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**Development Permit Panel**

**Council Chambers**

**Wednesday, April 25, 2012**

**3:30 p.m.**

**1. Minutes**

*Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, April 11, 2012.*



**2. Development Permit 09-466065**

(File Ref. No.: DP 09-466065) (REDMS No. 3360548)

TO VIEW ePLANS CLICK [HERE](#)

APPLICANT: Thomas Chalissery

PROPERTY LOCATION: 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road)

INTENT OF PERMIT:

1. Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

**Manager's Recommendations**

*That a Development Permit be issued which would:*

1. *Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and*

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.*



**3. Development Permit 11-594282**

(File Ref. No.: DP 11-594282) (REDMS No. 3491300)

TO VIEW ePLANS CLICK HERE

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 7600 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room;
  - (b) permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies; and
  - (c) permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.

**Manager's Recommendations**

*That a Development Permit be issued which would:*

1. *Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room;*
  - (b) *permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies; and*
  - (c) *permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.*



4. **New Business**

5. **Date Of Next Meeting: Wednesday, May 16, 2012**

6. **Adjournment**



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** March 19, 2012  
**File:** DP 09-466065  
**Re:** **Application by Thomas Chalissery for a Development Permit at  
8531 Williams Road (formerly 8511 and 8531/8533 Williams Road)**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Thomas Chalissery has applied to the City of Richmond for permission to develop 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road). This site is being rezoned from Single Detached (RS1/E) and Two-Unit Dwellings (RD1) to Low Density Townhouses (RTL4) for this project under Bylaw 8477 (RZ 08-414049). The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 09-499445). Works include, but are not limited to upgrades to the existing storm system; no frontage beautification works are required.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: Existing single-family dwellings on lots zoned Single Detached (RS1/B) and Single Detached (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the South: Existing church zoned Assembly (ASY) and South Arm Community Centre zoned School and Institutional Use (SI); and

To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (8491 Williams Road) and then a 15-unit townhouse development at 8391 Williams Road (DP 07-381317, issued July 25, 2011).

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 18, 2011. No concerns regarding the rezoning were expressed at the Public Hearing.

### Staff Comments

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

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

*(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.*

*(Staff support the proposed small-car parking stalls on the basis that the width of the duplex units are to be minimized in order to maximize the width of the central outdoor amenity area. Transportation Department accepted the proposal.)*

**Advisory Design Panel Comments**

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

**Analysis***Conditions of Adjacency*

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The three-storey units proposed on-site are centrally located. Two-storey unit at east and west of street facing buildings provide good transition from adjacent single-family dwellings.
- Two-storey duplex and triplex units are proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setbacks of 4.5 m on the ground floor and up to 6.22 m on the second floor exceed the requirements of the RTL4 zone (3.0 m) and the guidelines in the Arterial Road Redevelopment Policy (4.5 m).
- Adjacent properties to the east (8551 Williams Road) and to the west (8491 Williams Road) are expected to be redeveloped into townhouse complexes in the future. A conceptual development of these sites for illustration purposes is on file.
- It is envisioned that 8551 Williams Road will be developed as an extension to the subject development in the future. A Public Rights of Passage (PROP), allowing access to/from the future development at 8551 Williams Road, has been secured at rezoning. Due to the small size of developable area of 8551 Williams Road, the applicant has agreed to share the garbage/recycling facilities at the subject site with the future development at 8551 Williams Road. A cross-access easement/agreement is required to be registered on Title to facilitate this arrangement.
- It is envisioned that the future development at 8491 Williams Road will be accessed through the driveway at 8391 Williams Road; however, a PROP to allow access to 8491 Williams Road via the subject site has also been secured at rezoning in case the development at 8391 Williams Road is delayed.

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

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from Williams Road and an east-west drive aisle providing access to all unit garages.
- All units have two (2) vehicle parking spaces. A total of two (2) standard visitor parking spaces are provided. All of the visitor parking spaces are located within the side yard setback. Accessible visitor parking space is not required for this small development.
- The outdoor amenity area is proposed at the entry point for maximum exposure. The size and location of the outdoor amenity space, within the central portion of the site, is appropriate in providing open landscape and amenity convenient to all of the units.

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

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, gable roofs, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Williams Road have direct access from the street.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (Hardie-Plank siding, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced along Williams Road.
- A visual contrast is achieved by the use of darker coloured trims on lighter coloured siding.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in this development (i.e. blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

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

- The only bylaw-sized tree noted on-site was identified for removal at rezoning stage due to proposed change of site grade and conflicts with the proposed building footprints. Two (2) replacement trees are required.
- The applicant is proposing to plant 15 conifer and seven (7) deciduous trees on-site; hedges, an assortment of shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- Fence along the street frontage is set back 0.6 m from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- Children's play equipment intended to develop experimenting and climbing skills as well as engaging interactions between children is proposed in the outdoor amenity area.
- Benches are proposed adjacent to the children's play area to create an opportunity for passive surveillance of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$10,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

***Crime Prevention Through Environmental Design***

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlook the outdoor amenity space is integrated in the design of the rear buildings to increase surveillance opportunities.

***Sustainability***

- Drought tolerant and native planting materials as well as edible plants are incorporated into the landscaping design.
- Deciduous trees are proposed throughout the development to provide shade in summer and natural light in winter; this design would reduce electricity consumption.
- Permeable pavers are proposed on portions of the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 47%.

**Conclusions**

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



Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

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

- Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space;
- Registration of a cross-access easement to allow future development at 8551 Williams Road to use the garbage/recycling facilities at the subject site;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$36,578 (based on total floor area of 18,289 ft<sup>2</sup>).

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



# City of Richmond

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

## Development Application Data Sheet Development Applications Division

**DP 09-466065**

**Attachment 1**

Address: 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road)

Applicant: Thomas Chalissery Owner: Mercy Kunnath & Thomas Chalissery

Planning Area(s): Broadmoor

Floor Area Gross: 1,699.1 m<sup>2</sup> (18,289 ft<sup>2</sup>) Floor Area Net: 1,223.0 m<sup>2</sup> (13,165 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	2,038.8 m <sup>2</sup> (21,946 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/E) & Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	3	10

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	53%	none
Lot Coverage – Landscaping:	Min. 30%	26%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	3.0 m	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback –Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12.0 m (3 storeys)	9.9 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	Approx. 44.47 m wide x 45.7 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	22	22	none
Tandem Parking Spaces:	not permitted	6	<b>variance requested</b>
Small Car Parking Spaces:	not permitted	5	<b>variance requested</b>
Off-street Parking Spaces - Accessible	0	0	none

Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	13 (Class 1) and 2 (Class 2)	13 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$10,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 10 units = 60 m <sup>2</sup>	109.6 m <sup>2</sup>	none



**No. DP 09-466065**

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To the Holder:                            THOMAS CHALISSERY

Property Address:                        8531 WILLIAMS ROAD  
                                                      (FORMERLY 8511 AND 8531/8533 WILLIAMS ROAD)

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

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$36,578.00 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 09-466065

To the Holder: THOMAS CHALISSERY  
Property Address: 8531 WILLIAMS ROAD  
(FORMERLY 8511 AND 8531/8533 WILLIAMS ROAD)  
Address: C/O YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

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

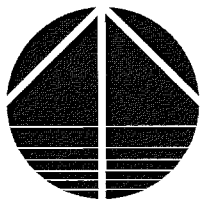
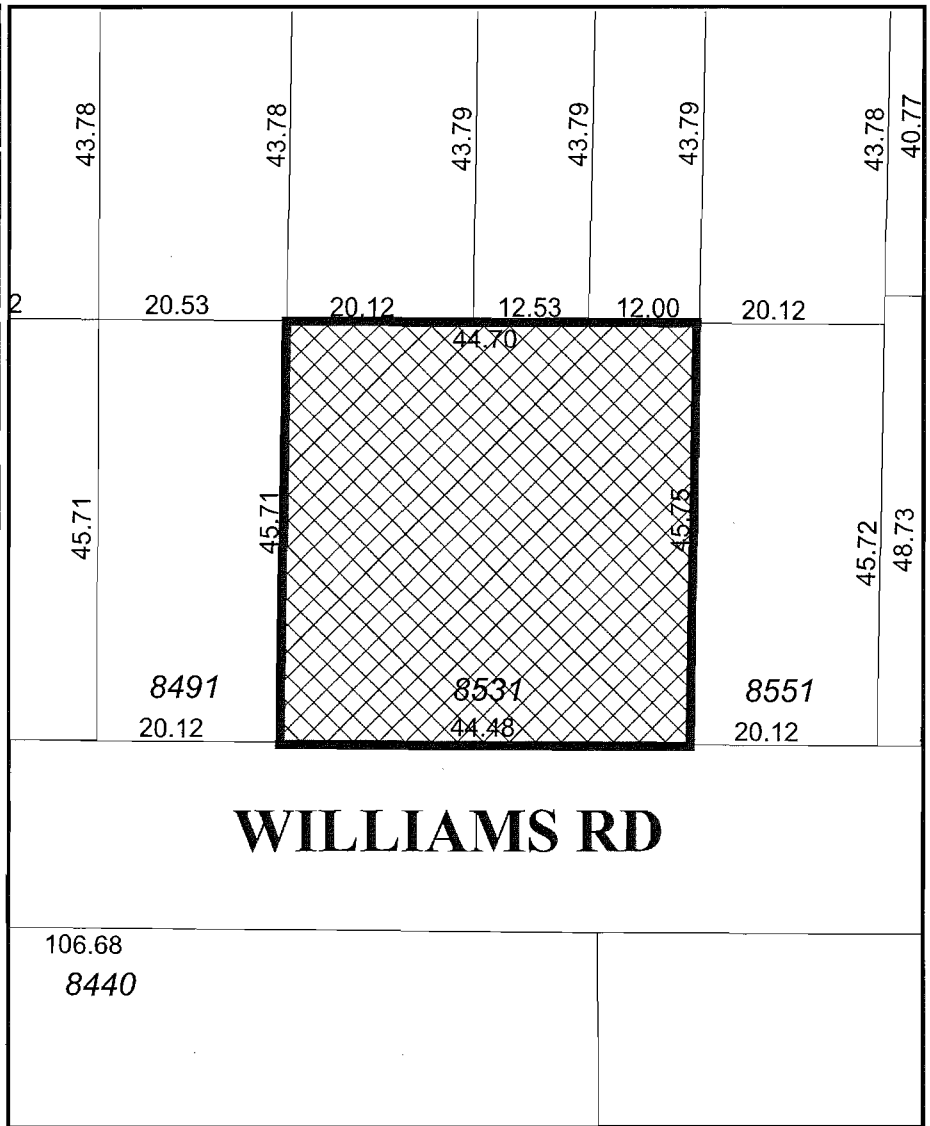
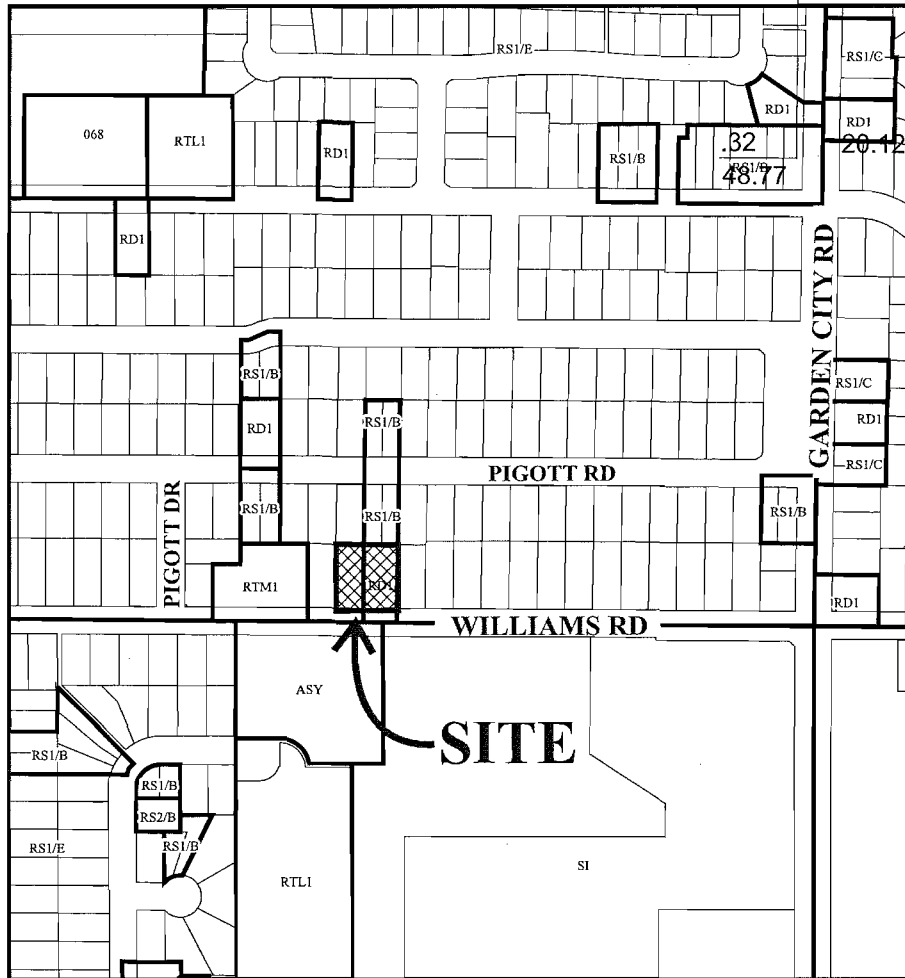
DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond

43.77

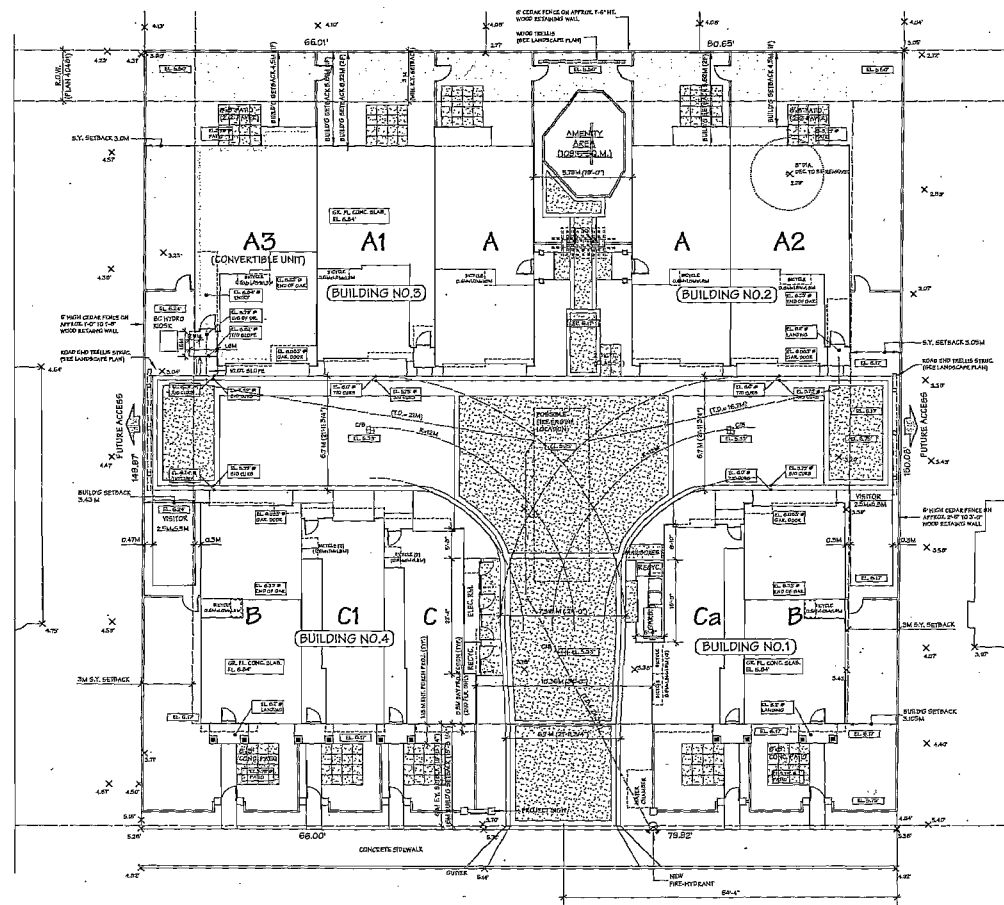


## DP 09-466065 SCHEDULE "A"

Original Date: 04/24/09

Revision Date: 03/19/12

Note: Dimensions are in METRES



STATISTICS:

CHIC ADDRESS: 8511 S. WILLIAMS ROAD  
 LEGAL DESCRIPTION: LOT 4 AND 5, SEC. 28, S. 4 N., E. 6 W., N.W.R. PLAN 1007

PROPOSED ZONING: R14 (PROPOSED)

LOT AREA: 2,029.8 SQ.M. (7,946 SQ.FT.)

LOT COVERAGE:  
 MAX. ALLOWED: 2,029.8 SQ.M. (7,946 SQ.FT.) @ 100%  
 PROPOSED: 2,029.8 SQ.M. (7,946 SQ.FT.) @ 100%

F.A.R.:  
 MAX. ALLOWED: 2.03 @ 95M (2,046 SQ.FT.) @ 0.6 = 1,223.28 SQ.M. (4,767.4 SQ.FT.)  
 PROPOSED: 1,223.28 SQ.M. (4,767.4 SQ.FT.) / F.A.R. = 0.6

F.A.R.:

NET AREA:	2 UNITS	TOTAL:	GARAGE:	EXEMPTED:	GROSS AREA:
UNIT-A (2 BR)	1,027.8 SQ.FT. x 2 UNITS = 2,055.6 SQ.FT.	355.8 SQ.FT.	104.3 SQ.FT.	164.7 SQ.FT.	164.7 SQ.FT.
UNIT-A1 (2 BR)	1,436.0 SQ.FT. x 1 UNIT = 1,436.0 SQ.FT.	333.1 SQ.FT.	102.6 SQ.FT.	87.7 SQ.FT.	87.7 SQ.FT.
UNIT-A2 (2 BR)	1,477.5 SQ.FT. x 1 UNIT = 1,477.5 SQ.FT.	355.8 SQ.FT.	104.3 SQ.FT.	102.6 SQ.FT.	102.6 SQ.FT.
UNIT-A3 (2 BR)	1,473.3 SQ.FT. x 1 UNIT = 1,473.3 SQ.FT.	54.8 SQ.FT.	104.3 SQ.FT.	125.1 SQ.FT.	125.1 SQ.FT.
UNIT-B (2 BR)	1,809.9 SQ.FT. x 2 UNITS = 3,619.8 SQ.FT.	365.0 SQ.FT.	109.7 SQ.FT.	186.9 SQ.FT.	186.9 SQ.FT.
UNIT-C (2 BR)	1,820.1 SQ.FT. x 1 UNIT = 1,820.1 SQ.FT.	500.7 SQ.FT.	147.2 SQ.FT.	186.6 SQ.FT.	186.6 SQ.FT.
UNIT-CA (2 BR)	1,364.0 SQ.FT. x 1 UNIT = 1,364.0 SQ.FT.	452.0 SQ.FT.	147.2 SQ.FT.	190.3 SQ.FT.	190.3 SQ.FT.
UNIT-C1 (2 BR)	1,099.5 SQ.FT. x 1 UNIT = 1,099.5 SQ.FT.	925.8 SQ.FT.	147.2 SQ.FT.	170.3 SQ.FT.	170.3 SQ.FT.
SUB TOTAL:	10 UNITS	15,003.5 SQ.FT.			

ELEC. ROOM: 54.9 SQ.FT. x 1 ROOM = 54.9 SQ.FT.  
 GLENN/SUBST. 1: 107.8 SQ.FT. x 1 ROOM = 107.8 SQ.FT.  
 TOTAL: 1,223.28 SQ.FT.

