



## Development Permit Panel

### Council Chambers

Wednesday, May 30, 2012

3:30 p.m.

#### 1. Minutes

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



#### 2. Development Permit 11-592266

(File Ref. No.: DP 11-592266) (REDMS No. 3488241)

TO VIEW ePLANS CLICK HERE

APPLICANT: Kraftsmen Holdings Ltd.

PROPERTY LOCATION: 4151, 4171 and 4191 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road on a site zoned Town Housing (ZT67); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
  - (b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

#### Manager's Recommendations

*That a Development Permit be issued which would:*

1. *Permit the construction of 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road on a site zoned Town Housing (ZT67); and*

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and*
  - (b) *Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.*



**3. Development Permit DP 12-602996 / HA 12-602998**  
(File Ref. No.: DP 12-602996/HA 12-602998) (REDMS No. 3512815)

TO VIEW ePLANS CLICK HERE

APPLICANT: City of Richmond  
PROPERTY LOCATION: 3811 Moncton Street

INTENT OF PERMIT:

1. Permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and
2. Issue a Heritage Alteration Permit for 3811 Moncton Street in accordance with the Development Permit (DP 12-602996).

**Manager's Recommendations**

1. *That a Development Permit be issued which would permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and*
2. *That a Heritage Alteration Permit be issued for 3811 Moncton Street in accordance with the Development Permit (DP 12-602996).*



**4. Development Variance Permit 12-603451**  
(File Ref. No.: DV 12-603451) (REDMS No. 3513761)

TO VIEW ePLANS CLICK HERE

APPLICANT: British Columbia Marine Employers Association  
PROPERTY LOCATION: 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place)

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for accessory structures from 20.0 meters to 50.0 meters, at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place) on a site zoned “Industrial (I)”.

**Manager’s Recommendations**

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for accessory structures from 20.0 meters to 50.0 meters, at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place) on a site zoned “Industrial (I)”.*



**5. Development Permit 12-603496**  
(File Ref. No.: DP 12-603496) (REDMS No. 3522935)

TO VIEW ePLANS CLICK HERE

APPLICANT: Fusion Project Management Ltd.  
PROPERTY LOCATION: 8900 No. 1 Road

INTENT OF PERMIT:

To permit store front improvements to the existing commercial building at 8900 No. 1 Road on a site zoned “Neighbourhood Commercial (CN)”.

**Manager’s Recommendations**

*That a Development Permit be issued which would permit store front improvements to the existing commercial building at 8900 No. 1 Road on a site zoned “Neighbourhood Commercial (CN)”.*



**6. New Business**

**7. Date Of Next Meeting: Wednesday, June 13, 2012**

**8. Adjournment**



## Development Permit Panel

Wednesday, April 25, 2012

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Robert Gonzalez, Chair  
Dave Semple, General Manager, Parks and Recreation  
John Irving, Director, Engineering

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

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 11, 2012, be adopted.*

**CARRIED**

### 2. Development Permit 09-466065

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

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.

### **Applicant's Comments**

Taizo Yamamoto, Yamamoto Architect Inc., spoke on behalf of the applicant regarding the proposed 10-unit townhouse development on Williams Road, opposite the South Arm Community Centre. The layout is organized around a driveway that provides access from Williams Road, as well as an east-west drive aisle to provide access to all unit garages. Mr. Yamamoto provided the following details:

- the massing of the proposed development respects the context of the single-family dwellings to the north, east and west of the subject site;
- three-storey units are proposed at the centre of the project, while two-storey units are at the east and west ends of the project;
- the outdoor amenity space is within the central portion of the site;
- permeable pavers in the drive aisle connect to the outdoor amenity area; pavers also distinguish the drive aisle ends;
- a small play structure, with climbing apparatus, is located in the outdoor amenity area, an area that also features seating and a trellis structure;
- proposed building material is Hardie-Plank siding, in a variety of forms;
- a warm colour palette of tans and grays, with darker coloured trims, is planned, with a truss element meant to create some shadow on the units' facades;
- the second storey roof form is emphasized, to create an illusion of a smaller form;
- sustainable measures include, among others, low e-glass windows, and energy efficient appliances;
- one convertible unit is included in the design, and all other units have blocking, for future aging-in-place fixtures.

Mr. Yamamoto concluded his remarks by stating that the requested variances were both parking-related.

### **Staff Comments**

Holger Burke, Development Coordinator, advised that staff supports the application, and noted that, with respect to the request to allow tandem parking stalls, this type of parking configuration is a common feature of townhouse unit developments.

Mr. Burke added that the request to provide a small-car parking stall in five of the townhouse units would allow an increase of space in the outdoor amenity area.

### **Panel Discussion**

Discussion ensued between the Panel and staff, and the following advice was provided by Mr. Burke and Edwin Lee, Planning Technician:

- it is envisioned that both neighbouring 8551 Williams Road and 8491 Williams Road will be developed in the future as extensions to the subject site, with potential cross-access through the subject site;
- end units of the proposed development, on either side, step down to two-storeys to be consistent in height with the existing older home to the east, as well as other homes in the area;
- cross-access for the purposes of the proposed garbage and recycling facility on the subject site benefits future development to the east, but not the future development to the west of the subject site; and
- the facilities are appropriately sized.

The Panel requested that Masa Ito, of Ito and Associates Landscape Architects, provide details of the landscape design scheme. Mr. Ito advised that:

- the Williams Road street frontage will be as lush as possible and will feature an assortment of shrubs, ground covers, perennials and grasses associated with different seasons of the year;
- all front yards along the street frontage will have a picket fence element;
- each unit will have a private yard at the back where pavers will be a feature of the patio surface;
- flowering trees will be provided along the back of the units, along with other elements to provide a visual buffer between neighbouring properties to the north; and
- the outdoor amenity area, that shares an entrance to the units, features children's play equipment that has a sculptural element.

In response to a query, Mr. Yamamoto used display boards to indicate the location of the visitor-parking stall.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

There was general agreement that the proposed development was a good one, and that the sculptured feature of the children's play equipment was an asset.

**Panel Decision**

It was moved and seconded

*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.*

**CARRIED**

**3. Development Permit 11-594282**

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

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.

**Applicant's Comments**

Taizo Yamamoto, Yamamoto Architect Inc., spoke on behalf of the applicant regarding the proposed 23 unit, three-storey townhouse development on Garden City Road, near Jones Road. The layout includes five separate three-story buildings on a deep site. Mr. Yamamoto provided the following details:

- the site is an 'orphaned lot' that remains after development on adjacent properties;
- the proposed units' massing is in keeping with the neighbouring three-story town house developments to the north and to the south, and viewed from the street, the massing is broken down into smaller scale;
- access to the subject site is from Turnill Street;



**Development Permit Panel  
Wednesday, April 25, 2012**

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- architectural design features, such as stairs leading to the porch and gable treatments, complement the existing townhouse units on the neighbouring sites;
- the Garden City Road frontage features a meandering greenway and a communal pedestrian entry to the site;
- townhouse units are all street-facing along Garden City Road and Turnill Street; units along Turnill Street have a second level balcony, and those along Garden City Road have ground floor porches;
- concrete pavers emphasize the vehicular entry, and are also a feature of the outdoor amenity area; pavers are featured in all visitor parking stalls, and enhance permeability;
- the colour palette for the townhouse units include a mix of neutral tones, and accents are created by the use of brick;
- the outdoor amenity area is in the centre of the subject site, a location away from the enclosed garbage and recycling room, and includes mailboxes, a children's play area with lawn, and seating; and
- sustainable measures include, among others, low e-glass windows, energy efficient appliances, and enhanced site permeability by the use of permeable pavers.

Mr. Yamamoto then addressed the requested variances and advised that:

- the request to reduce the south side yard is meant to address the recycling area only, not the garbage area, and a lower enclosure is the desired outcome; and
- the request to permit a 0.6 metre projection of balconies into the side yard is for eight of the 23 proposed townhouse units, and if granted, the variance would not impact the privacy of the residents of adjacent units; and
- the project includes one adaptable unit, and all other units include aging-in-place features.

Masa Ito, Ito and Associates Landscape Architects, provided the following information regarding the proposed landscape design:

- on-site landscaping along Garden City Road and Turnill Street include lush landscaping, with a variety of flowering trees and plants;
- the Garden City greenway includes new trees;
- adjacent properties feature existing trees, such as an Oak, and Pine trees, as well as plant material that is complemented by the proposed landscape scheme for the subject site; and
- the outdoor amenity area includes shrubs, trees, as well as a large open space for more physical play.

### **Staff Comments**

Mr. Burke advised that staff supports the application, and noted that:

- the requested variances address setbacks and involve the south side yard;
- the primary reason for the requested variances is the retention of five on-site trees along the north property line, and the desire to provide enough room for them to thrive; and
- the project will: (i) complete a portion of Turnill Street with road dedication and will help with traffic flow in the area; and (ii) complete a portion of the Garden City Road greenway.

### **Panel Discussion**

In response to queries, staff advised that the on-site accessible parking stall meets the zoning bylaw requirement, and that the 6.7 metre drive aisle width includes both the paved surface as well as the rollover curb edge.

Mr. Yamamoto added that the configuration of the subject site is such that the on-site accessible parking stall is not directly outside the accessible unit.

### **Correspondence**

Leslie-Anne Blake, #25-7533 Heather Street (Schedule 1).

Mr. Burke advised that Ms. Blake had made three suggestions. He remarked that her suggestion to install a stop sign at Jones Road and Turnill Street was an idea staff would look into.

In response to another of Ms. Blake's suggestions, that parking on one side of Turnill Street be limited, Transportation staff advised that the completion of Turnill Street, as a direct result of the proposed development, would improve parking. Mr. Burke further added that staff would assess Ms. Blake's third suggestion, that speed humps be added to Heather Street, and that staff would respond to Ms. Blake in writing.

### **Gallery Comments**

None.

### **Panel Discussion**

The Panel noted that finishing Turnill Street would make a significant difference to the neighbourhood, and would improve traffic issues in the area.

**Panel Decision**

It was moved and seconded

*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.*

**CARRIED**

**4. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled for Wednesday, May 16, 2012 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, May 30, 2012*

**CARRIED**

**5. Date Of Next Meeting: Wednesday, May 30, 2012**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:57 p.m.*

**CARRIED**

**Development Permit Panel  
Wednesday, April 25, 2012**

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 25, 2012

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Robert Gonzalez  
Chair

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Sheila Johnston  
Committee Clerk

April 13, 2012

Mr. David Weber  
Director, City Clerks Office  
6911 No.3 Road  
Richmond, BC  
V6Y 2C1  
604.276.4007

**Schedule 1 to the Minutes of  
the Development Permit  
Panel meeting of Wednesday,  
April 25, 2012.**

<b>To Development Permit Panel</b>	
Date:	APR. 25. 2012
Item #	3
Re:	DP 11-594282

Re: Development permit DP 11-594282

Dear Mr. Weber:

I am happy to support this new townhouse development only if, the City of Richmond re-works some of the street sign and bylaws to support the added traffic to the neighbourhood.

An addition of a stop sign at the end of Jones Road at Turnhill Street is greatly needed. Too many times I have crossed the street with my children to have someone speed in from Garden City Road and not stop as we cross. This is extremely dangerous and needs to be addressed immediately and is more relevant now with this new development and the future increase traffic. I would also request that new parking regulations be implemented on Turnhill Street as well. Parking should be limited to one side of the street for cars to pass safely as well as bicycles.

With this increased traffic on Turnhill and Jones there will be increased traffic on Heather Street between Blundell and General Currie. I would like to request speed bumps be added on Heather Street in this area. Since one side is a park with a children's playground, people with dogs who visit the park and many seniors that take walks through the park from neighbouring developments. Again, too many times to count, a speeding vehicle races down Heather from Blundell to General Currie and too many times have almost hit people, dogs, children or other cars in the process.

Please review these suggestions with your planning department and roadworks department as these are necessary and vital in keeping pedestrians, cyclists, and other drivers young and old, safe in our Heather Street neighbourhood.

Sincerely,



Leslie-Anne Blake  
25-7533 Heather Street  
Richmond, BC  
V6Y 2P8





**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 1, 2012  
**File:** DP 11-592266  
**Re:** Application by Kraftsmen Holdings Ltd. for a Development Permit at 4151,  
4171 and 4191 No. 4 Road

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road on a site zoned Town Housing (ZT67); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
  - b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Kraftsmen Holdings Ltd. has applied to the City of Richmond for permission to develop 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road. The site is being rezoned from Single Detached (RS1/F) to Town Housing (ZT67) for this project under Bylaw No. 8788 (RZ 10-545531). The site is currently vacant.

A Servicing Agreement for site servicing and frontage improvements along No. 4 Road is required prior to issuance of a Building Permit for the site.

