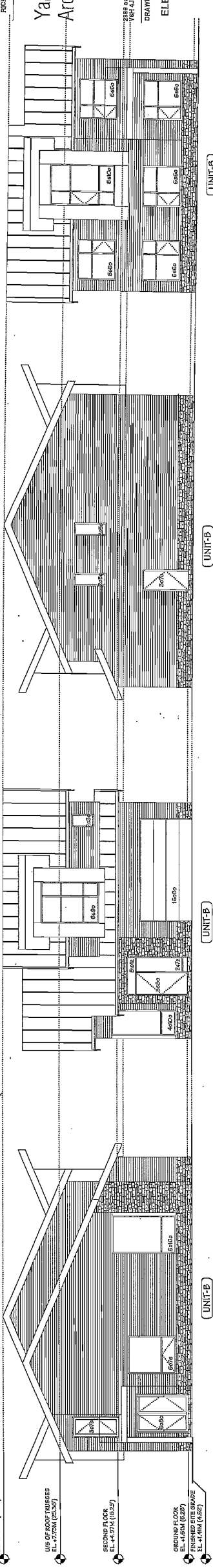


BUILDING NO. 4
SOUTH ELEVATION
COLOUR SCHEME - C

BUILDING NO. 4
EAST ELEVATION
COLOUR SCHEME - C

BUILDING NO. 4
NORTH ELEVATION
COLOUR SCHEME - C

BUILDING NO. 4
WEST ELEVATION
COLOUR SCHEME - C



BUILDING NO. 5
WEST ELEVATION
COLOUR SCHEME - B

BUILDING NO. 5
SOUTH ELEVATION
COLOUR SCHEME - B

BUILDING NO. 5
EAST ELEVATION
COLOUR SCHEME - B

BUILDING NO. 5
NORTH ELEVATION
COLOUR SCHEME - B

Superceded
Plan from staff report dated
December 8, 2014

Plan 6
Dec 8, 2014
DP 14-657872

Yamamoto
Architecture Inc.

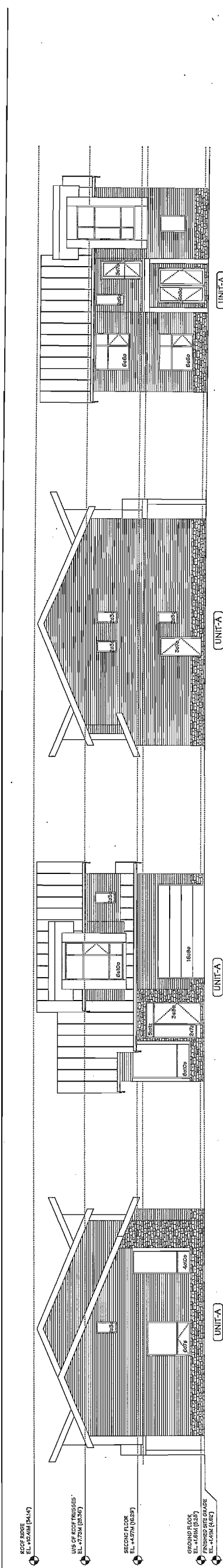
2888 Oak Street, Suite 202,
Vancouver, BC V6L 1A1 Tel: 778-1127 Fax: 778-1127

DRAWING TITLE
ELEVATIONS

SCALE
1/8" = 1'-0"
DATE
JULY 19, 2013
DRAWN
TMM
CHECKED
DP 14-657872
PROJECT NO. 1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #4

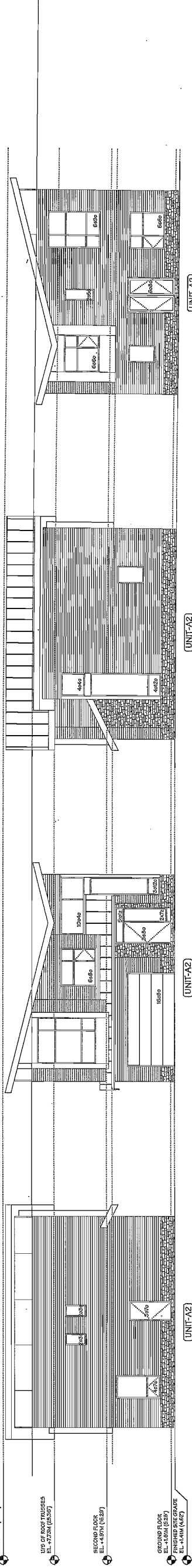


[UNIT-A1]
[BUILDING NO. 10]
SOUTH ELEVATION
COLOUR SCHEME - C

[UNIT-A1]
[BUILDING NO. 10]
EAST ELEVATION
COLOUR SCHEME - C

[UNIT-A1]
[BUILDING NO. 10]
NORTH ELEVATION
COLOUR SCHEME - C

[UNIT-A1]
[BUILDING NO. 10]
WEST ELEVATION
COLOUR SCHEME - C

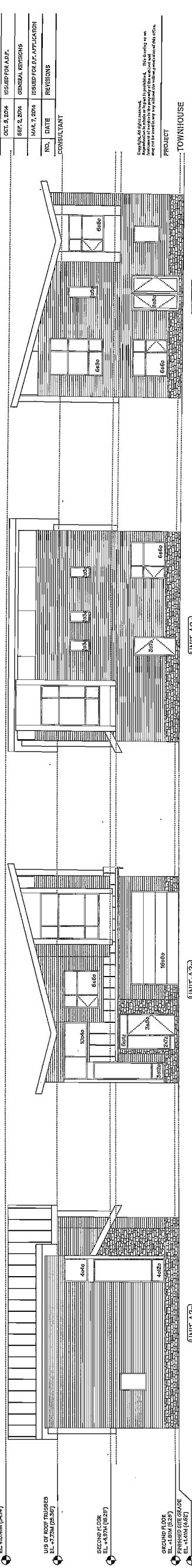


[UNIT-A2]
[BUILDING NO. 11]
SOUTH ELEVATION
COLOUR SCHEME - B

[UNIT-A2]
[BUILDING NO. 11]
EAST ELEVATION
COLOUR SCHEME - B

[UNIT-A2]
[BUILDING NO. 11]
NORTH ELEVATION
COLOUR SCHEME - B

[UNIT-A2]
[BUILDING NO. 11]
WEST ELEVATION
COLOUR SCHEME - B

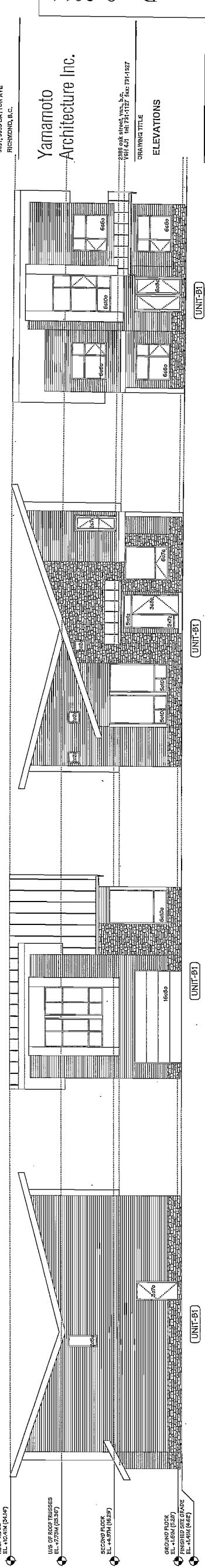


[UNIT-A2a]
[BUILDING NO. 12]
SOUTH ELEVATION
COLOUR SCHEME - A

[UNIT-A2a]
[BUILDING NO. 12]
EAST ELEVATION
COLOUR SCHEME - A

[UNIT-A2a]
[BUILDING NO. 12]
NORTH ELEVATION
COLOUR SCHEME - A

[UNIT-A2a]
[BUILDING NO. 12]
WEST ELEVATION
COLOUR SCHEME - A



[UNIT-B1]
[BUILDING NO. 13]
SOUTH ELEVATION
COLOUR SCHEME - C

[UNIT-B1]
[BUILDING NO. 13]
EAST ELEVATION
COLOUR SCHEME - C

[UNIT-B1]
[BUILDING NO. 13]
NORTH ELEVATION
COLOUR SCHEME - C

[UNIT-B1]
[BUILDING NO. 13]
WEST ELEVATION
COLOUR SCHEME - C

CONSULTANT		REVISIONS	
NO.	DATE	NO.	DATE
1	MAY 7, 2014	1	ISSUED FOR P.P.T. APPLICATION
2	SEP 2, 2014	2	GENERAL REVISIONS
3	OCT 9, 2014	3	ISSUED FOR A.S.P.
4	NOV 6, 2014	4	GENERAL REVISIONS
5	NOV 20, 2014	5	GENERAL REVISIONS

Superseded
Plan from staff report dated
December 8, 2014

Plan 8
Dec 8, 2014
DP 14-657872

Yamamoto
Architecture Inc.

2885 col. street, van., b.c.
V6T 4G1 TEL: 771-1127 FAX: 771-1127

DRAWING TITLE
ELEVATIONS

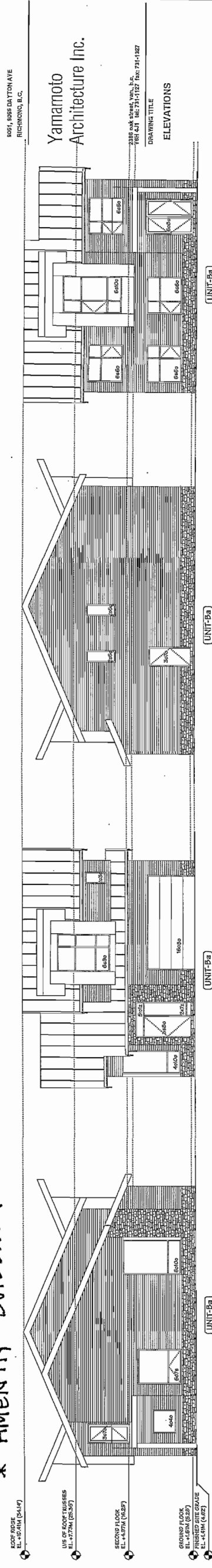
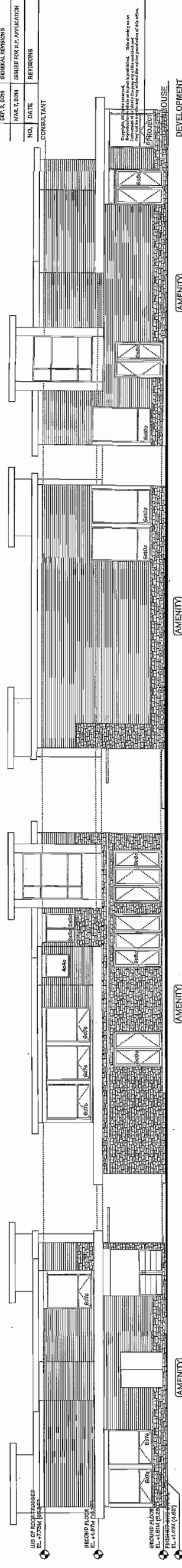
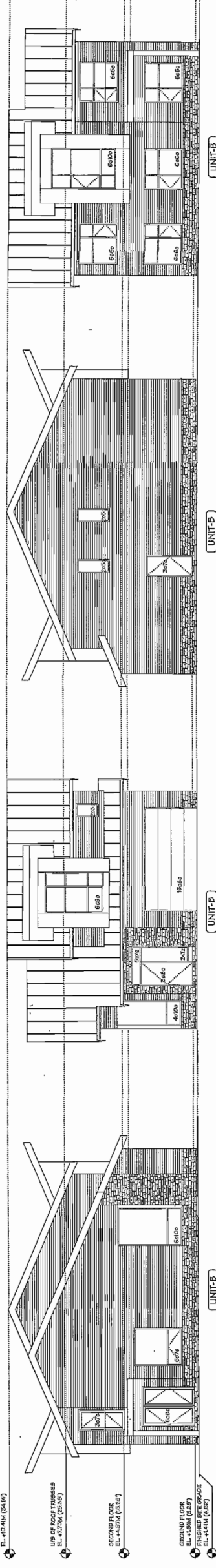
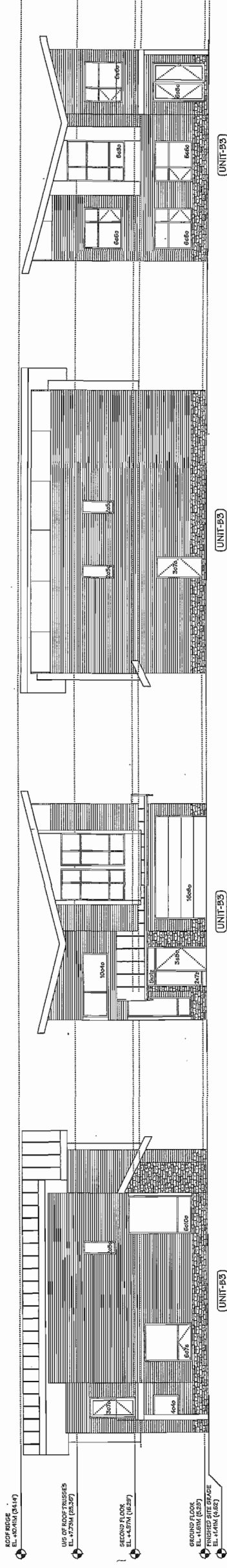
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1/8" = 1'-0"	1111
DATE	DRAWN
JULY 19, 2013	T.T.M.
CHECKED	DP 14-657872

PLAN #6
SOUTH ELEVATION
COLOUR SCHEME - C

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

NO.	DATE	REVISIONS
NOV. 20, 2014		GENERAL REVISIONS
NOV. 6, 2014		ISSUED FOR P.P.
OCT. 8, 2014		ISSUED FOR A.P.P.
SEP. 2, 2014		GENERAL REVISIONS
MAR. 7, 2014		ISSUED FOR P.P. APPLICATION

Superseded
Plan from staff report dated
December 8, 2014



Yamamoto
Architecture Inc.

2186 W. 4th Ave., S.E.
Vancouver, B.C. V6L 2C1
TEL: 604.271.1127 FAX: 604.271.1127

DRAWING TITLE

ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 13, 2013	DRAWN	TKM
CHECKED		DP 14-657872	
		PROJ. NO.	1111

PLAN #8
EAST ELEVATION
COLOUR SCHEME - A

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

UNIT-A2
BUILDING NO. 22

SOUTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22

WEST ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22

NORTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22

UNIT-A2
BUILDING NO. 21 & 23
EAST ELEVATION
COLOUR SCHEME - B (BUDG 21)
COLOUR SCHEME - C (BUDG 23)

UNIT-A2
BUILDING NO. 21 & 23
SOUTH ELEVATION
COLOUR SCHEME - B (BUDG 21)
COLOUR SCHEME - C (BUDG 23)

UNIT-A2
BUILDING NO. 21 & 23
WEST ELEVATION
COLOUR SCHEME - B (BUDG 21)
COLOUR SCHEME - C (BUDG 23)

UNIT-A2
BUILDING NO. 21 & 23
NORTH ELEVATION
COLOUR SCHEME - B (BUDG 21)
COLOUR SCHEME - C (BUDG 23)

UNIT-B
BUILDING NO. 19, 20
EAST ELEVATION
COLOUR SCHEME - C (BUDG 19)
COLOUR SCHEME - A (BUDG 20)

UNIT-B
BUILDING NO. 19, 20
SOUTH ELEVATION
COLOUR SCHEME - C (BUDG 19)
COLOUR SCHEME - A (BUDG 20)

UNIT-B
BUILDING NO. 19, 20
WEST ELEVATION
COLOUR SCHEME - C (BUDG 19)
COLOUR SCHEME - A (BUDG 20)

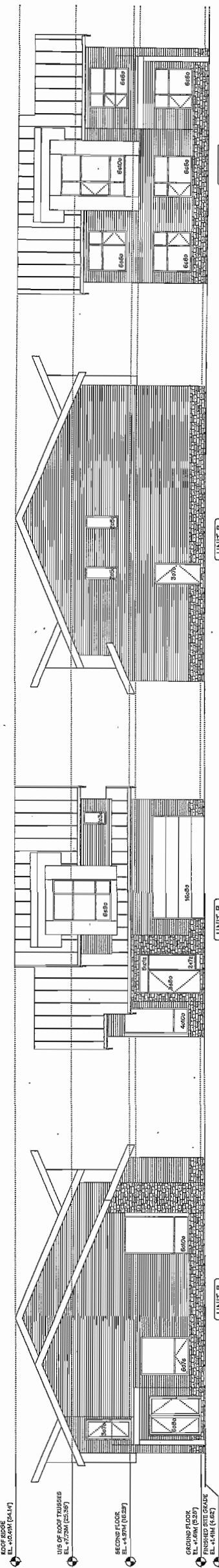
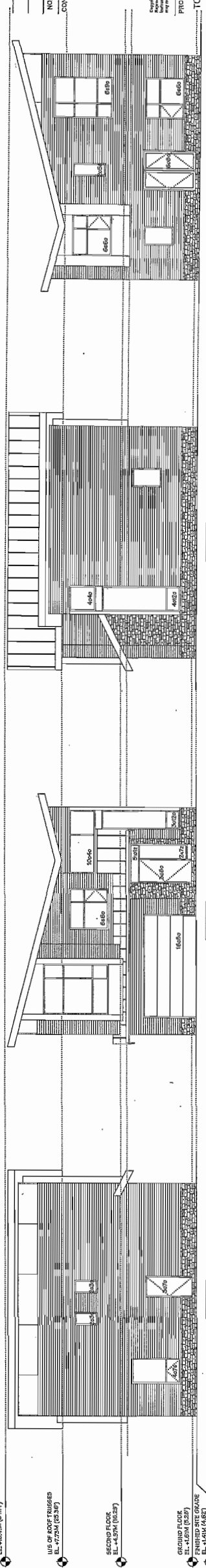
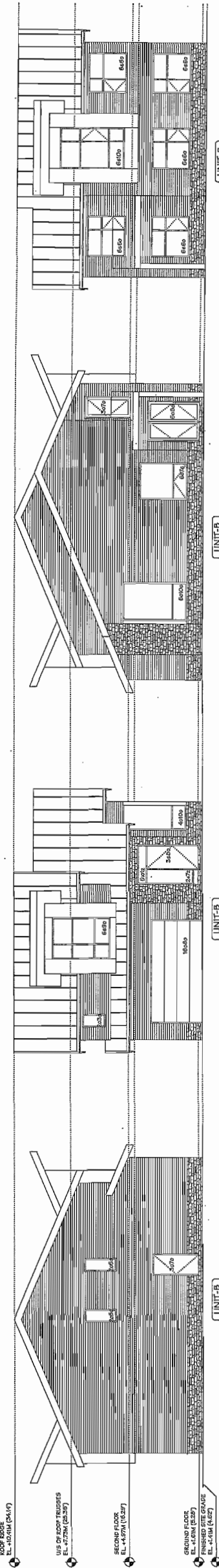
UNIT-B
BUILDING NO. 19, 20
NORTH ELEVATION
COLOUR SCHEME - C (BUDG 19)
COLOUR SCHEME - A (BUDG 20)

UNIT-B
BUILDING NO. 19
EAST ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
SOUTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
WEST ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
NORTH ELEVATION
COLOUR SCHEME - B

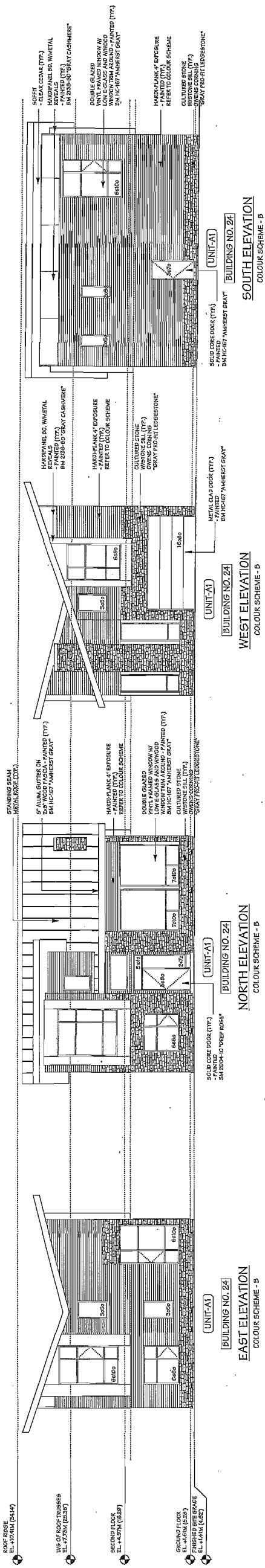


NO.	DATE	REVISIONS
NOV. 30, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.	
OCT. 8, 2014	ISSUED FOR A.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

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PROJECT
TOWNHOUSE
DEVELOPMENT

6951, 6953 DARTON AVE
RICHMOND, B.C.

[illegible]

BALCONIES FOR DWELLING UNITS INCLUDE
METAL GUARDRAILS WITH GLASS INSERT (TYP.)

NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

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PROJECT
TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

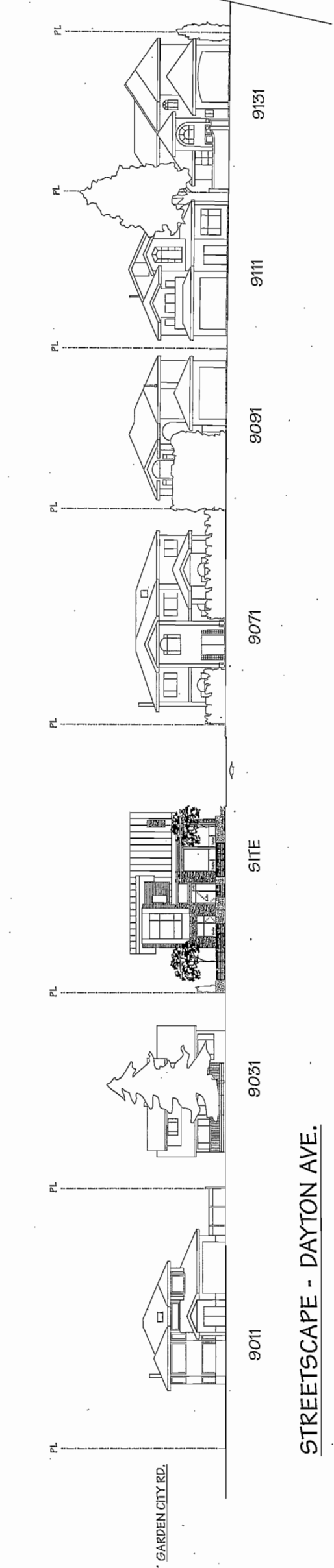
2385 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

ELEVATIONS

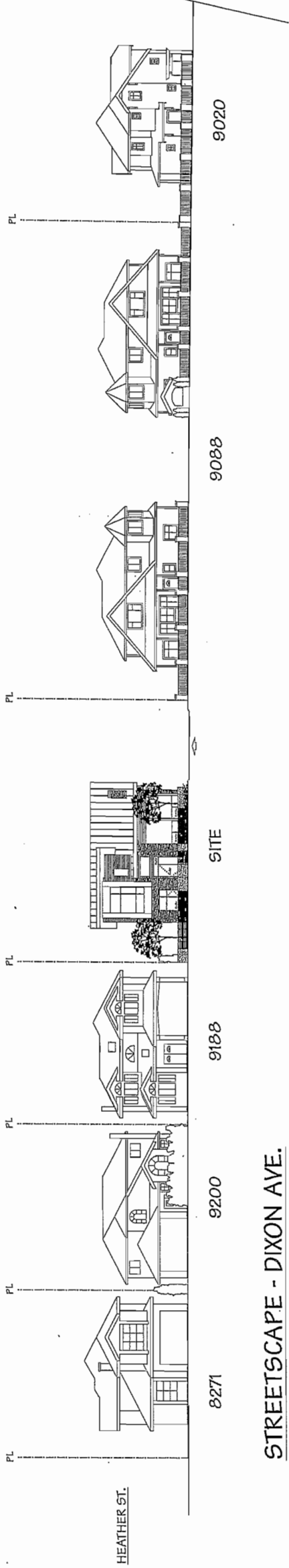
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DATE JULY 19, 2013			
DRAWN TYKIM			
CHECKED			

Superseded
Plan from staff report dated
December 8, 2014

Plan 11 Dec 8, 2014 DP 14-657872



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS
CONSULTANT		
DEC. 3, 2014	FENCE REMOVED	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	

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PROJECT
TOWNHOUSE
DEVELOPMENT

SITE, 8008 DAYTON AVE.
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2008 CAD: PAPER, VERT. B.C.
PER 411 MAY 12/127 MAY 15/127
DRAWING TITLE

STREETSCAPE ELEVATIONS

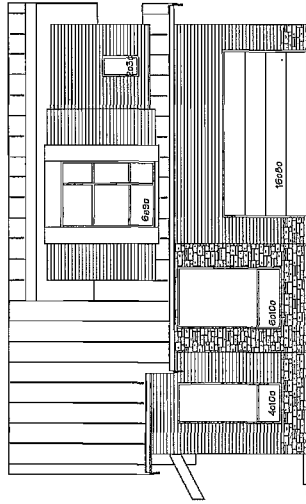
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DATE	MAY 12, 2014	
DRAWN	TY	DP 14-657872
CHECKED		PHOT. NO. 1118

PLAN #1c

Reference Plan Dec 8, 2014
DP 14-657872

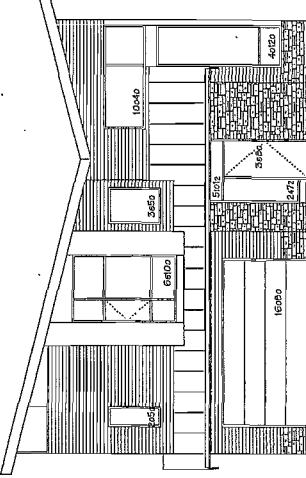
Superseded
Plan from staff report dated
December 8, 2014

DRIVE AISLE STREETSCAPE - LOOKING WEST



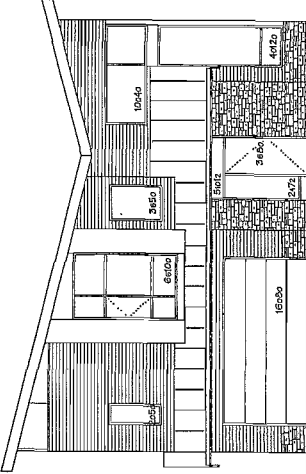
UNIT-A6

BUILDING NO. 4
EAST ELEVATION



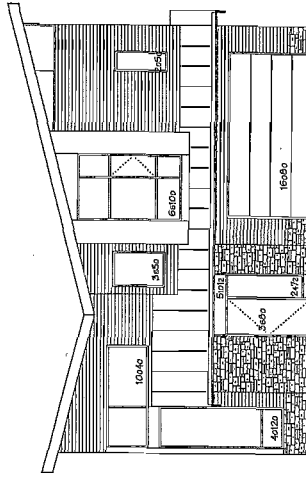
UNIT-B2

BUILDING NO. 3
EAST ELEVATION



UNIT-B2

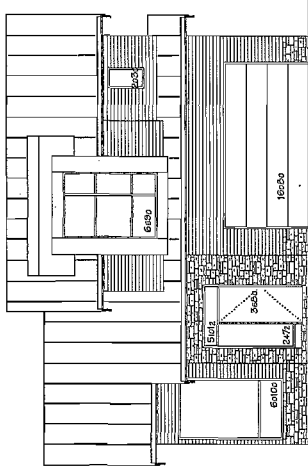
BUILDING NO. 2
EAST ELEVATION



UNIT-B2a

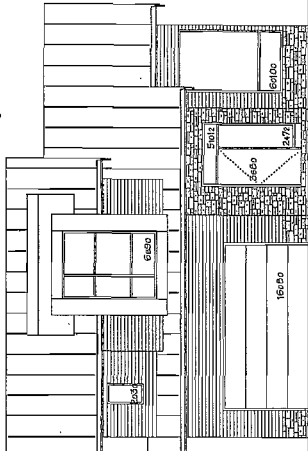
BUILDING NO. 1
EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING NORTH



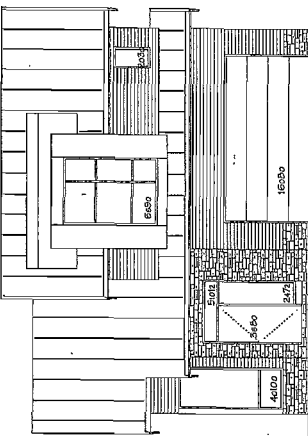
UNIT-Aa

BUILDING NO. 7
SOUTH ELEVATION



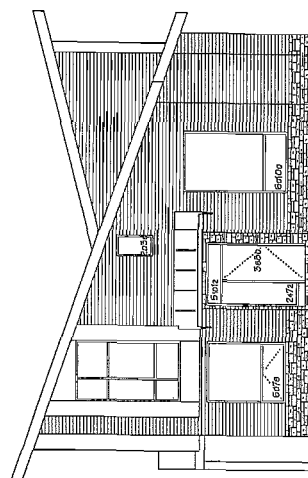
UNIT-Aa

BUILDING NO. 6
SOUTH ELEVATION



UNIT-B

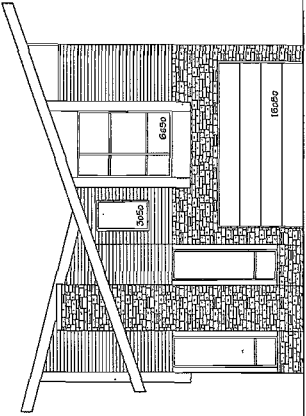
BUILDING NO. 5
SOUTH ELEVATION



UNIT-Ab

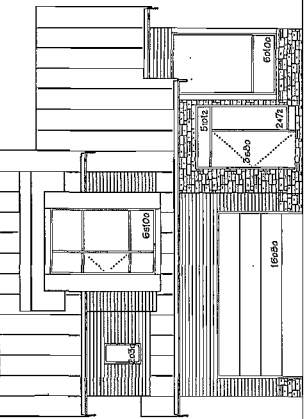
BUILDING NO. 4
SOUTH ELEVATION

DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



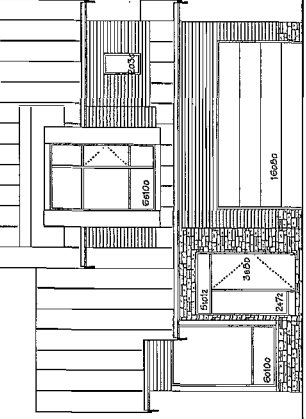
UNIT-A1

BUILDING NO. 8
EAST ELEVATION



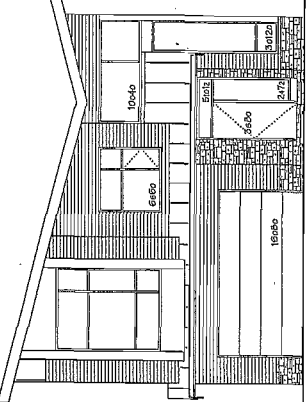
UNIT-A

BUILDING NO. 9
EAST ELEVATION



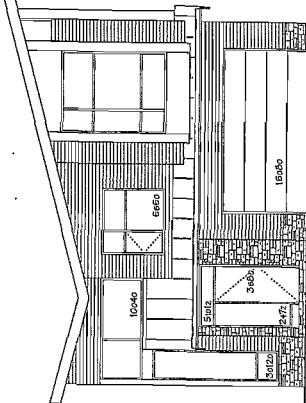
UNIT-A

BUILDING NO. 10
EAST ELEVATION



UNIT-A2

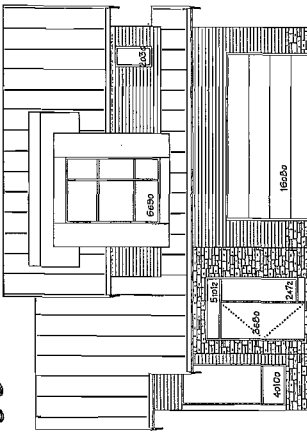
BUILDING NO. 11
EAST ELEVATION



UNIT-A2

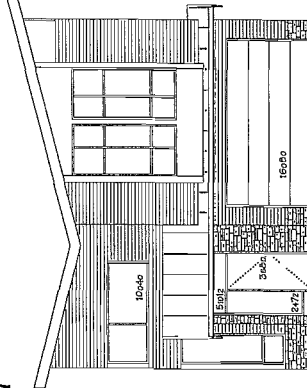
BUILDING NO. 12
EAST ELEVATION

DRIVE AISLE STREETSCAPE, LOOKING SOUTH AND EAST



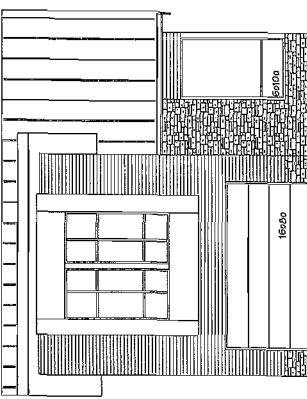
UNIT-B

BUILDING NO. 15
NORTH ELEVATION



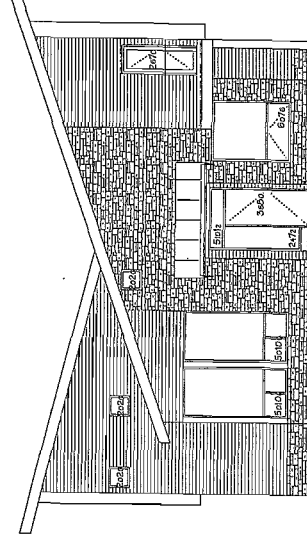
UNIT-B3

BUILDING NO. 14
NORTH ELEVATION



UNIT-B1

BUILDING NO. 13
NORTH ELEVATION



UNIT-B1

BUILDING NO. 13
WEST ELEVATION

DP 14-657872

Reference Plan

Dec 8, 2014

Superceded

Plan from staff report dated

December 8, 2014

NOV 6, 2014

ISSUED FOR P.P.T.

OCT 9, 2014

ISSUED FOR A.D.P.

SEP 4, 2014

ISSUED FOR D.A. APPLICATION

NO.

DATE

REVISIONS

CONSULTANT

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PROJECT

TOWNHOUSE

DEVELOPMENT

9851 5055 DAYTON AVE

RICHMOND, B.C.

Yamamoto

Architecture Inc.

2385 oak street, van., b.c.

V6H 4J7 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"

SHEET NO.

DATE JULY 19, 2013

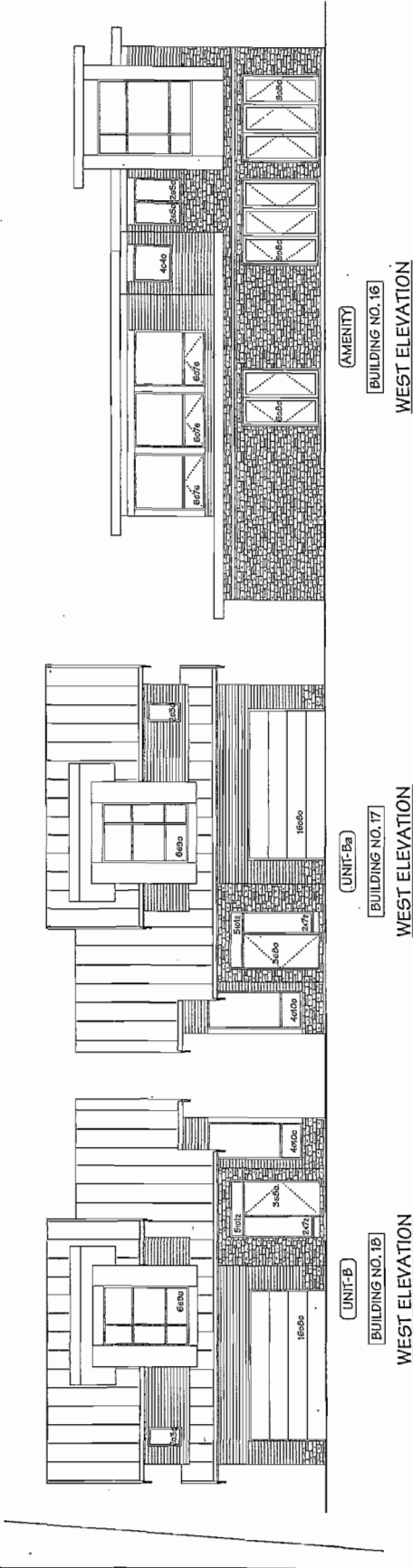
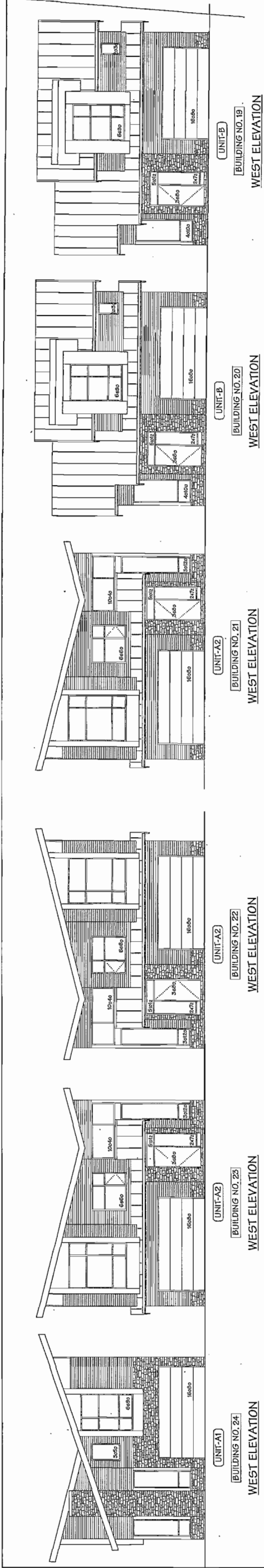
DRAWN TY

CHECKED

DP 14-657872

PROJ. NO. 1111

PLAN #1d



DRIVE AISLE STREETSCAPE — DIXON TO AMENITY BUILDING, LOOKING EAST

CONSULTANT	
NO.	DATE
NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 8, 2014	ISSUED FOR A.B.P.
SEP. 4, 2014	ISSUED FOR D.P. APPLICATION
REVISIONS	
NO.	DATE

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PROJECT
TOWNHOUSE
DEVELOPMENT

8551, 8555 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2385 Oak Street, Suite 101, B.C.
V6T 1A1 (604) 271-1127 Fax: 731-1327

DRAWING TITLE

ELEVATIONS

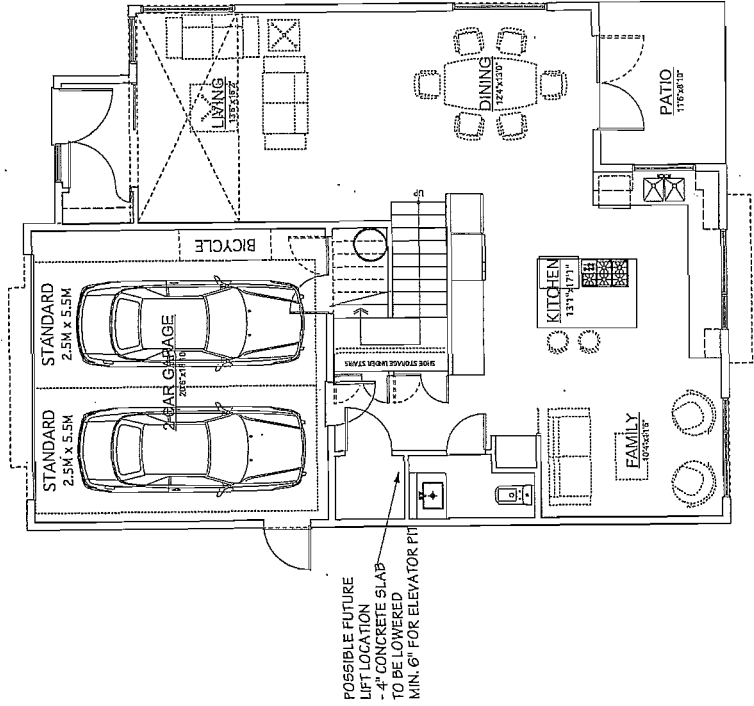
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DATE	JULY 19, 2013
DRAWN	TY
CHECKED	
PROJ. NO.	DP 14-6571
SHEET NO.	1/11

PLAN #1e

Superseded
Plan from staff report dated
December 8, 2014

Reference Plan
Dec 8, 2014
DP 14-657872

BEFORE:

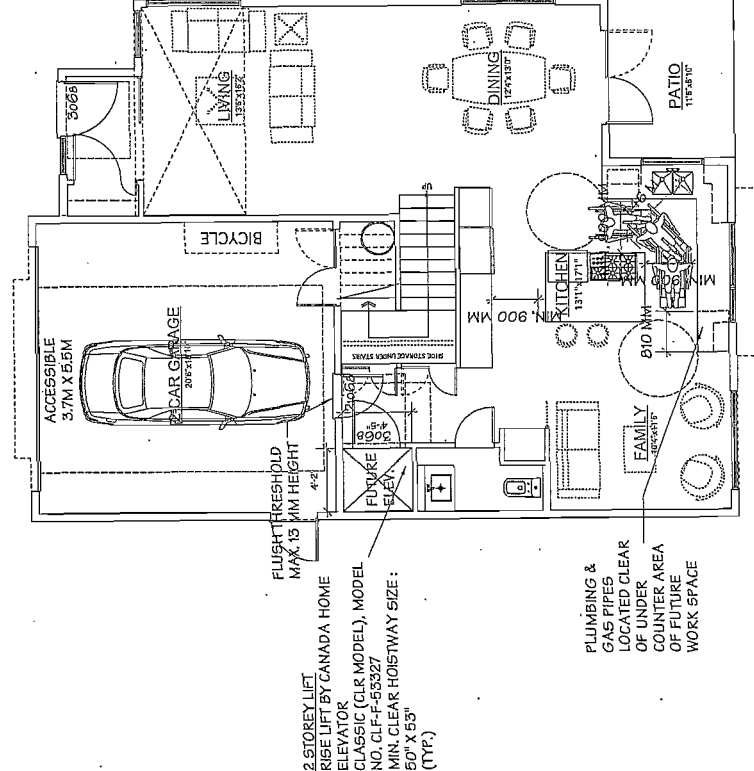


UNIT-Ba

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

AFTER:

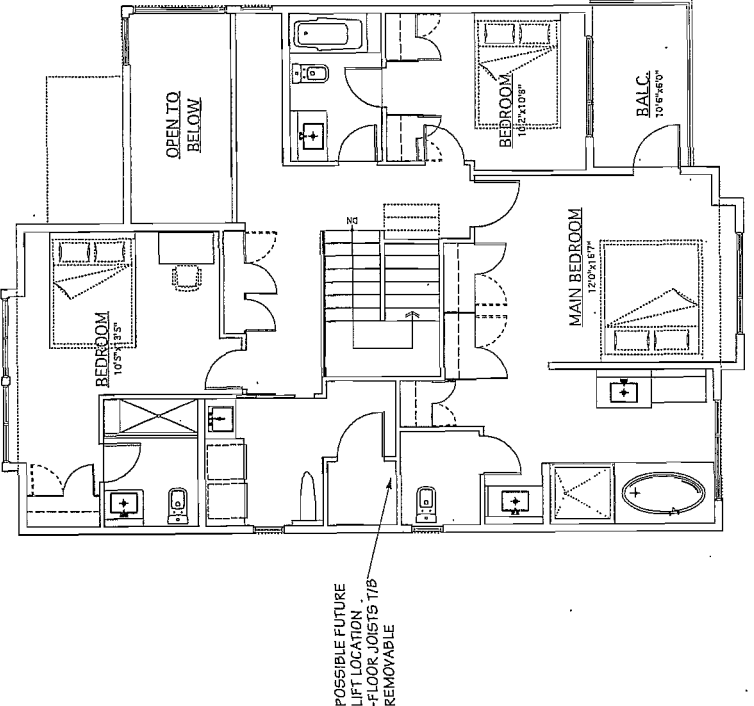


UNIT-Ba

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

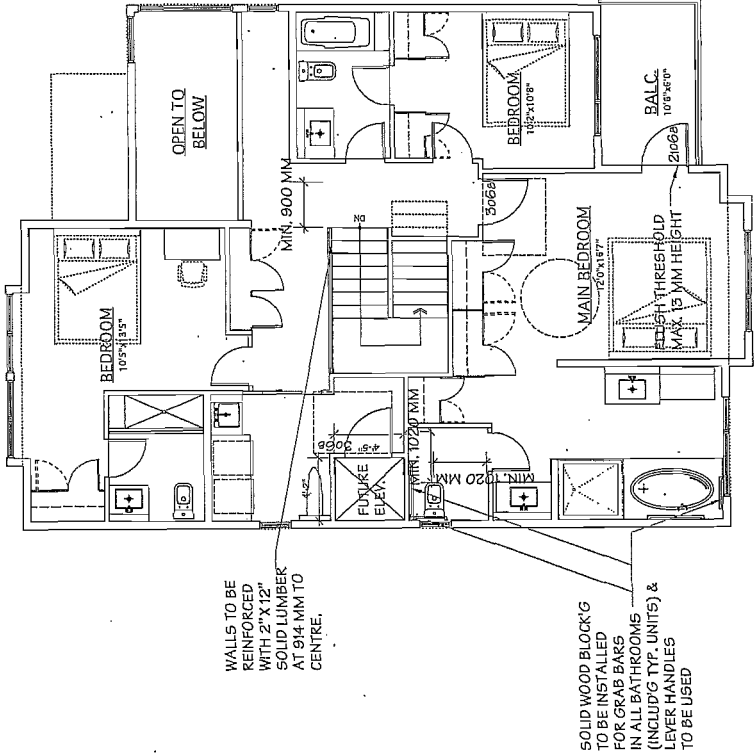
CONVERTIBLE UNIT PLAN



UNIT-Ba

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



UNIT-Ba

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 663 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).	COMPLIES.
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
VERTICAL CIRCULATION	LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.	COMPLIES.
	FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	COMPLIES.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
BATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
KITCHEN	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE: PLUMBING AND GAS PIPES (IN-WALL AND IN- FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 504 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	COMPLIES.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
WINDOWS	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS, BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLY OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- RISE BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - FLOORING WITH LOW VOC EMISSIONS, PAINTS, ADHESIVES, CAULK ET AL
 - COMPOSITE WOOD
- ENERGUIDE 85:**
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
 - INSULATION USED: SOFT COAT LOW-E, METAL SPACES, FIXED WINDOWS WITH VINYL FRAMES
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS
 - KITCHEN CABS: 1/2" POLYURETHANE INSULATED DOOR PANELS, 1/2" POLYURETHANE INSULATED DOOR PANELS
 - ENERGY STAR RATED AIR SOURCE HEAT AT FURNACE SYSTEM
 - SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY FURNACE
 - NATURAL GAS, INDIRECT FIRED WATER HEATER, 80 US GAL TANK, EF: 0.75 (TRIANGLE TUBE SMART SERIES)

NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

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PROJECT
TOWNHOUSE
DEVELOPMENT

9151, 9155 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2388 oak street, vancouver, b.c.
V6H 4J1 (604) 731-1127 fax: 731-1327

DRAWING TITLE
FLOOR PLANS

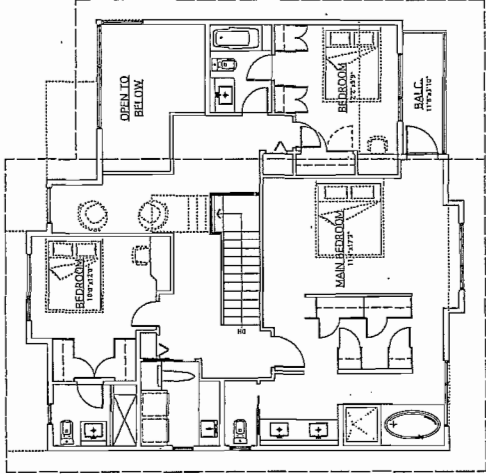
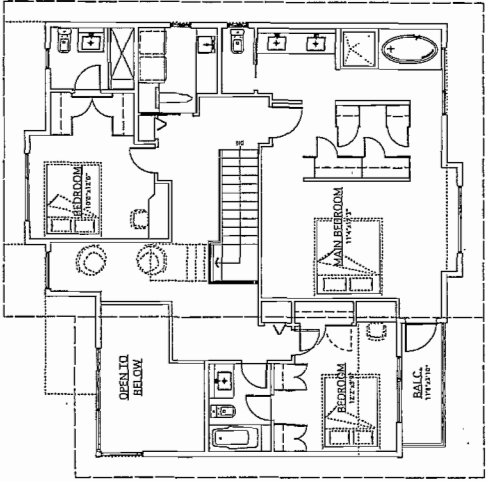
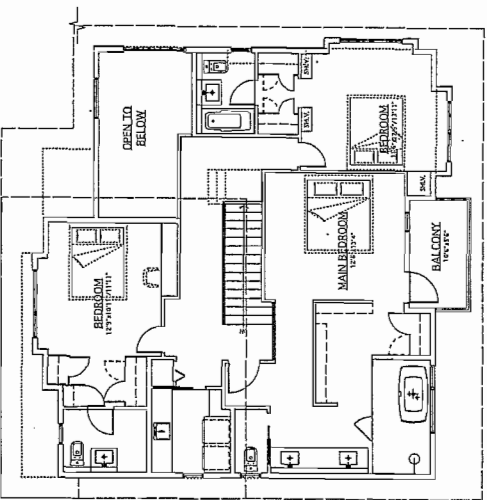
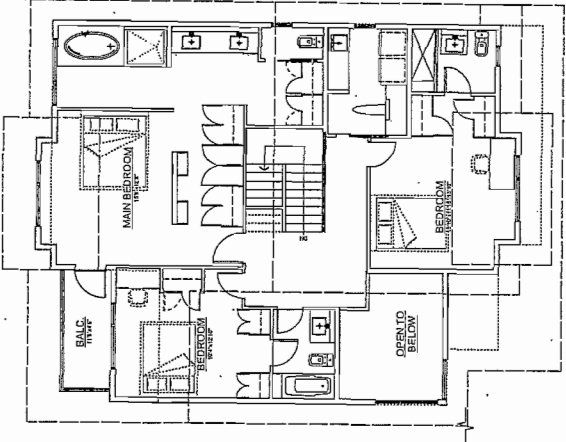
SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	DP 14-65787
DRAWN	TY/AM	CHECKED
PROJ. NO.	1111	

PLAN #16

Superseded
Plan from staff report dated
December 8, 2014

Reference Plan
Dec 8, 2014
DP 14-657872

- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LATCH-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND WATER FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE B5:**
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT
 - 2" POLYSTYRENE INSULATION
 - DOUBLE GLAZED, SPLIT COAT LOW-E METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - 2" POLYSTYRENE INSULATION IN WALLS WITH VINYL CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED DOOR
 - METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
 - 1/2" R-19 INSULATION IN CEILING
 - EFFICIENCY CONDENSING BOILER (B5), ARIE (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
 - 1/2" R-19 INSULATION IN WALLS
 - 1/2" R-19 INSULATION IN CEILING
 - 1/2" R-19 INSULATION IN FLOOR
 - 1/2" R-19 INSULATION IN ROOF
 - 1/2" R-19 INSULATION IN ATTIC
 - 1/2" R-19 INSULATION IN BASEMENT
 - 1/2" R-19 INSULATION IN CRAWL SPACE
 - 1/2" R-19 INSULATION IN GARAGE
 - 1/2" R-19 INSULATION IN PORCH
 - 1/2" R-19 INSULATION IN PATIO
 - 1/2" R-19 INSULATION IN BALCONY
 - 1/2" R-19 INSULATION IN TERRACE
 - 1/2" R-19 INSULATION IN DRIVEWAY
 - 1/2" R-19 INSULATION IN SIDEWALK
 - 1/2" R-19 INSULATION IN STAIRS
 - 1/2" R-19 INSULATION IN ELEVATOR
 - 1/2" R-19 INSULATION IN LOBBY
 - 1/2" R-19 INSULATION IN HALLWAY
 - 1/2" R-19 INSULATION IN RESTROOM
 - 1/2" R-19 INSULATION IN JANETRY
 - 1/2" R-19 INSULATION IN MECHANICAL ROOM
 - 1/2" R-19 INSULATION IN ELECTRICAL ROOM
 - 1/2" R-19 INSULATION IN TELEPHONE ROOM
 - 1/2" R-19 INSULATION IN STORAGE ROOM
 - 1/2" R-19 INSULATION IN GARAGE
 - 1/2" R-19 INSULATION IN PORCH
 - 1/2" R-19 INSULATION IN PATIO
 - 1/2" R-19 INSULATION IN BALCONY
 - 1/2" R-19 INSULATION IN TERRACE
 - 1/2" R-19 INSULATION IN DRIVEWAY
 - 1/2" R-19 INSULATION IN SIDEWALK
 - 1/2" R-19 INSULATION IN STAIRS
 - 1/2" R-19 INSULATION IN ELEVATOR
 - 1/2" R-19 INSULATION IN LOBBY
 - 1/2" R-19 INSULATION IN HALLWAY
 - 1/2" R-19 INSULATION IN RESTROOM
 - 1/2" R-19 INSULATION IN JANETRY
 - 1/2" R-19 INSULATION IN MECHANICAL ROOM
 - 1/2" R-19 INSULATION IN ELECTRICAL ROOM
 - 1/2" R-19 INSULATION IN TELEPHONE ROOM
 - 1/2" R-19 INSULATION IN STORAGE ROOM



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

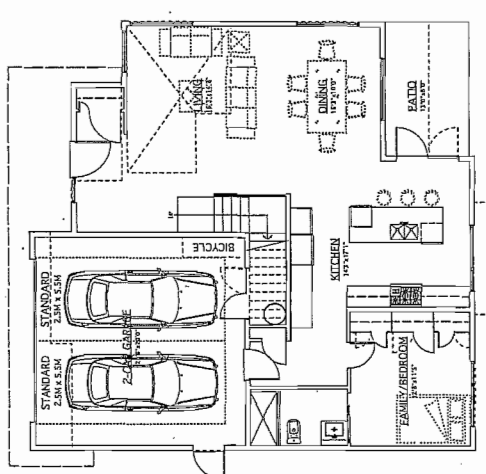
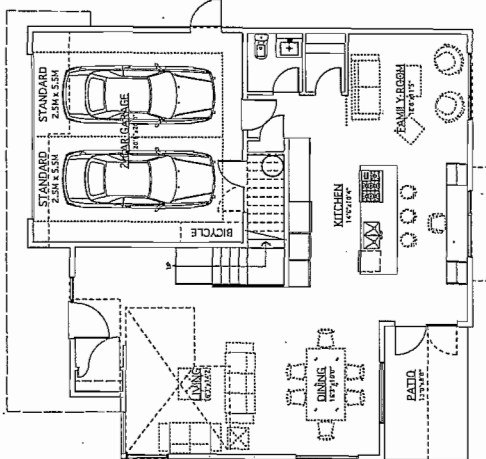
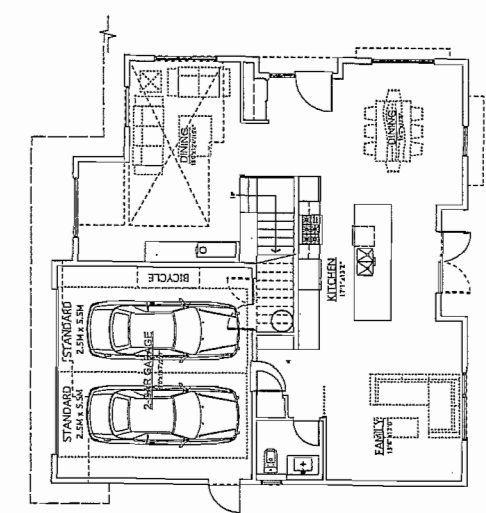
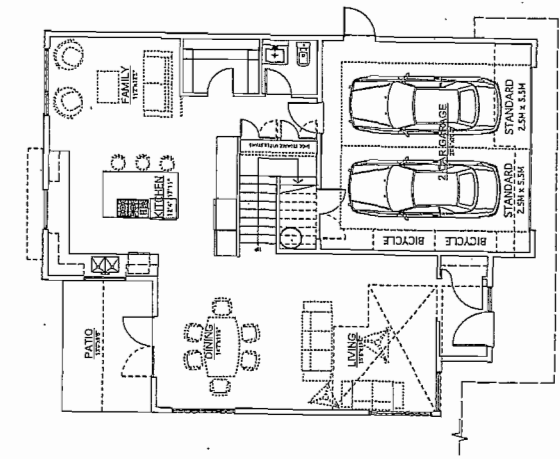
UNIT-AB
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT-B2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT-B2a
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

Superseded
Plan from staff report dated
December 8, 2014



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

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

UNIT-B2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT-B2a
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Reference Plan
Dec 8, 2014
DP 14-657872

Yamamoto
Architecture Inc.

9851, 9855 DARTON AVE
RICHMOND, B.C.

2885 east street, yam, b.c.
V6T 1A7 TEL: 731-1127 FAX: 731-1277

DRAWING TITLE
FLOOR PLANS

SCALE
1/8" = 1'-0"

DATE
JULY 13, 2013

DRAWN
TYNOM

CHECKED

PROJ. NO.
DP 14-657872

SHEET NO.
1111

Superseded
Plan from staff report dated
December 8, 2014

Yamamoto
Architecture Inc.

8051, 8055 DAYTON AVE
RICHMOND, B.C.

2386 oak street, vancouver, b.c.
V6H 4J1 TEL: 753-1137 FAX: 751-1327

DRAWING TITLE

FLOOR PLANS

SHEET NO.	111
DATE	JULY 13, 2013
DRAWN	TYKM
CHECKED	
PROJECT NO.	DP 14-657872

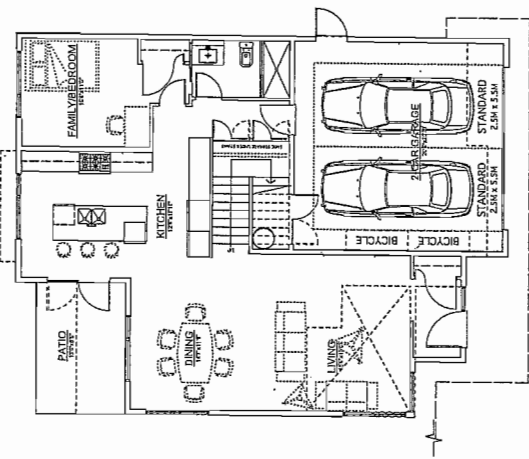
PLAN #13



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

BUILDING NO. 17

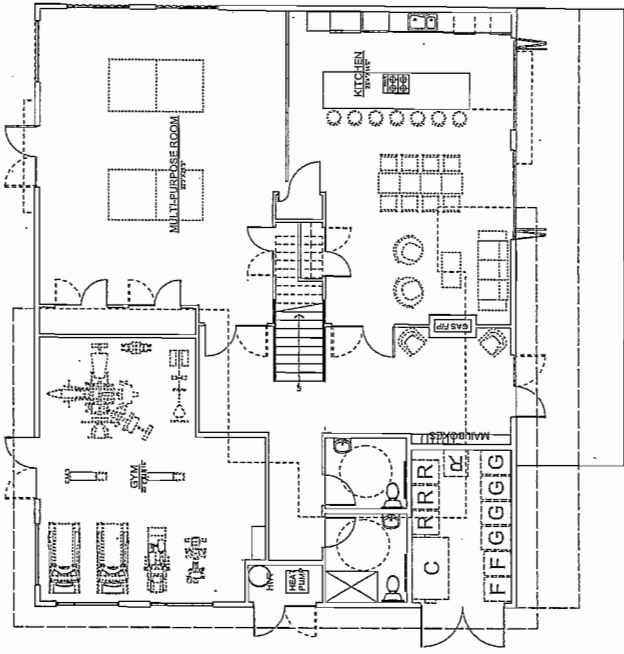
UNIT-B



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

BUILDING NO. 16

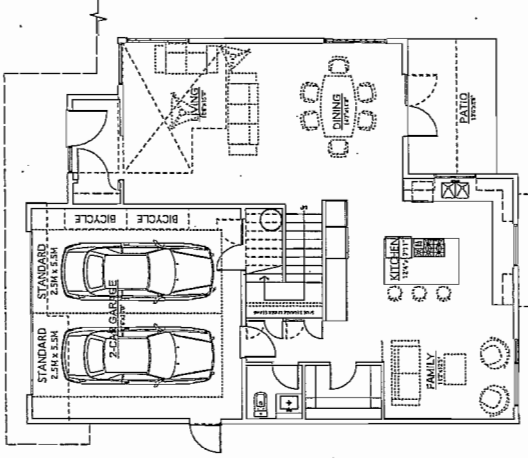
UNIT-B



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

BUILDING NO. 15

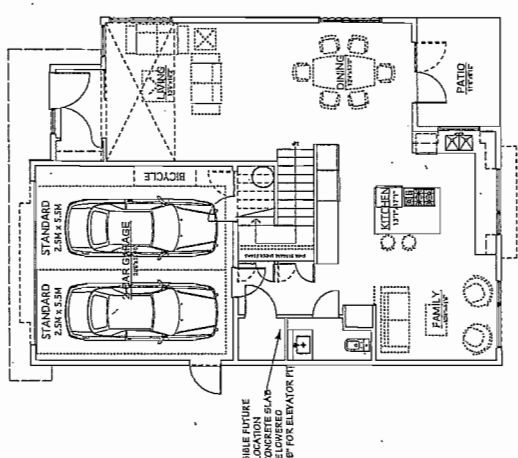
UNIT-B



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

BUILDING NO. 14

UNIT-B3



NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.C.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	

CONSULTANT

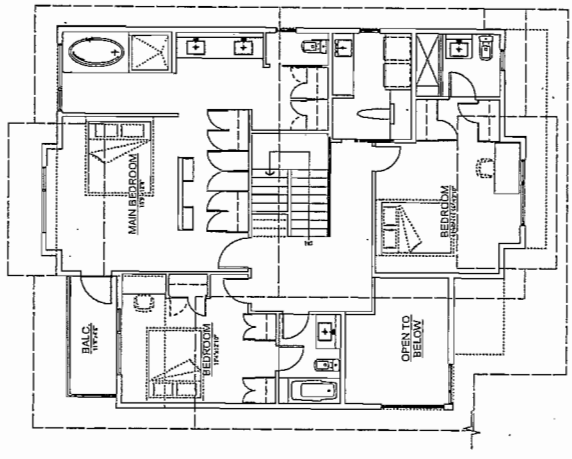
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PROJECT

TOWNHOUSE
DEVELOPMENT

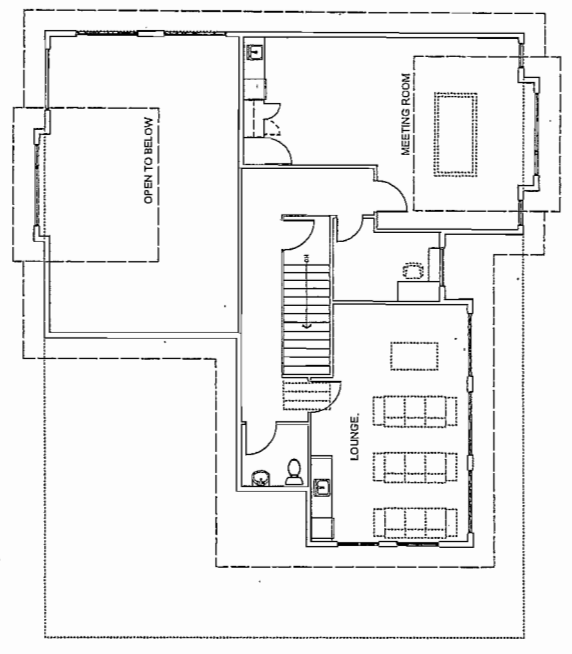
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SCALE: 1/8" = 1'-0"

UNIT-B3a



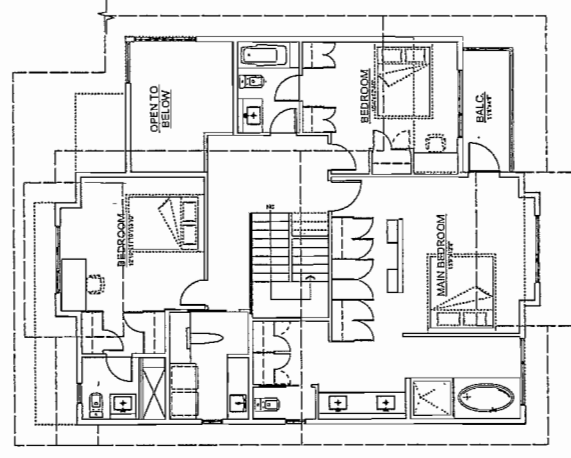
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SCALE: 1/8" = 1'-0"

AMENITY



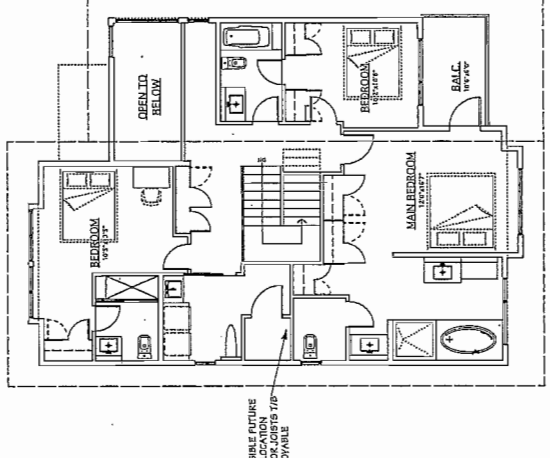
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT-B



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

UNIT-B3



- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):
- INSULATED GLAZED DOUBLE GLAZED LOW-E METAL SPACER, FIXED WINDOWS WITH POLYURETHANE INSULATION CORE DOORS, METAL SPACER, FIXED WINDOWS WITH POLYURETHANE INSULATION CORE DOORS, METAL SPACER, FIXED WINDOWS WITH POLYURETHANE INSULATION CORE DOORS
 - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
 - ENERGY STAR RATED WATER HEATER
 - EFFICIENT CONDENSING BOILER (90% EFFICIENCY) WITH NATURAL GAS, INDIRECT FIRE WATER HEATER, 60 US GAL TANK, 1/2" GAS (MANGEL TUBE SHANK SIZES)
 - NATURAL GAS, INDIRECT FIRE WATER HEATER, 60 US GAL TANK, 1/2" GAS (MANGEL TUBE SHANK SIZES)
- ENVIRONMENTAL:
- RE FULL UNDER SLAB INSULATION AND R2 SKIRT
 - INSULATED GLAZED DOUBLE GLAZED LOW-E METAL SPACER, FIXED WINDOWS WITH POLYURETHANE INSULATION CORE DOORS, METAL SPACER, FIXED WINDOWS WITH POLYURETHANE INSULATION CORE DOORS
 - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
 - ENERGY STAR RATED WATER HEATER
 - EFFICIENT CONDENSING BOILER (90% EFFICIENCY) WITH NATURAL GAS, INDIRECT FIRE WATER HEATER, 60 US GAL TANK, 1/2" GAS (MANGEL TUBE SHANK SIZES)

Superseded
Plan from staff report dated
December 8, 2014

2335 oak street, Van., B.C.
V6H 4J1 TEL: 751-1127 Fax: 751-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"

DATE JULY 13, 2013

DRAWN TYM

CHECKED

PROJ. NO. 1111

Yamamoto
Architecture Inc.

8551, 5055 DAYTON AVE
RICHMOND, B.C.