PARKING

REQUIRED	PROVIDED
2.0 SPACES x 10 UNITS = 20 SPACES (RESIDENTS)	2 CAR GARAGE x 10 UNITS = 20 SPACES (RESIDENTS)
0.2 SPACES x 10 UNITS = 2 SPACES (VISITORS)	0.2 SPACES x 10 UNITS = 2 SPACES (VISITORS)
TOTAL = 22 SPACES	TOTAL = 22 SPACES

BICYCLE PARKING

REQUIRED	PROVIDED
1.25 SPACES x 10 UNITS = 12.5 SPACES (RESIDENTS)	2 CAR GARAGE x 10 UNITS = 12.5 SPACES (RESIDENTS)
0.2 SPACES x 10 UNITS = 2 SPACES (VISITORS)	0.2 SPACES x 10 UNITS = 2 SPACES (VISITORS)
TOTAL = 15 SPACES	TOTAL = 15 SPACES

AMENITY AREA:

REQUIRED	PROVIDED
6 SQ.M. x 10 UNITS = 60 SQ.M. (645.8 SQ.FT.)	60 SQ.M. (645.8 SQ.FT.)
	108.6 SQ.M. (4,676.7 SQ.FT.)

PROPOSED VARIANCE:  
 1. TANGENT PARKING SPACE (3 UNITS ONLY)  
 2. SMALL CAR PARKING SPACE (5 SPACES ONLY)

CONVERTIBLE UNIT:

UNIT-A3

NO.	DATE	REVISIONS

PROJECT: TOWNHOUSE DEVELOPMENT

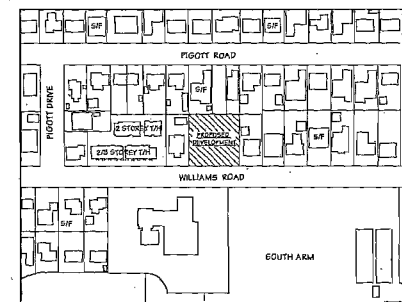
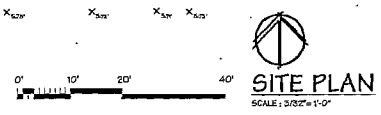
8511, 8513 WILLIAMS ROAD  
 RICHMOND, B.C.

Yamamoto  
 Architecture Inc.

2126 45th STREET, VAN., B.C.  
 VAN. CAN. TEL: 778-1037 FAX: 778-1037

DRAWING TITLE: SITE PLAN

SCALE:	SHEET NO.:
3/32" = 1'-0"	1
DATE: FEB. 17, 2012	
DRAWN: TY	
CHECKED:	PROJ. NO. 0216



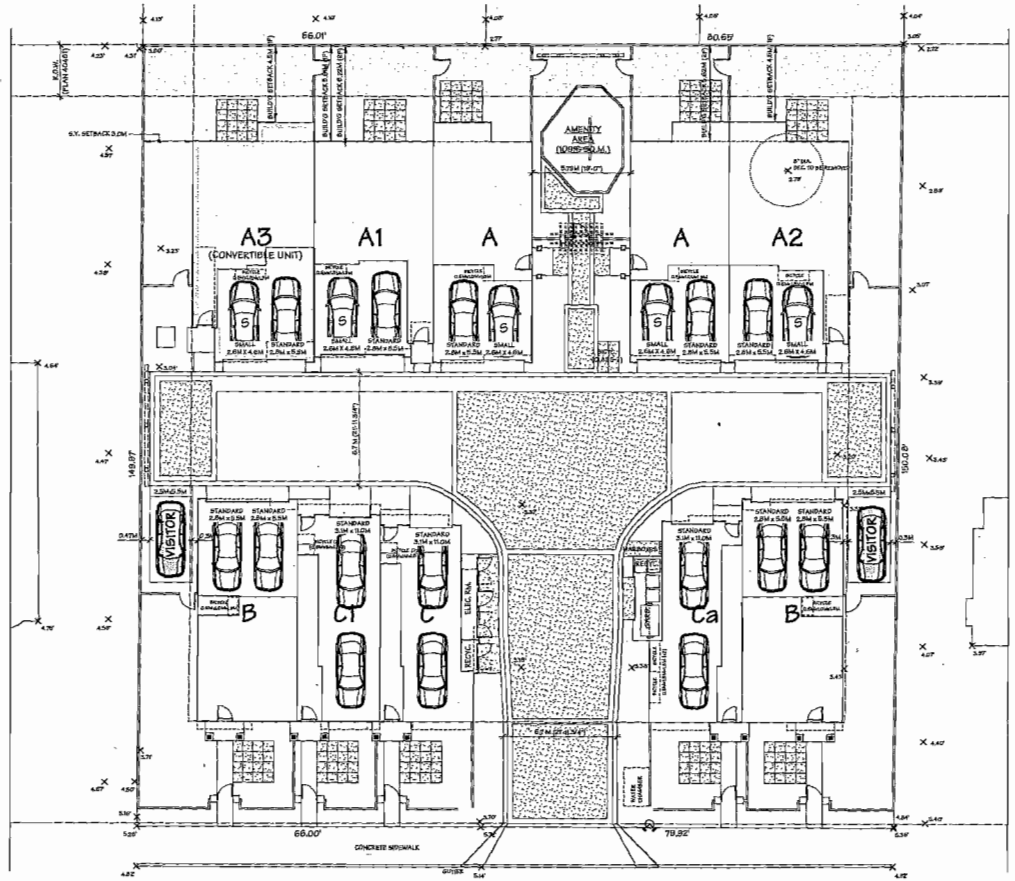
LEGEND:

X	BLINDING	○	CONCRETE FOUNDATION
○	FOUNDATION	○	CONCRETE FOUNDATION
○	FOUNDATION	○	CONCRETE FOUNDATION
○	FOUNDATION	○	CONCRETE FOUNDATION

DP 09-466065

PLAN # 2

MAR 19 2012



**PARKING**

REQUIRED	2.0 SPACES x 10 UNITS	= 20 SPACES (RESIDENTS)
	0.2 SPACES x 10 UNITS	= 2 SPACES (VISITORS)
TOTAL		= 22 SPACES
PROVIDED	2 CAR GARAGE x 10 UNITS	= 20 SPACES (RESIDENTS)
	OPEN VISITOR PARKING	= 2 SPACES (VISITORS)
TOTAL		= 22 SPACES

**BICYCLE PARKING :**

CLASS - 1	1.05 x 10 UNITS	= 10 SPACES
REQUIRED		
PROVIDED		= 10 SPACES
CLASS - 2	0.2 x 10 UNITS	= 2 SPACES
REQUIRED		
PROVIDED		= 2 SPACES

DATE	ISSUED	REVISIONS
REV. #	DATE	DESCRIPTION
1	02/27/12	ISSUED FOR RFP
2	03/19/12	REV. APPROVAL
3	03/19/12	ISSUED FOR RECORDS
NO.	DATE	REVISIONS
CONSULTANT		

PROJECT  
TOWNHOUSE DEVELOPMENT

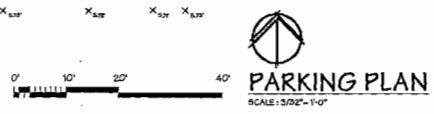
8511, 8521 WILLIAMS ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

8511, 8521 WILLIAMS ROAD, B.C.  
RICHMOND, B.C. V6V 1S2T (403) 751-1327  
DRAWING TITLE  
PARKING PLAN

SCALE	3/32" = 1'-0"	SHEET NO.
DATE	FEB. 17, 2012	2
DRAWN	TY	
CHECKED		PROJ. NO. 0736

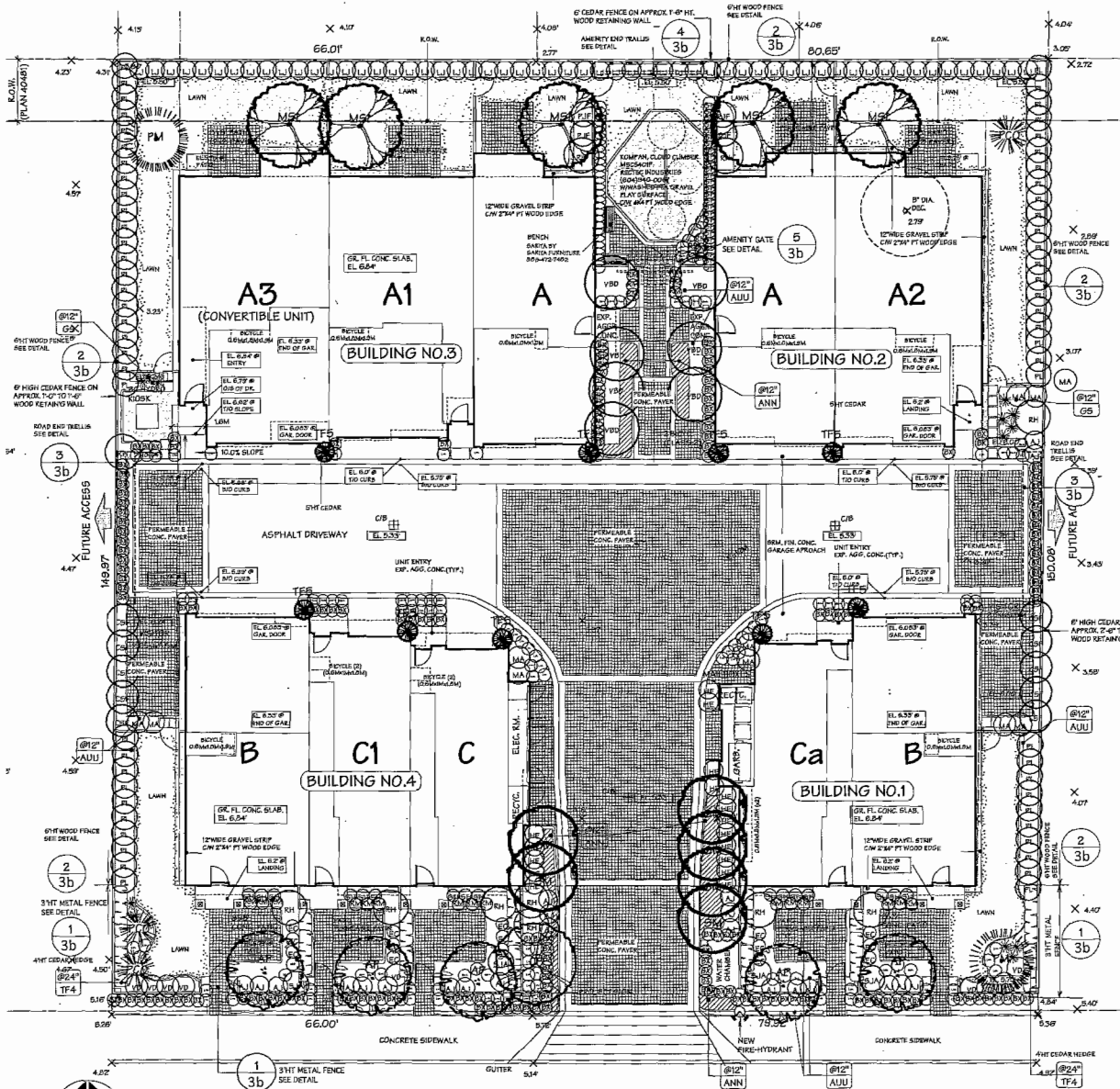
WILLIAMS ROAD





DP 09 466065  
PLAN #3A

MAR 19 2012



PLANT LIST

PROJECT ADDRESS 8511-8531 WILLIAMS RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AF	5	ACER PALMATUM	JAPANESE MAPLE	2.5m HT. B&B
CF	1	CORNUS FLORIDA 'RUBRA'	PINK DOGWOOD	6.0m CAL. B&B
MPL	5	MAGNOLIA SOULANGIANA 'KUSTIC RUBRA'	PURPLE SAUCEY MAGNOLIA	2.0m HT. B&B
PCD	3	TRICHA DANDIKA	SERRIAN SPRUCE	3.5m HT. B&B
PM	2	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	3.5m HT. B&B
SM	6	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6.0m CAL. L&M STAT
TF4	63	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.25m HT.
TF5	9	THUJA OCCIDENTALIS 'ASTIGATA'	PYRAMIDAL CEDAR	1.50m HT.
<b>SHRUBS</b>				
AJ	23	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
BX	160	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT
COF	10	COTONEASTER SALICIFOLIUS FLOCCOSUS	WILLOWLEAF COTONEASTER	#2 POT
EC	15	ESCHSCHOLIA	WINTER HEATHER	#2 POT
HE	17	HEBE ALICIA AMHERST	HEBE	#2 POT
LJ	57	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	#2 POT
MA	11	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT
PLF	4	PIEDS JAPONICA 'FOREST FLAME'	LILY OF THE VALLEY	#2 POT
FL	61	FRUNUS LUSITANICA	PORTUGUESE LAUREL	#2 POT
RH	11	RHOODOPHYLLON **	RHOODOPHYLLON	1.00m HT.
RM	28	ROSA WIELANDI	MIDLAND ROSE	#1 POT
SH	42	SARGOLICIA HUMILIS	HIMALAYAN SARGOLICIA	#2 POT
SJA	4	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
YD	9	YIBURNUM DAVIDI	DAVID'S YIBURNUM	#2 POT
YD	7	YIBURNUM X BOONANTENSE 'DAWN'	DAWN YIBURNUM	2.00m HT.
<b>GROUND COVERS</b>				
AU	320	ARCTOSTAPHYLOS UVA URSI	KINKENINNIK	#5/3 POT
GS	45	GAULTHERIA SHALLOM	SALAL	#5/3 POT
<b>VINES</b>				
<b>PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS</b>				
SL5	8	BLECHNUM SPICATUM	DEER FERN	#1 POT
CMA	74	CAREX MORROWII 'AUREO-VARIEGATA'	CAREX	#1 POT
LVA	74	LAVANDULA ANGSTUFOLIA	ENGLISH LAVENDER	#1 POT
PLM	6	POLYSTICHUM MUNITUM	WESTERN SWIRLD FERN	#1 POT
SED	2	SEDUM	STONE CROP	#1 POT
ANN	270	ANNUALS **		#5/3 POT

NOTES  
 \*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.  
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE QNTA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.  
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.  
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

REPLACEMENT TREE PLAN

8511-8531 WILLIAMS RD. RICHMOND

SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REQUIRED QTY OF PROPOSED TREES	BALANCE
920-30CM	1	95CM CAL./3.5m Cal.	2	12/(D)7(C)5
				10+

JAN 31, 2012: City's comments incorporated. Issues for DP  
 AUG 8, 2011: City's comments incorporated. Issues for DP  
 JAN 14, 2011: Amenity area adjusted. Issues for DP  
 MAY 26, 2011: Amenity area adjusted. Issues for DP  
 APR 5, 2011: 50% modified. Pkg area adjusted. Issues for DP  
 FEB 2, 2011: Palm finish altered. List coverage for landscape noted. Issues for DP  
 JAN 27, 2011: Part landscape modified. Pkg area adjusted. Issues for DP  
 JUNE 1, 2008: Final landscape modified. Pkg area adjusted. Issues for DP  
 APR 6, 2008: Final landscape modified. Pkg area adjusted. Issues for DP  
 MAR 23, 2008: Issues for DP



ITO & ASSOCIATES  
 Landscape Architect  
 1942 E. 5th AVENUE  
 VANCOUVER, BC  
 T: 604.255.5609  
 E: Ito@iandesign.com

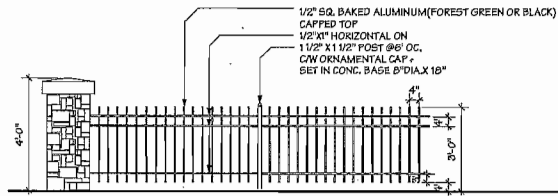
8511-8531 WILLIAMS RD. RICHMOND, B.C.

LANDSCAPE PLAN

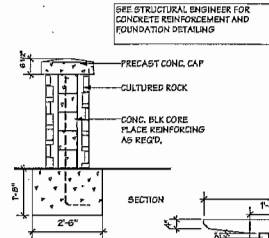
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 Date: MARCH 23, 2012  
 Job: 0924

3a

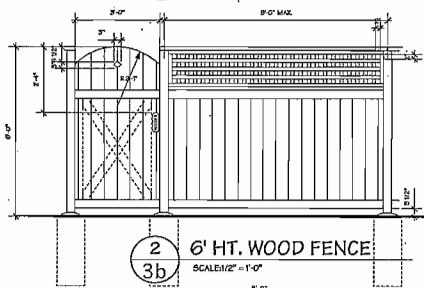
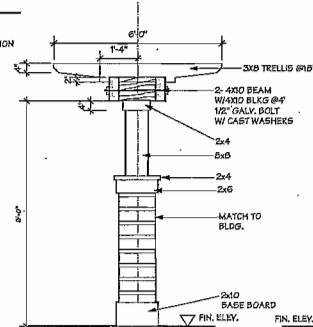
WILLIAMS ROAD



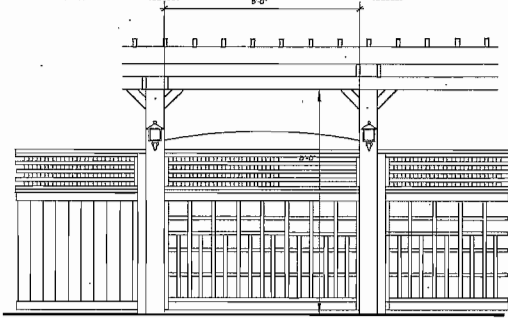
1 METAL FENCE/POST DETAIL  
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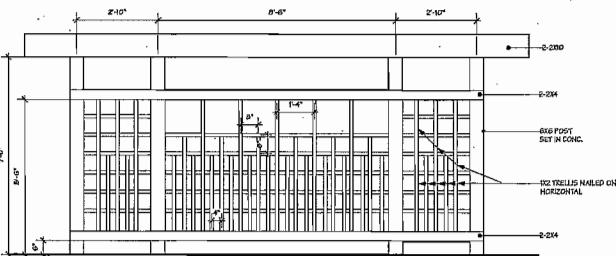
SEE STRUCTURAL ENGINEER FOR CONCRETE REINFORCEMENT AND FOUNDATION DETAILS



2 6' HT. WOOD FENCE  
SCALE: 1/2" = 1'-0"



3 ROAD END TRELLIS  
SCALE: 1/2" = 1'-0"



4 AMENITY END TRELLIS  
SCALE: 1/2" = 1'-0"

NOTE:  
ALL WOOD SHALL BE PRESSURE TREATED FIR S.A.S.  
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.  
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.  
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

5 AMENITY GATE  
SCALE: 1/2" = 1'-0"

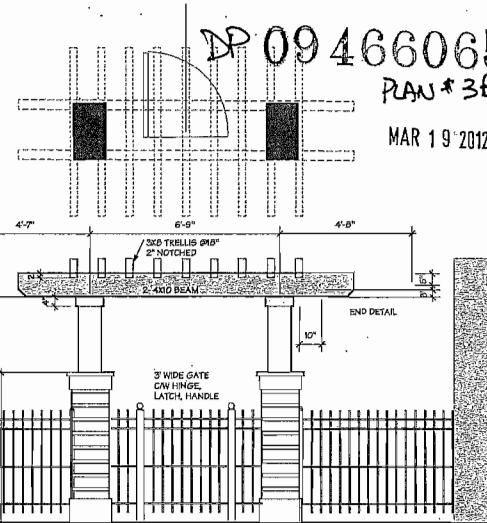
6 BIKE RACK  
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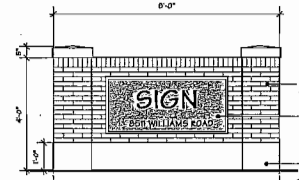
BENCH/SARITA 4'



KOMPAN/CLOUD CLIMBER-MSC5401P



DP 09466065  
PLAN # 3B  
MAR 19 2012



7 PROJECT SIGN  
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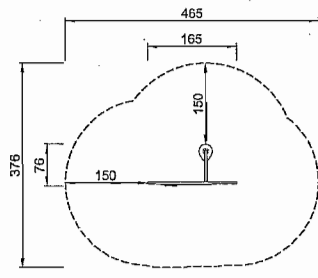
- JAN 31, 2012: City's comments incorporated. Issued for DP
- AUG 8, 2011: City's comments incorporated. Issued for DP
- JUL 14, 2011: Amenity area adjusted. Issued for DP
- MAY 26, 2011: Amenity area adjusted. Issued for DP
- APR 8, 2011: 8'6" modified. Pkg area adjusted. Issued for DP
- FEB 2, 2011: Pkg area altered. Lot coverage for landscape added. Issued for DP
- JAN 27, 2011: Hard landscape modified. Pkg area adjusted. Issued for DP
- JAN 1, 2010: Hard landscape modified. Pkg area adjusted. Issued for DP
- APR 8, 2009: Hard landscape modified. Pkg area adjusted. Issued for DP
- MAR 23, 2009: Issued for DP

REVISIONS / ISSUES

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Landscape Architect  
1942 E. 5th Avenue  
Richmond, B.C.  
T: 604.255.5009  
www.ito.ca  
CONCRETE: 6-8"  
CONSULTATIVE  
-STRUCTURAL ENGINEER  
FOR A.S.E. REVIEW.