### 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

The site is located within the Alexandra Neighbourhood of the West Cambie Area Plan, Schedule 2.11A of the Official Community Plan (OCP). The Alexandra Neighbourhood Land Use Map designates this area as "Character Area 5 – Low Density Housing" for "2 & 3-storey Townhouses." Development surrounding the subject site is as follows:

- To the North: A recently approved multiple-family development (three-storey townhouses, under construction), zoned Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie);
- To the East: Across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood, zoned Single Detached (RS1/B);
- To the South: Existing single-family homes fronting No. 4 Road in an area designated for Townhouses; and
- To the West: Tomsett Elementary School.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 7, 2011. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Disruption in the neighbourhood from construction trucks not adhering to appropriate construction hours.

*A Construction Parking and Traffic Management Plan has been submitted and approved by the Transportation Department. Construction hours are noted on the Construction Parking and Traffic Management Plan and traffic controllers will be hired to ensure trucks adhere to appropriate hours.*

2. Tree retention and the survivability of replacement trees.

*A letter of undertaking for arborist services during construction has been submitted.*

3. The proposed reduction of the north side yard setback to accommodate a garbage and recycling enclosure.

*Location of enclosure along the north property line pertains to the garbage/recycling enclosure in the adjacent development to the north. Proposed location will also provide a convenient location for both residents and garbage/recycling pick up.*

4. The negative impact on the health of residents from aircraft noise and pollution from the overhead flight path.

*All residential units are required to achieve CMHC interior noise standards and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" in order to comply with the OCP Aircraft Noise Policy. An acoustical report, demonstrating how the required noise and thermal condition standards has been submitted, and recommendations from the acoustical report have been incorporated in the proposal.*

5. The destruction of the natural environment, including the school yard at nearby Tomsett Elementary School due to the addition of sewer pipes.

*Minimum excavation required to connect to existing sewer pipes located on the school site.*

#### **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 Town Housing (ZT67) 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 minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.);

*(Staff supports the proposed variance as the proposed development will not restrict development of lands to the south of the subject site. In keeping with the Area Plan liveability and urban design objectives, a development concept for the neighbouring development parcels has been prepared and reviewed by staff, and is on file. Although the proposed parcel size does not meet the minimum requirement, the applicant has demonstrated that this block could be developed in an unified approach).*

- 2) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

*(Staff supports the proposed variance, as it is a minor variance, which pertains to single-storey garbage and recycling enclosure attached to Building No. 7 to encroach into the north side yard setback. The enclosure has solid roof cover, but building is left open for ventilation as well as visibility for security purposes.)*



## Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, December 21, 2011 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, siting and orientation of the buildings respect the massing of the surrounding built environment. The proposal can be considered as an extension of the adjacent development to the north. The proposed three-storey height of units is appropriate within this sub-area to achieve intended urban character envisioned for this area.
- Cross-access drive aisle and townhouse unit back yard conditions are provided at the interface to the existing single-family lots to the south. The increased setbacks (4.5 m) minimize overlook and overshadowing to the adjacent existing single-family homes, and potential future townhouse developments.
- The applicant is proposing to raise the site grade. It is anticipated that the site grade of the adjacent older single-family lots to the south will also be raised through future redevelopment. Perimeter drainage will be installed as part of the Building Permit to ensure the proposed grade change does not adversely impact the surrounding sites.
- The applicant has addressed privacy for the adjacent townhouse units to the north through the retention of the existing 1.8 m height solid wood privacy fencing and the provision of planting along the north property line.
- Direct access to the adjacent school site is provided through a private locked pedestrian gate at the west end of the internal walkway between Buildings #2 and #3, linked to the amenity area onsite.

### *Urban Design and Site Planning*

- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting No. 4 Road, complete with a landscaped edge, a low retaining wall, low metal fencing, and gates to individual townhouse unit front doors.
- All units along No. 4 Road have direct access from the sidewalk to the first habitable level (2<sup>nd</sup> floor) of the units.
- Vehicle access is via an existing Public Right-of-Passage (PROP) Right-of-Way (ROW) (BCP45651) on the adjacent townhouse development to the north at 4099 No. 4 Road.
- A separate pedestrian entrance to the development site is proposed between Buildings #5 and #6.
- The site layout includes 25 three-storey townhouse units. The townhouses are provided in six (6) four-plexes and one (1) detached convertible unit.

- A total of 49 residential parking stalls are provided for this 25 unit townhouse development, which exceeds the bylaw requirement. Tandem parking spaces are proposed in 24 of the units. Registration of a legal agreement, prohibiting conversion of tandem parking area into habitable area, is required. A handicap parking stall is provided in the convertible unit.
- 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. Mailboxes and short-term bicycle parking spaces are also located at a central location next to the outdoor amenity area.

### *Architectural Form and Character*

- The massing of the proposed development shares some architectural elements of the adjacent development to the north to create a strong rhythm and reinforce the existing character along the streetscape.
- Individual units are well articulated and buildings facing onto No. 4 Road appear to be 2-1/2 storeys to encourage interaction with the pedestrian realm.
- Visual interest has been incorporated with a variety of roof elements, projecting bays, and a range of materials and colour finishes.
- The proposed exterior finish materials (narrow exposure (4 in.) horizontal vinyl siding, wide exposure (6 in.) horizontal Hardie plank siding, Hardie panel, painted wood trim and fascia, and asphalt roof shingles) are generally consistent with the OCP Guidelines. The proposed materials are consistent with the material palette of the adjacent townhouse development to the north.
- The cool colour palette of the proposed development complements the warm colour palette of the adjacent townhouse development to the north.
- The impact of blank garage doors has been mitigated with narrow width, transom windows, overhanging decks, planting islands, and pedestrian entries.
- One (1) convertible unit has been incorporated into the design. An alternate floor plan demonstrating simple conversion potential to accommodate a person in a wheelchair is provided (see convertible unit plan for the "C" unit where an elevator may be installed; the base and framing of the opening for installation of a hydraulic elevator is provided in this unit).
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

### *Landscape Design and Open Space Design*

- The applicant is proposing to remove all of the 52 bylaw-sized trees on-site identified for removal at the rezoning stage; 104 replacement trees are required.
- The applicant is proposing to plant 46 replacement trees on-site and provide cash-in-lieu (\$29,000) for off-site planting of the balance of the replacement trees (58 trees) prior to issuance of the Development Permit.

- A Tree Cutting Permit was issued for the removal of two (2) trees (out of the 52 trees identified for removal) due to impeding of demolition. All other bylaw-sized trees are retained and protected on-site. The balance of bylaw-sized trees on-site identified for removal (50 trees) will be retained on-site until the Development Permit is issued.
- The applicant has committed to the protection of one (1) tree located on the adjacent property to the south at 4211 No. 4 Road and one (1) tree located on the adjacent property to the west at 9671 Oldin Road. Tree protection fencing on-site around the driplines of all trees to be retained on the neighbouring properties will be required prior to any construction activities, including building demolition, occurring on-site. A contract with a certified arborist to inspect tree protection fencing on-site and oversee construction activities within the tree protection zones has been provided.
- The landscape design includes the planting of trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping. The proposed lot coverage for landscaping with live plant materials is 28.3%.
- Outdoor amenity space is proposed within the site at a central location, and satisfies the OCP requirements for size, location, visual surveillance and access. It includes an area designed for active children's play (three (3) tree climbers are proposed on fibar surface) and an area for passive recreation.
- The streetscape fences have three (3) different gate designs to create a pattern and identity along the property edge.
- Large specimen conifers have been added to compensate for the large conifers trees removed on-site.
- Permeable pavers are proposed on a large portion of the internal drive aisles, visitor parking areas, and private patio areas to improve the permeability of the site. The proposed lot coverage for permeable surface is 13%; the total lot coverage for porous surfaces is therefore increased to 41.3%.
- The proposed Allan Block retaining wall, capstones stairs, 36 in. high wood fence with gates, as well as 11 Magnolia trees along the No. 4 Road frontage are located within a new 3.0 m ROW. An encroachment agreement is required prior to Building Permit issuance.
- Cash-in-lieu (\$31,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 10-545531).

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

- Centrally located outdoor amenity area and mailbox kiosk for maximum surveillance.
- Unit entrances visible from other units and street for passive surveillance.
- Hierarchy of spaces from public to private, creating territoriality. Open spaces range from shared open spaces (amenity area, pedestrian walkway to No. 4 Road) to more private (walkway to school) to private yards. This increasing privacy is evident through planting and fencing.

### ***Sustainability***

- The development proposes a fairly small typical unit, which maximizes land use and increases efficiency of utilities.

- Buildings incorporate from one (1) to four (4) units; maximizing party walls and minimizing extend of exterior envelope (and heat gain/loss).
- The development proposes less site coverage than allowed and integrates permeable pavers on 13% of the site surfaces to assist on-site storm water management.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Low E-glass windows, Energy Star appliances and low flow fixtures are provided in all units.

#### *Aircraft Noise Sensitive Land Use Policy*

- In consideration for rezoning, the developer has agreed to sign a Restrictive Covenant, agreeing to have the building designed to incorporate adequate sound measures against aircraft noise before obtaining a rezoning.
- The developer has submitted a report on recommended acoustic sound insulation measures prepared by a registered professional qualified in acoustics.
- The developer has submitted a report identifying measures to incorporate central air conditioning in the construction of the building in order to maintain the acoustic integrity of the building envelope, essential to maintain a highly liveable interior environment when windows are shut, particularly during warm summer months.
- The developer has agreed to retain a registered professional to certify that any required noise insulation measures have been installed according to the report recommendations, before obtaining the Occupancy Permit.

#### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The subject proposal complies with City-wide and Alexandra Neighbourhood Sub-Area objectives for development and population growth. The applicant has agreed to the list of Development Permit Considerations included in **Attachment 3**. On this basis, staff supports the proposal and recommends that the Development Permit be issued.



Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet  
Attachment 2: Advisory Design Panel Minutes and Design Responses.  
Attachment 3: Development Permit Considerations Concurrence



DP 11-592266

Attachment 1

Address: 4151, 4171 and 4191 No. 4 Road

Applicant: Kraftsmen Holdings Ltd. Owner: Westmark Developments (West Cambie) Ltd.

Planning Area(s): West Cambie

Floor Area Gross: 3,603.3 m<sup>2</sup> (38,787 ft<sup>2</sup>) Floor Area Net: 2,485.3 m<sup>2</sup> (26,861 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	4,051.2 m <sup>2</sup>	3,836.1 m <sup>2</sup>
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Residential Area 2 - 0.65 base FAR (maximum 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT67)
Number of Units:	3 single-family dwellings	25 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	35.7%	none
Lot Coverage – Non-porous Surfaces	n/a	58.7%	n/a
Lot Coverage – Landscaping:	n/a	28.3%	n/a
Setback – Front Yard:	Min. 5.0 m	5.0 m	none
Setback – Side Yard (north):	Min. 3.0 m	1.6 m	variance requested
Setback – Side Yard (south):	Min. 3.0 m	3.0 m	none
Setback – Rear Yard:	Min. 3.0 m	3.0 m	none
Height (m):	Max. 12.0 m & 3 storeys	11.39 m	none
Lot Size:	5,000 m <sup>2</sup>	3,836 m <sup>2</sup>	variance requested
Off-street Parking Spaces – Resident/Visitor:	38 / 5	49 and 5	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	43	54	none
Tandem Parking Spaces	permitted	48	none
Bicycle Parking – Class 1/2	32 / 5	32 / 5	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$37,000 cash-in-lieu	none

Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 25 units = 150 m <sup>2</sup>	180 m <sup>2</sup>	none
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Excerpt from the Minutes from  
The Design Panel Meeting

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

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

The comments of the Panel were as follows:

1. design development to look at the paving treatment to provide tactility and to make the internal streetscapes more friendly;  
*Pavers have been added to the main internal street.*
2. consider variations in colour to the garage doors to make the internal streetscape more friendly;  
*Variations provided.*
3. consider improvements to express the project's identity;  
*2 signs have been located, one at the left of the entry and on as you enter into this portion of the property.*
4. consider design elements at the corners of the entry building to identify the project and mark the entry into the development from the shared drive aisle;  
*Shed roofs added to Unit A1a to provide additional parked depth at entry of project.*
5. consider providing a small tree for each unit along No. 4 Road;  
*Small tree added.*
6. consider landscaping improvements to provide a sense of entry and place that is warm and inviting, e.g. signage, gating, paving and fencing;  
*2 signs have been located, one at the left of the entry and on as you enter into this portion of the property; pavers have been added to the main internal street.*
7. consider opening up the trees along the south side of the amenity area to increase sunshine penetration and avoid shading;  
*Some trees have been removed to the south of the play area.*
8. consider opportunities to provide creative detailing in the fencing at key locations;  
*3 different gate details have been added for the streetscape fencing.*
9. consider providing one additional convertible unit;  
*The narrow footprint of the tandem unit makes it difficult to accommodate all the features necessary for a convertible unit. One convertible unit is provided in Building 2, Unit C (previously in Building 3).*

10. consider opportunities for accessible-friendly features in other units;  
*Aging in place features such as solid blocking in washroom walls and lever type handles for plumbing and door handles provided in all units.*
11. consider lighting to avoid fence graffiti and surveillance of play area at night;  
*Lighting to be provided.*
12. consider providing a lockable gate to prevent pedestrian traffic through the site, between the school property and No. 4 Road; and  
*Lockable gate for this entrance to the site.*
13. consider providing signage both at the No. 4 Road and drive aisle entries into the site.  
*Added signage at both locations.*





Address: 4151, 4171 and 4191 No. 4 Road

File No.: DP 11-592266

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

1. Final adoption of the Zoning Amendment Bylaw 8788.
2. City acceptance of the developer's offer to voluntarily contribute \$29,000.00 to the City's Tree Compensation Fund for the planting of 58 replacement trees within the City.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. Receipt of a Letter-of-Credit for landscaping in the amount of \$77,574.00 (based on total floor area of 38,787 ft<sup>2</sup>).