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PROJECT

TOWNHOUSE
DEVELOPMENT

NO.	DATE	REVISIONS
NO. 1	NOV. 6, 2014	ISSUED FOR O.P.P.
NO. 2	OCT. 9, 2014	ISSUED FOR A.D.P.
NO. 3	SEP. 2, 2014	ORIGINAL REVISIONS
NO. 4	MAR. 7, 2014	ISSUED FOR O.P.P. APPLICATION

CONSULTANT

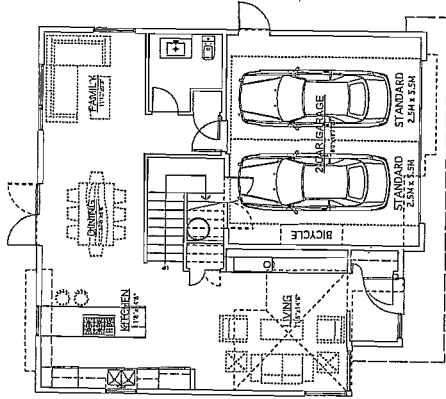


UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 22

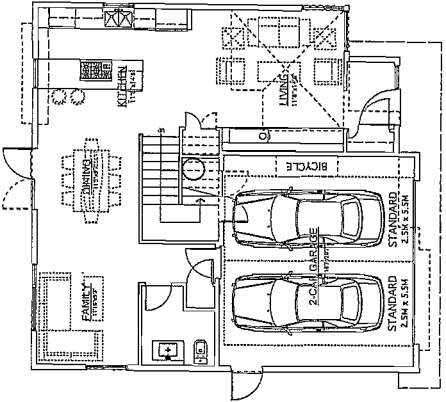


UNIT-A2

GROUND FLOOR PLAN

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

BUILDING NO. 21 & 23

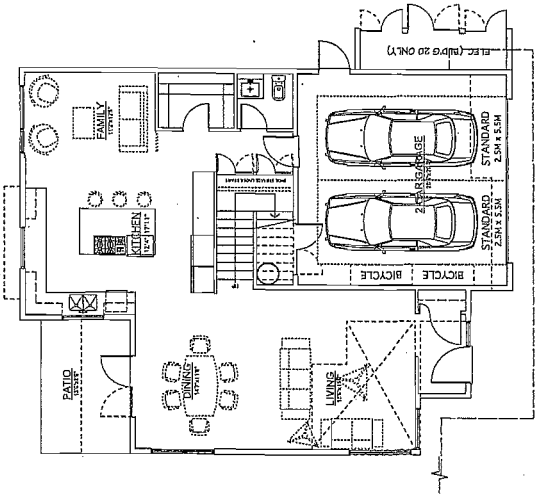


UNIT-B

GROUND FLOOR PLAN

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

BUILDING NO. 19, 20

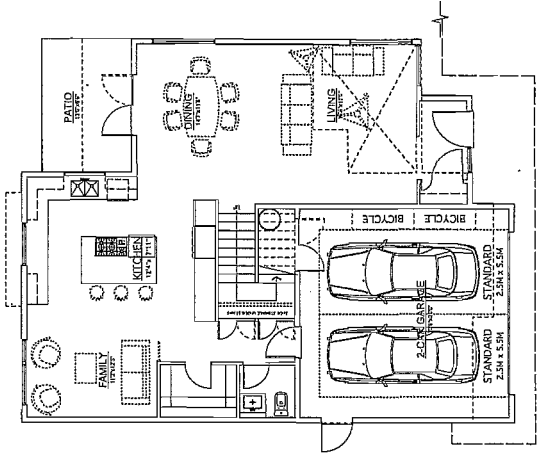


UNIT-B

GROUND FLOOR PLAN

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

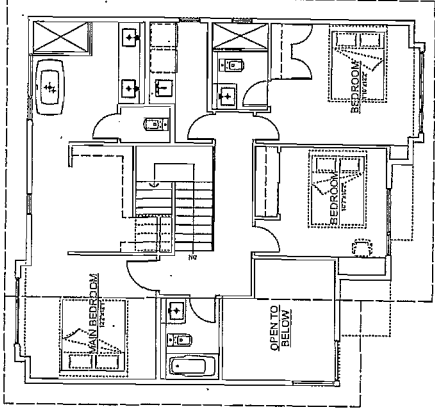
BUILDING NO. 12



UNIT-A2

SECOND FLOOR PLAN

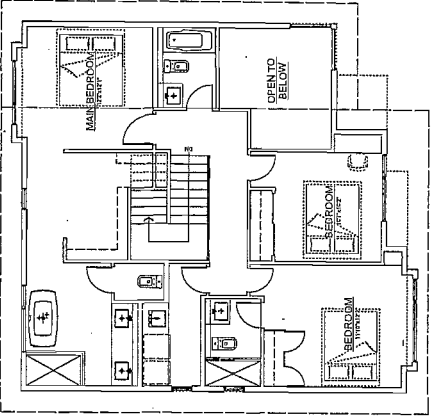
SCALE: 1/8" = 1'-0"



UNIT-A2

SECOND FLOOR PLAN

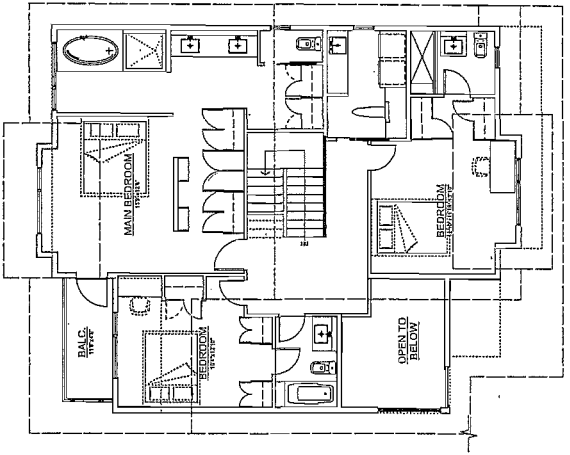
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UNIT-B

SECOND FLOOR PLAN

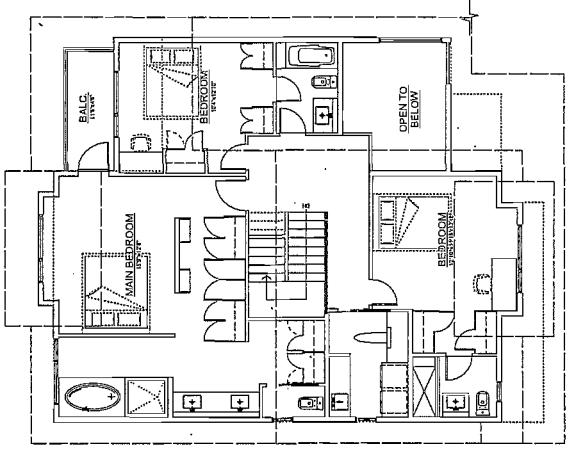
SCALE: 1/8" = 1'-0"



UNIT-B

SECOND FLOOR PLAN

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



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

- * SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE
- * LEVER-TYPE HANDLES FOR FURNISHING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):

- * ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- * ENERGY STAR RATED WATER HEATER (ELECTRIC) OR GAS TUBE PRESTIGE GOLD BACK UP HEATING SYSTEM
- * METAL CLADDING WITH LOW VOC FINISHES
- * LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENESGUIDE 83:

- * R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- * DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- * 2" MIN. RATED POLYURETHANE INSULATION CORE DOORS, GLASSING IN DOORS, AND INSULATION IN WALLS
- * METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- * ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- * ENERGY STAR RATED WATER HEATER (ELECTRIC) OR GAS TUBE PRESTIGE GOLD BACK UP HEATING SYSTEM
- * TANK, E.A. GAS (MANGNE TUBE SHAKT SECTED)

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

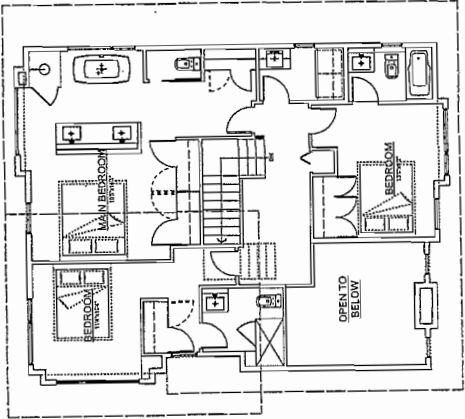
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):

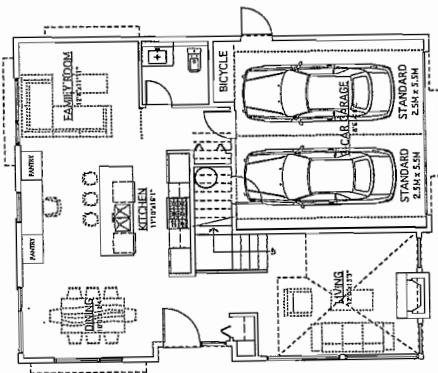
- ENERGY STAR APPLIANCES AND LOW FLOW FEATURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE B3:

- R12 FILL UNDER SLAB INSULATION AND R14 SKIRT INSULATION
- DOUBLE GLAZED, SORT COAT LOW-E, METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
- ENERGY STAR CERTIFIED DOORS WITH INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SORT COAT LOW-E, METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
- ENERGY STAR KITCHEN APPLIANCES
- ENERGY STAR KITCHEN SINKS
- EFFICIENT CONDENSING BOILER (82% AFUE) (TRIANGLE TUBE PRESTIGE SOLID) BACK UP HEATING SYSTEM
- 1/2" INSULATED HOT WATER TANK (TRANGLE TUBE SMART SERIES) TANK, EF. 0.78



(UNIT-A1)
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(UNIT-A1)
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
[BUILDING NO. 24]

NO.		DATE	REVISIONS
NOV. 6, 2014		ISSUED FOR D.P.P.	
OCT. 9, 2014		ISSUED FOR A.D.P.	
SEP. 2, 2014		GENERAL REVISIONS	
MAY 7, 2014		ISSUED FOR D.P. APPLICATION	
NO.		DATE	REVISIONS
			CONSULTANT

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PROJECT
TOWNHOUSE
DEVELOPMENT

8851, 8855 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2388 GASK STREET, VAN., B.C.
VAN. V6T 1A1 TEL: 779-1112 / FAX: 731-1327
DRAWING TITLE

FLOOR PLANS

SCALE		SHEET NO.
1/8" = 1'-0"		
DATE		
JULY 19, 2013		
DRAWN		TYK/M
CHECKED		
PROJ. NO.		1111

PLAN #15

Superseded
Plan from staff report dated
December 8, 2014

Reference Plan
Dec 8, 2014
DP 14-657872

Public Correspondence

Correspondence Received

Raymond Luetzen

February 6, 2015
January 15, 2015

Kathy Stephens and Mike Thorne

February 3, 2015
January 30, 2015
January 15, 2015

Irene Webster

January 27, 2015
January 26, 2015

Wilson Leung

January 13, 2015

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Friday, 06 February 2015 04:33 PM
To: Badyal, Sara
Subject: Townhouse Development

Sara,

It has become obvious that the amount of run-off water from the new development onto our property has increased substantially. I hope that the city of Richmond will be closely supervising the promised perimeter drainage portion of this project. I need some assurance that I will not be faced with increased flooding of my property after the completion of this project. The developer just refers back to the city requirements and nothing further.....

From my understanding, the perimeter drainage project will start in mid March....

Badyal, Sara

From: Raymond Luetzen [rluetzen@icloud.com]
Sent: Thursday, 15 January 2015 01:31 PM
To: Badyal, Sara
Subject: Townhome Development

Sara,

It appears that we were not given an opportunity to attend a meeting regarding the town home development proposals and process. To receive this information from neighbours that were notified is typical of the selective consultation process, adapted by Richmond City Hall. I have on file that any further changes that have been disputed by affected neighbours would be communicated in writing. Needless to say, we are very disappointed and plan to continue our due recourse.....

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Tuesday, 03 February 2015 11:52 AM
To: Badyal, Sara
Subject: Re: DP 14-657872

Hi Sara,

We just wanted to mention that 5 guest parking spots for 23 townhouses seems very limited. We believe 1 or 2 of these guest parking spots are handicapped.

Thanks,
Mike Thorne
Kathy Stephens

On Mon, Feb 2, 2015 at 12:52 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:

Hi Kathy & Mike,

Thank you for your email. I will review the following concerns that I understand from your email below and will get back to you this week:

- Potential for construction activities to cause foundation cracking and house settling
- Potential for construction activities to damage your existing 20 foot tall tree adjacent to shared property line
- Potential noise from Heat Pumps and noise bylaw compliance
- Flooding in back yard
- Potential for overlook from townhouses into back yard and house.

If I have misunderstood any of your concerns, please let me know.

Council has endorsed the rezoning application, which included a development proposal to construct a townhouse complex and remove portions of the hedge. The developer is required to complete the items listed in the rezoning staff report before the rezoning is sent to Council for final approval. The development permit has not been approved yet, so final landscape details such as further hedge removal are not yet decided.

I did not write a letter to David Boram although I understand he was a representative of the congregation that previously owned the site. There was a significant amount of discussion with representatives of religious assembly properties throughout Richmond leading up to the current OCP policy. I will do some research and get back to you.

Thank you for the suggestion. I will include your letter in my staff report regarding the DP application.

If you have any questions or comments, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal *Deputy, RLP*

Planner 2

Development Applications Division

City of Richmond

Tel: 604-276-4282

From: Kathy Stephens [mailto:katstep1@gmail.com]
Sent: Friday, 30 January 2015 05:24 PM
To: Badyal, Sara
Subject: DP 14-657872

Hi Sara,

Just wanted to let you know that we are still against the 200 hedge trees being removed. Our neighbour Ray Luetzen told us you said it is already a done deal. That is sad for us.

We think if the neighbourhood knew how the process worked we all would of been at the rezoning meeting.

We hear that David Boram had a letter from the City of Richmond about rezoning so that he could sell that property. Where could we get a copy of that letter?

We have met with Jackson Lee and discussed these issues:

Foundation cracking and our house settling monitored.

Our 20 foot tree that is under a foot from the property line that Jackson did not know about. Might die.

Heat Pump location and noise bylaw.

Drainage- our back shed has been flooded ever since the sand has been put down. It contains our lawn mower, blower, weed eater, pressure washer, yard tools, camping gear..etc.

The new hedge trees and new fence.

The townhouse complex being able to look into our back yard and house. Losing our privacy after over 20 years.

If we could make a suggestion for the next development it would be to get the developer to invite all the neighbours to a meeting and have a question and answer session. Instead of getting little bits of information here and there.

Take care,

Kathy Stephens

Mike Thorne

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Thursday, 15 January 2015 04:27 PM
To: Badyal, Sara
Subject: Re: DP Application regarding 9051 and 9055 Dayton Avenue

Hi Sara,

I want to know what was approved at this meeting without about half of the affected people being informed of the meeting. Was there approval to remove the hedge?

Kathy Stephens

On Thu, Jan 15, 2015 at 3:36 PM, Badyal, Sara <SBadyal@richmond.ca> wrote:
Hello Ms. Stephens,

Thank you for leaving a phone message for Barry Konkin this morning. I was very sorry to learn that you did not receive a notification letter for the DP Panel meeting yesterday and wanted to take this opportunity to send you an email.

The DP application was reviewed yesterday at the January 14, 2015 DP Panel meeting and was referred back to staff. I will review the referral with the applicant and when the referral has been addressed I will be writing another staff report to DP Panel. Although I am not sure of the meeting date, when my staff report is ready the City Clerk's office will place DP Panel meeting notification in the local newspaper and will send a notification letter to all properties within 50 m of the applicant's site.

For your information, here is a website link to the DP Panel meeting agendas & minutes. My staff report is available in the meeting agenda for the January 14, 2015 & the meeting minutes will be posted as soon as they are finalized.

<http://www.richmond.ca/cityhall/council/agendas/dpp.htm>

I will ensure that our City Clerks office sends a notification letter to you before the next meeting.

If you have any questions or comments, please feel free to call me at [604-276-4282](tel:604-276-4282).

Regards,

Sara Badyal, M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: [604-276-4282](tel:604-276-4282)

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 16 January 2015 01:31 PM
To: Badyal, Sara
Subject: 9051 Dayton Ave + DP 14-657872

From: Kathy Stephens [<mailto:katstep1@gmail.com>]
Sent: Thursday, 15 January 2015 11:53 AM
To: Konkin, Barry; MayorandCouncillors
Subject: Re RZ 11-589989 9051 and 9055 Dayton Ave

To Barry Konkin,

I and my neighbours are very shocked and disappointed that we were not informed about the Design Panel meeting. I hear there was even a vote at this meeting about this development. Sara Badyal told me that all the neighbours involved, would get a notice from the City of Richmond about upcoming discussions relating to this development.

The process seems very flawed.

I was informed of this meeting only after the fact by a neighbour.

Why did I not get a notice about this meeting as I am directly affected by the outcome?

How many of my neighbours that are directly affected by the outcome of this meeting did not get notified about this meeting?

Who and how is it decided who is informed about these meetings.

I have been very active in this process from the beginning and expected to be updated and informed before the fact.

I have phoned you but would appreciate a response by e-mail.

Concerned,
Kathy Stephens
8371 Heather Street

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 02 February 2015 12:11 PM
To: Badyal, Sara
Subject: 8291 Heather St - tree removal

From: CE WEBSTER [mailto:i_m_webster@shaw.ca]
Sent: Tuesday, 27 January 2015 11:25 AM
To: Badyal, Sara
Subject: Re: 8291 Heather St - tree removal

Hello Sara

Thank-you for your guidance in this matter. WE, as homeowners and wishing to conserve our trees, feel that holding on to them will cause concerns in later years. Despite the best efforts of all concerned the tree roots will inadvertently be damaged and in later years the trees will become a nuisance(death) and a risk for the surrounding properties. Also their existing hedge will need to be removed. The time is right for the tree removal as the back property is vacant.

We have concerns about the drainage and the suggestion of additional earth or a retaining wall add to the concern of root destruction.

Hopefully I can navigate the process without problems.

Thank you again
Irene Webster

From: "Sara Badyal" <SBadyal@richmond.ca>
To: "i_m_webster@shaw.ca" <i_m_webster@shaw.ca>
Sent: Monday, January 26, 2015 4:44:05 PM
Subject: 8291 Heather St - tree removal questions

Hello Mrs Webster,

I understand that you have some concerns about trees located in your back yard. Here is a link to the City's website to provide you with information about the City's Tree Bylaw:

<http://www.richmond.ca/sustainability/environment/treeremoval.htm>

The webpage also includes links to a number of tree bylaw bulletins. I recommend starting with bulletins Tree-01 and Tree-08 for a better understanding of the tree bylaw and permit application process.

If you have any questions or concerns, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal , M.Arch., RPP
Planner 2
Development Applications Division
City of Richmond
Tel: 604-276-4282

From: Jackson Lee [<mailto:jackson.lee@jackenhomes.com>]
Sent: Monday, 26 January 2015 11:59 AM

To: Badyal, Sara
Cc: [i m webster@shaw.ca](mailto:i_m_webster@shaw.ca); ericmlsze@gmail.com; Taizo Yamamoto
Subject: 8291 Heather Street

Hi Sara,

Hope you had a nice weekend. Just a quick heads up, we were able to visit some of our neighbours over the weekend and wanted to let you know specifically of a discussion with Mr. & Mrs. Webster at 8291 Heather Street. They have concerns with the 3 large trees in their yard that are currently within our tree protection zone and would want to apply to have them removed. Mrs. Webster is aware of the process required for tree permits and she will proceed as such. She is included in this email and if you should have any additional guidance for her in this process, we would appreciate your help. I have also discussed the possibility of completing the retaining wall if the trees are removed for continuity. I will be working closely with Mrs. Webster with any issues regarding the trees/fence/hedges/retaining wall.

On another note, I will complete the full report of our findings and email you by the end of the day and await confirmation for the meeting scheduled for February 25.

Regards,

Jackson Lee
Jacken Investments Inc.
9002 Oak Street
Vancouver, BC V6P 4B9
Cell: 778.865.4783
Tel: 604.266.0808
Fax: 1.888.490.3953
www.jackenhomes.com

Badyal, Sara

From: W L [wleungws@gmail.com]
Sent: Tuesday, 13 January 2015 02:25 PM
To: Badyal, Sara
Subject: Flooding problem with 9051 Dayton Ave construction

Hi Sara,

Thanks for your help in contacting the Developer regarding the surface water overflowing from their site onto our backyard (9111 Dayton Ave). It was up to less than 10' away from our house. The builder came and rectified the problem temporarily. We are hoping that the problem will not come up again during or after their construction.

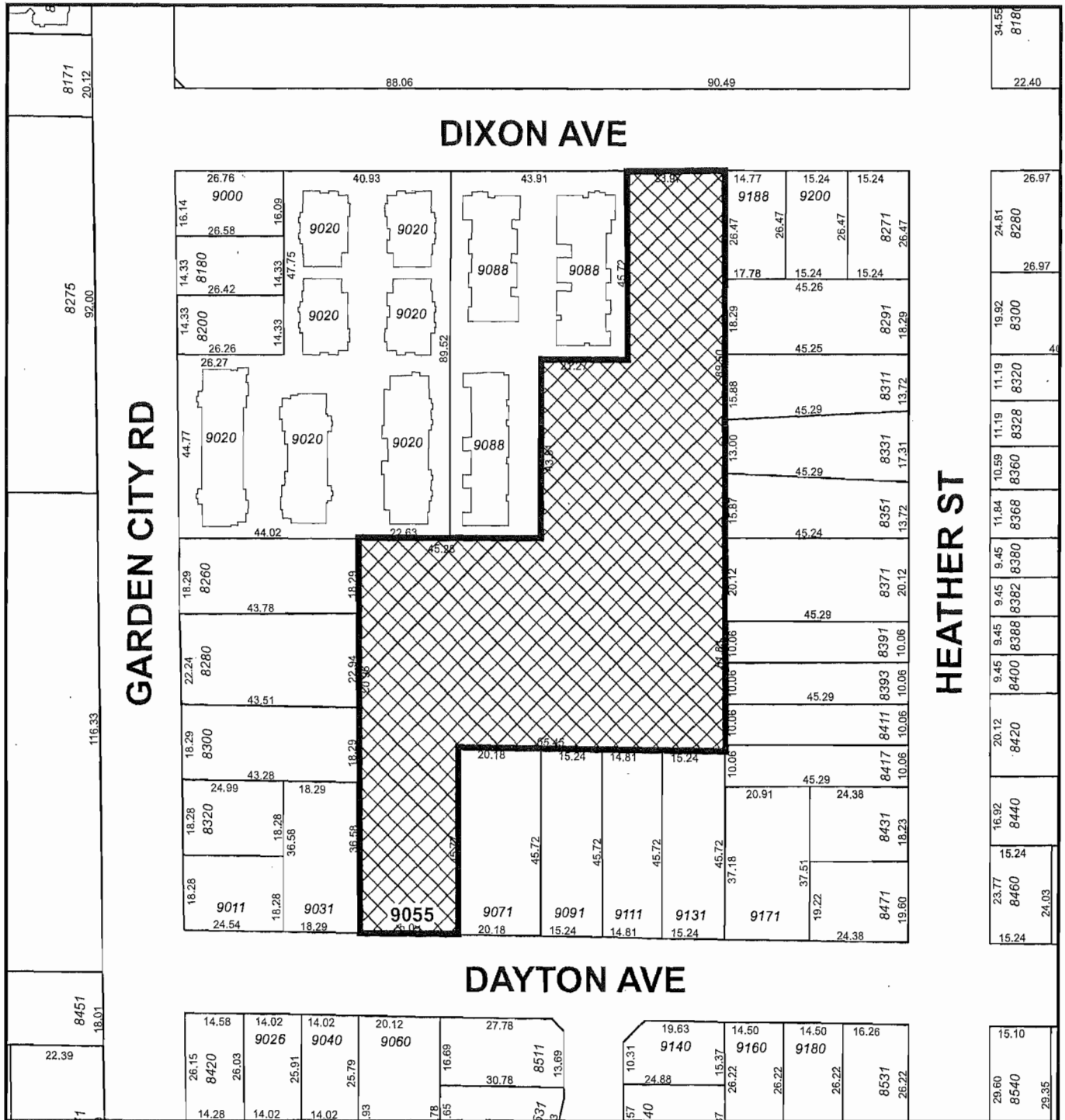
Thanks again for your help!

Wilson



City of Richmond

Attachment C



9055 Dayton Avenue
Context Map showing neighbours
(DP 14-657872)

Original Date: 01/29/15

Revision Date

Note: Dimensions are in METRES

Badyal, Sara

From: Jackson Lee [jackson.lee@jackenhomes.com]
Sent: Tuesday, 17 February 2015 02:31 PM
To: Badyal, Sara
Subject: 9055 Dayton Avenue - Summary

Hi Sara,

Further to the DPP meeting held on January 14th as per request of the Panel, we have provided letters to update our neighbours and to confirm the information with our neighbours in regards to the hedge and fence type that we propose to remove and replace. We have also addressed other questions and concerns that our neighbours had.

Information Letters & Discussions with Neighbours

On January 19th, information letters were hand-delivered to 18 single family homes that border the site with specific information that affects each individual owner. During the week of January 19th, phone calls and emails were received from neighbours with other questions related to the development and in-person meetings were arranged for January 25th and 27th.

The removal of the hedges proposed after the public hearing held in January 2013 affect 9 of these neighbours, specifically

- 9071 & 9091 Dayton Avenue
- 8291, 8311, 8331, 8351, 8371 & 8391 Heather Street
- 9188 Dixon Avenue

The meetings and discussions held over the period of January 19th to January 27th facilitated six discussions with nine of the neighbours that are affected by the new proposal. These six households include:

- 9071 & 9091 Dayton Avenue
- 8291, 8311, 8351 & 8371 Heather Street

Feedback was positive and understanding of the proposal with five of these discussions. The owners of 8371 Heather are strongly opposed to the removal of the existing hedge but are understanding of the situation after our discussion.

8391 Heather, 8331 Heather and 9188 Dixon are the three neighbours that we were unable to talk to as there was no one home at the time of our visits on January 25th and 27th. It should be noted that we previously spoke with all three homeowners in August 2014 and they did not have issues with the proposal at that time. These homeowners have received two letters outlining the proposal and should have had the opportunity with the Development Permit Panel held on January 14th to discuss any concerns. Neither we, nor the City, have received any response or comments from these three homeowners to date since the proposal of further hedge removal.

The remaining nine single family homes are unaffected by the new proposal but the letters serve to inform the neighbours, confirm the information and finalize the hedge and fencing details proposed. We were also able to touchbase with five of the neighbours that are not affected by the new proposal and they did not have further questions or concerns. These interactions were with:

- 8260 & 8300 Garden City
- 9031 & 9131 Dayton Avenue

- 8393 Heather Street

The four neighbours that are not affected by the new proposal that we were unable to get in touch with on January 25th and January 27th are:

- 8280 Garden City
- 9111 Dayton Avenue
- 8411 & 8417 Heather Street

It should be noted that we previously contacted these homeowners in August 2014 and they did not have issues with the plan to replace the fence and hedges at that time. These homeowners have received two letters outlining the proposal and had the opportunity to attend the Development Permit Panel held on January 14 to discuss any concerns. Neither we, nor the City, have received any response or comments from these homeowners to date.

Fence & Hedge Replacement

For all 18 single-family neighbours, we have not received any request to change the type of fencing proposed in our letters to them for their backyards. Specific fencing requests that were previously made since August 2014 are for 3 of the 18 single family neighbours, specifically 9071 and 9091 Dayton request that no fence be installed between the properties and 8371 Heather request for a chain link fence. All other 15 homes find the wood fence to be acceptable. If any neighbour requires a change in the fence type, the request should be made in writing addressed to the applicant prior to the installation as proposed.

In August 2014, it was also offered to the neighbours affected by the new proposal the opportunity to install a row of cedar hedges, at our cost, on their side of the property line but have not received any request to arrange such installation. The general consensus with those that discussed this option is that having these hedges on their side would require regular upkeep and maintenance.

Other Landscaping Concerns

The owner of 9071 Dayton Avenue provided a sketch of what he would like to see on the drive aisle beside his property. He requests that the emerald cedar hedging to continue on for the drive aisle, instead of the columnar Irish yew hedges proposed. After further consultation with the architect, we are unable to comply with the owner's wishes as there is not enough space to provide the same emerald cedar hedges used elsewhere to establish the hedge and allow them to thrive in the constrained space. The landscape architect has selected plants that are suitable for the conditions provided and should provide for excellent screening and greenery. This has been conveyed to the owner of 9071 Dayton Avenue that the existing plan should remain in place.

The owners of 8291 Heather has safety concerns about the three tall trees that exist in their backyard that are protected by tree protection zone on the development site and are considering the removal of the trees. We advised the homeowner they must apply to the City for tree permits for removal and comply with the rules and regulations in place in regards to these trees. This does not change the existing plans and the existing tree protection fencing remains in place to protect the existing trees in our neighbour's yard.

Noise Concern

The owners of 8291 and 8371 Heather Street had expressed concern regarding the sound that will be generated by the heat pump proposed in the development. We referred the owners to the City's Noise Bylaw, specifically for quiet zone that allows for 45dBA at night time and 55dBA for daytime. We reviewed the specifications of the proposed heat pump and assured the homeowners that the distance between the unit and the property will provide sufficient distance to reduce the sound produced down and below the

allowable decibel as set out by the bylaw. The homeowner was further assured that the additional distance provided by their backyards, some up to 65 feet, should more than alleviate the sound at the point of reception, for example, their bedrooms. The neighbours understood and was satisfied with the explanation.

Drainage Concerns

Owners of 9111 Dayton Avenue, 8291, 8351 and 8371 Heather had discussed the issues of existing flooding in their backyards. We assured the homeowners that the City has regulations that require storm water is managed on the proposed development site and that perimeter drainage is designed to capture runoff and ensure storm water is contained and directed into the storm drainage system. We advised the owners that we cannot comment on the drainage of their homes but will ensure that the development complies with City drainage requirements. The City will also perform inspections to ensure drainage is properly constructed. We also reviewed with the homeowners the City's requirement for Wood Retaining Walls that shall be designed and constructed utilizing the Building Approvals Division's Wood Retaining Wall Design PSBldg07-2, dated October 18, 2012 specifically reviewing the detail pertaining to the perimeter drain. The neighbours understood and was satisfied with the explanation.

Building Height

The issue of building height was discussed with the owner of 8371 Heather. We assured the owner that the development is for two storey units and follows the design guidelines and height limit restrictions set by the City. The units do not exceed the allowable height so there is no variance requested in the development. Overlook from the second floor into this neighbour's yard was discussed and it was discussed that the new homes will be able to look into their yards from the second floor as the yard has approximately 65 feet to the home.

I trust this summary is thorough and has addressed all of your concerns. Please let me know if you require any other information.

Regards,

Jackson Lee

Jacken Investments Inc.
9002 Oak Street
Vancouver, BC V6P 4B9
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Tel: 604.266.0808
Fax: 1.888.490.3953
www.jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Wallace Chan
8260 Garden City Road
Richmond, BC V6Y 2P2

January 16, 2015

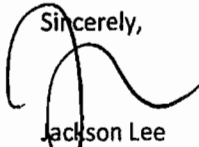
Dear Mr. Chan

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
8280 Garden City Road
Richmond, BC V6Y 2P2

August 5th, 2014

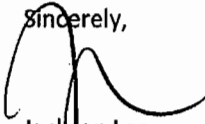
To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Thind Family
8300 Garden City Road
Richmond, BC V6Y 2P2

January 15, 2015

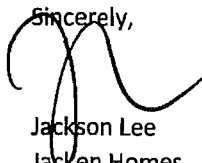
Dear Thind Family,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
9031 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2015

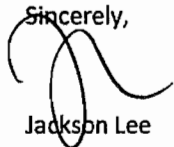
To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the panel with that information.

Bordering on your east side property line, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2014

Dear Mr. Wong,

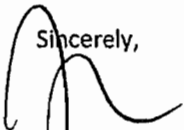
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your backyard. As a result, we are not planning to install a new fence along your rear property line. Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property. Bordering on your west side property line, we are planning to install a new 6 foot tall wooden fence on our property and 5 foot tall columnar Irish yew hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Juliana Yung
9091 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mrs. Yung,

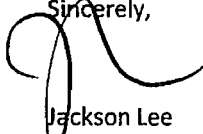
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your rear property line. **As a result, we are not planning to install a new fence along your rear property line.** Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We will put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
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Mr. Wilson Leung
9111 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mr. Leung,

Thank you for attending our Development Permit Application presentation to the City of Richmond. We appreciate your contribution and comments to the panel. As you are aware, feedback from the panel requested that we finalize and confirm with our neighbours on the proposed hedge and fence replacement and return to the Panel with that information.

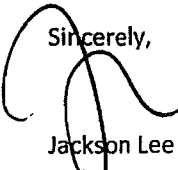
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing fence will be retained until perimeter drainage is to be constructed. At that time, the fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period of 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after we complete the work to bring back the privacy provided previously. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

Our previous conversations with you had indicated that you have concerns with existing drainage issues in your backyard. The panel assured you that this was a common concern and they receive similar comments on a regular basis. Our construction is designed by engineers and the city's engineering department has floodplain design requirements to follow.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Altshuler
9131 Dayton Avenue
Richmond, BC V6Y 1E1

January 16th, 2014

Dear Mr. Altshuler,

Thank you for attending our Development Permit Application presentation to the City of Richmond on January 14, 2015. As you are aware, feedback from the panel requested that we finalize and confirm with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

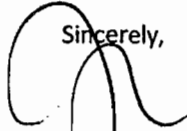
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing fence will be retained until perimeter drainage is to be constructed. At that time, the fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period of 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after we complete the work to bring back the privacy provided previously. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

My previous conversations with you had indicated that you would be interested in securing additional hedges for your own backyard use. Please let me know in writing or email if you are still interested in the additional hedges and we can work out the details together.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Homeowner
8417 Heather Street
Richmond, BC V6Y 2R3

January 16, 2015

To Whom It May Concern,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your backyard at the northwest corner of your property, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Grace Qin
8411 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mrs. Qin,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedge on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We will put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mrs. Liliani Ho
8393 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mrs. Ho,

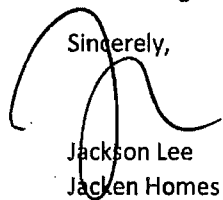
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Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedge and fence will be retained until perimeter drainage is to be constructed. At that time, the hedge and fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. David Liu
8391 Heather Avenue
Richmond, BC V6Y 2R3

January 16, 2015

Dear Mr. Liu,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedge and fence will be retained until perimeter drainage is to be constructed. At that time, the hedge and fence would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282

referencing file no. DP 14-657872.

Sincerely,



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jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mike & Kathy Stephens
8371 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. & Mrs. Stephens,

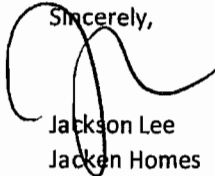
As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you indicated that you would prefer to have a chain link fence. Bordering on your back yard, we are planning to install a new 6 foot tall black plastic coated chain link fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of our properties and it should provide for adequate temporary fencing to ensure your dog is safely secured within your back yard. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Ray Luetzen
8351 Heather Street
Richmond, BC V6Y 2R3

January 15th, 2015

Dear Mr. & Mrs. Luetzen,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

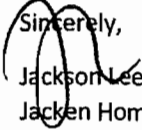
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. From our previous email correspondence, you showed interest in planting a row of hedges on your side of the fence. Please let me know if you are still interested so we may begin planning and arranging for this installation in the spring time.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,


Jackson Lee
Jacken Homes

Cell: 778-865-4783

Office: 604-266-0808 ext. 12

jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Lawrence Ho
8331 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. Ho,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

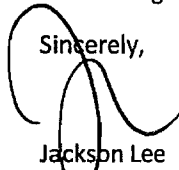
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. Please notify me in writing if you wish to make these arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Michael Kramer
8311 Heather Street
Richmond, BC V6Y 2R3

January 16th, 2015

Dear Mr. Kramer,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. Please notify me in writing if you wish to make these arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. & Mrs. Mickey Webster
8291 Heather Street
Richmond, BC V6Y 2R3

January 15th, 2015

Dear Mr. & Mrs. Webster,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

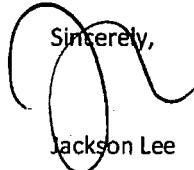
Bordering on your back yard, we are planning to install a new 6 foot tall wooden fence on our property and 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

The opportunity to have additional hedges for your backyard is still available prior to the start of our drainage work. Please notify me in writing if you wish to make these arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



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Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Stephen Kwok
9188 Dixon Avenue
Richmond, BC V6Y 1E4

January 16, 2015

Dear Mr. Kwok

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Bordering on your west side property line, we will be installing a new 6 foot tall wooden fence with 10 foot tall emerald green cedar hedges on our property behind the new fence.

Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges and fence will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges and fences would be installed immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

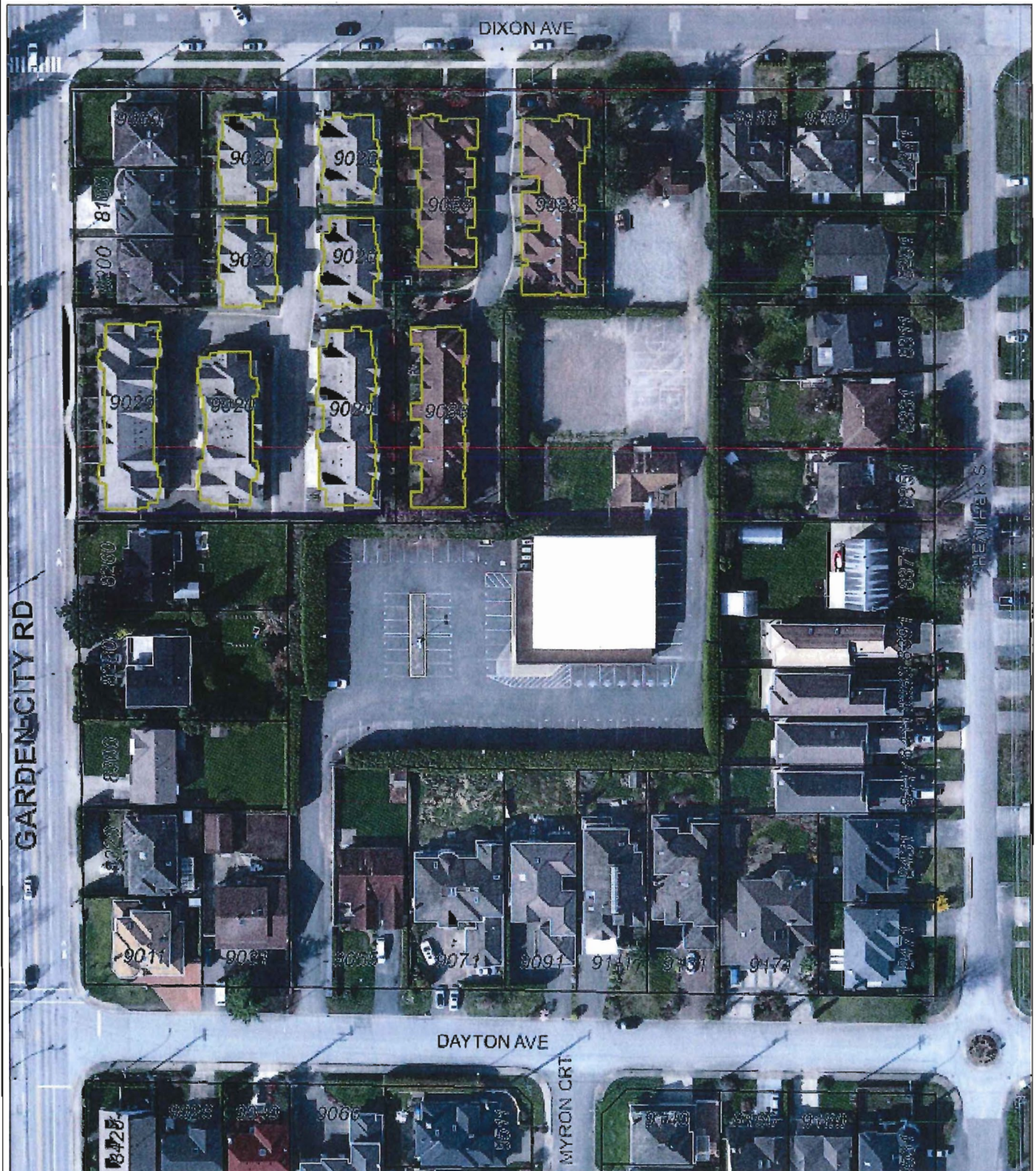
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Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com

2011 Aerial Photograph



54.1 0 27.05 54.1 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



CONTEXT PLAN
SCALE 1" = 25'-0"

DIXON AVE

0.9 M OFFSET

6 M

MINUTES
LIGHT-OFF-WAY
(TYP.)

PLAN #1a

Yamamoto
Architecture Inc.

NO.	DATE	REVISIONS
NOV. 20, 2004	GENERAL REVISIONS	
NOV. 6, 2004	ISSUED FOR C.P.F.	
OCT. 6, 2004	ISSUED FOR A.D.Z.	
AUG. 28, 2004	GENERAL REVISIONS	
MAY 7, 2004	ISSUED FOR C.P.F. APPLICATION	
JUL. 19, 2003	REVISIONS A.P.T. REVISIONS	

8251, 8253 DIXON AVE
RICHMOND, B.C.

PROJECT
TOWNHOUSE DEVELOPMENT
DRAWING TITLE
CONTEXT PLAN

SCALE 1" = 25'-0"

DATE FEB. 13, 2014

DRAWN
TY

CHECKED

SHEET NO.

DP 14-657872

PROJ. NO.

Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- No Variances.
- 1 convertible townhouse unit.
- Aging in place features in all townhouse units.
- 1 accessible parking space.
- Development is required to construct amenity building (approx. 416 m²), including mailbox area and garbage/recycling storage room.
- Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
- Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
- Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
- Sustainability features:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Superseded
Plan from staff report dated
February 10, 2015

Plan 2 Dec 8, 2014
DP 14-657872



PARKING PLAN

SCALE: 1" = 20'-0"

PARKING:

REQUIRED:

PROVIDED:

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:

PROVIDED BICYCLE:

2.0 SPACES x 23 UNITS	=	46	SPACES (RESIDENTS)
0.2 SPACES x 23 UNITS	=	4.6	SPACES (VISITORS)
TOTAL	=	50.6	SPACES
2 CAR GARAGES x 23 UNITS	=	46	SPACES (RESIDENTS)
OPEN VISITORS PARKING	=	5	SPACES (VISITORS)
TOTAL	=	51	SPACES
125 SPACES x 23 UNITS	=	28.8	SPACES (CLASS 1)
0.2 SPACES x 23 UNITS	=	4.6	SPACES (CLASS 2)
TOTAL	=	33.4	SPACES
2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
1 SPACE x 17 GARAGES	=	17	SPACES (CLASS 1)
BICYCLE RACK	=	5	SPACES (CLASS 2)
TOTAL	=	34	SPACES



STANDARD PARKING SPACE (GARAGE)
2.5M x 5.5M

VERTICAL BICYCLE SPACE (GARAGE)
0.5M x 1.0M

VERTICAL PARKING
STANDARD
2.5M x 5.5M

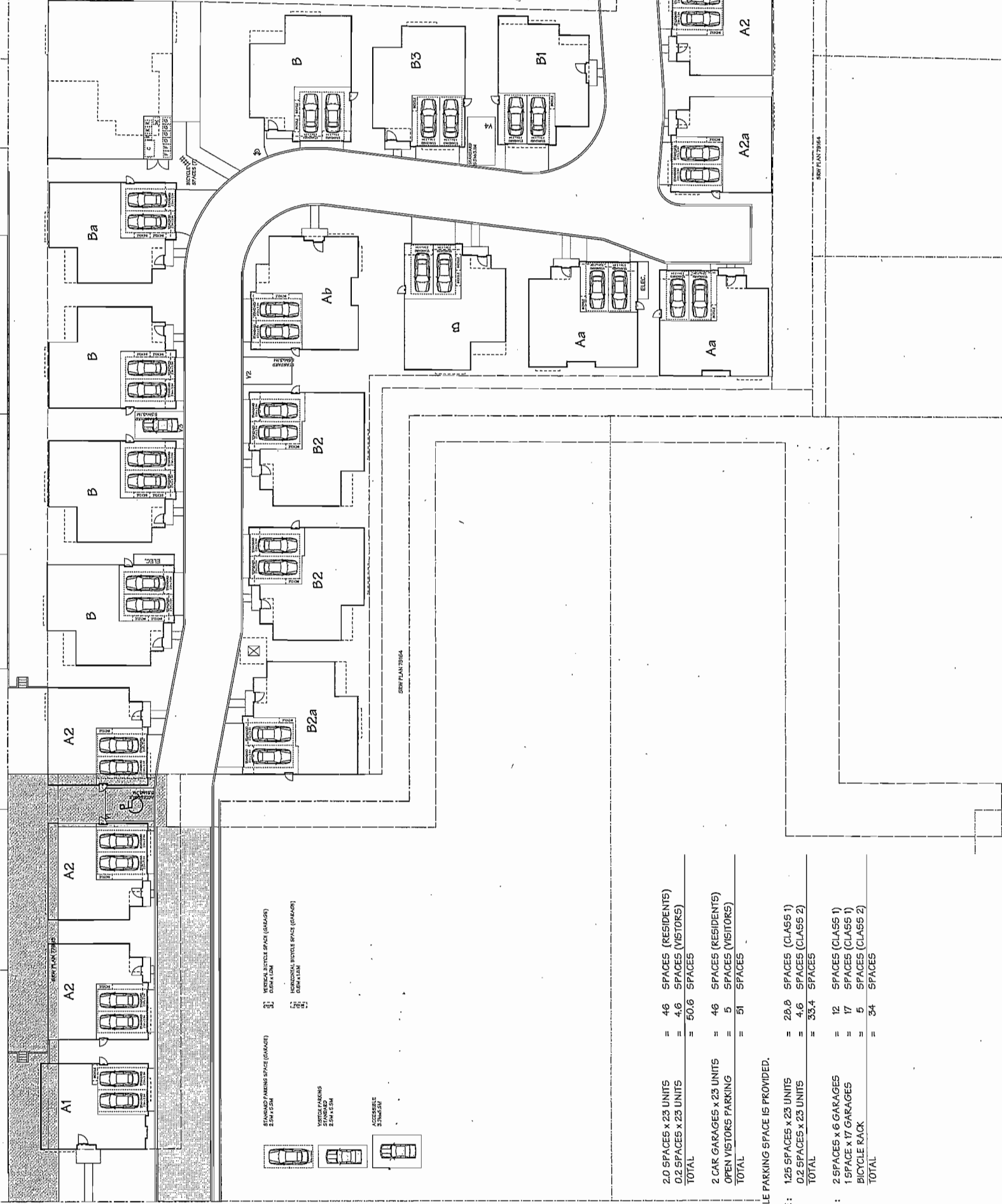
HORIZONTAL BICYCLE SPACE (GARAGE)
0.5M x 1.0M

ACCESSIBLE
2.7M x 5.5M

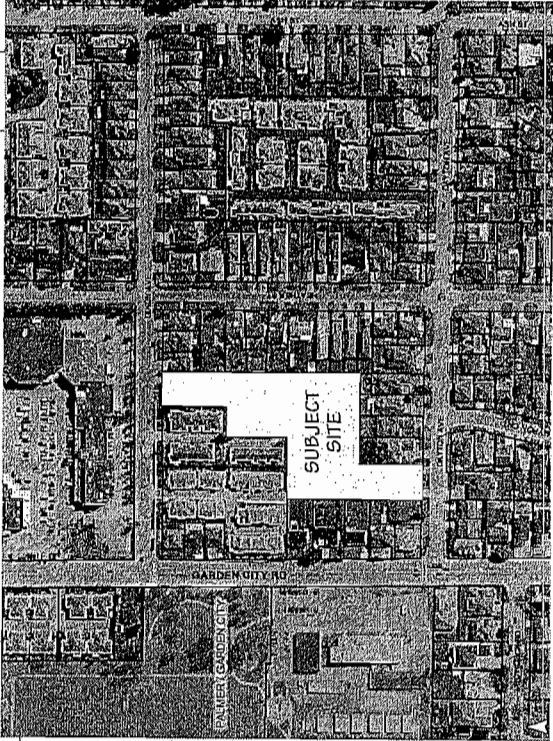


SRW PLAN 71064

SRW PLAN 71064



CONTEXT PLAN
SCALE: 1" = 10'-0"



Superseded
Plan from staff report dated
February 10, 2015

Plan 3
Dec 8, 2014
DP 14-657872

NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 8, 2014	ISSUED FOR A.D.F.
AUG. 28, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
JUL. 18, 2013	REZONING APTL. REVISIONS
N.D.	DATE
	REVISIONS

Yamamoto
Architecture Inc.

PROJECT
TOWNHOUSE DEVELOPMENT

DRAWING TITLE
PARKING PLAN

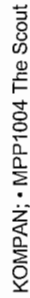
SCALE	1" = 20'-0"
DATE	MAR. 6, 2014
DRAWN	KM
CHECKED	

SHEET NO.	
PROJ. NO.	

PLAN #2

9851 9555 LAYTON AVE
RICHMOND, B.C.

2388 oak street, Vancouver, B.C.
V6H 4J1 Tel: 604-731-1127 Fax: 604-731-1327



NOTES: * PLANT SIZE IN THIS LIST ARE ACCEPTED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINED SIZES SPECIFIED PER PLANT STANDARD, BOTH PLANT 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. IF THE SPECIFIED MATERIAL IS UNOBTAINABLE, UNOBTAINABLE SUBSTITUTIONS MUST BE IDENTIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT. ** SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. IF THE SPECIFIED MATERIAL IS UNOBTAINABLE, UNOBTAINABLE SUBSTITUTIONS MUST BE IDENTIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT. *** PLANT MATERIAL MUST BE PROVIDED IN THE SPECIFIED QUANTITY AND SPECIFICATIONS. PLANT MATERIAL MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO.	DATE	REVISION DESCRIPTION	BY
15	21	REVISED SPEC PLAN	DS
14	15JAN/06	NEW SITE PLAN	DS
13	14DEC/05	REVISION AS PER CITY COMMENTS	DS
12	14NOV/05	AS PER CITY REQUEST	DS
11	14NOV/05	AS PER CITY COMMENTS	DS
10	14OCT/05	NEW SITE PLAN	DS
9	14AUG/05	NEW SITE PLAN	PC
8	14AUG/05	NEW SITE PLAN	DS
7	14AUG/05	NEW SITE PLAN	DS
6	14JUL/05	REVISION OF TALK AS PER CLIENT REQUEST	DS
5	14JUN/05	AS PER CITY REQUEST	DS
4	14JUN/05	AS PER CITY REQUEST	DS
3	14JUN/05	NEW SITE PLAN	DS
2	13NOV/05	REV. SPEC. PLAN	BC
1	12NOV/05	NEW SITE PLAN	DS
1	12SEP/05	REVISED ABSTRACT REPORT	DT



Superseded
Plan from staff report dated
February 10, 2015

Plan 4b Feb 10, 2015
DP 14-657872

L2

PNG PROJECT NUMBER:

DATE: 12 SEP 14
SCALE: 1/16"=1'-0"
DRAWN: NT
DESIGN: NT
CHKD: FCM
DRAWING NUMBER:

LANDSCAPE
SHRUB PLAN A

TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

PROJECT:

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	13 JAN 15	REVISED PER PLAN	DO
14	13 JAN 15	NEW SITE PLAN	DO
13	14 DEC 14	REVISION AS PER CITY COMMENTS	DO
12	14 NOV 14	AS PER CITY REQUEST	DO
11	14 NOV 14	AS PER ADP COMMENTS	DO
10	14 OCT 14	NEW SITE PLAN	DO
9	14 JUL 14	NEW SITE PLAN	PC
8	14 JUL 14	NEW SITE PLAN	DO
7	14 JUL 14	AS PER CITY COMMENTS	DO
6	14 JUL 14	REVISED PER CLIENT REQUEST	DO
5	14 JUL 14	AS PER CITY REQUEST	DO
4	14 JUL 14	NEW SITE PLAN	DO
3	13 NOV 13	REV. SHAUL PLAN	BC
2	13 NOV 13	REVISION AS PER CITY REQUEST	DO
1	13 SEP 13	REVISED ANNOTATED REVISION	NT
16	13 JAN 15	ISSUED FOR B.P.	DO

PLANT SCHEDULE			PNG PROJECT NUMBER: 11-238	
KEY	CITY	SYMBOL	COMMON NAME	PLANTED SIZE / REVISIONS
1	1	1	STRAWBERRY TREE	#1 POT: 60CM
2	2	2	AZALEA	#1 POT: 60CM
3	3	3	HYDRANGEA	#1 POT: 60CM
4	4	4	ROSE	#1 POT: 60CM
5	5	5	SMOKE BUSH	#1 POT: 60CM
6	6	6	HYDRANGEA	#1 POT: 60CM
7	7	7	MONARDRA	#1 POT: 60CM
8	8	8	ROSE	#1 POT: 60CM
9	9	9	ROSE	#1 POT: 60CM
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99	99	99	ROSE	#1 POT: 60CM
100	100	100	ROSE	#1 POT: 60CM

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png LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G8
p. 604 294-0011 ; f. 604 294-0022

Superseded
Plan from staff report dated
February 10, 2015

Plan 4c
Feb 10, 2015
DP 14-657872

12 SEP 14
DATE: 12 SEP 14
SCALE: 1/8"=1'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM
DRAWING NUMBER:
PNG PROJECT NUMBER:
L3

LANDSCAPE
SHRUB PLAN B

TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

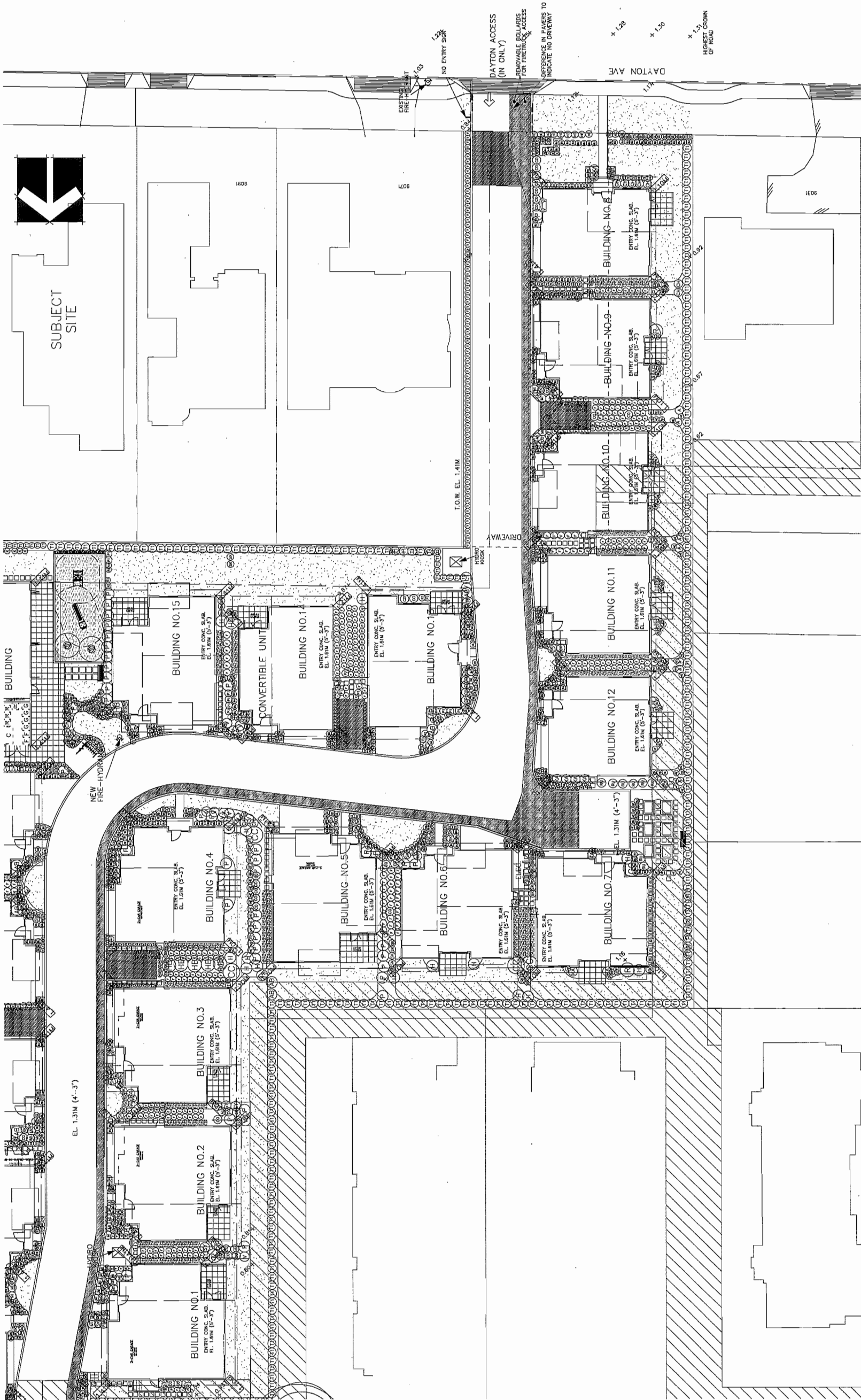
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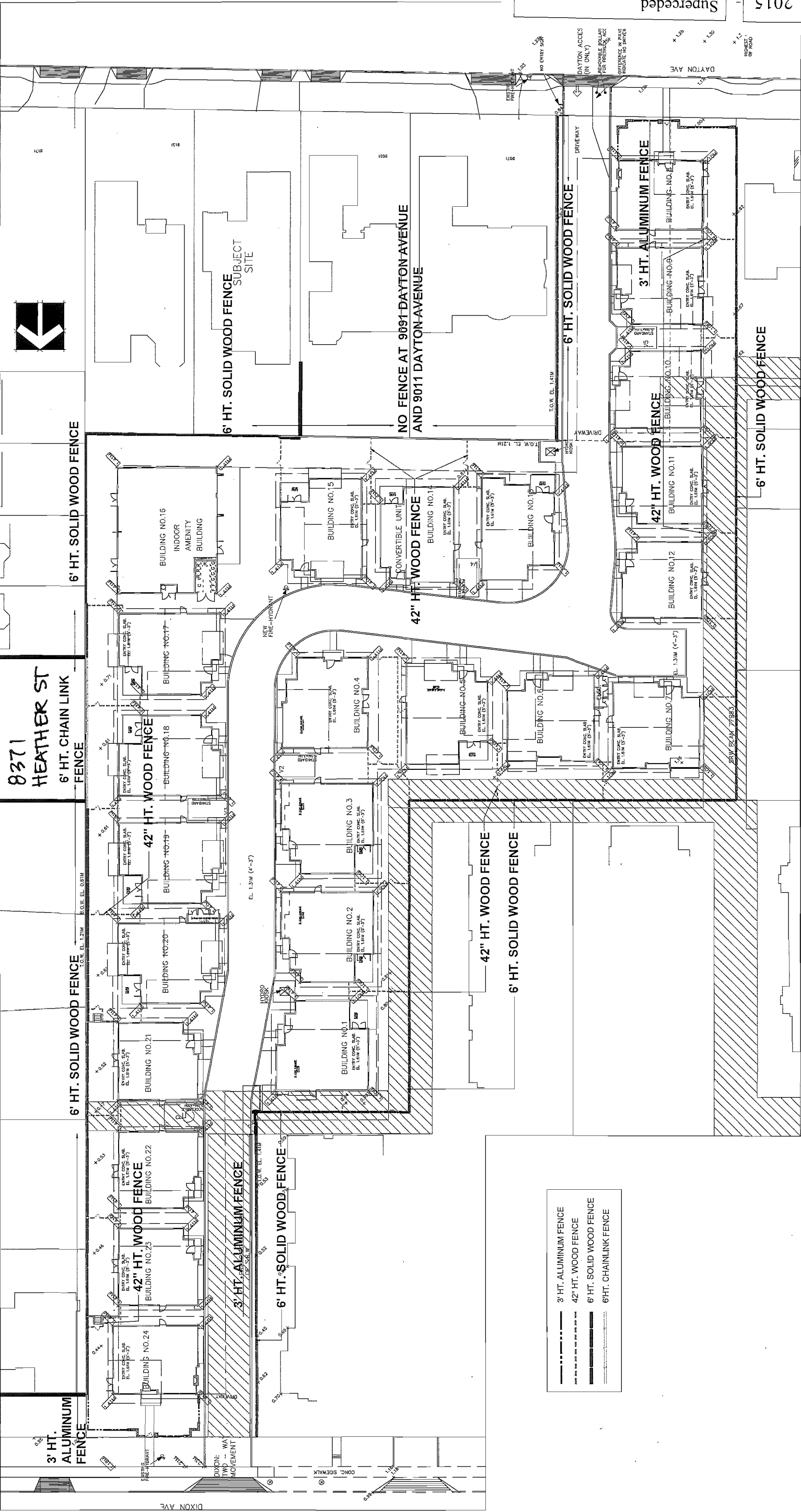
NO.	DATE	REVISION DESCRIPTION	DR.
18	15 JAN 05	NEW SITE PLAN	DO
17	15 JAN 05	REVISION AS PER CITY COMMENTS	DO
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12	15 JAN 05	REVISION AS PER CITY COMMENTS	DO
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5	15 JAN 05	REVISION AS PER CITY COMMENTS	DO
4	15 JAN 05	REVISION AS PER CITY COMMENTS	DO
3	15 JAN 05	REVISION AS PER CITY COMMENTS	DO
2	15 JAN 05	REVISION AS PER CITY COMMENTS	DO
1	15 JAN 05	REVISION AS PER CITY COMMENTS	DO

SEAL:

png
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604 294-0011 : F: 604 294-0022

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Superseded
Plan from staff report dated
February 10, 2015

Plan 4d Feb 10, 2015
DP 14-657872



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NO.	DATE	REVISION DESCRIPTION	DR.
1	11.09.15	REVISED ARRAISST REPORT	NT
2	13.01.15	NEW SITE PLAN	BC
3	13.01.15	NEW SITE PLAN	BC
4	14.03.16	NEW SITE PLAN	BC
5	14.06.16	REVISED DETAILS AS PER CITY REQUEST	BC
6	14.06.16	REVISED DETAILS AS PER CITY REQUEST	BC
7	14.06.16	REVISED DETAILS AS PER CITY REQUEST	BC
8	14.06.16	REVISED DETAILS AS PER CITY REQUEST	BC
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23	14.06.16	REVISED DETAILS AS PER CITY REQUEST	BC
24	14.06.16	REVISED DETAILS AS PER CITY REQUEST	BC

TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

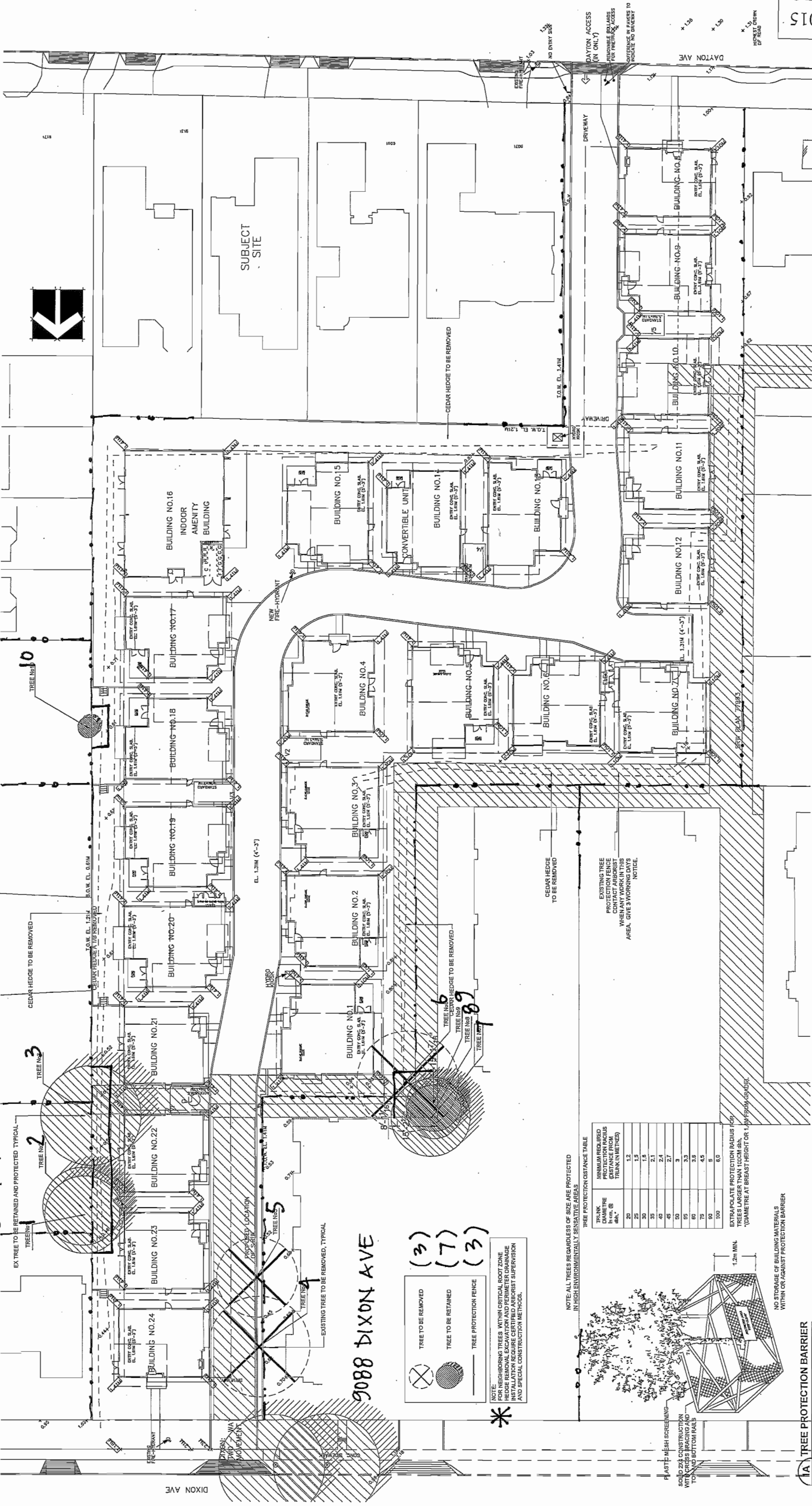
FENCE PLAN

DATE: 12 SEP 14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM
DRAWING NUMBER:
PNG PROJECT NUMBER: L4

8291 HEATHER ST

8371 HEATHER ST

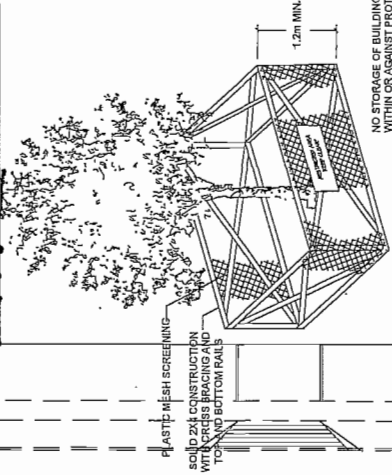
9088 DIXON AVE



NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE	
TRUNK DIAMETER (INCHES)	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METERS)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH. *DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE.



1A. TREE PROTECTION BARRIER

TREE TO BE REMOVED

TREE TO BE RETAINED

TREE PROTECTION FENCE

NOTE:

FOR NEIGHBORING TREES WITHIN CRITICAL ROOT ZONE HEDGE REMOVAL EXCAVATION AND PERIMETER DRAINAGE MUST BE CONSIDERED AND SPECIAL CONSTRUCTION METHODS AND SPECIAL CONSTRUCTION METHODS.