8511-8531  
WILLIAMS RD.  
RICHMOND, B.C.

Drawing Title: DETAILS



MSC540100P  
72cm  
125cm  
13.5m<sup>2</sup>  
1:100

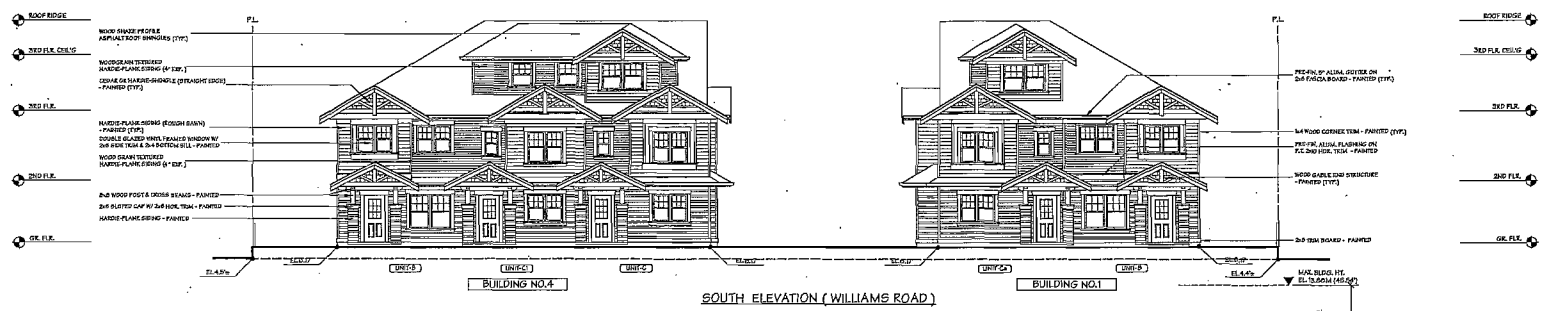
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	Checked: TI
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	Sheet: 09.04
	Client:

3b

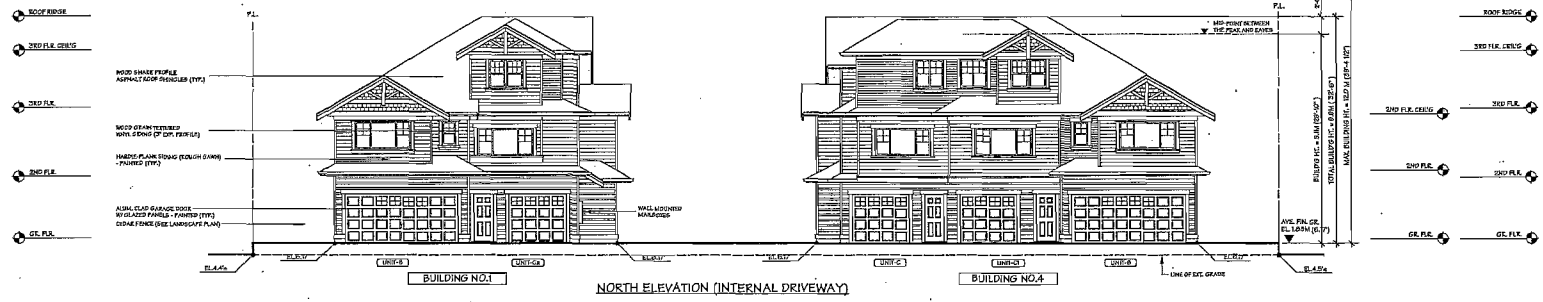
DP 09-466065

PLAN #4A

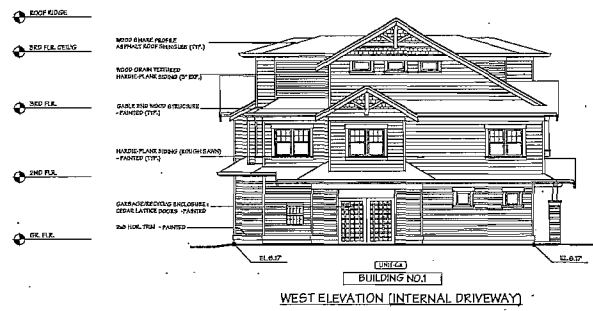
MAR 19 2012



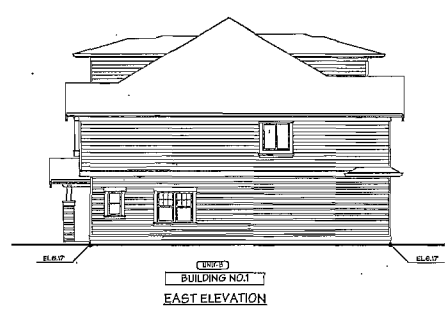
SOUTH ELEVATION (WILLIAMS ROAD)



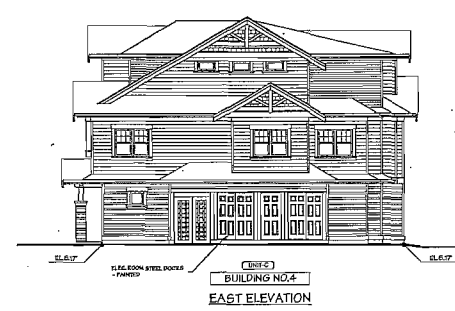
NORTH ELEVATION (INTERNAL DRIVEWAY)



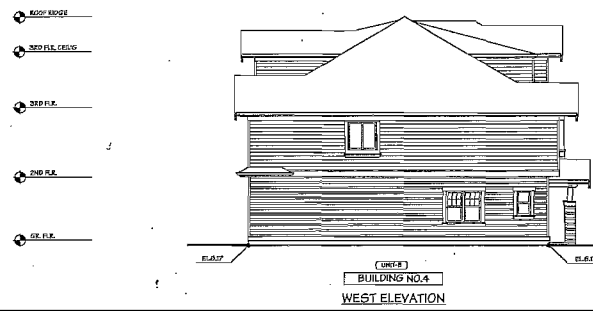
WEST ELEVATION (INTERNAL DRIVEWAY)



EAST ELEVATION



EAST ELEVATION



WEST ELEVATION

NO.	DATE	REVISIONS
1	03/19/12	ISSUED FOR PERMITS
2	03/19/12	ISSUED FOR P.P.
3	03/19/12	REVISIONS

PROJECT  
TOWNHOUSE DEVELOPMENT

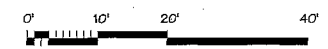
8515, 633 WILLIAMS ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2008 1008 STREET, VANCOUVER, B.C.  
VANCOUVER, B.C. V6N 1A1 TEL: 778-1387 FAX: 778-1327

DRAWING TITLE  
ELEVATIONS

LOCATION	MATERIAL	COLOR
ROOF	ASPHALT ROOF SHINGLES	RD / CAMBRIDGE DG, CHARCOAL
FASCIA, BRACKET, TRUSS	SOLID WOOD	GENERAL PAINT / BLACK FINISH (8755)
MAIN WALL & GABLE	HARDY PLANK SIDING (WOODGRAIN)	WHEATLEY TAUP'S (PRE-FIN. COLOUR)
KICKERED WALL (2\"/>		



SCALE	SHEET NO.
1/8" = 1'-0"	4.0
DATE: MAR/23/2009	
DRAWN: TWT/M	
CHECKED:	PROJ. NO. 0758



DP 09-466065

PLAN # 4C

MAR 19 2012



WILLIAMS ROAD (NORTH ELEVATION)



WILLIAMS ROAD (NORTH ELEVATION)

DATE	REVISIONS
NO.	DATE
CONSULTANT	
JKS/0001	SHADE FOR S.F.
PER/0002	GENERAL REVIEW
WAE/0003	GENERAL REVIEW

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PROJECT  
TOWNHOUSE DEVELOPMENT

8311, 8331 WILLIAMS ROAD  
RICHMOND, D.C.

Yamamoto  
Architecture Inc.

2700 GOLF STREET, SUITE 200  
VALENTI, VA 23176-1207, TEL: 753-1327

DRAWING TITLE  
ELEVATIONS

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DRAWN TYTMM	CHECKED
PROJ. NO. 0756	

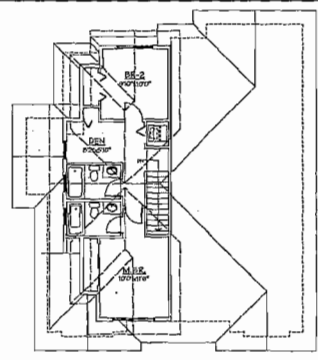


WILLIAMS ROAD (NORTH ELEVATION) W/ FUTURE DEVELOPMENT

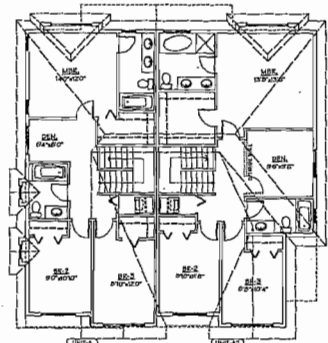
DP 09-466065

REFERENCE PLAN

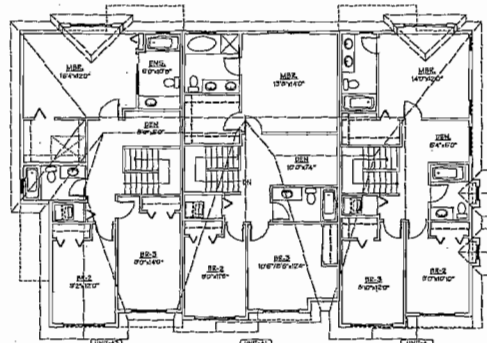
MAR 19 2012



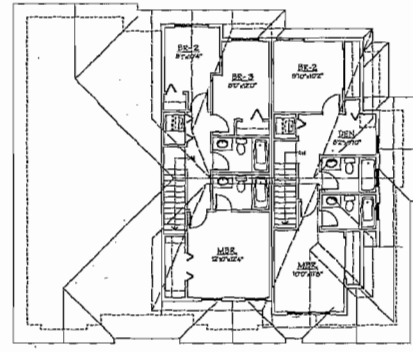
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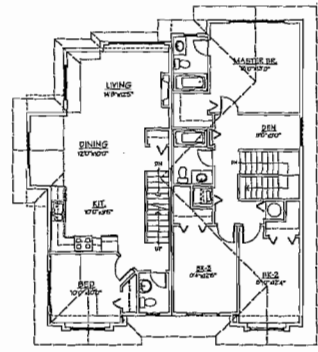
SECOND FLOOR PLAN (BLDG. NO.2)  
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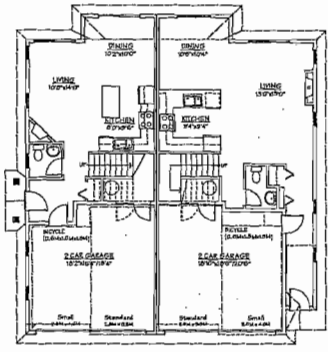
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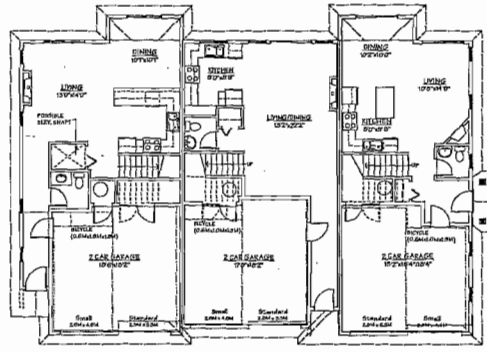
THIRD FLOOR PLAN (BLDG. NO.4)  
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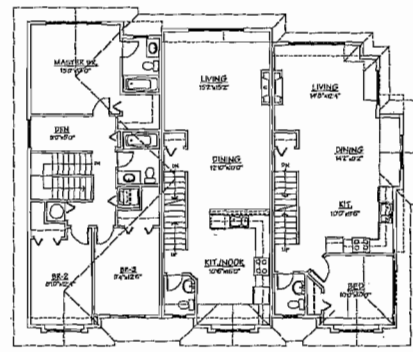
SECOND FLOOR PLAN (BLDG. NO.1)  
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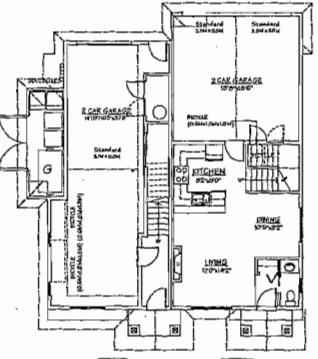
GROUND FLOOR PLAN (BLDG. NO.2)  
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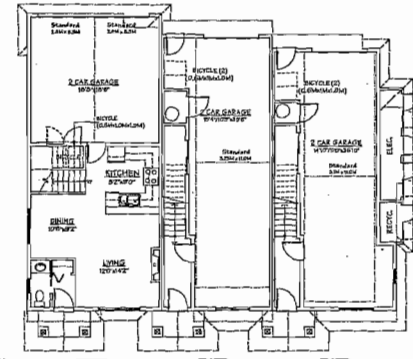
GROUND FLOOR PLAN (BLDG. NO.3)  
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SECOND FLOOR PLAN (BLDG. NO.4)  
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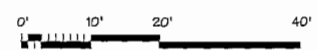
GROUND FLOOR PLAN (BLDG. NO.1)  
SCALE = 1/8" = 1'-0"



GROUND FLOOR PLAN (BLDG. NO.4)  
SCALE = 1/8" = 1'-0"

**AGING IN PLACE FEATURES IN ALL UNITS:**  
 (1) 3/4" SLICKERS IN WARDROBE/CLOSET WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION  
 (2) SLICKERS ALONG STAIRWAYS TO FACILITATE FUTURE CHAIRLIFT INSTALLATION (3 SELECT UNITS ONLY)  
 (3) LEVER TYPE HANDLES FOR FLUSHING FIXTURES  
 (4) LEVER TYPE DOOR HANDLES FOR ALL SWING DOORS

**SUSTAINABILITY FEATURES:**  
 (1) LOW-E GLAZING UNIT FOR ALL WINDOWS  
 (2) ENERGY STAR APPLIANCES (REFRIG, DISHWASHER) AND LIGHTING FIXTURES  
 (3) WATER-EFFICIENT PLUMBING FIXTURES



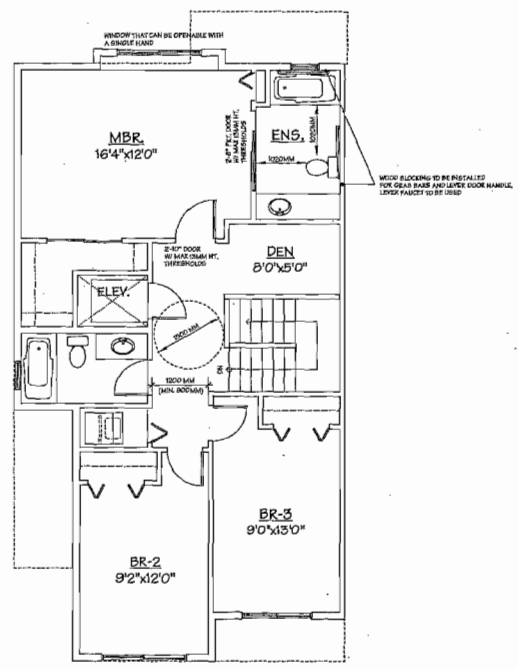
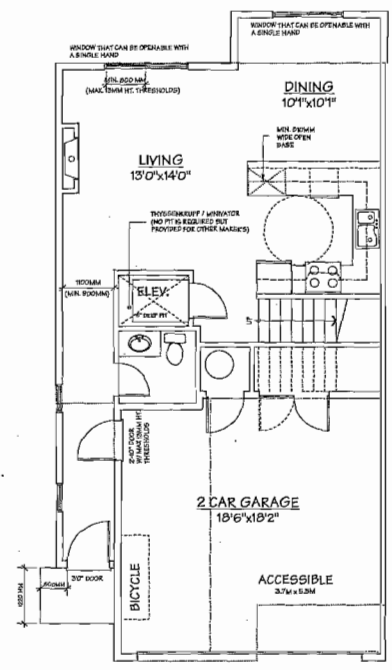
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DATE: 09/20/11	REVISION 001
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DATE: 09/20/11	REVISION 005
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PROJECT: TOWNHOUSE DEVELOPMENT

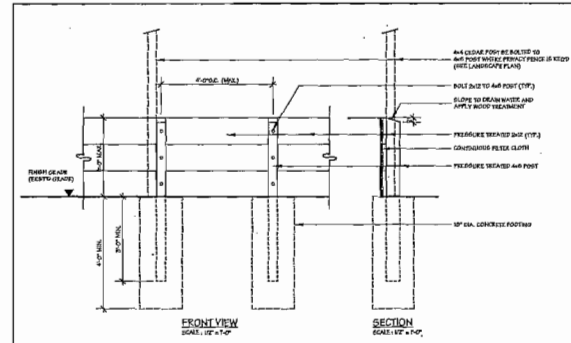
8511, 8513 WILLIAMS ROAD  
 ROCKINGHAM, N.C.  
**Yamamoto Architecture Inc.**

2215 ONE SHOOT WAY, S.W.  
 ATLANTA, GA 30328 TEL: 770-332-1327  
 DRAWING TITLE: FLOOR PLANS

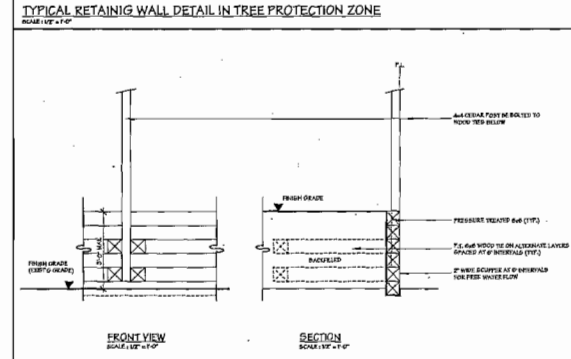
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DATE: MAR 23 2012	5.0
DRAWN: YV/TMM	
CHECKED:	PROJ. NO. 0728



UNIT A3 :  
CONVERTIBLE UNIT PLAN (BLDG. NO.3)



NOTE:  
THE TREE PROTECTION LOCATIONS WILL BE DETERMINED BY THE FIELD. THE TREE LOCATIONS SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE. THE FIELD LOCATIONS MAY VARY FROM THE SHOWN LOCATIONS. CONTRACTOR TO ENSURE THAT THE TREE LOCATIONS ARE PROTECTED AND APPROVED BY THE PROJECT ARCHITECT, BLDG. ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



NO.	DATE	REVISIONS

PROJECT  
TOWNHOUSE DEVELOPMENT

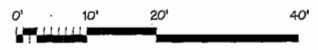
851, 851 WILLIAMS ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2396 oak street, vancouver, b.c.  
V6H 4J1 Tel: 771-1327 Fax: 771-1327

DRAWING TITLE  
CONVERTIBLE UNIT PLAN

SCALE	SHEET NO.
3/8" = 1'-0"	
DATE	
DRAWN	
CHECKED	



5.1

PROJ. NO. 0236



**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** March 29, 2012  
**File:** DP 11-594282  
**Re:** **Application by Am-Pri Construction Ltd. for a Development Permit at 7600  
Garden City Road**

---

**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room.
  - b) Permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies.
  - c) Permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.

Brian J. Jackson, MCIP  
Director of Development

BJJ:sb  
Att.



## Staff Report

### Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop a 23-unit three-storey town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre).

The site is being rezoned from "Single Detached (RS1/F)" to "Town Housing (ZT50) – South McLennan (City Centre)" for this project under Bylaw 8843 (RZ 11-565948). The site formerly contained a single-family house.