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

1. Enter into a Servicing Agreement\* for the design and construction of frontage improvements. Works include, but may not be limited to, the following ultimate cross section across No. 4 Road, from east to west, determined by Transportation Department:
  - existing curb, gutter to remain on the east side of No. 4 Road
  - 3.5 m lane - northbound
  - 3.2 m lane - northbound
  - 3.3 m left turn lane
  - 3.2 m lane - southbound
  - 3.5 m lane - southbound
  - 0.15 m curb and gutter
  - 1.5 m boulevard
  - 2.0 m sidewalk

Note:

  - DCC credits do not apply to the works being constructed.
  - Service connections for the development site are to be included in the SA design drawings set.
2. Registration of an encroachment agreement to allow the proposed Allan Block retaining wall, capstones stairs, 36 in. high wood fence with gates, and 11 Magnolia trees be located within a new 3.0 m right-of-way (ROW) along the No. 4 Road frontage.
3. Payment of City-wide Development Cost Charges (DCCs) and Supplementary Local Area DCCs for the Alexandra Neighbourhood.
4. Payment of \$3,307.47/unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
5. Payment of latecomer agreement charges for the sanitary sewer infrastructure provided along the rear of the site and along Odlin Road by the developer of 4099 No 4 Road.
6. Incorporation of measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including:
  - a. Acoustic and mechanical features to mitigate the impact of potential aircraft noise;
  - b. Accessibility features; and
  - c. Sustainability features.
7. Certification by a registered professional that the Building Permit includes any required noise attenuation measures in accordance with the required acoustic and mechanical engineering report.

8. 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.
9. 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.

Note:

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

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

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

Signed



Date

01-05-2012



No. DP 11-592266

To the Holder: KRAFTSMEN HOLDINGS LTD.  
Property Address: 4151, 4171, AND 4191 NO. 4 ROAD  
Address: C/O KAREN MA  
YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
  - b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.
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 #7 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 \$77,574.00 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 11-592266

To the Holder: KRAFTSMEN HOLDINGS LTD.  
Property Address: 4151, 4171, AND 4191 NO. 4 ROAD  
Address: C/O KAREN MA  
YAMAMOTO ARCHITECTURE INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

---

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

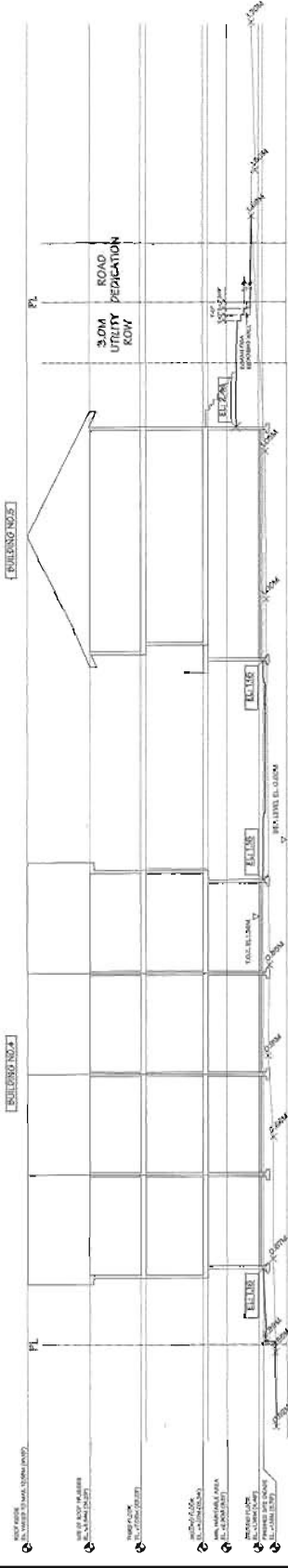
DELIVERED THIS DAY OF

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MAYOR



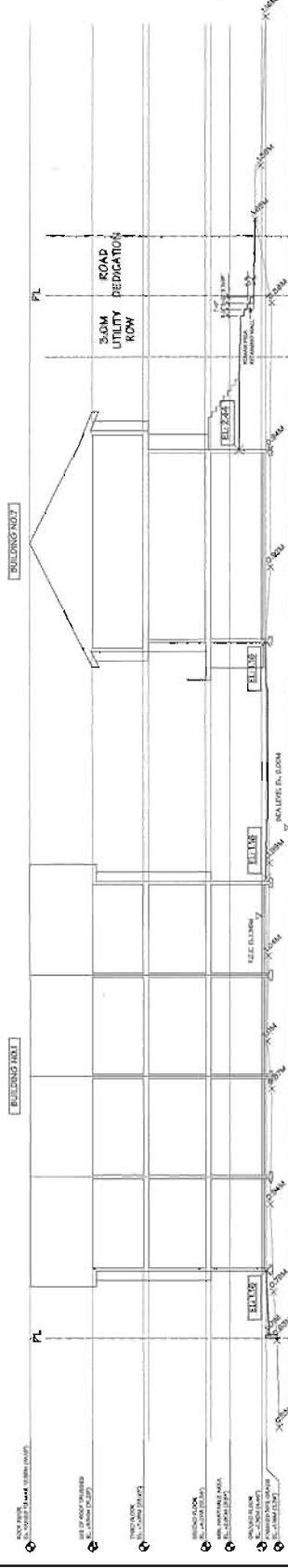




**SITE SECTION - A**  
SCALE: 1/8"=1'-0"



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



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

NO.	DATE	DESCRIPTION
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2	04/11/2012	CONCEPT
3	04/11/2012	CONCEPT
4	04/11/2012	CONCEPT
5	04/11/2012	CONCEPT
6	04/11/2012	CONCEPT
7	04/11/2012	CONCEPT
8	04/11/2012	CONCEPT
9	04/11/2012	CONCEPT
10	04/11/2012	CONCEPT

25 LIGHT TOWNHOUSE DEVELOPMENT  
PROJECT

4555 WYBURN ROAD  
ROSELAND, N.J.

**Yamamoto**  
Architecture Inc.

1000 W. 10TH ST., SUITE 200  
NEW YORK, NY 10014

**SITE SECTION**  
**CONTEXT PLAN**

DATE	04/11/2012
PROJECT	25 LIGHT TOWNHOUSE DEVELOPMENT
SCALE	1/8"=1'-0"
PROJECT NO.	DP 11-592266
DATE	04/11/2012
SCALE	1/8"=1'-0"

**DP 11 592266**  
APR 30 2012 PLAN # 1A







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**pmg**  
LANDSCAPE ARCHITECTS  
Suite 1100 - 4180 Beech Drive  
Burnaby, British Columbia, V5C 6S8  
t: 604 294-0111, f: 604 294-0022

SCALE



NO.	DATE	REVISION DESCRIPTION	BY
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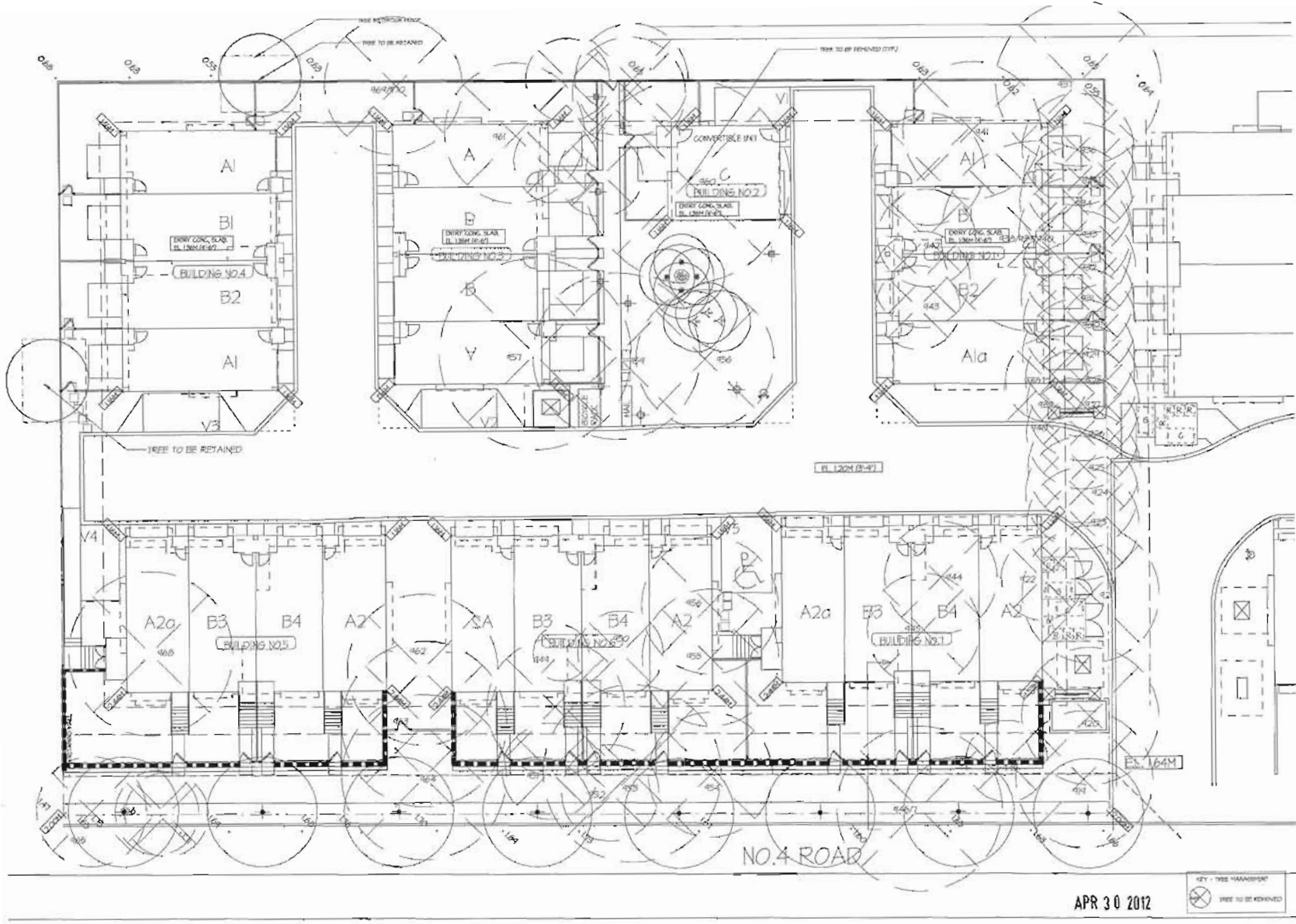
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**PROJECT**  
**25 UNIT TOWNHOUSE DEVELOPMENT**  
4151, 4171, 4311 60.4 ROAD  
RICHMOND, B.C.