SEAL:

pmg

LANDSCAPE ARCHITECTS

Suite 6100 - 1485 Shaw Creek Drive
Burnaby, British Columbia V5C 6S9
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NO.	DATE	REVISION DESCRIPTION	DR.
1	13.JAN.18	REVISED PER CITY REQUEST	NT
2	14.FEB.18	REVISED PER CITY REQUEST	NT
3	14.FEB.18	REVISED PER CITY REQUEST	NT
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PROJECT:
TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

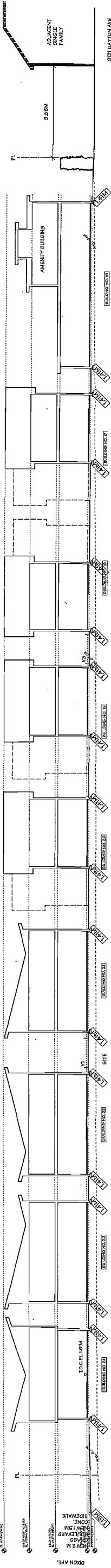
TREE RETENTION PLAN

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DESIGN: NT
CHKD: PCM
DRAWING NUMBER:
PMG PROJECT NUMBER:

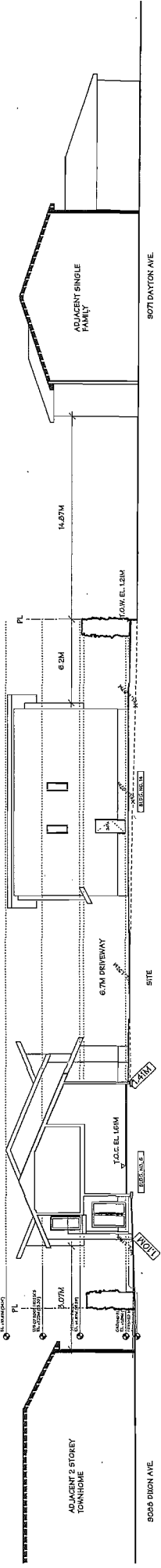
L5

Plan 4e
Feb 10, 2015
DP 14-657872

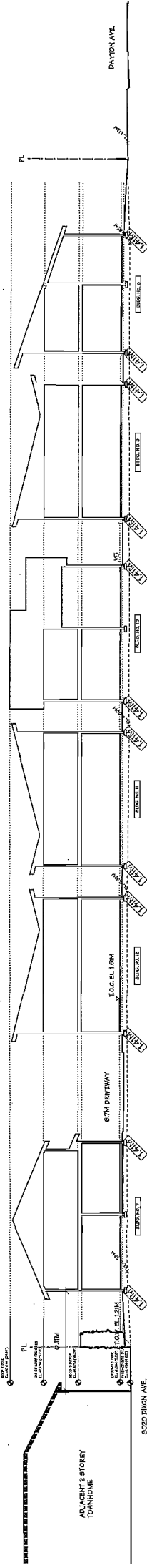
Superseded
Plan from staff report dated
February 10, 2015



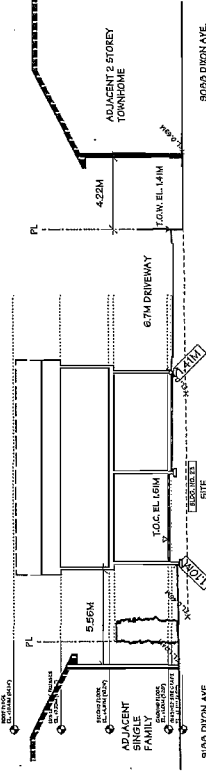
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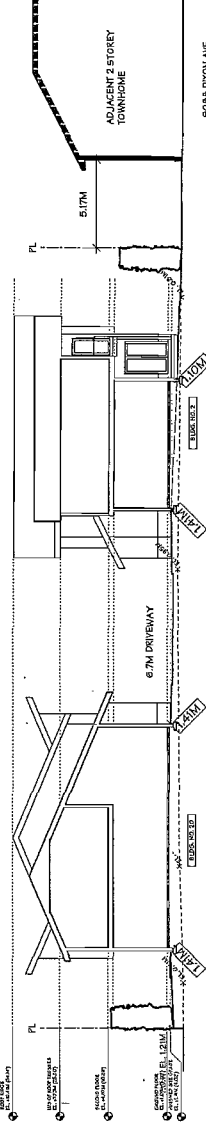
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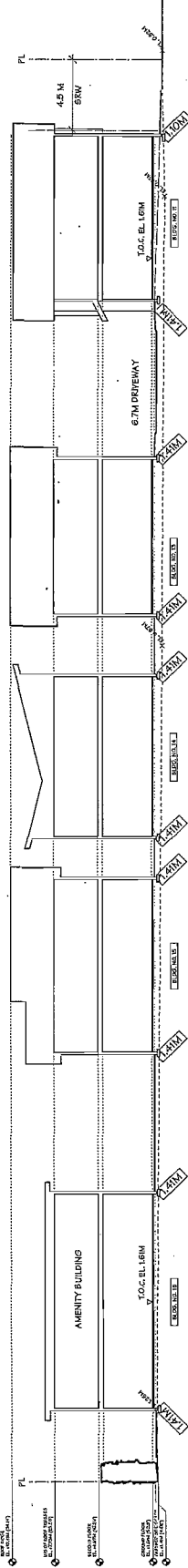
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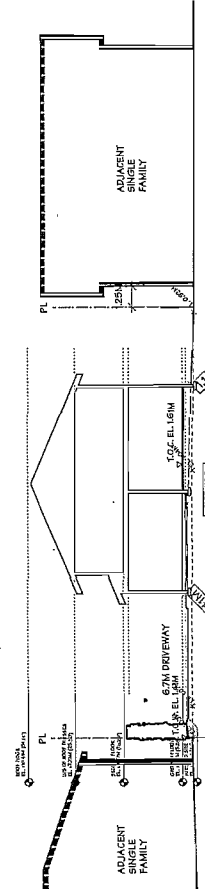
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SITE SECTION B
SCALE: 1/16"=1'-0"



SITE SECTION C
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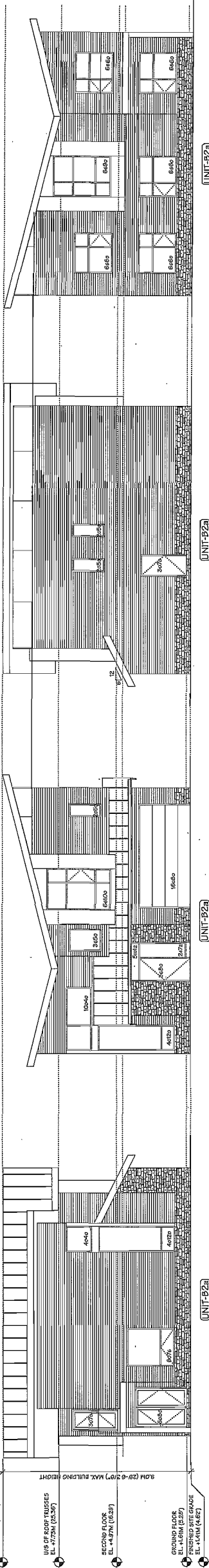
SITE SECTION D
SCALE: 1/16"=1'-0"

Superseded
Plan from staff report dated
February 10, 2015

Plan 5
Dec 8, 2014
DP 14-657872

PROJECT		DRAWING TITLE	
TOWNHOUSE DEVELOPMENT		SITE SECTIONS	
Yamamoto Architecture Inc.		SCALE: 1/16"=1'-0"	
2385 oak street, Vancouver, B.C. V6H 4T1 Tel: 604-751-1127 Fax: 604-751-1327		DATE: SEPT. 15, 2012	
		DRAWN BY: TY	
		CHECKED: DP	
		SHEET: 1/1	

PLAN #1b

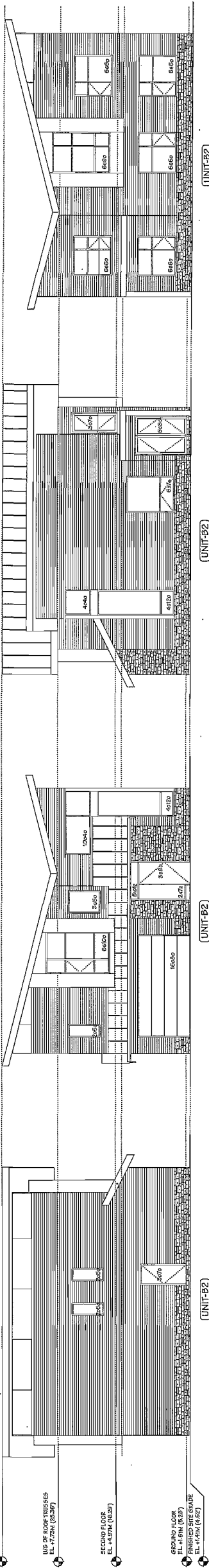


BUILDING NO. 1
WEST ELEVATION
COLOUR SCHEME - C

BUILDING NO. 1
NORTH ELEVATION
COLOUR SCHEME - C

BUILDING NO. 1
EAST ELEVATION
COLOUR SCHEME - C

BUILDING NO. 1
SOUTH ELEVATION
COLOUR SCHEME - C

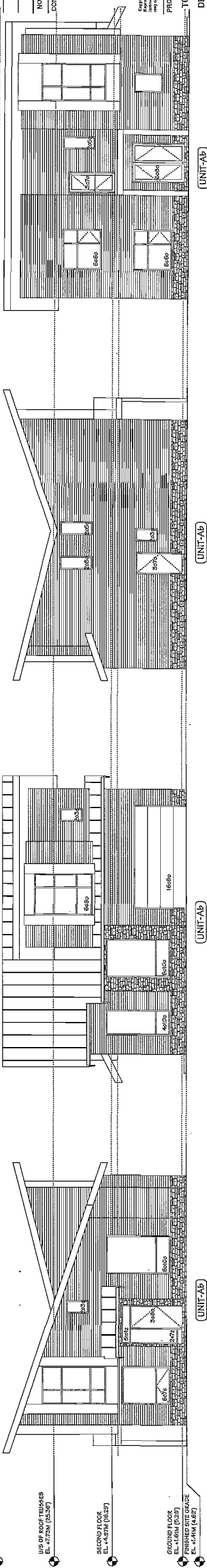


BUILDING NO. 2 & 3
WEST ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
NORTH ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
EAST ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

BUILDING NO. 2 & 3
SOUTH ELEVATION
COLOUR SCHEME - B (BLDG 2)
COLOUR SCHEME - A (BLDG 3)

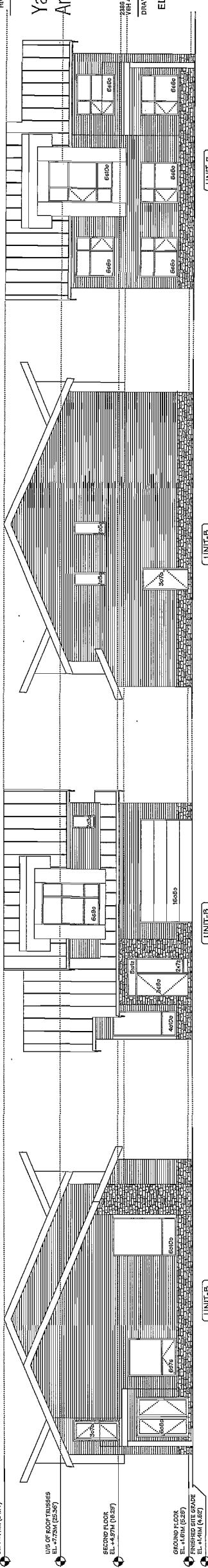


BUILDING NO. 4
WEST ELEVATION
COLOUR SCHEME - C

BUILDING NO. 4
NORTH ELEVATION
COLOUR SCHEME - C

BUILDING NO. 4
EAST ELEVATION
COLOUR SCHEME - C

BUILDING NO. 4
SOUTH ELEVATION
COLOUR SCHEME - C



BUILDING NO. 5
NORTH ELEVATION
COLOUR SCHEME - B

BUILDING NO. 5
EAST ELEVATION
COLOUR SCHEME - B

BUILDING NO. 5
SOUTH ELEVATION
COLOUR SCHEME - B

BUILDING NO. 5
WEST ELEVATION
COLOUR SCHEME - B

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR A.D.P.	
OCT. 6, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR A.D.P.	
OCT. 6, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	

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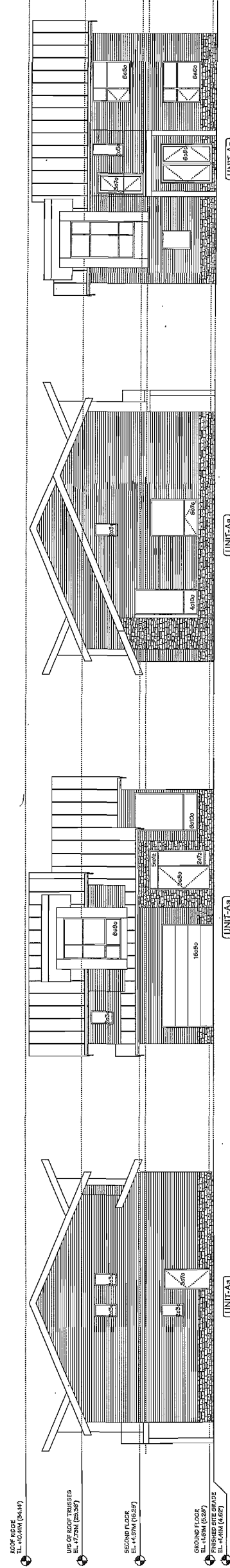
PROJECT
TOWNHOUSE DEVELOPMENT
9951, 9955 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

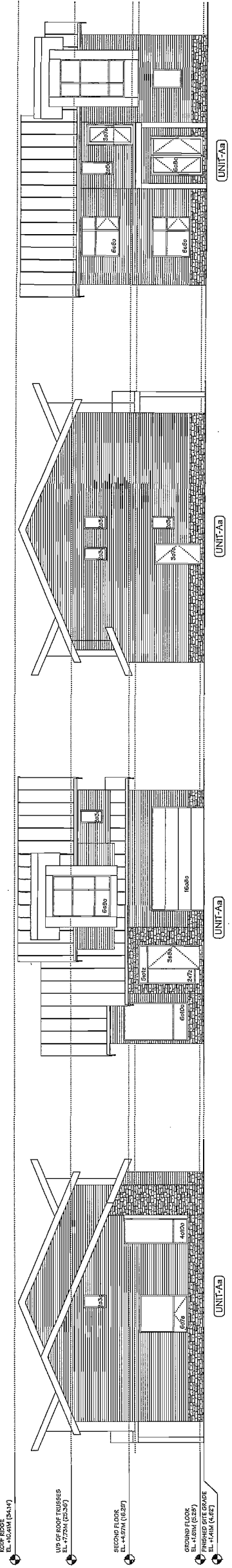
2388 oak street, vancouver, b.c.
V6H 4J1 TEL: 771-1127 FAX: 771-1127

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ELEVATIONS

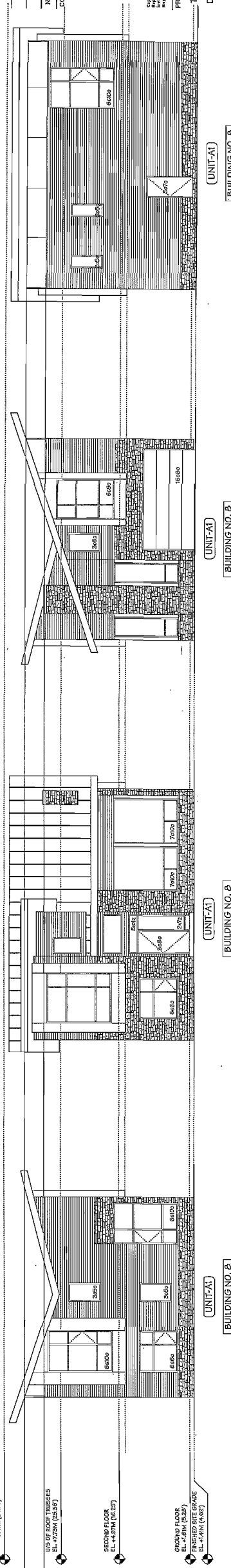
SHEET NO.	1111
SCALE	1/8" = 1'-0"
DATE	JULY 13, 2013
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CHECKED	
DP 14-657872	



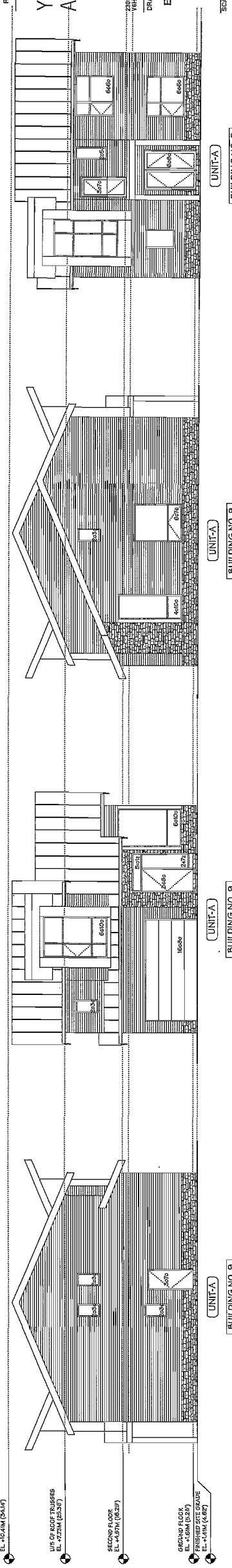
[UNIT-A-3] [BUILDING NO. 6] [BUILDING NO. 6] [BUILDING NO. 6]
WEST ELEVATION EAST ELEVATION NORTH ELEVATION
COLOUR SCHEME - A COLOUR SCHEME - A COLOUR SCHEME - A



[UNIT-A-3] [BUILDING NO. 7] [BUILDING NO. 7] [BUILDING NO. 7]
WEST ELEVATION EAST ELEVATION NORTH ELEVATION
COLOUR SCHEME - C COLOUR SCHEME - C COLOUR SCHEME - C



[UNIT-A-1] [BUILDING NO. 8] [BUILDING NO. 8] [BUILDING NO. 8]
WEST ELEVATION EAST ELEVATION NORTH ELEVATION
COLOUR SCHEME - A COLOUR SCHEME - A COLOUR SCHEME - A



[UNIT-A-1] [BUILDING NO. 9] [BUILDING NO. 9] [BUILDING NO. 9]
WEST ELEVATION EAST ELEVATION NORTH ELEVATION
COLOUR SCHEME - B COLOUR SCHEME - B COLOUR SCHEME - B

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #5
WEST ELEVATION
COLOUR SCHEME - B

NORTH ELEVATION
COLOUR SCHEME - B

EAST ELEVATION
COLOUR SCHEME - B

SOUTH ELEVATION
COLOUR SCHEME - B

Plan 7
Dec 8, 2014
DP 14-657872

Superseded
Plan from staff report dated
February 10, 2015

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.P.	
DEC. 3, 2014	ISSUED FOR A.B.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 2, 2014	ISSUED FOR DE APPLICATION	

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PROJECT
TOWNHOUSE
DEVELOPMENT

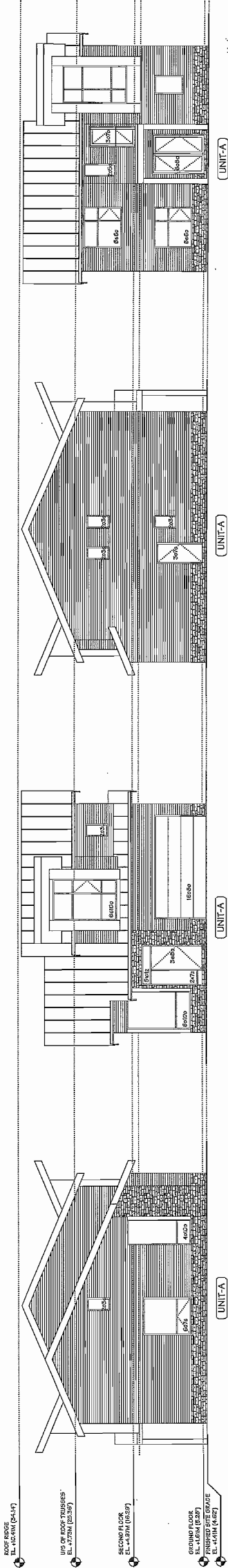
9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2205 LAKESHORE BLVD. #2
VAN. BC V6V 1T7 Tel: 731-1127 Fax: 731-1727

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ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 15, 2013	
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CHECKED	PROJ. NO. 1111

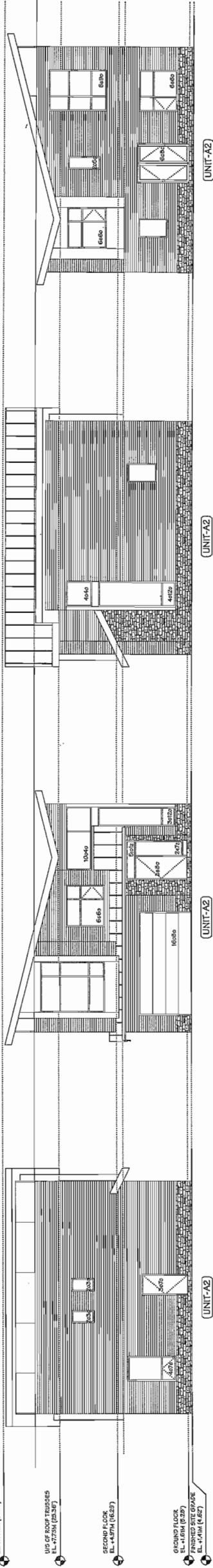


[UNIT-A1]
[BUILDING NO. 10]
SOUTH ELEVATION
COLOUR SCHEME - C

[UNIT-A1]
[BUILDING NO. 10]
EAST ELEVATION
COLOUR SCHEME - C

[UNIT-A1]
[BUILDING NO. 10]
NORTH ELEVATION
COLOUR SCHEME - C

[UNIT-A1]
[BUILDING NO. 10]
WEST ELEVATION
COLOUR SCHEME - C

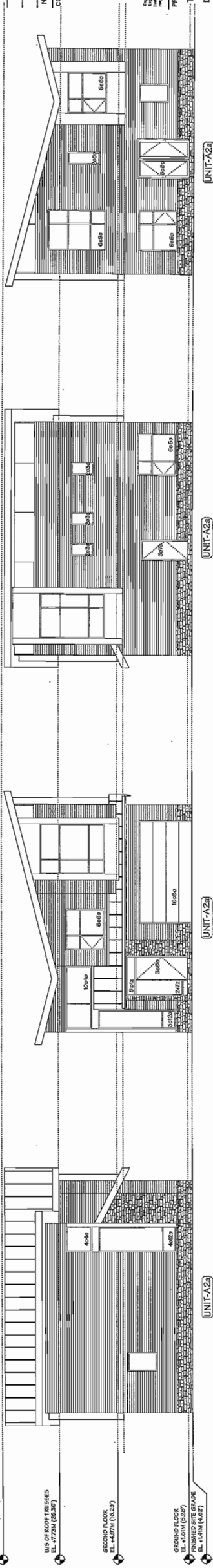


[UNIT-A2]
[BUILDING NO. 11]
SOUTH ELEVATION
COLOUR SCHEME - B

[UNIT-A2]
[BUILDING NO. 11]
EAST ELEVATION
COLOUR SCHEME - B

[UNIT-A2]
[BUILDING NO. 11]
NORTH ELEVATION
COLOUR SCHEME - B

[UNIT-A2]
[BUILDING NO. 11]
WEST ELEVATION
COLOUR SCHEME - B

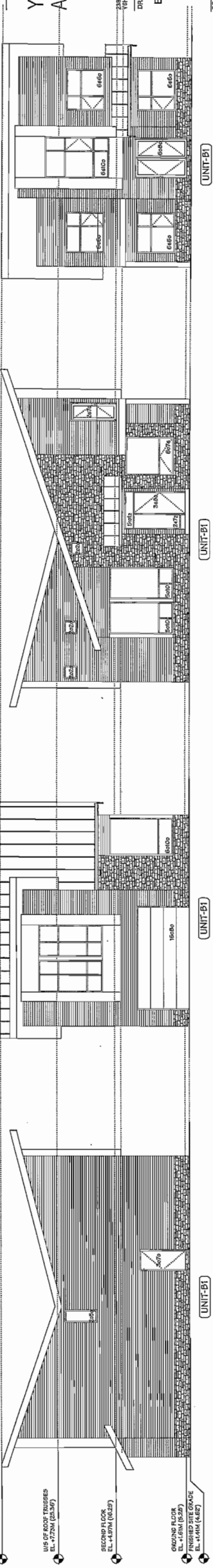


[UNIT-A2a]
[BUILDING NO. 12]
SOUTH ELEVATION
COLOUR SCHEME - A

[UNIT-A2a]
[BUILDING NO. 12]
EAST ELEVATION
COLOUR SCHEME - A

[UNIT-A2a]
[BUILDING NO. 12]
NORTH ELEVATION
COLOUR SCHEME - A

[UNIT-A2a]
[BUILDING NO. 12]
WEST ELEVATION
COLOUR SCHEME - A



[UNIT-B1]
[BUILDING NO. 13]
SOUTH ELEVATION
COLOUR SCHEME - C

[UNIT-B1]
[BUILDING NO. 13]
EAST ELEVATION
COLOUR SCHEME - C

[UNIT-B1]
[BUILDING NO. 13]
NORTH ELEVATION
COLOUR SCHEME - C

[UNIT-B1]
[BUILDING NO. 13]
WEST ELEVATION
COLOUR SCHEME - C

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

CONSULTANT		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	NOV. 20, 2014	GENERAL REVISIONS	
2	NOV. 6, 2014	ISSUED FOR O.P.P.	
3	OCT. 9, 2014	ISSUED FOR A.P.P.	
4	SEP. 2, 2014	GENERAL REVISIONS	
5	MAR. 3, 2014	ISSUED FOR 27. APPLICATION	

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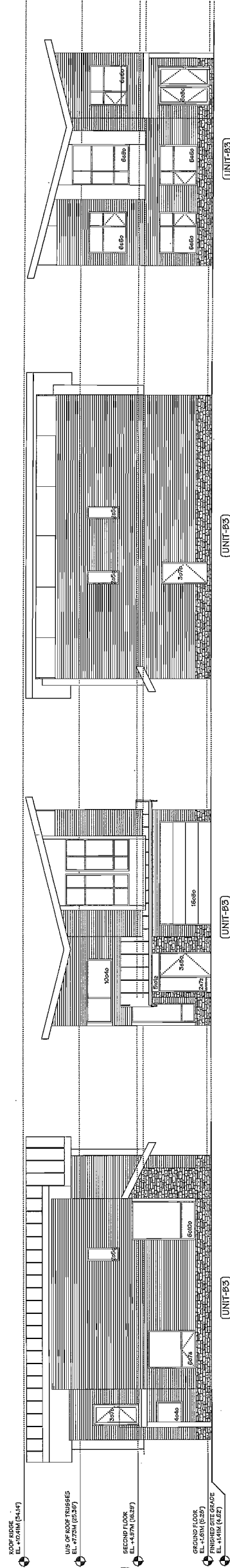
Plan 8
Dec 8, 2014
DP 14-657872

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Architecture Inc.

2885 GILMAN AVE. 2ND FL.
VANCOUVER, BC V6L 1G7
TEL: 778-1127 FAX: 778-1137

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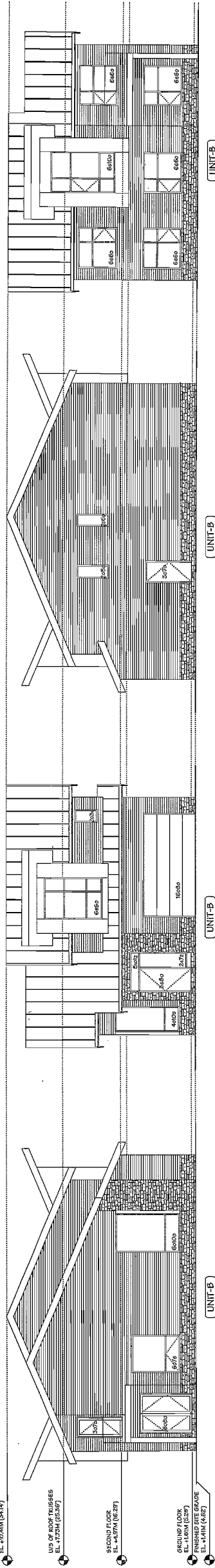


[UNIT-B3]
BUILDING NO. 14
EAST ELEVATION
COLOUR SCHEME - A

[UNIT-B3]
BUILDING NO. 14
NORTH ELEVATION
COLOUR SCHEME - A

[UNIT-B3]
BUILDING NO. 14
WEST ELEVATION
COLOUR SCHEME - A

[UNIT-B3]
BUILDING NO. 14
SOUTH ELEVATION
COLOUR SCHEME - A

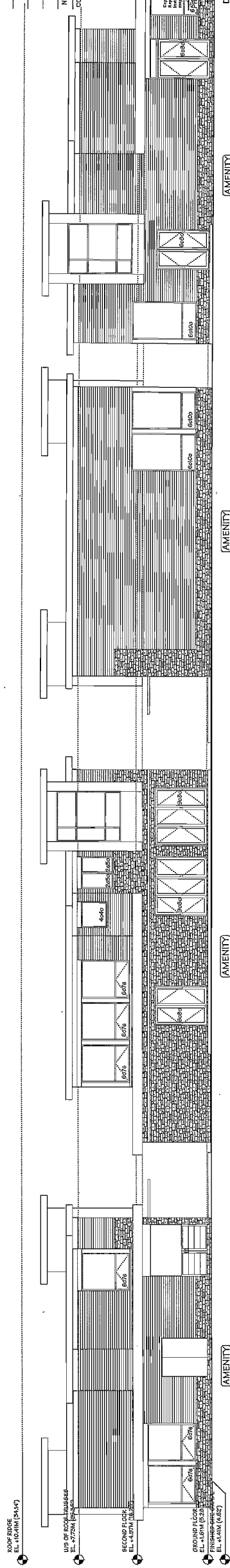


[UNIT-B5]
BUILDING NO. 15
EAST ELEVATION
COLOUR SCHEME - B

[UNIT-B5]
BUILDING NO. 15
NORTH ELEVATION
COLOUR SCHEME - B

[UNIT-B5]
BUILDING NO. 15
WEST ELEVATION
COLOUR SCHEME - B

[UNIT-B5]
BUILDING NO. 15
SOUTH ELEVATION
COLOUR SCHEME - B



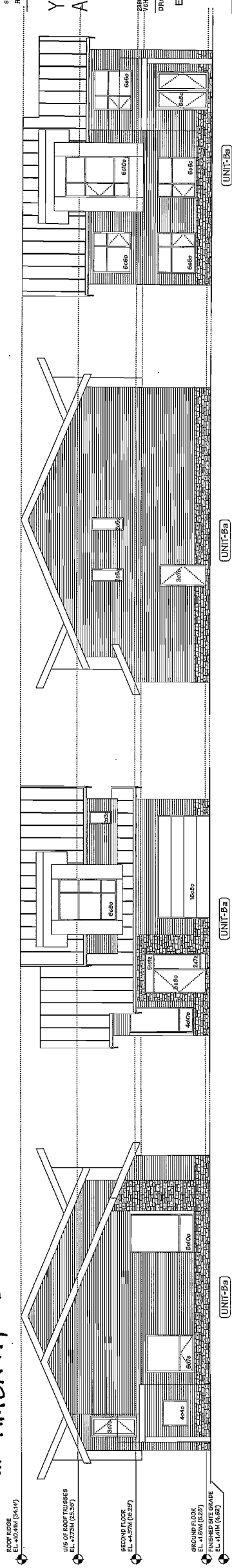
[AMENITY]
BUILDING NO. 16
NORTH ELEVATION

[AMENITY]
BUILDING NO. 16
WEST ELEVATION

[AMENITY]
BUILDING NO. 16
SOUTH ELEVATION

[AMENITY]
BUILDING NO. 16
EAST ELEVATION

* AMENITY BUILDING A



[UNIT-B6a]
BUILDING NO. 17
NORTH ELEVATION
COLOUR SCHEME - A

[UNIT-B6a]
BUILDING NO. 17
WEST ELEVATION
COLOUR SCHEME - A

[UNIT-B6a]
BUILDING NO. 17
SOUTH ELEVATION
COLOUR SCHEME - A

[UNIT-B6a]
BUILDING NO. 17
EAST ELEVATION
COLOUR SCHEME - A

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 6, 2014	ISSUED FOR D.P.P.
3	OCT. 8, 2014	ISSUED FOR A.O.P.
4	SEP. 2, 2014	GENERAL REVISIONS
5	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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February 10, 2015

Plan 9
Dec 8, 2014
DP 14-657872

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 15, 2013	
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CHECKED		PROJ. NO. 1111

PLAN #7
COLOUR SCHEME - A

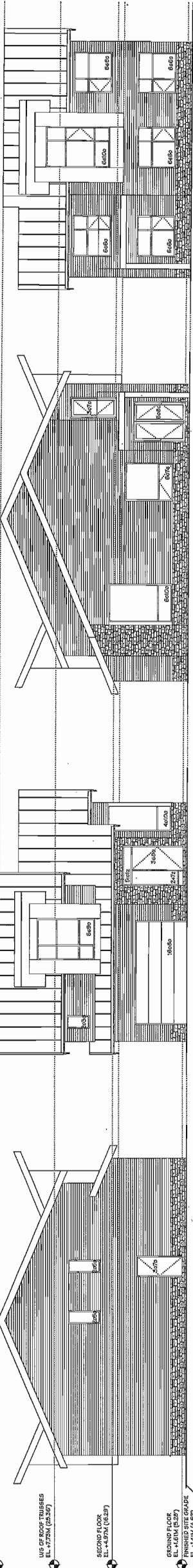
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

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2388 Oak Street, Suite 101, B.C.
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ELEVATIONS

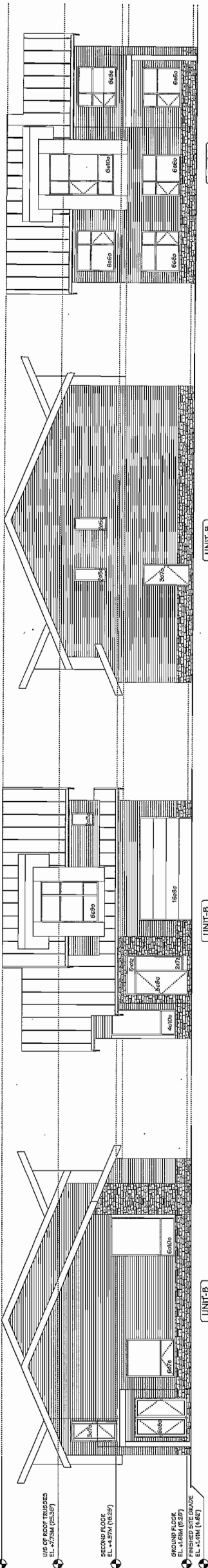


UNIT-B
BUILDING NO. 18
NORTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 18
WEST ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 18
SOUTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 18
EAST ELEVATION
COLOUR SCHEME - B

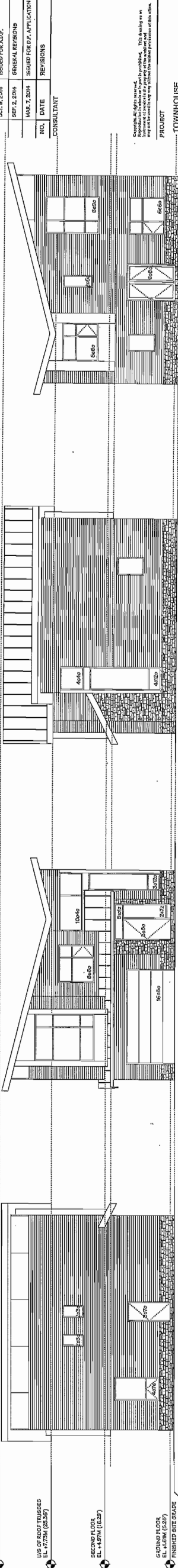


UNIT-B
BUILDING NO. 19, 20
NORTH ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
WEST ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
SOUTH ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
EAST ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

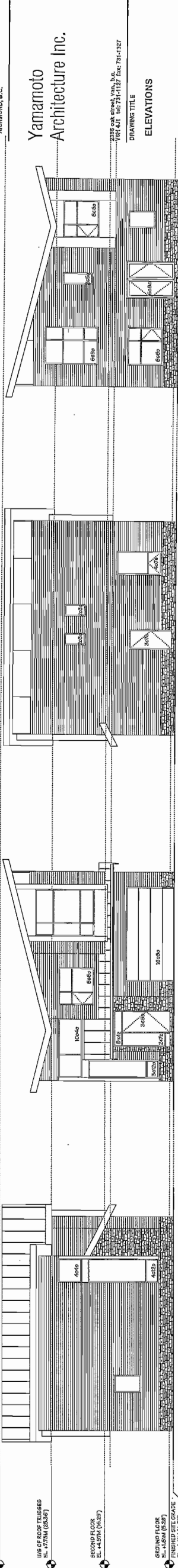


UNIT-A2
BUILDING NO. 21 & 23
NORTH ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
WEST ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
SOUTH ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
EAST ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)



UNIT-A2
BUILDING NO. 22
NORTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
WEST ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
SOUTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
EAST ELEVATION
COLOUR SCHEME - A

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V6T 4J1 Tel: 754-1127 Fax: 754-1327

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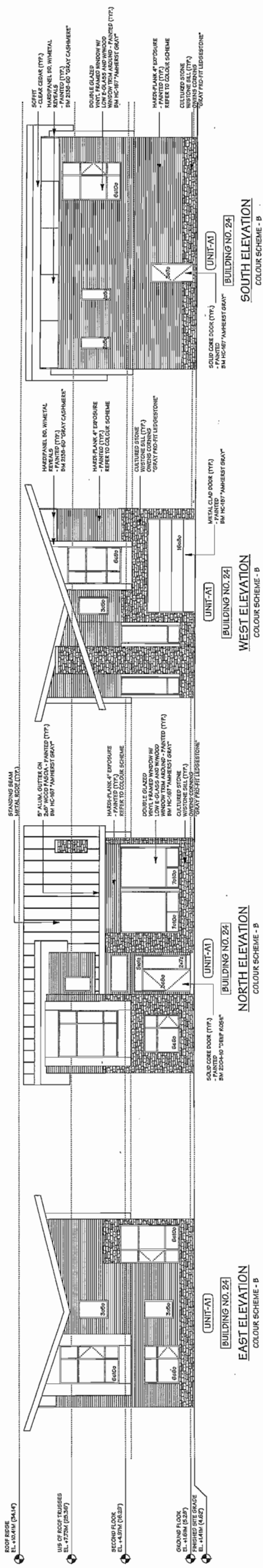
DATE JULY 19, 2013

DRAWN TMM

CHECKED

SHEET NO.

PROJ. NO. 1111



BALCONIES FOR DWELLING UNITS INCLUDE
 METAL GUARDRAILS WITH GLASS INSERT (TYP.)

NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 9, 2014	ISSUED FOR A.O.P.
SEP. 2, 2014	GENERAL REVISIONS
MAY. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
REVISIONS	
CONSULTANT	

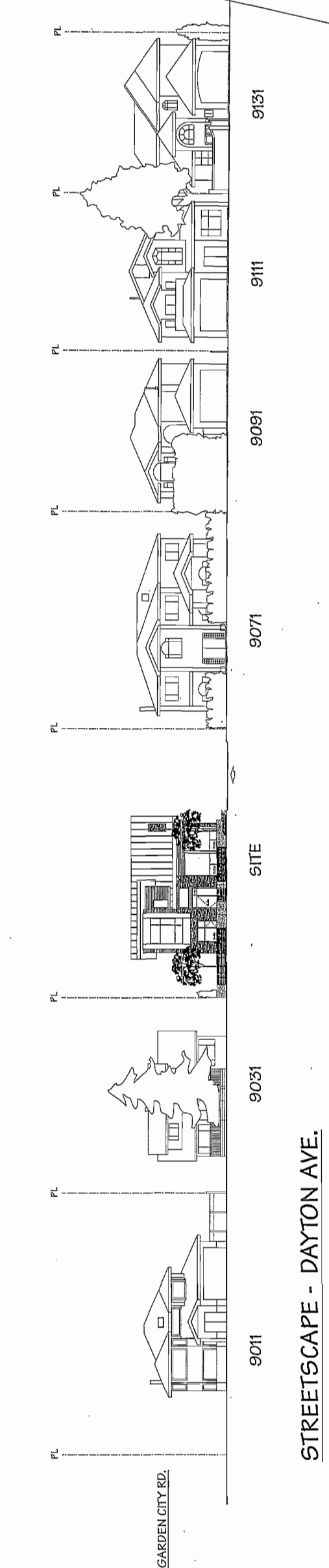
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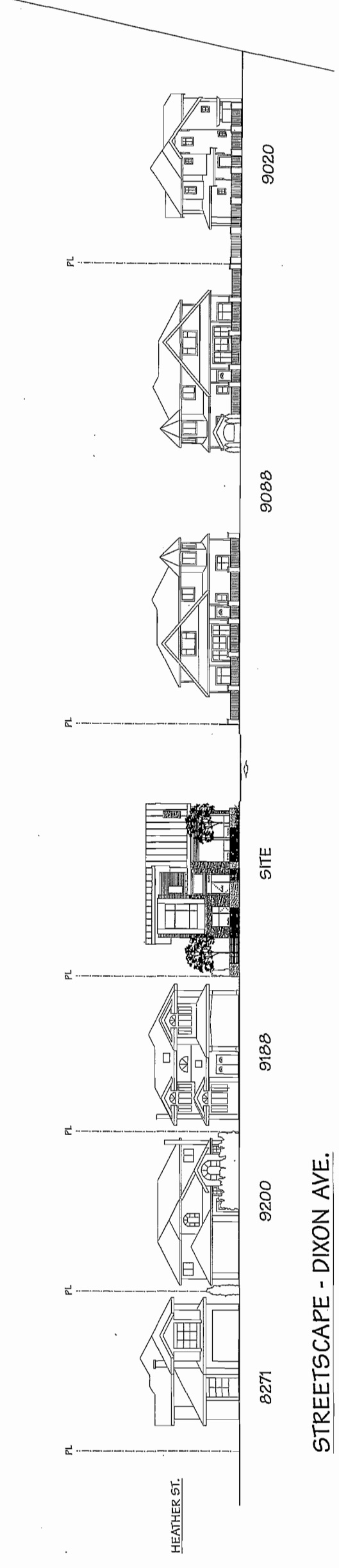
2385 oak street, van., b.c.
VCH 4M tel. 754-4427 fax. 754-4207

ELEVATIONS

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STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

REVISIONS	
NO.	DATE
REVISIONS	
CONSULTANT	
ISSUED FOR D.P. APPLICATION	
ISSUED FOR A.D.F.	
ISSUED FOR D.P.F.	
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PROJECT
TOWNHOUSE
DEVELOPMENT

8031, 9038 DAYTON AVE.
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2014 MAY 12 10:00 AM
YAM 431 641 731 1127 731 1127

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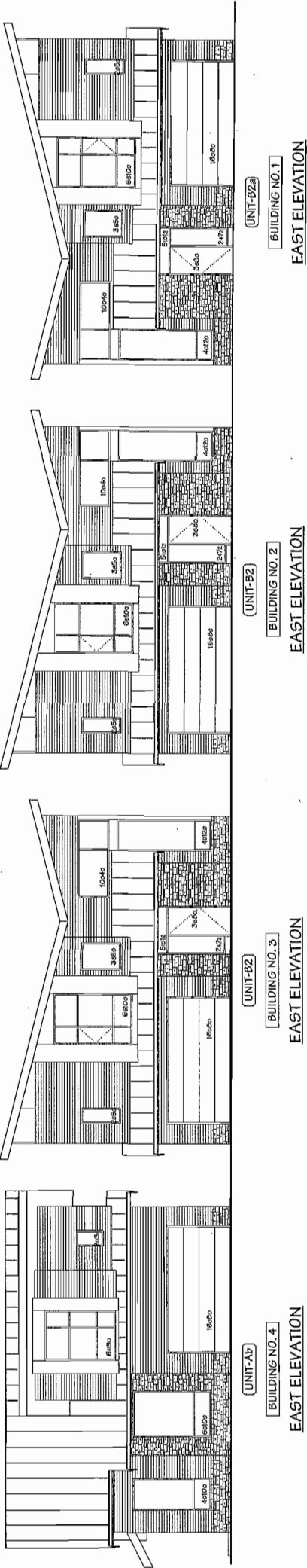
STREETSCAPE ELEVATIONS

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DATE	MAY 12, 2014
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DP 14-657872	
FISCAL NO. 1111	

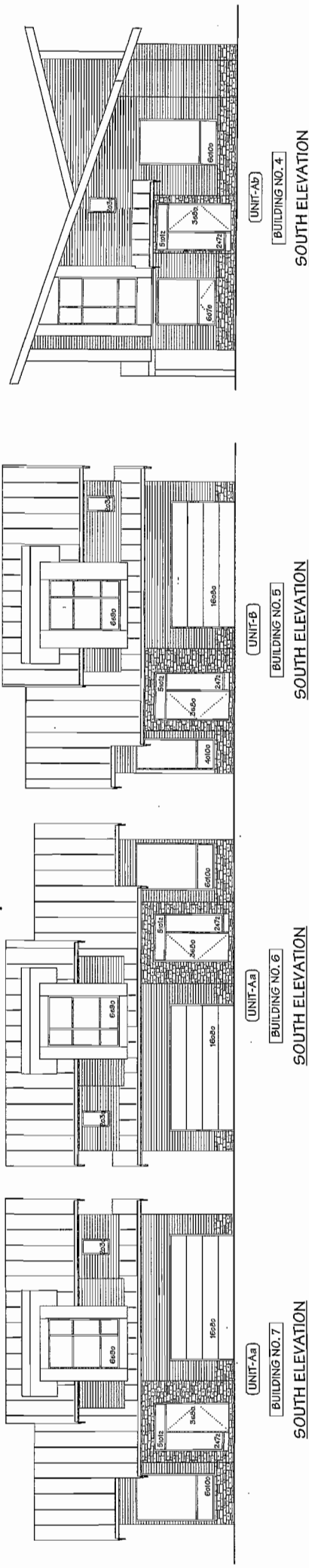
PLAN #1C

Reference Plan
Dec 8, 2014
DP 14-657872

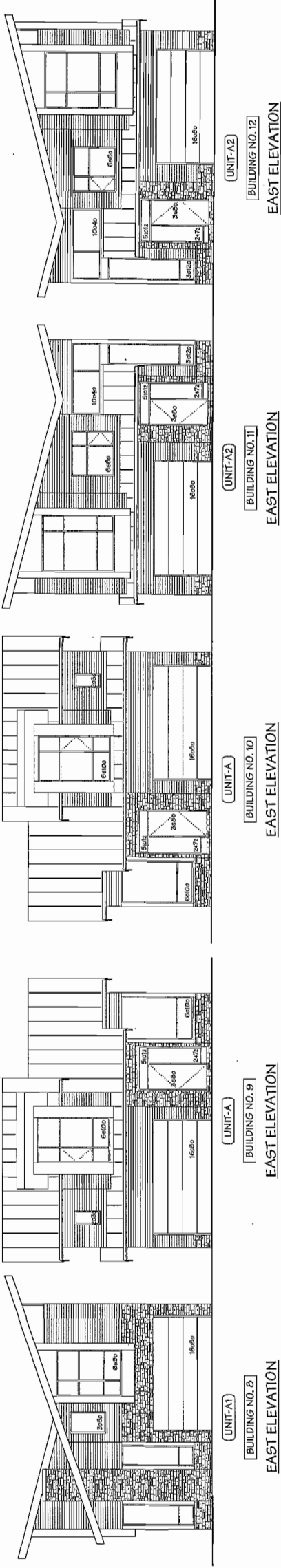
DRIVE AISLE STREETSCAPE - LOOKING WEST



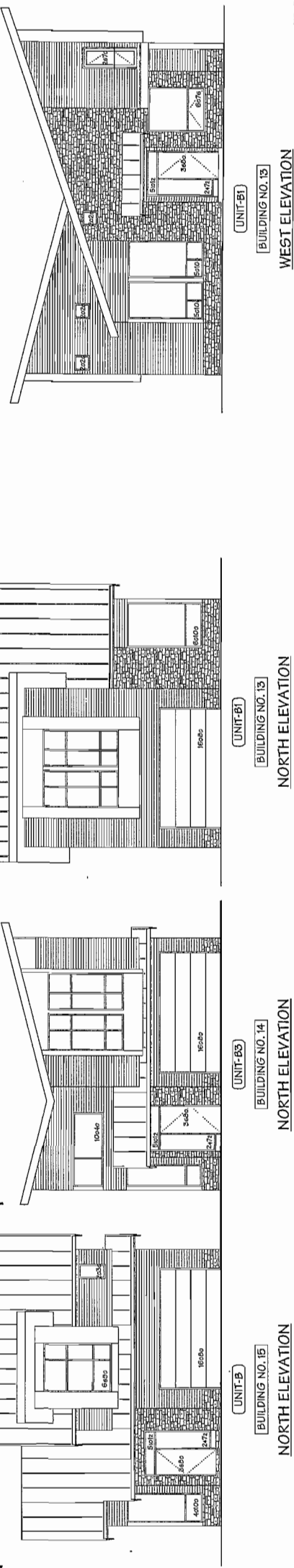
DRIVE AISLE STREETSCAPE - LOOKING NORTH



DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



DRIVE AISLE STREETSCAPE - LOOKING SOUTH AND EAST



	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 9, 2014	ISSUED FOR A.D.P.
	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE	REVISIONS
CONSULTANT		

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2. The drawing is not to be used for construction without the written approval of the architect.

PROJECT

TOWNHOUSE

DEVELOPMENT

9851, 3025 DAYTON AVE
RICHMOND, B.C.

Yamamoto
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2380 408 410451, VRS. 8-2,
VRS. 4-1, M2 73-1127, E24 73-1127

DRAWING TITLE

ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
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PLAN #1d

Superceded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

DRIVE AISLE STREETSCAPE - DIXON TO AMENITY BUILDING, LOOKING EAST

	NOV. 6, 2014	ISSUED FOR D.P.P.
	OCT. 3, 2014	ISSUED FOR A.D.P.
	SEP. 4, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT
TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2356 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE	ELEVATIONS
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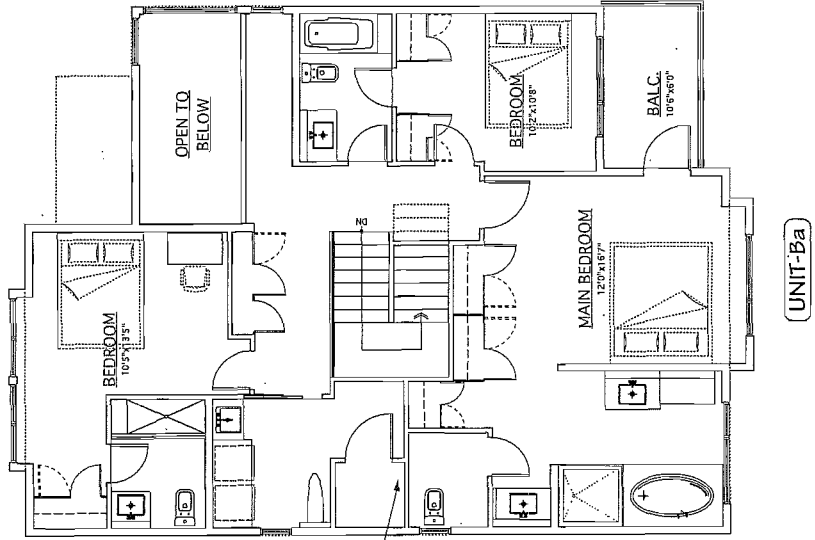
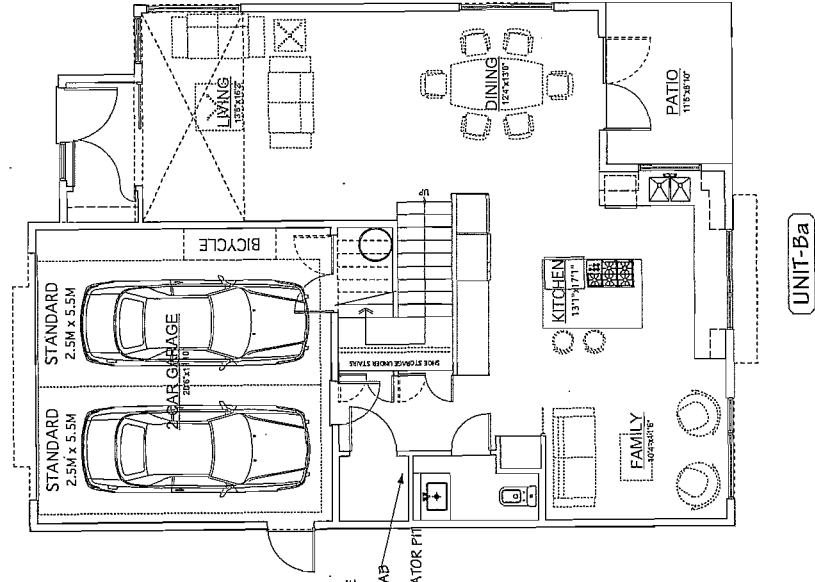
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DATE	JULY 19, 2013	
DRAWN	TY	
CHECKED		

PLAN #1e

Superseded
Plan from staff report dated
February 10, 2015

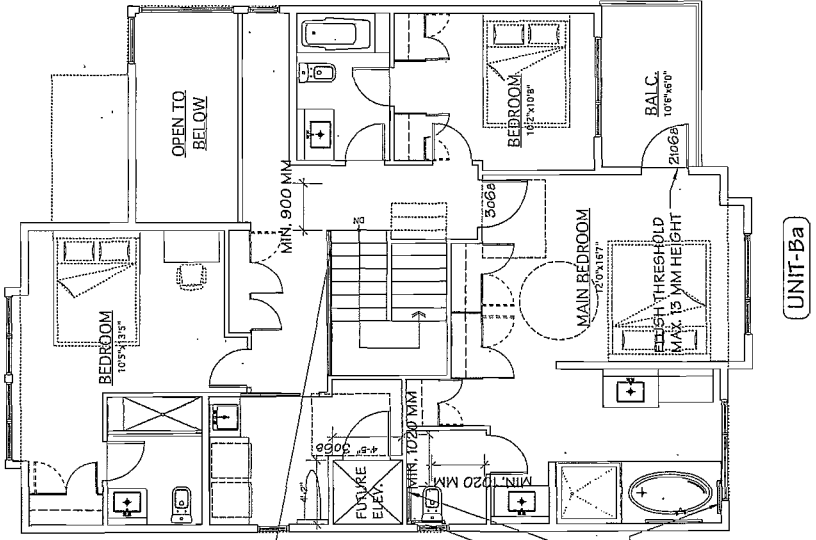
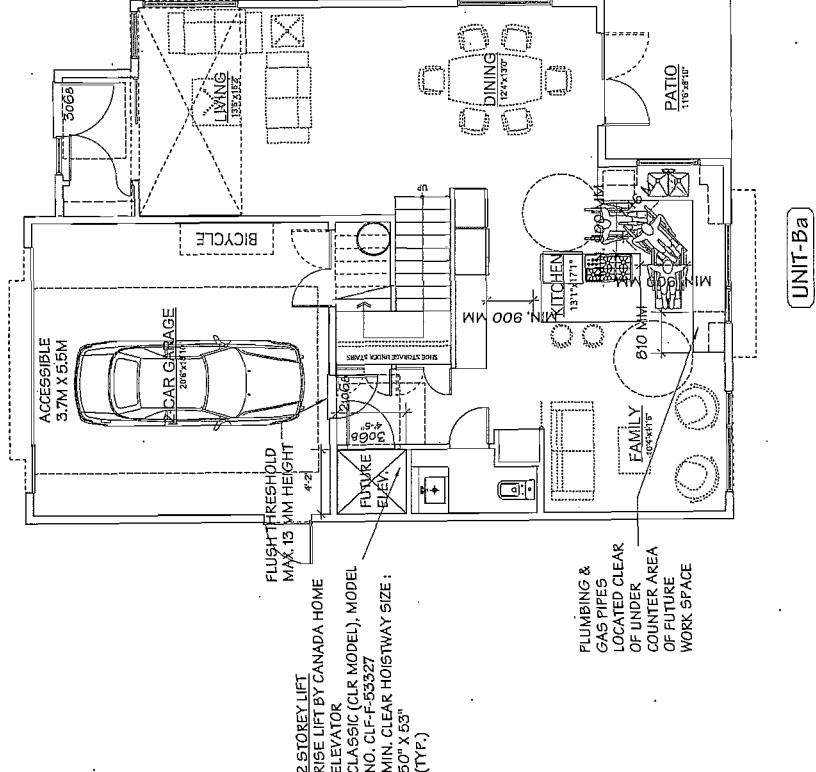
Reference Plan Dec 8, 2014
DDP 14-657872

BEFORE:



GROUND FLOOR PLAN
SCALE : 3/16" = 1'-0"

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

CONVERTIBLE UNIT PLAN

PLAN #16

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

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

SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 031

- R12 FULL UNDER GLAS INSULATION AND R12 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR, RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENT CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLID) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GALLONS

CHECKLIST - CONVERTIBLE UNIT FEATURES		
DOORS & DOORWAYS		COMPLIES,
	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).	COMPLIES.
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY (AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING, NOTE HOW ACCESSED.	COMPLIES
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
VERTICAL CIRCULATION	LEVEL-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
	STAIR LIFT, STAIRCASE WIDTH, FLOORING SUPPORT, AND LANDINGS AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DERESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS	COMPLIES.
	FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.	
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
	MIN. 900 MM WIDTH.	COMPLIES.
HALLWAYS	MIN 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
GARAGE	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENINGS.	COMPLIES.
BATHROOM (MIN.1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2"x12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	COMPLIES.
	LEVEL-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN- FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER), ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	COMPLIES.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1600 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
	LEVEL-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	TO BE PROVIDED.
	UPGRADE TO FOUR-FLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAY - 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

Superseded
Plan from staff report dated
February 10, 2015

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

FLOOR PLANS

SCALE	SHEET NO.
-------	-----------

DATE JULY 19, 2013

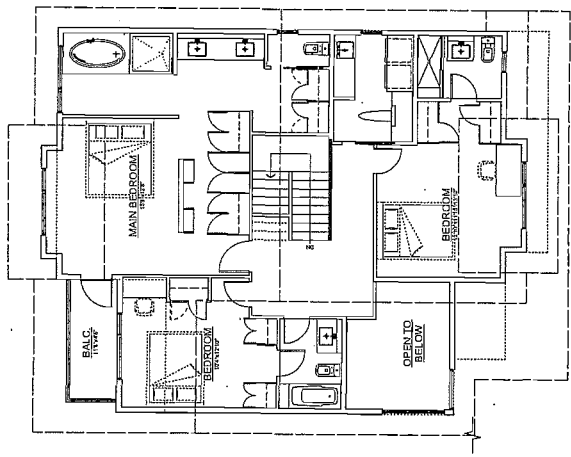
DRAWN TY/KM

CHECKED

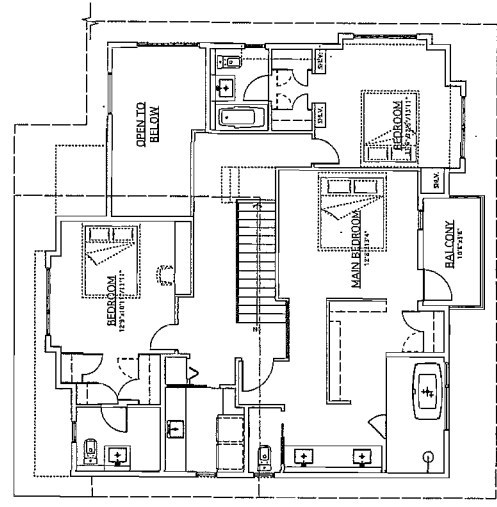
PROJ. NO. 1111

PROJ. NO. 1111

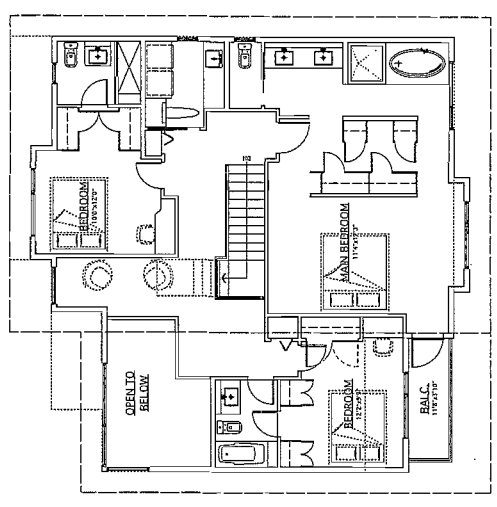
- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):
- 5/8" BLOCKS IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW VOC PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE 83:
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
 - 2" POLYURETHANE INSULATION CORE DOORS, WINDOWS WITH VINYL FRAMES
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS, WINDOWS IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY FURNACE
 - 1/2" THERMO BREAK VINYL WINDOW CASING, TUBES, TUBES PRESIGE SOLID BACK UP HEATING SYSTEM, NATURAL GAS, INDIRECT FRED WATER HEATER, 50 US GAL TANK, EF: 0.79 (TRIANGLE TUBE SMART SERIES)



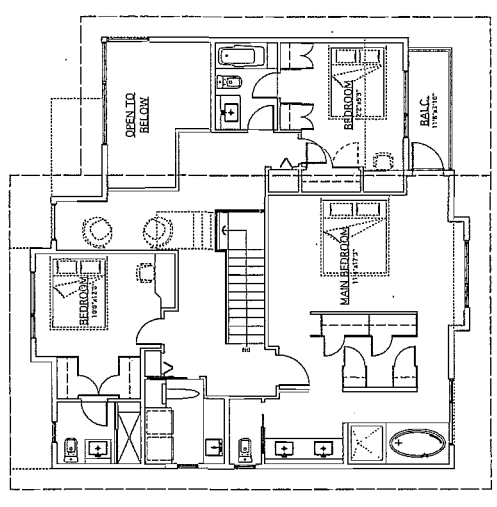
UNIT-B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



UNIT-B2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

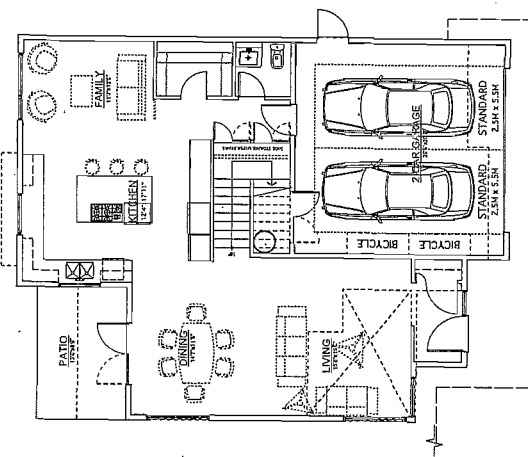


UNIT-B2a
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

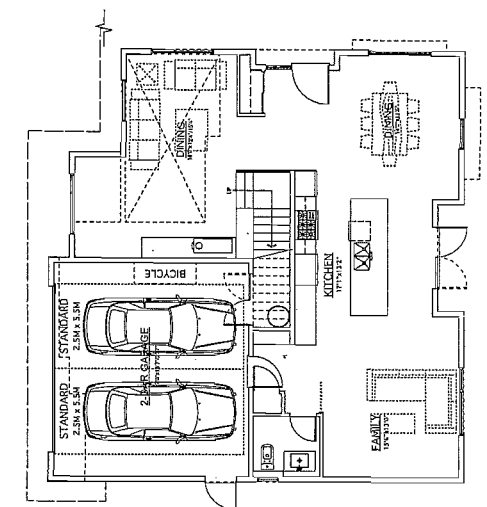
NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 9, 2014	ISSUED FOR A.B.P.
SEP. 2, 2014	GENERAL REVISIONS
MAY 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

Superseded
Plan from staff report dated
February 10, 2015

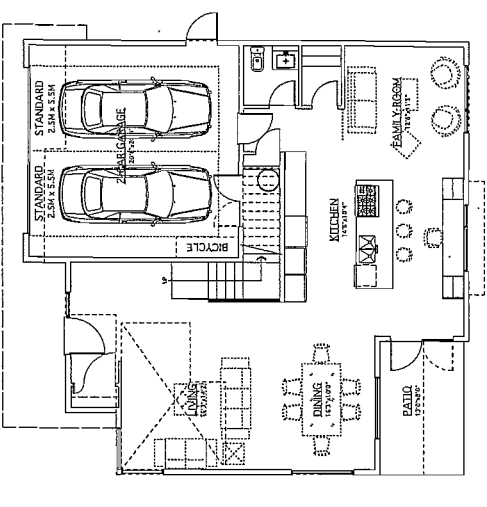
Reference Plan
Dec 8, 2014
DP 14-657872



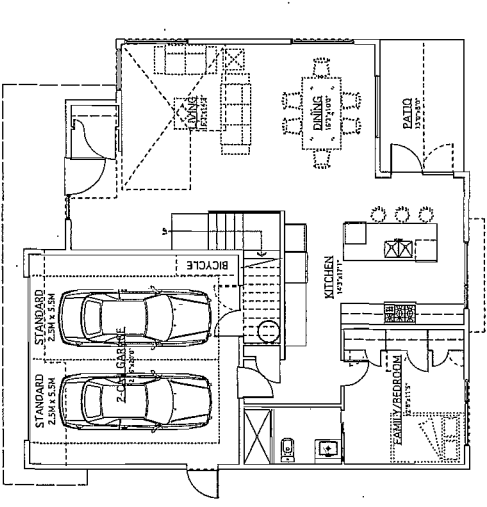
UNIT-B
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



UNIT-B2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-B2a
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT
TOWNHOUSE
DEVELOPMENT
8051, 8055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

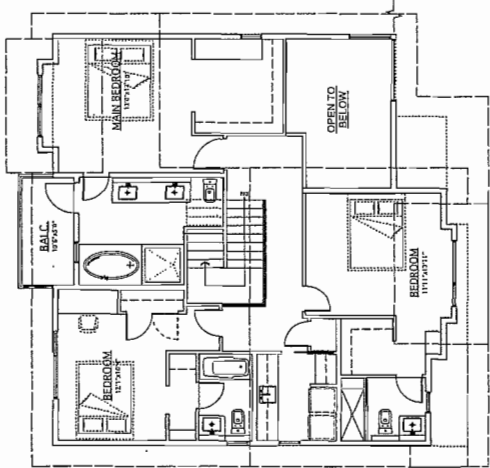
2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
FLOOR PLANS

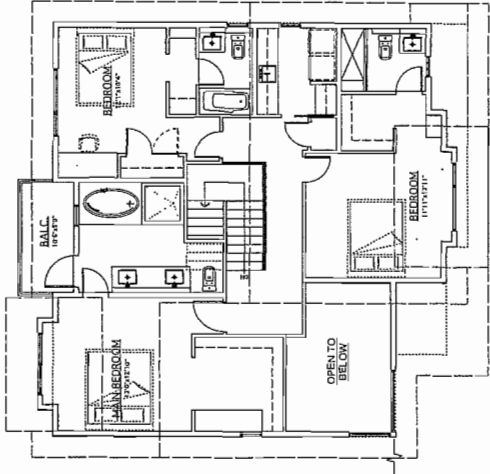
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DATE	JULY 18, 2013
DRAWN	TYOM
CHECKED	
PROJ. NO.	1111

PLAN #10

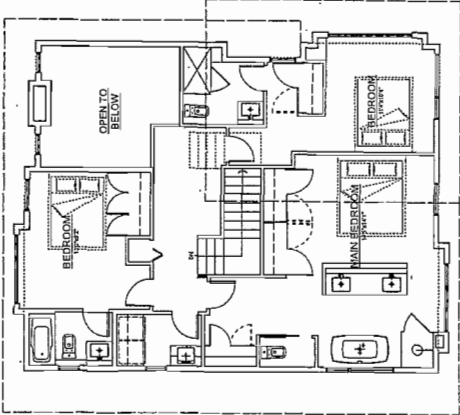
- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE 68:
- R12 FULL UNDOE SLAB INSULATION AND R12 SHIRT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW UNITS WITH 1/2" AIR GAP
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, ALUMINUM FRAME WITH 1/2" AIR GAP
 - ENERGY STAR RATED AIR-TO-AIR EXHAUST FAN
 - 100% EXHAUST FAN WITH 1/2" AIR GAP
 - SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENT CONDENSING BOILER (95% A.P.F.) (TRIANGLE ENERGY) WITH 1/2" AIR GAP
 - NATURAL GAS, INDIRECT FIRE WATER HEATER, 80 US GAL TANK, E.F. 0.79 (TRIANGLE FIRE SMART SERIES)



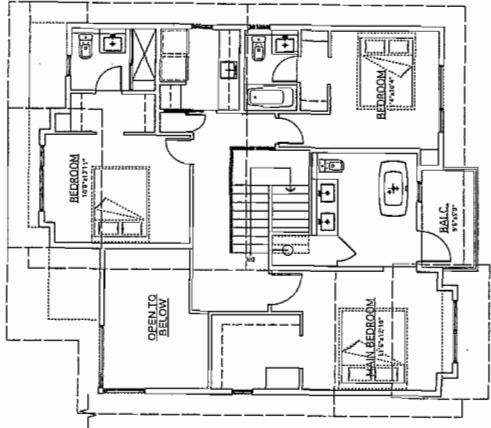
UNIT-A-6
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



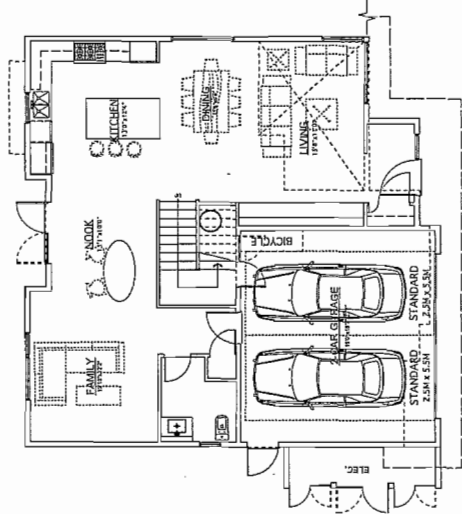
UNIT-A-5
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



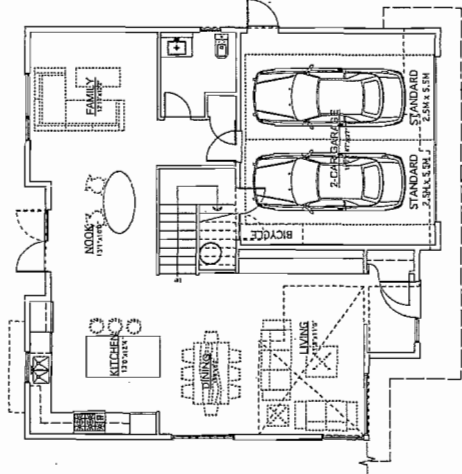
UNIT-A-1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



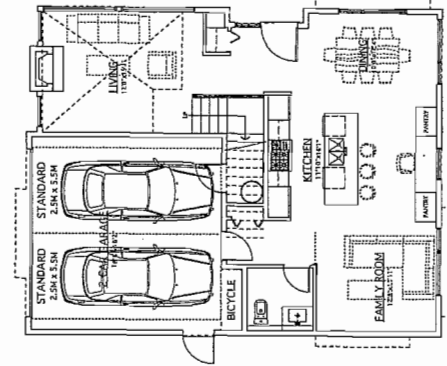
UNIT-A
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



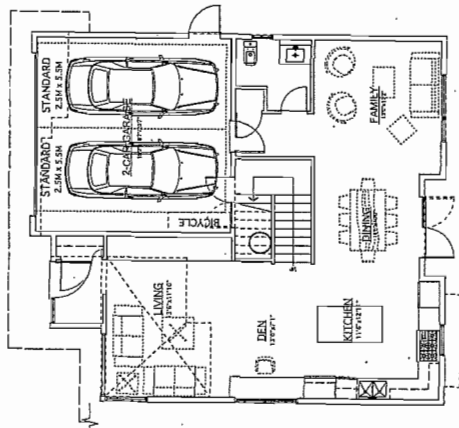
UNIT-A-6
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 6



UNIT-A-5
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 7



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



UNIT-A
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 9

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

PROJECT
TOWNHOUSE
DEVELOPMENT

9851, 9855 DANTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

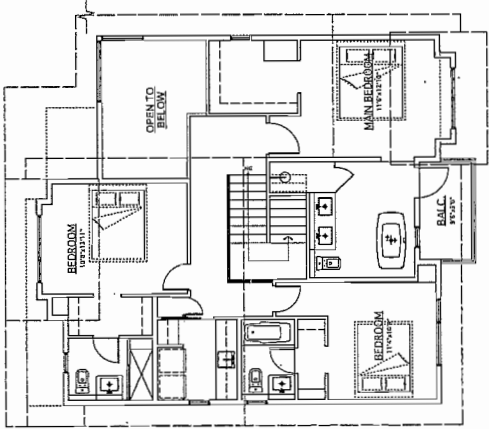
2366 oak street, vancouver, b.c.
V6H 4J1 TEL: 731-1127 FAX: 731-1327

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 18, 2013	
DRAWN	TY/KA	DP 14-6578
CHECKED		PROJ. NO. 1111

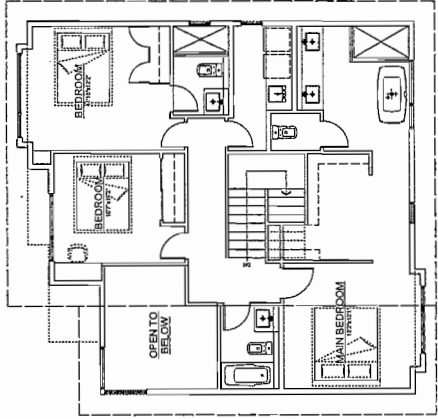
PLAN #11

- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW VOC PAINTS, SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE B3:
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
 - INSULATED EXTERIOR WALLS, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED SOFT COAT LOW-E, 1/2" MINIMUM GLASS UPGRADE TO 1/4" MINIMUM GLASS
 - ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING GAS FURNACE, 95% EFFICIENCY (TRIANGLE TUBE PREHEATER SOLID BACK UP HEATING SYSTEM)
 - NATURAL GAS, INDIRECT FRIED WATER HEATER, 60 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE WATER SERIES)



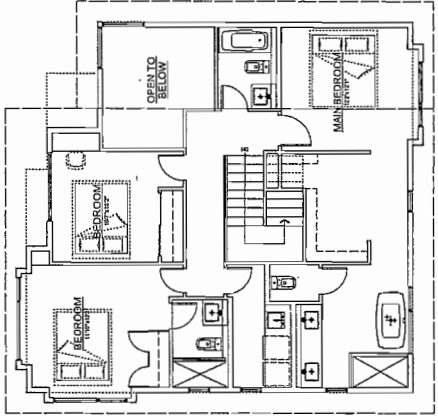
UNIT-A

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



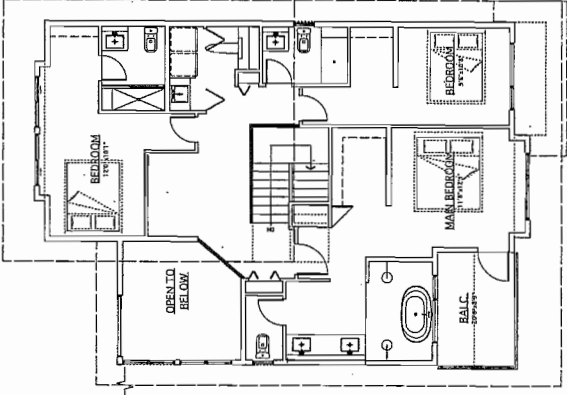
UNIT-A2

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



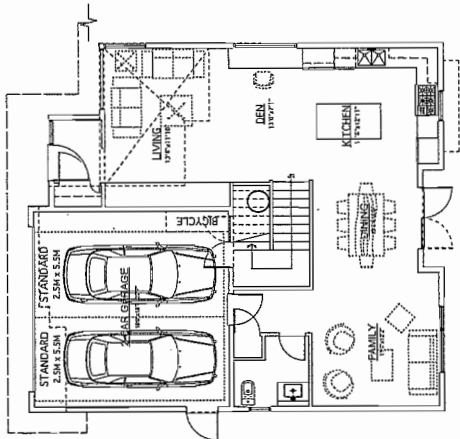
UNIT-A2b

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



UNIT-B1

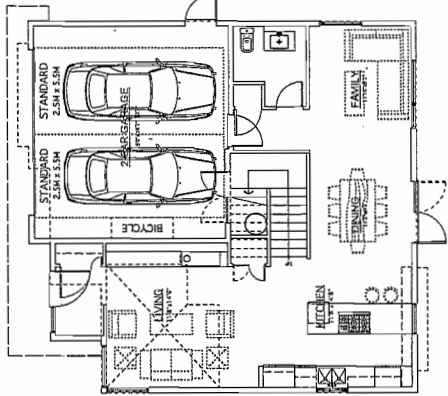
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A

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

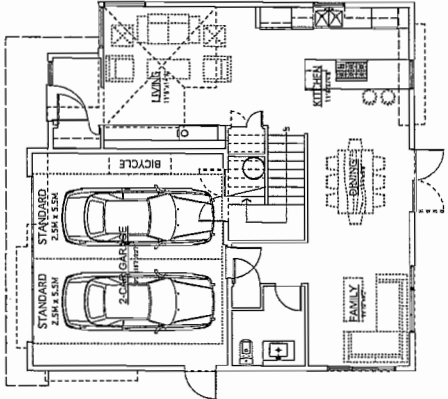
BUILDING NO. 10



UNIT-A2

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

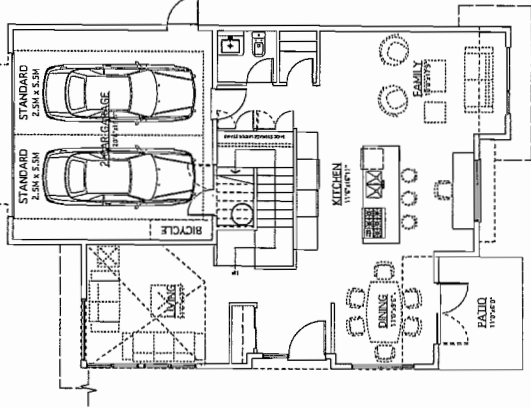
BUILDING NO. 11



UNIT-A2b

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

BUILDING NO. 12



UNIT-B1

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

BUILDING NO. 13

Superseded
Plan from staff report dated
February 10, 2015

Reference Plan
Dec 8, 2014
DP 14-657872

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written permission of the architect.