A Servicing Agreement was secured through rezoning for the design and construction of road widening of Turnill Street to its ultimate width, greenway extension along the Garden City Road frontage, and a storm sewer upgrade along Garden City Road.

### Development Information

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

### Background

The subject City Centre McLennan South Sub-Area site is an orphan lot in the 'A' character area, surrounded by town house and apartment development, specifically:

- To the north, is a newer town house development fronting onto Turnill Street and Garden City Road, zoned Town Housing (ZT55) – South McLennan (City Centre);
- To the east, across Turnill Street, is a newer town house development fronting onto Turnill Street and Heather Street, zoned Town Housing (ZT55) – South McLennan (City Centre). This development and the neighbouring development to the north were built as part of the same project;
- To the south, is a newer town house development fronting onto Turnill Street, Garden City Road and Jones Road, zoned Town Housing (ZT33) – South McLennan (City Centre); and
- To the west, across Garden City Road and in the City Centre St. Alban's Sub-Area, is a four-storey apartment development, zoned Medium Density Low Rise Apartments (RAM1).

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (response in *'bold italics'*):

- Architectural design refinement to strengthen traditional design elements to achieve the village character sought in the character area guidelines and to complement the existing town house design surrounding the subject orphan lot – *Design improved with bay projections, stronger covered porch entry features, and breaking up main roof lines.*
- Review of a sustainability strategy for the development proposal – *Provided. See Sustainability section below.*
- Review of the one (1) unit providing opportunity for conversion for accessibility and review of opportunity to provide aging in place features in all units (including providing blocking in

bathroom walls for future installation of grab rails) – ***Provided. See Urban Design and Site Planning section below.***

- Review of tree preservation plan for the existing trees to be protected along the north property line – ***Incorporated. See Tree Management section below.***

The Public Hearing for the rezoning of this site was held on January 16, 2012. At the Public Hearing, no concerns about rezoning the property were expressed.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT50) – South McLennan (City Centre)" except for the zoning variances noted below.

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

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

- 1) Reduce the South side yard from 3 m to 2.2 m for a ground-level enclosed garbage and recycling room.
- 2) Permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies.
- 3) Permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.

***(Staff supports all three (3) of the proposed variances as they result from shifting the buildings to the south to protect five (5) existing trees along the north property line as well as providing an architectural design that incorporates visual interest through articulation of projections and recesses. The proposal is consistent with the Development Permit Guidelines in the South McLennan Sub-Area Plan for retention of mature trees.)***

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the proposal with the applicant giving consideration to comments provided by the Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 18, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

### **Analysis**

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

- The proposed height, building form, siting and orientation of the buildings on this relatively narrow orphan lot respect the massing of the neighbouring three-storey town house developments to the north and south.
- Provision of 1.8 m high solid wood perimeter fencing along the north and south property lines provides privacy to the ground level semi-private town house yards and mitigates headlight glare at the drive aisle ends. Privacy is further enhanced with planting of shrubs and new trees along the fence lines, and five (5) existing trees along the north edge.

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

- The proposed site layout includes twenty-three town houses in five (5) separate three-storey buildings.
- The development will fill in a missing piece of the Garden City Road greenway with the provision of a 5 m wide right-of-way and Servicing Agreement that were secured through the rezoning.
- The Garden City Road greenway is enhanced with landscaping, a communal pedestrian entry to the development, and six (6) street fronting town houses with individual gated front yards and pedestrian oriented front entries.
- The development will fill in a missing piece of Turnill Street with road dedication and construction, which was secured through the rezoning to widen Turnill Street to its ultimate 15.5 m width.
- The development provides an appropriate interface to Turnill Street, consisting of pedestrian oriented individual town house unit front entries for two (2) end units, their fenced front yards, and the vehicle access to the development.
- Vehicular access is from Turnill Street. Communal pedestrian access is provided from Garden City Road.
- Cash-in-lieu of providing on-site indoor amenity area for this relatively small town house development was secured through the rezoning.
- A common outdoor amenity space is provided on the north side of the drive aisle to maximize sunlight availability in a central location. The size meets the OCP requirement.
- Mailboxes are provided in the outdoor amenity space.
- An enclosed garbage and recycling room is provided on the west side of Building 4.
- Parking requirements have been met. 15 units have two (2) car tandem garages and eight (8) units have single car garages.
- Tandem parking is allowed in the zoning bylaw for this site specific zone. Registration of a legal agreement to prohibit the conversion of tandem parking area into habitable space was secured through the rezoning.
- Registration of a legal agreement to prohibit the conversion of parking area into habitable space is a requirement of the Development Permit to ensure that the single-car garages remain as parking areas.
- A total of five (5) visitor parking spaces are provided throughout the development and accessed from the central drive aisle.
- A bicycle rack for five (5) Class-2 bicycle parking spaces is provided in the central outdoor amenity space and there is sufficient room for two (2) Class-1 bicycle parking spaces in the garage of every town house.
- All town houses have semi-private outdoor space consisting of front yards or rear yards, and eight (8) units have second floor balconies.

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

- The building forms are well articulated. Visual interest is provided with a variety of gable and shed sloped roofs, projections, recesses, a variety of materials and a colour palette.
- The impact of blank garage doors along the internal drive aisles has been mitigated through a design emphasis on pedestrian oriented covered entry doors, separation with small landscape areas, and smaller sized single car wide doors with panel pattern and transom windows.
- The proposed building materials (vinyl siding, hardie plank siding, hardie panel siding, wood trim, aluminium railing and asphalt shingles) are generally consistent with the OCP guidelines.

- The colour palette includes a range of earth tone colours, highlighted with brick and lighter coloured accents.
- One (1) unit is designed with conversion for universal accessibility in mind. Alternate floor plans demonstrating conversion potential to accommodate a person in a wheelchair are provided. Conversion would require installation of an elevating device.
- Aging in place measures are provided in all units, including solid blocking in all washroom walls to accommodate future potential grab bar installation, and lever type handles for plumbing fixtures and doors.

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

- The landscape design includes the planting of a mix of coniferous and deciduous trees as well as a variety of shrubs and ground covers which provide seasonal colour interest and substantial greenery.
- The Garden City streetscape includes the wide Garden City greenway, with a sidewalk that is also wider, meanders and includes a decorative treatment. The development will complete the greenway on this block with a 5 m right-of-way and design and construction through a Servicing Agreement secured through the rezoning.
- The on-site landscaping along the Garden City and Turnill streetscapes includes low shrub planting in front of metal fencing with brick columns, individual gated entries to town house yards, and shrub and tree planting in the yards. Additionally, the Turnill streetscape features the vehicle entry, and the Garden City streetscape features a communal pedestrian entry into the development.
- The landscape design for the outdoor amenity area includes the mailboxes, bicycle rack, shrub and tree planting, concrete pavers, and a fenced children’s play area with lawn, play equipment in a wood chip area and seating for supervision. The children’s play equipment is a climbing structure with slide.
- Feature concrete paver areas are provided to highlight the amenity area, drive aisle ends, and visitor parking spaces. The internal drive aisle features permeable pavers from the driveway to the amenity area, which enhances site permeability and highlights both the project entry and the central amenity area.

***Tree Management***

	Existing	To be Retained	Compensation
On-site trees	16	0	33 new trees, which exceeds the 2:1 OCP replacement ratio (32 trees)
On-site trees under joint ownership with neighbour to North	5	5	To be protected with tree protection barriers through construction
Off-site trees	1	1	To be protected with tree protection barriers through construction

- As noted in the rezoning staff report, the City received a preliminary tree preservation plan prepared by a registered arborist and a tree survey. The table above includes the findings of the arborist’s report and compensation.
- As noted in the rezoning staff report, the City’s Tree preservation staff agreed with the consulting arborist regarding tree retention and removal due to either existing poor structural condition (co-dominant leaders with severe included bark, crowns falling apart, previous topping), or significant trunk lean due to soil/root failure.

- The existing trees identified for retention are located along the north and south edges of the site. Five (5) of the existing trees are located on neighbouring property line to the north (under joint ownership), specifically, a flowering Cherry (#1898), an English Oak (#1899), and three (3) Austrian Pines (#1900, 1901 & 1902). One (1) Red Maple (#OS1) is located on the neighbouring property to the south in a utility right-of-way.
- Thirty-three (33) new replacement trees will be planted on-site to compensate for the removal of 16 existing trees, which exceeds the 2:1 replacement ratio identified in the OCP.
- The applicant will also plant new street trees along the Garden City Road and Turnill Street frontages through the required Servicing Agreement.
- As a requirement of rezoning, the applicant has agreed to enter into a contract with a Certified Arborist for the protection of the six (6) retention trees, including: site monitoring inspections, supervision of any on-site works conducted within the tree protection zone, and a provision of a post-construction assessment report.
- Tree protection zones are identified in the DP drawings and the project arborist has reviewed and accepted the architectural and landscape plans.

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

- The site plan and individual unit design create opportunities for passive surveillance of the streetscapes, internal drive aisles, outdoor amenity space and individual town house entries.
- Public and private spaces are clearly identified with planting, fencing, and paving treatment.
- Lighting will be incorporated into the exterior of the buildings to contribute to pedestrian safety. Locations and fixtures will be identified through the Building Permit process.

### ***Sustainability***

The project will incorporate the following sustainability features:

- Low e-glass windows.
- Electrical heat/Individual thermostats for each room.
- Energy efficient light bulbs.
- Energy Star Appliances.
- Low flow plumbing fixtures.
- Some drought tolerant plants.
- Enhanced site permeability with areas of permeable pavers.

### ***Affordable Housing***

- A voluntary contribution of \$2.00 per buildable ft<sup>2</sup> (e.g., \$55,163) towards affordable housing was secured through the rezoning.

### ***Public Art***

- The applicant has a strong history of support for public art. A voluntary contribution of \$0.75 per buildable ft<sup>2</sup> (e.g. \$20,686) to Public Art, or participation in the City's Public Art Program in accordance with Council Policy was secured through the rezoning.

### ***Servicing Capacity***

- Capacity analysis was reviewed as part of the rezoning application. A Servicing Agreement was secured through the rezoning, including a required upgrade to the storm sewer (upgrade from 750 mm diameter to 1200 mm diameter for approximately 28 m along the site's Garden City frontage).

***Flood Plain Management***

- The proposal complies with the Flood Plain Designation and Protection Bylaw No. 8204. The bylaw identifies that the subject development site is located in Area A, where the minimum flood construction level is 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.
- A flood indemnity restrictive covenant was secured through the rezoning.

**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. Staff recommend support of this Development Permit application and variances.

*Sara Badyal.*

Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)

SB:rg

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes Annotated Excerpt (January 18, 2012)

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

- Registration of a legal agreement to prohibit the conversion of parking area into habitable space to ensure single-car garages remain as parking areas; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$78,250.00

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

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



**DP 11-594282**

**Attachment 1**

Address: 7600 Garden City Road

Applicant: Am-Pri Construction Ltd.

Owner: Am-Pri Developments (2011) Ltd.

Planning Area(s): South McLennan (City Centre)

	Existing	Proposed
<b>Site Area</b>	Road dedication 325 m <sup>2</sup>	3,203 m <sup>2</sup>
	Development site 3,203 m <sup>2</sup>	
	Total 3,528 m <sup>2</sup>	
<b>OCP Designation</b>	Neighbourhood Residential	Complies
<b>Area Plan Designation</b>	Residential 3-storey over parking 0.75 base FAR	Complies
<b>Zoning</b>	Formerly Single Detached (RS1/F)	Town Housing (ZT50) – South McLennan (City Centre)
<b>Number of Units</b>	Formerly 1 single-family house	23 town houses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.8	0.8	None permitted
Lot Coverage – Building	Max. 40%	39.2%	None
Setbacks – Garden City Rd. Turnill St.	Min. 6 m Min. 4.57 m	Min. 9.3 m Min. 5 m	None
Setbacks – North side yard Projections South side yard Room projections Balcony projections	Min. 3 m Varies Min. 3 m <b>Not permitted</b> <b>Not permitted</b>	Min. 3.5 m None encroach into setback Min. 3 m <b>0.5 m at SE unit 3<sup>rd</sup> floor</b> <b>0.6 m at 8 South units</b>	None None None <b>0.5 m variance</b> <b>0.6 m variance</b>
Height	Max. 12 m & three-storey	11.4 m & three-storey	None
Off-street Parking Spaces – Resident Visitor Accessible Total	33 5 (1) 38	38 5 (1) 43	None
Tandem Parking Spaces	Permitted	30 spaces in 15 units	None
Amenity Space – Indoor	Min. 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 138 m <sup>2</sup>	138 m <sup>2</sup>	None

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

**Wednesday, January 18, 2012**

DP 11-594282                      23-UNIT TOWN HOUSE DEVELOPMENT  
APPLICANT:                      Am-Pri Construction Ltd.  
PROPERTY LOCATION:        7600 Garden City Road

**Panel Discussion**

Comments from the Panel were as follows:

- formal signage at the site entrance from Turnill St. is needed – ***Provided.***
- would like to see colour variations between buildings and units; consider the front doors and garage doors to highlight individuality of the units – ***Incorporated. Entry door and garage door colours varied.***
- termination view of the internal street from Turnhill St. needs to be highlighted; doorway of unit at the lane terminus could be further articulated – ***Incorporated. Entry columns added and entry roof canopies widened at termination view.***
- Garden City Road has high vehicular traffic; design development is needed to make the building facing Garden City Road heftier, e.g. beefing up the entry roof canopies to the units and bolder fencing in lieu of the proposed picket fence which appear delicate – ***Incorporated.***
- two front doors at the north elevation of Building 1 are very close to each other; consider screening between the two doors to address privacy concerns – ***Incorporated.***
- proposed sidewalk curve is continuing the greenway sidewalk design; fine from a context point of view;
- renderings are convincing; materiality, articulation of the facade and integration of the landscape are appropriate;
- concern on vehicle circulation in the site; will there be adequate space for vehicles to back out in the visitor parking spaces at the south west and northwest corners (marked as “V2” and “V3”)?; might not work well if children will be playing in the area or residents are at the recycling enclosure – ***Adequate space provided to back out and pavers extended into drive aisle as visual indication of shared driveway.***
- good job on the sidewalk along Garden City Road; building is adequately set back; sidewalks are well-used; this streetscape presents a good opportunity for public art – ***Opportunities for public art will be explored through the public art program process.***

**Panel Decision**

It was moved and seconded that DP 11-594282 be supported to move forward to the Development Permit Panel subject to the applicant considering the items discussed by the Panel.  
CARRIED





No. DP 11-594282

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To the Holder: AM-PRI CONSTRUCTION LTD.  
Property Address: 7600 GARDEN CITY ROAD  
Address: C/O KAREN MA, YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the South side yard from 3 m to 2.2 m for a ground-level enclosed garbage and recycling room.
  - b) Permit 0.6 m balcony projections into the South side yard for 8 second floor balconies.
  - c) Permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #10 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$78,250.00. 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 11-594282

To the Holder: AM-PRI CONSTRUCTION LTD.  
Property Address: 7600 GARDEN CITY ROAD  
Address: C/O KAREN MA, YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

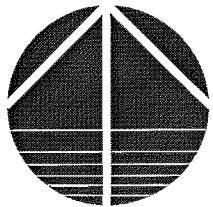
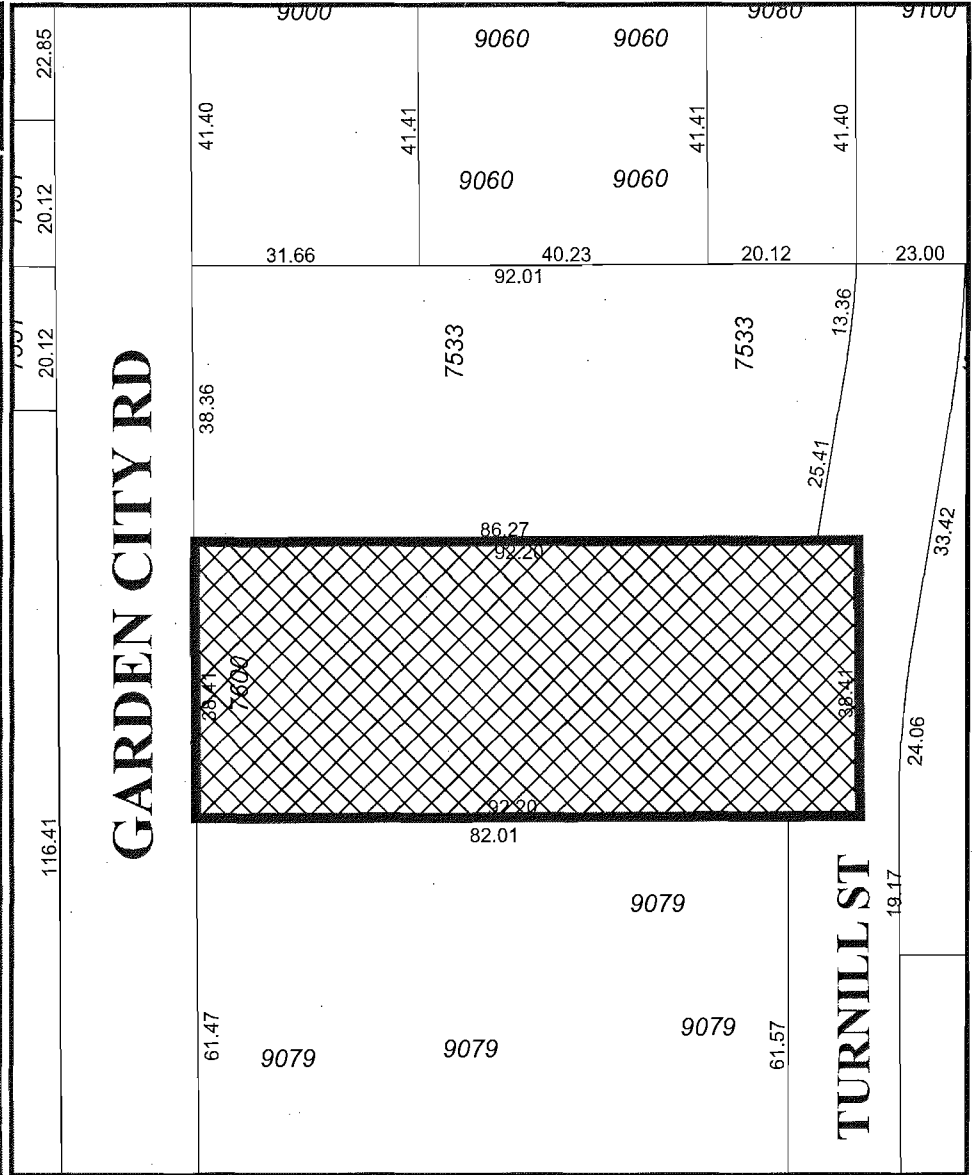
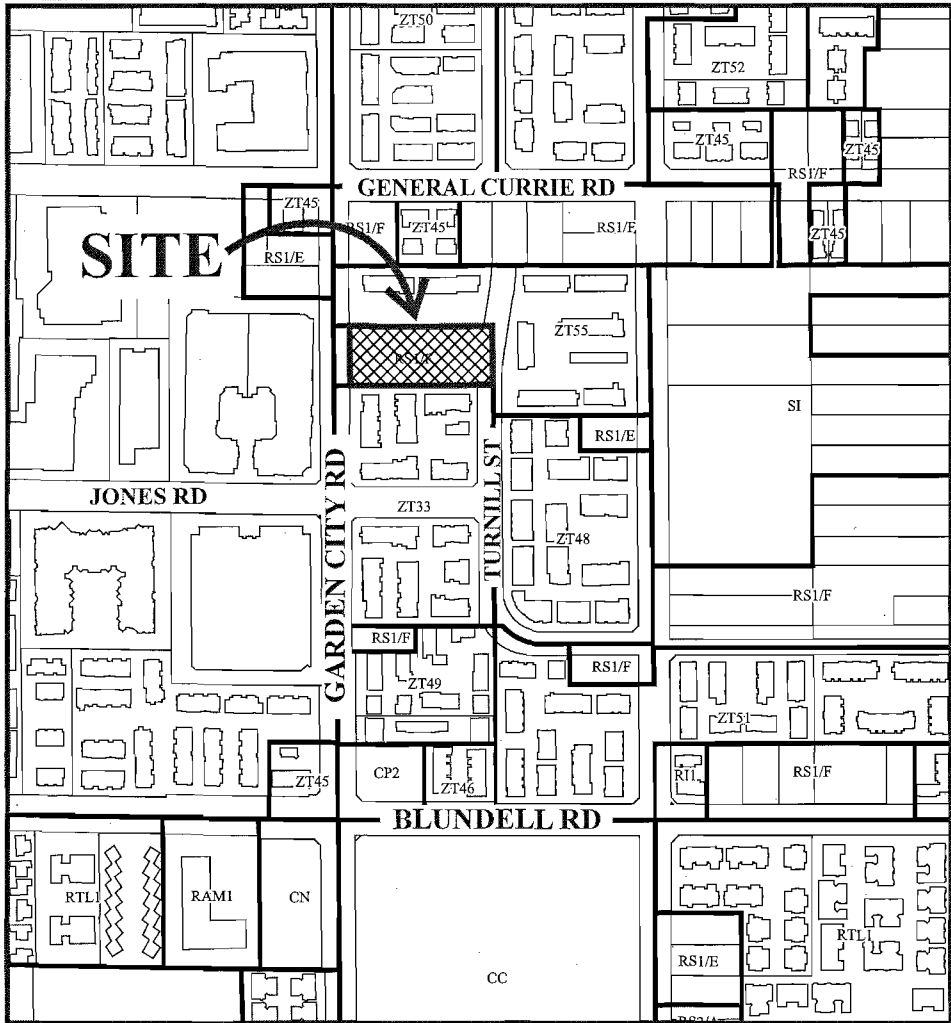
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond

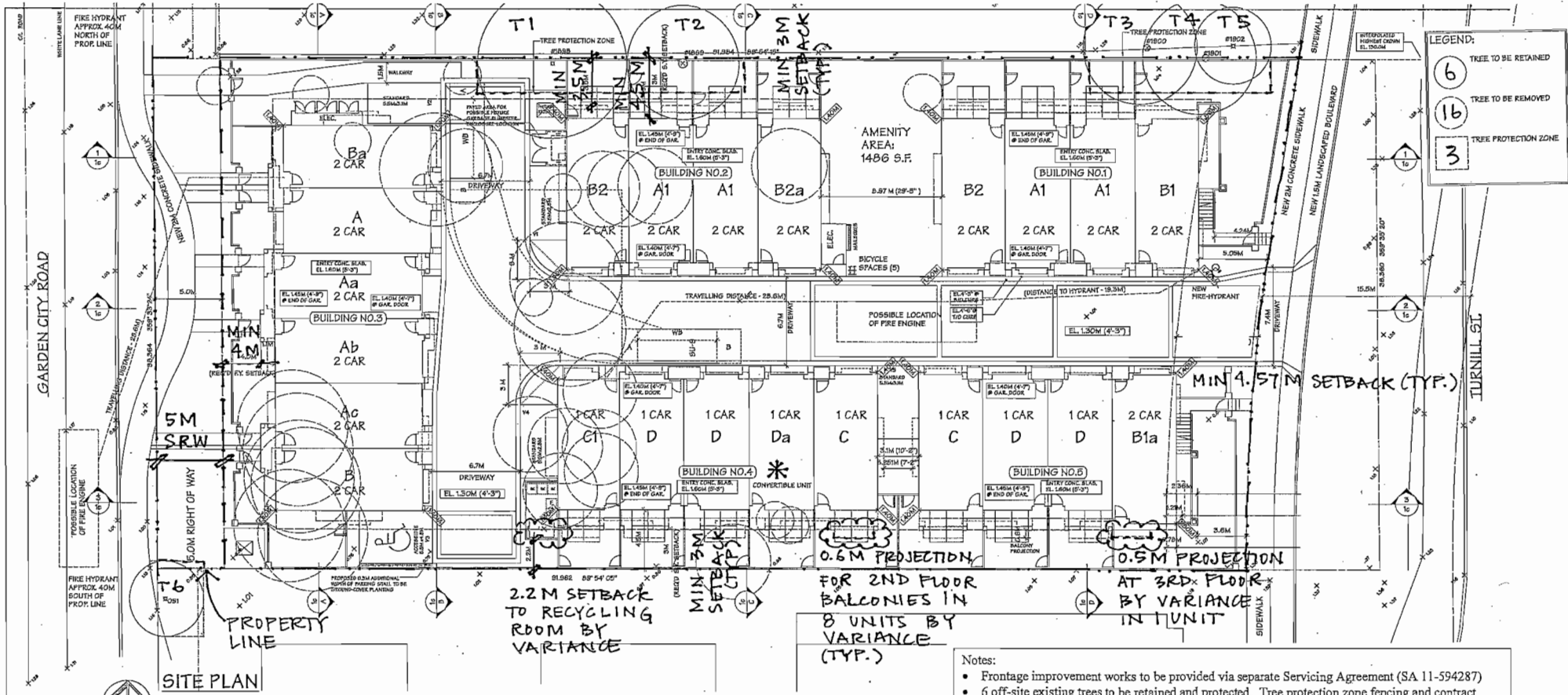


## DP 11-594282 SCHEDULE "A"

Original Date: 11/18/11

Revision Date:

Note: Dimensions are in METRES



**LEGEND:**

6	TREE TO BE RETAINED
16	TREE TO BE REMOVED
3	TREE PROTECTION ZONE

**SITE PLAN**

SCALE: 1/32" = 1'-0"

**STATISTICS:**

CIVIC ADDRESS:	7600 GARDEN CITY ROAD
LEGAL DESCRIPTION:	
ZONING:	ZBDO
LOT AREA:	37,877.4 SQ.FT. (5,520 SQ.M.) / BEFORE ROAD DEDICATION 34,478.6 SQ.FT. (5,020 SQ.M.) / AFTER ROAD DEDICATION
MAX LOT COVERAGE:	34,478.6 SQ.FT. x 40% = 13,791.4 SQ.FT.
PROPOSED:	12949.1 SQ.FT. (BUILDINGS) 447.2 SQ.FT. (PARKING) 117.3 SQ.FT. (CAR/RECYCLING ENCL.)
TOTAL:	13593.6 SQ.FT. (28.2%)
MAX. BUILDING HEIGHT:	12.0 M (THREE STORIES) 14.4 M (THREE STORIES)

**FAR:**

MAX. ALLOWED FLOOR AREA (0.80):	34,478.6 SQ.FT. x 0.80 = 27,582.9 SQ.FT.
MAX. ALLOWED PORCH AREA (0.03):	34,478.6 SQ.FT. x 0.03 = 1,034.4 SQ.FT.
MAX. ALLOWED GARAGE AREA (535.21 SQ.FT. / UNIT):	535.21 SQ.FT. x 23 UNITS = 12,305.8 SQ.FT.

**PROPOSED FLOOR AREA:**

GRID/AREA	STAR DESCRIPTION (ENC.)	NET AREA
UNIT-A (3 BRK)	1455 SQ.FT.	1669.9 SQ.FT.
UNIT-Aa (3 BRK)	1408.2 SQ.FT.	1458.5 SQ.FT.
UNIT-Ab (3 BRK)	1846.7 SQ.FT.	1653.5 SQ.FT.
UNIT-Ac (3 BRK)	1704.3 SQ.FT.	1552.5 SQ.FT.
UNIT-A1 (3 BRK)	1810.3 SQ.FT.	1493.5 SQ.FT.
UNIT-B (3 BRK)	1366.8 SQ.FT.	1382.5 SQ.FT.
UNIT-Ba (3 BRK)	1816.8 SQ.FT.	1264.0 SQ.FT.
UNIT-B1 (3 BRK)	1927.4 SQ.FT.	1254.0 SQ.FT.
UNIT-B2 (3 BRK)	1874.5 SQ.FT.	1173.5 SQ.FT.
UNIT-B2a (3 BRK)	1833.8 SQ.FT.	1428.5 SQ.FT.
UNIT-B2b (3 BRK)	1833.8 SQ.FT.	1264.4 SQ.FT.
UNIT-C (3 BRK)	1853.8 SQ.FT.	1254.4 SQ.FT.
UNIT-C1 (3 BRK)	1707.4 SQ.FT.	1267.5 SQ.FT.
UNIT-C2 (3 BRK)	1680.1 SQ.FT.	1175.5 SQ.FT.
UNIT-Da (3 BRK)	1680.1 SQ.FT.	1151.5 SQ.FT.
SUBTOTAL		23 UNITS = 27662.5 SQ.FT. (76.9%)

**GARAGE (ENC.) PORCH:**

483.0 SQ.FT.	28.0 SQ.FT.
483.0 SQ.FT.	73.0 SQ.FT.
483.0 SQ.FT.	453.0 SQ.FT.
483.0 SQ.FT.	28.0 SQ.FT.
473.5 SQ.FT.	0.0 SQ.FT.
494.3 SQ.FT.	56.8 SQ.FT.
494.3 SQ.FT.	56.8 SQ.FT.
488.4 SQ.FT.	113.8 SQ.FT.
488.4 SQ.FT.	68.4 SQ.FT.
456.5 SQ.FT.	0.0 SQ.FT.
494.3 SQ.FT.	56.8 SQ.FT.
429.5 SQ.FT.	0.0 SQ.FT.
429.5 SQ.FT.	0.0 SQ.FT.
487.0 SQ.FT.	447.0 SQ.FT.

**ADDITIONAL AREA:**

CAR/RECYCLING ENCLOSURE	117.3 SQ.FT. x 1 ROOM = 117.3 SQ.FT.
ELEC. ROOMS	63.0 SQ.FT. x 2 ROOMS = 126.0 SQ.FT.
TOTAL	= 2747.8 SQ.FT. (78.6%)

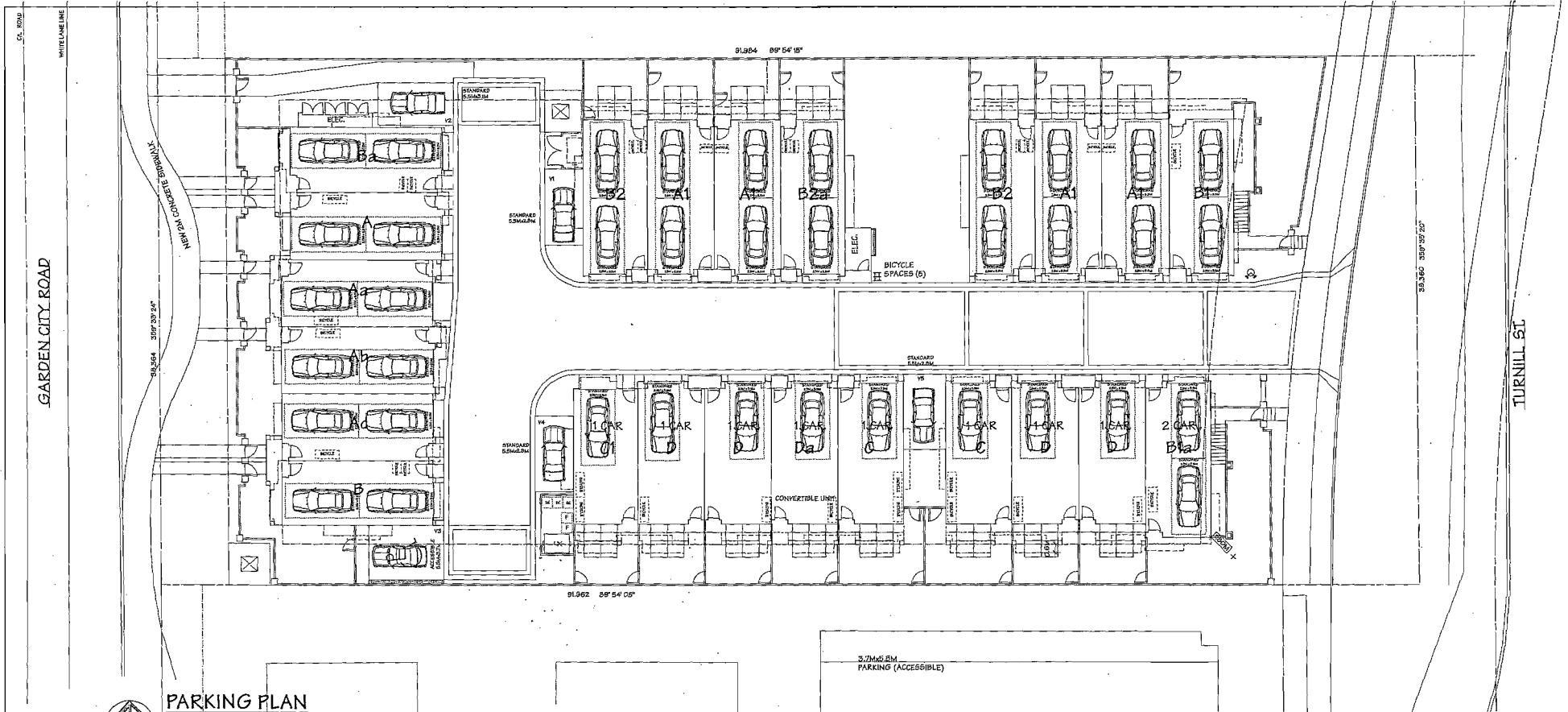
10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCLUDED.

**Notes:**

- Frontage improvement works to be provided via separate Servicing Agreement (SA 11-594287)
- 6 off-site existing trees to be retained and protected. Tree protection zone fencing and contract with registered arborist are required throughout construction period. No works or materials storage to occur within the tree protection zone, unless prior approval obtained from project arborist.
- Masonry block retaining wall is required to be removed within the tree protection zone under the direct supervision of the project arborist.
- No vehicle access, works, material storage or fill to occur within 5 m wide sanitary sewer SRW along Garden City Road, unless prior approval obtained from Engineering staff.
- 1 convertible unit to be provided \*
- Aging in place features to be provided in all units: solid blocking in all washroom walls for future grab bar installation, and lever type handles for plumbing fixtures and doors.
- Sustainability features to be provided:
  - o Low-e double pane windows
  - o Electrical heat with individual thermostats for each room
  - o Energy efficient light bulbs
  - o Energy Star Appliances
  - o Low flow plumbing fixtures
  - o Incorporating drought tolerant plant species
  - o Permeable pavers in internal drive aisle

Plan 1 Mar 29 2012  
DP 11-594282

**PLAN #1**



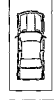
**PARKING PLAN**

SCALE: 1/16" = 1'-0"  
 0 10 20 40

PARKING:	
REQUIRED:	14 SPACES x 25 UNITS = 35.2 SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)
	TOTAL = 39.8 SPACES
PROVIDED:	2 CAR GARAGES x 15 UNITS = 30 SPACES (RESIDENTS)
	1 CAR GARAGES x 8 UNITS = 8 SPACES (RESIDENTS)
	OPEN VISITOR PARKING = 5 SPACES (VISITORS)
	TOTAL = 43 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



STANDARD PARKING SPACE (GARAGE)  
2.5M x 5.5M



VISITOR PARKING  
STANDARD  
2.5M x 5.5M



ACCESSIBLE  
3.7M x 6.1M

VERTICAL BICYCLE SPACE (GARAGE)  
0.6M x 1.0M

HORIZONTAL BICYCLE SPACE (GARAGE)  
0.6M x 1.8M

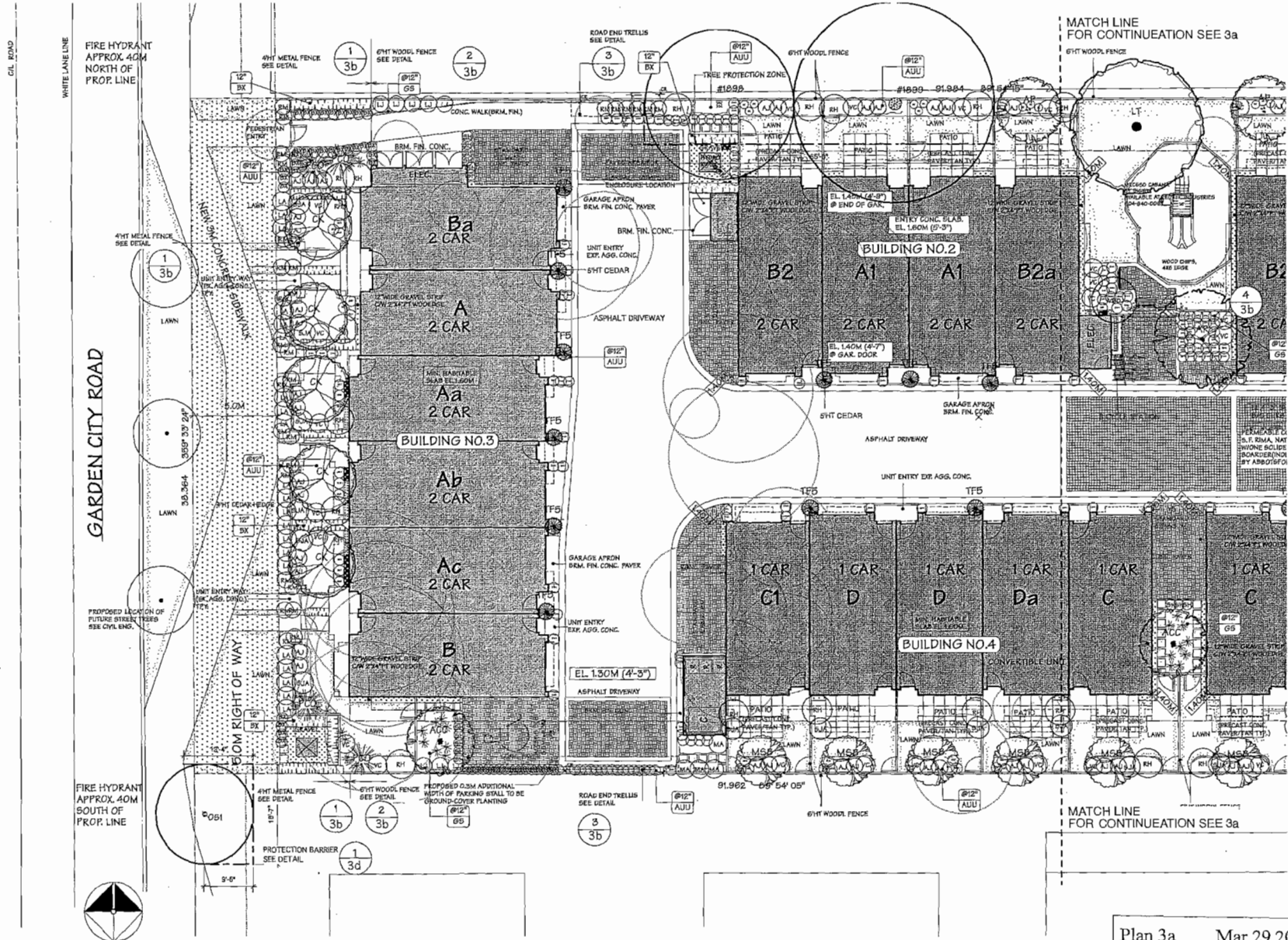
NO.	DATE	REVISIONS
1	JAN 05, 2012	ISSUED FOR AIAA
2	MAY 10, 2011	ISSUED FOR DE APPLICATION
3	FEB 14, 2011	ISSUED FOR RECORDING APPLICATION

Plan 2 Mar 29 2012  
**DP 11-594282**

Yamamoto  
 Architecture Inc.