**DATE/TITLE**  
**TREE MANAGEMENT PLAN**

DATE: 04/23/12  
SCALE: 1/4"=1'-0"  
DRAWN BY: JH  
CHECKED BY: JH  
DATE: 04/23/12

PMG PROJECT NUMBER: 11-069



APR 30 2012

KEY - TREE MANAGEMENT  
 TREE TO BE RETAINED  
 TREE TO BE REMOVED

DP 11 592266 PLAN 3A

3a

04/23

11-069

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 LANDSCAPE ARCHITECTS  
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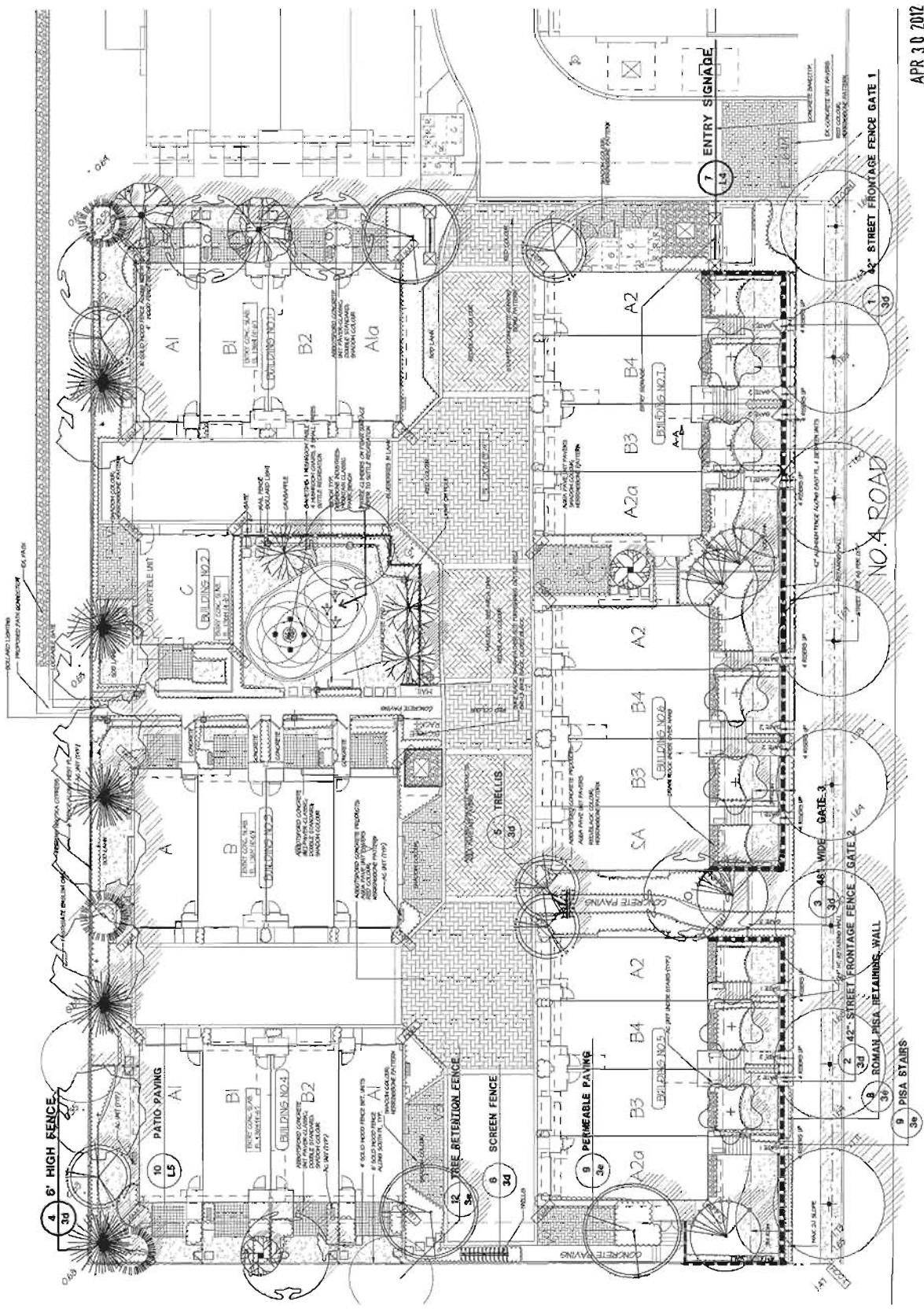


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PROJECT  
 25 UNIT TOWNHOUSE  
 DEVELOPMENT  
 4151, 4171, 4191 NO. 4 ROAD  
 RICHMOND, B.C.

LANDSCAPE  
 TREE PLAN

DATE: 2017.04.15  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: MM  
 CHECKED BY: MM  
 DESIGN NUMBER: 30  
 SHEET NO: 01  
 TOTAL SHEETS: 01



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**pmg**  
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 SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111 FAX: (416) 291-1122

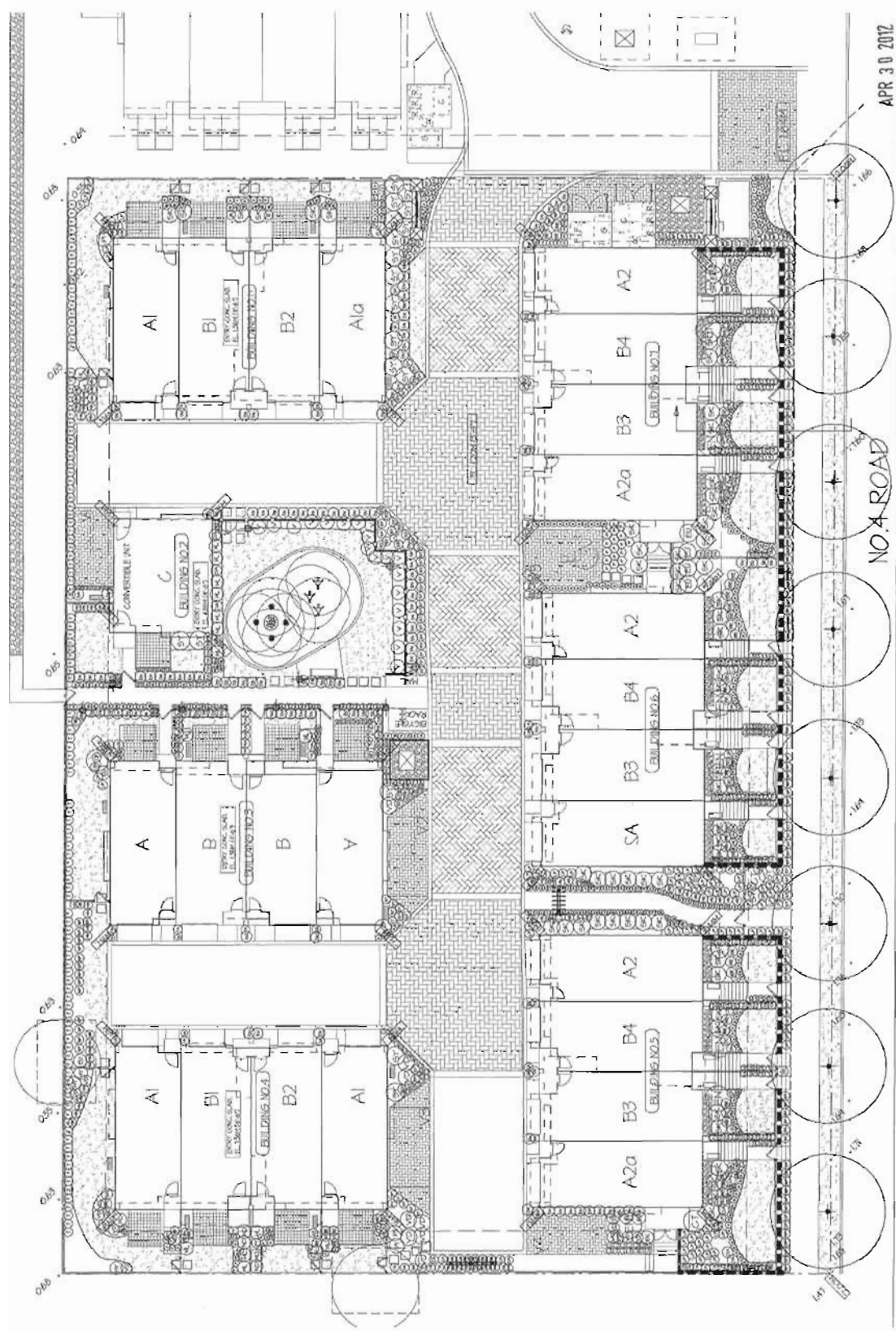


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PROJECT:  
**25 UNIT TOWNHOUSE DEVELOPMENT**  
 4155, 4171, 4191 NO. 4 ROAD  
 RICHMOND, B.C.

**SHRUB PLAN**

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 CHECKED BY: PMJ  
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APR 30 2012

DP 11592266  
 PLAN 3C

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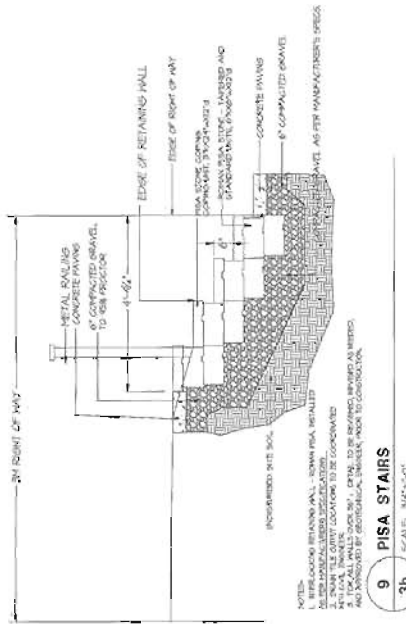


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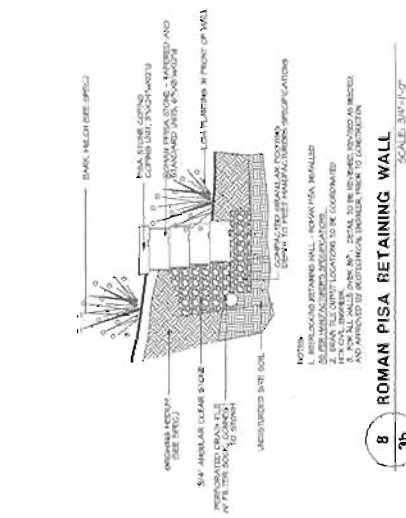


25 UNIT TOWNHOUSE DEVELOPMENT  
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RICHMOND, B.C.

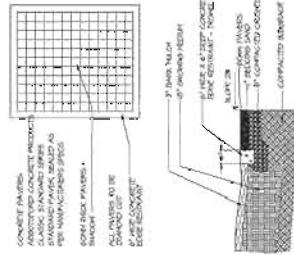
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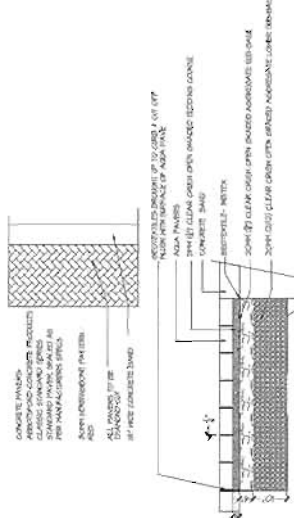
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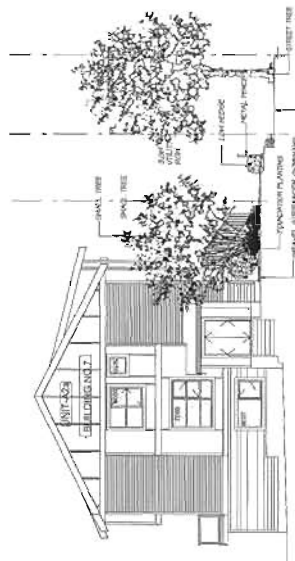
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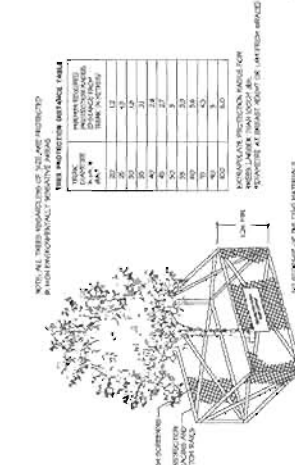
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10 PERMEABLE PAVERS  
SCALE: 3/4\"/>



SECTION A-A  
SCALE: 1/2\"/>



12 TREE RETENTION FENCE  
SCALE: 3/4\"/>



13 TREE RETENTION FENCE  
SCALE: 3/4\"/>

NO.	DATE	REVISION DESCRIPTION	BY
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100	11/15/11	ISSUED FOR PERMITS	J. CHEN

PROJECT: 25 UNIT TOWNHOUSE DEVELOPMENT  
4151, 4171, 4191 NO. 4 ROAD  
RICHMOND, B.C.

DRAWING TITLE: DETAILS

DATE: 11/15/11  
SCALE: 1/2\"/>

DATE: 11/15/11  
SCALE: 1/2\"/>

APR 30 2012  
11 592266

PLAN 3E

SECTION A-A  
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SCALE: 3/4\"/>

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SCALE: 3/4\"/>

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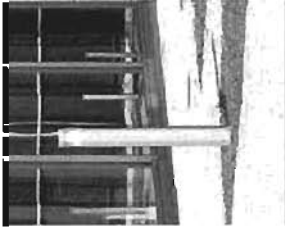
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PMG Environmental, Inc.  
 4151, 4371, 4351, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4377, 4378, 4379, 4380, 4381, 4382, 4383, 4384, 4385, 4386, 4387, 4388, 4389, 4390, 4391, 4392, 4393, 4394, 4395, 4396, 4397, 4398, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4406, 4407, 4408, 4409, 4410, 4411, 4412, 4413, 4414, 4415, 4416, 4417, 4418, 4419, 4420, 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000

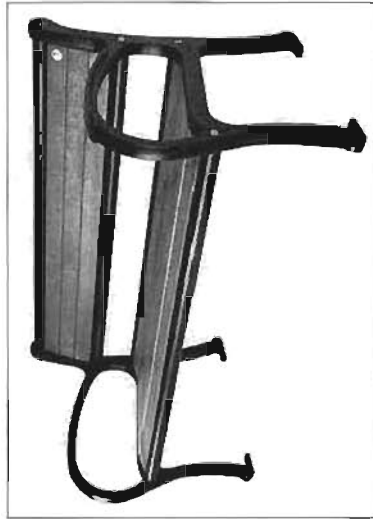
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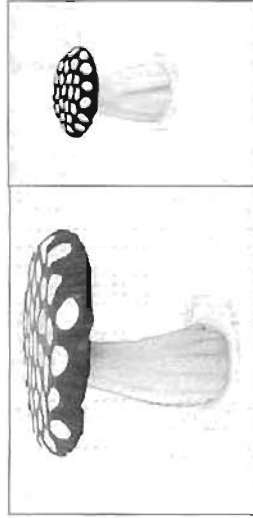
BOLLARD LIGHT FIXTURE,  
 LUMEC - OYB-H, BLACK



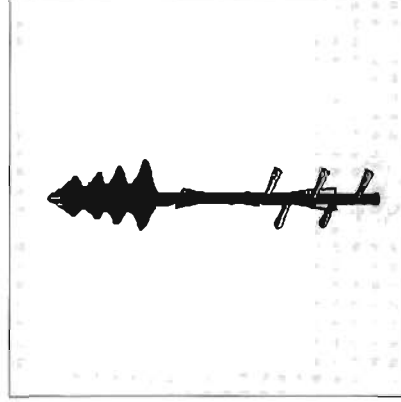
CORA BIKE RACK,  
 EXPO 2104 MODEL,  
 BLACK COLOUR



MOUNTAIN CLASSIC PARK BENCH  
 REFER TO MISFIBONE FURNISHINGS



MUSHROOM TABLE AND CHAIRS BY GANETIME -  
 LOCAL CONTACT SUTILE RECREATION



TREE CLIMBER BY GANETIME -  
 LOCAL CONTACT SUTILE RECREATION

NO.	DATE	DESCRIPTION	BY
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3	02/01/12	REVISIONS	PMG
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PROJECT:  
**25 UNIT TOWNHOUSE DEVELOPMENT**  
 4151, 4371, 4351, NO. 4 ROAD  
 REDBORN, B.C.