PROJECT
TOWNHOUSE
DEVELOPMENT

9951, 8855 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

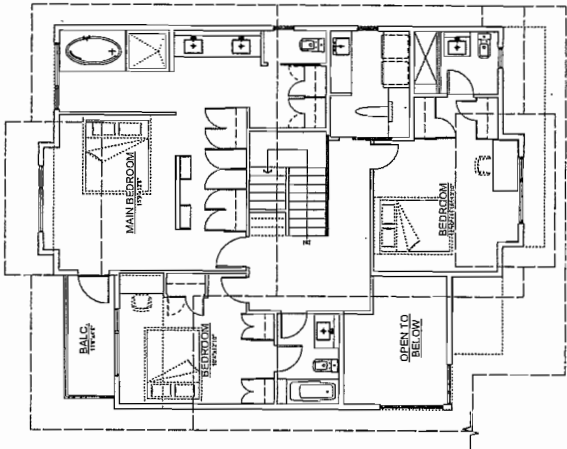
2286 oak street, vancouver, b.c.
V6H 4J1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE

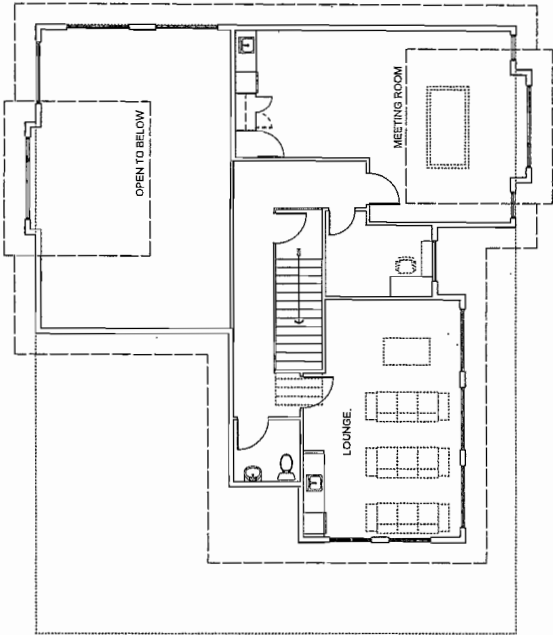
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TY/KM	DP 14-6578
CHECKED		PROJ. NO. 1111

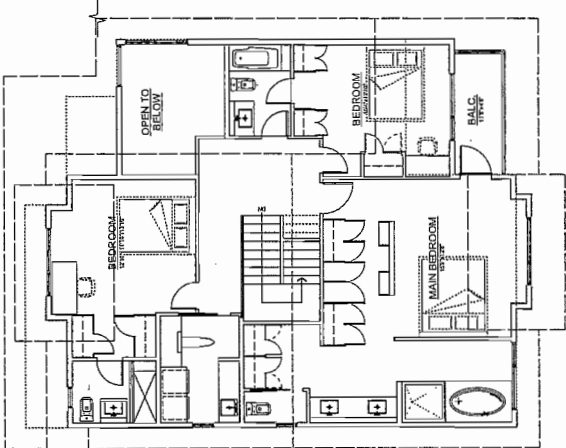
- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE TRANSFER
 - GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE 83:**
- R12 FILL UNDER SLAB INSULATION AND R12 GYPT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRED GLAZING SYSTEM WITH 1/2" AIR SPACE
 - 5" STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS, DOUBLE GLAZED, SOFT COAT LOW-E, FRED GLAZING SYSTEM WITH 1/2" AIR SPACE
 - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENT CONDENSING BOILER (95% AFUE) (TRIANGLE TANK, EF, 078) (TRIANGLE TUBE SMART SERIES)
 - NATURAL GAS, INDIRECT FIRE WATER HEATER, 50 US GAL TANK, EF, 078 (TRIANGLE TUBE SMART SERIES)



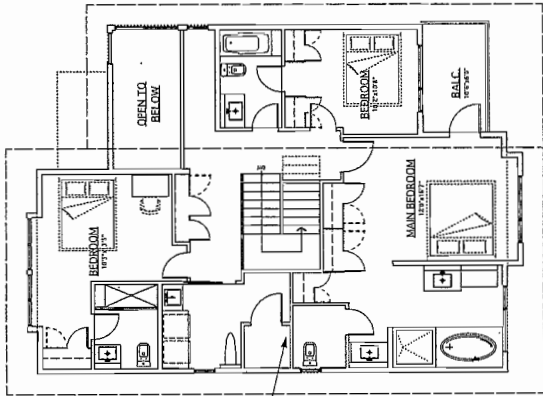
UNIT-B2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



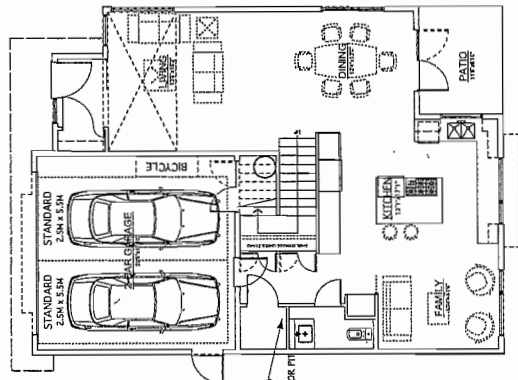
AMENITY
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



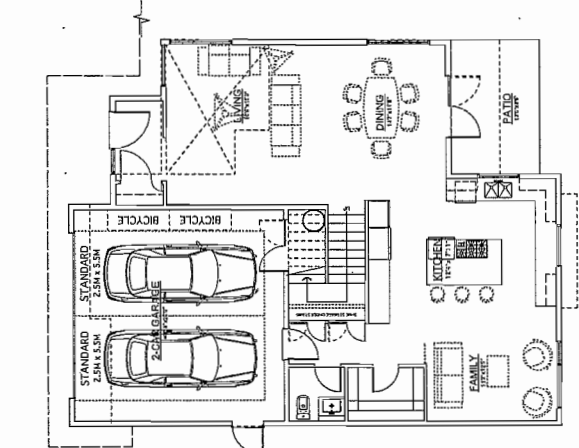
UNIT-B1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



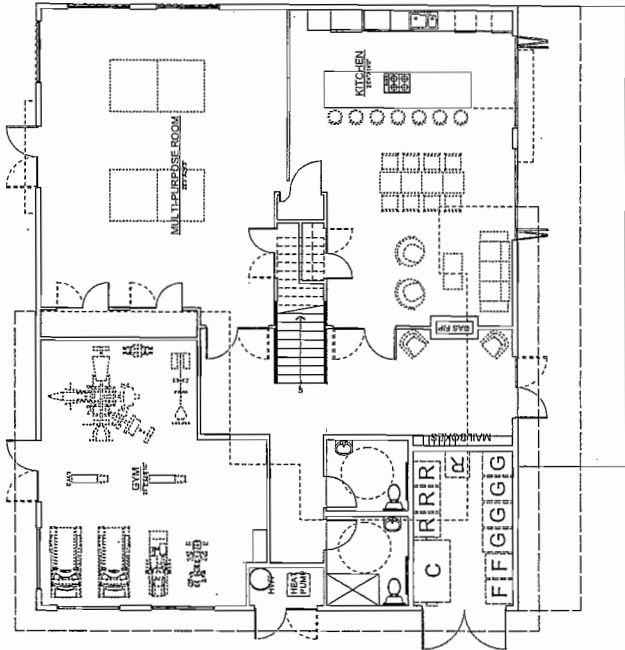
UNIT-B3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



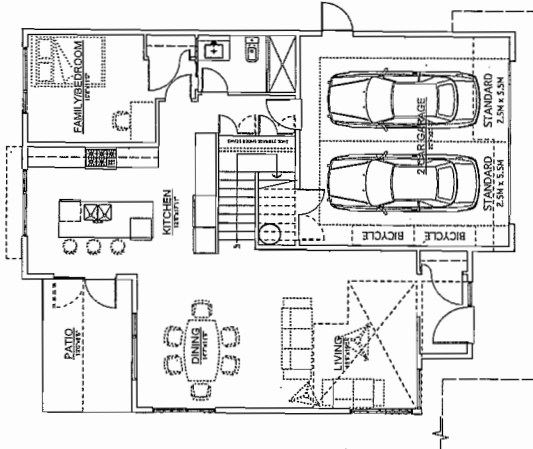
UNIT-B3
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 14



UNIT-B1
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 15



AMENITY
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 16



UNIT-B2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING NO. 17

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

Superseded
Plan from staff report dated
February 10, 2015

PROJECT
TOWNHOUSE
DEVELOPMENT

5051, 5052 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, vancouver, b.c.
v6h 4j1, tel: 731-1127 fax: 731-1327

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TYWKM	DP 14-65787
CHECKED		PROJ. NO. 1111

PLAN #13

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

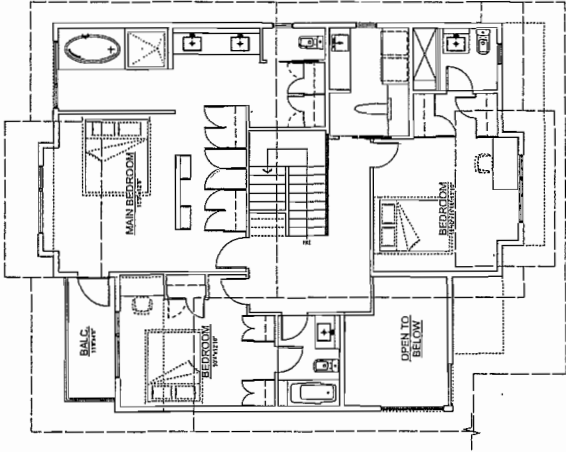
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):

- TURBOVEX APPLIANCES AND LOW-E WINDOW GLAZING
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

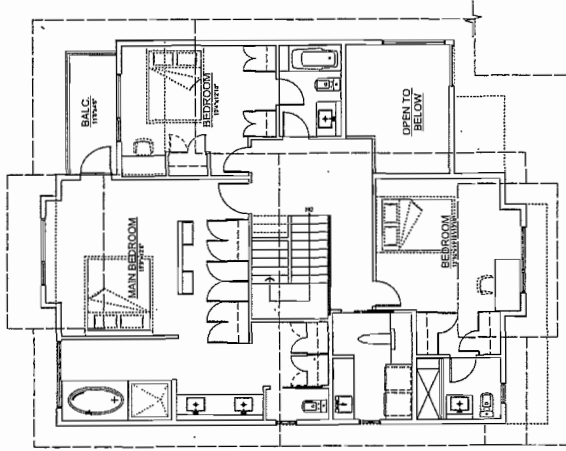
ENERGYGUIDE #2:

- R12 FULL UNDER GLASS INSULATION AND R12 SKIRT
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- 2" POLYURETHANE INSULATION WITH 1/2" CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, 2" POLYURETHANE, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM
- ENERGYSTAR RATED 13 SEER AIR CONDITIONING SYSTEM
- EFFICIENT CONDENSING BOILER (98% ANNUAL TRIANGLE TUBE PRESTIGE SOL) BACK UP HEATING SYSTEM
- 1/2" INSULATED, 1/2" THICK FIBER WATER HEATER 50 US GAL TANK, 14-1/2" (TRIANGLE TUBE SMART SERIES)



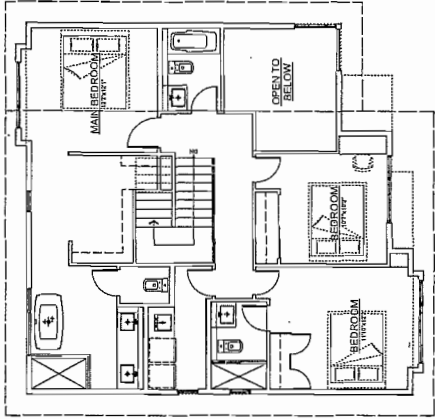
UNIT-B

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



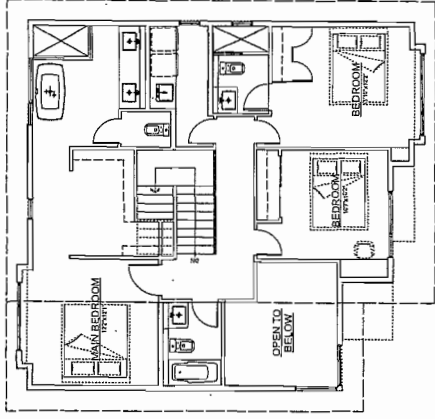
UNIT-B

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



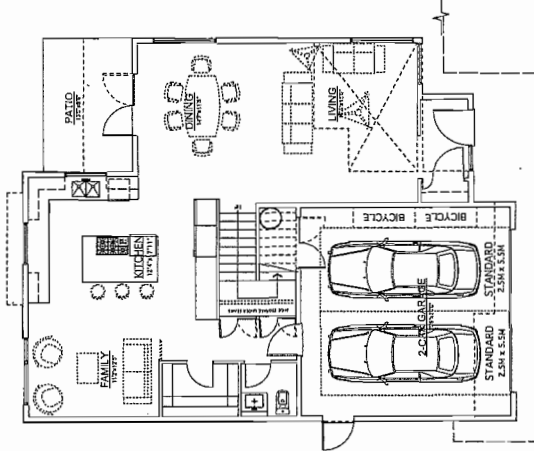
UNIT-A2

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



UNIT-A2

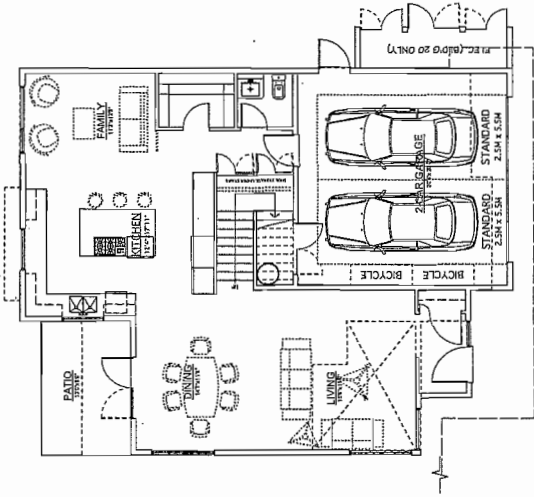
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-B

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

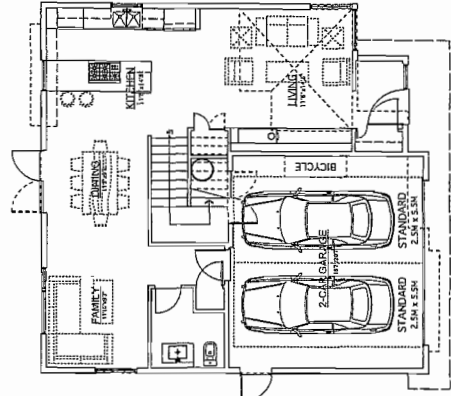
BUILDING NO. 1B



UNIT-B

GROUND FLOOR PLAN
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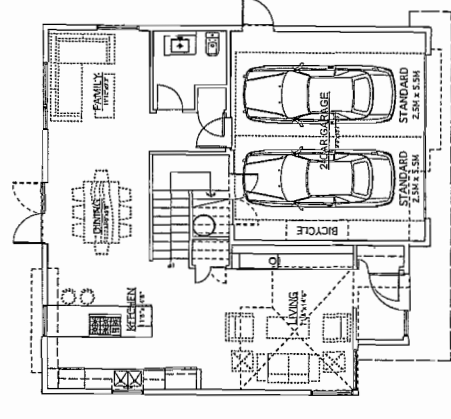
BUILDING NO. 19, 20



UNIT-A2

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

BUILDING NO. 21 & 23



UNIT-A2

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

BUILDING NO. 22

NO.	DATE	REVISIONS
NOV. 5, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

Superseded
Plan from staff report dated
February 10, 2015

PROJECT
TOWNHOUSE
DEVELOPMENT

9351, 5655 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, vancouver, b.c.
V6H 4J1 TEL: 721-1127 FAX: 721-1927

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 19, 2013		
DRAWN	TYKAM	DP 14-6578	
CHECKED		PROJ. NO.	1111

PLAN #14

Public Input

Correspondence Received

Kathy Stephens and Mike Thorne

March 15, 2015

Irene Webster

March 13, 2015

Wilson Leung

March 6, 2015

Richard Wong

February 23, 2015

Badyal, Sara

From: Kathy Stephens [katstep1@gmail.com]
Sent: Sunday, 15 March 2015 06:33 PM
To: Badyal, Sara
Cc: Ray Luetzen; Jackson Lee
Subject: DP 14-657872

Hi Sara,

Mike and I agree to have the existing hedge removed under the conditions that we have reached with Jackson.

A 15 foot hedge planted on Jackson's property going all the way along our back yard (8371 Heather Street) and our neighbours Rita and Ray (8351 Heather Street).
Along with a six foot wooden fence on our side of the hedge.

It would be nice to have a condition that the new Strata could not trim the hedge below 15 feet tall.

Jackson can also remove our 20 foot tree along the property line.

Regards,
Kathy Stephens
Mike Thorne

Badyal, Sara

From: CE WEBSTER [i_m_webster@shaw.ca]
Sent: Friday, 13 March 2015 03:22 PM
To: Jackson Lee; Badyal, Sara
Subject: hedges and trees at the rear of property at 8291 Heather street

Mr. J.Lee, Ms. S.Badyal

I have been informed that a tree removal permit(TP15-692017) has been issued for the removal of 3 trees located at the rear of the property located at 8291 Heather Street.

With the removal of these trees, I hereby am in agreement with the development plans for 9055 Dayton Avenue at the rear of 8291 Heather Street, which include removal of existing fence and hedge and replacement with a cedar fence and tall more manageable cedar hedge trees. This option provides privacy and a safe environment.

I will be and have been looking at appropriate trees for replacement of those removed.

Thank you for your patience in this matter.

Irene W. Webster

Badyal, Sara

From: W L [wleungws@gmail.com]
Sent: Friday, 06 March 2015 01:53 PM
To: Badyal, Sara
Cc: Re be
Subject: Heat pump installation at 9055 Dayton Ave (DP 14-657872)

Hi Sara,

We learn from documents related to DP 14-657872 that, heat pumps will be installed on the property. We have some concerns regarding the operating noise from these devices:

1. Is there any by-law regarding these devices? For example, a sound level limit in decibels.
2. How are these by-laws inspected and enforced?
3. Does the plan drawing confirm the locations of these heat pumps? If yes, I would like to take a look at the drawing in person.

Wilson

Badyal, Sara

From: RICHARD WONG [wong.richard@shaw.ca]
Sent: Monday, 23 February 2015 11:48 PM
To: Badyal, Sara
Subject: Re: 9051 Dayton Townhouse Project, DP 14-657872
Attachments: HP0001.pdf; 9071 Dayton Sideyard.jpg

Hi Sara,

In reference to an e-mail sent to you on August 25, 2014, I reside in the house on 9071 Dayton Avenue, immediately adjacent to the proposed 9051 Dayton townhouse complex, with my west and north property lines effected by this complex in terms of privacy and traffic noise. Mr. Jackson Lee and his general contractor from Jacken Homes had re-visited their ideas of solving the privacy issue between our properties with me during the last couple of weeks. I have attached the letter provided to me from them at that time for your reference. As well, I have attached a picture of the existing conditions bordering our properties for your reference.

During our meeting, we had both mutually agreed that Jacken Homes will provide a seven feet high cedar hedge planted at a non-walk through spacing to act as a continuous privacy barrier on the entire length of the shared east/west property line. The stem of the cedars shall be planted no less than 300mm west of the property line to avoid future up-rooting of the existing 9071 Dayton house foundation. There will be no fence constructed with only the continuous hedge line acting as a natural barrier. The existing hedges and cedar fence on the property line will be removed and abandoned. This proposed seven feet high continuous hedge will beautiful the entry to the townhouse complex, and tie-in to the ten feet high proposed hedges to the northern property line that will be bordering the entire complex.

The conditions were that Jacken Homes will assist in removing all the over matured landscape plants on 9071 Dayton Ave., and to remove the existing south facing hedges & re-plant with seven feet high cedars to blend into the new development cedars. As well, Jacken Homes will provide a fifty feet length of seven feet high cedar hedge planted at a non-walk through spacing to act as a continuous privacy rear yard barrier between 9071 Dayton Ave. and 9091 Dayton Ave.

This e-mail serves only as information that Jacken Homes had discussions with the residents of 9071 Dayton Ave and preferences were acknowledged.

Thank You,

Richard Wong

Jacken Homes
9002 Oak Street
Vancouver, BC V6P 4B9
www.jackenhomes.com

Mr. Richard Wong
9071 Dayton Avenue
Richmond, BC V6Y 1E1

January 16, 2014

Dear Mr. Wong,

As you may be aware our Development Permit Application was recently presented to the Development Permit Panel meeting on January 14, 2015. Feedback from the panel requested that we finalize and confirm the plan with our neighbours on the proposed hedge and fence replacement, and return back to the Panel with that information.

Our conversations with you had indicated that you would prefer to not have a fence along your backyard. **As a result, we are not planning to install a new fence along your rear property line.** Bordering on your back yard, we are planning to plant 10 foot tall emerald green cedar hedges on our property. Bordering on your west side property line, we are planning to install a new 6 foot tall wooden fence on our property and 5 foot tall columnar Irish yew hedges on our property behind the new fence.

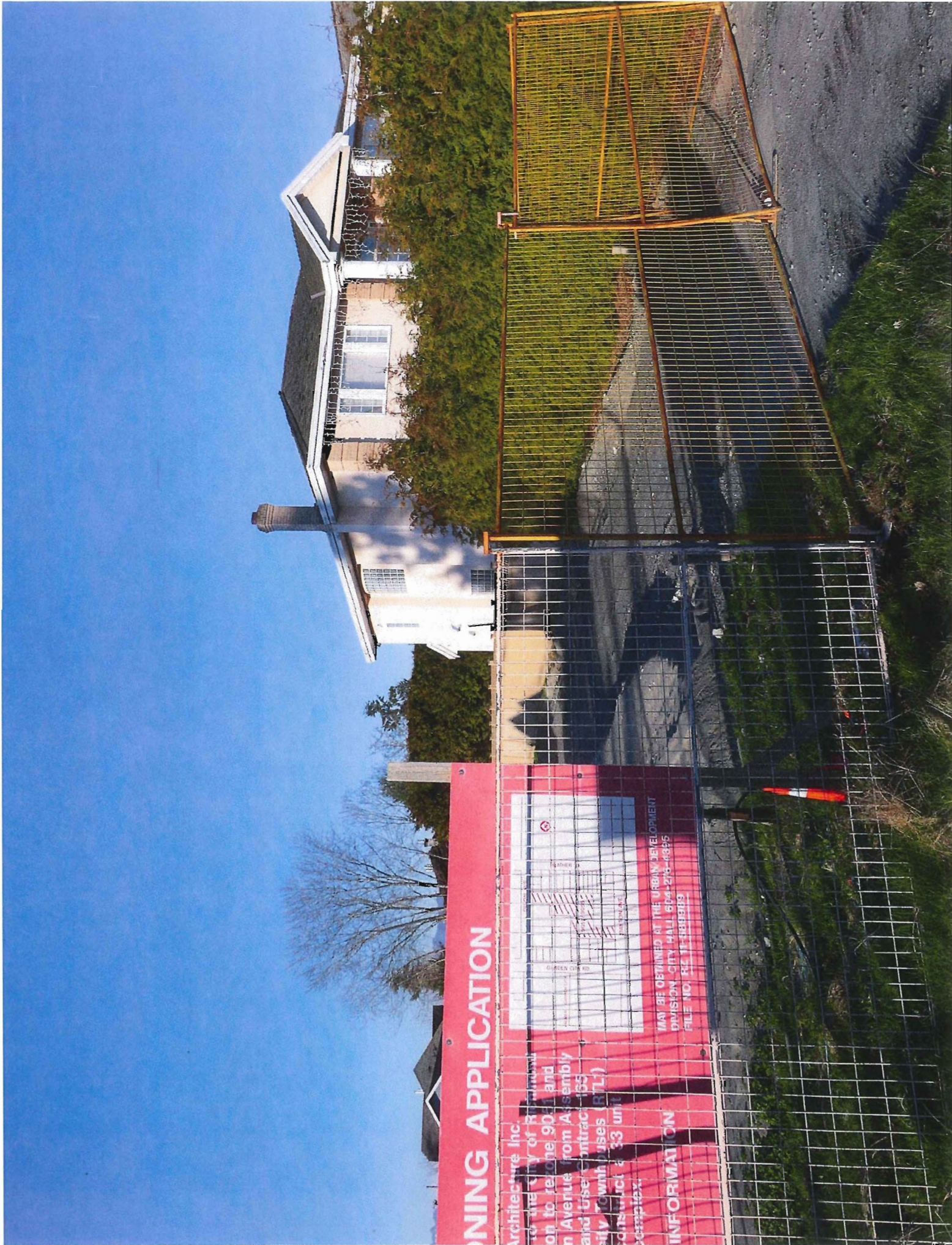
Our planned course of action remains the same as previously presented to you and is designed to limit the time of lost privacy screening. The existing hedges will be retained until perimeter drainage is to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete not exceeding a period 4 weeks. We would put up temporary fencing immediately to retain the separation of the fencing. Replacement hedges would be planted immediately after to bring back the privacy provided by the previous hedge. We are now currently estimating that this portion of the work would take place sometime in the spring of 2015. We will notify you in writing with a minimum of two weeks prior to the existing hedges being removed.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from the City of Richmond at 604-276-4282 referencing file no. DP 14-657872.

Sincerely,



Jackson Lee
Jacken Homes
Cell: 778-865-4783
Office: 604-266-0808 ext. 12
jackson.lee@jackenhomes.com



ZONING APPLICATION

Architecture Inc.
to the City of Richmond
on to rezone 9041 and
n Avenue from Assembly
and Use Contract 165
city Townhouses (RTL)
construct a 33 unit
complex.



MAY BE OBTAINED AT THE URBAN DEVELOPMENT
DIVISION CITY HALL 604-273-4395
FILE NO. RE 18-000009

INFORMATION

City of Richmond
Notice of Application for a Development Permit
Re: DP 14-657872
Proposed 23 Two Storey Townhouse
9055 Dayton Avenue, Richmond, BC

April 5, 2015

To Development Permit Panel	
Date:	<u>April 15</u>
Item #	<u>1</u>
Re:	<u>9055 Dayton Ave.</u> <u>DP 14-657872</u>

TO WHOM IT MIGHT CONCERN:

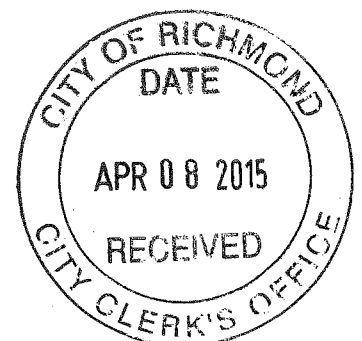
I am sorry but I can not attend the Development Permit Panel meeting on April 15, 2015 because I will be out of town during that date.

I am a 28 years residence of 9180 Dayton Avenue and I had notice that there are lots of changes going in our area. Old homes were demolished and new houses were being built. Dayton Avenue is now a very busy street specially during school days. I had a closed call several times when I was backing out from my driveway because people are driving very fast and will not slow down even though they saw me backing out. The intersection of Garden City and Dayton Avenue is very congested during school days and the proposed 23 townhouses is almost located in that intersection. How many cars will be added once these townhouses were built. The Richmond Traffic Engineer should take a look about the additional traffic it will create at Dayton Avenue and Garden City. That is my concern if the permit will be approved in the construction of those 23 townhouses.

Yours trully,



Loreto S. Sison





No. DP 14-657872

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9055 DAYTON AVENUE
(FORMERLY 9051 AND 9055 DAYTON AVENUE)

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

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. 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 #11 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$254,221.28 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 14-657872

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9055 DAYTON AVENUE
(FORMERLY 9051 AND 9055 DAYTON AVENUE)

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

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

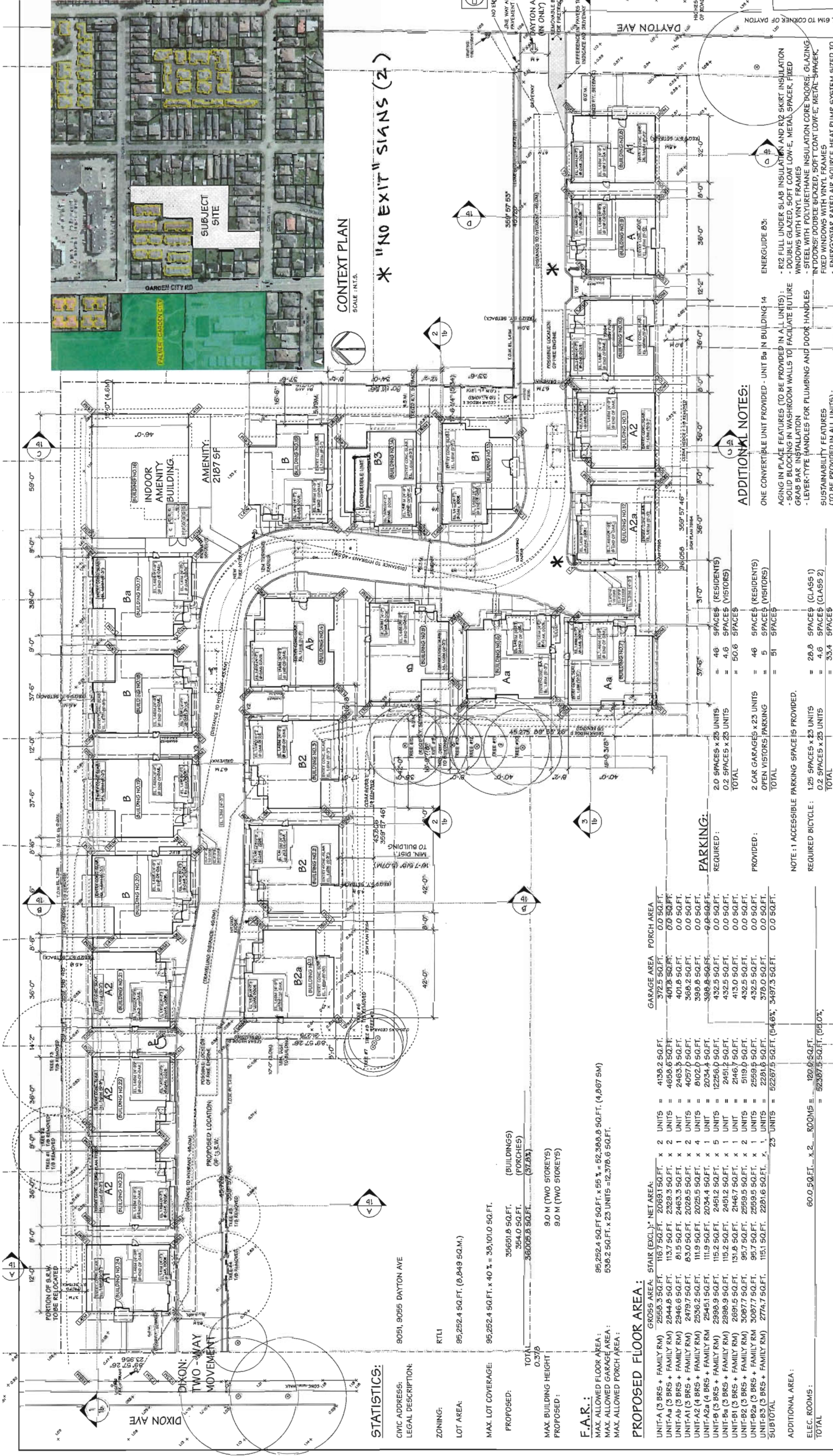
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



CONTEXT PLAN
SCALE: 1" = 20'-0"

* "NO EXIT" SIGNS (2)

STATISTICS:

CIVIC ADDRESS:
LEGAL DESCRIPTION:

ZONING:
LOT AREA:

MAX. LOT COVERAGE:
PROPOSED:

MAX. BUILDING HEIGHT
PROPOSED:

F.A.R.:
MAX. ALLOWED FLOOR AREA:
MAX. ALLOWED GARAGE AREA:
MAX. ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:

UNIT	GROSS AREA	STAIR (EXCL.)	NET AREA	2 UNITS	2 UNITS
UNIT-A (3 BR5 + FAMILY RM)	2558.3 SQ.FT.	118.7 SQ.FT.	2069.1 SQ.FT.	x 2	UNITS = 4138.2 SQ.FT.
UNIT-Aa (3 BR5 + FAMILY RM)	2844.8 SQ.FT.	232.9 SQ.FT.	2329.3 SQ.FT.	x 2	UNITS = 4658.6 SQ.FT.
UNIT-Ab (3 BR5 + FAMILY RM)	2946.6 SQ.FT.	81.5 SQ.FT.	2463.3 SQ.FT.	x 1	UNIT = 2463.3 SQ.FT.
UNIT-A1 (3 BR5 + FAMILY RM)	2479.7 SQ.FT.	83.0 SQ.FT.	2028.5 SQ.FT.	x 2	UNITS = 4057.0 SQ.FT.
UNIT-A2 (4 BR5 + FAMILY RM)	2536.2 SQ.FT.	111.9 SQ.FT.	2028.5 SQ.FT.	x 4	UNITS = 8114.0 SQ.FT.
UNIT-A2a (4 BR5 + FAMILY RM)	2545.1 SQ.FT.	111.9 SQ.FT.	2028.5 SQ.FT.	x 1	UNIT = 2028.5 SQ.FT.
UNIT-B (3 BR5 + FAMILY RM)	2398.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x 5	UNITS = 12256.0 SQ.FT.
UNIT-Ba (3 BR5 + FAMILY RM)	2398.9 SQ.FT.	115.2 SQ.FT.	2451.2 SQ.FT.	x 1	UNIT = 2451.2 SQ.FT.
UNIT-B1 (3 BR5 + FAMILY RM)	2891.5 SQ.FT.	131.8 SQ.FT.	2146.7 SQ.FT.	x 1	UNIT = 2146.7 SQ.FT.
UNIT-B2 (3 BR5 + FAMILY RM)	3087.7 SQ.FT.	95.7 SQ.FT.	2559.5 SQ.FT.	x 2	UNITS = 5119.0 SQ.FT.
UNIT-B2a (3 BR5 + FAMILY RM)	3087.7 SQ.FT.	95.7 SQ.FT.	2559.5 SQ.FT.	x 1	UNIT = 2559.5 SQ.FT.
UNIT-B3 (3 BR5 + FAMILY RM)	2714.7 SQ.FT.	115.1 SQ.FT.	2281.6 SQ.FT.	x 1	UNIT = 2281.6 SQ.FT.
SUBTOTAL				23	UNITS = 52267.5 SQ.FT. (54.6%)

ADDITIONAL AREA:	
ELEC. ROOMS:	60.0 SQ.FT. x 2 = 120.0 SQ.FT.
TOTAL	52387.5 SQ.FT. (55.0%)

*10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCL.

SEE PLAN #2 FOR
PP DEVELOPMENT NOTES

SITE PLAN
SCALE: 1" = 20'-0"



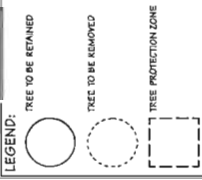
Plan 1
Mar 18, 2015
DP 14-657872

ADDITIONAL NOTES:

- ONE CONVERTIBLE UNIT PROVIDED - UNIT B3 IN BUILDING 14
- AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
 - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
 - ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

- ENERGYGUIDE B3:
 - R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING
 - INDOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
 - ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
 - NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)

AMENITY AREA	
REQUIRED	INDOOR
PROVIDED	OUTDOOR
REQUIRED	INDOOR
PROVIDED	OUTDOOR

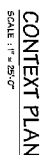


NO.	DATE	REVISIONS
1	NOV. 16, 2015	GENERAL REVISIONS
2	NOV. 18, 2014	ISSUED FOR PERMIT
3	AUG. 20, 2014	GENERAL REVISIONS
4	MAY 7, 2014	ISSUED FOR PERMIT APPLICATION
5	JUL. 18, 2015	REVISIONS APPL. REVISIONS

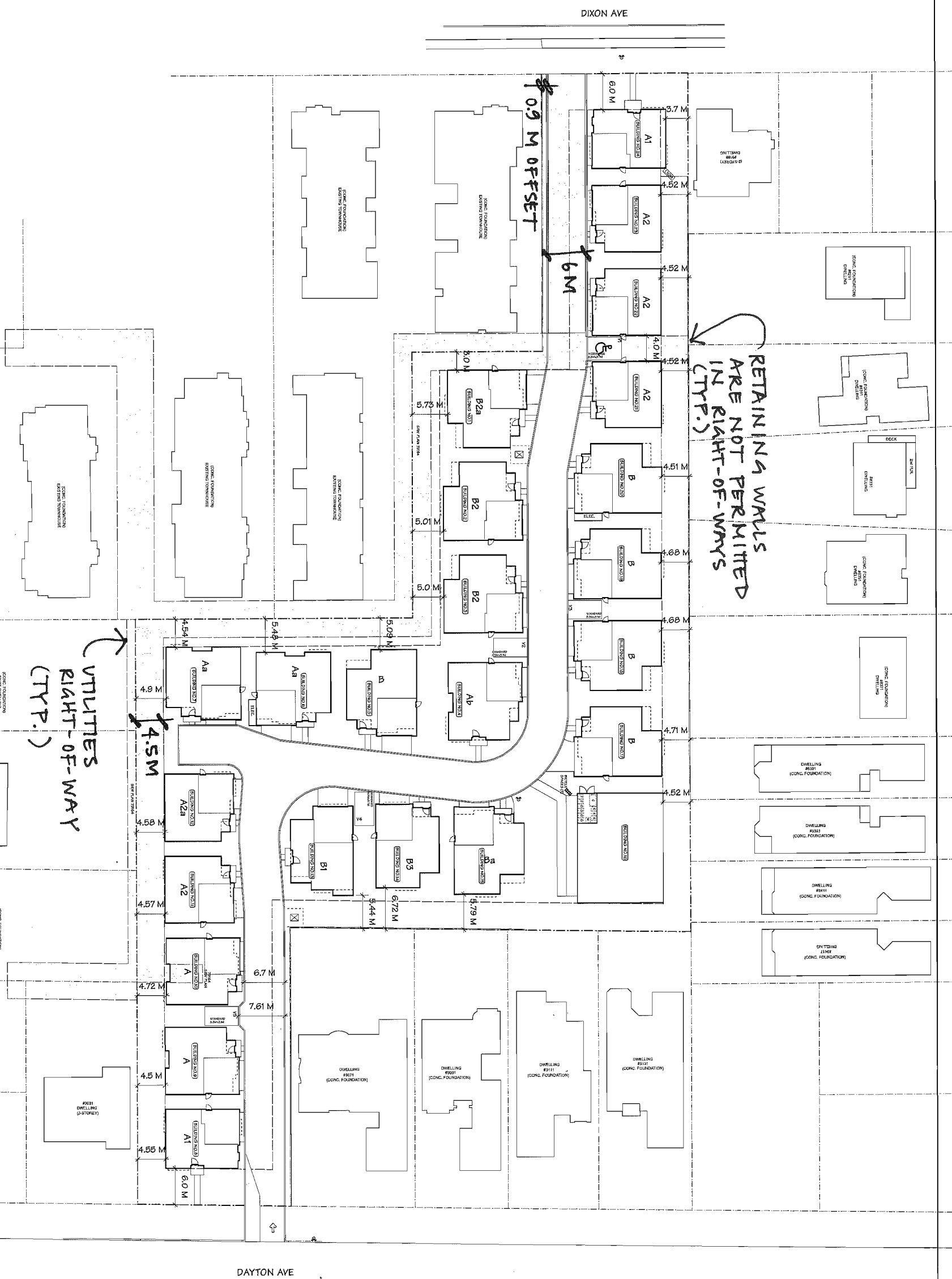
Yamamoto
Architecture Inc.

TOWNHOUSE DEVELOPMENT

SHEET NO.	
SCALE	1" = 20'-0"
DATE	FEB. 13, 2014
DRAWN BY	TY
CHECKED	
PROJ. NO.	9551, 9055 DAYTON AVE RICHMOND, B.C.



CONTEXT PLAN
SCALE: 1" = 25'-0"



Notes:

- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- Retaining walls are not permitted in right-of-way areas without prior written approval from the City.
- No Variances.
- 1 convertible townhouse unit.
- Aging in place features in all townhouse units.
- 1 accessible parking space.
- Development is required to construct amenity building (approx. 416 m²), including mailbox area and garbage/recycling storage room.
- Development is required to restrict Dayton Avenue driveway to entry one-way only as per Restrictive Covenant registered on Title.
- Development is required to protect 6 trees on neighbouring properties adjacent to development site, complete with tree protective fencing and contract with a Certified Arborist.
- Development is required to be constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per Restrictive Covenant registered on Title.
- Sustainability features:
 - Energy efficient Energy Star rated appliances and heat pump.
 - Water efficient low flow fixtures.
 - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
 - Permeable pavers in patios and the internal drive aisle increase storm water infiltration potential.
 - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

Plan 2 Mar 18, 2015
DP 14-657872



PARKING PLAN

SCALE: 1" = 20'-0"

PARKING:

REQUIRED:

2.0 SPACES x 23 UNITS	=	46	SPACES (RESIDENTS)
0.2 SPACES x 23 UNITS	=	4.6	SPACES (VISITORS)
TOTAL	=	50.6	SPACES

PROVIDED:

2 CAR GARAGES x 23 UNITS	=	46	SPACES (RESIDENTS)
OPEN VISITORS PARKING	=	5	SPACES (VISITORS)
TOTAL	=	51	SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE:

1.25 SPACES x 23 UNITS	=	28.75	SPACES (CLASS 1)
0.2 SPACES x 23 UNITS	=	4.6	SPACES (CLASS 2)
TOTAL	=	33.4	SPACES

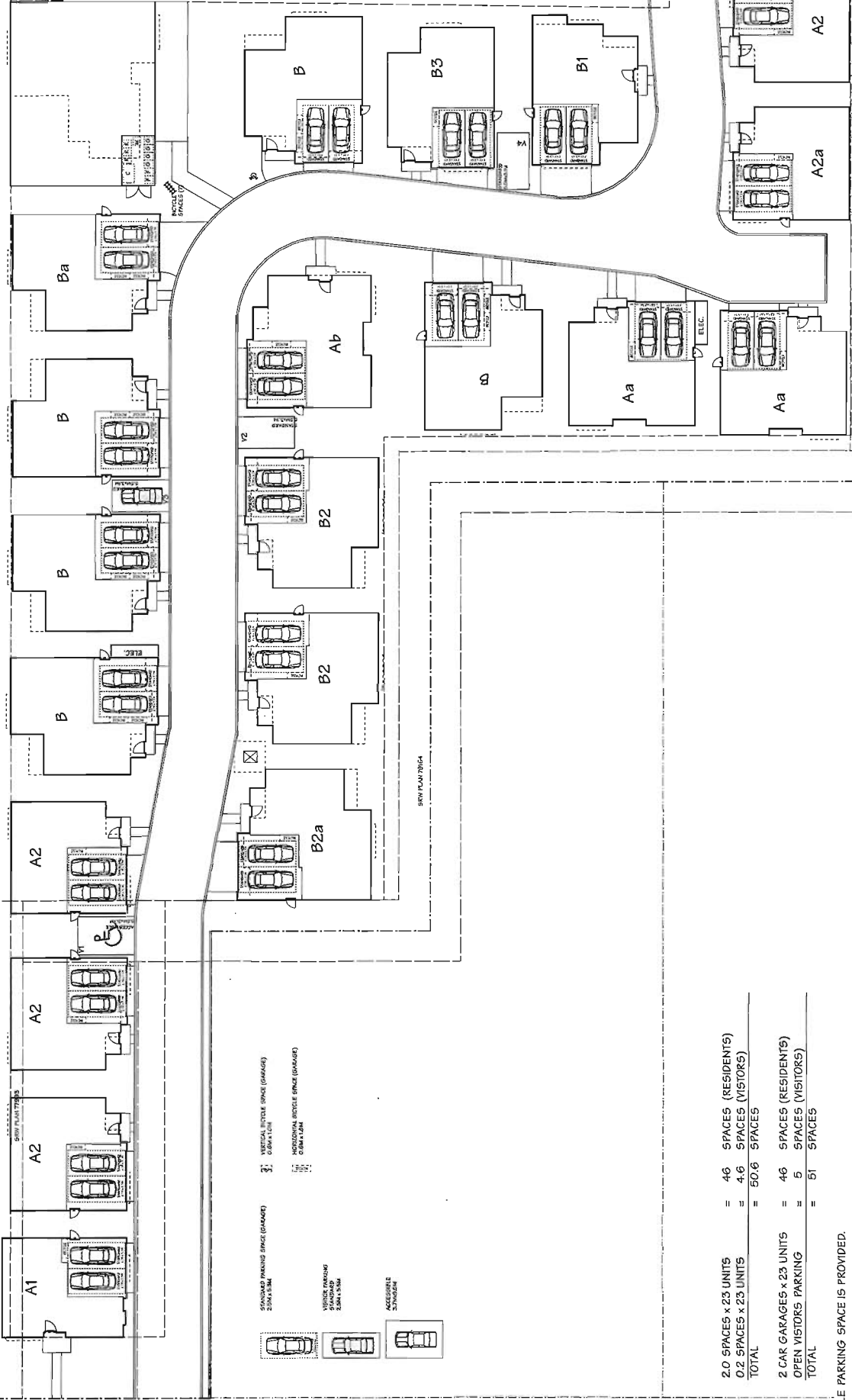
PROVIDED BICYCLE:

2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
1 SPACE x 17 GARAGES	=	17	SPACES (CLASS 1)
BICYCLE RACK	=	5	SPACES (CLASS 2)
TOTAL	=	34	SPACES



CONTEXT PLAN

SCALE: INT'S.



NO.	DATE	REVISIONS
1	MAY 16, 2015	GENERAL REVISIONS
2	MAY 16, 2015	ISSUED FOR D.P.P.
3	OCT 9, 2014	ISSUED FOR A.D.P.
4	AUG 22, 2014	GENERAL REVISIONS
5	MAY 7, 2014	ISSUED FOR D.P. APPLICATION
6	JUL 18, 2013	REWORKING APPL. REVISIONS
7	JUL 18, 2013	REVISIONS

PLAN #2

Yamamoto
Architecture Inc.

2555 Ash Street, Vancouver, B.C.
V6H 4J1 Tel: 604-731-1177 Fax: 604-731-1327

9451, 9053 DAYTON AVE
RICHMOND, B.C.

PROJECT
TOWNHOUSE DEVELOPMENT

DRAWING TITLE
PARKING PLAN

SCALE
1" = 20'-0"

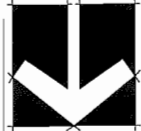
DATE
MAR 5, 2014

DRAWN
KAI

CHECKED

PROJ. NO.

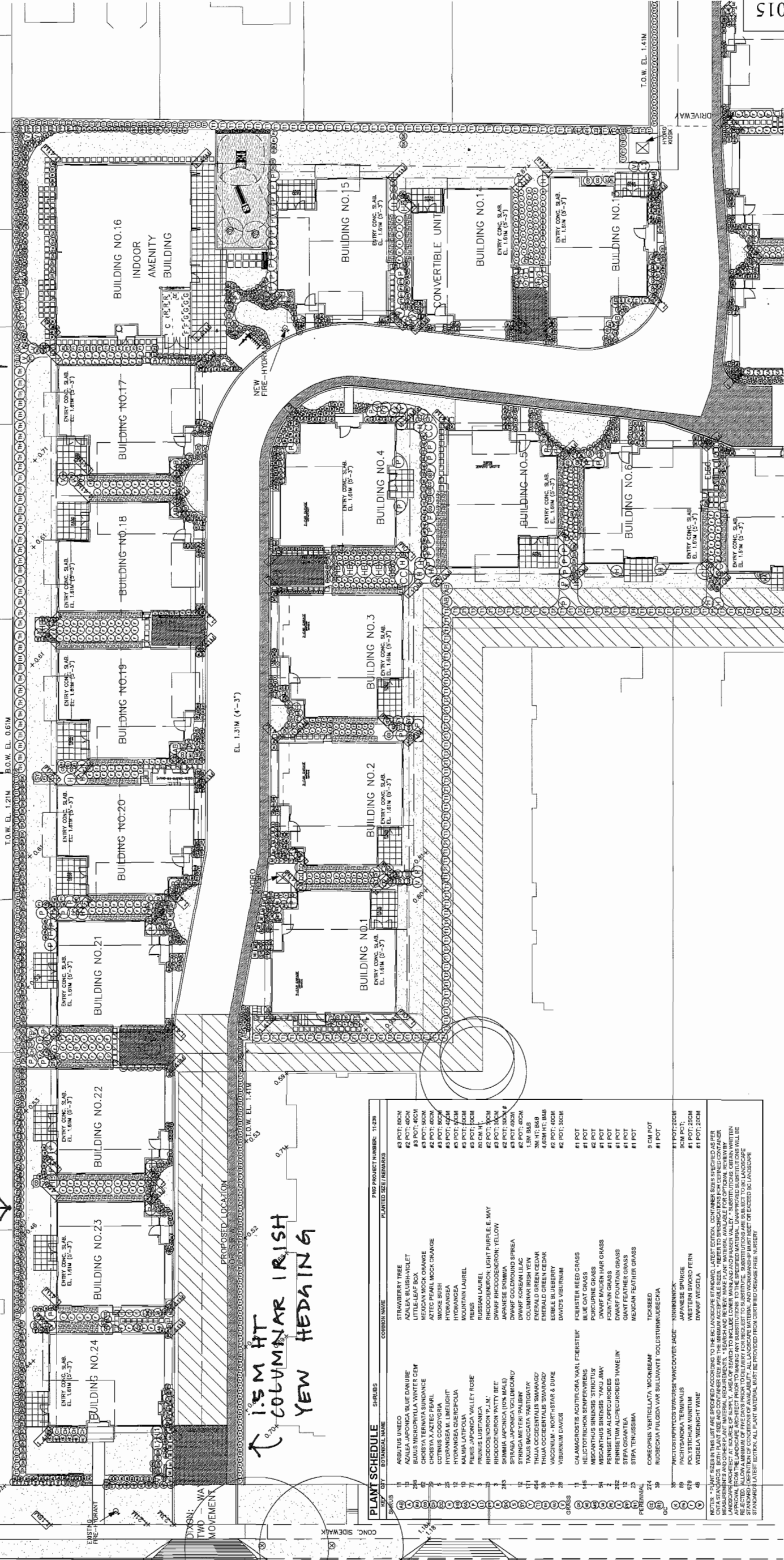
Plan 3
Mar 18, 2015
DP 14-657872



3M HT EMERALD GREEN CEDAR
HEDAINA (TYP.)

4.6M HT EMERALD GREEN
CEDAR HEDAINA

1.5M HT
COLUMNAR IRISH
YEW HEDAINA



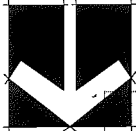
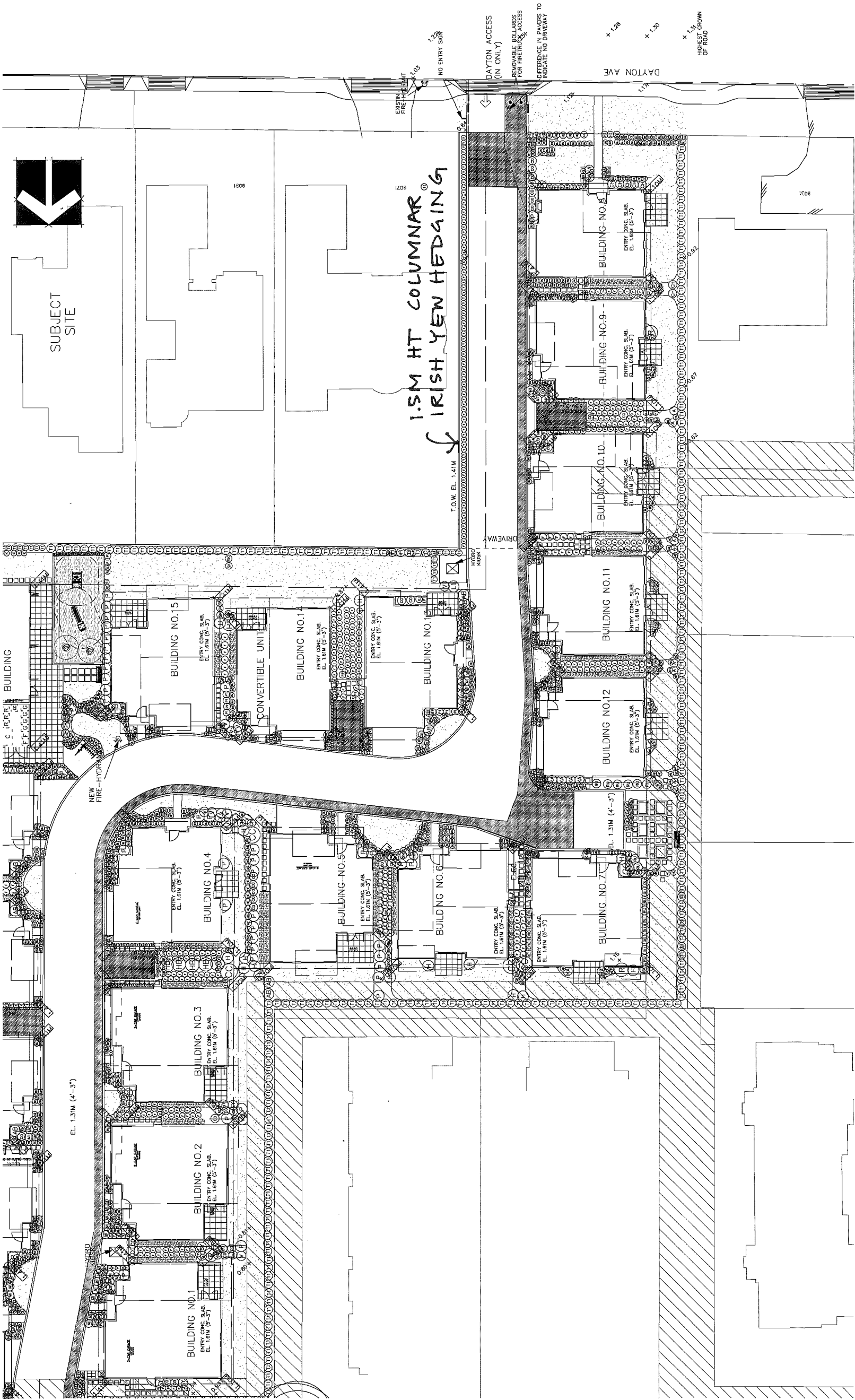
PLANT SCHEDULE				RMS PROJECT NUMBER: 14-657872	
KEY	SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS		
1	1	ARBUS UNICO	#3 POT: 80CM		
2	2	AZALEA BLUSH-VIOLET	#2 POT: 80CM		
3	3	BUAUS MICROPHYLLA WINTER CEM	#3 POT: 80CM		
4	4	CHRISTIA TERNATA SUNDANCE	#3 POT: 80CM		
5	5	COCTINUS COCOYOGIA	#3 POT: 80CM		
6	6	HYDRANGEA	#3 POT: 80CM		
7	7	HYDRANGEA M. LIMELIGHT	#3 POT: 80CM		
8	8	KALMA LATIFOLIA	#3 POT: 80CM		
9	9	PERIS JAPONICA VALLEY ROSE	#3 POT: 80CM		
10	10	PRUNUS LUSTANICA	#3 POT: 80CM		
11	11	RHOODENDRON PATTY BEE	#3 POT: 80CM		
12	12	SHIMMIA JAPONICA (ION MALE)	#3 POT: 80CM		
13	13	SPRAEA JAPONICA GOLDMOUND	#3 POT: 80CM		
14	14	STRONGA MEYER PALM	#2 POT: 80CM		
15	15	TAUS MAGGATA PASTORAL	1.5M SLAB		
16	16	THALIA OCCIDENTALIS SWARADY	4.6M HT BAS		
17	17	VACCINIUM - NORTH STAR & DUKE	#2 POT: 80CM		
18	18	VERBURNUM DAVID	#2 POT: 30CM		
19	19	CHAMAGROSTIS ACUTIFLORA YARL FOERSTER	#1 POT		
20	20	HELIOTRICHON SEMPERVIRENS	#1 POT		
21	21	MISCANTHUS SINENSIS YAKU JAKU	#1 POT		
22	22	PENISSETUM ALOPECUROIDES	#1 POT		
23	23	STIPA TENUISSIMA	#1 POT		
24	24	STIPA TENUISSIMA	#1 POT		
25	25	STIPA TENUISSIMA	#1 POT		
26	26	STIPA TENUISSIMA	#1 POT		
27	27	STIPA TENUISSIMA	#1 POT		
28	28	STIPA TENUISSIMA	#1 POT		
29	29	STIPA TENUISSIMA	#1 POT		
30	30	STIPA TENUISSIMA	#1 POT		
31	31	STIPA TENUISSIMA	#1 POT		
32	32	STIPA TENUISSIMA	#1 POT		
33	33	STIPA TENUISSIMA	#1 POT		
34	34	STIPA TENUISSIMA	#1 POT		
35	35	STIPA TENUISSIMA	#1 POT		
36	36	STIPA TENUISSIMA	#1 POT		
37	37	STIPA TENUISSIMA	#1 POT		
38	38	STIPA TENUISSIMA	#1 POT		
39	39	STIPA TENUISSIMA	#1 POT		
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41	41	STIPA TENUISSIMA	#1 POT		
42	42	STIPA TENUISSIMA	#1 POT		
43	43	STIPA TENUISSIMA	#1 POT		
44	44	STIPA TENUISSIMA	#1 POT		
45	45	STIPA TENUISSIMA	#1 POT		
46	46	STIPA TENUISSIMA	#1 POT		
47	47	STIPA TENUISSIMA	#1 POT		
48	48	STIPA TENUISSIMA	#1 POT		
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54	54	STIPA TENUISSIMA	#1 POT		
55	55	STIPA TENUISSIMA	#1 POT		
56	56	STIPA TENUISSIMA	#1 POT		
57	57	STIPA TENUISSIMA	#1 POT		
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97	97	STIPA TENUISSIMA	#1 POT		
98	98	STIPA TENUISSIMA	#1 POT		
99	99	STIPA TENUISSIMA	#1 POT		
100	100	STIPA TENUISSIMA	#1 POT		

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.08.15	ISSUED FOR BP	
2	13.01.16	REVISED AS PER CITY REQUEST	
3	13.01.16	REVISED BUILDING NUMBERS	
4	13.01.16	REVISED THIS MANUSCRIPT PLAN	
5	13.01.16	REVISED BUILDING NUMBERS	
6	13.01.16	REVISED AS PER CITY REQUEST	
7	13.01.16	ISSUED FOR BP	

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.08.15	ISSUED FOR BP	
2	13.01.16	REVISED AS PER CITY REQUEST	
3	13.01.16	REVISED BUILDING NUMBERS	
4	13.01.16	REVISED THIS MANUSCRIPT PLAN	
5	13.01.16	REVISED BUILDING NUMBERS	
6	13.01.16	REVISED AS PER CITY REQUEST	
7	13.01.16	ISSUED FOR BP	

TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

LANDSCAPE
SHRUB PLAN A



SUBJECT SITE

1.5M HT COLUMNAR
IRISH YEW HEDGING



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NO.	DATE	REVISION DESCRIPTION	DR.
15	15-JAN-15	REVISED FENCE PLAN	DO
14	15-JAN-15	NEW SITE PLAN	DO
13	14-DEC-15	REVISION AS PER CITY COMMENTS	DO
12	14-NOV-15	AS PER CITY REQUEST	DO
11	14-NOV-15	AS PER ASP COMMENTS	DO
10	14-OCT-15	NEW SITE PLAN	DO
9	14-AUG-15	NEW SITE PLAN	PC
8	14-AUG-15	NEW SITE PLAN	DO
7	14-AUG-15	AS PER CITY REQUEST	DO
6	14-JUL-15	REVISED SLAB AS PER CITY REQUEST	DO
5	14-FEB-15	NEW SITE PLAN	DO
4	14-FEB-15	REVISED TREE MANAGEMENT PLAN	DO
3	13-NOV-15	REVISED BUILDING NUMBERS	DO
2	13-NOV-15	NEW SITE PLAN	DO
1	12-SEP-15	REVISED AUDITING REPORT	DO
16	15-AUG-16	ISSUED FOR BP	DO

NO.	DATE	REVISION DESCRIPTION	DR.
15	15-JAN-15	REVISED FENCE PLAN	DO
14	15-JAN-15	NEW SITE PLAN	DO
13	14-DEC-15	REVISION AS PER CITY COMMENTS	DO
12	14-NOV-15	AS PER CITY REQUEST	DO
11	14-NOV-15	AS PER ASP COMMENTS	DO
10	14-OCT-15	NEW SITE PLAN	DO
9	14-AUG-15	NEW SITE PLAN	PC
8	14-AUG-15	NEW SITE PLAN	DO
7	14-AUG-15	NEW SITE PLAN	DO
6	14-JUL-15	REVISED SLAB AS PER CITY REQUEST	DO
5	14-FEB-15	NEW SITE PLAN	DO
4	14-FEB-15	REVISED TREE MANAGEMENT PLAN	DO
3	13-NOV-15	REVISED BUILDING NUMBERS	DO
2	13-NOV-15	NEW SITE PLAN	DO
1	12-SEP-15	REVISED AUDITING REPORT	DO
16	15-AUG-16	ISSUED FOR BP	DO

PROJECT:

TOWNHOUSE DEVELOPMENT
9055 DAYTON AVENUE
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
SHRUB PLAN B

DATE: 22-SEP-14
SCALE: 1/16"=1'-0"
DRAWN: NT
DESIGN: NT
CHKD: PCM

DRAWING NUMBER:

PMG PROJECT NUMBER:

L3

Plan 4c
Mar 18, 2015
DP 14-657872

DATE: 12SEP14
SCALE: 1"=20'-0"
DRAWN: NT
DESIGN: NT
CHKD: FCM
DRAWING NUMBER:

FENCE PLAN

TOWNHOUSE DEVELOPMENT

9055 DAYTON AVENUE
RICHMOND, BC

PROJECT:

DRAWING TITLE:

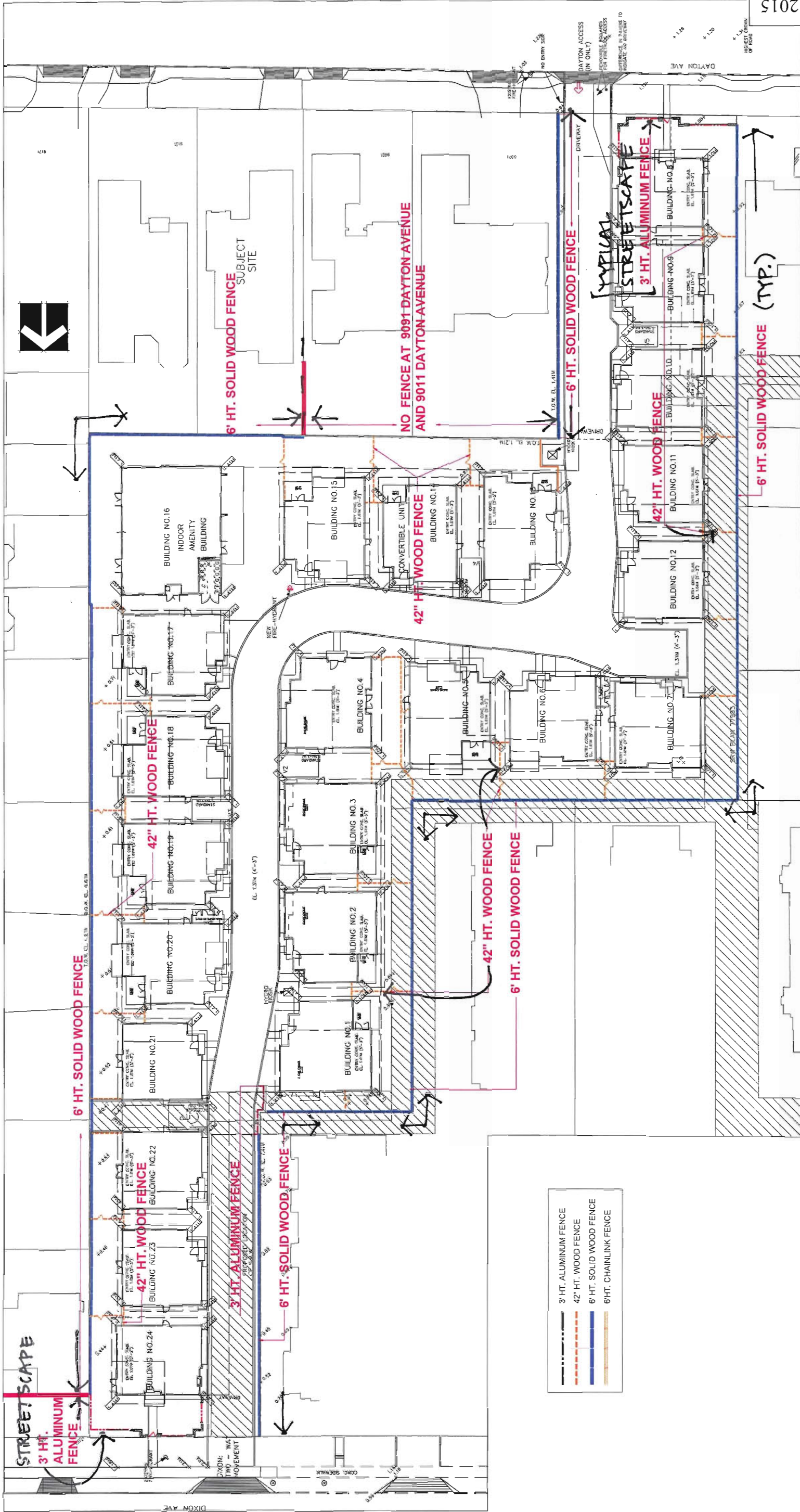
NO.	DATE	REVISION DESCRIPTION	DR.
15	22	RECORD FENCE PLAN	DR
14	15 JAN 08	NEW SITE PLAN	DR
13	14 JUN 08	REVISIONS TO FENCE PLAN	DR
12	14 JUN 08	AS PER CITY REQUEST	DR
11	14 NOV 08	AS PER AMP CONSULT	DR
10	14 OCT 10	NEW SITE PLAN	DR
9	14 JUL 07	NEW SITE PLAN	FC
8	14 JUL 08	NEW SITE PLAN	FC
7	14 JUL 11	AS PER CLIENT REQUEST	DR
6	14 JUN 09	REVISED DETAILS AS PER CLIENT REQUEST	DR
5	14 JUN 08	AS PER CITY REQUEST	DR
4	14 FEB 08	NEW SITE PLAN	DR
3	13 NOV 02	REV. SHED PLAN	FC
2	13 NOV 03	NEW SITE PLAN	DR
1	17 SEP 09	REVISED ALIGNMENT REPORT	DR
16	15 JAN 08	ISSUED FOR BP	DR
17	15 JAN 09	REVISION AS PER CITY REQUEST	DR
18	15 JAN 09	REVISED BUILDING NUMBERS	DR
19	15 FEB 08	REVISED TREE MANAGEMENT PLAN	DR
20	15 MAR 08	EPF MEETING	DR
21	15 MAR 10	AS PER CITY REQUEST	DR

SEAL:



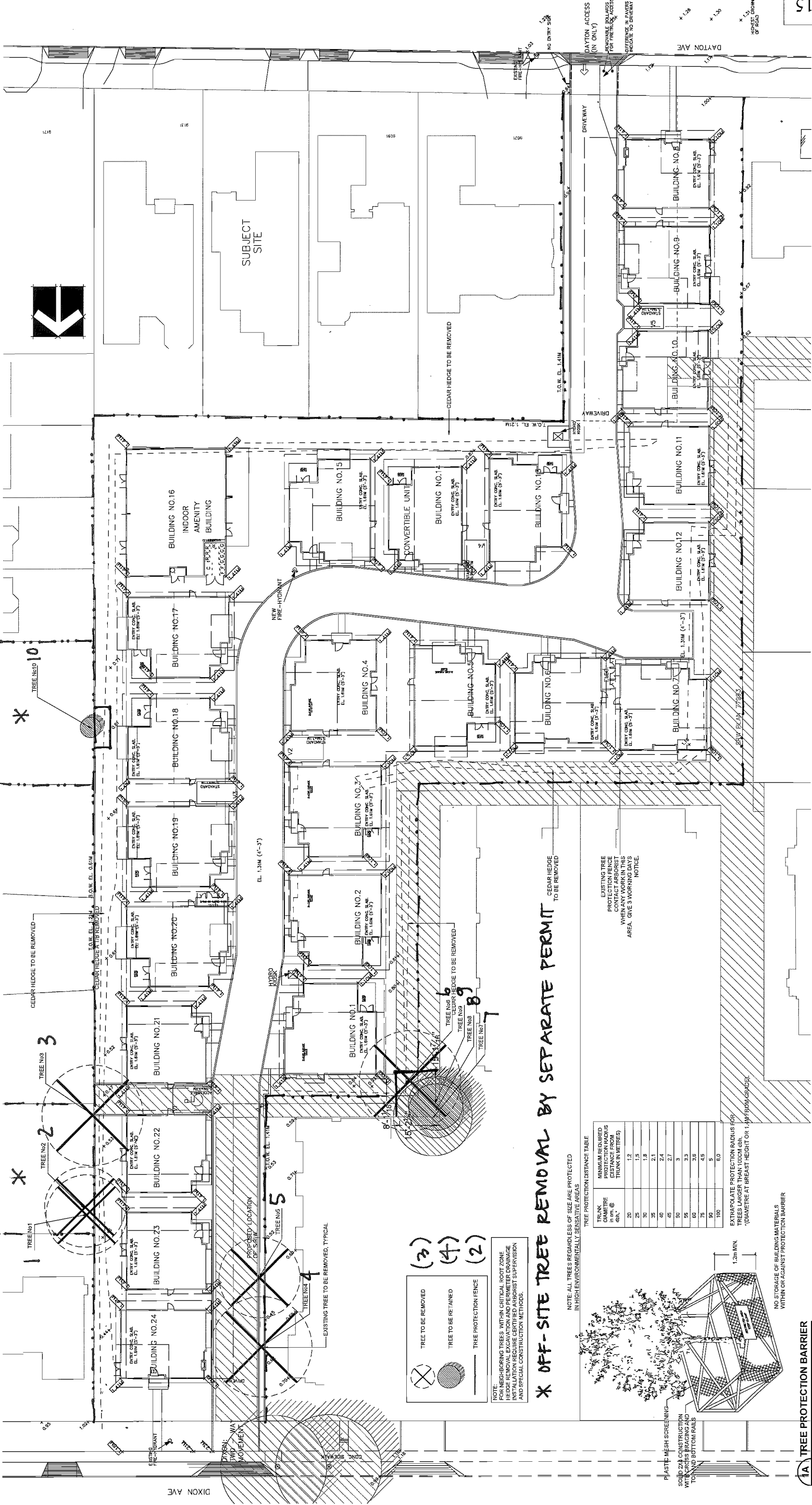
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P. 604.294-0011 ; F. 604.294-0022

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! 8291 HEATHER

8371 HEATHER



* OFF-SITE TREE REMOVAL BY SEPARATE PERMIT

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER in in. @ 6in.	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLATE PROTECTION RADIUS (DO NOT SCALE) FROM THE ABOVE TABLE
(DIAMETER AT BREAK HEIGHT OR 1.4M FROM GRADE).

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1A TREE PROTECTION BARRIER

pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Durham, Ontario, Canada M3J 3K9
P: 604-254-0011 F: 604-254-0022

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
15	22	REVISED TREE PLAN	DO
14	15	NEW SITE PLAN	DO
13	15	REVISED TREE PLAN	DO
12	15	REVISED TREE PLAN	DO
11	15	REVISED TREE PLAN	DO
10	15	REVISED TREE PLAN	DO
9	15	REVISED TREE PLAN	DO
8	15	REVISED TREE PLAN	DO
7	15	REVISED TREE PLAN	DO
6	15	REVISED TREE PLAN	DO
5	15	REVISED TREE PLAN	DO
4	15	REVISED TREE PLAN	DO
3	15	REVISED TREE PLAN	DO
2	15	REVISED TREE PLAN	DO
1	15	REVISED TREE PLAN	DO

DRAWING TITLE:

DATE: 12 SEP 14

SCALE: 1"=20'-0"

DRAWN: NT

DESIGN: NT

CHKD: PCW

DRAWING NUMBER:

PMG PROJECT NUMBER:

TOWNHOUSE DEVELOPMENT

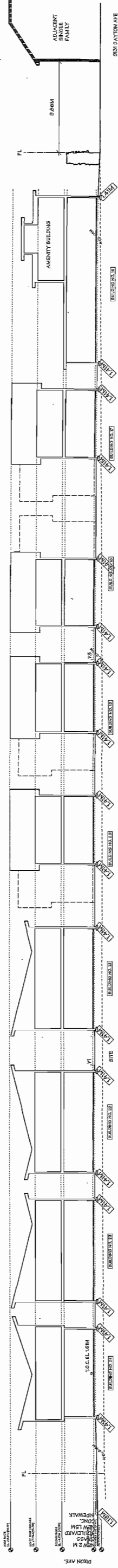
9055 DAYTON AVENUE

RICHMOND, BC

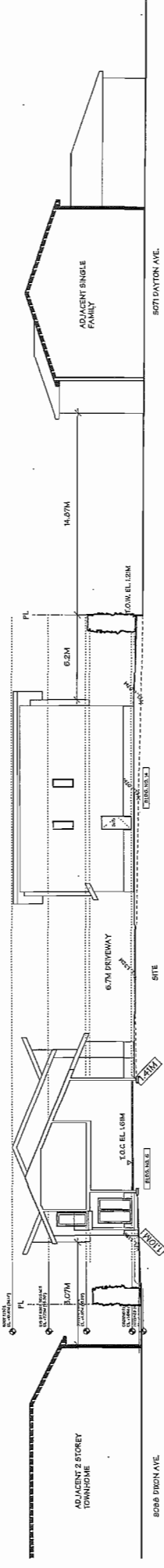
TREE RETENTION
PLAN

L5

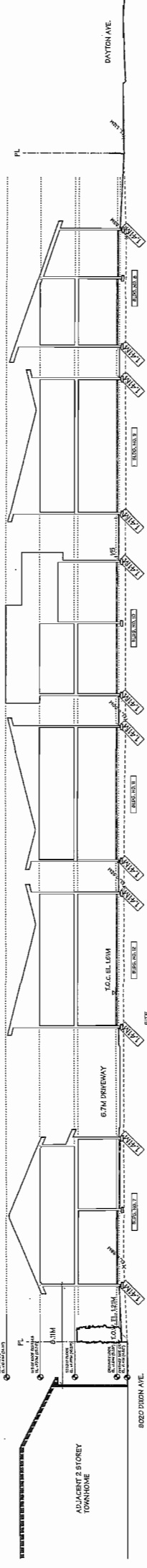
Plan 4e
Mar 18, 2015
DP 14-657872



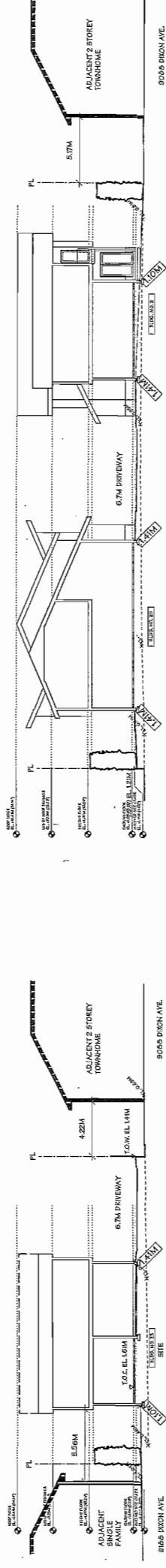
SITE SECTION 1
SCALE: 1/16"=1'-0"



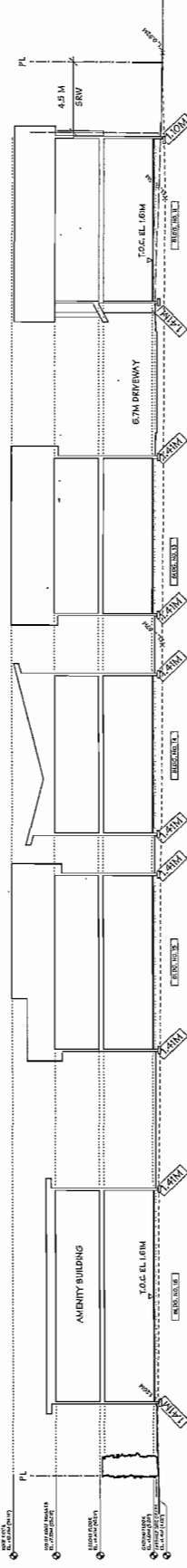
SITE SECTION 2
SCALE: 1/16"=1'-0"



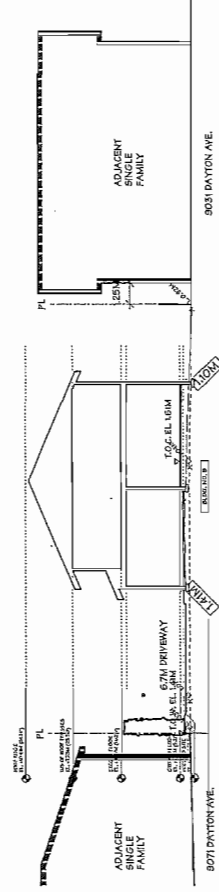
SITE SECTION 3
SCALE: 1/16"=1'-0"



SITE SECTION A
SCALE: 1/16"=1'-0"



SITE SECTION C
SCALE: 1/16"=1'-0"



SITE SECTION D
SCALE: 1/16"=1'-0"

[illegible]

Yamamoto
Architecture Inc.