688 ONE 4TH FLOOR, WASHINGTON, D.C.  
 20004-2117 TEL: 800-231-1127 FAX: 800-791-1327

PROJECT		DRAWING TITLE	
25 UNIT TOWNHOUSE DEVELOPMENT		PARKING PLAN CONTEXT PLAN	
SCALE	1/16" = 1'-0"	SHEET NO.	
DATE	REP: 11/2011	PROJECT NO.	
DRAWN		PROJ. NO.	
CHECKED		1182	



Nov 28, 2012:  
 Hard landscape modified.  
 Pkg. area adjusted  
 City's comment incorporated  
 issued for DP

Feb 22, 2012:  
 Hard landscape modified.  
 Pkg. area adjusted  
 City's comment incorporated  
 issued for DP

Dec 30, 2011:  
 Pkg. area modified.  
 Lot coverage for Soft Lands. adjusted  
 issued for DP

Nov 29, 2011:  
 issued for DP

Nov 15, 2011:  
 issued for DP

Oct 24, 2011:  
 issued for Reasoning

REVISED / DRAWN

**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 1040 E 5th Ave.  
 Vancouver, BC V6N 1M2  
 T/F: (604) 255 5009  
 Email: tover@ito.ca

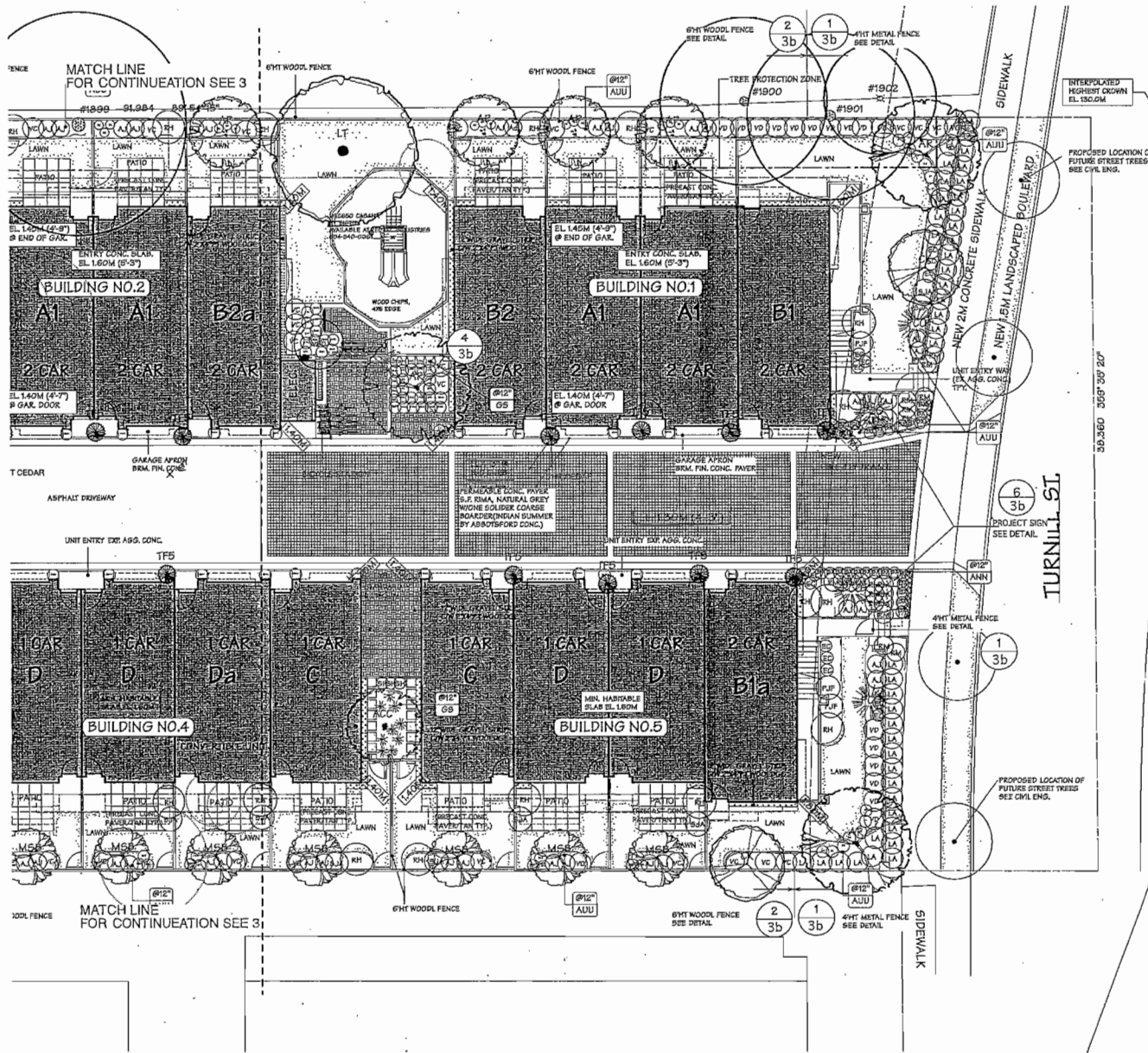
Project:  
 7600 GARDEN CITY RD.  
 RICHMOND B.C.

Am-Pri Construction

Drawing Title:  
 LANDSCAPE PLAN

Scale: 1/8" = 1'-0"  
 Drawn: MJ  
 Checked: TJ  
 Date: OCT 21, 2011  
 Job: 11-19  
 Sheet:

Plan 3a Mar 29 2012  
 DP 11-594282



- Mar 28, 2012:  
Hard landscape modified.  
Pkg. was adjusted  
City's comment incorporated  
Issued for DP
- Feb 23, 2012:  
Hard landscape modified.  
Pkg. was adjusted  
City's comment incorporated  
Issued for DP
- Dec 30, 2011:  
Pkg. was modified.  
Lot coverage for Soft Landsc. adjusted  
Issued for DP
- Nov 21, 2011:  
Issued for DP
- Nov 15, 2011:  
Issued for DP
- Oct 24, 2011:  
Issued for Tenshing

**REVISIONS / ISSUES**

**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 1942 E 5th Ave.  
 Vancouver, BC V6N 1M2  
 TEL: (604) 255 5509  
 Email: Ron@ito-mac.com

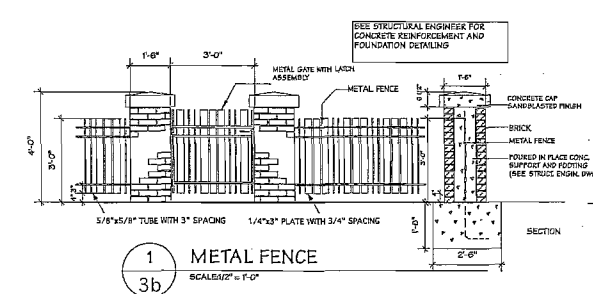
Project:  
 7600 GARDEN CITY RD.  
 RICHMOND B.C.

Arch-Pri Construction

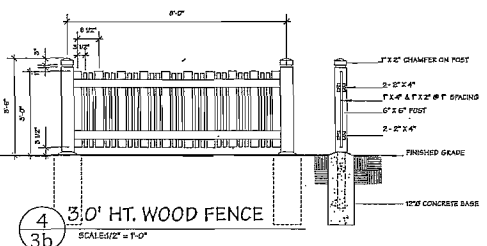
Drawing Title:  
 LANDSCAPE PLAN

Scale: 1/8" = 1'-0"  
 Drawn: ML  
 Checked: TL

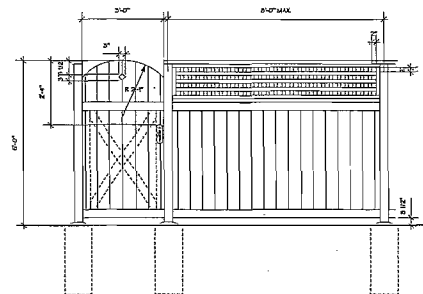
Plan 3b Mar 29 2012  
 DP 11-594282



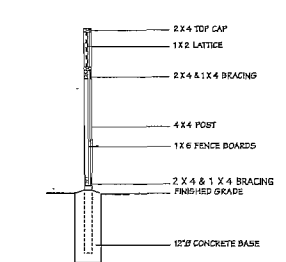
1 METAL FENCE  
3b SCALE 1/2" = 1'-0"



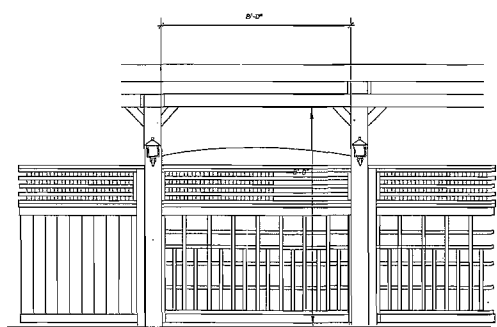
4 3'0" HT. WOOD FENCE  
3b SCALE 1/2" = 1'-0"



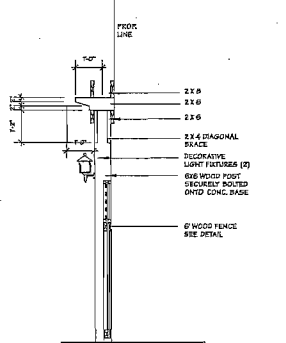
2 6' HT. WOOD FENCE  
3b SCALE 1/2" = 1'-0"



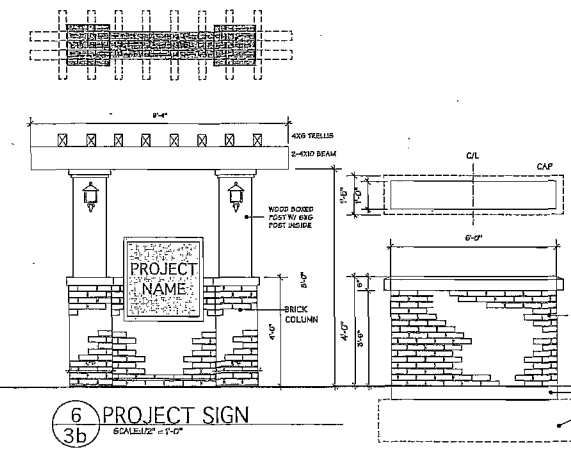
NOTES  
ALL WOOD USED FOR DETAILS IN THIS DRAWING SET SHALL BE S.A.S. PRESSURE TREATED HEMLOCK, DOUG. FIR OR CEDAR. STAINED WITH 2 COATS SOLID STAIN WITH COLOURS TO BE DETERMINED AT A LATER DATE.  
SUPPLY DECORATIVE METAL LATCH ASSEMBLY FOR ALL GATES WHERE APPLICABLE.  
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.



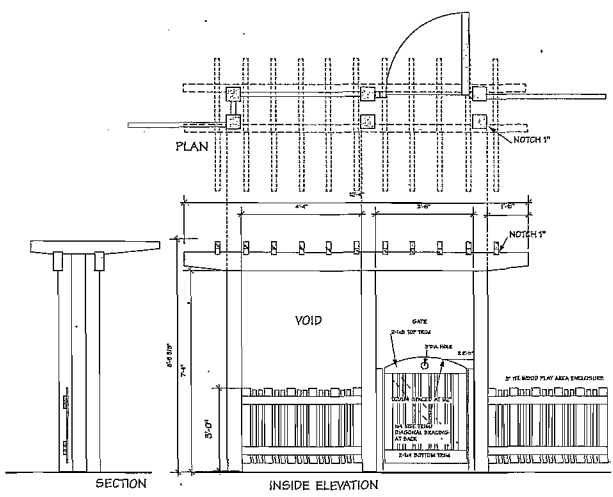
3 ROAD END TRELLIS  
3b SCALE 1/2" = 1'-0"



5 MAIL KIOSK  
3b SCALE 1/2" = 1'-0"



6 PROJECT SIGN  
3b SCALE 1/2" = 1'-0"



SECTION INSIDE ELEVATION

Feb 22, 2012:  
Had landscape modified.  
Fig. area adjusted  
City's comment incorporated  
Issued for DP  
Dec 30, 2011:  
Fig. area modified,  
Lot coverage for Soft Lands adjusted  
Issued for DP  
Nov 28, 2011:  
Issued for DP  
Nov 15, 2011:  
Issued for DP  
Dec 24, 2011:  
Issued for Stamping  
REVISIONS / ISSUES

**I TO**  
A ASSOCIATES  
Landscape Architects  
1949 E 6th Ave.  
Vancouver, BC V6N 1M2  
TF: (604) 255 5009  
Email: hovan@mac.com

Project:  
7600 GARDEN CITY RD.  
RICHMOND B.C.

Am-Pri Construction

Drawing Title:  
DETAILS

Scale: 1/2" = 1'-0"  
Drawn: KS  
Checked: YJ

Plan 3c Mar 29 2012  
DP 11-594282



**PLANT LIST**

PROJECT ADDRESS 7600 GARDEN CITY RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
ACC	2	ACER GRISEBUTUM	WINE MAPLE	8.00m CAL. 8-8.5 STEMS MIN
AF	4	ACER PALMATICUM	JAPANESE MAPLE	5.00m CAL. 8-8.5
ARK	3	ACER RUBRUM	RED SUNSET MAPLE	11.00m CAL. 8-8.5 1.8m STD.
CK	7	CORNUS KOUSA 'SATDUF'	PINK KOUSA DOGWOOD	8.00m CAL. 8-8.5
LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	11.00m CAL. 8-8.5 1.8m STD.
MF	8	MALUS FLORIBUNDA	JAPANESE FLOWERING CRAB APPLE	10.00m CAL. 8-8.5
PCO	3	PICEA OMORICA	SERBIAN SPRUCE	3.5m HT. 8-8.5
TBE	19	THUJA OCCIDENTALIS 'PASTIGATA'	PYRAMIDAL CEDAR	1.50m HT.
<b>SHRUBS</b>				
AJ	54	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
BK	170	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT
EG	10	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	63	LEUCODIUM AXILLARIS	COAST LEUCODIUM	#2 POT
LJ	8	LIGULSTRUM JAPONICUM 'TETANUM'	JAPANESE PRIVET	#3 POT
MA	4	MAHONIA AGALPULUM	OREGON GRAPE	#3 POT
FJF	3	PIERIS JAPONICA 'FOREST FLAME'	LILY OF THE VALLEY	#3 POT
RH	27	RHODOBENKUN **	RHO DOBENKUN	1.00m HT.
RM	52	ROSA MEIDLAND	MEIDLAND ROSE	#1 POT
SH	16	SARCOCODCA HUMILIS	HIMALAYAN SARCOCODCA	#2 POT
SJA	15	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
VC	39	VACCINIUM CORYMBOSUM	NORTHERN HIGHBUSH BLUEBERRY	#2 POT
VD	15	VIBURNUM DAVIDI	DAVIDS VIBURNUM	#2 POT
YSD	1	VIBURNUM X BOONANTENSE 'DAWN'	DAWN VIBURNUM	2.00m HT.
<b>GROUND COVERS</b>				
AJLJ	450	ARCTOSTAPHYLOS LYVA URSH	KENNEDICK	#5P3 POT
GS	70	GAULTHERIA SHALLON	SALAL	#5P3 POT
<b>VINES</b>				
CK	4	CAMPYSIS RADICANS	TRIUMFETVINE	#1 POT STAKED
<b>PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS</b>				
BC	10	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CMA	129	CAREX MURROWI 'MURED-WARIGATA'	CAREX	#1 POT
LVA	22	LAVANDELA ANGUSTRIFOLIA	ENGLISH LAVENDER	#1 POT
FLM	34	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT
ANN	40	ANNUALS **		#5P3 POT

**NOTES**

\*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT

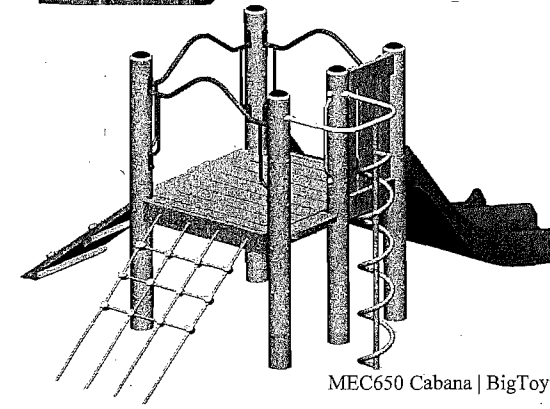
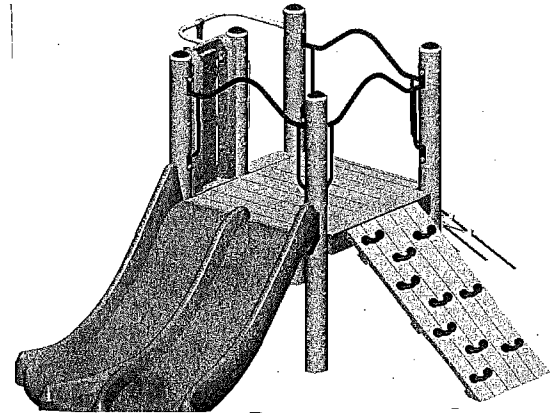
ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CMFA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

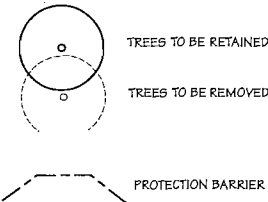
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 85% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.



MEC650 Cabana | BigToys

**LEGEND FOR EXISTING TREES**



Feb 22, 2012  
 Mini landscape modified.  
 Pkg. area adjusted  
 City's comment incorporated  
 based for DP

Dec 30, 2011  
 Pkg. area modified,  
 Lot coverage for soft lands adjusted  
 based for DP

Nov 29, 2011  
 Issued for DP

Nov 15, 2011  
 Issued for DP

Dec 24, 2011  
 Issued for Resolving

REVISIONS / ISSUES



**ITO**  
 & ASSOCIATES  
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 Email: itovan@mac.com

Project:

7600 GARDEN CITY RD.  
 RICHMOND B.C.

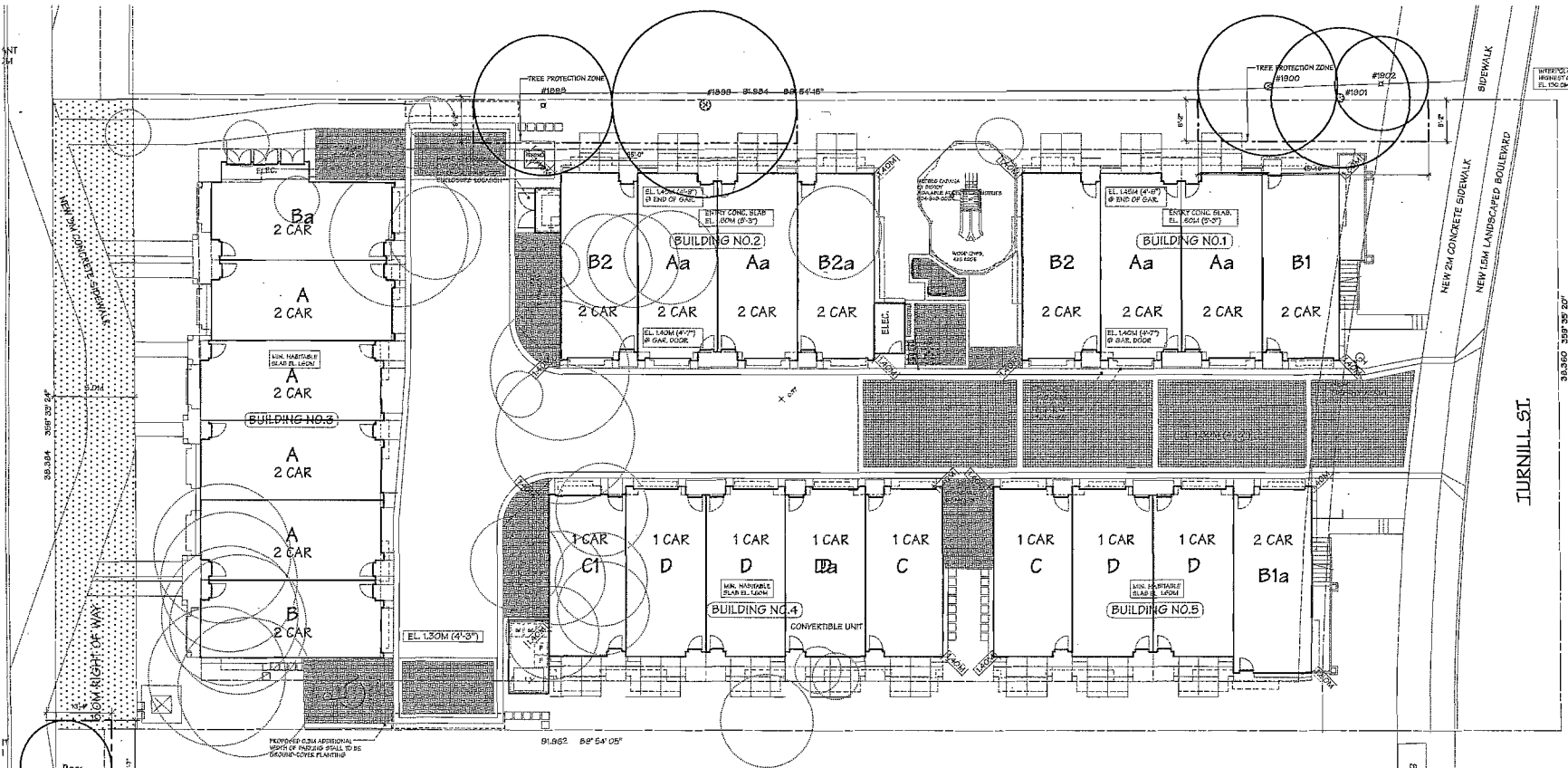
Am-Pri Construction

Drawing Title:

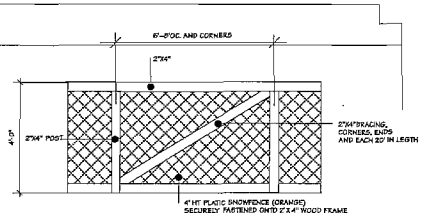
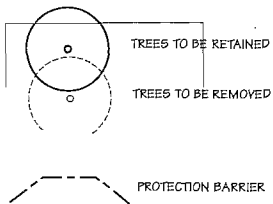
PLANT LIST/  
 DETAILS

Scale: 1/8" = 1'-0"  
 Drawn: ML  
 Checked: TT

Plan 3d Mar 29 2012  
 DP 11-594282



**LEGEND FOR EXISTING TREES**



1 PROTECTION BARRIER  
3d SCALE 1/8" = 1'-0"

Feb 22, 2012: Hard Brandscape modified. PTP area adjusted. CA's comment incorporated. Issued for DP.  
 Dec 30, 2011: PTP area modified. LA coverage for Soft Lands. adjusted. Issued for DP.  
 Nov 25, 2011: Issued for DP.  
 Nov 15, 2011: Issued for DP.  
 Oct 24, 2011: Issued for Re-zoning.  
 REVISIONS / ISSUES

**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 1842 E 5th Ave  
 Vancouver, BC V5N 1M2  
 TEL: (604) 255 5009  
 Email: itovan@itaco.com

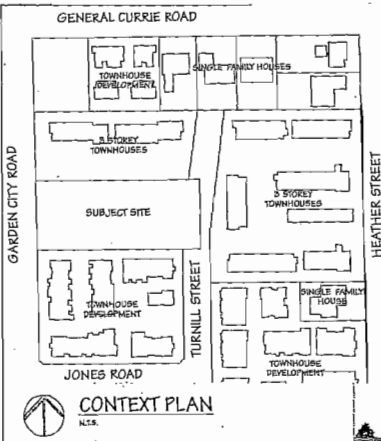
Project:  
 7600 GARDEN CITY RD.  
 RICHMOND B.C.