DRAWING TITLE:  
**DETAILS**

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 SHEET NUMBER: 31 OF 31

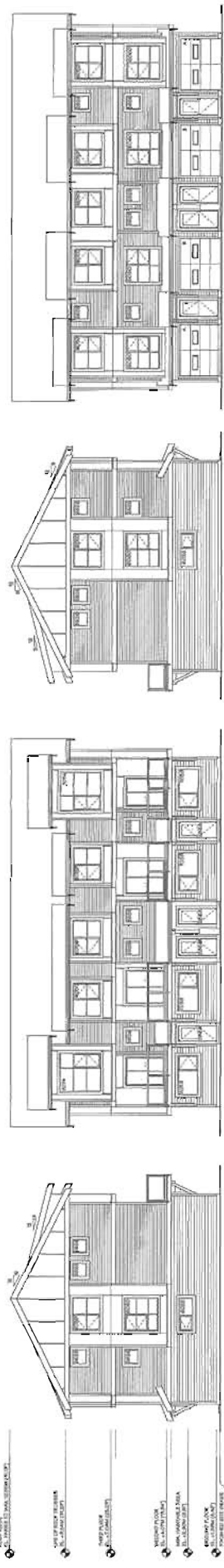
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 APR 30 2012 PLAN 31



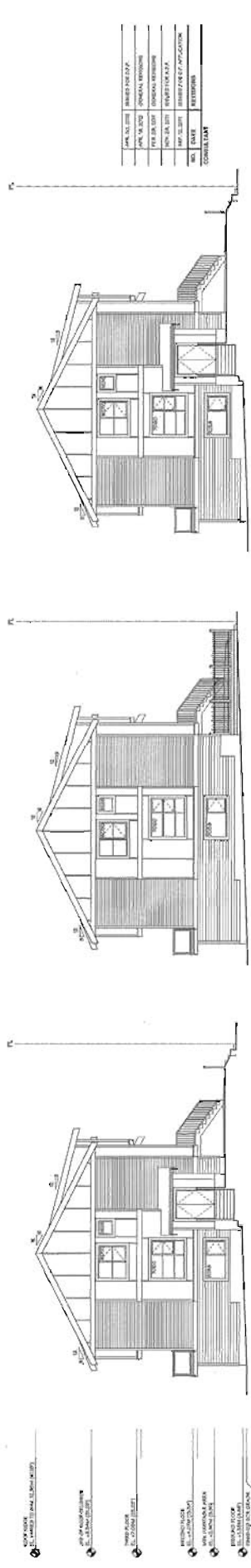








WEST ELEVATION SOUTH ELEVATION EAST ELEVATION NORTH ELEVATION

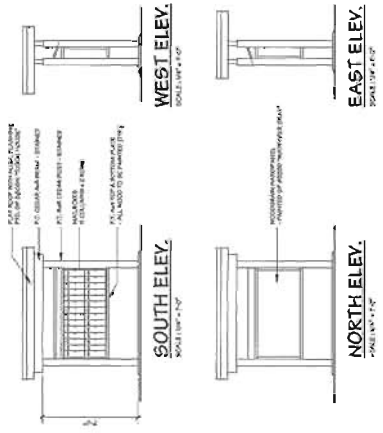


SOUTH ELEVATION SOUTH ELEVATION SOUTH ELEVATION

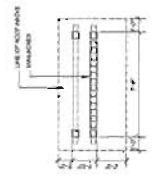
DATE	11/11/11
PROJECT	25 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
DESIGNER	YAMAMOTO ARCHITECTURE INC.
SCALE	AS SHOWN
REVISIONS	
DATE	
BY	
DESCRIPTION	
APPROVED	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	

**COLOR SCHEME**

1. 1/2" (1/2" COORDINATE) (1/2" COORDINATE)  
 2. 1/2" (1/2" COORDINATE) (1/2" COORDINATE)  
 3. 1/2" (1/2" COORDINATE) (1/2" COORDINATE)  
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 9. 1/2" (1/2" COORDINATE) (1/2" COORDINATE)  
 10. 1/2" (1/2" COORDINATE) (1/2" COORDINATE)



WEST ELEVATION EAST ELEVATION SOUTH ELEVATION NORTH ELEVATION



MAILBOX STRUCTURE

**DP 11 592206**  
 APR 30 2012 **PLAN #7**

DATE	11/11/11
PROJECT	25 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
DESIGNER	YAMAMOTO ARCHITECTURE INC.
SCALE	AS SHOWN
REVISIONS	
DATE	
BY	
DESCRIPTION	
APPROVED	
DATE	
BY	
DESCRIPTION	

25 UNIT TOWNHOUSE DEVELOPMENT  
 1111 4TH ST NW  
 ALBANY, GA 31707  
 YAMAMOTO ARCHITECTURE INC.  
 1111 4TH ST NW  
 ALBANY, GA 31707  
 TEL: 706.525.1111  
 FAX: 706.525.1112  
 WWW.YAMAMOTOARCHITECTURE.COM



**AGING IN PLACE FEATURES:**  
 - ALL UNITS ARE DESIGNED TO ACCOMMODATE AGING IN PLACE.  
 - ALL ACCESSIBLE BATHS ARE DESIGNED TO ACCOMMODATE AGING IN PLACE.  
 - ALL UNITS ARE DESIGNED TO ACCOMMODATE AGING IN PLACE.  
**SUSTAINABILITY FEATURES:**  
 (TO BE PROVIDED IN ALL UNITS):  
 - ENERGY STAR APPLIANCES AND LIGHT FIXTURES PROVIDED.  
 - ENERGY STAR APPLIANCES AND LIGHT FIXTURES PROVIDED.

**NOTES:**  
 1. ALL UNITS ARE DESIGNED TO ACCOMMODATE AGING IN PLACE.  
 2. ALL ACCESSIBLE BATHS ARE DESIGNED TO ACCOMMODATE AGING IN PLACE.  
 3. ALL UNITS ARE DESIGNED TO ACCOMMODATE AGING IN PLACE.  
 4. ALL UNITS ARE DESIGNED TO ACCOMMODATE AGING IN PLACE.  
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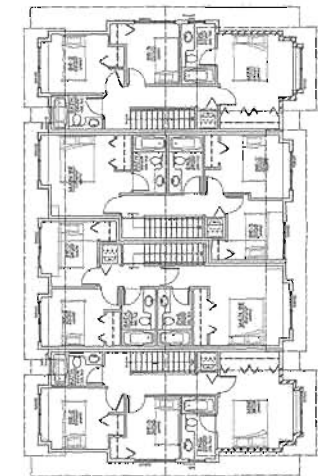
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 15 UNIT TOWNHOUSE DEVELOPMENT

1515 N. 10TH AVE. S.W.  
 DENVER, CO 80202

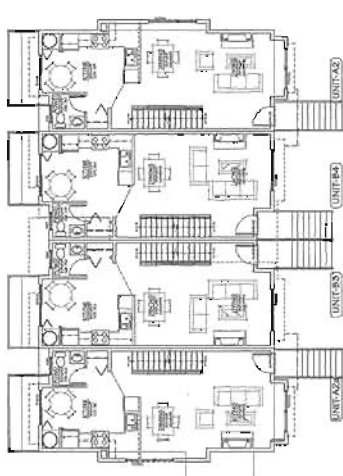
Yamamoto  
 Architecture Inc.

PROJECT TITLE:  
 FLOOR PLANS

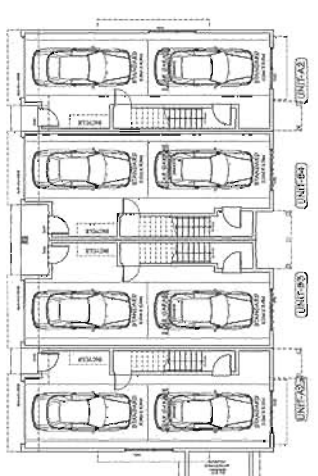
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BY:	Y.A.
CHECKED BY:	Y.A.
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DATE:	04/11/12
BY:	Y.A.
CHECKED BY:	Y.A.
SCALE:	AS SHOWN
PROJECT NO.:	11-00206



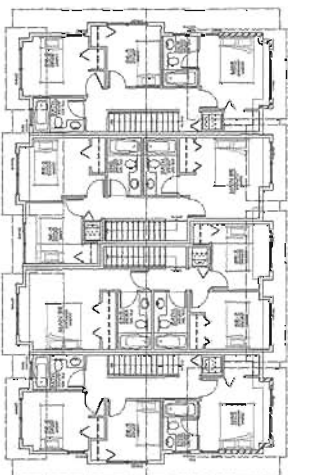
UNIT 301 UNIT 302 UNIT 303 UNIT 304  
 THIRD FLOOR PLAN  
 BUILDING A



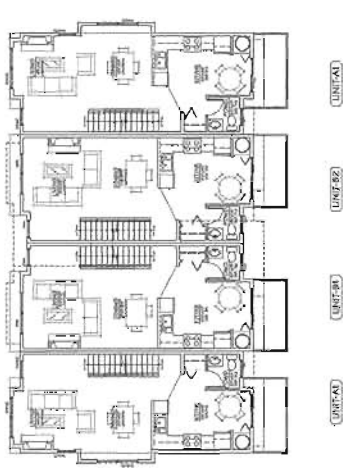
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 SECOND FLOOR PLAN  
 BUILDING A



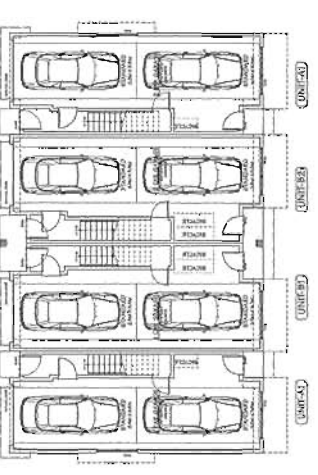
UNIT 101 UNIT 102 UNIT 103 UNIT 104  
 GROUND FLOOR PLAN  
 BUILDING A



UNIT 301 UNIT 302 UNIT 303 UNIT 304  
 THIRD FLOOR PLAN  
 BUILDING B



UNIT 201 UNIT 202 UNIT 203 UNIT 204  
 SECOND FLOOR PLAN  
 BUILDING B



UNIT 101 UNIT 102 UNIT 103 UNIT 104  
 GROUND FLOOR PLAN  
 BUILDING B

REFERENCE PLAN

DP 11 592266

APR 30 2012 PLAN #9



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

1. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

2. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

3. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

4. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

5. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

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8. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

9. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

10. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

**SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS)**

1. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

2. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

3. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

4. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

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9. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

10. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

1. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

2. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

3. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

4. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

5. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

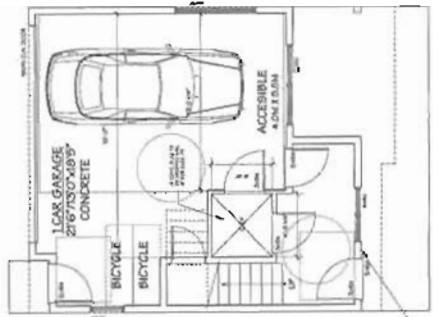
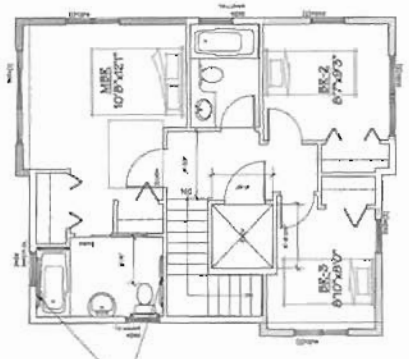
6. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

7. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

8. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

9. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH

10. 1/4" RAMP AT ALL CHANGES IN FLOOR FINISH



UNIT-C

UNIT-C

UNIT-C

**ALT. UNIT C CONVERTIBLE PLAN**  
SCALE 1/8" = 1'-0"

FEATURE CATEGORY	CHECKLIST - CONVERTIBLE UNIT FEATURES	COMPLETION
ENTRY & PORCH	ENTRY DOOR MIN. 48" MIN. CLEAR OPENING @ SWINGING DOOR (SPEC)	COMPLETE
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 60" MIN. DEPTH BY DOOR WITH PUMP AND MAX. ON LATCH SIDE (NOT NEEDED IF BEING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENERS)	ROUGH IN BUILDING PROGRESS
KITCHEN	KITCHEN COUNTER IS 36" MIN. CLEARING AREA, MIN. 48" MIN. CLEAR OPENING @ 2" FLOOR OR 2" SWINGING DOOR (SPEC) WITH FLUSH THRESHOLD MAX. 13 MM HEIGHT	COMPLETE
	STAIRS (AS PER MANUFACTURER SPEC), STAIRCASE WIDTH AND LANDINGS	NOT APPLICABLE
VERTICAL CIRCULATION	VERTICAL LIFT (AS PER MANUFACTURER SPEC), DEPRESSABLE BLAS CONTROL, MIN. AND MAX. HAND TO ACCOMMODATE SHIRT CONSTRUCTION	COMPLETE
	MIN. 800 MM WIDTH	COMPLETE
HALLWAYS	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M DAMAGE SIGHT ACCESS FROM GARAGE TO LIVING AREA WITH MIN. 800 MM CLEARANCE OPENING @ 2" FLOOR OR 2" SWINGING DOOR (SPEC) AND FLUSH THRESHOLD MAX. 13 MM HEIGHT	COMPLETE
	DOOR CLEAR OPENING MIN. 800 MM (2" FLOOR OR 2" SWINGING DOOR) WITH FLUSH THRESHOLD MAX. 13 MM HEIGHT	COMPLETE
BATHROOM (MAY VARY)	TOILET CLEAR FLOOR SPACE MIN. 600 MM AS SIDE AND IN FRONT OF TOILET FOR FUTURE GRAB BARS AT TOILET, TUB AND SHOWER	NOT APPLICABLE
	MIN. 800 MM CLEAR DOOR OPENING @ 2" FLOOR OR 2" SWINGING DOOR (SPEC) WITH FLUSH THRESHOLD MAX. 13 MM HEIGHT	COMPLETE
STORAGE	CLEAR AREA NEEDED INSIDE FUTURE WORK SPACE, PLUMBING AND GAS PIPES IN WALL AND IN-CLOSET LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (SINK, SINK & DISHWASHER)	COMPLETE
	800 MM TURNING DIAMETER OF TURNING PATH (GARAGE)	COMPLETE
LIVING ROOM	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND	COMPLETE
	MIN. 800 MM CLEAR DOOR OPENING @ 2" FLOOR OR 2" SWINGING DOOR (SPEC) WITH FLUSH THRESHOLD MAX. 13 MM HEIGHT	COMPLETE

DATE: 04/11/2012	DRAWN: J. J. J.
DATE: 04/11/2012	CHECKED: J. J. J.
DATE: 04/11/2012	DESIGNED: J. J. J.
DATE: 04/11/2012	PROJECT: J. J. J.
DATE: 04/11/2012	CLIENT: J. J. J.
DATE: 04/11/2012	LOCATION: J. J. J.
DATE: 04/11/2012	PROJECT NO.: J. J. J.
DATE: 04/11/2012	PROJECT NAME: J. J. J.

PROJECT: J. J. J.

CLIENT: J. J. J.

LOCATION: J. J. J.

PROJECT NO.: J. J. J.

PROJECT NAME: J. J. J.

1111 4TH ST, NW, SUITE 1000  
ALBANY, GA 31706

Yamamoto  
Architecture Inc.

CONVERTIBLE UNIT PLAN

REFERENCE PLAN

DP 11592266

APR 30 2012

PLAN #11

DATE: 04/11/2012	PROJECT NO.: J. J. J.
DATE: 04/11/2012	PROJECT NAME: J. J. J.
DATE: 04/11/2012	CLIENT: J. J. J.
DATE: 04/11/2012	LOCATION: J. J. J.
DATE: 04/11/2012	PROJECT: J. J. J.



**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 3, 2012  
**File:** DP 12-602996  
HA 12-602998  
**Re:** Application by City of Richmond for a Development Permit and Heritage  
Alteration Permit at 3811 Moncton Street

---

**Staff Recommendation**

1. That a Development Permit be issued which would permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and
2. That a Heritage Alteration Permit be issued for 3811 Moncton Street in accordance with Development Permit (DP 12-602996).

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.



## Staff Report

### Origin

The City of Richmond has applied for permission to rehabilitate the exterior of the Japanese Fishermen's Benevolent Society Building, which is designated as a Heritage Building in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2).

The Moncton site currently contains a 1½ storey heritage building (Steveston Museum), fronting onto Moncton Street and a one-storey heritage building (Japanese Fishermen's Benevolent Society Building), fronting onto 1<sup>st</sup> Avenue.

No rezoning or Servicing Agreement is required as part of this building rehabilitation.

### Development Information

The Development Permit and Heritage Alteration Permit to relocate the Japanese Fishermen's Benevolent Society Building from 4091 Chatham Street to its current location at 3811 Moncton Street was presented to Development Permit Panel on October 28, 2009 and approved by Council on November 9, 2009 (DP 09-494467 and HA 09-494489).

The subject development proposal includes the following rehabilitation works for the building exterior:

- Repair of the existing building envelope and replacement of any damaged components.
- Restoration of the front porch to its original configuration as determined through existing building materials and archival photographs.
- Restoration of the roof to its original material with cedar shingles.
- Painting of building exterior and trim with heritage colours that are complimentary to the existing colour and historical era of the building.
- Addition of a new double door in an existing door opening, new step and concrete patio at the rear of the south façade.
- Addition of a new door, access for people in wheelchairs, and partially enclosed glazed connection between the Steveston Museum and the Japanese Fishermen's Benevolent Society Building.
- Addition of a gravel path on the north side of the building to provide a connection from 1<sup>st</sup> Avenue into the green space that fronts onto 1<sup>st</sup> Avenue and Moncton Street (Steveston Townsquare).

The interior of the building also requires rehabilitation and will be addressed at a later date by Culture and Heritage staff. A Development Permit and Heritage Alteration Permit are not required for interior works.

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

The subject site is located in the “Core Area” of the Steveston Village Heritage Conservation Area (Steveston Area Plan). Development surrounding the subject site is as follows:

- To the north, is a two-storey mixed-use building with residential above commercial at grade, zoned Steveston Commercial (CS3);
- To the east, across 1<sup>st</sup> Avenue, is a one-storey commercial heritage building, zoned Steveston Commercial (CS2);
- To the south, (on the same site), is a 1½ storey institutional heritage building (Steveston Museum), zoned Steveston Commercial (CS2); and
- To the west, is a green space (Steveston Townsquare), zoned Steveston Commercial (CS2).

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues identified as part of the review of the subject Development Permit and Heritage Alteration Permit applications. In addition, the proposal complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Steveston Commercial (CS2) zone.

## Richmond Heritage Commission Comments

Due to the heritage nature of the project, the application was presented to the Richmond Heritage Commission and not to the Advisory Design Panel. The Richmond Heritage Commission was supportive of the proposal, subject to presentation and consultation with key community groups such as the Steveston Historical Society. The conservation plan was presented to and endorsed by the Steveston Historical Society in February, 2012. The Commission also recommended reaching out to members of the Japanese-Canadian community to inform the interpretive plan, which will be pursued by Culture and Heritage staff at a later date as part of the interior work program. A copy of the relevant condensed excerpt from the Richmond Heritage Commission Minutes from Wednesday, January 18, 2012 is attached for reference (**Attachment 2**).

## Analysis

### *Conditions of Adjacency*

- The proposed restoration works enhance the existing pedestrian-orientation of the streetscape with greater openness and pedestrian scale detail at the front porch entrance.

### *Urban Design and Site Planning*

- The heritage character of the building and streetscape is enhanced with the rehabilitation of the building exterior, restoration of the front porch entry, and transparent connection between the heritage Steveston Museum and the Japanese Fishermen's Benevolent Society buildings.
- An access for people in wheelchairs is provided to the building as part of the new connection addition between the existing buildings. Accessibility measures to ensure barrier-free use will be addressed as part of the future interior works.
- A pedestrian connection is provided on the north side of the building to the green space that fronts onto 1st Avenue and Moncton Street (Steveston Townsquare). This new path replaces the existing boardwalk between the buildings.
- No driveway or parking is located on-site. A variance was approved by Council (DP 09-494467) to not provide off-street parking on the subject heritage building site.

### *Architectural Form and Character*

- The heritage character of the building supports the streetscape and urban quality of Steveston Village sought in the Steveston Area Plan. The existing heritage building materials and colours will be maintained and enhanced with repair and restoration.
- New proposed additions are simple and as transparent as possible to:
  - maintain a clear distinction between the heritage buildings and the modern insertions;
  - minimize any obstruction to opportunities to view the heritage buildings; and
  - connect the buildings without competing with the visual impact of the heritage buildings.
- The existing building envelope will be repaired and any damaged components will be replaced. Materials include painted wood drop channel siding at the front of the building, painted wood v-groove siding at the rear of the building, painted wood window frames, painted wood trim, and painted aluminium gutters.
- The front porch will be restored to its original configuration as determined through existing building materials and archival photographs. The existing enclosed porch will be rebuilt to an open covered porch with wood column supports and double wood doors with glass panels.
- The existing asphalt roof will be restored to its original material with Cedar shingles.
- The building will be painted with Haddington Grey colour, and the trim will be painted with Oxford Ivory colour. The new steel structure will also be painted with the Haddington Grey colour. These heritage inspired colours are complementary to both the existing colour of the building and historical era of the building.
- A new glazed double door with painted steel frame will be inserted into an existing door opening, with new steel step and concrete patio at the rear of the south façade.
- A new partially enclosed glazed connection will be inserted between the buildings to providing a secure passageway between the two (2) buildings and access from 1<sup>st</sup> Avenue for people in wheelchairs. A new glazed single door with painted steel frame inserted into the south façade of the Japanese Fishermen's Benevolent Society Building to provide access.
- The new connection is essentially a transparent extension of the Steveston Museum's north wing, with the same massing and roof pitch. The connection is a free-standing steel frame structure with clear glass wall and roof panels. It stands on a new concrete slab and is not attached to the heritage building façades.

### *Landscape Design and Open Space Design*

- A new gravel path edged with wood strips will be added on the north side of the building to provide a pedestrian connection from 1st Avenue into the green space that fronts onto both 1st Avenue and Moncton Street (Steveston Townsquare).

**Conclusions**

The proposed exterior rehabilitation of the Japanese Fishermen's Benevolent Society Building provides a community benefit by: conserving a heritage resource identified in the Steveston Village Conservation Strategy; and enhancing the heritage character of the Steveston Village Core Area.

Staff recommend that the Development Permit and Heritage Alteration Permit be issued.

A handwritten signature in cursive script that reads "Sara Badyal".

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

SB:blg



**DP 12-602996**

**Attachment 1**

Address: 3811 Moncton Street

Applicant: City of Richmond

Owner: City of Richmond

Planning Area(s): Steveston Village Heritage Conservation Area

	Existing	Proposed
Site Area:	613 m <sup>2</sup>	Remains the same
Land Uses:	Commercial Institutional/Museum	Remains the same
OCP Designation:	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Complies
Zoning:	Steveston Commercial (SC2)	Complies
Number of Units:	2 heritage buildings	New connection between existing buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.38	None permitted
Setback – Moncton Street: Building Porch	Max. 0 m Max. 1.5 m	0 m existing 1.64 m existing	None
Setback – 1 <sup>st</sup> Avenue:	Max. 0 m	0 m to 2.4 m existing	None
Setback – West Side Yard:	N/A	Min 5 m existing	None
Setback – North Rear Yard:	N/A	Min. 3.4 m existing	None
Height (m):	Max. 9 m & two-storey	Under 6 m existing	None
Off-street Parking Spaces:	0 by variance Approved DP 09-464467	0 existing	No new variance

**Annotated excerpt from the Minutes from  
Richmond Heritage Commission**

**Wednesday, January 18, 2012**

Japanese Fishermen's Benevolent Society Building Conservation Plan – James Burton

James Burton of Birmingham & Wood Architects and Planners presented the Conservation Plan to the Commission. Mr. Burton answered questions and the following was noted:

- Now that this building has been relocated, the current aim has been drafting a statement of significance and the proposed conservation plan.
- The eventual goal is to rehabilitate and integrate this building with the Steveston Museum.
- The Conservation Plan consists of an executive summary, statement of significance, condition survey and conservation plan.
- The statement of significance includes the description of the building, heritage values, and character-defining elements.
- This is a rare, unique and valuable building built some time in the early 1900's or very late 1890's and has been modified with additions and two (2) relocations. Its uses have ranged from residential to administrative.
- This building has undergone structural changes through the years with specific emphasis on the porch area. The aim is to reflect the intent of the original structure in most cases. The front porch element will be restored to its original details.
- This building had the unique feature of having two front doors side-by-side and was located between a hospital and a school.
- Mrs. Hajdo-Forbes discussed the possibility of speaking with individuals who grew up in the area in the mid 1900's. Mr. Burton agreed to provide Mrs. Hajdo-Forbes with a questionnaire to interview any individuals who could provide information on this house.
- This house has had different names over time including the "Nurses Residence" and the "Victorian Folkhouse", and has been residential from the 1950's on.
- During the restoration process, retention of the existing fabric of the building is a primary goal with replication of original materials when not salvageable.
- Discussion ensued on identifying impacts to the character-defining elements of the building. Discussion further ensued on conservation strategies and proposed alterations.
- It was noted that the museum will have one person to supervise both buildings. To enable such usage, a secure passageway will be constructed between the Steveston Museum and the Japanese Fishermen's Benevolent Society Building. Discussion ensued on this opening, and how to create a compatible, but distinct passage that will not impart a false sense of history.