PLAN #1b

Plan 5
Dec 8, 2014
DP 14-657872

SCALE 1/8" = 1'-0"

DATE JULY 19, 2013
DRAWN T.Y.M.M.
CHECKED

DRAWING TITLE
ELEVATIONS

2385 Oak Street, Van., B.C.
V6H 4L1 Tel: 734-1187 Fax: 734-1327

Yamamoto
Architecture Inc.

9051, 10222 DAYTON AVE
RICHMOND, B.C.

PROJECT
TOWNHOUSE
DEVELOPMENT

NO. DATE REVISIONS
CONSULTANT

NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 9, 2014	ISSUED FOR A.C.T.
SEP. 2, 2014	GENERAL REVISIONS
MAY 7, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

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UNIT-B

BUILDING NO. 5

NORTH ELEVATION

COLOUR SCHEME - C

UNIT-B

BUILDING NO. 5

EAST ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 5

SOUTH ELEVATION

COLOUR SCHEME - B

UNIT-B

BUILDING NO. 5

WEST ELEVATION

COLOUR SCHEME - B

UNIT-AB

BUILDING NO. 4

WEST ELEVATION

COLOUR SCHEME - C

UNIT-AB

BUILDING NO. 4

NORTH ELEVATION

COLOUR SCHEME - C

UNIT-AB

BUILDING NO. 4

EAST ELEVATION

COLOUR SCHEME - C

UNIT-AB

BUILDING NO. 4

SOUTH ELEVATION

COLOUR SCHEME - C

UNIT-B2

BUILDING NO. 2 & 3

WEST ELEVATION

COLOUR SCHEME - B (BLDG 2)

COLOUR SCHEME - A (BLDG 3)

UNIT-B2

BUILDING NO. 2 & 3

NORTH ELEVATION

COLOUR SCHEME - B (BLDG 2)

COLOUR SCHEME - A (BLDG 3)

UNIT-B2

BUILDING NO. 2 & 3

EAST ELEVATION

COLOUR SCHEME - B (BLDG 2)

COLOUR SCHEME - A (BLDG 3)

UNIT-B2

BUILDING NO. 2 & 3

SOUTH ELEVATION

COLOUR SCHEME - B (BLDG 2)

COLOUR SCHEME - A (BLDG 3)

UNIT-B2A

BUILDING NO. 1

WEST ELEVATION

COLOUR SCHEME - C

UNIT-B2A

BUILDING NO. 1

NORTH ELEVATION

COLOUR SCHEME - C

UNIT-B2A

BUILDING NO. 1

EAST ELEVATION

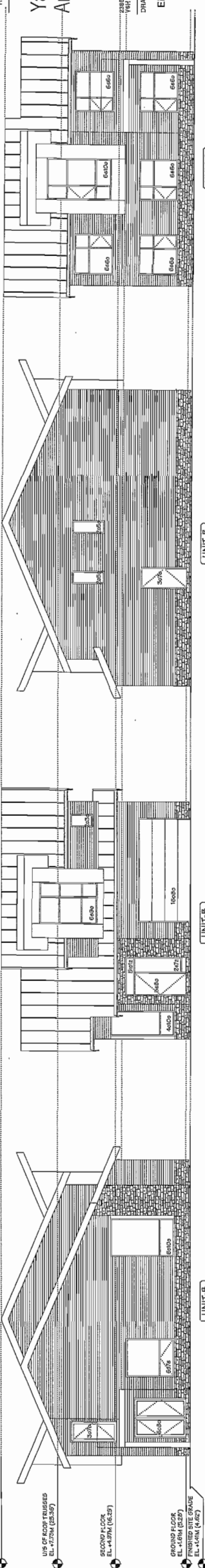
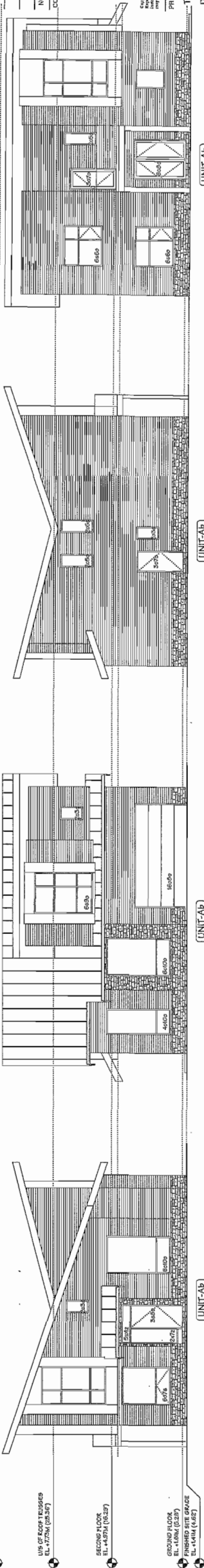
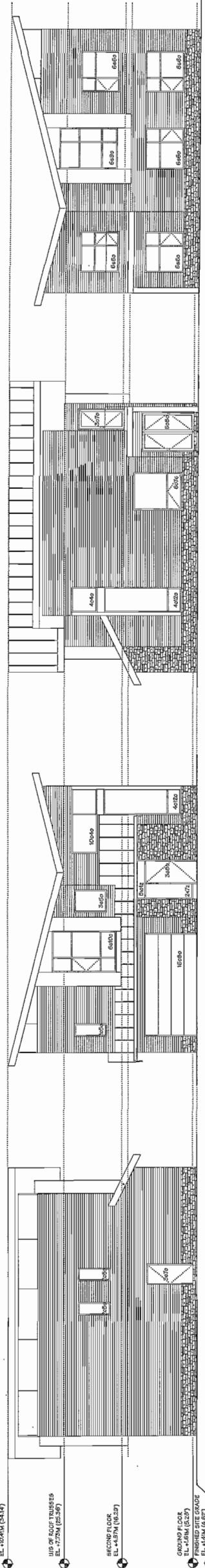
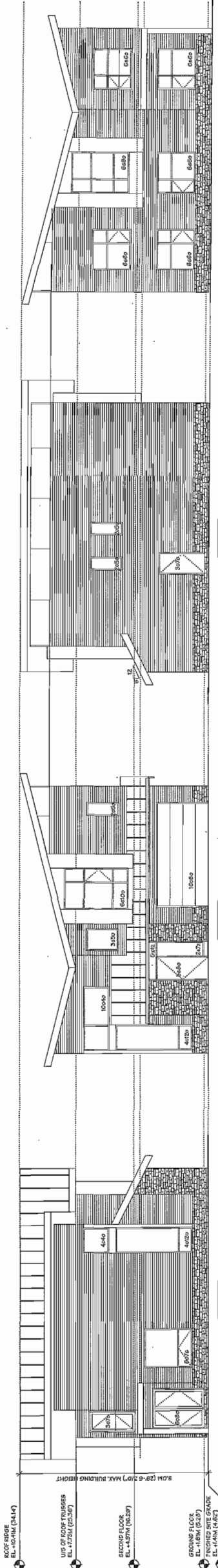
COLOUR SCHEME - C

UNIT-B2A

BUILDING NO. 1

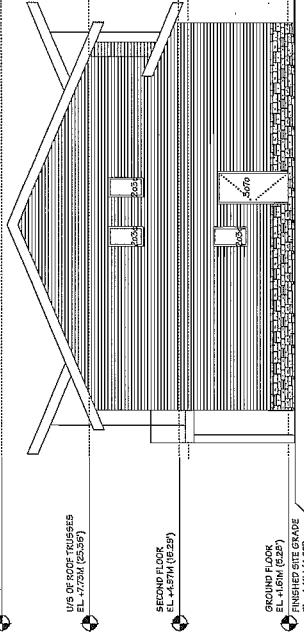
SOUTH ELEVATION

COLOUR SCHEME - C



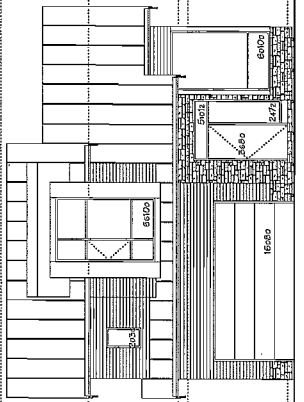
UNIT-A

BUILDING NO. 9
SOUTH ELEVATION
COLOUR SCHEME - B



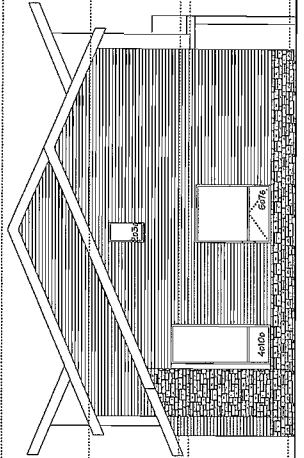
UNIT-A

BUILDING NO. 9
EAST ELEVATION
COLOUR SCHEME - 9



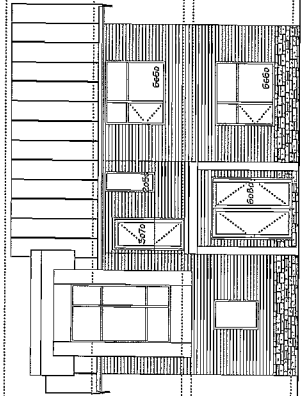
UNIT-A

BUILDING NO. 9
NORTH ELEVATION
COLOUR SCHEME - 9



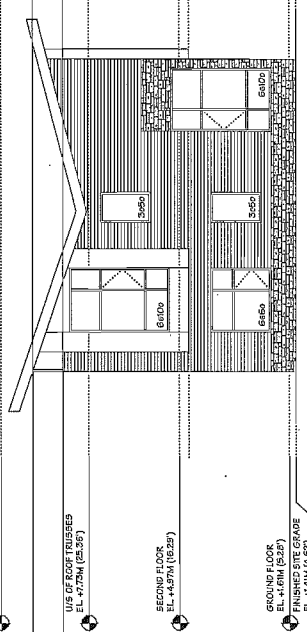
UNIT-A

BUILDING NO. 9
WEST ELEVATION
COLOUR SCHEME - 9



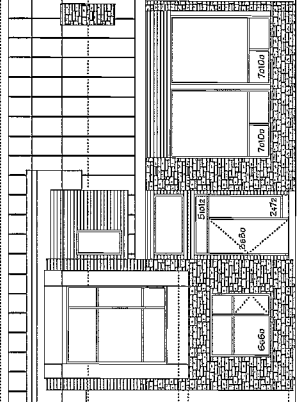
UNIT-A1

BUILDING NO. 8
SOUTH ELEVATION
COLOUR SCHEME - A



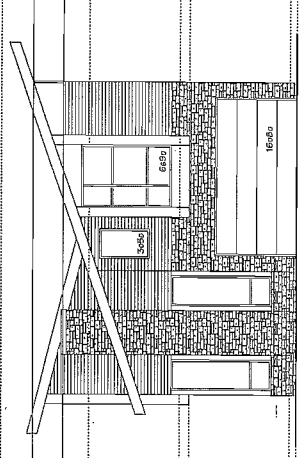
UNIT-A1

BUILDING NO. 8
EAST ELEVATION
COLOUR SCHEME - A



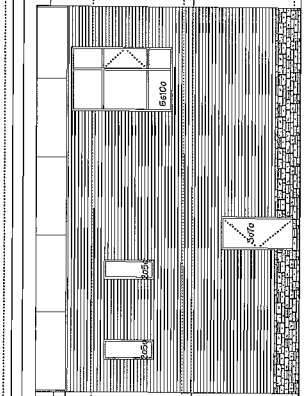
UNIT-A1

BUILDING NO. 8
NORTH ELEVATION
COLOUR SCHEME - A



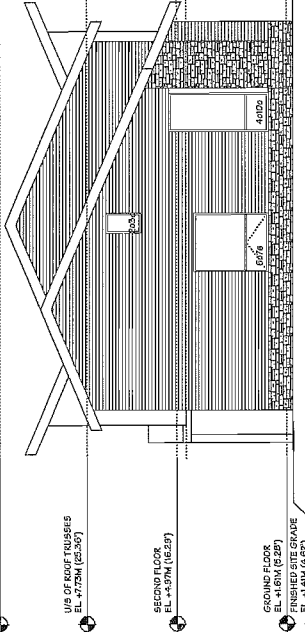
UNIT-A1

BUILDING NO. 8
WEST ELEVATION
COLOUR SCHEME - A



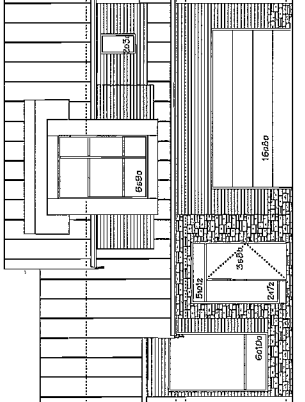
UNIT-A3

BUILDING NO. 7
WEST ELEVATION
COLOUR SCHEME - C



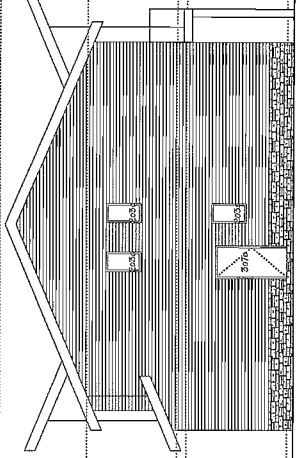
UNIT-A3

BUILDING NO. 7
SOUTH ELEVATION
COLOUR SCHEME - C



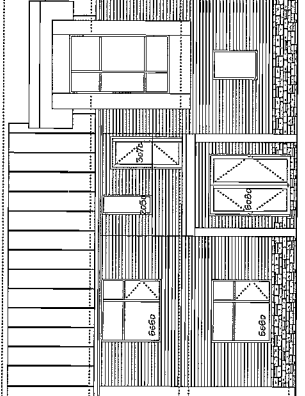
UNIT-A3

BUILDING NO. 7
EAST ELEVATION
COLOUR SCHEME - C



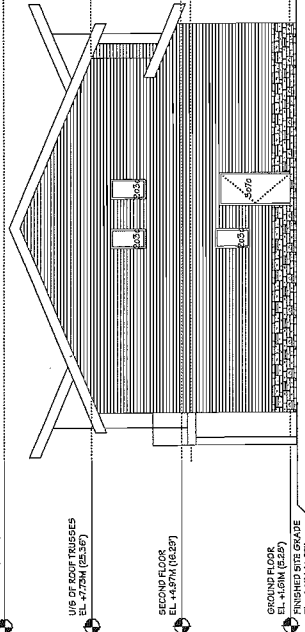
UNIT-A3

BUILDING NO. 7
NORTH ELEVATION
COLOUR SCHEME - C



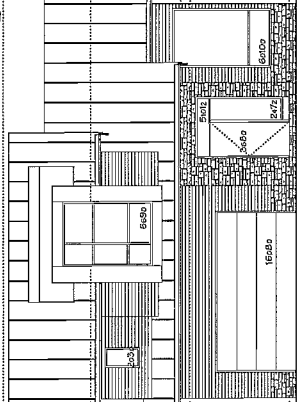
UNIT-A3

BUILDING NO. 6
WEST ELEVATION
COLOUR SCHEME - A



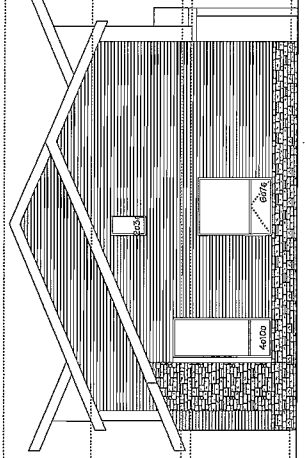
UNIT-A3

BUILDING NO. 6
SOUTH ELEVATION
COLOUR SCHEME - A



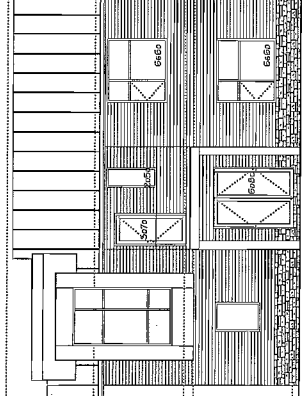
UNIT-A3

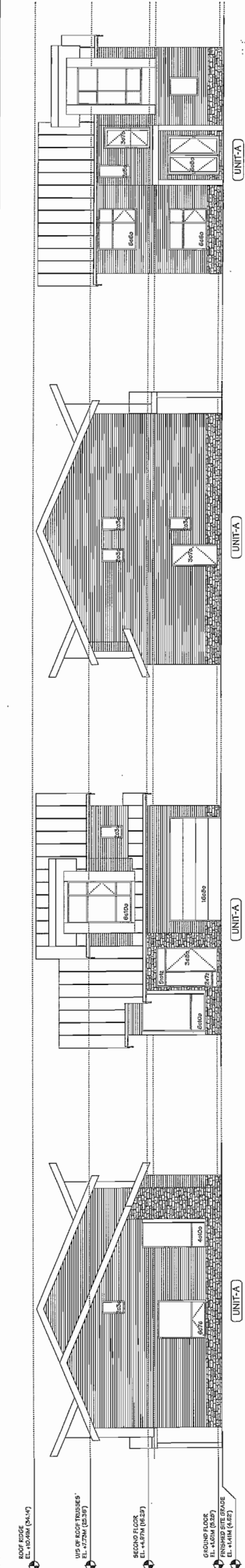
BUILDING NO. 6
EAST ELEVATION
COLOUR SCHEME - A



UNIT-A3

BUILDING NO. 6
NORTH ELEVATION
COLOUR SCHEME - A



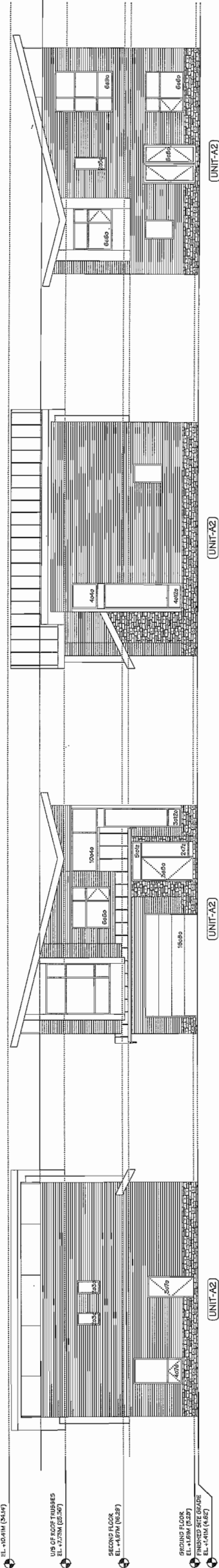


(UNIT-A1)
BUILDING NO. 10
SOUTH ELEVATION
COLOUR SCHEME - C

(UNIT-A1)
BUILDING NO. 10
EAST ELEVATION
COLOUR SCHEME - C

(UNIT-A1)
BUILDING NO. 10
NORTH ELEVATION
COLOUR SCHEME - C

(UNIT-A1)
BUILDING NO. 10
WEST ELEVATION
COLOUR SCHEME - C

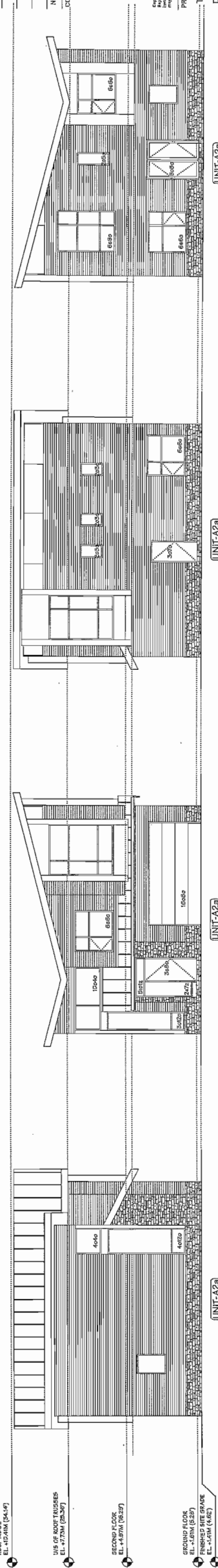


(UNIT-A2)
BUILDING NO. 11
SOUTH ELEVATION
COLOUR SCHEME - B

(UNIT-A2)
BUILDING NO. 11
EAST ELEVATION
COLOUR SCHEME - B

(UNIT-A2)
BUILDING NO. 11
NORTH ELEVATION
COLOUR SCHEME - B

(UNIT-A2)
BUILDING NO. 11
WEST ELEVATION
COLOUR SCHEME - B

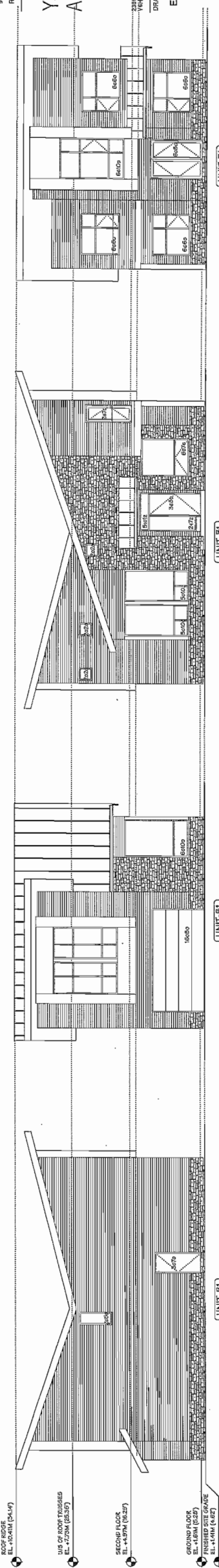


(UNIT-A2)
BUILDING NO. 12
SOUTH ELEVATION
COLOUR SCHEME - A

(UNIT-A2)
BUILDING NO. 12
EAST ELEVATION
COLOUR SCHEME - A

(UNIT-A2)
BUILDING NO. 12
NORTH ELEVATION
COLOUR SCHEME - A

(UNIT-A2)
BUILDING NO. 12
WEST ELEVATION
COLOUR SCHEME - A



(UNIT-B1)
BUILDING NO. 13
SOUTH ELEVATION
COLOUR SCHEME - C

(UNIT-B1)
BUILDING NO. 13
EAST ELEVATION
COLOUR SCHEME - C

(UNIT-B1)
BUILDING NO. 13
NORTH ELEVATION
COLOUR SCHEME - C

(UNIT-B1)
BUILDING NO. 13
WEST ELEVATION
COLOUR SCHEME - C

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 20, 2014	ISSUED FOR D.P.P.
3	OCT. 8, 2014	ISSUED FOR A.P.P.
4	SEP. 2, 2014	GENERAL REVISIONS
5	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

CONSULTANT

PROJECT
TOWNHOUSE DEVELOPMENT

901, 905 OATTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

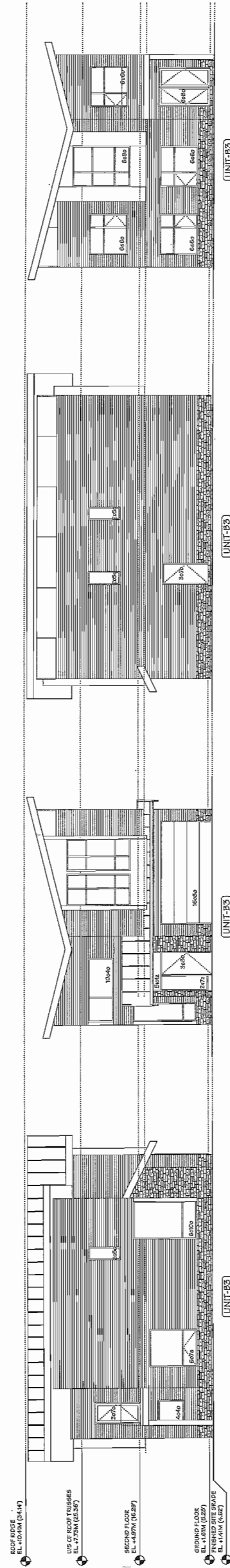
2388 Oak Street, Unit 101, B.C.
V6H 4J1 (604) 731-1127 Fax: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 18, 2013	DP 14-657872
DRAWN TJ/AM	PROJ. NO. 1111
CHECKED	

SOUTH ELEVATION
COLOUR SCHEME - C
PLAN #6

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

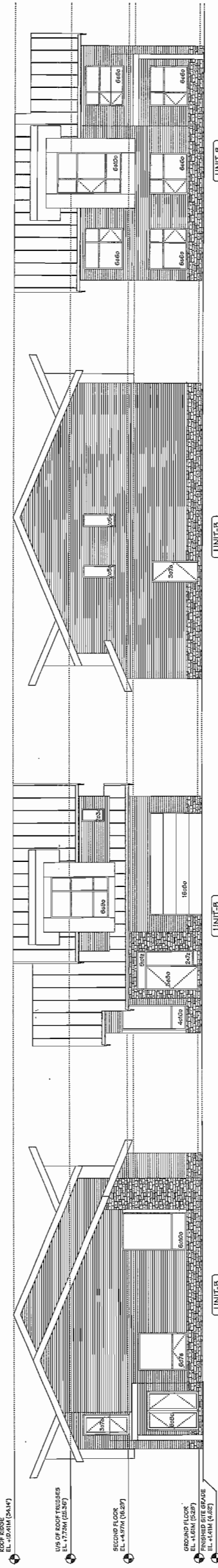


(UNIT-B3) BUILDING NO. 14 EAST ELEVATION COLOUR SCHEME - A

(UNIT-B3) BUILDING NO. 14 NORTH ELEVATION COLOUR SCHEME - A

(UNIT-B3) BUILDING NO. 14 WEST ELEVATION COLOUR SCHEME - A

(UNIT-B3) BUILDING NO. 14 SOUTH ELEVATION COLOUR SCHEME - A

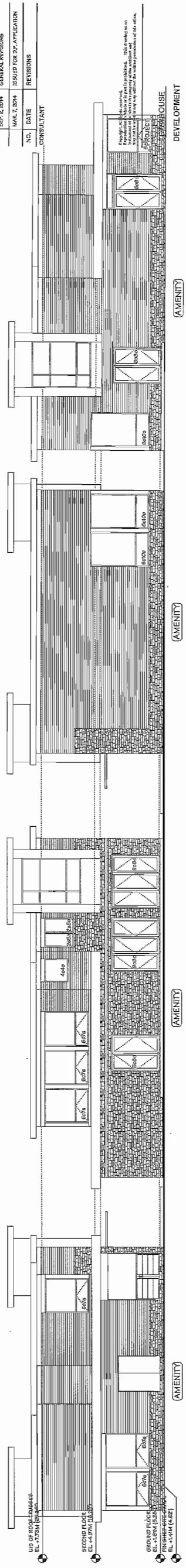


(UNIT-B) BUILDING NO. 15 EAST ELEVATION COLOUR SCHEME - B

(UNIT-B) BUILDING NO. 15 NORTH ELEVATION COLOUR SCHEME - B

(UNIT-B) BUILDING NO. 15 WEST ELEVATION COLOUR SCHEME - B

(UNIT-B) BUILDING NO. 15 SOUTH ELEVATION COLOUR SCHEME - B



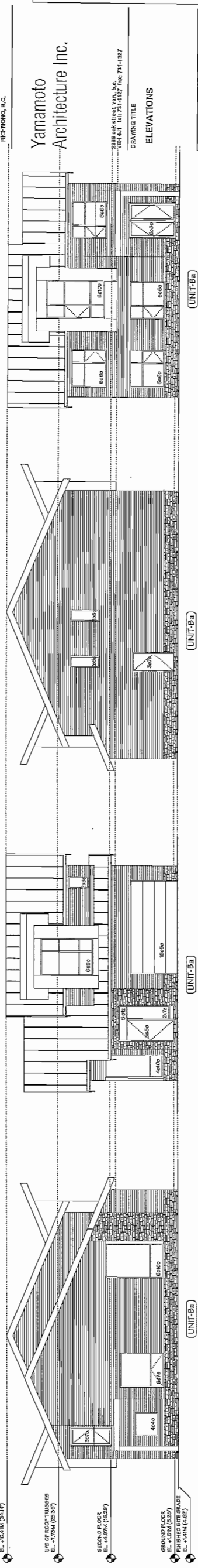
(AMENITY) BUILDING NO. 16 NORTH ELEVATION

(AMENITY) BUILDING NO. 16 WEST ELEVATION

(AMENITY) BUILDING NO. 16 SOUTH ELEVATION

(AMENITY) BUILDING NO. 16 EAST ELEVATION

* AMENITY BUILDING A



(UNIT-B3) BUILDING NO. 17 NORTH ELEVATION COLOUR SCHEME - A

(UNIT-B3) BUILDING NO. 17 WEST ELEVATION COLOUR SCHEME - A

(UNIT-B3) BUILDING NO. 17 SOUTH ELEVATION COLOUR SCHEME - A

(UNIT-B3) BUILDING NO. 17 EAST ELEVATION COLOUR SCHEME - A

NO.	DATE	REVISIONS
CONSULTANT		
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	
REVISIONS		

Project is subject to the following conditions:
1. The drawings are for the purpose of the application for a building permit only and are not to be used for construction.
2. The drawings are not to be used for any other purpose without the written consent of the consultant.

9051, 13555 DAYTON AVE
RICHMOND, B.C.

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DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	JULY 14, 2013		
DRAWN	TYWIM		
CHECKED			

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #7

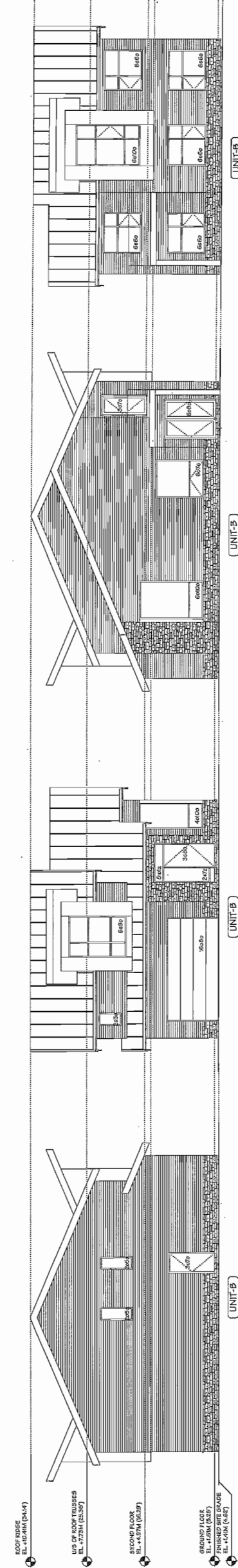
EAST ELEVATION
COLOUR SCHEME - A

SOUTH ELEVATION
COLOUR SCHEME - A

WEST ELEVATION
COLOUR SCHEME - A

NORTH ELEVATION
COLOUR SCHEME - A

Plan 9
Dec 8, 2014
DP 14-657872

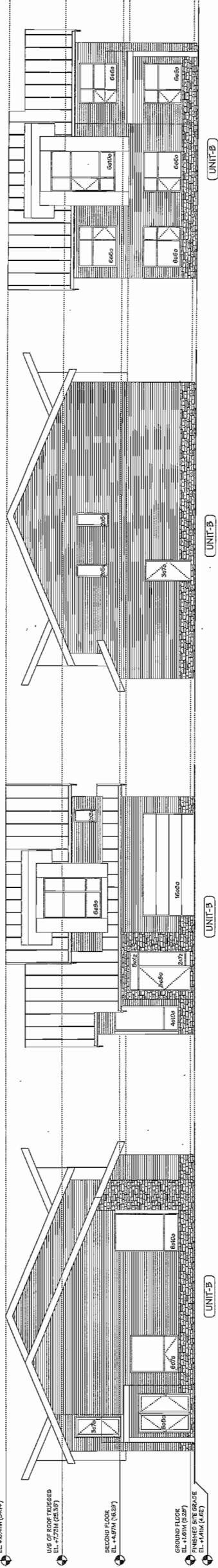


UNIT-B
BUILDING NO. 19
NORTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
WEST ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
SOUTH ELEVATION
COLOUR SCHEME - B

UNIT-B
BUILDING NO. 19
EAST ELEVATION
COLOUR SCHEME - B

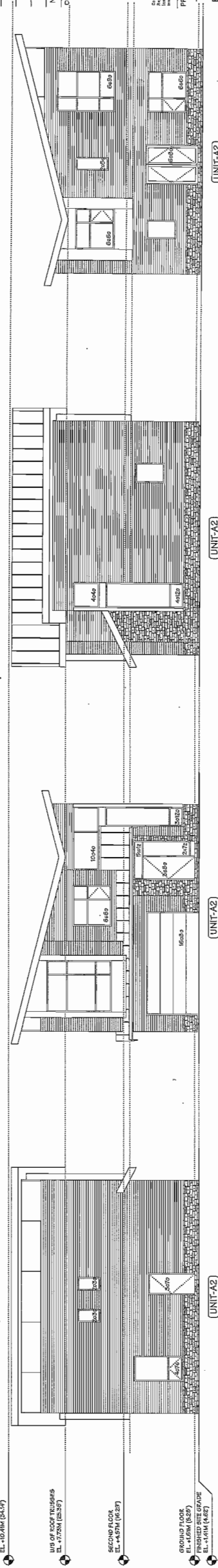


UNIT-B
BUILDING NO. 19, 20
NORTH ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
WEST ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
SOUTH ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

UNIT-B
BUILDING NO. 19, 20
EAST ELEVATION
COLOUR SCHEME - C (BLDG 19)
COLOUR SCHEME - A (BLDG 20)

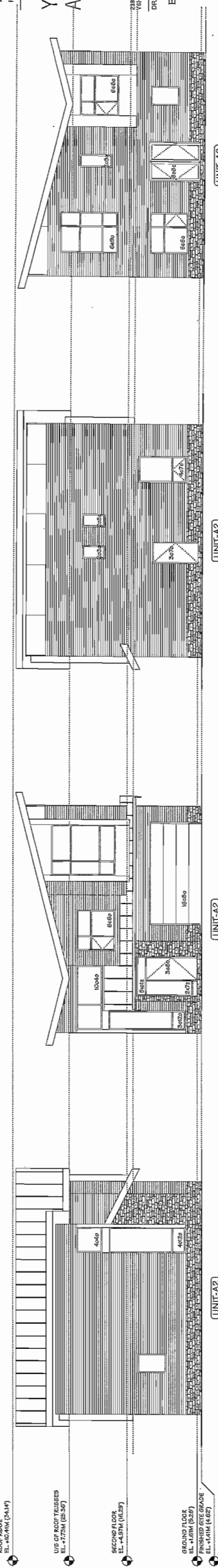


UNIT-A2
BUILDING NO. 21 & 23
NORTH ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
WEST ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
SOUTH ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)

UNIT-A2
BUILDING NO. 21 & 23
EAST ELEVATION
COLOUR SCHEME - B (BLDG 21)
COLOUR SCHEME - C (BLDG 23)



UNIT-A2
BUILDING NO. 22
NORTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
WEST ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
SOUTH ELEVATION
COLOUR SCHEME - A

UNIT-A2
BUILDING NO. 22
EAST ELEVATION
COLOUR SCHEME - A

CONSULTANT	
NO.	DATE
NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.
OCT. 8, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
NO.	DATE

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PROJECT
TOWNHOUSE
DEVELOPMENT

9951, 9955 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, vancouver, b.c.
V6H 4J1 (604) 731-4127 fax 731-1327

DRAWING TITLE
ELEVATIONS

SCALE	
1/8" = 1'-0"	SHEET NO.
DATE	JULY 18, 2013
DRAWN	TYNOM
CHECKED	
DP 14-657872	
PROJ. NO. 1111	

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

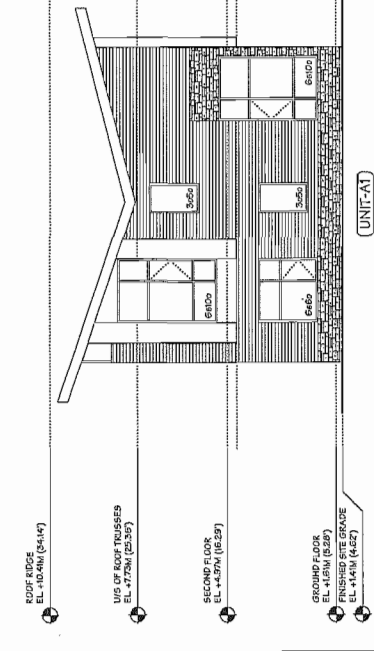
PLAN #8

EAST ELEVATION
COLOUR SCHEME - A

SOUTH ELEVATION
COLOUR SCHEME - A

WEST ELEVATION
COLOUR SCHEME - A

NORTH ELEVATION
COLOUR SCHEME - A



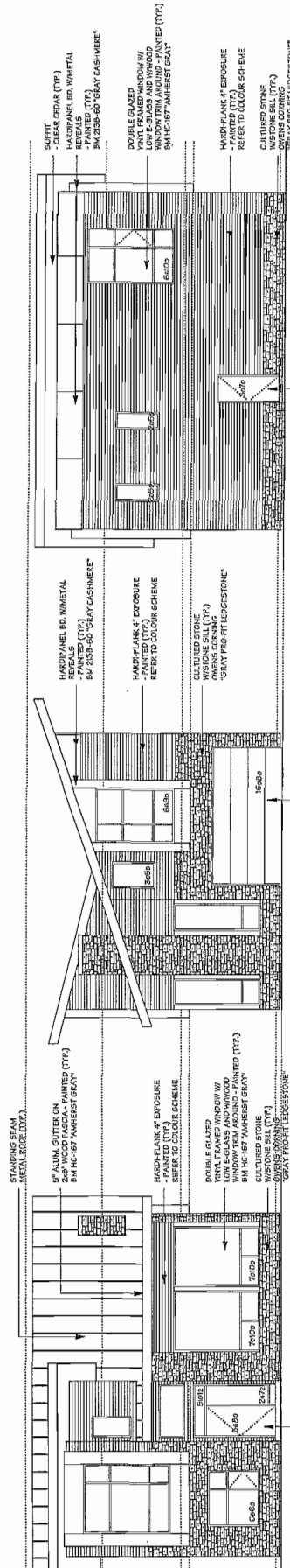
BUILDING NO. 24
EAST ELEVATION
COLOUR SCHEME - B

COLOUR SCHEME - A	
ROOF (STANDING SEAM METAL):	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
ACCENT WALL (HARDY PANEL, W/METAL KEYS):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GROUND & UPPER FLOOR WALL (HARDY PLANK SIDING):	BENJAMIN MOORE / 2335-65 (GRAY CASHMERE)
MAIN ENTRY DOOR (SOLID WOOD CORE):	BENJAMIN MOORE / 2335-65 (GRAY CASHMERE)
REAR ENTRY DOOR (SOLID WOOD CORE):	BENJAMIN MOORE / 2335-65 (GRAY CASHMERE)
ELEC. ROOM/GARAGE/REAR DOOR (METAL CLAD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL):	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	"FLAT BLACK"

COLOUR SCHEME - B	
ROOF (STANDING SEAM METAL):	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
ACCENT WALL (HARDY PANEL, W/METAL KEYS):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GROUND & UPPER FLOOR WALL (HARDY PLANK SIDING):	BENJAMIN MOORE / 2335-65 (GRAY CASHMERE)
MAIN ENTRY DOOR (SOLID WOOD CORE):	BENJAMIN MOORE / 2335-65 (GRAY CASHMERE)
REAR ENTRY DOOR (SOLID WOOD CORE):	BENJAMIN MOORE / 2335-65 (GRAY CASHMERE)
ELEC. ROOM/GARAGE/REAR DOOR (METAL CLAD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FLASHINGS (METAL) & COLUMNS (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL):	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	"FLAT BLACK"

COLOUR SCHEME - C	
ROOF (STANDING SEAM METAL):	METAL "WEATHERED ZINC"
SOFFIT:	CLEAR CEDAR
ACCENT WALL (HARDY PANEL, W/METAL KEYS):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
GROUND & UPPER FLOOR WALL (HARDY PLANK SIDING):	BENJAMIN MOORE / 2335-65 (GRAY CASHMERE)
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FLASHINGS (METAL) & COLUMNS (WOOD):	BENJAMIN MOORE / HC-167 (AMHERST GRAY)
FENCE (METAL):	"FLAT BLACK"
* BALCONIES - METAL GUARDRAILS W/GLASS INSERTS	"FLAT BLACK"

BAKONIES FOR DWELLING UNITS INCLUDE
METAL GUARDRAILS WITH GLASS INSERT (TYP.)



BUILDING NO. 24
WEST ELEVATION
COLOUR SCHEME - B

BUILDING NO. 24
SOUTH ELEVATION
COLOUR SCHEME - B

NO.	DATE	REVISIONS
1	NOV. 20, 2014	GENERAL REVISIONS
2	NOV. 6, 2014	ISSUED FOR D.P.
3	OCT. 9, 2014	ISSUED FOR A.D.P.
4	SEP. 2, 2014	GENERAL REVISIONS
5	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
6	MAR. 7, 2014	ISSUED FOR D.P. APPLICATION

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TOWNHOUSE
DEVELOPMENT

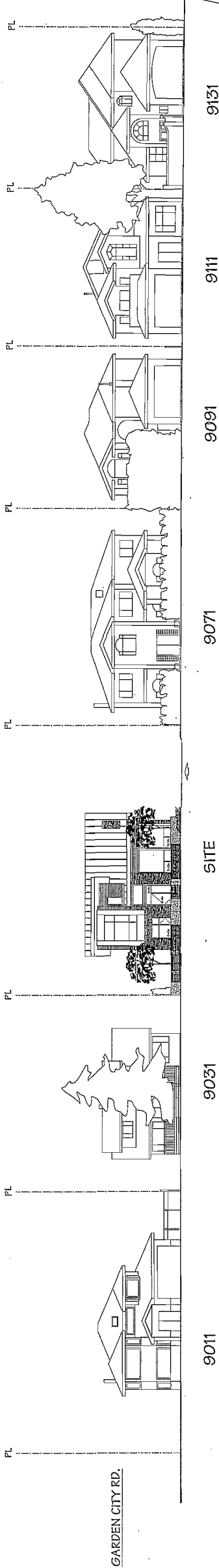
9051, 9955 DARTON AVE
RICHMOND, B.C.

Yamamoto
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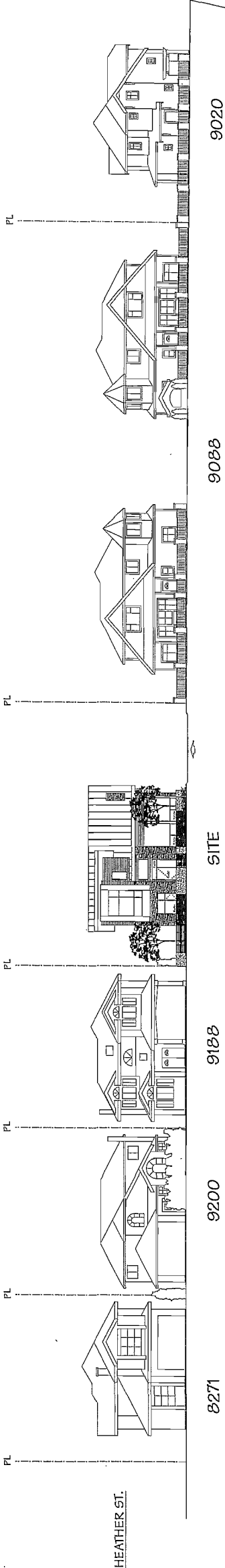
2388 Oak Street, Vancouver, B.C.
V6H 4J1 Tel: 731-1127 Fax: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 18, 2013	NO.
DRAWN T.Y.M.	DP 14-657872
CHECKED	PROJ. NO. 1111



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

DEC. 3, 2014	PERMITS REVISED	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT
TOWNHOUSE
DEVELOPMENT

6051, 6052 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2288 Oak Street, West, B.C.
V6H 4J1 Tel: 731-1127 Fax: 731-1527

DRAWING TITLE

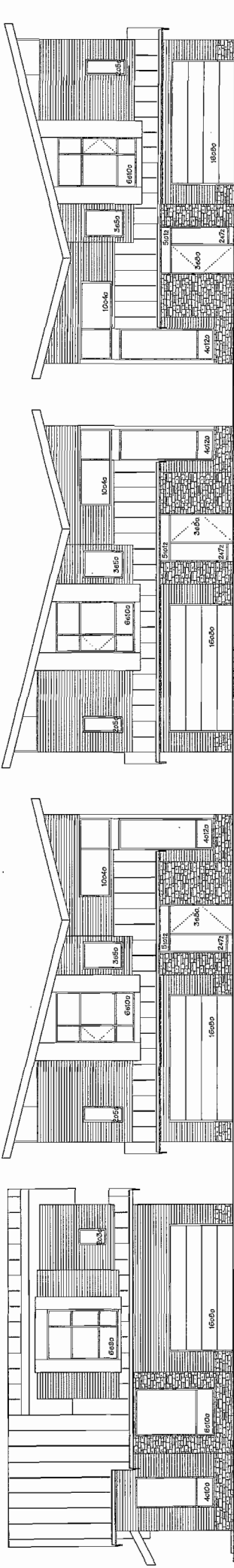
STREETSCAPE ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	MAY 12, 2014	
DRAWN	TY	DP 14-657872
CHECKED		PROJ. NO. 1111

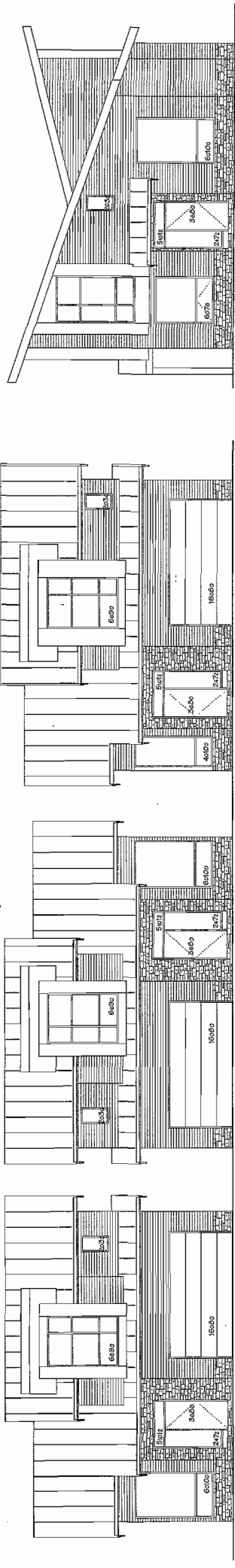
PLAN #1c

Reference Plan
Dec 8, 2014
DP 14-657872

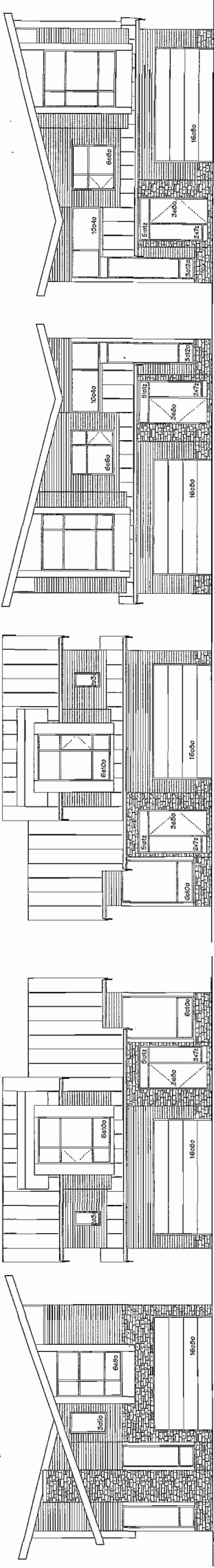
DRIVE AISLE STREETSCAPE - LOOKING WEST



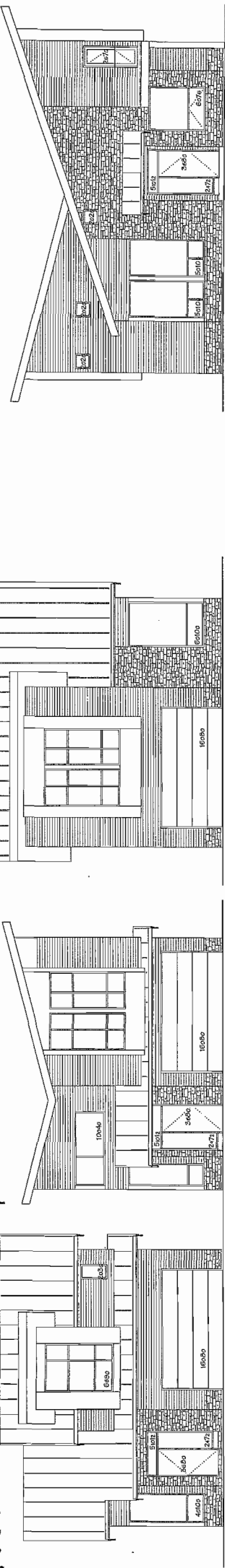
DRIVE AISLE STREETSCAPE - LOOKING NORTH



DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



DRIVE AISLE STREETSCAPE, LOOKING SOUTH AND EAST



UNIT-B1

BUILDING NO. 15

NORTH ELEVATION

UNIT-B3

BUILDING NO. 14

NORTH ELEVATION

UNIT-B1

BUILDING NO. 13

NORTH ELEVATION

UNIT-A1

BUILDING NO. 8

EAST ELEVATION

UNIT-A1

BUILDING NO. 9

EAST ELEVATION

UNIT-A1

BUILDING NO. 10

EAST ELEVATION

UNIT-A2

BUILDING NO. 11

EAST ELEVATION

UNIT-A2

BUILDING NO. 12

EAST ELEVATION

UNIT-B1

BUILDING NO. 13

WEST ELEVATION

SCALE

1/8" = 1'-3"

DATE

JULY 19, 2013

DRAWN

TY

DP 14-657872

PROJ. NO.

111

PLAN #1d

Reference Plan
Dec 8, 2014
DP 14-657872

8951, 3055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2388 oak street, vancouver, b.c.
VAN. V6J 1K7 TEL: 731-1127 FAX: 731-1327

DRAWING TITLE

ELEVATIONS

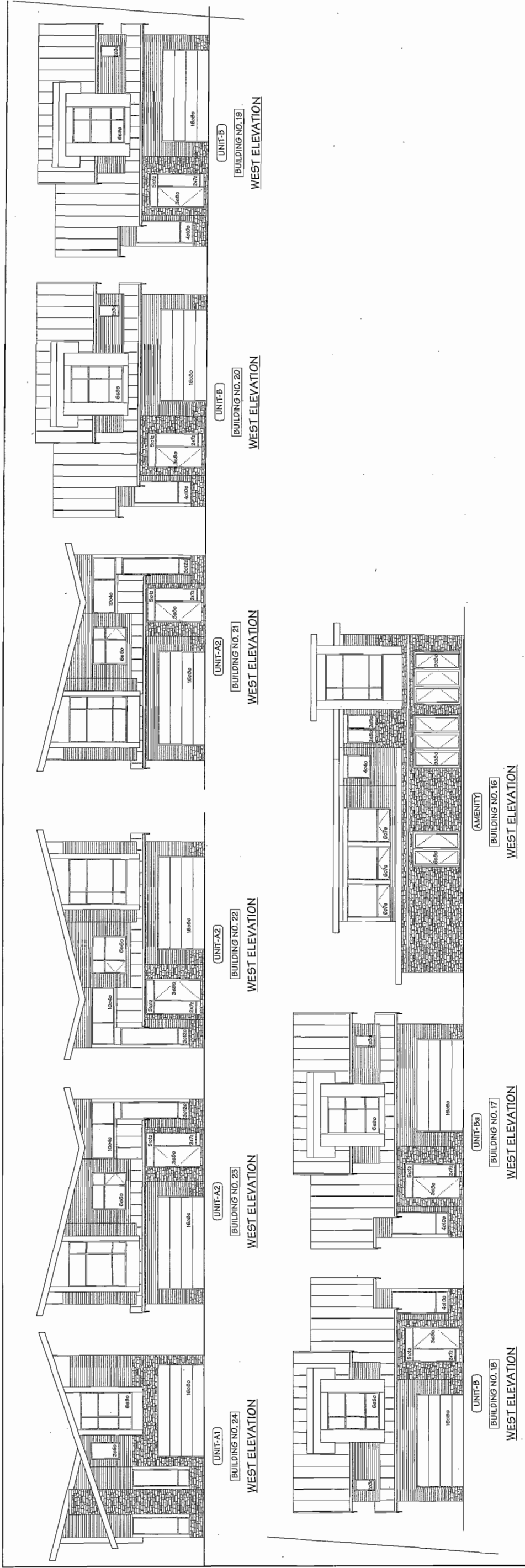
NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 8, 2014	ISSUED FOR A.D.P.
SEP. 4, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
REVISIONS	
CONSULTANT	

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PROJECT

TOWNHOUSE

DEVELOPMENT



DRIVE AISLE STREETScape — DIXON TO AMENITY BUILDING, LOOKING EAST

NO.	DATE	REVISIONS
1	NOV. 6, 2014	ISSUED FOR RFP.
2	OCT. 9, 2014	ISSUED FOR ADP.
3	SEP. 4, 2014	ISSUED FOR RFP APPLICATION

PROJECT
TOWNHOUSE
DEVELOPMENT

8851, 8855 DAVEN AVE
RICHMOND, S.C.

Yamamoto
Architecture Inc.

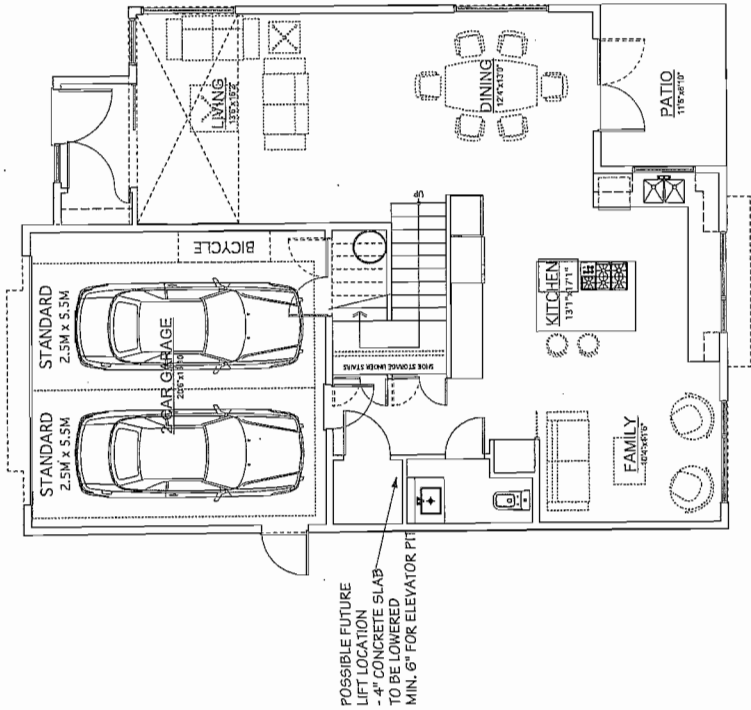
2385 oak street, nyc, n.y.
VERI AUT 562-731-1127 fax: 731-1327

DRAWING TITLE
ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TY	DP 14-6571
CHECKED		PROJ. NO. 111

Reference Plan Dec 8, 2014
DP 14-657872

BEFORE:

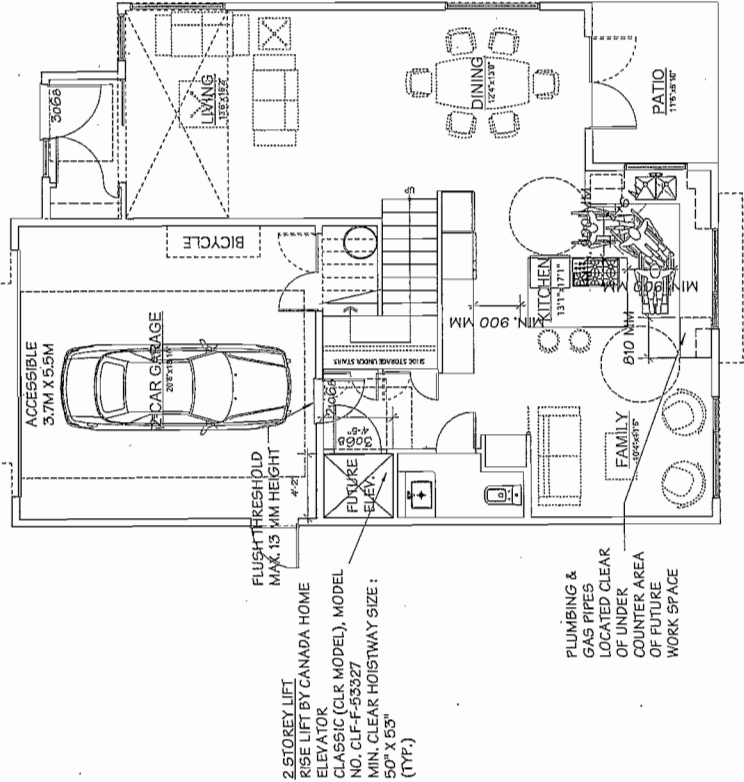


UNIT-Ba

GROUND FLOOR PLAN

SCALE : 3/16" = 1'-0"

AFTER:

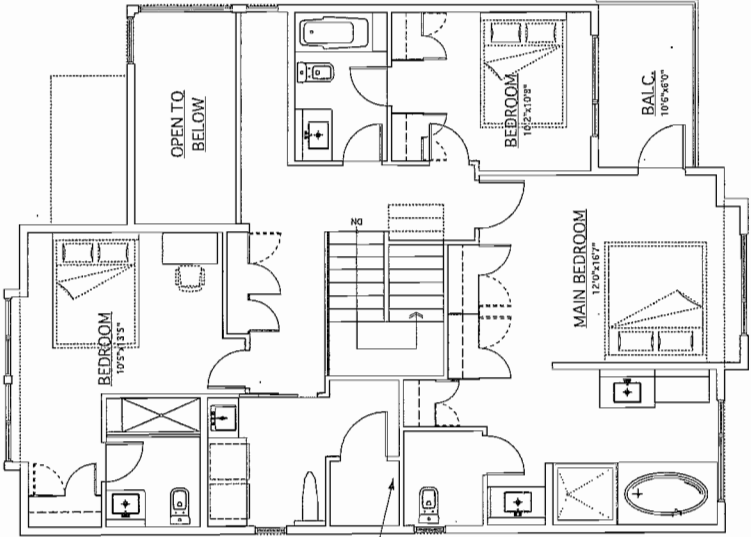


UNIT-Ba

GROUND FLOOR PLAN

SCALE : 3/16" = 1'-0"

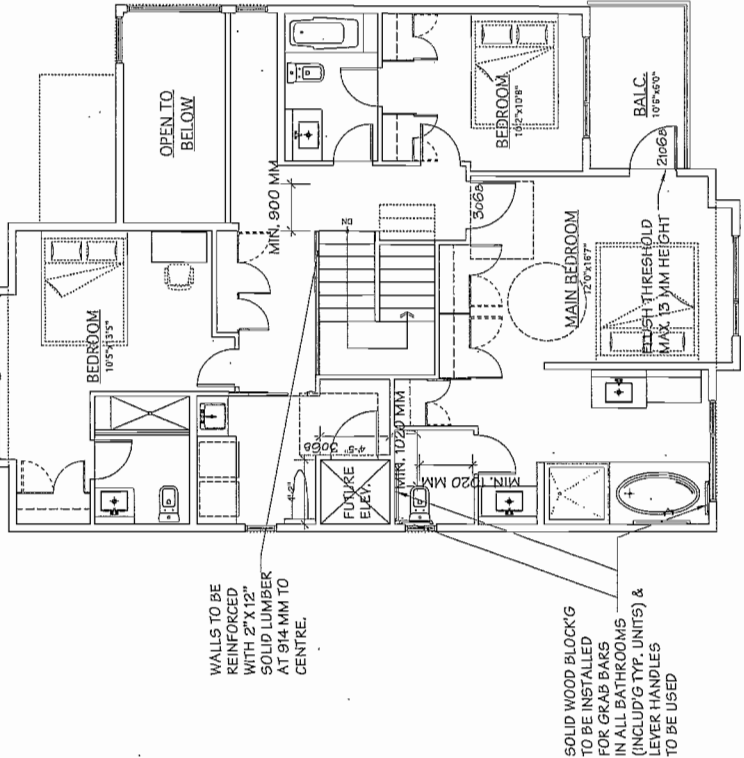
CONVERTIBLE UNIT PLAN



UNIT-Ba

SECOND FLOOR PLAN

SCALE : 3/16" = 1'-0"



UNIT-Ba

SECOND FLOOR PLAN

SCALE : 3/16" = 1'-0"

CHECKLIST - CONVERTIBLE UNIT FEATURES		
DOORS & DOORWAYS		
ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.		COMPLIES.
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 60 MM CLEARANCE REQUIRED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPERATOR.		COMPLIES.
INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS		COMPLIES.
PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.		COMPLIES
ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.		COMPLIES.
LEVER-TYPE HANDLES FOR ALL DOORS.		COMPLIES.
STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, OR PERMANENTLY REMOVED SLAB ENDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS		COMPLIES.
FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.		COMPLIES.
AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.		COMPLIES.
HALLWAYS		COMPLIES.
MIN. 900 MM WIDTH.		COMPLIES.
MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.		COMPLIES.
ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.		COMPLIES.
TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.		COMPLIES.
WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.		COMPLIES.
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.		COMPLIES.
PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.		TO BE PROVIDED.
CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.		COMPLIES.
DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).		TO BE PROVIDED.
CLEAR AREA NEEDED UNDER FUTURE WORK SPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 240 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.		COMPLIES.
CABINETS UNDERNEATH SINK ARE EASILY REMOVED.		COMPLIES.
1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.		COMPLIES.
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.		COMPLIES.
MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)		COMPLIES.
OUTLETS & SWITCHES		TO BE PROVIDED.
PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS, BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.		TO BE PROVIDED.
UPGRADE TO FOUR-PLY OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.		TO BE PROVIDED.

- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE BATHING INSTALLATION
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE B2:**
- R20 GIL UNDER SLAB INSULATION AND R12 EXIST INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - ENERGY STAR RATED HEAT PUMP SYSTEM
 - ENERGY STAR RATED HEAT PUMP SYSTEM
 - EFFICIENT CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
 - 100% GAS WATER HEATER (ATF) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
 - TANK E.T. 0.79 (TRIANGLE TUBE SMART SERIES)

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.	
OCT. 9, 2014	ISSUED FOR A.B.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	

CONSULTANT

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PROJECT

TOWNHOUSE
DEVELOPMENT

91ST, 5055 DARTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2336 oak street, vancouver, b.c.
VAN. V6J 4T1 TEL: 753-1127 FAX: 731-1327

DRAWING TITLE

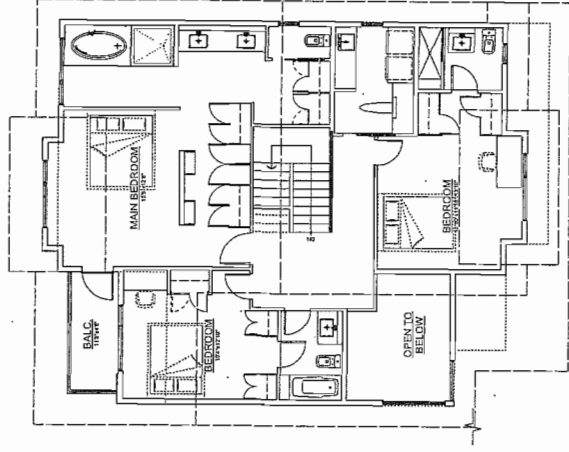
FLOOR PLANS

SCALE		SHEET NO.	
1/8" = 1'-0"			
DATE			
JULY 19, 2013			
DRAWN		DP 14-65787	
TY/KM			
CHECKED		PROJ. NO. 1111	

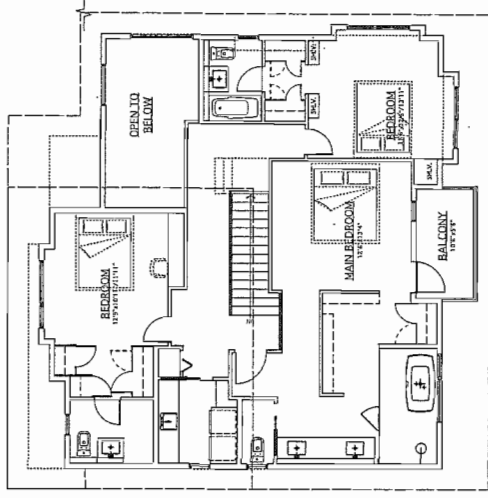
PLAN #16

Reference Plan
Dec 8, 2014
DP 14-657872

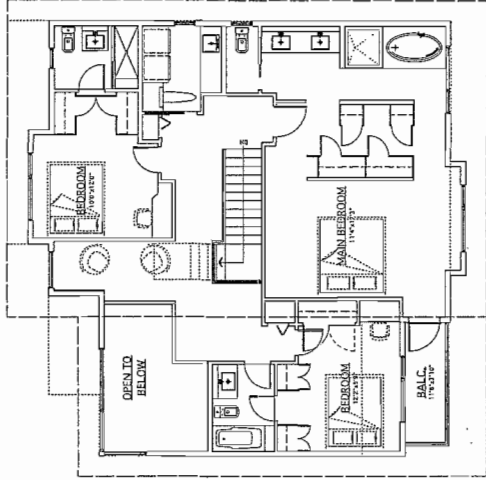
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- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FINED FRAME WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOUBLE; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FINE WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM WITH 100% EXHAUST FAN
- 100% EXHAUST FAN WITH NATURAL GAS HIGH EFFICIENCY CONDENSING BOILER
- 100% EXHAUST FAN WITH NATURAL GAS SINGLE TUBE PRESTIGE GOLD BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E# 079 (TRIANGLE TUBE SMART SERIES)



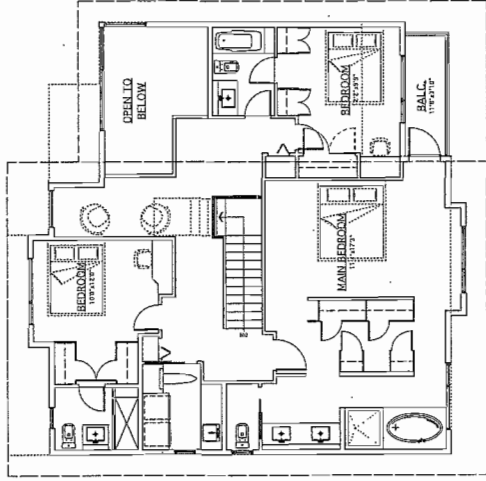
UNIT-B
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



UNIT-B2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-B2a

SECOND FLOOR PLAN

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

NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
CONSULTANT	

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PROJECT
TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

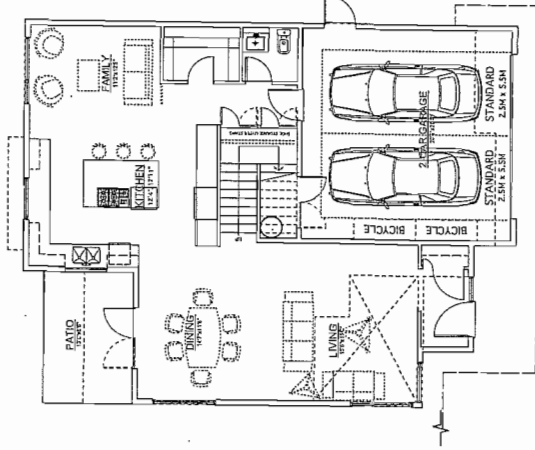
SCALE
 $1/8" = 1'-0"$

DATE JULY 19, 2013

DRAWN	TY/KM
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PROJ. NO.	1111
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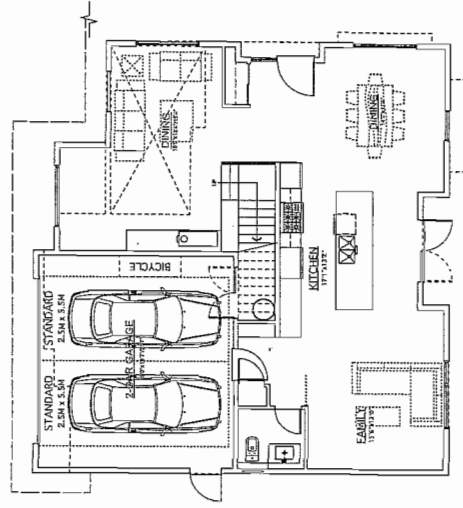
PROJ. NO. 1111



UNIT-B

GROUND FLOOR PLAN

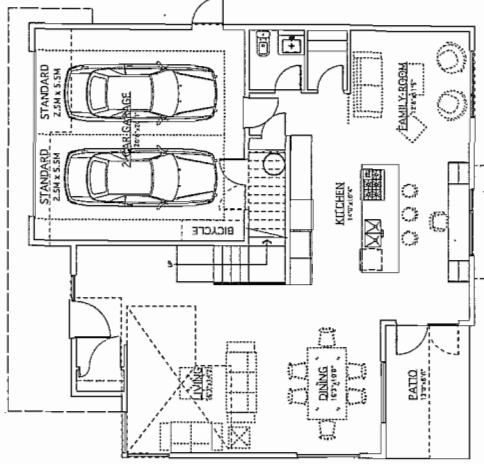
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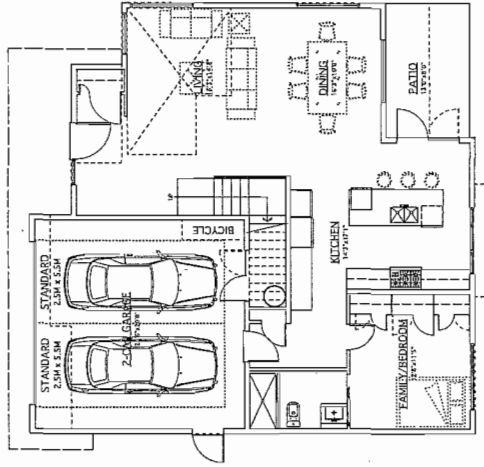
UNIT-Ab

GROUND FLOOR PLAN

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



UNIT-B2
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

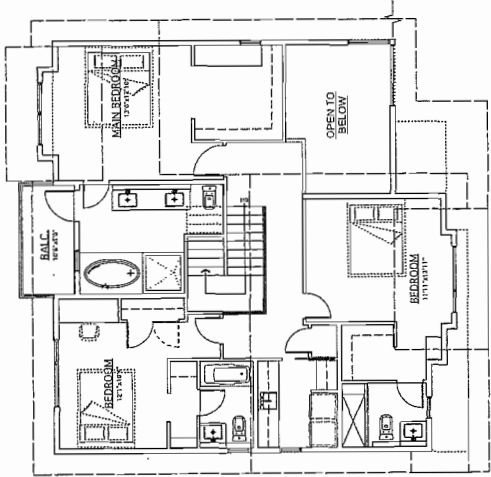


UNIT-B2a

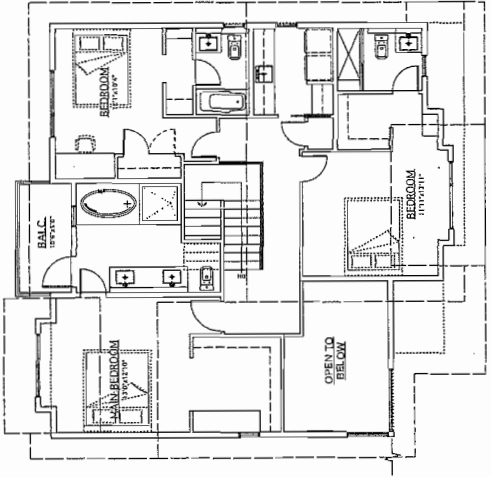
GROUND FLOOR PLAN

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

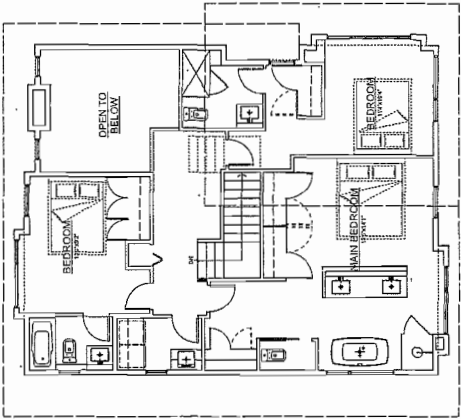
- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE SEATING
 - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
 - GAS BAK INSTALLATION
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):**
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGUIDE 63:
- R12 FILL UNDER SLAB INSULATION AND R16 SHIRT INSULATION
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED GLAZING IN DOORS; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS; DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - 100% RECYCLED FIBER INSULATION
 - 100% RECYCLED FIBER INSULATION
 - EFFICIENT CONDENSING BOILER (92% AFUE) (TRIANGLE TANK, E.F. 0.28) (TRIANGLE TUBE SMART SERIES)
 - NATURAL GAS INDOOR FRIED WATER HEATER 50 IS GAL



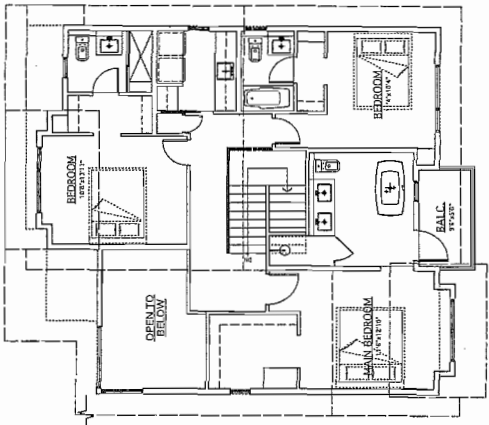
UNIT-Aa
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



UNIT-A1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT-A1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS
		ISSUED FOR D.P.F.
		ISSUED FOR A.D.P.
		GENERAL REVISIONS
		ISSUED FOR D.P. APPLICATION

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

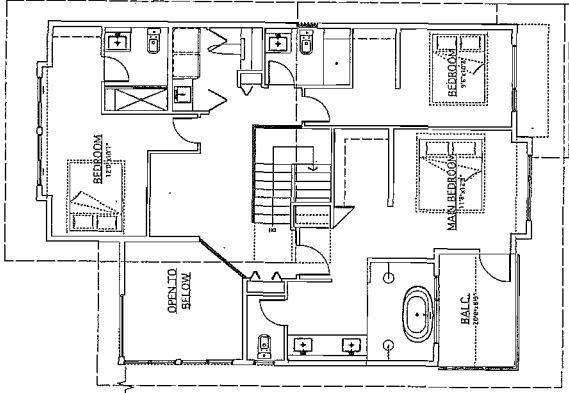
- SOLID BACKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS):

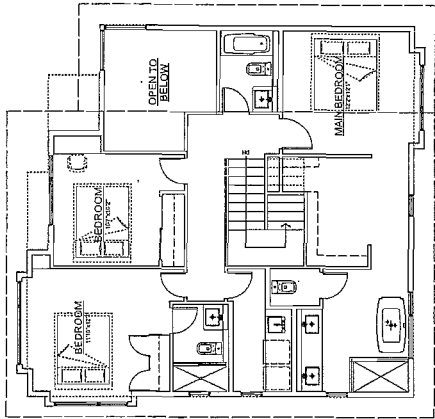
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGUIDE 83:

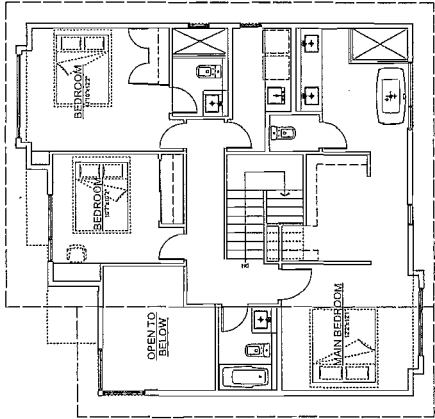
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- INSULATION LAXED, SOFT COIL LOW-E, METAL SPACER, FIXED WINDOWING WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, KITCHEN CABINETS, BATHROOMS, AND CLOSET DOORS
- METAL SPACER, FIXED WINDOWING WITH VINYL FRAME LOW-E
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY FURNACE
- NATURAL GAS, INDIRECT FRIED WATER HEATER, 80 US GAL TANK, EF, 0.75 (TRIANGLE TUBE SMART SERIES)



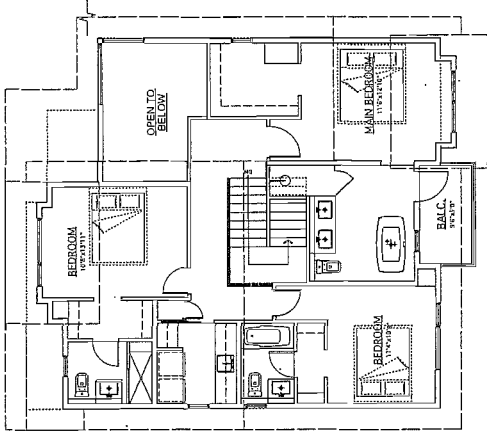
UNIT-B1
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



UNIT-A2B
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



UNIT-A2
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



UNIT-A
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOV. 6, 2014	ISSUED FOR D.P.F.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT
TOWNHOUSE
DEVELOPMENT

9051, 9055 DAYTON AVE
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 Oak Street, Vancouver, B.C.
V6H 4J1 Tel: 778-1127 Fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TYKM	DP 14-6578
CHECKED		PROJ. NO. 1111



UNIT-B1
GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

BUILDING NO. 13



UNIT-A2B
GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

BUILDING NO. 12



UNIT-A2
GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

BUILDING NO. 11



UNIT-A
GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

BUILDING NO. 10

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

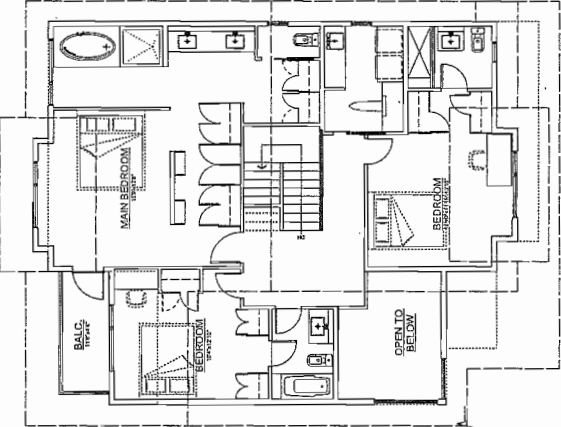
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

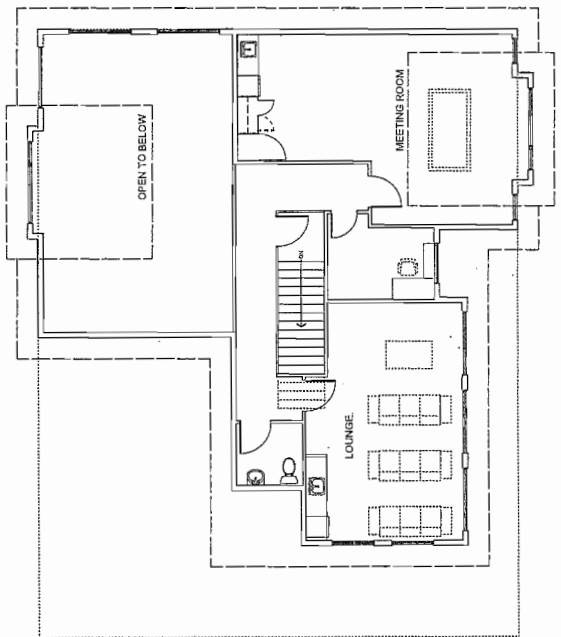
ENERGYSIDE 833

- R-32 FILL UNDER SLAB INSULATION AND R12 SKIRT
- 2" POLYSTYRENE INSULATION ON EXTERIOR WALLS
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOW UNITS WITH 1/2" AIR GAP
- GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- EFFICIENT COMPENSATING BOILER (BPT, A-HE) (TRIANGLE TUBE PRESTIGE SOLID) BACK UP HEATING SYSTEM
- 1/2" POLYSTYRENE INSULATION ON EXTERIOR WALLS, 50 US GAL TANK, 1/4" (7/8) TRIANGLE TUBE SMART SERIES



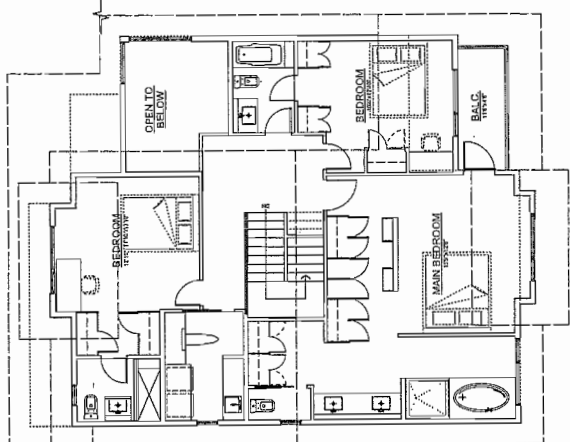
UNIT-B2

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



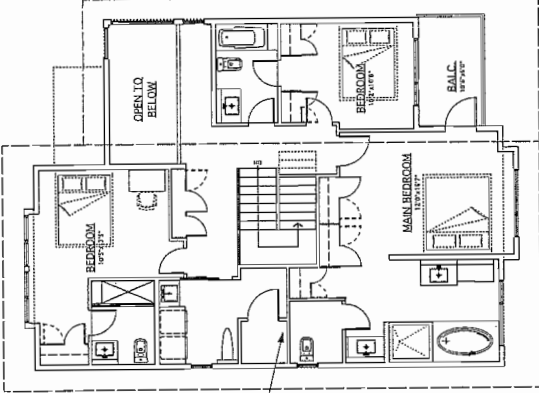
AMENITY

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



UNIT-B3

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

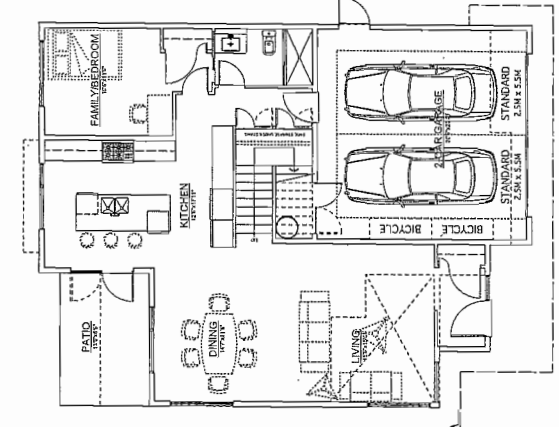


UNIT-B3

SECOND FLOOR PLAN
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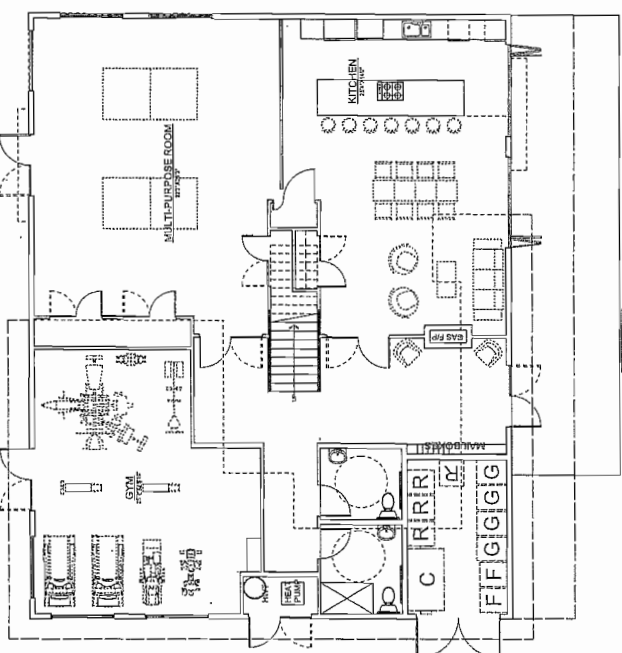
POSSIBLE FUTURE
1" CONCRETE SLAB
- FLOOR JOISTS 7/8"
- REMOVABLE

NOV. 6, 2014	ISSUED FOR R.F.F.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	ORIGINAL REVISIONS
MAY. 7, 2014	ISSUED FOR 2D APPLICATION
NO.	DATE
NO.	REVISIONS
CONSULTANT	



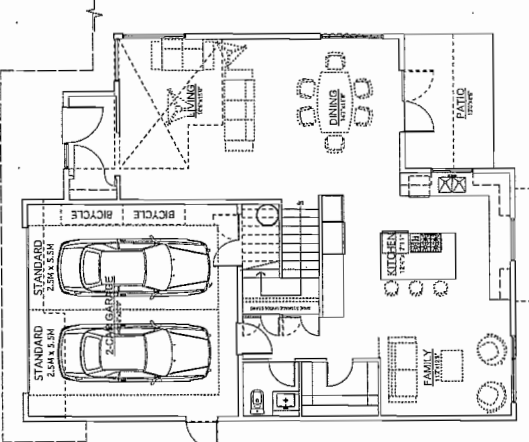
UNIT-B2

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



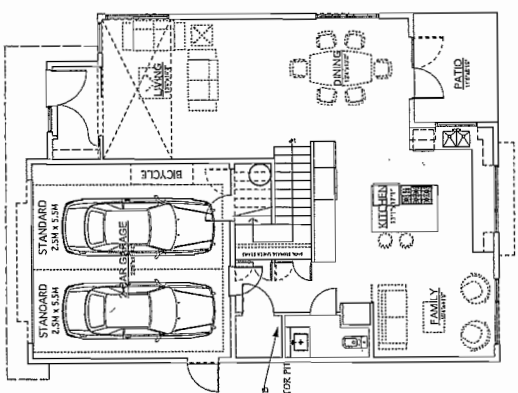
AMENITY

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



UNIT-B3

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



UNIT-B3

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

POSSIBLE FUTURE
1" CONCRETE SLAB
- TO BE LOWERED
- MAKE UP FOR ELEVATOR PIT

DP 14-657872

Reference Plan
Dec 8, 2014

Yamamoto
Architecture Inc.

9051, 9055 DAYTON AVE
RICHMOND, B.C.

PROJECT
TOWNHOUSE
DEVELOPMENT

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FLOOR PLANS

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DATE	JULY 19, 2013
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CHECKED	
DP 14-657872	
PROJ. NO.	1111

PLAN #13

Yamamoto
Architecture Inc.

2386 oak street, Van., B.C.
V6H 4J1 Tel: 731-1127 Fax: 731-1327

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FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
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CHECKED		PROJ. NO. 1111

PLAN #15

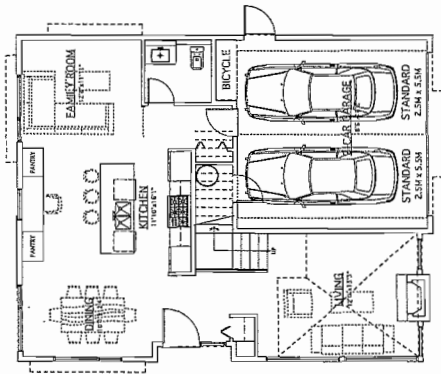
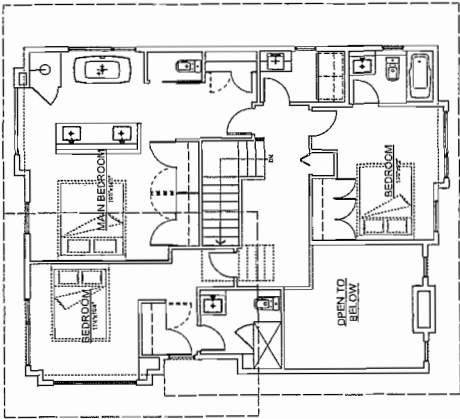
- AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
 - LIFT-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
 - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE #28:
- R12 FILL UNDER SLAB INSULATION AND R12 SKIRT
 - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - FIVE (5) DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES, GLAZING IN DOUBLE DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
 - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
 - EFFICIENT CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE 50.0) BACK UP HEATING SYSTEM
 - 1/2" INSULATED WATER HEATER, 50 US GAL
 - TANK LEX-079 (TRIANGLE TUBE WAXT SERIES)

NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT
TOWNHOUSE
DEVELOPMENT

8531, 8555 DAYTON AVE
RICHMOND, B.C.





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 27, 2015

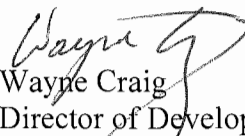
From: Wayne Craig
Director of Development

File: DP 14-657502

Re: Application by Kasian Architecture Interior Design and Planning Ltd. for a
Development Permit at 11380 Steveston Hwy

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 558 m² addition to the building at 11380 Steveston Hwy on a site zoned "Industrial Community Commercial (ZC6) – Ironwood Area".


Wayne Craig
Director of Development

WC:cl
Att.

Staff Report

Origin

This staff report addresses the referral from the July 16th, 2014 Development Permit Panel meeting regarding the Development Permit application by Kasian Architecture Interior Design and Planning Ltd at 11380 Steveston Highway. Specifically, the Panel made the following recommendation:

“That the staff report titled Application by Kasian Architecture Interior Design and Planning Ltd. for a Development Permit at 11380 Steveston Hwy, dated June 20, 2014, from the Director of Development, be referred back to staff to examine:

- (1) enhancements to urban design and architectural form and character that would improve integration with other buildings on the site and accessibility to neighbouring sites;*
- (2) changes to the location and ratio of small vehicle and regular vehicle parking spaces;*
- (3) options to include the renovation of the entire site in the development permit;*

and report back.”

This staff report summarizes revisions made to the application as it relates to the Panel's recommendation and presents the amended proposal for consideration by the Development Permit Panel and Council.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the revised development data with the relevant Bylaw requirements. Please refer to the original staff report submitted to the July 16th, 2014 Development Permit Panel meeting in Attachment 2 for information pertaining to the background, site context, previous public input, tree retention and replacement, landscaping, and aspects of the site plan that have not been revised.

Proposed Revisions

The proposed changes outlined in this report reflect a change to the scope of the Development Permit application in response to both the referral by the Development Permit Panel, and to a recent change in the planned tenancy of the proposed building addition.

Overall Redevelopment Strategy

The previous submission included a renovation to modernize the existing southwest building on the subject site, and an addition to the building to provide additional space for the on-site

relocation of an existing mall tenant (Mark's Work Warehouse). This tenant will not be using the space, and a new design is proposed in this report.

The revised submission reflects a reduction in the scope of the proposal, which now involves solely an addition to the southwest building to accommodate the new proposed tenant (Bulk Barn). The proposed addition has been designed to match the existing building. The applicant has identified the following revisions to the proposal:

- the extent of the proposed addition to the southwest building on the site has been reduced in size and scale i.e., from 882 m² (9,494 ft²) to 558 m² (6,007 ft²) in area.
- Primarily in response to concerns expressed by the neighbouring property owner, the proposed addition has been reduced in width by approximately 2 m (6.5 ft) from the east building face, and a glass canopy is proposed, which aids in minimizing the view obstruction to the existing retail and office building to the south at 11331 Coppersmith Way. Attachment 3 shows a comparison of the initial and revised submissions, as it relates to building size.
- the architectural treatment of the proposed addition has been made significantly more compatible with the present character of the existing building, making the expansion a cohesive part of the existing shopping centre.
- upgrades to the site landscaping and public realm adjacent to the building addition to enhance the public experience are also proposed with the revised proposal.

The revised proposal is attached to this report (Plan # 1.a to # 4.b).

A more detailed discussion of the revised proposal is provided below.

Integration with other buildings

The applicant has employed several measures to develop an architectural design for the proposed addition that will be compatible with the existing character of the shopping centre and to ensure a more unified overall design. Specifically:

- the heights of the parapets, roofs, and glazing of the existing buildings on-site have been carried into the proposed addition.
- the window proportions of the proposed addition reflect those of the existing storefronts.
- the steel detail that runs along the existing building canopy has been repeated on the proposed addition, combined with glass to highlight and provide pedestrian weather over the entry.
- the materials and colour palette selected for the proposed addition has been drawn from the existing buildings on-site, such as stucco, steel beams, storefront windows, and roof tiles.
- the "feature entry tower" language, which is one of the signature elements of the shopping centre's architecture, has been applied to the proposed building addition entry, (i.e., a sloped hipped roof over a metal louvered screen, consistent in proportion and scale with that applied to existing buildings on-site).

Access and view obstruction to 11331 Coppersmith Way

The applicant has indicated that they have been in discussions with the neighbouring property owner to the south over the course of several months in response to the concerns expressed by the neighbour at the Development Permit Panel meeting about pedestrian and vehicle access, and view obstruction to 11331 Coppersmith Way.

As with the previous submission, the applicant proposes a concrete southbound pathway along the east side of the building addition, followed by pavement markings on the internal drive-aisle between the two (2) sites to ensure safe pedestrian connectivity between the subject site and the neighbouring site to the south.

As described in the previous section of this report, the proposed addition has been reduced in width by approximately 2 m (6.5 ft) from the east building face, and a glass canopy is proposed, which also aids in minimizing the view obstruction to the neighbouring site. As with the previous submission, this proposal also includes animation of the new east and south-facing facades with vision glass, as well as screening of the south building face with columnar trees and other soft landscape materials.

In addition, the revisions to the site plan allow for loading to be accommodated entirely on the subject site without impacting use of the existing cross-access easement over the south property line that is shared with the neighbouring property at 11331 Coppersmith Way (Plan # 2.b).

The applicant has also offered to:

- modify the site plan to accommodate a new reciprocal access point along the shared south property line (secured through a private easement on title), which would align with the existing north-south drive aisle on the subject site and provide more direct vehicle access to the adjacent property to the south.
- provide directional signage on the subject site to assist with wayfinding to the neighbouring site, in accordance with the City's Sign Bylaw No. 5560.

The applicant has provided written documentation of their efforts in this regard, however there is no agreement between the two parties to implement these items.

Based on the revised building addition design, and demonstration that loading can occur on the subject site without impacting the existing cross-access easement, the applicant wishes to move their application forward for consideration by the Development Permit Panel.

Site Plan Enhancements – Public Plaza, Southwest Corner, & Parking Plan

The public plaza that was proposed with the previous submission has been enlarged with the revised submission, i.e., from 153 m² (1,647 ft²) to 262 m² (2,820 ft²), and includes both hard and soft landscaping elements to provide a usable outdoor amenity for visitors and employees. The revised landscape plan showing enlarged public plaza is illustrated on Plan # 3.a to 3.d). The overall landscaping enhancements proposed adjacent to the building addition as part of this Development Permit application have not changed from the previous submission. Prior to

Development Permit application issuance, the applicant is required to submit a Letter of Credit for the proposed landscaping in the amount of \$112,801.92.

In response to comments made by the Development Permit Panel about the concentration of activities proposed in the southwest corner of the site (e.g., loading, and garbage & recycling storage and collection), the applicant has included enhancements to the site plan. Specifically, the reduction in the proposed size of the building addition results in a widening of the loading bay by approximately 3.2 m (10.5 ft), as well as a relocation of the proposed garbage and recycling enclosure away from the south property line.

In response to the Panel's comments regarding small vehicle and regular vehicle parking spaces, the applicant has revised the parking layout to better distribute the small vehicle parking spaces throughout the entire shopping centre's parking area.

The City's Transportation department staff has reviewed the revised parking and loading plan and indicate that it is acceptable.

Crime Prevention Through Environmental Design

As with the initial submission, the applicant has identified that the revised proposal has incorporated design measures that respond to the principles of Crime Prevention Through Environmental Design (CPTED). This includes:

- storefront entries facing the public area to create natural surveillance.
- ample glazing at ground level for increased surveillance of the public areas.
- the proposed plaza will generate public activities to increase natural surveillance of the site.
- All spaces around the proposed addition have a clear and active purpose, avoiding the creation of "no-man's land".

Sustainability Features

As with the initial submission, and consistent with the design guidelines in the OCP, the applicant has proposed a 240 volt electrical vehicle outlet for one (1) standard vehicle parking space located next to the proposed building addition (to be secured through registration of a legal agreement on title);

The applicant has confirmed that the proposed building addition is designed to be LEED Silver equivalent, as demonstrated through the revised LEED Project Checklist in Attachment 4. At Building Permit stage, the applicant is required to provide a letter of assurance from a registered professional that the LEED checklist will be followed.

Conclusion

The applicant has revised the Development Permit application to address the concerns expressed by the Development Permit Panel at the meeting held July 16th, 2014. The revised plans include a concept that results in: a decrease to the size of the proposed building addition i.e. from 882 m² (9,494 ft²) to 558 m² (6,007 ft²) in area, improved design integration of the proposed addition

with the existing buildings on-site, and improved distribution of the small car parking spaces throughout the site. The revised concept provides for upgrades to site landscaping and the public realm in the area adjacent to the building addition.

The proposal complies with the “Industrial Commercial (ZC6) – Ironwood Area” zoning, with no variances requested.

On this basis, staff recommends support for the revised Development Permit application at 11380 Steveston Highway.



Cynthia Lussier
Planning Technician
CL:rg

Attachment 1: Development Application Data Sheet

Attachment 2: Staff Report submitted to the July 16th, 2014 Development Permit Panel meeting

Attachment 3: Comparison in building size between the initial and the revised submission

Attachment 4: Revised LEED Project Checklist

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

1. Receipt of a landscaping security in the amount of \$112,801.92, equal to the cost estimate provided by the Registered Landscape Architect.
2. Submission of a contract with a Certified Arborist for on-site supervision of all works proposed within Tree Protection Zones of Trees # 1, 3, 9, 14, 15, 16, 17. The contract is to include the scope of work to be undertaken, including the proposed number of site monitoring inspections, and provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a security in the amount of \$2,000 for Tree # 14. Following completion of construction and landscaping on the subject site, the security will be released subject to receipt of the post-construction impact assessment report prepared by the Arborist and a City landscaping inspection to verify tree survival.
4. Registration of a legal agreement to secure the proposed electrical vehicle charging station on the subject site.

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

- Provide a letter of assurance from a registered professional confirming that the LEED Project Checklist will be followed.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



DP 14-657502

Attachment 1

Address: 11380 Steveston Hwy

Applicant: Kasian Architecture Interior
Design and Planning Ltd.

Owner: Coppersmith Corner Shopping
Centre Inc.

Planning Area(s): Shellmont

Floor Area Gross: 10,566 m²

	Existing	Proposed
Site Area:	31,538 m ²	31,538 m ²
Land Uses:	Neighbourhood shopping centre	No change
OCP Designation:	<ul style="list-style-type: none"> 2041 OCP Land Use Map designation - Mixed Employment Ironwood Sub-Area Plan Land Use Map designation – Area A (Commercial Development) 	No change
Zoning:	Industrial Community Commercial (ZC6) – Ironwood Area	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	60%	33.5%	none permitted
Lot Coverage:	Max. 50%	30.5%	none
Setback – Front Yard (north):	Min. 6.0 m	Existing – 6.0 m Proposed - no change	none
Setback – Exterior Side Yard (east):	Min. 6.0 m	Existing – 6.0 m Proposed - no change	none
Setback – Interior Side Yard (west):	Min. 0 m	Existing - approx 0 m Proposed - no change	none
Setback – Rear Yard (south):	Min. 0 m	Existing - approx 6.0 m Proposed - no change	none
Height (m):	Max. 12.0 m	9.5 m	none
Minimum Lot Size:	N/A	N/A	none
On-Site Vehicle Parking Spaces:			
Standard size (50%)	216	291	none
Small size (50%)	216	129	
Accessible	9	12	
Total:	432	432	none
On-Site Bicycle Parking Spaces:			
Class 1	3	3	none
Class 2	4	4	



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 20, 2014

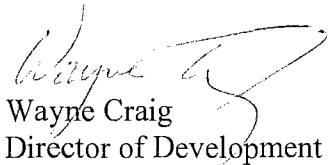
From: Wayne Craig
Director of Development

File: DP 14-657502

Re: Application by Kasian Architecture Interior Design and Planning Ltd. for a
Development Permit at 11380 Steveston Hwy

Staff Recommendation

That a Development Permit be issued which would permit the construction of an 882 m² addition and exterior renovation to the building at 11380 Steveston Hwy on a site zoned "Industrial Community Commercial (ZC6) – Ironwood Area;"



Wayne Craig
Director of Development

WC:cl
Att.

Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd has applied, on behalf of Westbank/Coppersmith Corner Shopping Centre Inc, to the City of Richmond for permission to construct an 882 m² addition to and exterior renovation of an existing building located in the southwest corner of the site at 11380 Steveston Hwy (see key map in Attachment 1). The site is zoned "Industrial Community Commercial (ZC6) – Ironwood Area." There is currently a neighbourhood shopping centre on the site (constructed in 2000), which consists of five (5) buildings containing a variety of commercial retail shops and services that meet the needs of surrounding residents (e.g. Canadian Tire, Mark's Work Wearhouse, TD Bank, Tim Horton's, Coppersmith Dental etc.).

The work proposed as part of this Development Permit application includes:

- renovation of and addition to the southernmost commercial retail unit (CRU 1A) to provide additional space for the on-site relocation of an existing mall tenant (Mark's Work Wearhouse);
- renovation of the remainder of the building facades of CRUs 1 & 2 to introduce a more contemporary design typology that will both begin the process of updating the mall and blend with the new addition; and
- upgrading of the site landscaping and public realm adjacent to this building to enhance the public experience.

The proposed work is intended to be undertaken in two (2) phases:

- Phase 1 (2014-2015) - the addition of building "CRU 1B," interior renovation to a portion of the existing building ("CRU 1A"), implementation of improved site landscaping adjacent to the proposed expansion, and development of a pedestrian plaza north of the proposed expansion in the southwest corner of the site; and
- Phase 2 (2015-2016) – facade upgrades to the remaining portion of the existing building "CRU 1 & 2."

The applicant has also provided a plan for implementing the proposed contemporary design typology on the remaining four (4) building on the site, as well as improvements to the remainder of the site landscaping and public realm for the remainder of the site area. This would be undertaken as part of future Development Permit applications in 2016 to 2019 (Attachment 2).

Development Information

Please refer to attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is located in an established key commercial area that supports a wide range of employment, daily shopping, and personal services to meet the needs of surrounding residents. Specifically, development surrounding the subject site is as follows:

- To the north, immediately across Steveston Hwy, is a mix of single-family housing and townhomes on sites zoned “Single Detached (RS1/E) and “Low-Density Townhouses (RTL3)”;
- To the east, immediately across Coppersmith Place, is an existing neighbourhood shopping centre at 11688 Steveston Hwy, which contains a Save-On-Foods, London Drugs, Ironwood Branch of the Richmond Public Library etc., on a site that is split-zoned “Community Commercial (CC)” and “Industrial Business Park (IB1);”
- To the south, is an existing mixed commercial/office building at 11331 Coppersmith Way on a site zoned “Industrial Community Commercial (ZC6);” and
- To the west, is an existing Translink bus operations yard fronting Coppersmith Way, on a site that is split-zoned “Light Industrial (IL)” and “Industrial Business Park (IB1).”

Public Input

In response to the notification sign being installed on the subject property, staff received two (2) phone calls and (1) piece of written correspondence about the development proposal (Attachment 4):

- One (1) caller was an existing tenant of the mall, who expressed concerns with how the proposed changes would impact available on-site parking.

As discussed further below, the proposal includes a reconfiguration of the existing drive-aisle and parking layout on-site resulting in an overall increase of one (1) vehicle parking space. The proposed number of vehicle parking spaces on-site complies with the requirements of the Richmond Zoning Bylaw 8500.

- The other call and piece of written correspondence was received from a representative of the adjacent property owner to the south at 11331 Coppersmith Way. The nature of concerns expressed by the adjacent property owner is that the design of the building addition, as proposed:
 - will severely compromise the existing connection between the two properties as well as the visibility to their building and tenants
 - deviates from the existing animated retail corner that currently faces towards their property.
 - results in their property having to face a relatively blank facade and loading services along the south building elevation.

The applicant has reviewed the correspondence and has met with the adjacent property owner to discuss their concerns. The applicant has submitted a written statement indicating how they have revised their design in an attempt to address the concerns expressed (Attachment 5).

Staff has discussed the proposed revisions to the Development Permit application with the adjacent property owner. While the adjacent property owner appreciates the positive changes made to the proposal in an attempt to address the concerns raised, the adjacent property owner would prefer the applicant to move the proposed building addition to the west.

Staff are supportive of the applicant's revised design for the following reasons:

- access is maintained between the two properties, consistent with the design guidelines in the Ironwood Sub-Area Plan.
- it provides improvements to the south and east elevation of the proposed building addition to animate and draw people toward the southwest corner of the site.
- it provides improved landscaping and screening around the proposed garbage and recycling enclosure.

Staff Comments

The proposed scheme attached to this report (Plan # 1.a to # 4.b) 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, the proposal complies with the intent of the applicable sections of the Official Community Plan (OCP) and Shellmont (Ironwood Sub-Area) Plan, and is in compliance with the "Industrial Community Commercial (ZC6) – Ironwood Area" zoning, with no variances requested.

Sign Permit applications will be required for the work proposed, which must comply with the Sign Bylaw No. 5560, and be consistent with the design guidelines for signage in the OCP.

Advisory Design Panel Comments

Because of its relatively minor nature, this application was not presented to the Advisory Design Panel (ADP).

Analysis

Conditions of Adjacency

- Directly to the south of the proposed addition, on an adjacent property, is a retail and office building at 11331 Coppersmith Way that is linked to the subject site through pedestrian and vehicular access. The proposed addition has been sized and located to maintain some visibility toward this building and the proposed parking configuration maintains pedestrian and vehicular access along the south property line. As there are commercial retail units that face from this building toward the subject site, the application has also proposed to animate the new east and south-facing facades with display glass windows, a variety of materials and colours, as well as columnar trees and other soft landscape materials.

Urban Design and Site Planning

Changes to the existing site plan are limited to the area around the proposed addition to building "CRU 1" in the southwest corner of site, as illustrated on Plans # 1.a and 1.b (Phase 1).

Proposed changes include:

- The creation of additional floor area at the south end of the existing building, resulting in an L-shaped form;
- The creation of a pedestrian plaza at the point where the existing building meets the proposed building addition;
- The reconfiguration of the on-site drive-aisle and vehicle parking layout, as well as the removal of two (2) treed planting islands within the surface parking area.

Pedestrian Circulation and Accessibility

Measures are proposed by the applicant as part of this application to promote pedestrian circulation and to make the pathways accessible to persons in a wheelchair. These include:

- A pedestrian pathway along the north and east of the proposed building addition, which connects to the north/south pathway that runs along the storefronts of the existing building (Phase 1). The proposed pathway is consistent with the cross-section guidelines for pedestrian pathways on commercial sites contained in the OCP, which specifies: a minimum 1.5 m wide boulevard with trees in grates next to the curb and a minimum clear 2 m wide patterned paved walkway extending to the face of the building.
- Providing curb letdowns at the ends of the proposed pathways to ensure accessibility (Phase 1).
- Providing a defined pedestrian path from the subject site to the south property line to further enhance the connection to the adjacent property to the south at 11331 Coppersmith Way, consistent with the design guidelines in the Ironwood Sub-Area Plan.
- Adding canopy structures over the proposed new storefront entrance and over a portion of the pathway proposed along the east side of the building addition to provide weather protection for pedestrians (Phase 1).
- Replacing or renovating various sections of the existing canopy and facade over the storefront entrances along the existing portion of the building ("CRU 1 & 2") to modernize the facade expression while maintaining weather protection (Phase 2).

Drive-aisle Reconfiguration, Parking, and Loading

This development proposal results in changes to the existing drive-aisle and parking configuration at the site.

Portions of existing drive-aisles and two (2) treed planting islands within the surface parking area around the expansion area are to be removed to accommodate the proposed building addition and the pedestrian plaza (details on tree replacement are discussed below).

With the proposed site plan, access is maintained between the subject site and the adjacent site to the south at 11331 Coppersmith Way, consistent with the design guideline in the Ironwood Sub-Area Plan.

With the current condition, the Zoning Bylaw requires 397 vehicle parking spaces on-site. Currently, the number of vehicle parking spaces at the subject site exceeds the number of spaces required by the Zoning Bylaw by 54 spaces, for a total of 451 vehicle parking spaces.

With the proposed building addition, the Zoning Bylaw requires 432 vehicle parking spaces on-site. To accommodate the proposed building addition, 44 standard vehicle parking spaces are proposed to be removed. After the existing surplus spaces on-site are accounted for, an additional 25 parking spaces are required to be provided on-site to comply with the Zoning Bylaw.

To achieve compliance with the Zoning Bylaw, the applicant proposes to convert a number of existing standard vehicle parking spaces into small car parking spaces (consistent with the small car parking space provisions in the Zoning Bylaw), to locate additional vehicle parking spaces for employee use along the south side of the Canadian Tire building, and to make minor modifications to some existing conditions on-site. The resulting parking plan includes 432 vehicle parking spaces, which meets the Zoning Bylaw requirements (Plan # 2).

Consistent with the design guidelines in the OCP, the applicant has proposed one (1) standard vehicle parking space equipped with a 240 volt electrical vehicle charging station. Prior to Development Permit issuance, a legal agreement to secure the electrical vehicle charging station is required to be registered on title.

The proposal includes the addition of a loading space to the rear and side of the proposed building addition at the southwest corner of the subject site.

Consistent with the Zoning Bylaw, the applicant has proposed a secured bike storage room within the proposed building addition to accommodate the three (3) required Class 1 bicycle parking spaces, as well as a bike rack to accommodate the four (4) required Class 2 visitor bicycle parking spaces to the northwest of the storefront entrance to the proposed building addition.

The City's Transportation department staff has reviewed the proposed parking plan and indicate that it is acceptable.

Garbage and Recycling

The applicant has proposed to relocate one (1) of the existing garbage and recycling enclosures on-site from its current location at the south end of building "CRU 1 & 2," to the southwest corner of the subject site where pedestrian and vehicle traffic is lowest.

The garbage and recycling enclosure is proposed to be screened with Cedar wood stain fencing, hedging, and plant material along the east and south sides to further conceal it from view.

The proposed garbage and recycling enclosure is sized appropriately to contain the required number of containers (i.e., one 4 cubic yard garbage bin on wheels, one 4 cubic yard cardboard bin on wheels, two 95 gal paper recycling carts, two 95 gal beverage container recycling carts, and one 95 gal organics container).

Architectural Form and Character (Plan # 4.a and # 4.b)

- Proposed changes to the facades of the subject building are intended to begin the process of updating the overall mall with a more contemporary expression. The applicant has suggested undertaking these updates in phases to address the challenges of evolving a variety of existing buildings with multiple existing tenants in a continuously operating developing. Using this approach, there will be contrasting facade vocabularies until all the updating is completed. However, by starting the upgrades the building furthest from the two street frontages, as well as requiring that distinct buildings be upgraded as a whole, the visual impact of the contrast will be minimized.
- The proposed design of the building addition and the facade upgrades will retain the existing pedestrian-scaled retail frontage.
- The proposed height of the building addition is similar to the existing building height as well as the heights of other building in the development. The applicant has provided height variations, consistent with the design guidelines in the OCP, as part of the facade renovations in order to create visual interest and to break up the building massing.
- A variety of cladding materials are proposed for the building addition (Phase 1), including: contrasting metal panels, light and dark charcoal stone, and storefront glazing with charcoal-finished aluminum frame. The use of the varied cladding materials will aid in providing visual interest and in breaking down the facade of the proposed building addition into smaller components.
- As mentioned previously, the south and east elevation of the proposed building addition also includes display glass windows to animate and draw people toward the southwest corner of the site.
- The proposed upgrades to the existing building (Phase 2) aim to maintain building articulation and break up the building into smaller components through:
 - the use of unique aluminum panels that are perforated, folded, tilted, and illuminated for the upper half of the facade, which provide a dynamic effect that will break down the appearance of the facade; and;
 - the removal of the masonry around the columns under the existing canopy to further expose the retail frontage, increase visual interest, and increase the perceived depth of the facade.
- The proposed canopy for the building addition (Phase 1) will feature stained wood veneer soffits to enhance the pedestrian environment while the upgraded metal and glass canopy proposed for the existing building (Phase 2) will feel lighter and enhance visibility.

Landscape Design and Open Space Design

- To accommodate the proposed building addition, two (2) bylaw-sized trees and eight (8) undersized trees located in planting islands within the surface parking area are proposed to be removed (Trees # 2, 4, 5, 6, 7, 8, 10, 11, 12, 13). The City's Tree Preservation Coordinator conducted an on-site visual tree assessment and concurs with the proposal to remove the trees due to their location within the building envelope, and to retain the seven (7) remaining trees

located near the expansion area (Trees # 1, 3, 9, 14, 15, 16, 17). The proposed Tree Retention Plan is included in Attachment 6.

- To ensure survival of the trees to be retained on-site, the applicant is required to:
 - Install tree protection fencing around the driplines of protected trees, in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing structures on-site;
 - Submit a contract with a Certified Arborist prior to issuance of the Development Permit for on-site supervision of all works proposed within tree protection zones. The contract is to include the scope of work to be undertaken, including the proposed number of site monitoring inspections, and provision for the Arborist to submit a post-construction impact assessment report to the City for review;
 - Submit a security in the amount of \$2,000 for Tree # 14. Following completion of construction and landscaping on the subject site, the security will be released subject to receipt of the post-construction impact assessment report prepared by the Arborist and a City landscaping inspection to verify tree survival.
- Consistent with the 2:1 tree replacement ratio guideline in the OCP, the proposed Landscape Plan (Plan # 3.a to #3.e) includes four (4) replacement trees near the proposed building addition to compensate for the removal of the two (2) bylaw-sized trees. The Landscape Plan also provides for an additional eight (8) trees to be planted on-site near the proposed building addition. The proposed tree species list is consistent with the species guidelines contained in the OCP (discussed further below).
- Consistent with the design guidelines in the OCP, the applicant proposes a new 372 m² (4,000 ft²) pedestrian plaza with three (3) long seating elements at the intersection of the existing building and proposed building addition. This plaza is intended to provide a passive outdoor amenity that can be used by both employees and customers of the shopping centre. The plaza is also situated to better define the existing main pedestrian circulation route, which provides a connection between the existing building "CRU 1 & 2" and the Canadian Tire building to the east.
- As mentioned above, the applicant proposes to plant one (1) replacement tree in structural soil in the southwest corner of the plaza, as well as one (1) replacement tree in structural soil and a variety of taller ornamental grasses in the planting area along the north side of the plaza to act as a screen between a portion of the plaza and the adjacent surface parking area (i.e., Skyline Honey Locust tree, a large Upright English Oak tree, Feather Reed Grass, and Dwarf Fountain Grass).
- The surface of the pedestrian plaza is proposed to be treated with charcoal-coloured concrete pavers to provide visual interest and texture, as well as to relate to the colour scheme proposed for the exterior building materials.
- The surface of the pedestrian pathways around the proposed building addition will feature broom-brushed concrete paving to match the pattern of the pathway located alongside the existing building.
- The boulevard next to the pedestrian pathway that runs alongside the east side of the proposed building addition is to contain a row of three (3) replacement trees complete with

decorative tree grates and structural soil (i.e., Columnar Red Maple trees), as well as four (4) small custom benches to match those proposed within the pedestrian plaza.

- The applicant proposes to plant five (5) trees and additional plant material along the south elevation of the proposed building addition to soften the interface between that elevation and the adjacent mixed commercial-office building on the property to the south (i.e., Columnar Red Maple trees, Nootka Rose, and Dwarf Oregon Grape).
- All existing planting islands within the surface parking area surrounding the proposed building addition are proposed to be enhanced with additional plant materials to reinstate the design intent of the landscaping approved with the original Development Permit.

Crime Prevention Through Environmental Design

- The design of the proposed building addition and upgrades to the existing building will improve the visibility around the storefront canopies, making the space feel safer for pedestrians;
- Downlight fixtures are proposed to illuminate pedestrian pathways along the east elevation of the building addition, as well as along the south elevation next to additional surface parking and the existing mixed commercial-office building on the adjacent property to the south.

Sustainability Features

- Consistent with the design guidelines in the OCP, the applicant has proposed a 240 volt electrical vehicle outlet for one (1) standard vehicle parking space located next to the proposed building addition;
- The applicant has confirmed that the proposed building addition is designed to be LEED Silver equivalent, as demonstrated through the LEED Project Checklist in Attachment 7. At Building Permit stage, the applicant is required to provide a letter of assurance from a registered professional that the LEED checklist will be followed.

Conclusion

Kasian Architecture Interior Design and Planning Ltd has applied for a Development Permit to construct an 882 m² addition and exterior renovation to an existing building located in the southwest corner of the subject site at 11380 Steveston Hwy. Proposed alterations are intended to be undertaken in two (2) phases to provide: additional space for an existing tenant on the site (Mark's Work Wearhouse), to introduce a modern design typology for the site, and to upgrade the site landscaping and public realm environment adjacent to the building expansion area.

The applicant has addressed the significant urban design issues and other staff comments identified as part of the application review, including meeting the architectural form and character guidelines contained within the OCP, and providing landscaping and public amenity enhancements to the site to achieve the objectives of the design guidelines of the Ironwood Sub-Area Plan.

The proposal complies with the "Industrial Commercial (ZC6) – Ironwood Area" zoning, with no variances requested.

On this basis, staff recommends support for issuance of this Development Permit application.



Cynthia Lussier
Planning Technician
CL:rg

- Attachment 1: Key Plan
- Attachment 2: Letter of Intent/Implementation Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Written correspondence from property owner at 11331 Coppersmith Way
- Attachment 5: Applicant's written response to concerns expressed by property owner at 11331 Coppersmith Way
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: LEED Project Checklist

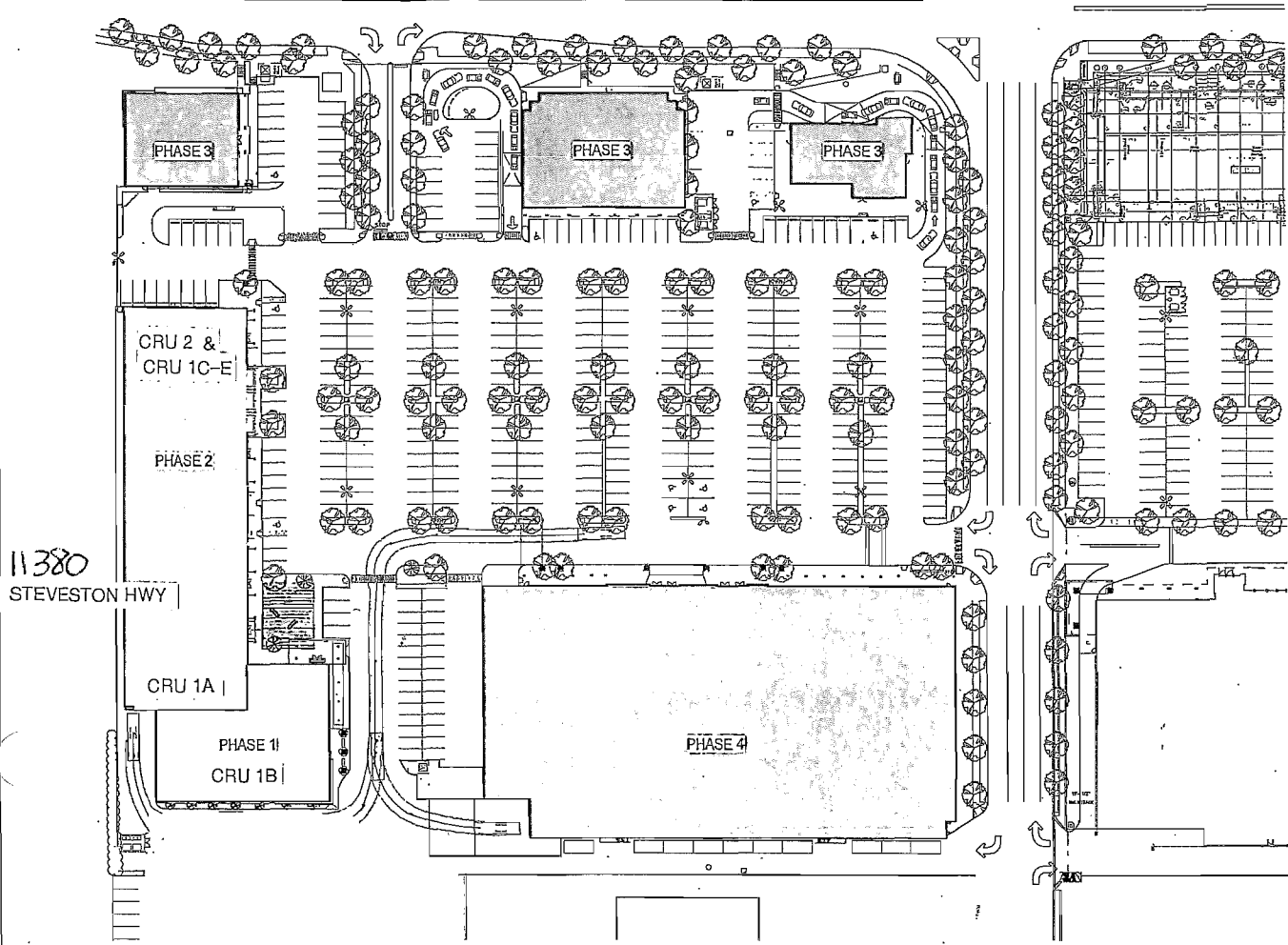
The following is to be met prior to forwarding this application to Council for approval:

1. Receipt of a landscaping security in the amount of \$112,801.92, equal to the cost estimate provided by the Registered Landscape Architect.
2. Receipt of a survey of the entire property legally described as Lot A Section 1 Block 3 North Range 6 West NWD Plan LMP45518, prepared by a registered BC Land Surveyor, in accordance with the City's Survey Guidelines Bulletin (DEVAPPS-01).
3. Submission of a contract with a Certified Arborist for on-site supervision of all works proposed within Tree Protection Zones of Trees # 1, 3, 9, 14, 15, 16, 17. The contract is to include the scope of work to be undertaken, including the proposed number of site monitoring inspections, and provision for the Arborist to submit a post-construction impact assessment report to the City for review.
4. Submission of a security in the amount of \$2,000 for Tree # 14. Following completion of construction and landscaping on the subject site, the security will be released subject to receipt of the post-construction impact assessment report prepared by the Arborist and a City landscaping inspection to verify tree survival.
5. Registration of a legal agreement to secure the proposed electrical vehicle charging station on the subject site.

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

- Provide a letter of assurance from a registered professional confirming that the LEED Checklist will be followed.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).

SITE ADDRESS 11380 STEVESTON HWY



1 PHASING PLAN
SCALE: 1:400

westbank

SCALE: 1:400

REISSUED FOR DEVELOPMENT
PERMIT

PHASING PLAN
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-03
JUNE 24, 2014
PROJECT 180046

westbank

Ms. Cynthia Lussier
Planning Technician, Development Applications Division
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

VIA EMAIL: clussier@richmond.ca

Re: Development Permit Application - 11380 Stevenston Highway (Coppersmith Corner Shopping Centre)

Dear Cynthia,

Following our meeting on June 6, 2014, the purpose of this letter is to provide clarity on Westbank's overall vision and timeline for the Coppersmith Corner Shopping Centre upgrade.

As noted in the development permit application, the proposed retail development is an approximate 880 sq.m addition and an approximate 250 sq.m renovation to an existing commercial retail unit located at the southwest portion of the centre. The new addition is designed to accommodate the growing needs of the community and the space requirements of our anchor tenant, Mark's Work Warehouse. Westbank also considers the potential expansion as an opportunity to introduce a new, unified modern design typology for the existing buildings, and to upgrade the site landscaping and public realm environment.

The proposed upgrade is envisioned in four phases, which will be implemented over a period of approximately five years:

Phase 1 (2014 – 2015, to be undertaken through the proposed DP 14-657502)

- Expansion/renovation to accommodate Mark's
- Implementation of improved site landscaping, pedestrian connections and weather protection adjacent to the expansion
- Development of a pedestrian plaza in front of Mark's

Phase 2 (2015 – 2016, to be undertaken through the proposed DP 14-657502)

- Façade upgrades to remaining frontage of CRU Building 1 and CRU Building 2
- Implementation of improved site landscaping, pedestrian connections and weather

westbank

protection adjacent to the buildings

Phase 3 (2016 – 2017, to be undertaken as part of a future DP application)

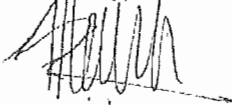
- Façade upgrades to CRU Building 3, CRU Building 4 and CRU Building 5
- Implementation of improved site landscaping, new plaza adjacent to a restaurant space, improved pedestrian connections and new weather protection adjacent to the buildings

Phase 4 (2018 – 2019, to be undertaken as part of a future DP application)

- Façade upgrade to Canadian Tire building
- Implementation of improved site landscaping, pedestrian connections and weather protection adjacent to the building
- Implementation of improved site landscaping to the surface parking lot

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Farouk Babul
WESTBANK PROJECTS CORP.



DP 14-657502

Attachment 3

Address: 11380 Steveston Hwy

Kasian Architecture Interior

Applicant: Design and Planning Ltd.

Coppersmith Corner Shopping

Owner: Centre Inc.

Planning Area(s): Shellmont

Floor Area Gross: 10,682 m²

	Existing	Proposed
Site Area:	31,538 m ²	31,538 m ²
Land Uses:	Neighbourhood shopping centre	No change
OCP Designation:	<ul style="list-style-type: none"> • 2041 OCP Land Use Map designation - Mixed Employment • Ironwood Sub-Area Plan Land Use Map designation – Area A (Commercial Development) 	No change
Zoning:	Industrial Community Commercial (ZC6) – Ironwood Area	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	60%	33.87%	none permitted
Lot Coverage:	Max. 50%	31%	none
Setback – Front Yard (north):	Min. 6.0 m	Existing – 6.0 m Proposed - no change	none
Setback – Exterior Side Yard (east):	Min. 6.0 m	Existing – 6.0 m Proposed - no change	none
Setback – Interior Side Yard (west):	Min. 0 m	Existing - approx 0 m Proposed - no change	none
Setback – Rear Yard (south):	Min. 0 m	Existing - approx 6.0 m Proposed - no change	none
Height (m):	Max. 12.0 m	Parapet – 7.7 m	none
Minimum Lot Size:	N/A	N/A	none
On-Site Vehicle Parking Spaces:			
Standard size (50%)	216	131	none
Small size (50%)	216	294	
Accessible	9	10	
Total:	432	435	none
On-Site Bicycle Parking Spaces:			
Class 1	3	3	none
Class 2	4	4	



June 17, 2014

Cynthia Lussier
City of Richmond
Planning & Development
6911 No.3 Road
Richmond, BC
V6Y 2C1

Porte Realty Ltd.
380 - 1665 West Broadway
Vancouver BC V6J 1X1
t 604.732.7651
f 604.732.4673
porte.ca

Dear Ms. Lussier:

Re: Westbank
File No: DP14-657502

We are the owners of 11331 Coppersmith Way. When we purchased the property 10 years ago, the expectation and agreement was always that our property and the adjacent centre would function together as one.

The purpose of the cross access was to permit the flow of traffic, both vehicular and pedestrian, between the two properties and between Coppersmith Way and Steveston Highway.

The location, height, siting and bulk of the proposed addition to the shopping centre severely compromises the physical access, the parking and the visibility/connection between the properties and centres. Furthermore, it will result in a blank side of the building, with garbage and loading at the location of the cross access, facing our building.

As originally designed and built, the retail space "turned the corner", providing an animated retail corner facing towards our building.

We are supportive of an expansion of the centre and increasing the customer traffic at the south end of the centre.

We are opposed to the design as presented and urge Planning to work with the Developer to prepare a pedestrian friendly design which animates the south end of their centre and, more importantly, lives up to the intent and spirit of the agreement that was in place with the original development of the shopping centre and our retail/office building.

Sincerely,

PORTE REALTY LTD.

A handwritten signature in black ink, appearing to read 'David Porte', is written over a horizontal line.

per: David Porte

DP:el

RECEIVED

JUN 23 2014



July 3rd, 2014

Cynthia Lussier,
Development Applications Division
City of Richmond

Dear Cynthia:

**Re: Development Permit Application with respect to property located at Unit 11380
Steveston Hwy (Marks Renovation & Addition)**

In response to the letter we received on 24th June 2014 from David Porte of Porte Reality Ltd, Farouk Babel of Westbank and Andrew Gordon of Kasian met with Daniel Bar-Dayana and David Porte at Porte Reality Ltd on the 25th June 2014 to further discuss their concerns.

Primary concerns appear to relate to the location of the proposed building on the site, the vehicular circulation through 11,380 Steveston Hwy to 11,331 Coppersmith Way and the animation of the south elevation.

We considered moving the building to the west and discovered this would remove the opportunity to create a pedestrian plaza to the north of the store. We have explored the possibility of relocating the existing drive aisle between 11,380 Steveston Hwy and 11,331 Coppersmith Way, to the east edge of the proposed Mark Work Warehouse building. However transport engineers at the City of Richmond have deemed the access to the loading bay would be unsatisfactory.

We propose:

- Providing a pedestrian walk way to the south property line that will enhance the connection to 11,331 Coppersmith Way as recommended in the OCP.
- Providing display glass windows to the east and south elevation to animate this corner of the site.

- Rotate the proposed garbage enclosure so it is less visible and plant a 6' hedge along the east and south edge of the enclosure. This will entirely screen the garbage.
- Although not included as part of the DP drawing submission, we are requesting permission to install an additional pylon sign on Steveston Hwy adjacent to the existing TD Bank. Should the City be amenable to this request, we would offer one space for use by the neighbouring site for their signage.

The addition of these items to what we feel is a carefully considered addition to Coppersmith Mall, will be to the benefit of the local community.

Kind Regards,

Andrew Gordon
EDAC, BArch (Hons). BSc

Project Manager
T (604) 631-4535

URVEY PLAN OF PART OF LOT A SECTION 1 BLOCK 3 NORTH RANGE 6 WEST EW WESTMINSTER DISTRICT PLAN LMP45518

COPPERSMITH SHOPPING CENTRE"

VIC. ADDRESS:
1380 STEVESTON HIGHWAY
CHMOND, B.C.



LEGEND
SCALE 1:250

5 0 5 10 15

ALL DISTANCES ARE IN METRES.

- INDICATES SPOT ELEVATION
- MH INDICATES MANHOLE
- CB INDICATES CATCH BASIN
- UB INDICATES UTILITY BOX
- LS INDICATES LAMP STANDARD
- FH INDICATES FIRE HYDRANT
- WV INDICATES WATER VALVE
- MF INDICATES MAIN FLOOR ELEVATION
- D INDICATES DECIDUOUS TREE
- # INDICATES TREE TRUNK DIAMETER
- (T) INDICATES TOP OF WALL
- (B) INDICATES BOTTOM OF WALL
- P/L INDICATES PROPERTY LINE DIMENSION

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #191 (0242453) WITH AN ELEVATION OF 1.654 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM PLAN LMP45518.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. BC57, ARE SHOWN HEREON.

© COPYRIGHT

ATSON PECK & TOPLISS

URVEYORS & ENGINEERS

10 - 11120 HORSESHOE WAY

CHMOND, B.C. V7A 5H7

604-270-9331

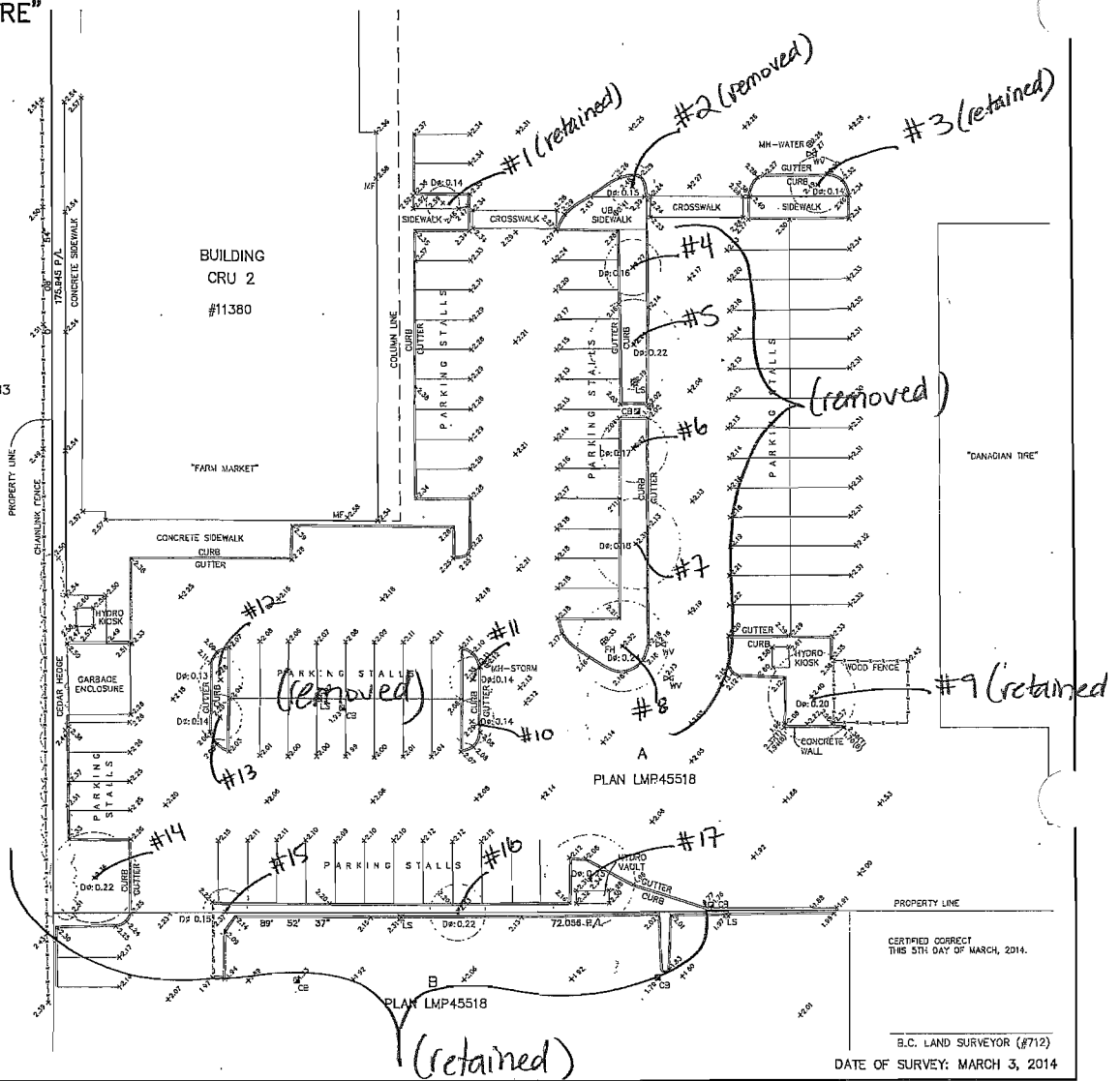
6-804-270-4137

DPLE: 12613-TPQ-03/MAR2014.DWG

-14-12613-TPG

CJENT REF: WESTBANK CORP.

PLAN LMP38983



SCALE: NTS

REISSUED FOR DEVELOPMENT
PERMIT

SURVEY
COPPERSMITH CORNER - PROPOSED EXPANSION*
UNIT 180 - 11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-01
JUNE 16, 2014
PROJECT 160046

nk

LEED Canada-CS 2009 Project Checklist

Ironwood CRUs 1 & 2, Richmond BC

Yes	?	No
56	14	40
Project Totals (pre-certification estimates)		
110 Possible Points		
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above		

Yes	?	No
15	6	7
Sustainable Sites		
28 Points		

Prereq 1	Construction Activity Pollution Prevention	Required
Credit 1	Site Selection	1
3	2	3.5
Credit 2	Development Density and Community Connectivity	
Credit 3	Brownfield Redevelopment	1
6		3.6
Credit 4.1	Alternative Transportation: Public Transportation Access	
Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	2
3		3
Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	
Credit 4.4	Alternative Transportation: Parking Capacity	2
	1	1
Credit 5.1	Site Development: Protect and Restore habitat	
Credit 5.2	Site Development: Maximize Open Space	1
1		1
Credit 6.1	Stormwater Design: Quantity Control	
	1	1
Credit 6.2	Stormwater Design: Quality Control	
Credit 7.1	Heat Island Effect: Non-Roof	1
Credit 7.2	Heat Island Effect: Roof	1
1		1
Credit 8	Light Pollution Reduction	
1		1
Credit 9	Tenant Design and Construction Guidelines	

Yes	?	No
4	2	4
Water Efficiency		
10 Points		

Prereq 1	Water Use Reduction	Required
2	2	2.4
Credit 1	Water Efficient Landscaping	
2		2
Credit 2	Innovative Wastewater Technologies	
2	2	2-4
Credit 3	Water Use Reduction	

Yes	?	No
12	3	22
Energy & Atmosphere		
57 Points		

Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
Prereq 2	Minimum Energy Performance	Required
Prereq 3	Fundamental Refrigerant Management	Required
6	1	14
Credit 1	Optimize Energy Performance	3-21
	4	2.4
Credit 2	On-Site Renewable Energy	
	2	2
Credit 3	Enhanced Commissioning	
3		2
Credit 4	Enhanced Refrigerant Management	
Credit 5.1	Measurement and Verification: Base Building	3
3		3
Credit 5.2	Measurement and Verification: Tenant Submetering	
Credit 6	Green Power	2

Yes	?	No
11	2	0
Materials & Resources		
13 Points		

Prereq 1	Storage and Collection of Recyclables	Required
5		1-5
Credit 1	Building Reuse: Maintain Existing Walls, Floors, and Roof	
2		1-2
Credit 2	Construction Waste Management	
1		1
Credit 3	Materials Reuse	
1	1	1-2
Credit 4	Recycled Content	
1	1	1-2
Credit 5	Regional Materials	
1		1
Credit 6	Certified Wood	

Yes	?	No
11	1	0
Indoor Environmental Quality		
12 Points		

Prereq 1	Minimum Indoor Air Quality Performance	Required
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1		1
Credit 1	Outdoor Air Delivery Monitoring	
1		1
Credit 2	Increased Ventilation	
1		1
Credit 3	Construction IAQ Management Plan: During Construction	
1		1
Credit 4.1	Low-Emitting Materials: Adhesives and Sealants	
1		1
Credit 4.2	Low-Emitting Materials: Paints and Coatings	
1		1
Credit 4.3	Low-Emitting Materials: Flooring Systems	
1		1
Credit 4.4	Low-Emitting Materials: Composite Wood and Agrifibre Products	
1		1
Credit 5	Indoor Chemical and Pollutant Source Control	
1		1
Credit 6	Controllability of System: Thermal Comfort	
1		1
Credit 7	Thermal Comfort: Design	
1	1	1
Credit 8.1	Daylight and Views: Daylight	
1		1
Credit 8.2	Daylight and Views: Views	

Yes	?	No
1	0	5
Innovation in Design		
6 Points		

Credit 1.1	Innovation in Design	1
Credit 1.2	Innovation in Design	1
Credit 1.3	Innovation in Design	1
Credit 1.4	Innovation in Design	1
Credit 1.5	Innovation in Design	1
1		1
Credit 2	LEED® Accredited Professional	

Yes	?	No
2	0	2
Regional Priority		
4 Points		

Credit 1	Durable Building	1
1		
Credit 2.1	Regional Priority Credit - SSc2	1
1		
Credit 2.2	Regional Priority Credit - MRc2	1
1		
Credit 2.3	Regional Priority Credit	1



No. DP 14-657502

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN
AND PLANNING LTD.

Property Address: 11380 STEVESTON HWY (Parent: 11388 Steveston Hwy)

Address: SUITE 1685- 1500 WEST GEORGIA ST
VANCOUVER, BC V6G 2Z6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # 1.a to # 4.b attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$112,801.92. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

SUPERCEDED BY REVISED DP

Development Permit

No. DP 14-657502

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN
AND PLANNING LTD.

Property Address: 11380 STEVESTON HWY (Parent: 11388 Steveston Hwy)

Address: SUITE 1685- 1500 WEST GEORGIA ST
VANCOUVER, BC V6G 2Z6

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

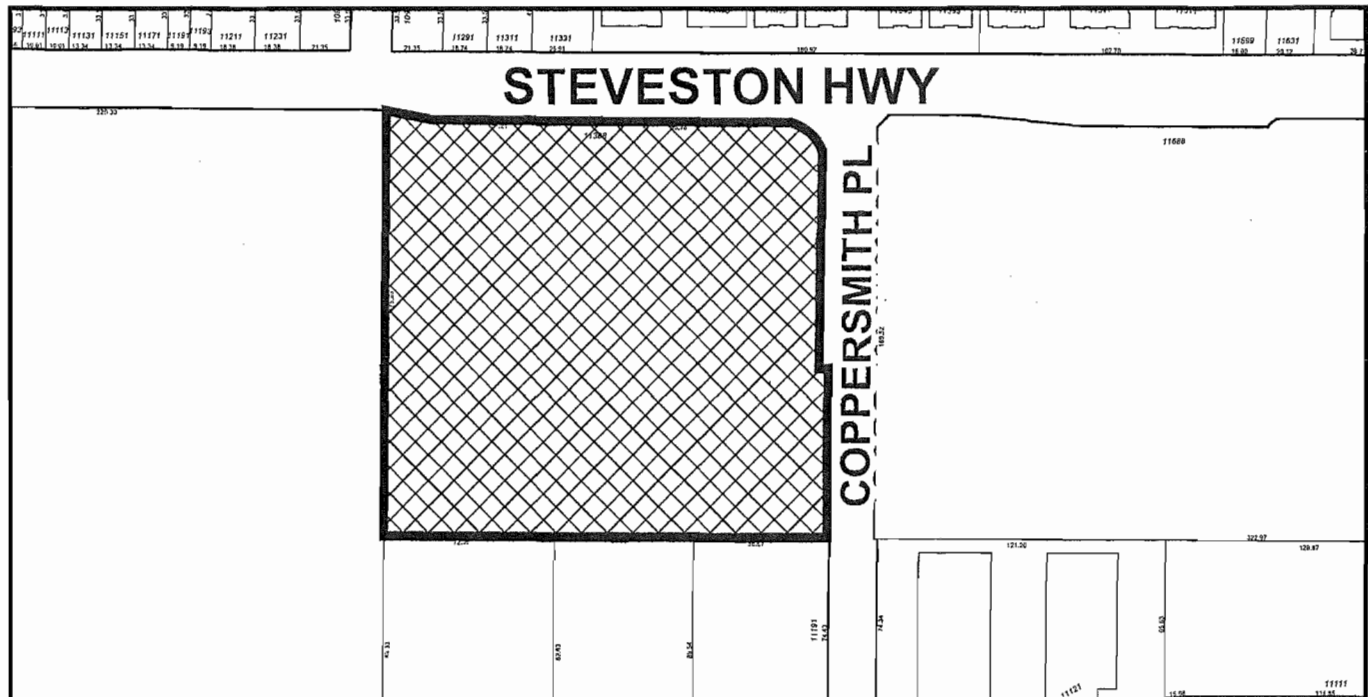
DELIVERED THIS DAY OF , .