Am-Pri Construction

Drawing Title:  
 PRESERVATION PLAN

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

Plan 3e Mar 29 2012  
 DP 11-594282



STREETSCAPE- GARDEN CITY RD.  
SCALE: 1/16"=1'-0"

SITE



STREETSCAPE- TURNILL ST.  
SCALE: 1/16"=1'-0"

WEST ELEVATION - GARDEN CITY ROAD

DATE	1/26/11	DESIGNED FOR A.S.R.
NO.	1	DESIGNED FOR DEVELOPMENT APP.
DATE		REVISIONS
CONSULTANT		

PROJECT  
25 UNIT TOWNHOUSE DEVELOPMENT

1800 GARDEN CITY ROAD  
RICHMOND, B.C.

Yamamoto  
Architecture inc.

25 UNIT TOWNHOUSE DEVELOPMENT  
RICHMOND, B.C. 1800 GARDEN CITY ROAD  
DRAWING TITLE  
STREETSCAPE

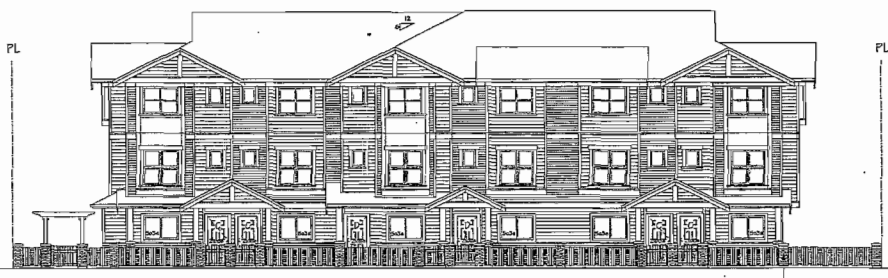
Plan 4 Mar 29 2012  
DP 11-594282

SCALE	1/16" = 1'-0"	DESIGNED FOR	
DATE	JAN 28, 2011	DRAWN	TY
CHECKED		PROJ. NO.	1102

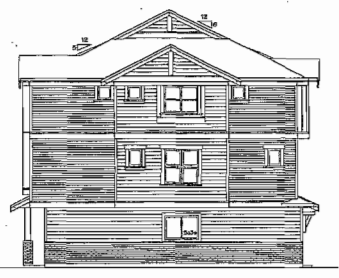
ROOF EDGE  
 EL. = 12.784 (A.327)  
 LIS OF ROOF TRUSSES  
 EL. = 13.784 (D.627)  
 THIRD FLOOR  
 EL. = 13.784 (D.627)  
 SECOND FLOOR  
 EL. = 13.314 (D.437)  
 GRADING FLOOR  
 EL. = 14.000 (D.000)  
 FINISHED SITE GRADE  
 EL. = 14.450 (D.657)



BUILDING NO. 3  
NORTH ELEVATION



BUILDING NO. 3  
WEST ELEVATION - GARDEN CITY ROAD



BUILDING NO. 3  
SOUTH ELEVATION

ROOF EDGE  
 EL. = 13.784 (D.627)  
 LIS OF ROOF TRUSSES  
 EL. = 13.784 (D.627)  
 THIRD FLOOR  
 EL. = 13.784 (D.627)  
 SECOND FLOOR  
 EL. = 13.314 (D.437)  
 GRADING FLOOR  
 EL. = 14.000 (D.000)  
 FINISHED SITE GRADE  
 EL. = 14.450 (D.657)



BUILDING NO. 5  
EAST ELEVATION - TURNILL STREET



BUILDING NO. 1  
NORTH ELEVATION



BUILDING NO. 1  
WEST ELEVATION

JAN. 9, 2012	ISSUED FOR A.D.Z.
NOV. 12, 2011	ISSUED FOR PRE-FEEDBACK APP.
FEB. 14, 2011	ISSUED FOR EXISTING SITE
NO. DATE	REVISIONS
CONSULTANT	

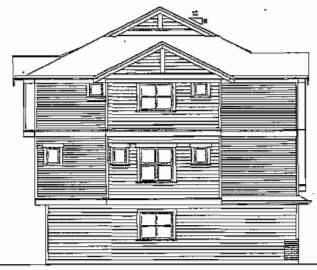
Copyright. All rights reserved.  
 Duplication or use of any part of this drawing without the written permission of the architect is prohibited.  
 PROJECT  
 23 UNIT TOWNHOUSE  
 DEVELOPMENT

7800 GARDEN CITY ROAD  
 RICHMOND, B.C.

Yamamoto  
 Architecture Inc.

SCALE: 1/8" = 1'-0"  
 DATE: JAN. 25, 2011  
 DRAWN: KIM  
 CHECKED:

ROOF EDGE  
 EL. = 13.784 (D.627)  
 LIS OF ROOF TRUSSES  
 EL. = 13.784 (D.627)  
 THIRD FLOOR  
 EL. = 13.784 (D.627)  
 SECOND FLOOR  
 EL. = 13.314 (D.437)  
 GRADING FLOOR  
 EL. = 14.000 (D.000)  
 FINISHED SITE GRADE  
 EL. = 14.450 (D.657)



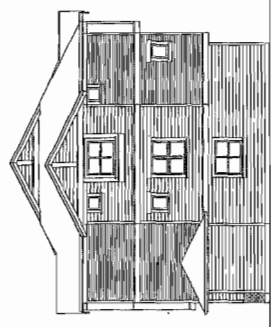
BUILDING NO. 1  
NORTH ELEVATION



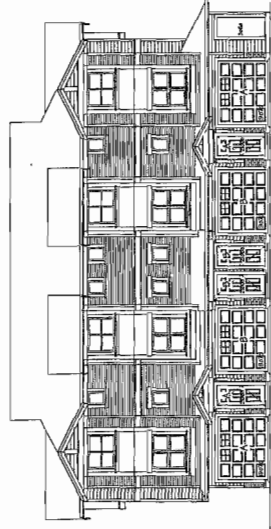
BUILDING NO. 1  
SOUTH ELEVATION

Plan 5  
 Mar 29 2012  
 DP 11-594282

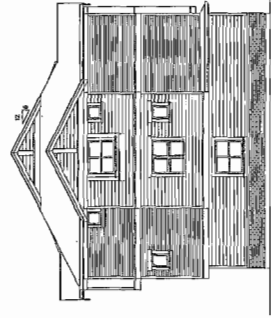
SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JAN. 25, 2011	
DRAWN	KIM	
CHECKED		PROJ. NO. 1102



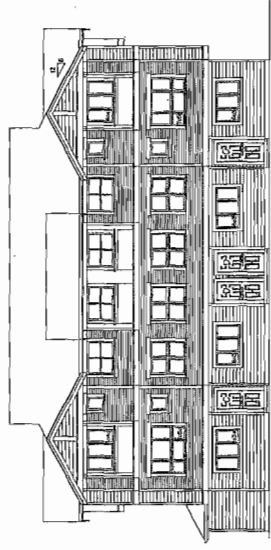
[ BUILDING NO. 1 ]  
EAST ELEVATION



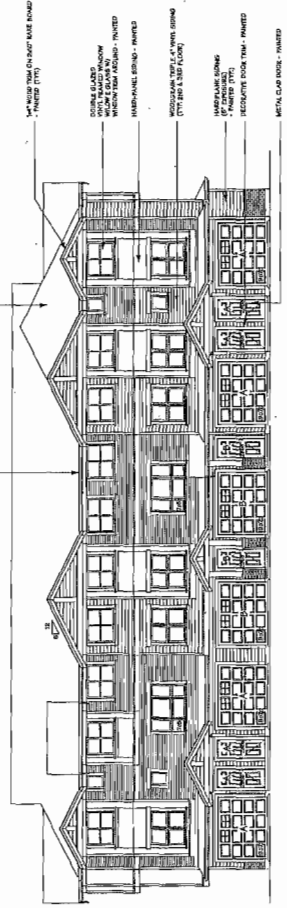
[ BUILDING NO. 2 ]  
SOUTH ELEVATION



[ BUILDING NO. 2 ]  
WEST ELEVATION



[ BUILDING NO. 2 ]  
NORTH ELEVATION



[ BUILDING NO. 2 ]  
EAST ELEVATION

**COLOR SCHEME**

ROOF: 100% ASPHALT/FLY ASH SHINGLES (TYT)  
 EXTERIOR WALLS: 100% BRICK (18" CORE)  
 INTERIOR WALLS: 100% BRICK (18" CORE)  
 CEILING: 100% BRICK (18" CORE)  
 FLOORING: 100% BRICK (18" CORE)  
 EXTERIOR DOOR: 100% BRICK (18" CORE)  
 EXTERIOR WINDOW: 100% BRICK (18" CORE)  
 INTERIOR DOOR: 100% BRICK (18" CORE)  
 INTERIOR WINDOW: 100% BRICK (18" CORE)  
 GARAGE DOOR: 100% BRICK (18" CORE)  
 GARAGE FLOOR: 100% BRICK (18" CORE)  
 GARAGE WALL: 100% BRICK (18" CORE)  
 GARAGE CEILING: 100% BRICK (18" CORE)  
 GARAGE FLOORING: 100% BRICK (18" CORE)  
 GARAGE LIGHTING: 100% BRICK (18" CORE)  
 GARAGE VENT: 100% BRICK (18" CORE)  
 GARAGE TRUCK: 100% BRICK (18" CORE)  
 GARAGE TRUCK: 100% BRICK (18" CORE)  
 GARAGE TRUCK: 100% BRICK (18" CORE)

NO.	DATE	REVISIONS
1	10/15/12	ISSUED FOR PERMIT A/E
2	11/15/12	ISSUED FOR RECORD A/E
3	01/15/13	REVISIONS

23 UNIT TOWNHOUSE  
DEVELOPMENT

Yamamoto  
Architecture Inc.

ELEVATIONS

Plan 6 Mar 29 2012  
DP 11-594282

SCALE	DATE	DRAWN	CHECKED
1/8" = 1'-0"	JAN 28, 2011	DM	
PROJECT NO. 1108			

ROOF EDGE  
EL. +12.75M (41.83')

LIN. OF ROOF TRUSSSES  
EL. +15.70M (51.50')

THIRD FLOOR  
EL. +17.25M (56.58')

SECOND FLOOR  
EL. +14.25M (46.75')

GROUND FLOOR  
EL. +1.40M (4.60')

FINISHED SITE GRADE  
EL. +1.40M (4.60')



BUILDING NO. 4  
EAST ELEVATION



BUILDING NO. 4  
NORTH ELEVATION

ROOF EDGE  
EL. +15.70M (51.50')

LIN. OF ROOF TRUSSSES  
EL. +15.70M (51.50')

THIRD FLOOR  
EL. +17.25M (56.58')

SECOND FLOOR  
EL. +14.25M (46.75')

GROUND FLOOR  
EL. +1.40M (4.60')

FINISHED SITE GRADE  
EL. +1.40M (4.60')



BUILDING NO. 4  
SOUTH ELEVATION



BUILDING NO. 4  
WEST ELEVATION

\* 0.6 M 2ND FLOOR BALCONY PROJECTION BY VARIANCE FOR 8 UNITS

ROOF EDGE  
EL. +12.75M (41.83')

LIN. OF ROOF TRUSSSES  
EL. +15.70M (51.50')

THIRD FLOOR  
EL. +17.25M (56.58')

SECOND FLOOR  
EL. +14.25M (46.75')

GROUND FLOOR  
EL. +1.40M (4.60')

FINISHED SITE GRADE  
EL. +1.40M (4.60')



BUILDING NO. 5  
NORTH ELEVATION



BUILDING NO. 5  
WEST ELEVATION



BUILDING NO. 5  
SOUTH ELEVATION

RECYCLING ROOM

0.5 M 3RD FLOOR ROOM PROJECTION BY VARIANCE FOR 1 UNIT

NO.	DATE	REVISIONS
1	JAN. 9, 2012	ISSUED FOR A.C.P.
2	NOV. 16, 2011	ISSUED FOR SHEL FREEMAN APP.
3	FEB. 14, 2011	ISSUED FOR KEECHING APP.

CONSULTANT

PROJECT

23 UNIT TOWNHOUSE DEVELOPMENT

7806 GARDEN CITY ROAD  
RICHMOND, B.C.

Yamamoto Architecture Inc.

2308 DASH STREET, VANCOUVER, B.C.  
V6E 4J7 TEL: 779-1127 FAX: 779-1827

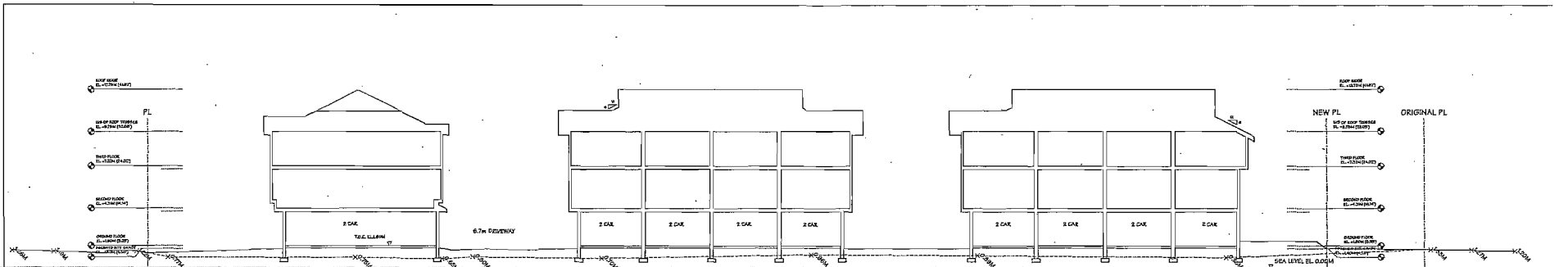
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ELEVATIONS

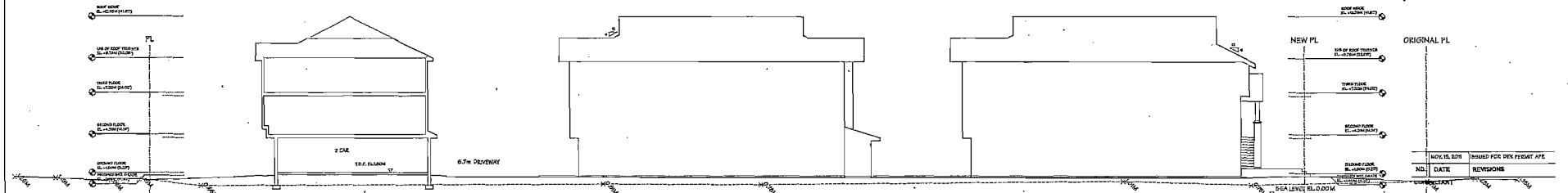
Plan 7 Mar 29 2012  
DP 11-594282

SHEET NO.

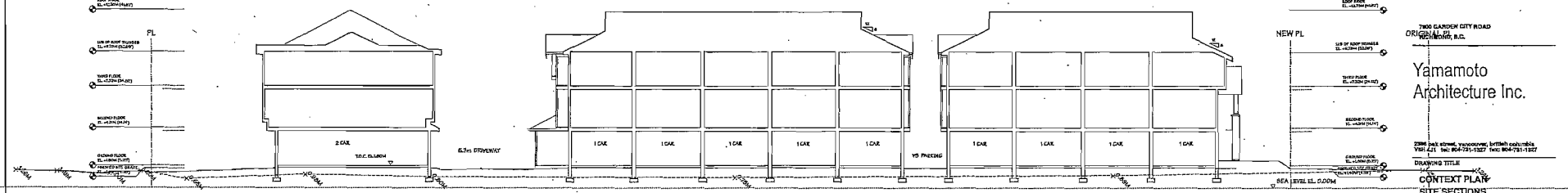
PROJ. NO. 1102



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



SITE SECTION 2  
SCALE: 1/8"=1'-0"



SITE SECTION 3  
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
	NOV. 16, 2011	ISSUED FOR DEK FREEMAN A/E

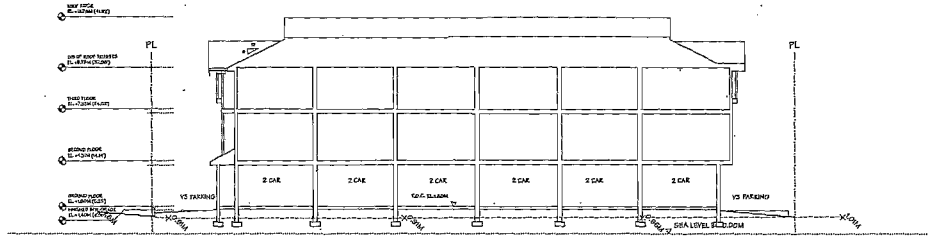
PROJECT  
23 UNIT TOWNHOUSE DEVELOPMENT

2300 CLARIDGE CITY ROAD  
ORLANDO, FL, U.S.A.  
Yamamoto  
Architecture Inc.

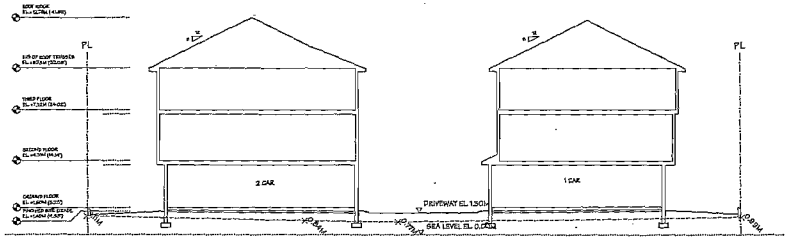
DRIVING TITLE  
CONTEXT PLAN  
SITE SECTIONS

Plan 8 Mar 29 2012  
DP 11-594282

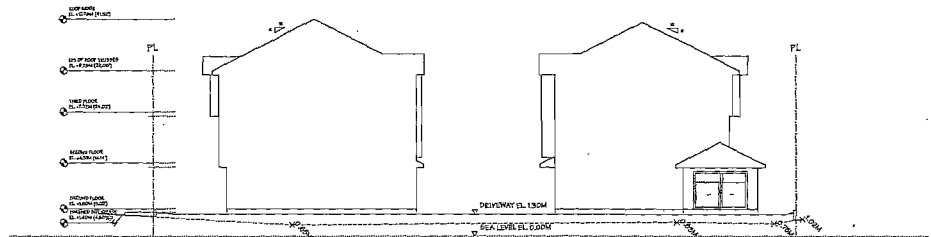
SCALE: 1/8"=1'-0"	SHEET NO.
DATE: JAN. 26, 2011	
DRAWN: TY	
CHECKED:	PRJ. NO. 1158