It was moved and seconded that the Richmond Heritage Commission recommends support for the conservation plan as presented by James Burton of Birmingham & Wood Architects and Planners on January 18, 2012, subject to presentation and consultation with key community groups such as the Steveston Historical Society.

**CARRIED (unanimously)**

It was moved and seconded that the Richmond Heritage Commission recommends that museum staff undertake historical research gathered through an outreach to the members of the Japanese-Canadian community to inform the interpretive plan.

**CARRIED (unanimously)**



# City of Richmond

## Development Permit

No. DP 12-602996

To the Holder: CITY OF RICHMOND

Property Address: 3811 MONCTON STREET

Address: C/O MICHAEL CHAN, FACILITIES  
6911 NO. 3 ROAD  
RICHMOND, BC V6Y 2C1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. 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.
6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

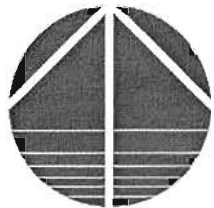
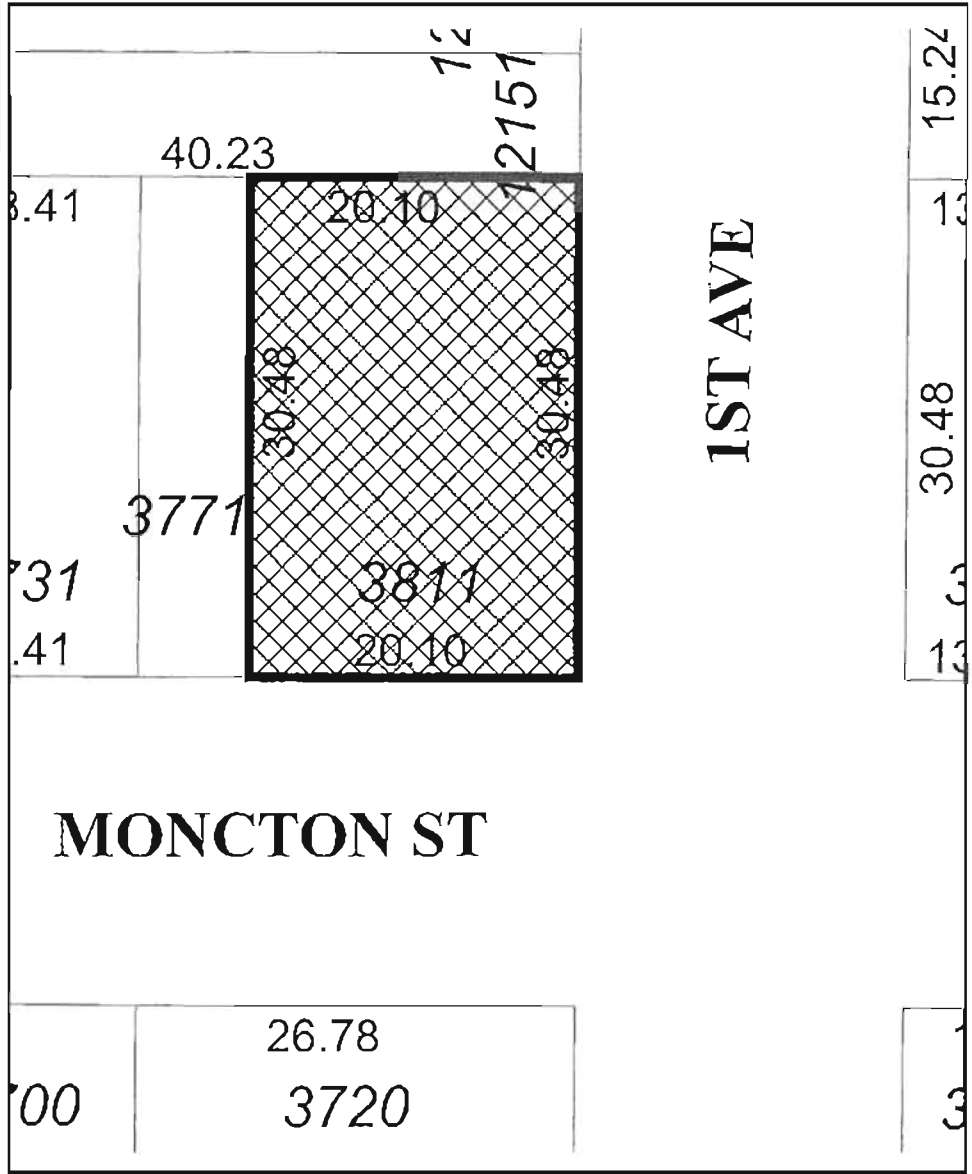
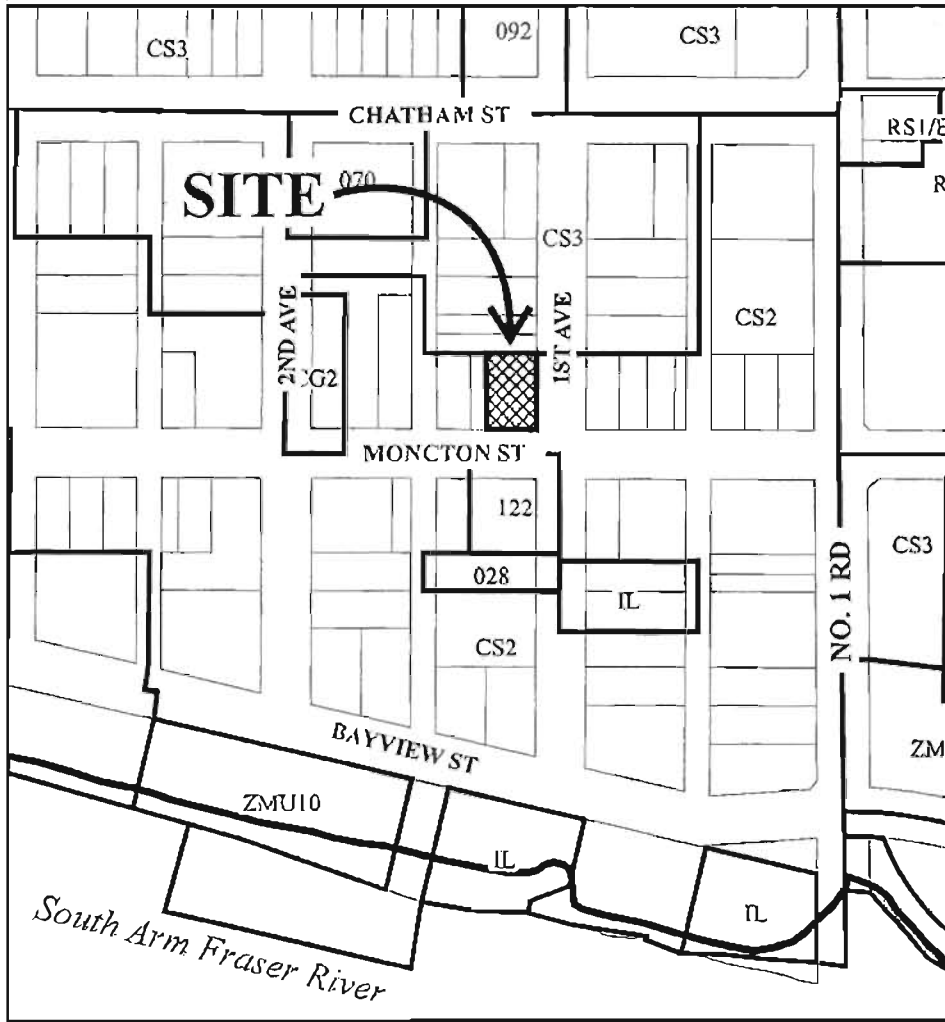
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 12-602996

Original Date: 03/29/12

Revision Date:

Note: Dimensions are in METRES





**City of Richmond**  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca

**Heritage Alteration Permit**  
**Development Applications Division**

File No.: HA 12-602998

To the Holder: City of Richmond  
 Property Address: 3811 Moncton Street  
 Legal Description: Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan BCP42935

(s.972, Local Government Act)

1. (Reason for Permit)
  - Designated Heritage Property (s.967)
  - Property Subject to Temporary Protection (s.965)
  - Property Subject to Heritage Revitalization Agreement (s.972)
  - Property in Heritage Conservation Area (s.971)
  - Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 12-602996.
3. This Heritage Alteration 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.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