MAYOR

SUPERCEDED BY REVISED DP



City of Richmond



DP 14-657502
SCHEDULE "A"

Original Date: 03/07/14

Revision Date:

Note: Dimensions are in METRES

SUPERCEDED BY REVISED DP

Project Data
 Civic Address: 11380 Steveston Highway, Richmond, BC
 Legal Address: A SEC 1 BLK3N RG6W PL LMP45518
 Zoning: ZC5

Site Area	Bylaw Maximum	Existing	Proposed
		31538 sq. m.	31538 sq. m.
Gross Leasable Floor Area REFER TO SHEET DP-04 FOR BREAKDOWN	5900 sq.m	5904 sq.m	6786 sq.m
Lot Coverage	Max. 50%	30%	31%
Setbacks			
	NORTH	6m	6m
	EAST	6m	6m
	WEST	0m	0m
	SOUTH	0m	0m
Building Height	12.0m	9.5m	9.5m
Parking Data	Refer to DP-04		
Building Area Data (net AA calculations)	Max. 60%	31.09%	33.87%
Bicycle Storage Spaces (CRU 1 A&B)			
	Class 1	3	N/A
	Class 2	4	N/A

DP 14-657502

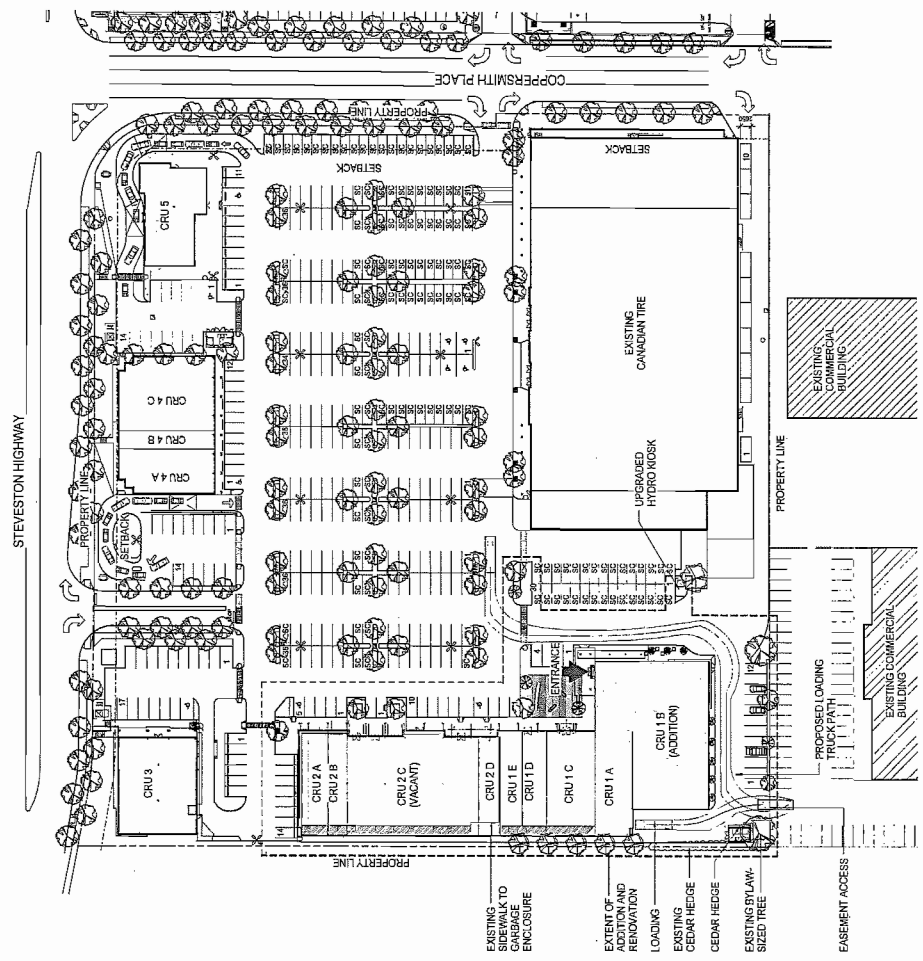
0m 10m 20m 30m 40m 50m
 SCALE 1:500

Plan # 1.a.

kasian

DP-02
 JULY 2, 2014
 PROJECT 160046

NOTE: REFER TO DP-09 FOR ENLARGED SITE PLAN
 OF EXTENT OF ADDITION & RENOVATION



1 OVERALL SITE PLAN
 SCALE 1:500

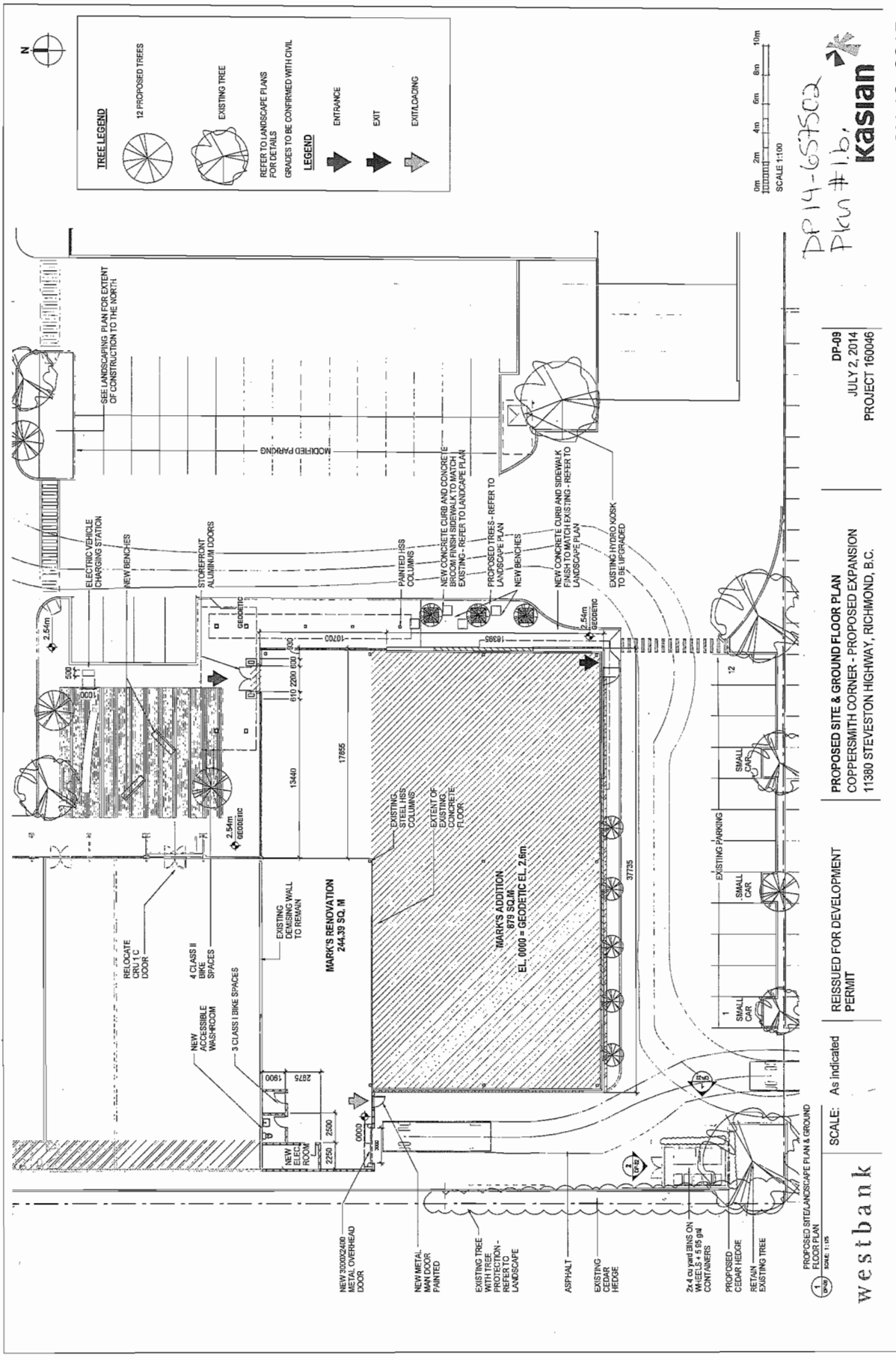
OVERALL SITE PLAN & PROJECT DATA
 COPPERSMITH CORNER - PROPOSED EXPANSION
 11380 STEVESTON HIGHWAY, RICHMOND, B.C.

REISSUED FOR DEVELOPMENT
 PERMIT

SCALE: 1:500

westbank

SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015



DP 14-657502
 Pkn #1.b.
kasian

DP-09
 JULY 2, 2014
 PROJECT 160046

PROPOSED SITE & GROUND FLOOR PLAN
 COPPERSMITH CORNER - PROPOSED EXPANSION
 11380 STEVESTON HIGHWAY, RICHMOND, B.C.

REISSUED FOR DEVELOPMENT
 PERMIT

SCALE: As indicated

westbank

SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015

DP 14-657502
Plan # 2
kasian

Existing Areas

Building #	Building Area (m ²)	Building Area (m ²)
CRU 1A	2443	2443
CRU 1B	3240	3240
CRU 1C	3480	3480
CRU 1D	1564	1564
CRU 1E	1805	1805
CRU 2A	2048	1963
CRU 2B	2095	1946
CRU 2C	1871	1777
CRU 2D	1286	1158
CRU 1A2 Subtotal Retail	11771	16602
CRU 1A2 Subtotal Food Center	5536	5143
Total	22443	21745
CRU 4A	2859	2856
CRU 4B	1154	1075
CRU 4C	4698	4364
CRU 5	3925	3646
CT Retail	40026	37715
CT Service	5191	4822
CT Warehouse	10737	9993
CT Office	156	145
CT Total Area	58120	54233

Existing Bylaw Required Parking

Building Type	Building Area (m ²)	Building Area (m ²)	Reg. Parking
Retail	62585	5,814.1	105
CT Service	5191	482.2	218.5
CT Warehouse	10737	999.3	10.5
CT Office	156	14.5	0.4
Food Catering	6690	621.5	27.1
Restaurant, Drive Thru	6764	630.2	24.5
Planned Services	5248	482.5	19.6
Total	97411	8605.5	397

Parking Summary

Existing Bylaw Required Parking Stalls	Existing Provided Parking Stalls	Proposed Bylaw Required Parking Stalls	Proposed Provided Parking Stalls
397	397	432	432
198*	198**	131	131
451	352	216*	291
432	216**	432	291

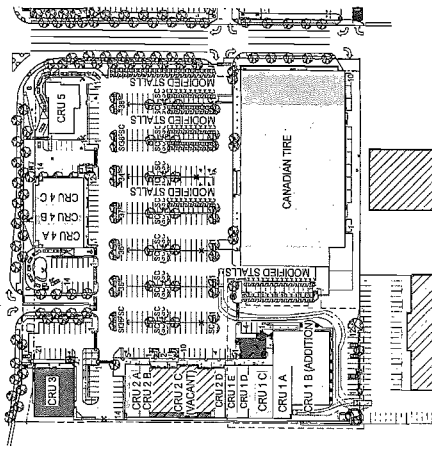
*Small car required stalls based on 50% max. of required ratio
**Regular car required stalls based on 50% min. of required ratio

Proposed Areas

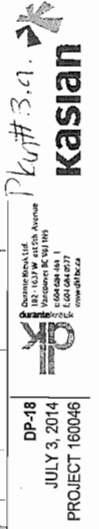
Building #	Building Area (m ²)	Building Area (m ²)
CRU 1A	2443	2443
CRU 1B	3240	3240
CRU 1C	3480	3480
CRU 1D	1564	1564
CRU 1E	1805	1805
CRU 2A	2048	1963
CRU 2B	2095	1946
CRU 2C	1871	1777
CRU 2D	1286	1158
CRU 1A2 Subtotal Retail	11771	16602
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CT Retail	40026	37715
CT Service	5191	4822
CT Warehouse	10737	9993
CT Office	156	145
CT Total Area	58120	54233

Proposed Bylaw Required Parking

Building Type	Building Area (m ²)	Building Area (m ²)	Reg. Parking
Retail	72416	6,683.1	105
CT Service	5191	482.2	218.5
CT Warehouse	10737	999.3	10.5
CT Office	156	14.5	0.4
Food Catering	6690	621.5	27.1
Restaurant, Drive Thru	6714	630.2	24.5
Planned Services	5248	482.5	19.6
Total	106472	8,828.4	432



OVERALL SITE PLAN - FLOOR AREA TYPE
SCALE: 1:1000



JULY 3, 2014

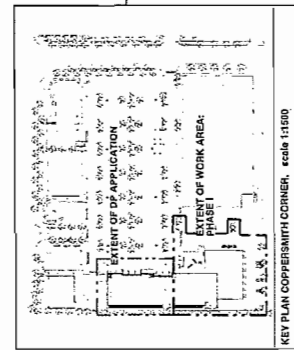
JULY 3, 2014
PROJECT 160046

COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

PERMIT

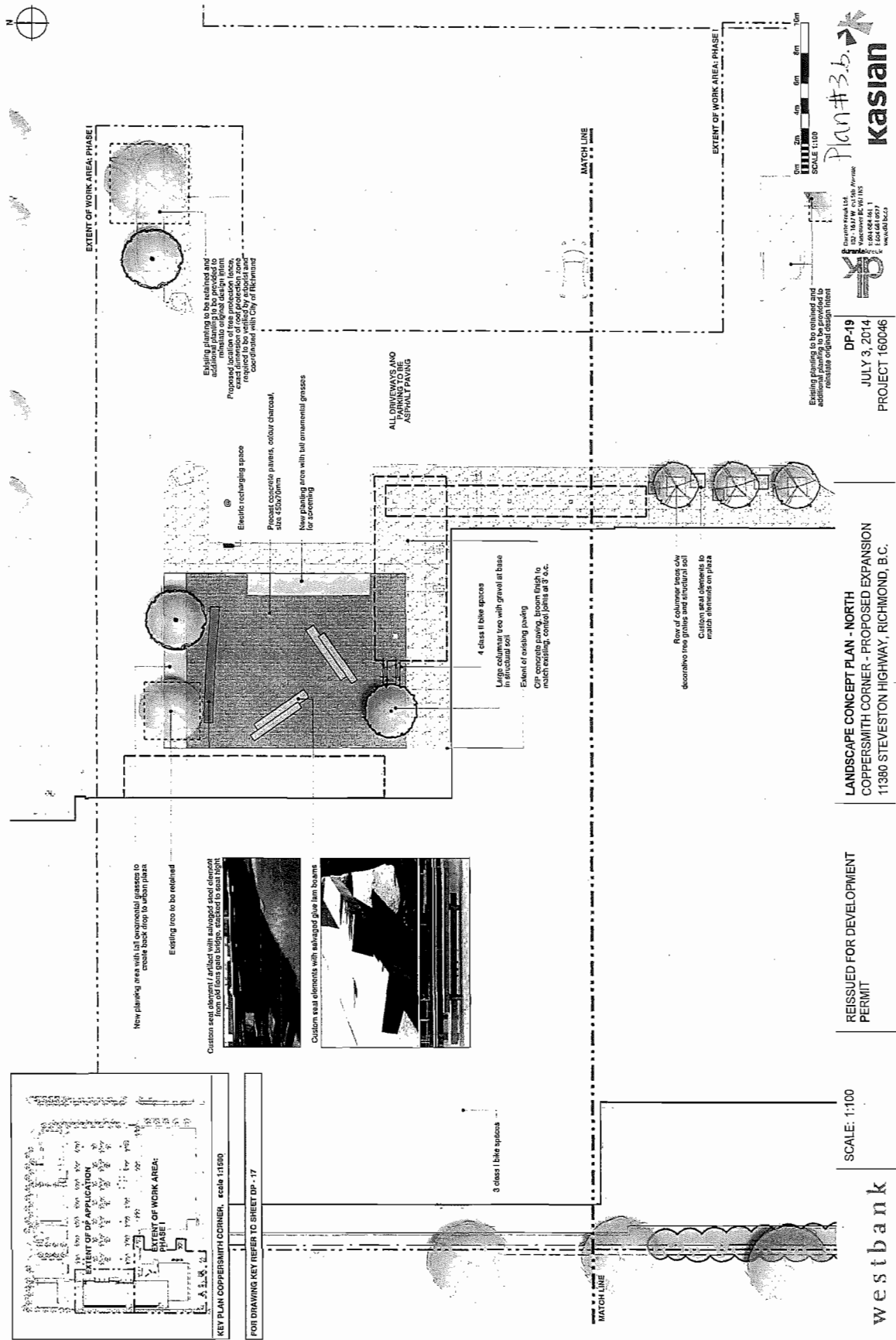
westbank

SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015



KEY PLAN COPPERSMITH CORNER, scale 1:1500

FOR DRAWING KEY REFER TO SHEET DP-17



REISSUED FOR DEVELOPMENT PERMIT

LANDSCAPE CONCEPT PLAN - NORTH
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-19

JULY 3, 2014
PROJECT 160046

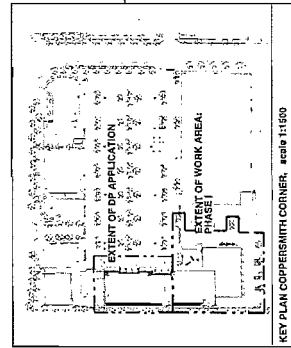
Existing planting to be retained and additional planting to be provided to reinstate original design intent



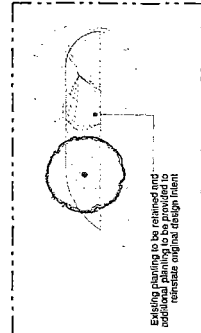
Plan #3.b.
kasian

westbank

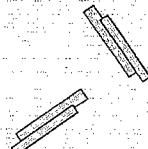
SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015



FOR PLANT LIST REFER TO SHEET DP-19



Gleditsia triacanthos 'hemi's Skyline'



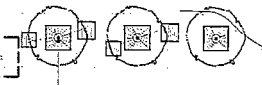
Quercus robur 'Fastigata'



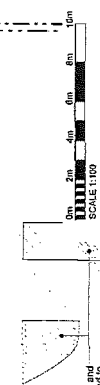
Quercus robur 'Fastigata'

MATCH LINE

MATCH LINE



Liquidambar styraciflua 'Stellar Silhouette'



Existing planing to be retained and additional planing to be provided to restate original design intent



SCALE: 1:100

REISSUED FOR DEVELOPMENT PERMIT

LANDSCAPE PLANTING PLAN - NORTH
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

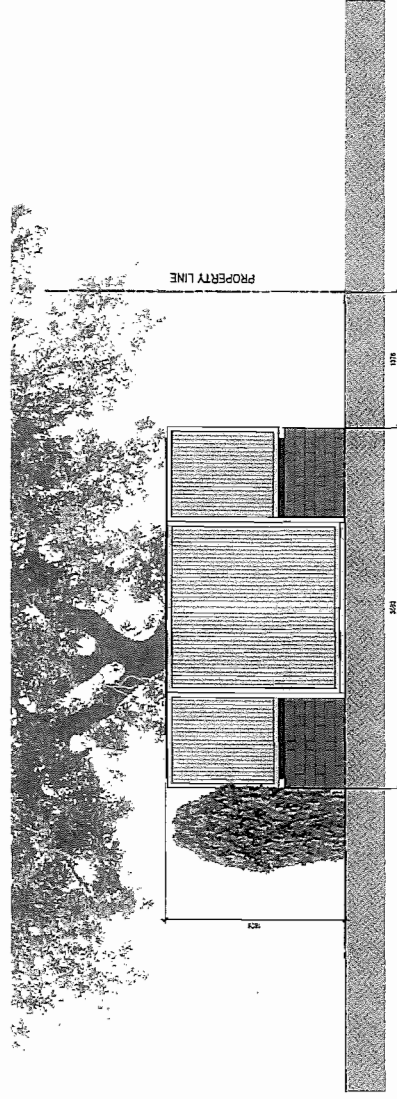
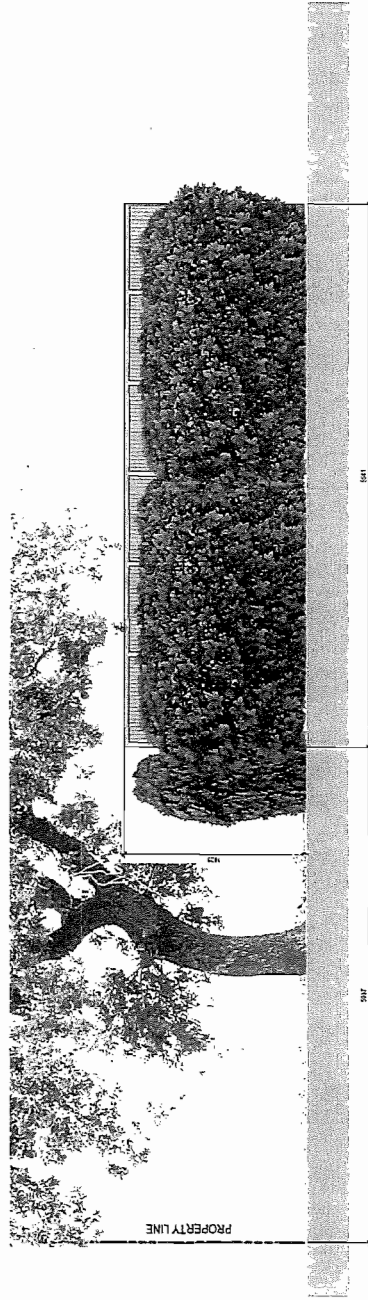
DP-21
JULY 3, 2014
PROJECT 160046

Plan # 3.d
kasian

kasian
102-1027 W. 45th Ave
Vancouver, BC V6V 1Y5
Tel: 604-681-0727
www.kasian.ca

westbank

SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015



DP 14-657502
Plan # 3.e.



DP-22
JULY 3, 2014
PROJECT 160046

GARBAGE/RECYCLING ENCLOSURE ELEVATION
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

REISSUED FOR DEVELOPMENT
PERMIT

SCALE:

westbank

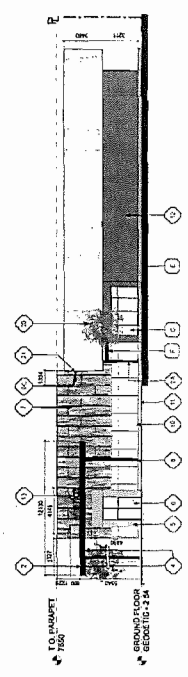
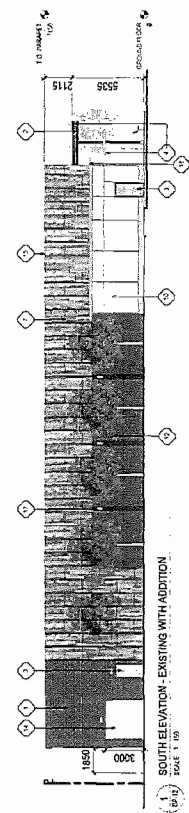
SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015

EXISTING EXTERIOR MATERIAL LEGEND

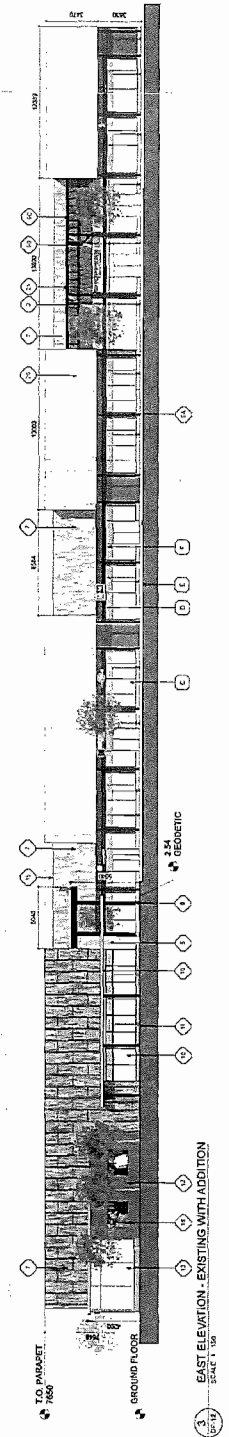
A	EXISTING CONCRETE BLOCK WALL
B	EXISTING MECHANICAL ROOF TOP UNIT
C	EXISTING ALUMINUM STOREFRONT GLAZING
D	EXISTING ALUMINUM STOREFRONT DOOR
E	EXISTING CONCRETE BASE
F	EXISTING STEEL SIGN BAND

PROPOSED EXTERIOR MATERIAL LEGEND

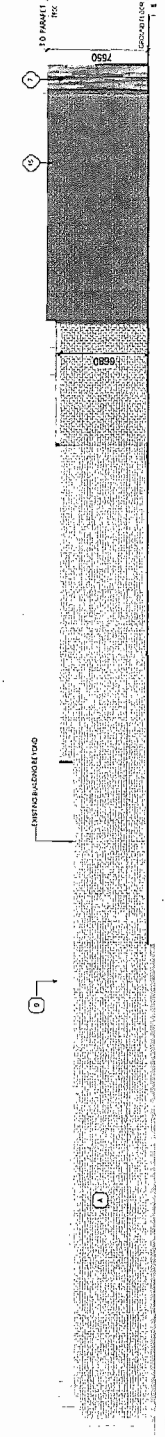
1	SPLIT FACE CONCRETE BLOCK WALL - LIGHT CHARCOAL COLOUR
2	PREFINISHED METAL FASCIA - CHARCOAL FINISH
3	METAL MANDOR AND FRAME - PAINTED CHARCOAL
4	WOOD VENEER PANEL SOFFIT
5	ALUMINUM PANEL PORTAL ORANGE FINISH
6	ALUMINUM STOREFRONT DOORS CHARCOAL FINISH
7	METAL PANEL GLAZING - VERTICAL WOOD GRAIN SCREEN PRINT
8	PAINTED STEEL COLUMNS - CHARCOAL FINISH
9A	EXISTING STEEL COLUMNS REPAINTED - CHARCOAL FINISH
9B	PAINTED STEEL COLUMNS EXTENSION TO EXISTING COLUMN - CHARCOAL FINISH
9C	PAINTED STEEL STRUCTURE NEW CANOPY - CHARCOAL FINISH
10	ALUMINUM STOREFRONT - CHARCOAL FINISH
11	CAST IN PLACE CONCRETE UPSTAND - SACK FINISH
12	STONE VENEER - LIGHT CHARCOAL COLOUR
13	BACKLIT ILLUMINATED SIGNAGE - LIGHT CHARCOAL COLOUR
14	PRE-FINISHED METAL OVERHEAD DOOR CHARCOAL FINISH
15	MECHANICAL ROOF TOP UNITS
16	PREFINISHED METAL FASCIA - ORANGE FINISH
17	DOWNLIGHT FIXTURE
18	ADVERTISING PANEL
19	STEEL CANOPY STRUCTURE - ORANGE FINISH
20	ALUMINUM PANEL FOLDED AND PERFORATED - WHITE FINISH
21	GLASS TOP FOR NEW CANOPY



2 NORTH ELEVATION - EXISTING WITH ADDITION
SCALE 1:10

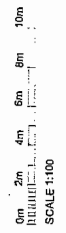


3 EAST ELEVATION - EXISTING WITH ADDITION
SCALE 1:10



4 WEST ELEVATION - EXISTING WITH ADDITION
SCALE 1:10

DP 14-657502
Plan # 4.1



westbank

REISSUED FOR DEVELOPMENT
PERMIT

PROPOSED BUILDING ELEVATIONS
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-12
JULY 2, 2014
PROJECT 160046

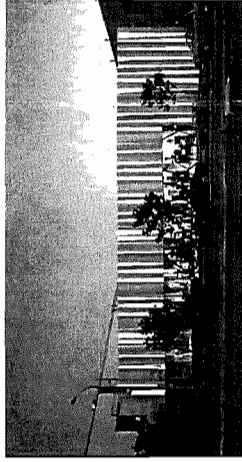
kasian

SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015

PRECEDENT I
H&M SUNSET STRIP, LA, CA
UNIVERSAL DESIGN STUDIO



DAY TIME VIEW

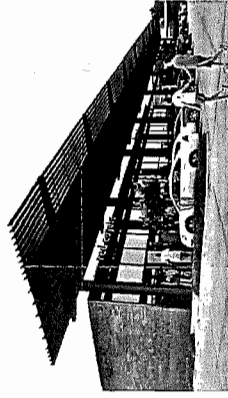


NIGHT TIME VIEW

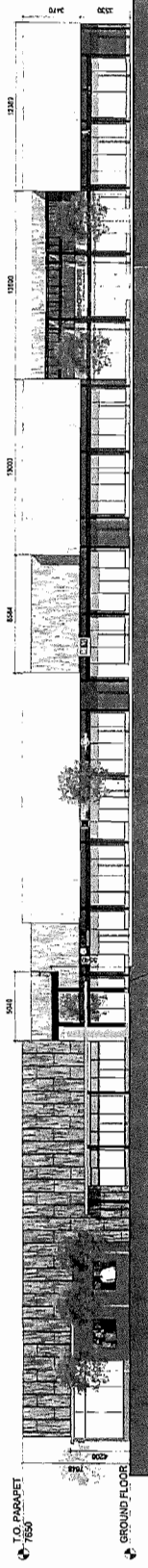


CORNER VIEW

PRECEDENT II
CLASSEN CURVE, OKLAHOMA CITY, OK
ELLIOTT ASSOCIATES ARCHITECTS

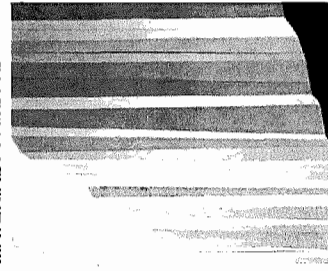


STEEL CANOPY

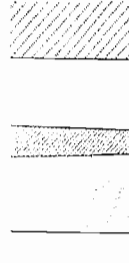


EAST ELEVATION (NTS)

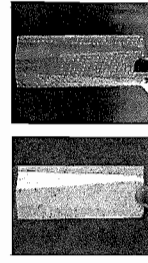
MATERIALS PALETTE



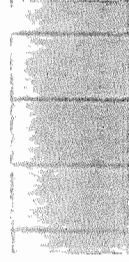
FOLDED AND PERFORATED METAL PANEL
- WHITE FINISH



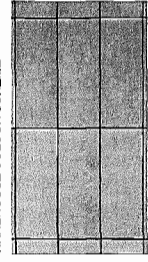
EXAMPLE OF PERFORATION PATTERN IN
WHITE FINISH METAL PANEL



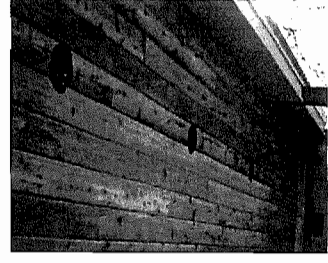
PROTOTYPE OF PERFORATION IN WHITE
FINISH METAL PANEL - DAY AND NIGHT



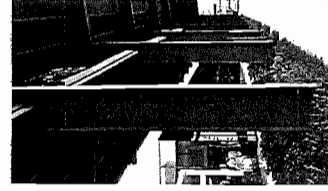
METAL PANEL CLADDING
- COLOUR TO MATCH MARK'S WORK
WAREHOUSE COLOUR SCHEME



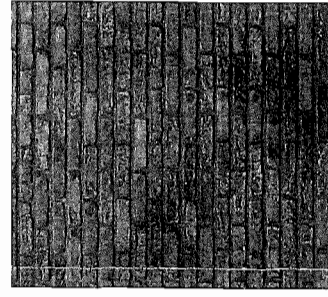
METAL PANEL CLADDING
- VERTICAL WOOD GRAIN SCREEN PRINT



WOOD SOFFIT WITH POT LIGHTS



PAINTED STEEL STRUCTURE
- CHARCOAL GREY FINISH



CONCRETE BLOCK WALL
- LIGHT CHARCOAL FINISH

SCALE: NTS

REISSUED FOR DEVELOPMENT
PERMIT

MATERIALS AND PALETTE
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

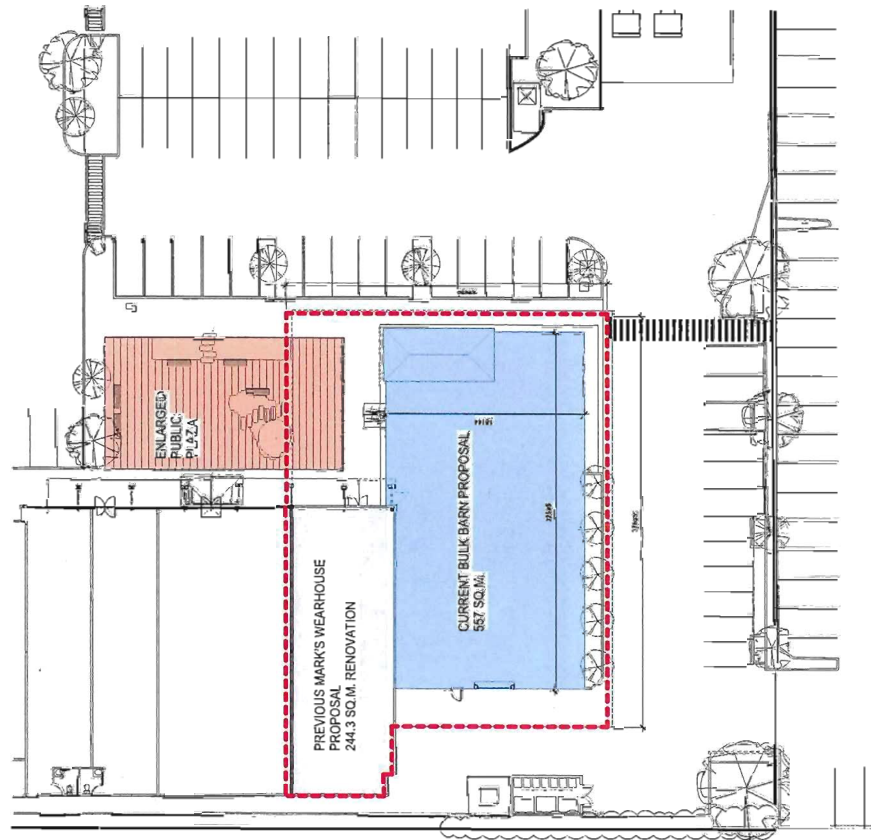
DP-12A
JULY 2, 2014
PROJECT 160046

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kasian

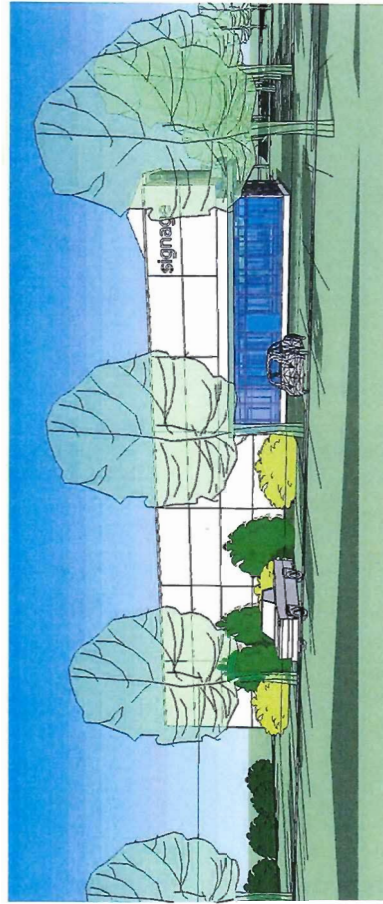
DP 14-657502
Plan # 416

SUPERCEDED BY REVISED PLANS DATED MARCH 19, 2015



1 COMPARISON PLAN
SCALE: 1:200

--- EXTENT OF ORIGINAL SUBMISSION



VIEW OF THE REVISED ADDITION FROM 11331 COPPERSMITH WAY

LEED Canada-CS 2009 Project Checklist

Ironwood CRUs 1 & 2, Richmond BC

50		14		47		Project Totals (pre-certification estimates)		110 Possible Points																																																																																																																																																																											
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above																																																																																																																																																																																			
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No. DP 14-657502

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN
AND PLANNING LTD.

Property Address: 11380 STEVESTON HWY (Parent: 11388 Steveston Hwy)

Address: SUITE 1685- 1500 WEST GEORGIA ST
VANCOUVER, BC V6G 2Z6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # 1.a to # 4.b attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$112,801.92 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

Development Permit

No. DP 14-657502

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN
AND PLANNING LTD.

Property Address: 11380 STEVESTON HWY (Parent: 11388 Steveston Hwy)

Address: SUITE 1685- 1500 WEST GEORGIA ST
VANCOUVER, BC V6G 2Z6

AUTHORIZING RESOLUTION NO.
DAY OF , .

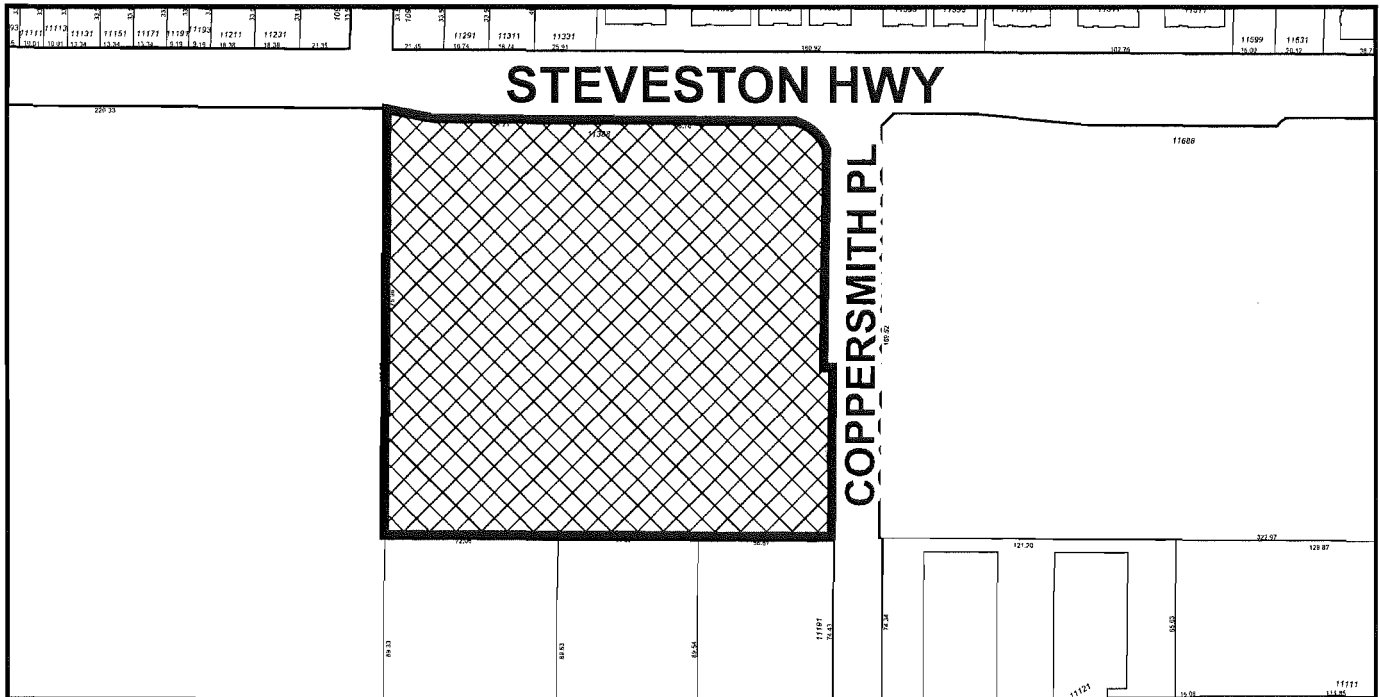
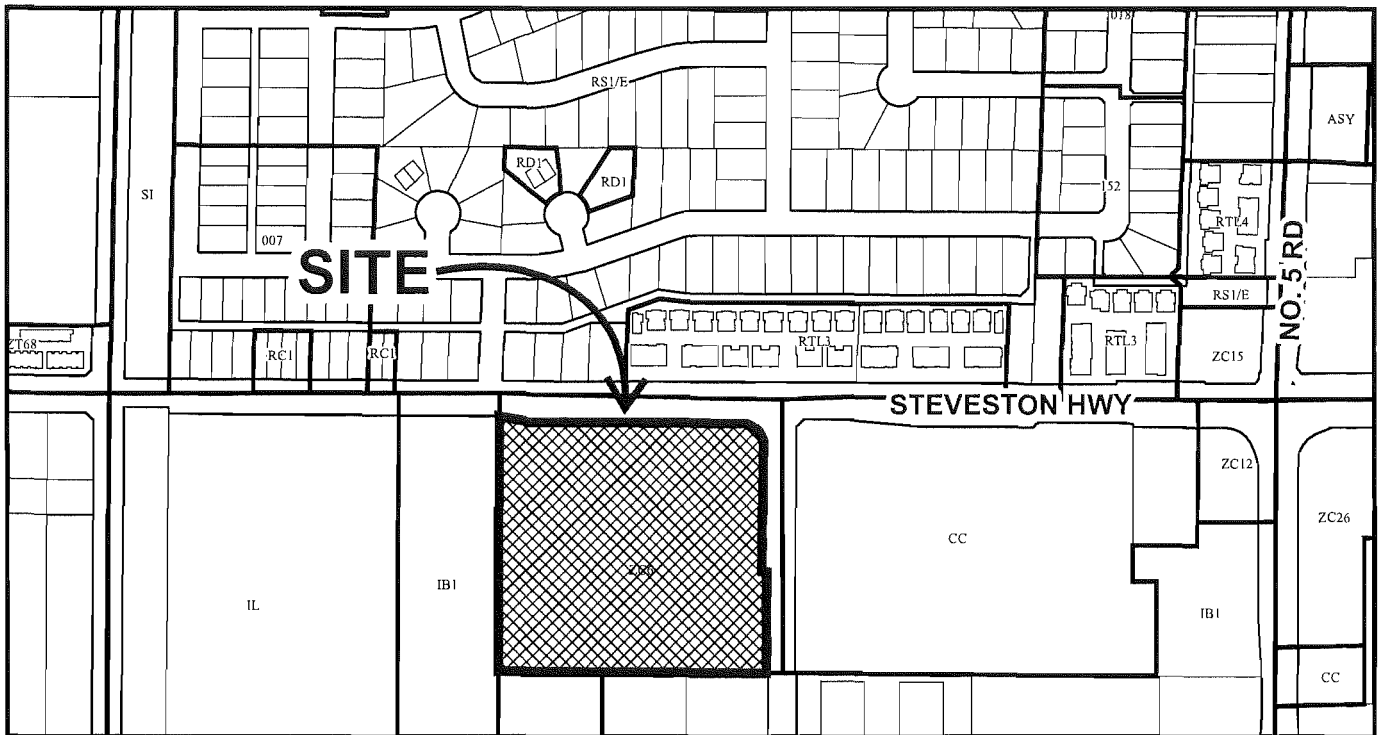
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 14-657502
SCHEDULE "A"

Original Date: 03/07/14

Revision Date:

Note: Dimensions are in METRES



Project Data	
Civic Address:	11380 Steveston Highway, Richmond, BC
Legal Address:	A SEC 1 BLK3N RG6W PL LMP45518
Zoning:	ZC6

Site Area	Bylaw Maximum	Existing 31538 sq. m.	Proposed 31538 sq. m.
Gross Leasable Floor Area (RETAIL & SERVICE) REFER TO SHEET DP-03 FOR BREAKDOWN	6900 sq.m	5778 sq.m	6216 sq.m
Lot Coverage	Max. 50%	28.7%	30.5%
Setbacks	NORTH EAST WEST SOUTH	6m 6m 0m 0m	6m 6m 0m 0m
Building Height	12.0m	9.5m	9.5m

Parking Data	Refer to DP-06
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Building Area Data (for F.A.R. calculations)	Max. 60%	31.8%	33.5%
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Bicycle Storage Spaces	Class 1	2	N/A	2
	Class 2	3	N/A	3

DP 14-657502

DP-02

MARCH 19 2015

PROJECT 160046

Plan # 1.a

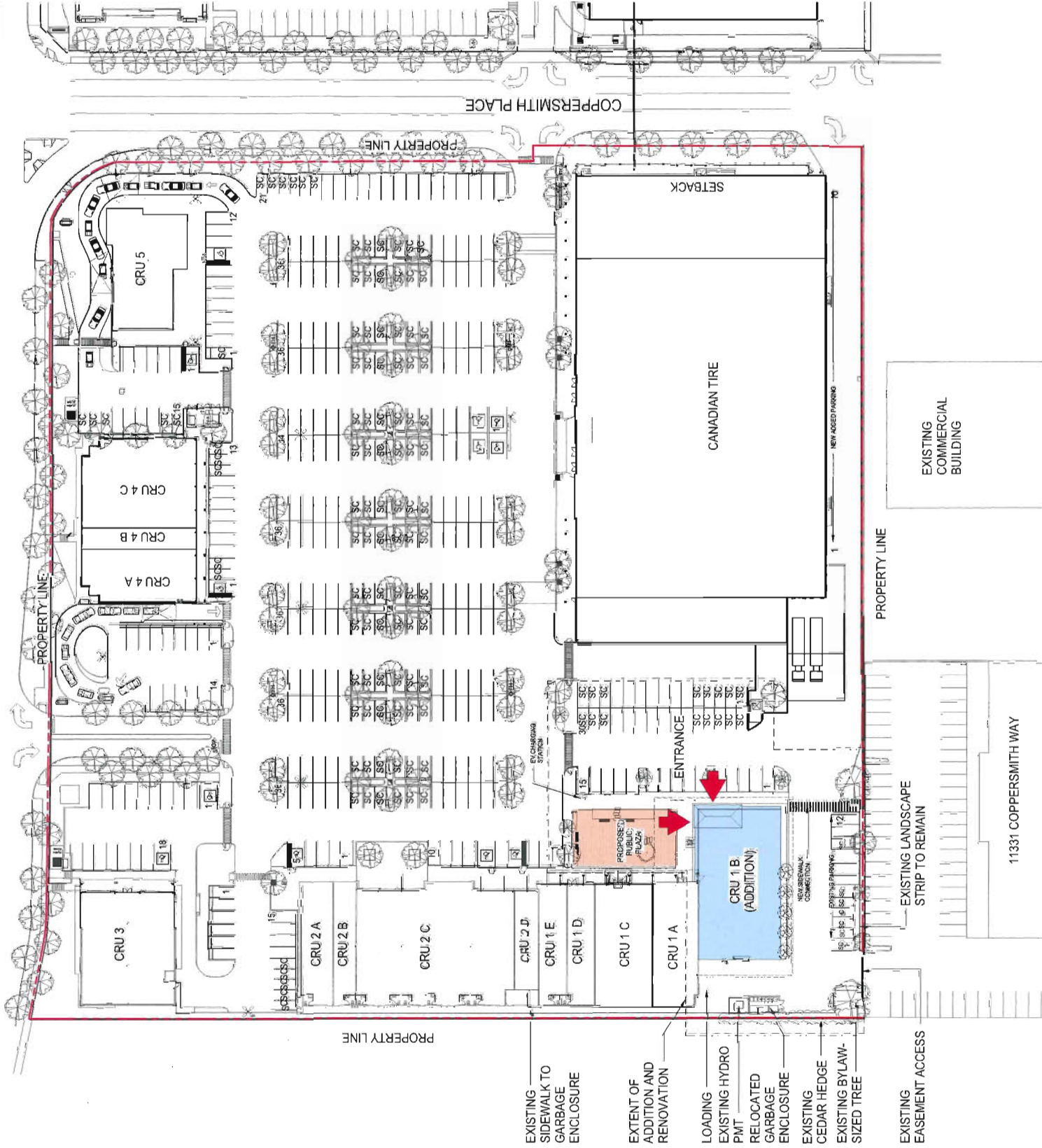
kasian

CONTEXT PLAN AND PROJECT DATA
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

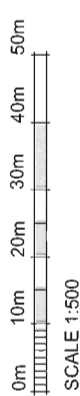
REISSUED FOR
DEVELOPMENT PERMIT

SCALE: N T S

westbank



DP 14-657502



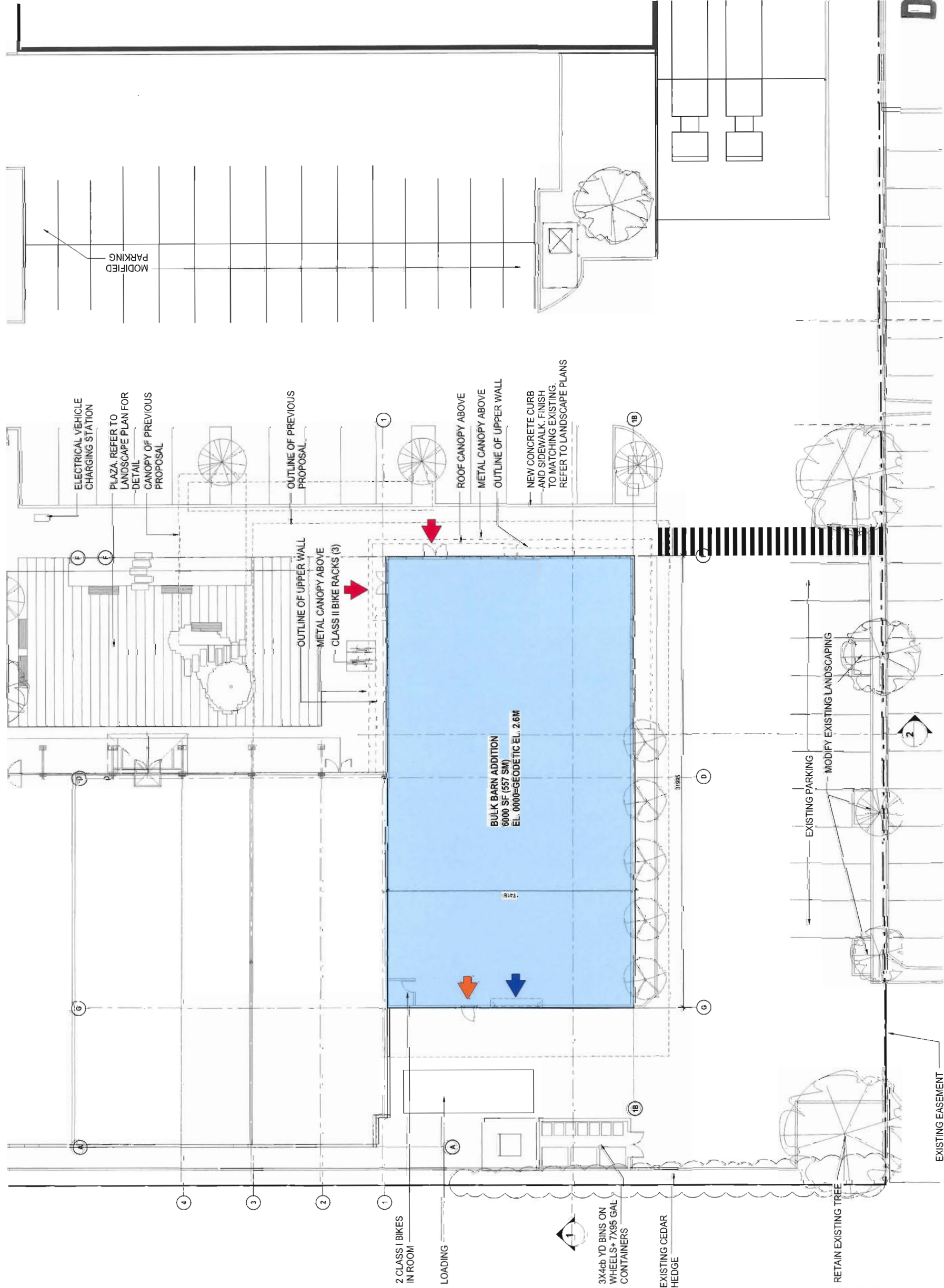
OVERALL SITE PLAN & FLOOR AREA DATA
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-03
MARCH 19 2015
PROJECT 160046

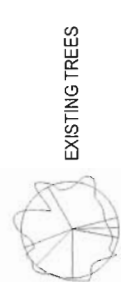
westbank

Plan # 1.6

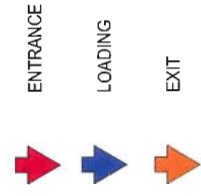




TREE LEGEND



REFER TO LANDSCAPE PLANS
FOR DETAILS
GRADES TO BE CONFIRMED WITH CIVIL



DP 14-657502



Plan # 1.c

DP-09
MARCH 19 2015
PROJECT 160046

PROPOSED GROUND FLOOR PLAN
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

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DEVELOPMENT PERMIT

SCALE: 1 : 125



BUILDING SUMMARY

BUILDING #	TENANT	DEFINED USE	BUILDING AREA (m ²)
CRU 1A	Kin's Market	Retail, Convenience	244.3
CRU 1B	Bulk Barn	Retail, Convenience	557.4
CRU 1C	Chez Cora	Restaurant	324
CRU 1D	Coppersmith Dental Clinic	Health Services, Minor	156.4
CRU 1E	vacant	Vacant	157.7
CRU 2D	vacant	Vacant	119.5
CRU 2C	Mark's Work Warehouse	Retail, General	777.7
CRU 2B	Dr. Bernstein	Health Services, Minor	194.6
CRU 2A	Nandos	Restanrant	190.3
CRU 3	TD Canada Trust	Service, Financial	487.5
CRU 4A	Tim Hortons	Restaurant, Drive-through	265.6
CRU 4B	Maruwa Sushi	Restaurant	107.2
CRU 4C	Sleep Country	Retail, General	436.4
CRU 5	Burger King	Restaurant, Drive-through	364.6
CRU 6	Canadian Tire	Retail, General Service, Business Support Industrial, General Office	3717.5 482.2 999.3 14.5

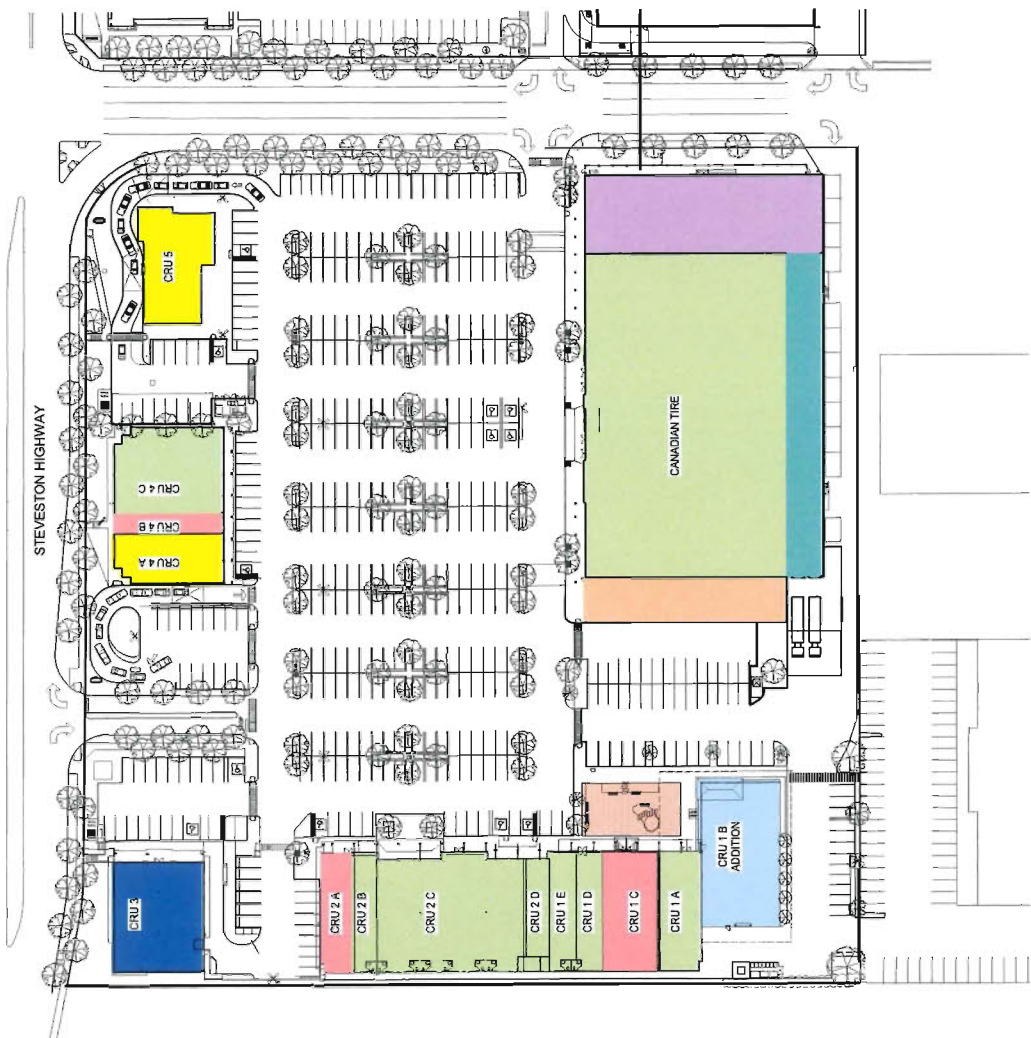
PARKING REQUIREMENT

DEFINED USE	EXISTING		PROPOSED	
	BUILDING AREA (m ²)	PARKING REQ'D	BUILDING AREA (m ²)	PARKING REQ'D
General Retail	5343.6	210.2	5901	232.5
Restaurant	621.5	55.2	621.5	55.2
Financial Services	487.5	16.0	487.5	16.0
Drive-Through Restaurant	630.2	44.1	630.2	44.1
Service	833.2	29.8	833.2	29.8
Warehouse	999.3	36.5	999.3	36.5
Office	14.5	0.4	14.5	0.4
TOTAL	8929.8	392.24	9487.20	414.54

PARKING PROVISION

TYPE	EXISTING	PROPOSED
Small Car	49	129
Regular	392	291
Disabled	10	12
Occupied	20	0
TOTAL	471	432

17 EXTRA STALLS



1 KEY PLAN
SCALE: 1:750

DP 14-657502

SCALE: AS INDICATED

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DEVELOPMENT PERMIT

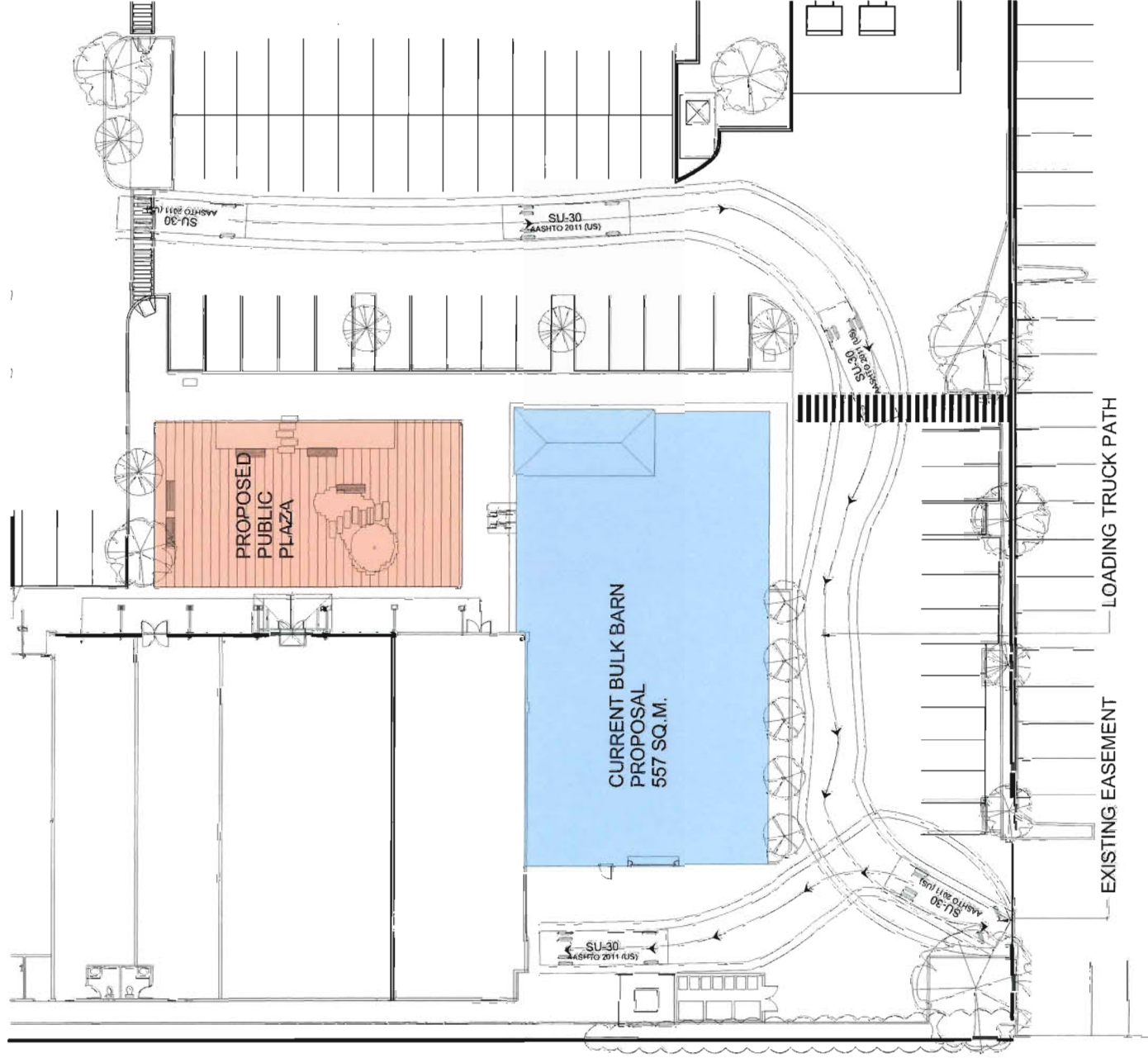
PARKING DATA
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-06

MARCH 19 2015

PROJECT 160046

Plan #2.a



1 SITE PLAN LOADING
SCALE: 1:200

DP 14-657502

SCALE: 1 : 200

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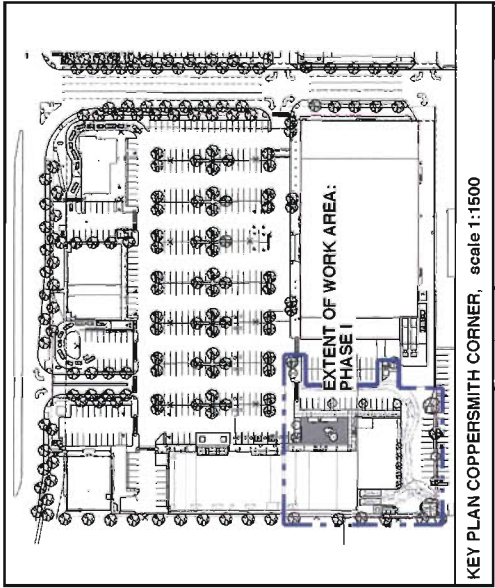
LOADING DIAGRAM
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-06b
MARCH 19 2015
PROJECT 160046

Plan #2.6

kasian

westbank



KEY PLAN COPPERSMITH CORNER, scale 1:1500

DRAWING KEY

- G/P concrete paving, broom finish to match existing, score marks 3' o.c.
- Existing Planting retained
- New planting, refer to planting plan L-02
- Extent of Work Area
- Existing deciduous Tree to be retained
- Proposed location for relocated tree

Proposed tree protection fence, refer to Tree Protection Plan T01
Note: Tree protection fencing must be installed on-site to City standard around the existing trees to be retained. The proposed tree protection fence must be installed prior to construction and landscaping is completed.

Planting area with tall ornamental grasses not higher than 1.2m to frame plaza

Feature Planting area with large columnar tree, step stone pathway and seating to structure plaza

Open plaza to provide potential area for produce stands

ALL DRIVEWAYS AND PARKING TO BE ASPHALT PAVING

Precast concrete pavers, colour tan, size 450x70mm

Extent of existing paving

CIP concrete paving, broom finish to match existing, score pattern to match existing

4 class II bike spaces

Arch. roof overhang

Row of columnar trees in continuous planting bed with native, low maintenance plant material to screen south building face

Relocated garbage enclosure on c/p concrete pad

Existing Cedar Hedge to be retained

Existing planting to be retained and additional planting to be provided to reinstate original design intent

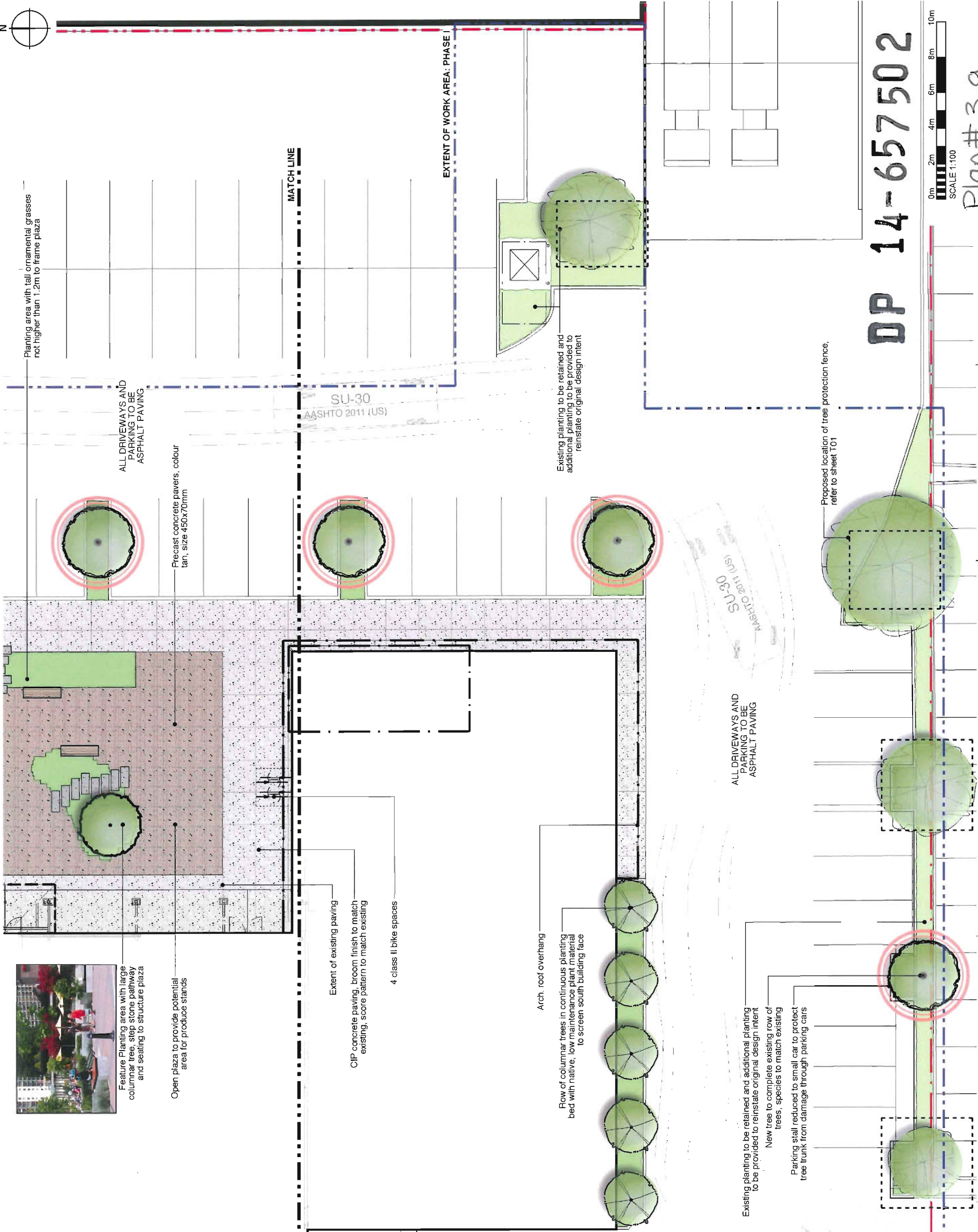
Existing planting to be retained and additional planting to be provided to reinstate original design intent

New tree to complete existing row of trees, species to match existing

Parking stall reduced to small car to protect tree trunk from damage through parking cars

Proposed location of tree protection fence, refer to sheet T01

Existing planting to be retained and additional planting to be provided to reinstate original design intent



SCALE: 1:100

westbank

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LANDSCAPE CONCEPT PLAN - SOUTH
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-15
MARCH 19 2015
PROJECT 160046

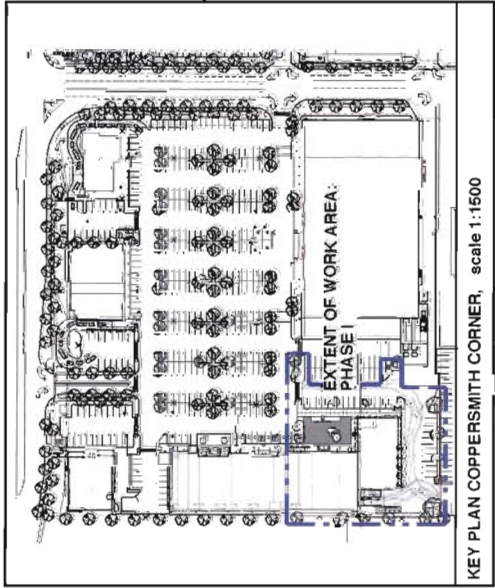
Durante Kreuk Ltd.
102 - 1637 W. 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.durantekreuk.com

Plan # 3.a

kasian

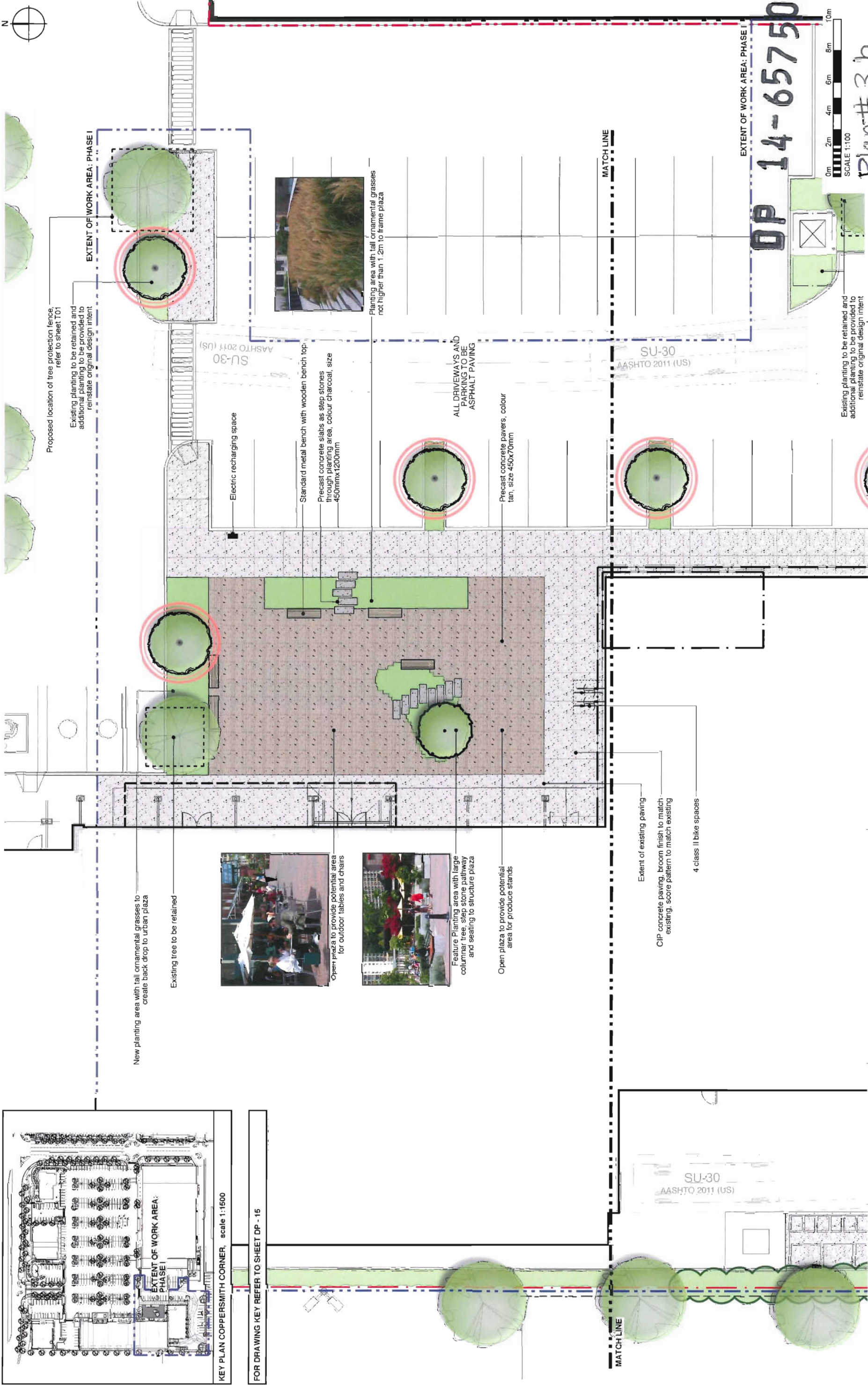
DP 14-657502

0m 2m 4m 6m 8m 10m
SCALE 1:100



KEY PLAN COPPERSMITH CORNER, scale 1:1500

FOR DRAWING KEY REFER TO SHEET DP - 15



SCALE: 1:100

REISSUED FOR
DEVELOPMENT PERMIT

LANDSCAPE CONCEPT PLAN - NORTH
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-16
MARCH 19 2015
PROJECT 160046

Plan# 3.b

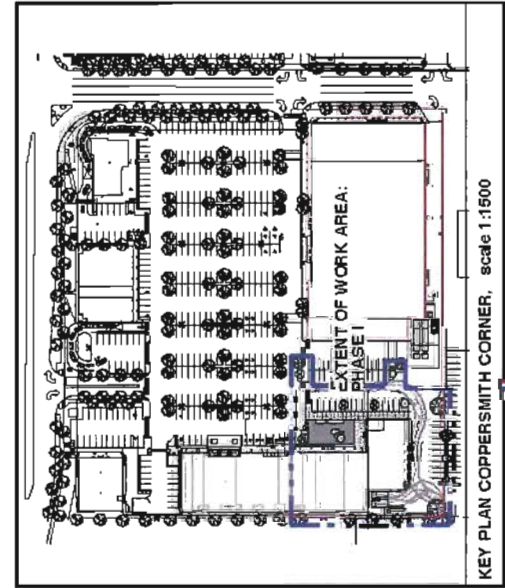
DP 14-657502

0m 2m 4m 6m 8m 10m
SCALE 1:100

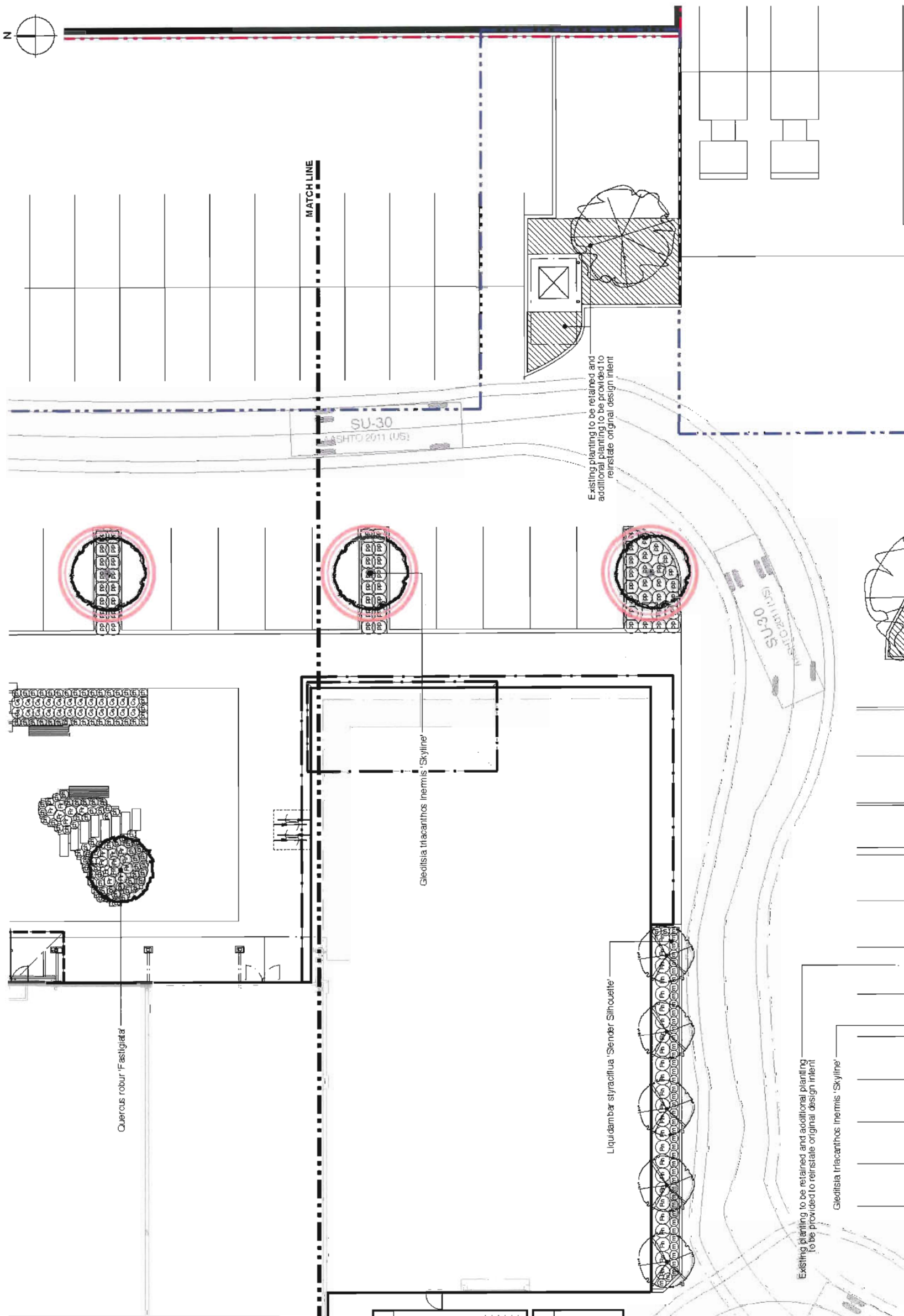
Existing planting to be retained and additional planting to be provided to reinstate original design intent

Durante Kreuk Ltd.
102 - 1637 W. 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dklbc.ca

kasian



KEY PLAN COPPERSMITH CORNER, scale 1:1500



PLANT LIST			
SYMB	QTY	BOTANICAL NAME	COMMON NAME
TREES			
ca	75	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust
ph	215	Liquidambar styraciflua 'Sander Silhouette'	Sander Liquidambar
pp	60	Quercus robur 'Fastigiata'	Upright English Oak
pp	30	Quercus robur 'Fastigiata'	Upright English Oak
SHRUBS / GRASSES			
ca	75	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust
ph	215	Liquidambar styraciflua 'Sander Silhouette'	Sander Liquidambar
pp	60	Quercus robur 'Fastigiata'	Upright English Oak
pp	30	Quercus robur 'Fastigiata'	Upright English Oak
GENERAL PLANTING NOTES			
1. All work shall meet or exceed the requirements as specified in the current Edition of the B.C. Landscape Standard.			
2. Planting and related container classes are specified according to the current B.C. Landscape Standard. For all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the plant list.			
3. All 'B.C. Landscape Standard' plants are to be irrigated to IABC Standards.			
4. All irrigation valve boxes equipped with quick-couplers.			