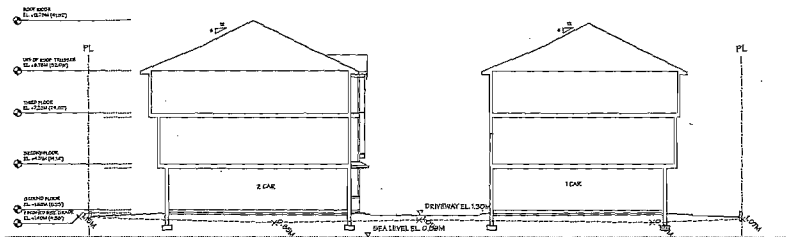
**SITE SECTION A**  
SCALE 1/8"=1'-0"



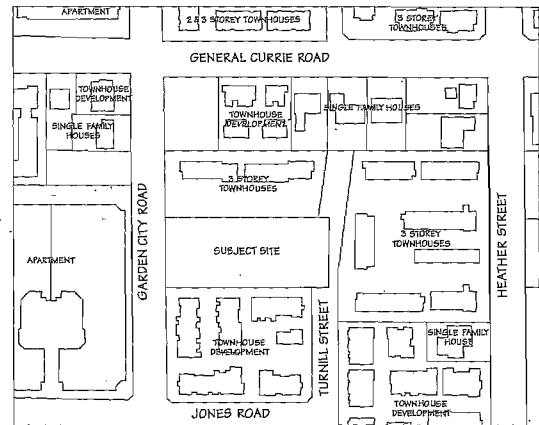
**SITE SECTION C**  
SCALE 1/8"=1'-0"



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



**SITE SECTION D**  
SCALE 1/8"=1'-0"



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

NO.	DATE	ISSUED FOR DEVELOPMENT APPROVAL	REVISIONS

PROJECT  
**23 UNIT TOWNHOUSE DEVELOPMENT**

7800 GARDEN CITY ROAD  
SCHEIDT, E.C.

**Yamamoto**  
Architecture Inc.

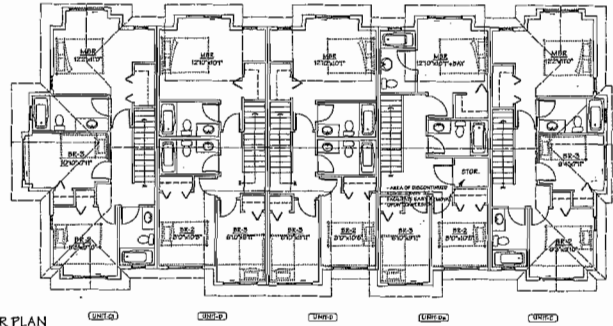
2288 EAST STREET, VANCOUVER, BRITISH COLUMBIA  
VAN V1J 1M1 TEL: 604-731-1227 FAX: 604-731-1227

**CONTEXT PLAN**  
SITE SECTIONS

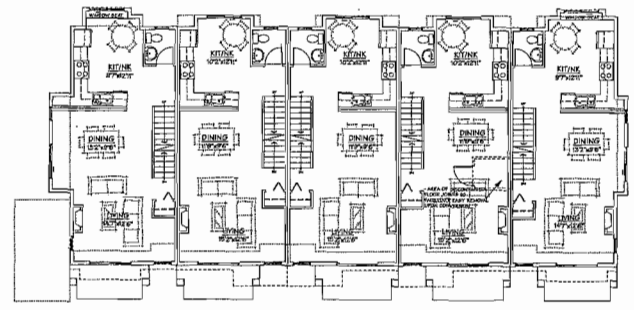
Plan 9 Mar 29 2012  
**DP 11-594282**

SCALE	3/29/12	SHEET NO.
DATE	JAN 26, 2011	
DRAWN	TY	
CHECKED		PROJ. NO. 1152

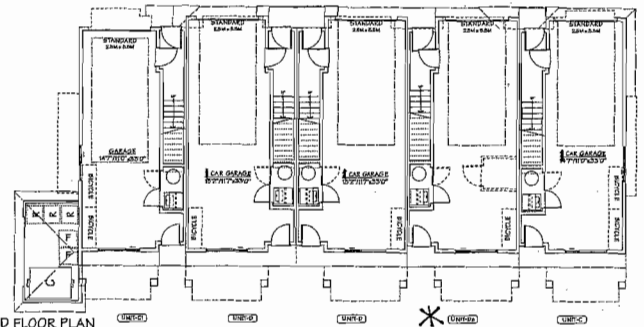




THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEIL. HTS: 8'-0"



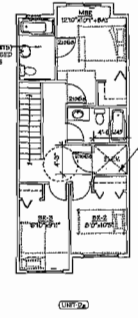
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEIL. HTS: 8'-0"



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

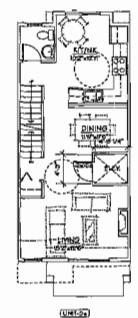
BUILDING NO. 4

SOLID WOOD BLOOMING TO BE PROVIDED FOR GREAT ROOMS IN ALL BATHROOMS (RUC- ALL UNITS) & LATER HANGERS TO BE LEGS FOR ALL DOORS & FEATURES



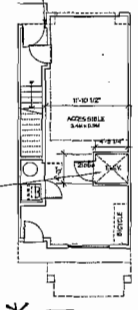
UNIT 201

FRIGIDS WIRING IN WALL FOR FUTURE AUTOMATIC DOOR OPENER



UNIT 202

LOWER SLAB AS REQUIRED FOR LIFT MECHANICAL (TYPE)



UNIT 203  
CONVERTIBLE UNIT PLAN

**AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):**  
 - SOLID BLOOMING IN BATHROOM WALLS TO FACILITATE FUTURE CLEAR BASE INSTALLATION  
 - LEVEL-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

NO.	DATE	REVISIONS
1	JAN 5, 2011	ISSUED FOR A.D.T.
2	NOV 16, 2011	ISSUED FOR CON PERMIT AVE
3	FEB 14, 2012	ISSUED FOR RESUBMIT A.P.C.

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PROJECT  
23 UNIT TOWNHOUSE DEVELOPMENT

7800 GARDEN CITY HEAD  
RICHMOND, B.C.

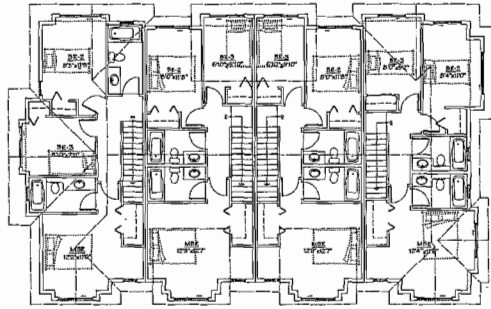
Yamamoto  
Architecture Inc.

2300 40th Street, Vancouver, B.C.  
VAN 6L2 1M6 TEL: 778-7127 FAX: 778-1827

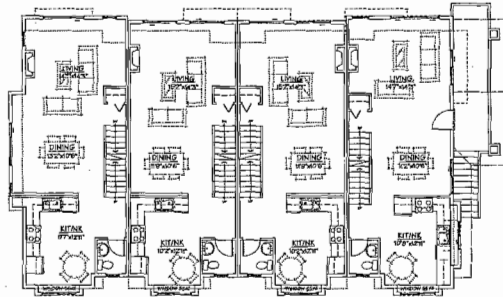
DRAWING TITLE  
ELEVATIONS

Plan 10 Mar 29 2012  
DP 11-594282

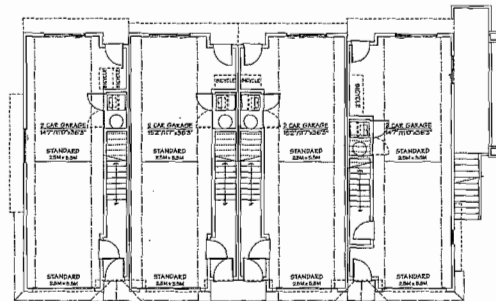
REV.	DATE	SCALE	SHEET NO.
1	JAN 26, 2011	1/8" = 1'-0"	
DRAWN	EM		
CHECKED			PROJ. NO. 1102



THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 9'-0"

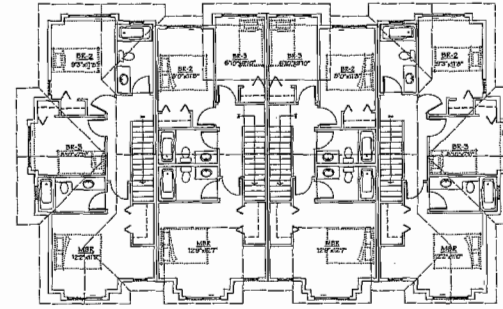


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SCALE: 1/8" = 1'-0"  
CEL. HT: 9'-0"

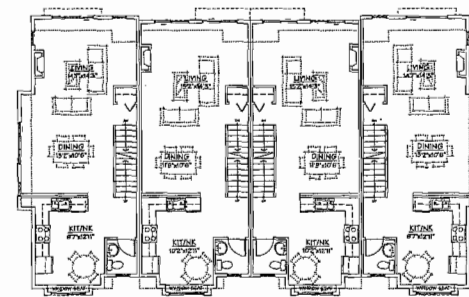


GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 9'-0"

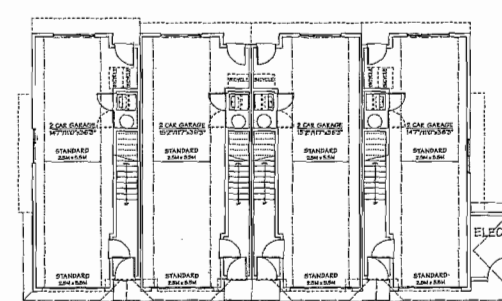
BUILDING NO. 1



THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 9'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 9'-0"



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HT: 9'-0"

BUILDING NO. 2

**AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):**  
 \* BUMP BLOCKS IN BATHROOM WALLS TO FACILITATE FUTURE  
 GRAB BAR INSTALLATION  
 \* LEVEL-TYPE HANDLES FOR FLOORING AND DOOR HANDLES

NO.	DATE	REVISIONS
1	JAN. 5, 2012	ISSUED FOR A.D.P.
2	NOV. 16, 2011	ISSUED FOR DEVELOPMENT APP.
3	FEB. 14, 2012	ISSUED FOR REZONING APP.

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PROJECT  
**23 UNIT TOWNHOUSE  
 DEVELOPMENT**

790 GARDNER CITY ROAD  
 RICHMOND, S.C.

Yamamoto  
 Architecture Inc.

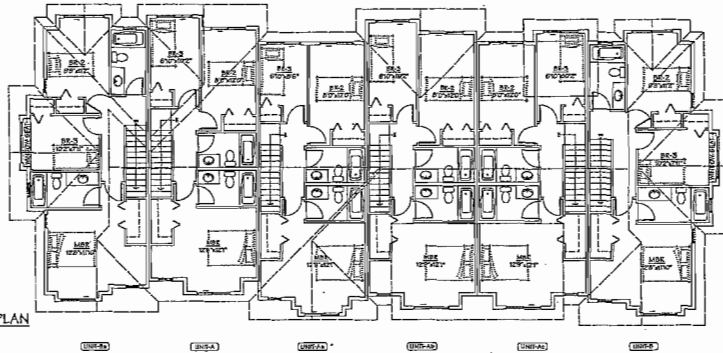
2288 and 2290, 2291, S.W.  
 VERMONT AVE. 751-1127 FAX: 751-1227

DRAWING TITLE  
**ELEVATIONS**

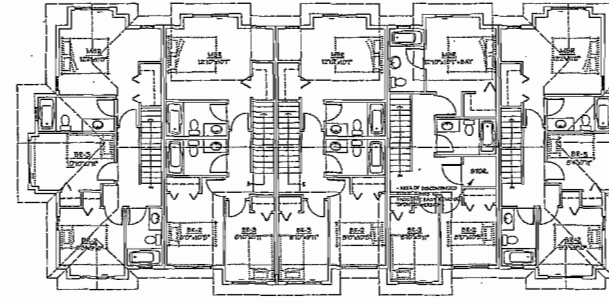
Reference Plan Mar 29 2012  
**DP 11-594282**

SHEET NO.
1122



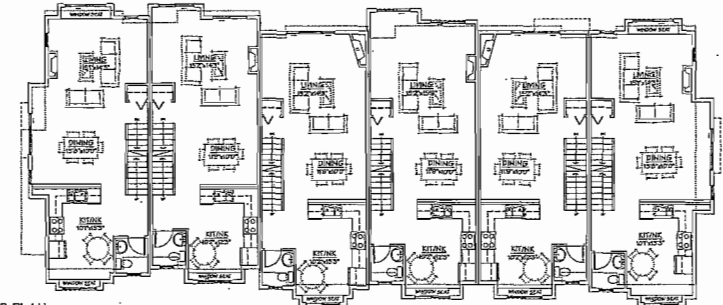


THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HG. 9'-0"

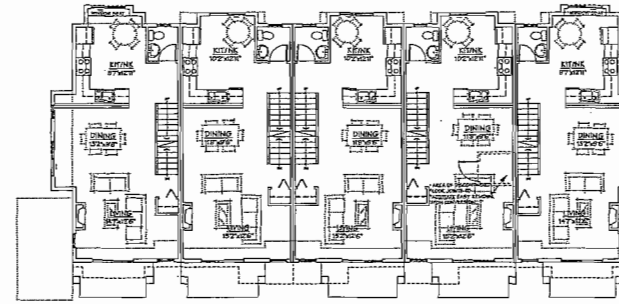


THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HG. 9'-0"

**AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):**  
 • SCISSOR SECTIONS IN WALKWAY HALLS TO INCLUDE FUTURE  
 GLASS BAR INSTALLATION  
 • LEVEL-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

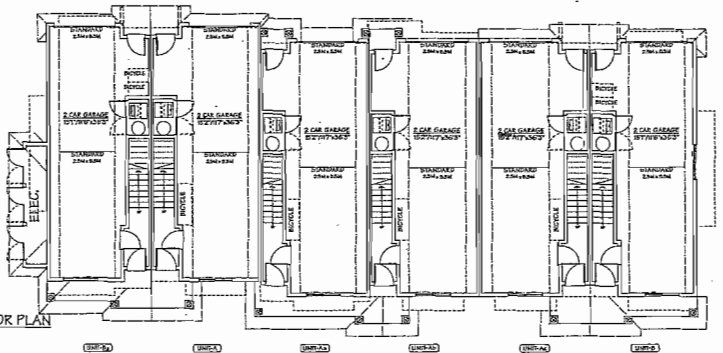


SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HG. 9'-0"

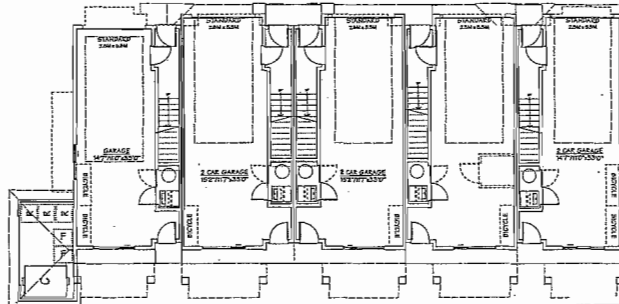


SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HG. 9'-0"

JUL. 5, 2012	ISSUED FOR A.S.A.
NOV. 15, 2012	ISSUED FOR PERMITS AND A.P.C.
FEB. 14, 2013	ISSUED FOR REVISION AND A.P.C.
NO. / DATE	REVISIONS
CONSULTANT	



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HG. 9'-0"



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEL. HG. 9'-0"

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PROJECT  
**23 UNIT TOWNHOUSE  
 DEVELOPMENT**

7800 GARDEN CITY ROAD  
 ROCKINGHAM, B.C.

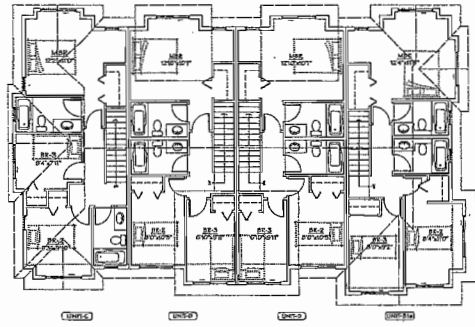
Yamamoto  
 Architecture Inc.

2888 80th Street, Unit 101, Richmond, B.C. V6V 4Z1 Tel: 779-1127 Fax: 779-1927

DRAWING TITLE  
**ELEVATIONS**

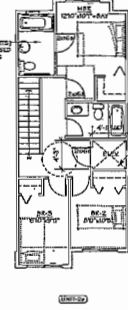
Reference Plan Mar 29 2012  
**DP 11-594282**

SHEET NO.  
 PROJ. NO. 1102



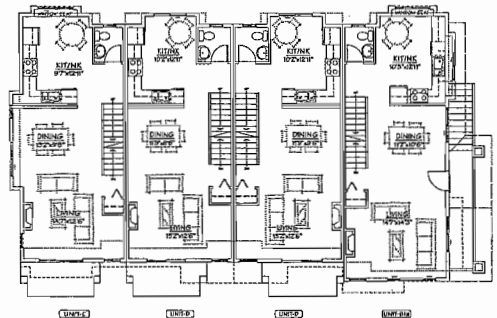
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEIL. HT. 9'-0"

SCUP WOOD BLOOMS TO BE INSTALLED IN ALL UNITS. ALL UNITS & UNITS WANTED TO BE USED FOR ALL DOORS & FENCES

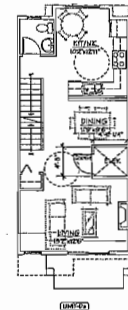


AREA OF UNITS TO BE PROVIDED FOR ALL DOORS & FENCES

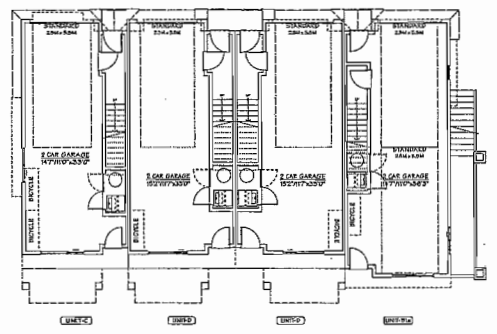
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):  
- SOLID BLOOMS IN WORKROOM WALLS TO FACILITATE FUTURE GEAR RACK INSTALLATION  
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEIL. HT. 9'-0"



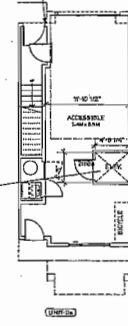
UNIT 201



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CEIL. HT. 9'-0"

BUILDING NO. 5

FURNITURE STORAGE IN WALL ICE PURCHASE AUTOMATICALLY STORED OFFSPACE



LOWER SLAB AS PROVIDED FOR LIFT MECHANICAL (TYP)

CONVERTIBLE UNIT PLAN

NO.	DATE	REVISIONS
1		ISSUED FOR A.B.S.
2		ISSUED FOR THE PERMIT APP.
3		ISSUED FOR KEEPING APP.

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PROJECT  
23 UNIT TOWNHOUSE DEVELOPMENT

7300 GARDEN CITY ROAD  
RICHMOND, B.C.

Yamamoto Architecture Inc.

2300 40th Street, Suite 100, Richmond, B.C. V6V 2G7  
Tel: 779-1122 Fax: 779-1127  
DRAWING TITLE  
ELEVATIONS



Reference Plan Mar 29 2012  
DP 11-594282

REVISION NO.	
PROJ. NO.	1102