SCALE: 1:100

westbank

REISSUED FOR
DEVELOPMENT PERMIT

LANDSCAPE PLANTING PLAN - SOUTH
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

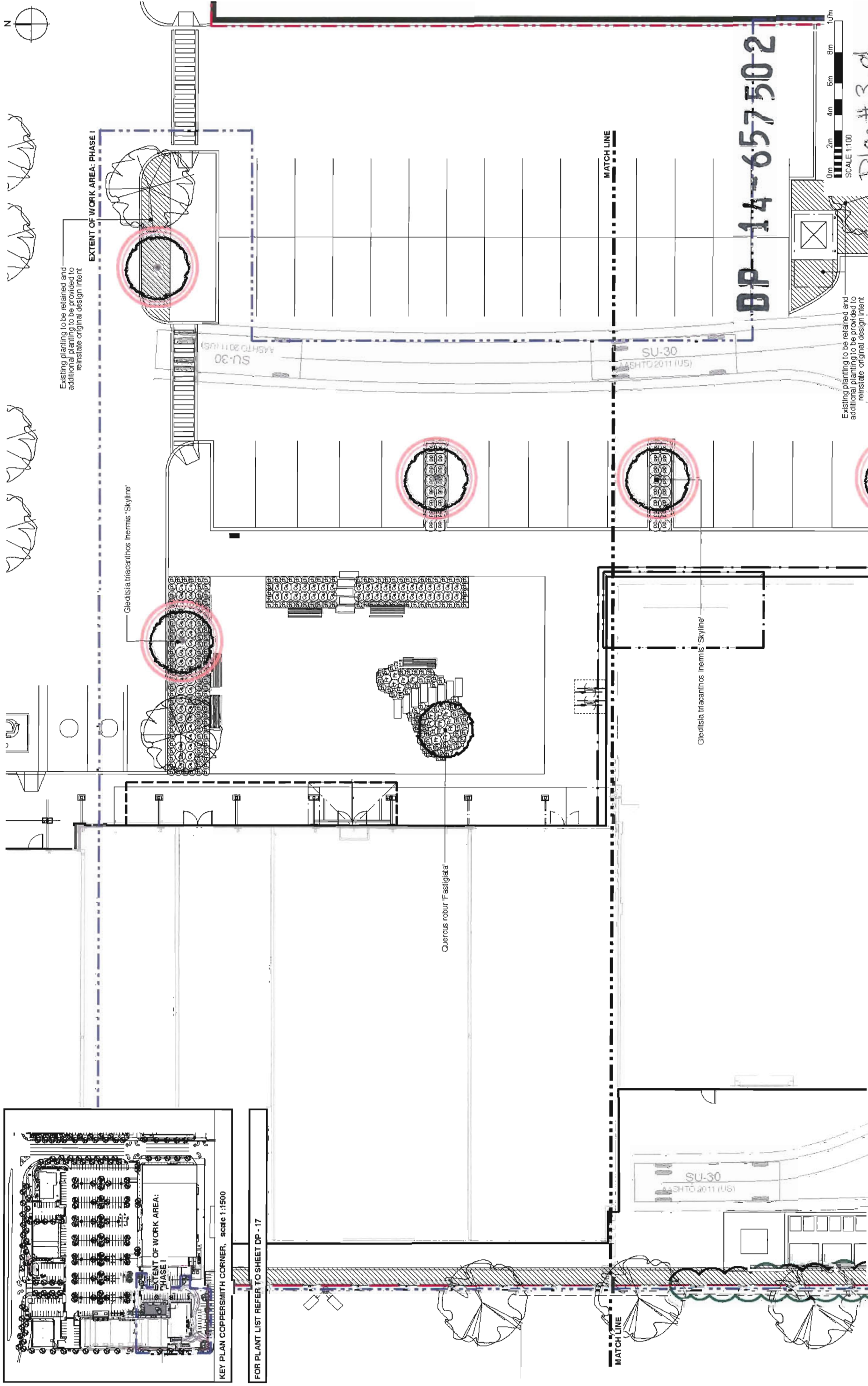
DP-17
MARCH 19 2015
PROJECT 160046

DP 14-657502

0m 2m 4m 6m 8m 10m
SCALE 1:100

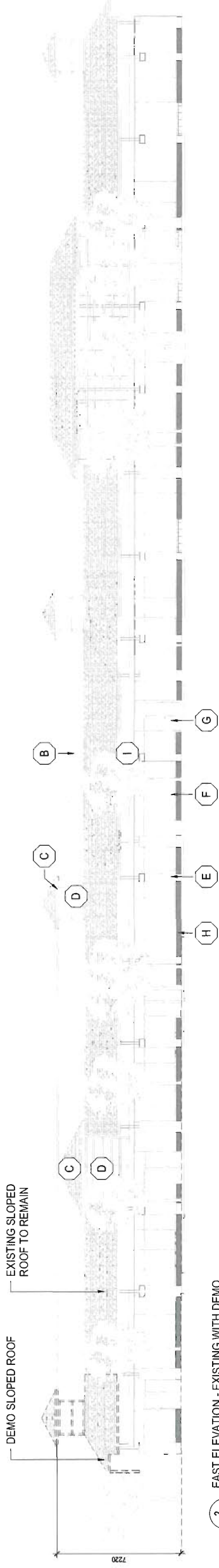
Plan #3.0
Durante Kreuk Ltd.
102 - 1637 W. 5th Avenue
Vancouver BC V6J 1N5
T: 604.684.4611
F: 604.684.0577
www.durantekreuk.com

Kasian

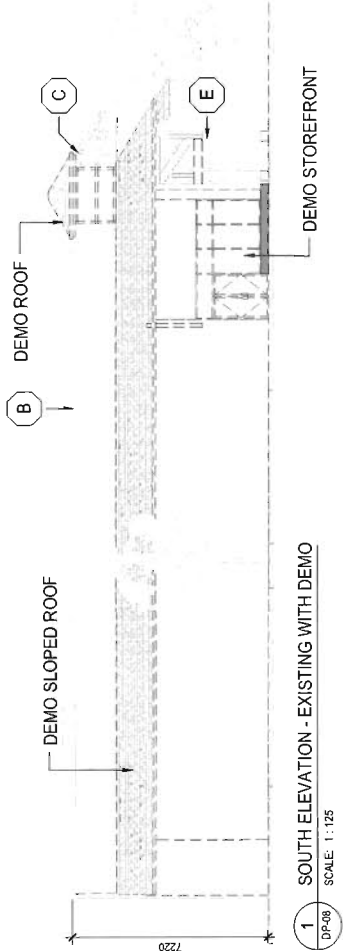


FOR PLANT LIST REFER TO SHEET DP - 17

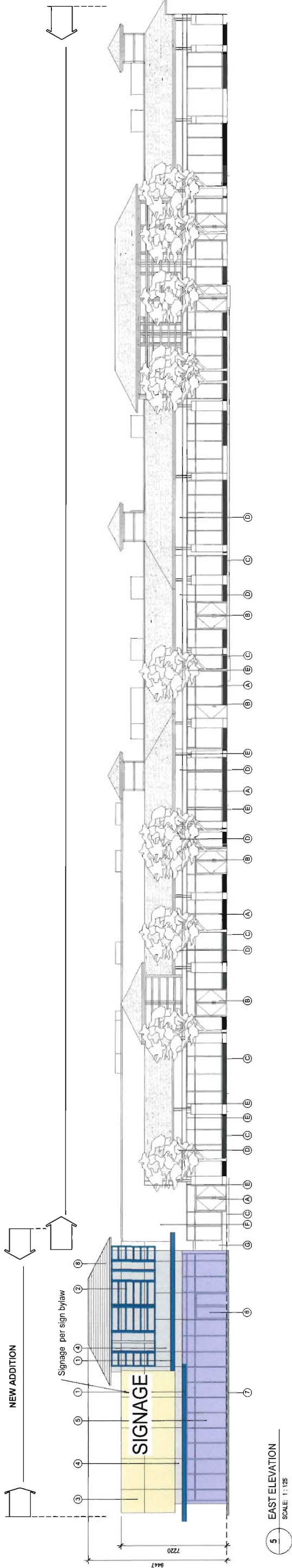
durante kreuk Ltd.
102 - 1637 W. 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dklb.ca



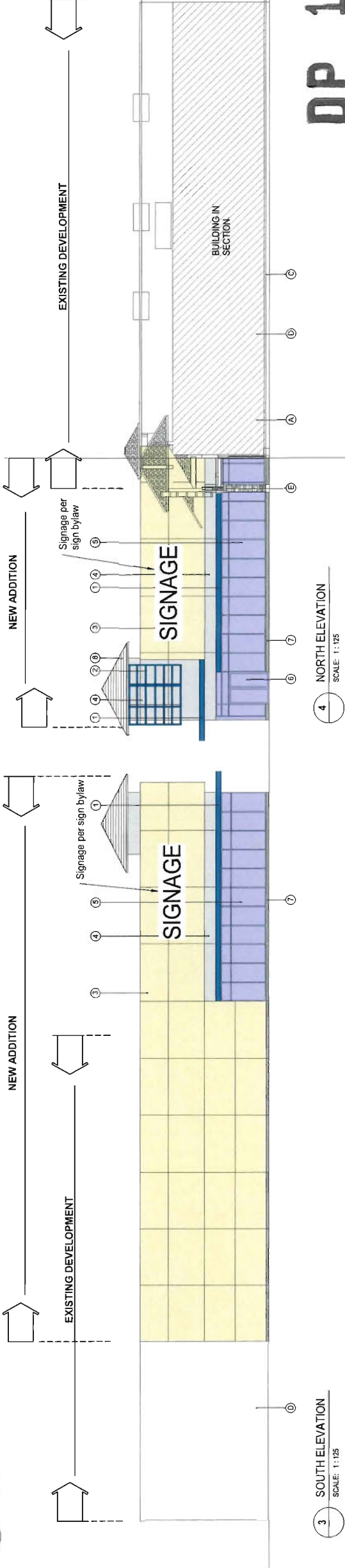
2 EAST ELEVATION - EXISTING WITH DEMO
DP-08
SCALE: 1:125



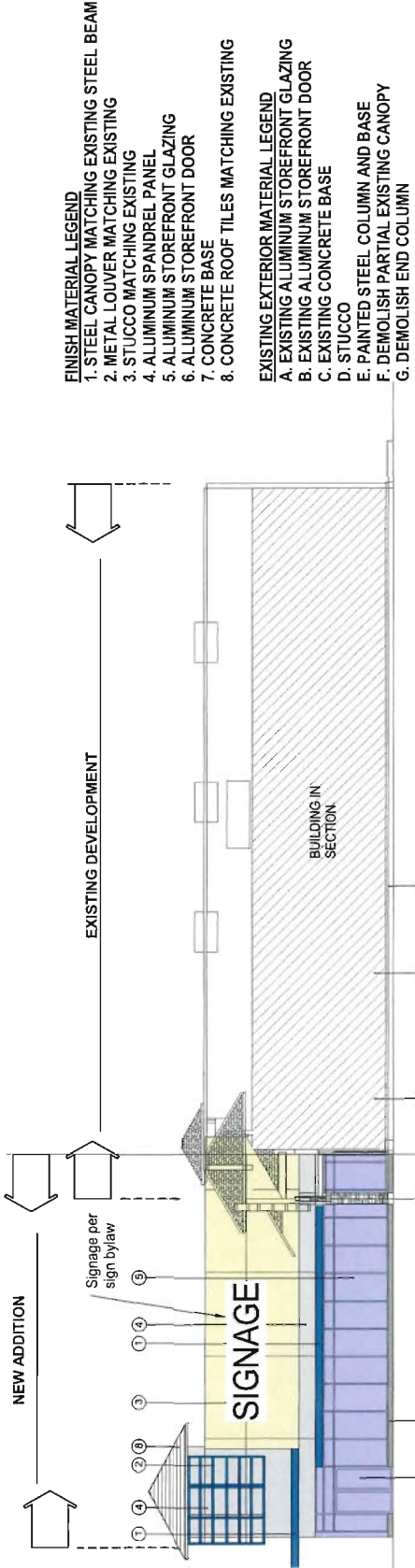
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DP-09
SCALE: 1:125



5 EAST ELEVATION
SCALE: 1:125



3 SOUTH ELEVATION
SCALE: 1:125



4 NORTH ELEVATION
SCALE: 1:125

- FINISH MATERIAL LEGEND**
1. STEEL CANOPY MATCHING EXISTING STEEL BEAM
 2. METAL LOUVER MATCHING EXISTING
 3. STUCCO MATCHING EXISTING
 4. ALUMINUM SPANDREL PANEL
 5. ALUMINUM STOREFRONT GLAZING
 6. ALUMINUM STOREFRONT DOOR
 7. CONCRETE BASE
 8. CONCRETE ROOF TILES MATCHING EXISTING
- EXISTING EXTERIOR MATERIAL LEGEND**
- A. EXISTING ALUMINUM STOREFRONT GLAZING
 - B. EXISTING ALUMINUM STOREFRONT DOOR
 - C. EXISTING CONCRETE BASE
 - D. STUCCO
 - E. PAINTED STEEL COLUMN AND BASE
 - F. DEMOLISH PARTIAL EXISTING CANOPY
 - G. DEMOLISH END COLUMN

DP 14-657502

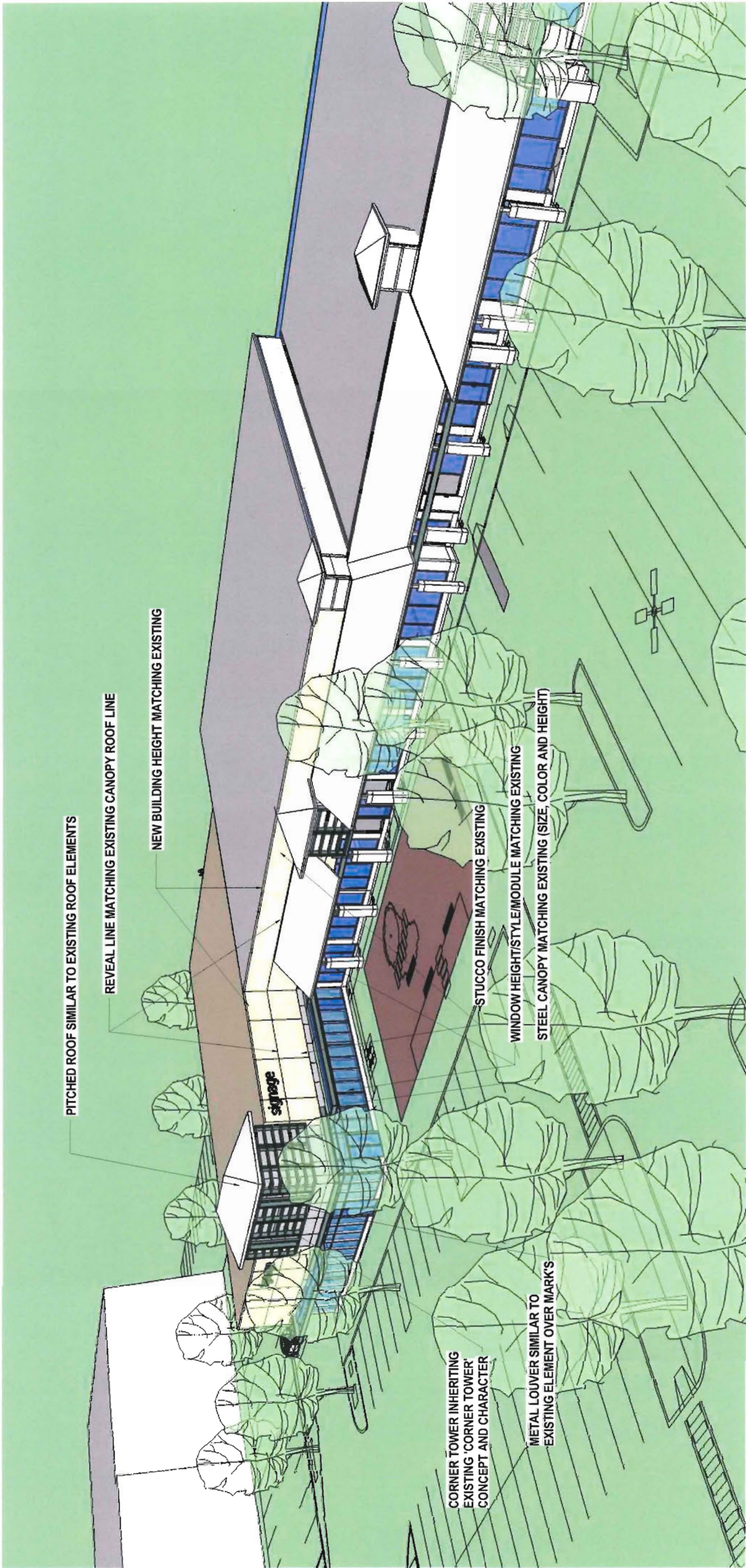
DP-11
MARCH 19 2015
PROJECT 160046

EXISTING & PROPOSED BUILDING ELEVATIONS
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

SCALE: As indicated
REISSUED FOR
DEVELOPMENT PERMIT

west bank

kasian



DP 14-657502

SCALE: NTS

REISSUED FOR
DEVELOPMENT PERMIT

AERIAL VIEW OF EXISTING BUILDING WITH ADDITION
COPPERSMITH CORNER - PROPOSED EXPANSION
11380 STEVESTON HIGHWAY, RICHMOND, B.C.

DP-12

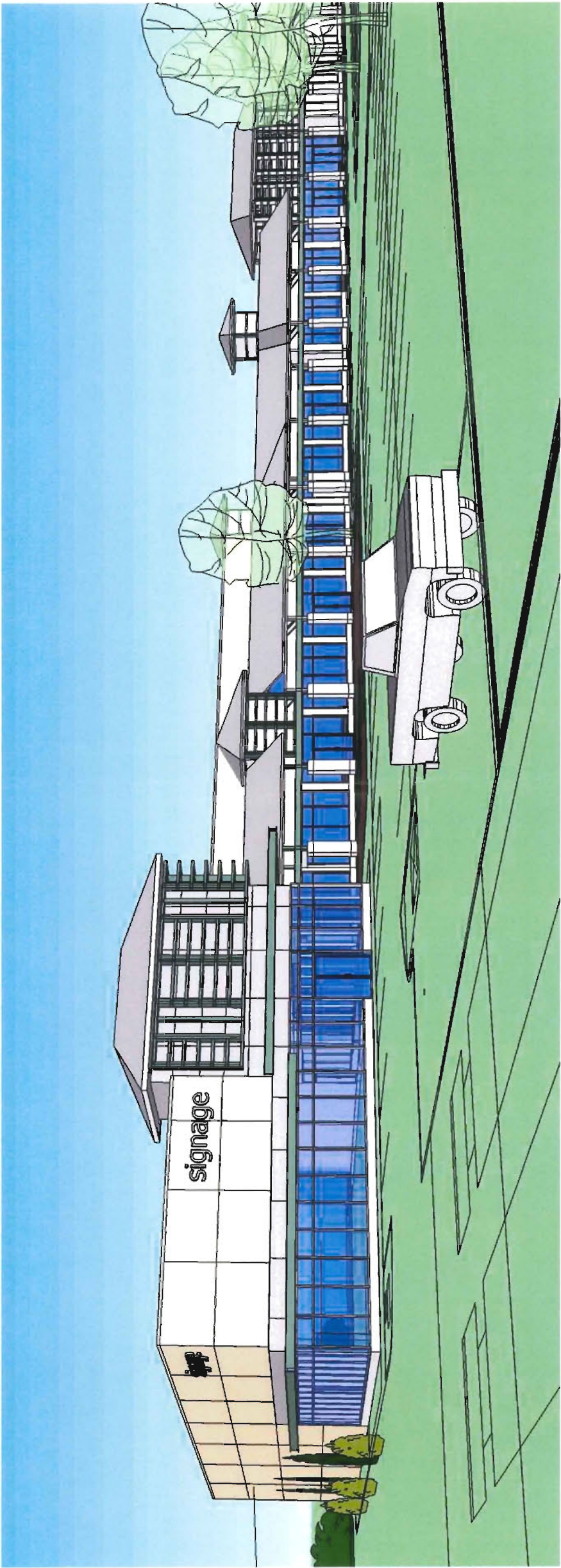
MARCH 19 2015

PROJECT 160046

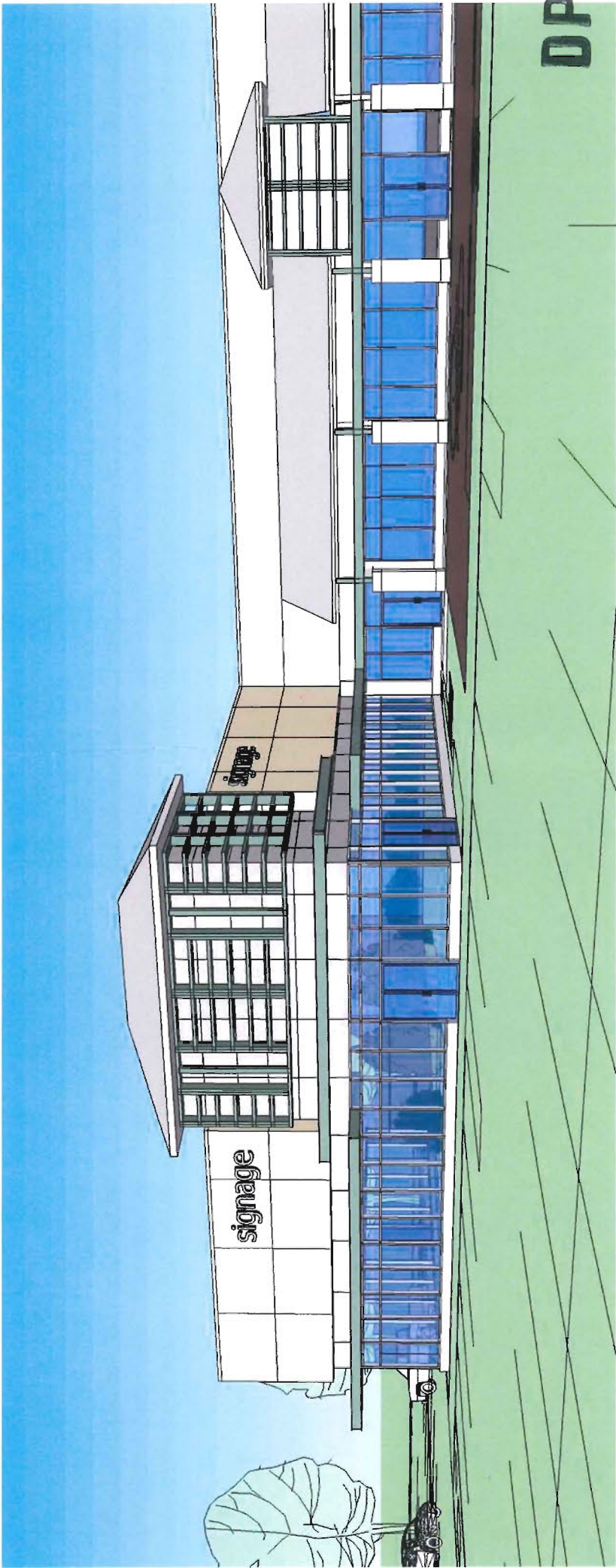
Plan # 4.b

 **kasian**

westbank



VIEW OF THE EXPANSION FROM SOUTH EAST



FRONT VIEW OF THE EXPANSION

DP 14-657502



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 20, 2015

From: Wayne Craig
Director of Development

File: DP 14-677729

Re: Application by Buttjes Architecture for a Development Permit at
13600 Smallwood Place

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 546.9 m² (5,887 ft²) addition at 13600 Smallwood Place on a site zoned "Vehicle Sales (CV)".

A handwritten signature in black ink, appearing to read "Wayne Craig", written over the printed name and title.

Wayne Craig
Director of Development

WC:dcb

Staff Report

Origin

Buttjes Architecture has applied to the City of Richmond for permission to permit the construction of a 546.9 m² (5,887 ft²) addition at 13600 Smallwood Place on a site zoned “Vehicle Sales (CV)”. The site currently contains an existing Honda automobile dealership.

The site’s existing zoning is appropriate and a rezoning is not required for this project.

A Servicing Agreement will also not be required for the proposed project as this development does not impact any existing utilities.

Development Information

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

Surrounding Development

Development surrounding the subject site is as follows:

The development site is located within the Richmond Auto Mall and the surrounding adjacent properties are all engaged in Vehicle Sales uses and all are zoned “Vehicle Sales (CV)”.

The owners of the two adjacent properties to the north (5580 Parkwood Way and 5600 Parkwood Way) have indicated that they intend to replace their existing dealerships on those properties with new facilities. Development Permit applications will be required for those new developments. A separate subdivision application (SD15-694666) for 5600 Parkwood Way has recently been submitted to the City which would ultimately result in additional land being added to the subject property which will be used for additional parking once the subdivision and sale of the land is completed.

Background

Project Overview

The proposed project includes the following features:

- Replacement of an existing open service delivery canopy in the northeast corner of the site with a 6.1 m (20 ft) high, 247 m² (2,658.7 ft²) interior drive-through service space, constructed with steel framing, white split-face concrete block and finished with white exterior stucco panels at the upper portion;
- Replacement of an existing open-air car wash area with an enclosed steel-framed addition of approximately 437 m² (4,703.8 ft²) that will consist of a single storey service, detailing and car wash areas on the ground level and a 107.6 m² (1,158 ft²) storage room on a second floor;
- The area being redeveloped totals 791.6 m² (8,520.7 ft²) however some of this work involves existing floor space within the building so the actual increase to the building is only 546.9 m² (5,887 ft²).

- Replacement of an existing sloped wooden shingle roof over the existing showroom with fluted metal roofing;
- Updating / replacement / additional identification signage on the building exterior;
- Relocation of several light fixtures and landscape islands on the lot to improve vehicle circulation;
- Exterior painting over the existing stucco and masonry exterior surfaces; and
- Minor landscaping changes (replacement of one tree with two replacement trees plus shrubs).

Related Policies & Studies

Official Community Plan / East Cambie Area Plan

The subject property is designated “Commercial” in both the Official Community Plan (OCP) Schedule 1 and the East Cambie Area Plan. The proposed additions do not change the current use on the site and the site conforms to both the OCP and the Area Plan designations.

Flood Protection

The site is located in the East Cambie Planning Area with a Flood Construction Level (FCL) requirement of 2.9 m GSC for habitable spaces. Registration of a Flood Plain covenant identifying a minimum habitable elevation of 2.9 m GSC prior to Development Permit issuance is included in the Development Permit Considerations.

As the proposed new additions of 546.9 m² are less than the Flood Plain Designation and Protection Bylaw (No. 8204) threshold of 600 m² and represents an increase in less than 25% of the total building area the works will be exempted from having to raise the additions from their existing elevation of approximately 2.8 m GSC to the FCL requirement of 2.9 m GSC.

Aircraft Noise

The subject property is located within Aircraft Noise Policy “Area 1B – New Residential Land Uses Prohibited”. As the proposed project is for additions to an existing Vehicle Sales use and no residential uses are proposed, there are no aircraft noise sensitive uses in terms of the City’s policy.

Ministry of Environment Approval

The nature of the products (i.e. oil, lubricants, etc.) used in Automobile Dealerships with repair and maintenance facilities typically means that these types of uses are subject to review by the Province under the Environmental Management Act regarding contamination and related concerns. Local government is required to obtain a Certificate of Compliance or other acceptable “instrument” (e.g. authorization letter) from the Ministry of Environment for reviewable projects under the legislation. The Development Permit Considerations include a requirement for receipt of a Certificate of Compliance or alternative approval from the Ministry of Environment prior to issuance of the Development Permit.

Richmond Auto Mall Association Review

As the site is located within the Richmond Auto Mall the applicant has worked with the Richmond Auto Mall Association (RAMA) Board to ensure that the proposed additions to the

existing building are in keeping with the building schemes registered on title by RAMA that control aspects of the building appearance and site layout.

Zoning Compliance

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Vehicle Sales CV” zoning.

Urban Design Response

Advisory Design Panel

Given the limited scope of the proposed additions and the location near the back of the existing building, the project was not referred to the Advisory Design Panel.

Conditions of Adjacency

- There are no new adjacency issues generated by the project as the surrounding uses are currently all similar vehicle sales operations and the minimum setbacks are maintained by the proposed additions. Two of the properties to the north are undergoing redevelopment and the existing car dealerships on those lots will be replaced with new car dealership operations and a new public road.
- Enclosing the car wash area will improve the appearance of the portion of the operation.
- The proposed car wash is not expected to create any significant noise disturbance to the surrounding uses – many of which have similar car wash facilities.

Public Realm

- No changes are proposed to the existing frontage roadways, sidewalks or landscaping as a result of this development.

Site and Functional Planning

- Several light standards and landscape islands will be relocated to improve vehicle movements and drive aisle clearances on the lot.
- Display vehicle parking, customer parking and on-site circulation are readily accommodated on site. The proposed service drive-up addition on the eastern side of the building will reinforce the northern flow of traffic around the back of the building and customers will likely find the enclosed service area more convenient in inclement weather.
- The addition on the western side of the building will provide both detailing services and the automated car wash facilities. The vehicle entry is located at the rear of the facility and is consistent with the general vehicle circulation around the building. The new 107.6 m² (1,158 ft²) storage room will be located over top of the car wash/detailing vehicle exit.

Landscaping Form and Character

- The proponent is proposing to install two 7 cm caliper Honey Locust trees and 12 boxwood hedge shrubs inter-spaced in the parking lot between vehicle stalls. A landscape security covering the material and installation costs is required as a condition of the Development Permit issuance.

Architectural Form and Character

- The overall character of the existing building will be retained but freshened up with new paint, several building face signage upgrades and a visible re-roofing from shingles to a metal roof on a peak area that is visible from the street.
- The two additions are near to the back of the existing building and will have a limited impact on the overall building appearance from the street frontage. The car wash enclosure is required under the “Vehicle Sales (CV)” zoning since the car wash will now use automated washing equipment. Compliance with the Public Health Protection Bylaw for control of liquid waste disposal is also required under the zoning.

Crime Prevention Through Environmental Design(CPTED)

- No new crime prevention initiatives are proposed through this project and no new CPTED issues appear to be raised as a result of the proposed design. The Richmond Auto Mall utilizes a 24 hour security service for all the dealerships and the new additions will have door assemblies allowing them to be closed during non-business hours.

Servicing Agreements/Engineering

- As noted earlier, a Servicing Agreement will not be required for this site as there are no impacts to City utilities or frontage works. The developer will need to coordinate with other service providers such as BC Hydro, Telus, etc. for any works related to their utilities.

Release of Covenant Y129582

- The existing property has undergone a number of subdivisions and consolidations with adjacent properties. As a result, the land title record for the site has a covenant registered on title that was originally applied to lands under Development Permit No. 85-120 authorized by Resolution No. 964 that was passed by Council on July 22, 1985. The covenant serves no function on the subject property and its discharge from this site’s title is included in the Development Permit considerations prior to Council issuance.

Sustainability

- Waste water discharges from the car wash facility will be required to adhere to the City’s Pollution Prevention and Clean-Up Bylaw No. 8475. Discharges will be required to be directed to the sanitary system instead of the drainage system thereby facilitating treatment of the waste. The applicant has been advised that a Waste Discharge Permit may be required by Metro Vancouver for car wash discharges to the sanitary system. The discharge connections will be reviewed through the Building Permit application.

Conclusions

The proposed development at Richmond Honda is intended to upgrade the overall appearance of the building and provide two relatively minor additions to enclose the car wash/vehicle detailing area and the drive-up vehicle service facilities. The enclosures have been designed to match the existing building facade appearance and do not result in a significantly enlarged building massing. Staff recommend support for the Development Permit for 13600 Smallwood Place.



David Brownlee
Planner 2

DCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$1,254.00 including a 10% contingency cost.
- Discharge from the subject property's title of restrictive covenant Y129582 pertaining to Development Permit No. 85.120.
- Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues acceptable to the Director of Development.
- 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. The requirement for tree protection is to be confirmed with Parks Arborist staff.
- Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

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

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



DP 14-677729

Attachment 1

Address: 13600 Smallwood Place

Applicant: Buttjes Architecture Owner: Peter Brasso,
Richmond Import Ltd.

Planning Area(s): East Cambie

Floor Area Existing: 2,946 m² (31,710 ft²) Floor Area Proposed: 3,492 m² (37,597 ft²)

	Existing	Proposed
Site Area:	9,418.5 m ² (101,380 ft ²)	Same
Land Uses:	Automobile Dealership	Same
OCP Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	0.50	35%	None permitted
Lot Coverage	Max. 50%	27.9%	None
Setback – Front Yard	Min. 3 m	3 m	None
Setback – Side Yard	Min. 3 m	3 m	None
Setback – Rear Yard	Min. 3 m	3 m	None
Height (m)	Max. 12 m	12 m	None
Lot Size	N/A	N/A	None
Off-street Parking Spaces – Commercial	6 new spaces required	6 new spaces	None
Off-street Parking Spaces – Accessible	Min 2% of all new spaces (1 required)	1	None
Off-street Parking Spaces – Total	6	7	None
Tandem Parking Spaces	Not permitted	N/A	None
Bike Stalls (new)	2 Class 1 and 2 Class 2 stalls required	2 Class 1 stalls 2 Class 2 stalls	None



City of Richmond

Development Permit

No. DP 14-677729

To the Holder: Brian Gee Buttjes Architecture

Property Address: 13600 Smallwood Place

Address: 3707 First Avenue
Burnaby, BC V5C 3V6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,254.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

To the Holder: Brian Gee Buttjes Architecture

Property Address: 13600 Smallwood Place

Address: 3707 First Avenue
Burnaby, BC V5C 3V6

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

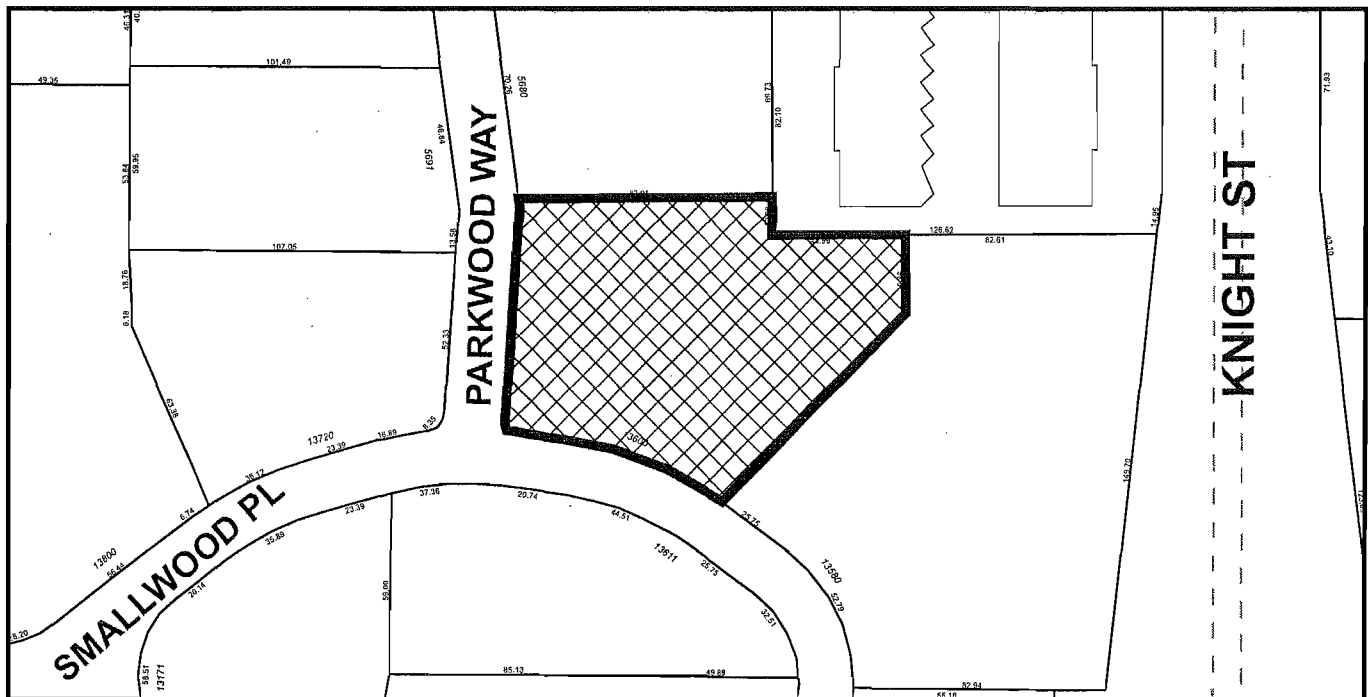
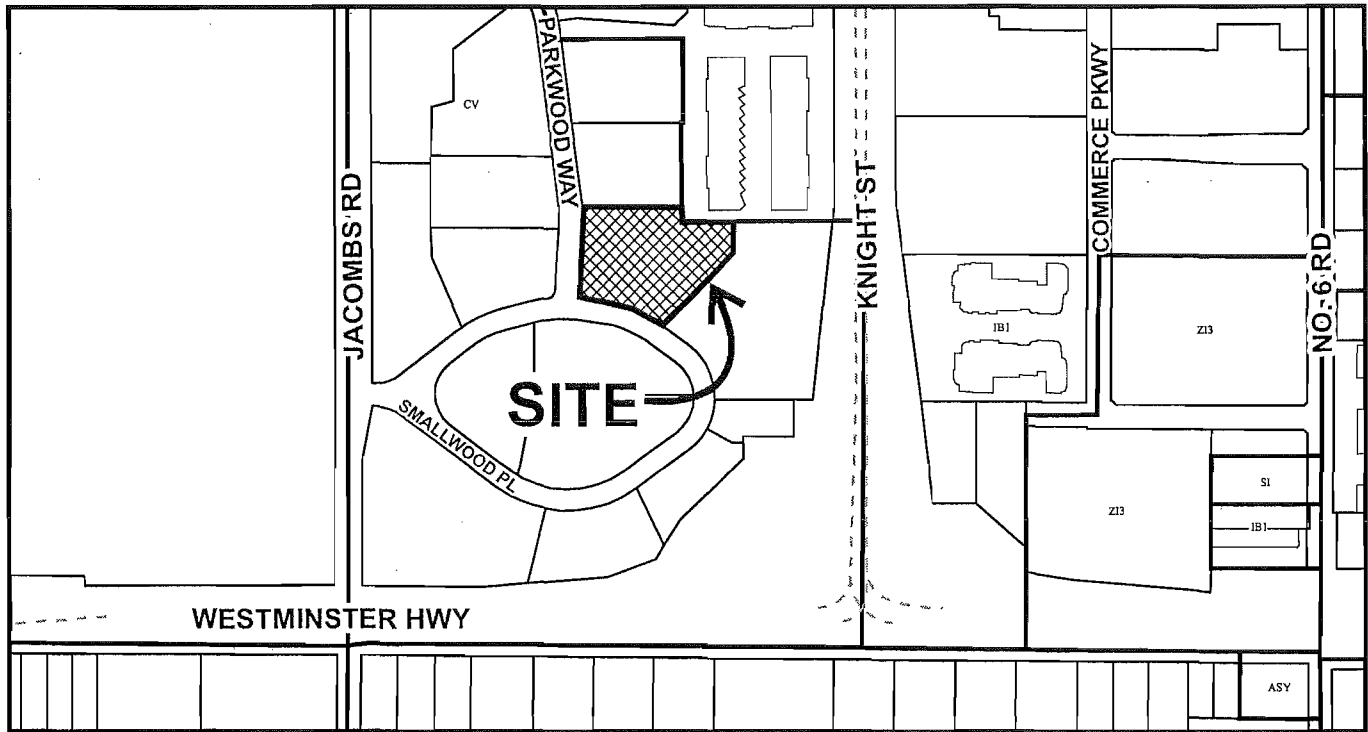
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 14-677729
SCHEDULE "A"

Original Date: 12/10/14

Revision Date:

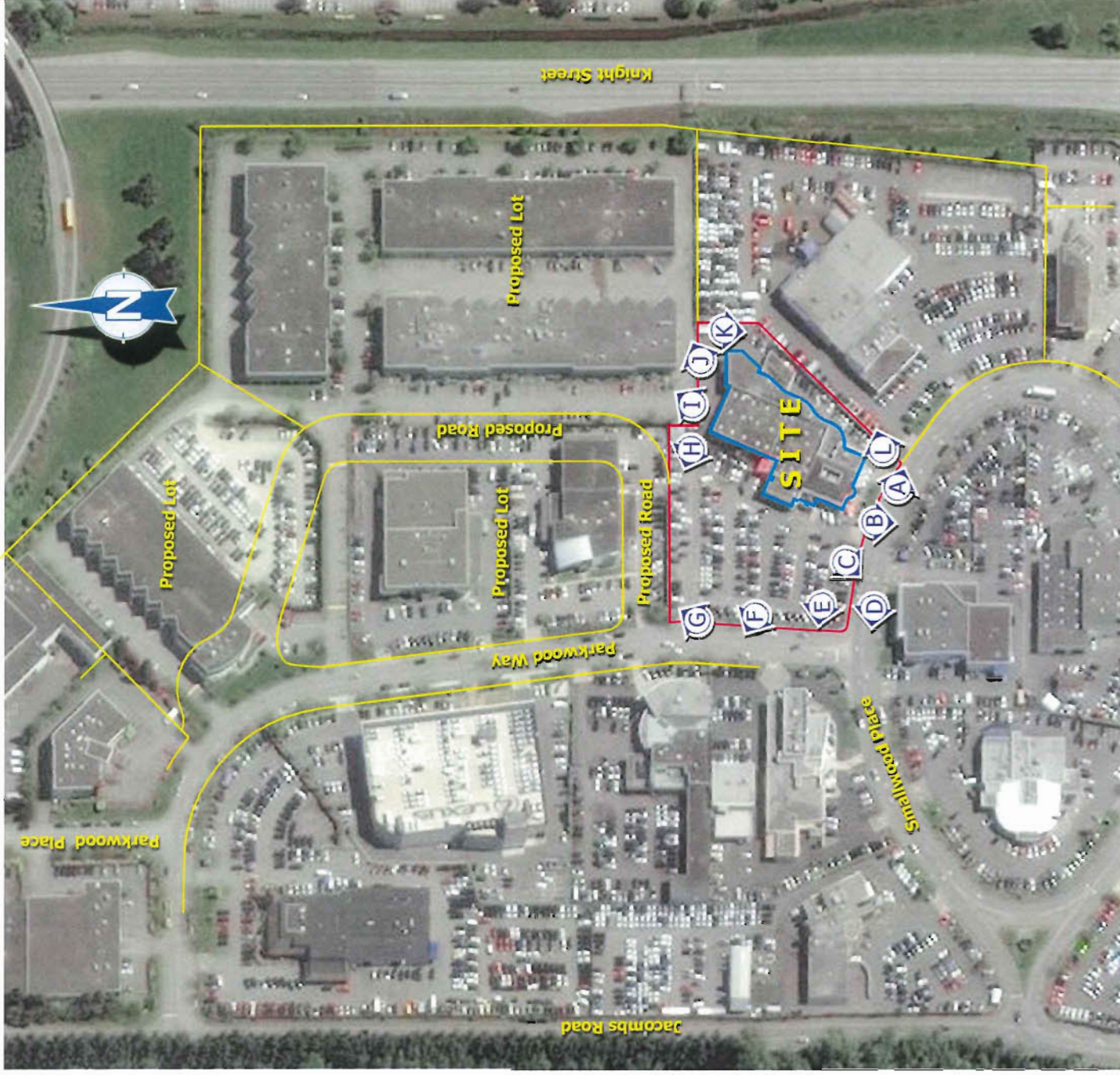
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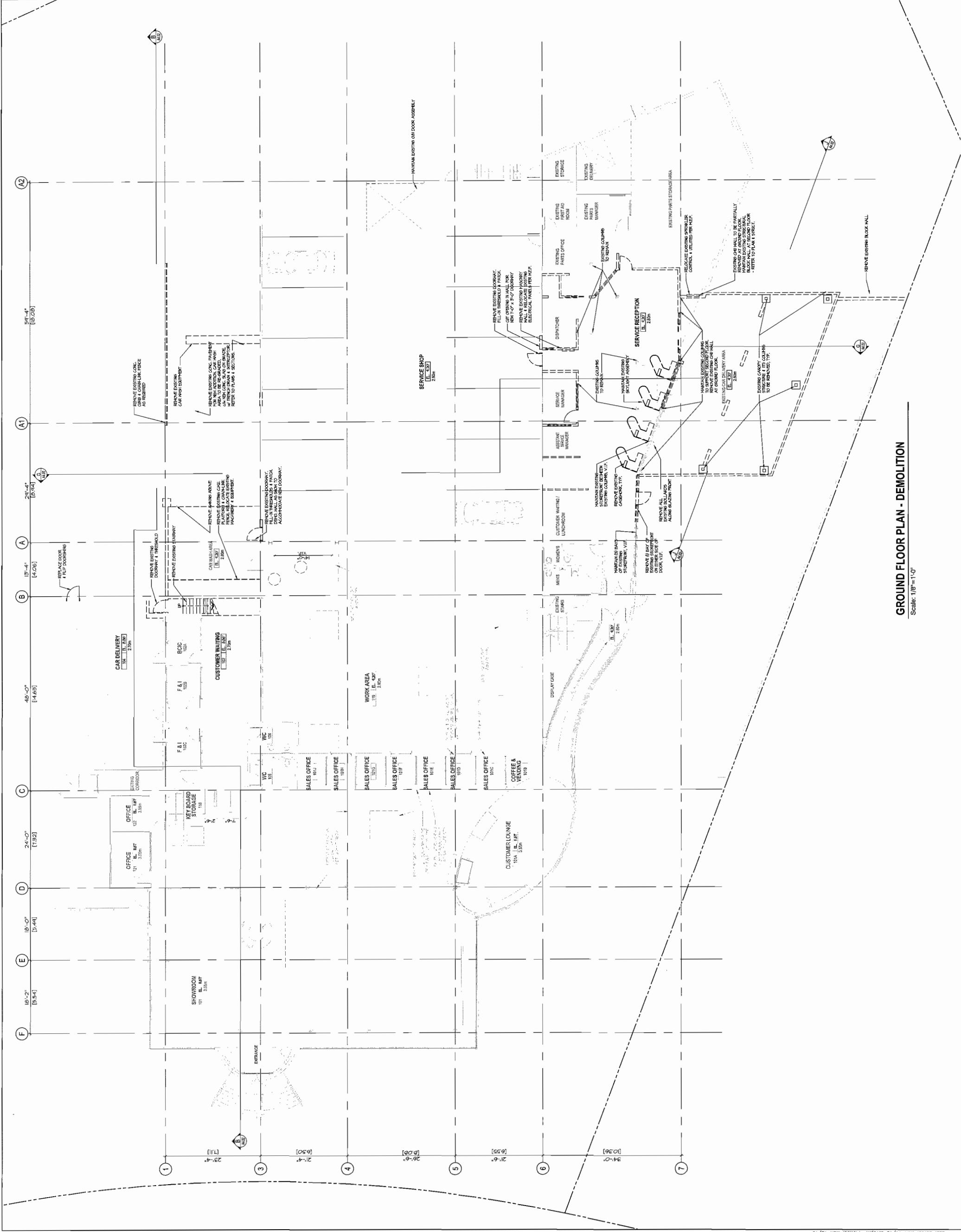
VIEW FROM SMALLWOOD PLACE



VIEW FROM PARKWOOD WAY



CONTEXT PHOTOS



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

GROUND FLOOR PLAN - DEMOLITION



RICHMOND HONDA
1855 BRIMLEY RD.
RICHMOND AUTO MALL

PROJECT No.	1202
SCALE	1/8" = 1'-0"
PLOT DATE	2014-11-26
DRAWN BY	J. G.
CHECKED BY	SB
DRAWING #	

A2.01A

GROUND FLOOR DEMOLITION PLAN

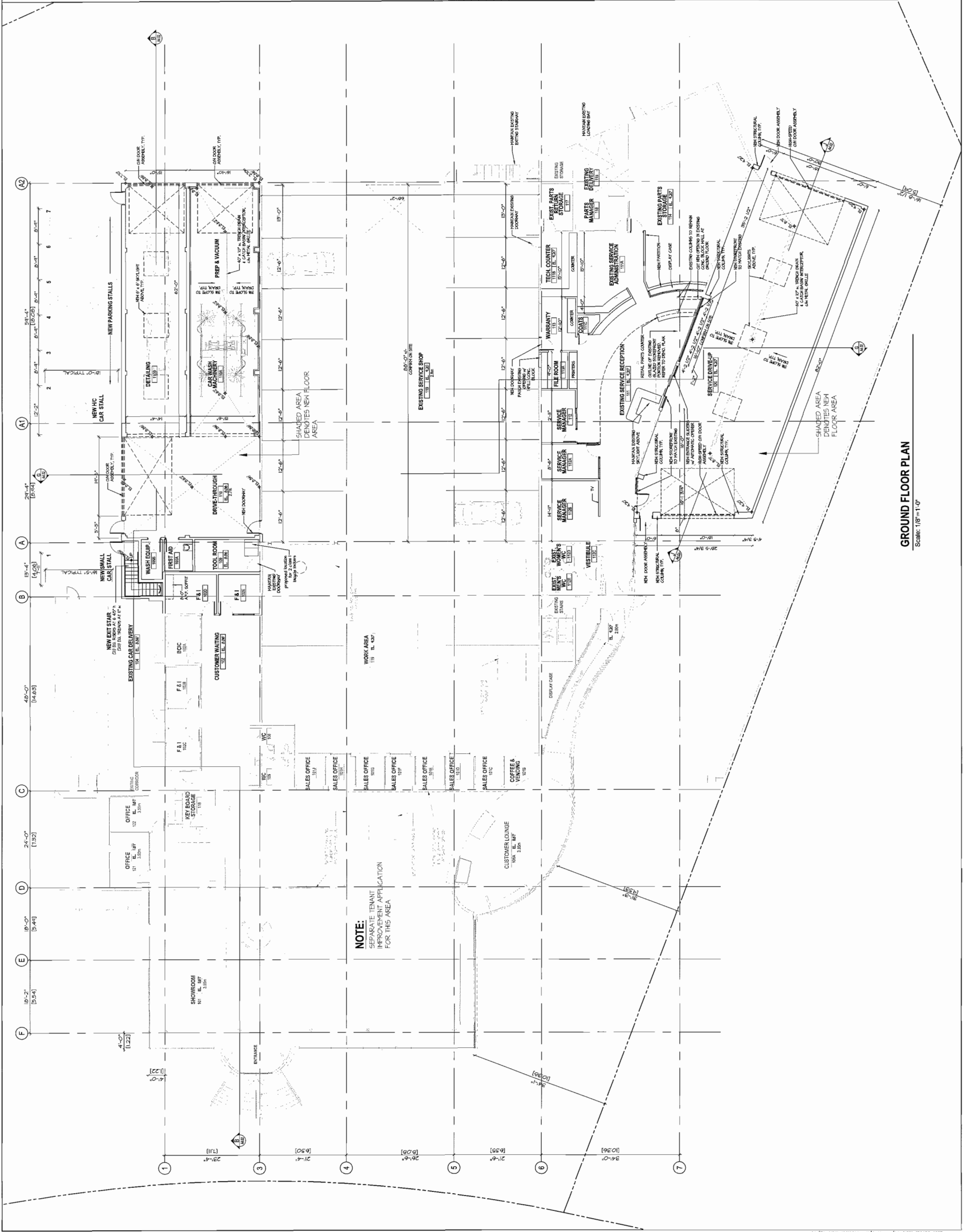
Butler's Architecture Inc.

1202-401 REVISED FOR DP.
1. 2014-10-15 ISSUE FOR DP.
NO DATE REVISION
SB

1202-401 REVISED FOR DP.
1. 2014-10-15 ISSUE FOR DP.
NO DATE REVISION
SB

1	2014-10-15	ISSUE FOR DP.
2	2014-10-15	REVISED FOR DP.

LEGEND
EXISTING BRIDGE
PROPOSED BRIDGE



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



RICHMOND HONDA
13500 Smallwood Place
Richmond Auto Mall

PROJECT No. 1 1202
SCALE 1/8" = 1'-0"
PLOT DATE 2014-12-26
DRAWN BY J.D.
CHECKED BY D.B.
DRAWING #

A2.02

GROUND FLOOR PLAN

Buttles Architecture Inc.

Buttles Architecture Inc.
10000 Woodbine Ave. Suite 200
Richmond, BC V6V 1K7
Tel: (604) 273-8888
Fax: (604) 273-8889
www.buttlesarchitect.com

NO	DATE	REVISION
2	2015-04-15	REVISED FOR I.P.
1	2014-11-26	ISSUE FOR O.P.
NO	DATE	REVISION
594		

LEGEND
+ 55.000' EXISTING GRADE
+ 76.000' FINISHED GRADE

Plan #3

APR 15 2015

DP 14-677729



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



RICHMOND HONDA
18600 Shalwood Place
Richmond, VA 23234

PROJECT No. 1 1203
SCALE 1/8" = 1'-0"
PLOT DATE 12-26-2022
DRAWN BY J. A.
CHECKED BY J. B.
DATE 12-26-2022

12/26/2022

Buttles Architecture Inc.
1203 Shalwood Place
Richmond, VA 23234
703.755.1203
www.buttlesarch.com

Buttles Architecture Inc.

NO	DATE	REVISION
1	12-26-2022	ISSUE FOR D.P.
2	12-26-2022	REVISED FOR D.P.

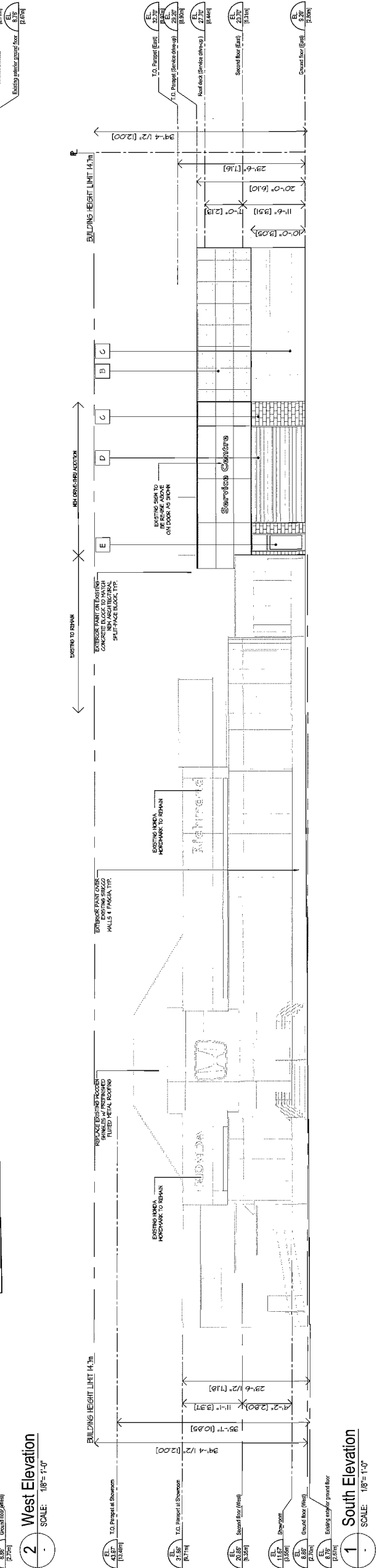
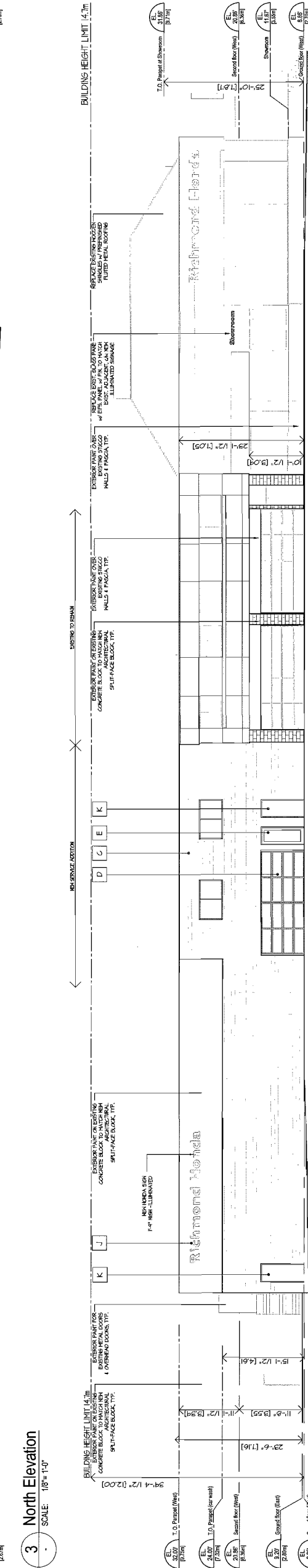
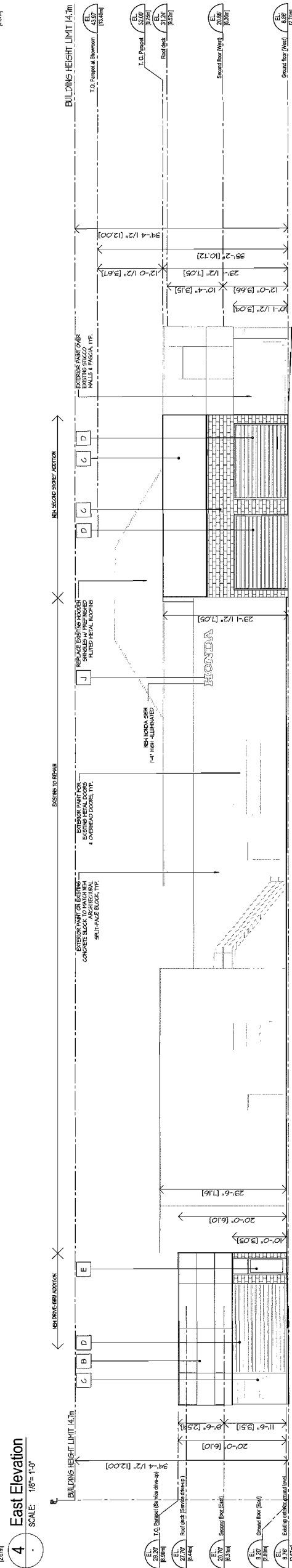
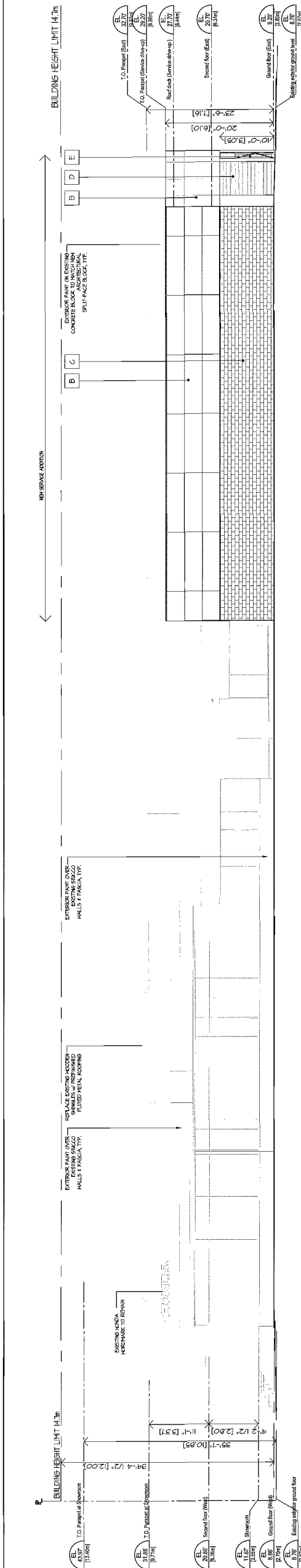
LEGEND

EXISTING GRADE
PROPOSED GRADE

1/2" = 1'-0"

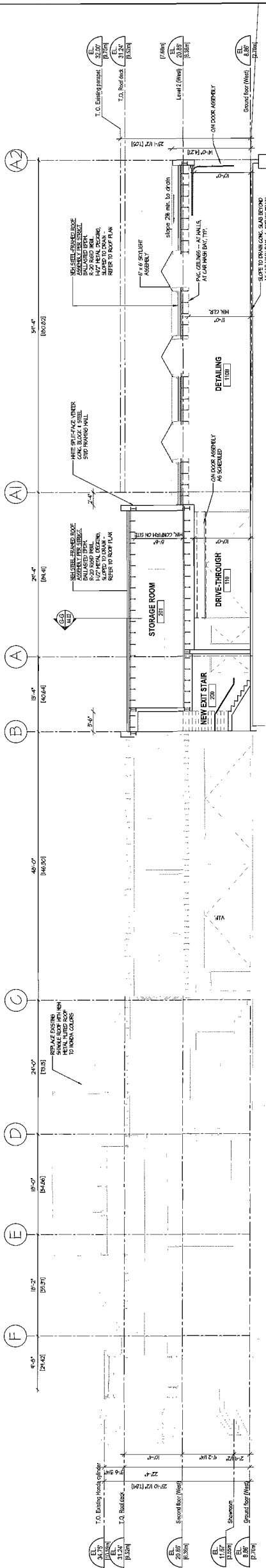
APR 15 2015

DP 14-677729



LEGEND

± 55.000' EXISTING GRADE
± 16.000' FINISHED GRADE

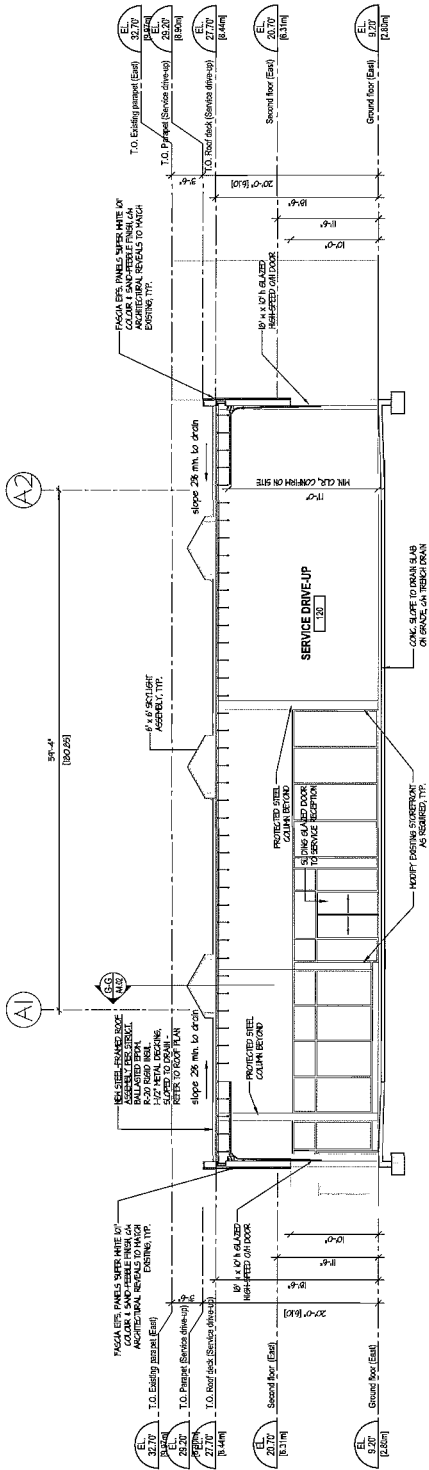


1 SECTION B-B

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

2 SECTION G-G

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



3 SECTION J-J

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

Butties Architecture Inc.

Location: 654-113-7720
Phone: 504-261-5551
Web: buttiesarchitecture.com
3351 Paul Avenue, Suite 200
Covington, LA 70043



RICHMOND HONDA
13500 Smallwood Place
Richmond Auto Mall

PROJECT No.	1222
SCALE	1/8" = 1'-0"
PLOT DATE	2004-11-26
DRAWN BY	dh
CHECKED BY	DS
DRAWING No.	

A 4.02

BUILDING SECTIONS

Plan #7

APR 15 2015

DP 14-677729



LANDSCAPE ARCHITECT

Professional Design Inc.
100-11155 101st Ave. S.W.
Richmond, B.C. V6V 2G9
Tel: 604-273-1800
Fax: 604-273-1801
www.professional-design.com

3	Rev 11/15	REVISED FOR DP
2	Rev 10/14	ISSUED FOR BP
1	Rev 08/14	ISSUED FOR DP
	NO DATE	ISSUE



SEAL



Buttles Architecture Inc.

Registered: 08/11/2010
Professional Design Inc.
www.professional-design.com
3707 West Alexander Burnaby, BC
Canada V5C 2V8

RICHMOND HONDA
13600 Smallwood Place
Richmond Auto Mall

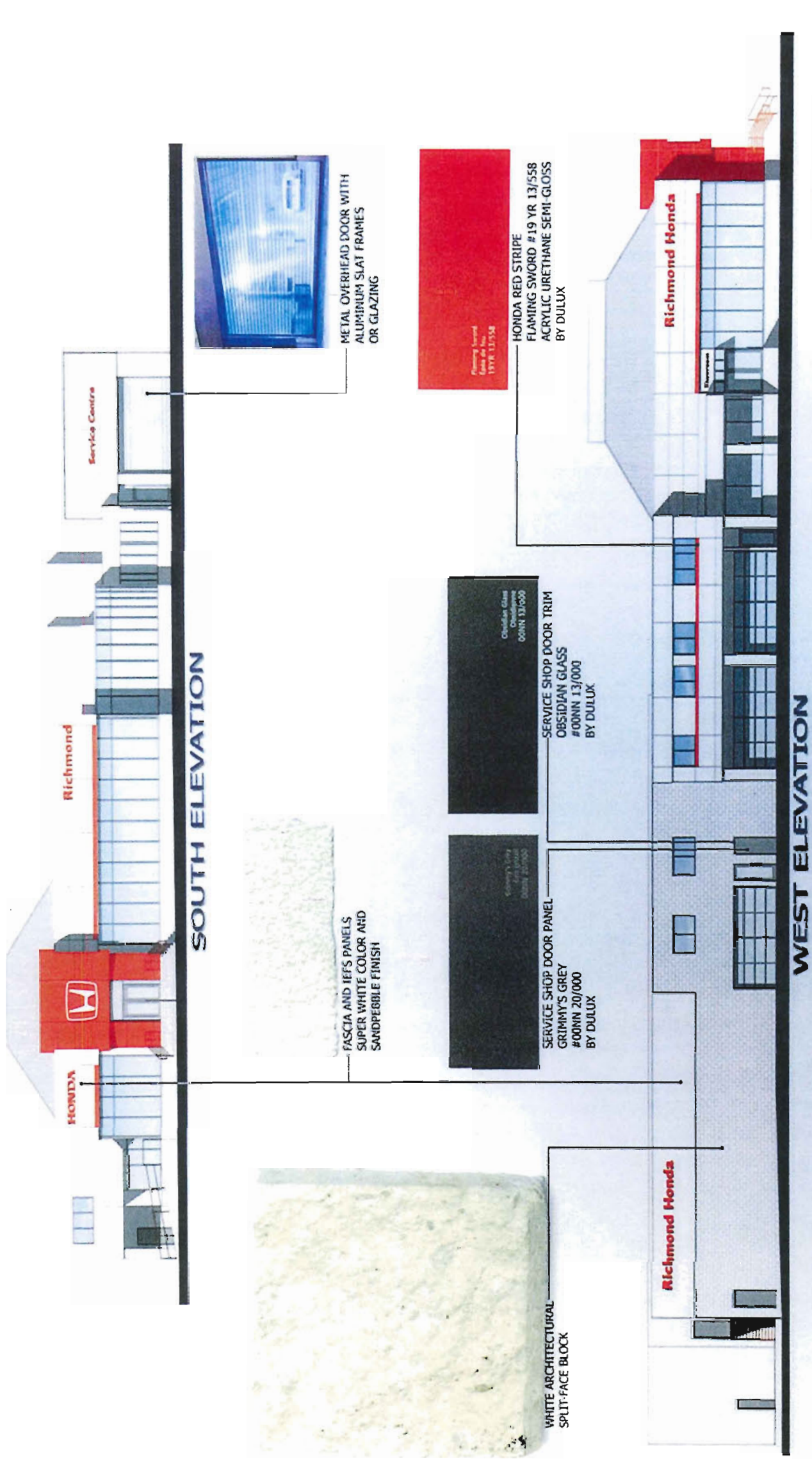
PROJECT No. :	1002
SCALE :	1"=20'-0"
PLOT DATE :	Oct 17, 2014
DRAWN BY :	ACT
CHECKED BY :	
DRAWING # :	

17

PLANT LIST			
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME
	2	Quercus L. Sp. 'Sylvar'	Honey Locust Var.
	12	Buxus sempervirens	Boxwood Hedge (Clipped)
			Size: 7cm cal / 1.8m and #3 pot

Note: Specifications per the "BC Landscape Standards"

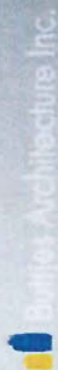




MATERIAL BOARD



HONDA
SMALLWOOD PLACE RICHMOND AUTOMALL
RICHMOND BC



DP 14-677729

APR 15 2015

Plan #8