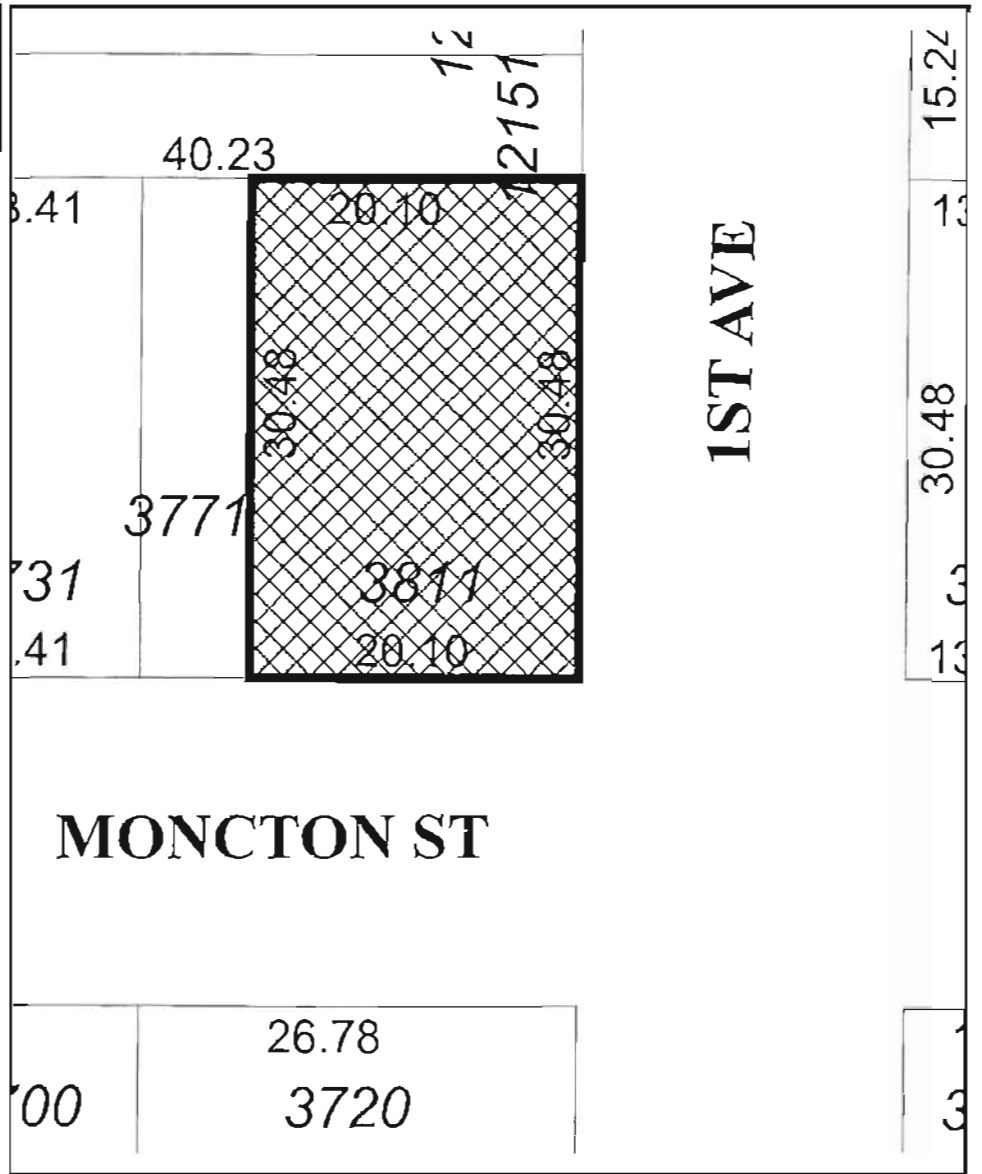
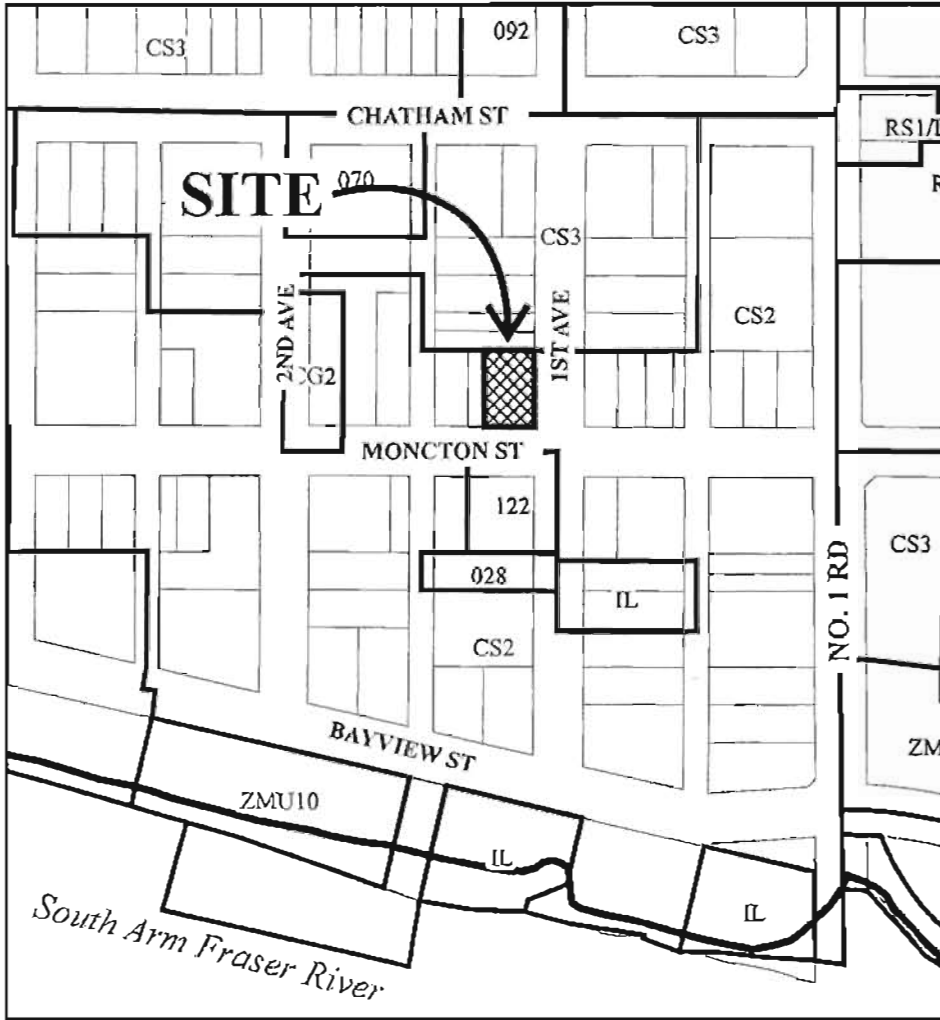
\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



# City of Richmond



## HA 12-602998

Original Date: 03/29/12

Revision Date:

Note: Dimensions are in METRES

**GENERAL NOTES:**

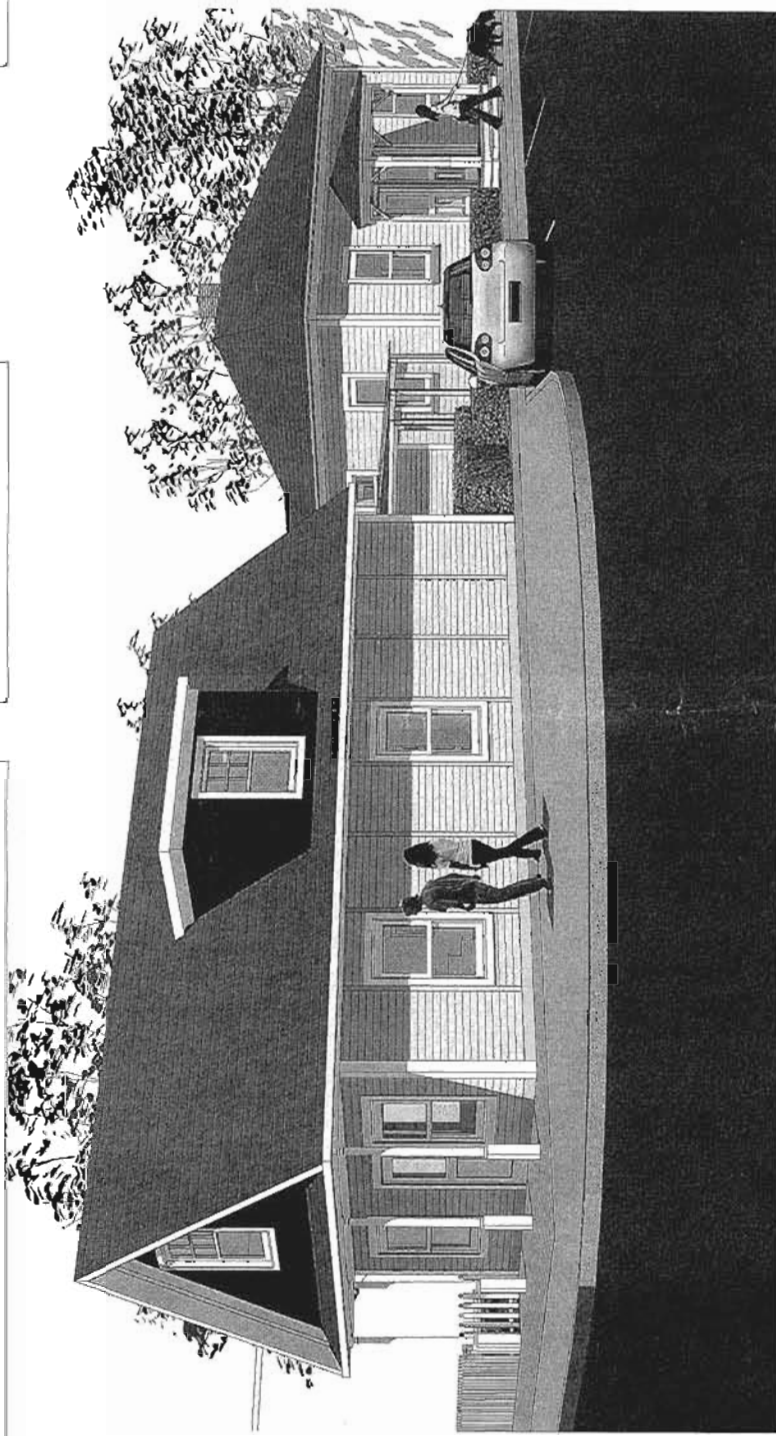
ADDRESS: 3811 MONKTON STREET, RICHMOND, B.C.  
 LEGAL DESCRIPTION: LOT A, BLOCK 4, SECTION 10, BLOCK 3 NORTH RANGE 7 WEST, NEW WESTMINSTER, DISTRICT PLAN BC-52535  
 LOT - 3811 MONKTON STREET, RICHMOND, B.C.

**COLOUR NOTES:**

POST OFFICE BUILDING; EXISTING COLOUR  
 JAPANESE FISHERMEN'S BENEVOLENT SOCIETY BUILDING  
 SIDING: BM: "HADDINGTON GREY"  
 TRIM: BM: "OXFORD IVORY"  
 TRIM INCLUDES ALL DETAILED WORKWORK OF RE-BUILT FRONT PORCH  
 STEEL STRUCTURE  
 BM "HADDINGTON GREY"

**ARCHITECTURAL DRAWING INDEX**

- 0.0 COVER SHEET
- 1.0 SITE PLAN - EXISTING / CONTEXT PLAN
- 1.1 SITE PLAN - PROPOSED
- 1.2 FLOOR PLANS - EXISTING / PROPOSED
- 2.0 EAST ELEVATIONS - EXISTING / PROPOSED
- 3.0 WEST ELEVATIONS - EXISTING / PROPOSED
- 3.1 WEST ELEVATIONS - EXISTING / PROPOSED
- 3.2 WEST ELEVATIONS - EXISTING / PROPOSED
- 3.3 SOUTH ELEVATIONS - EXISTING / PROPOSED
- 4.0 SECTIONS - EXISTING / PROPOSED
- 5.0 FIRST AVE. STREETSCAPE / PERSPECTIVES



**JAPANESE FISHERMEN'S BENEVOLENT SOCIETY BUILDING  
 EXTERIOR REHABILITATION**

STEVESTON, BRITISH COLUMBIA

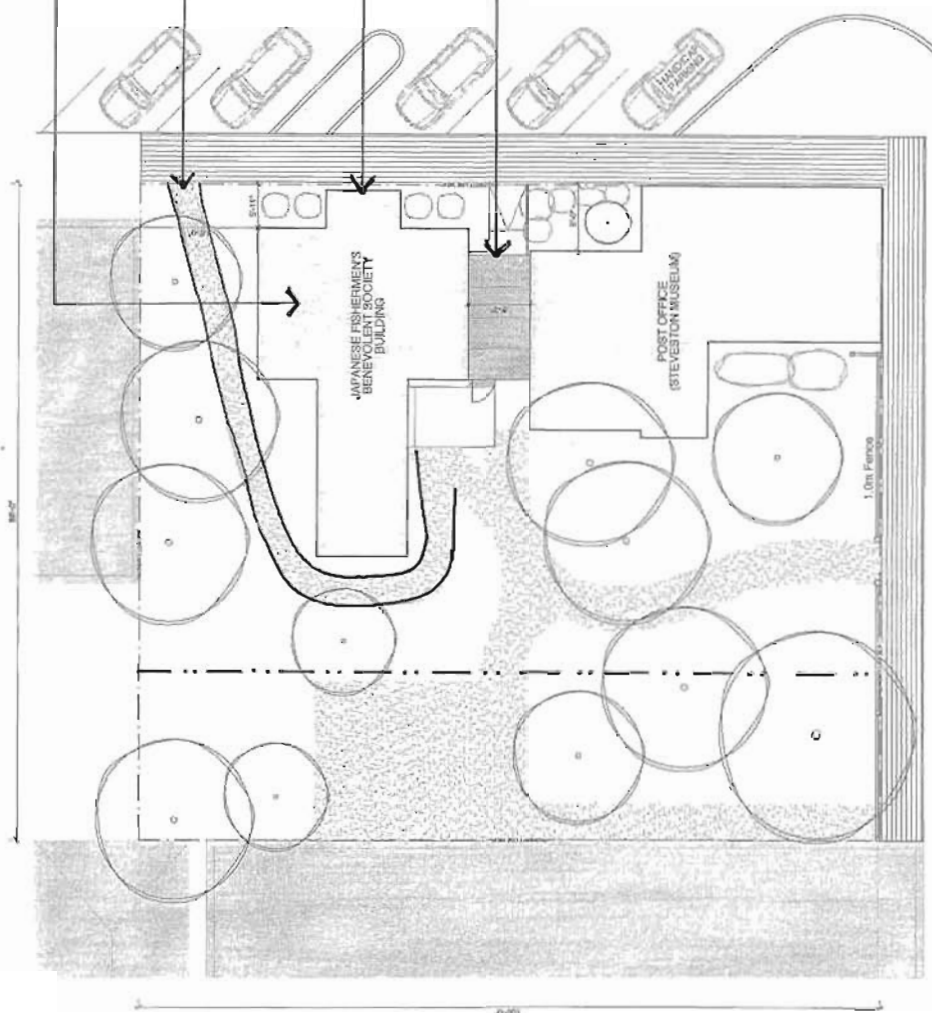
Plan 1 May 4, 2012  
 DP 12-602996  
 HA 12-602998

DATE	DESCRIPTION
12/12/11	CONCEPT PLAN
01/11/12	CONCEPT PLAN
02/11/12	CONCEPT PLAN
03/11/12	CONCEPT PLAN
04/11/12	CONCEPT PLAN
05/11/12	CONCEPT PLAN
06/11/12	CONCEPT PLAN
07/11/12	CONCEPT PLAN
08/11/12	CONCEPT PLAN
09/11/12	CONCEPT PLAN
10/11/12	CONCEPT PLAN
11/11/12	CONCEPT PLAN
12/11/12	CONCEPT PLAN

CONTRACTOR REQUIRED:  
 An architect and/or engineer must be used for all work involving structural, mechanical, electrical, plumbing, fire and/or other specialized trades. All work shall be done in accordance with the applicable building codes and regulations.

**ZIMMINGHAM & WOOD**  
 ARCHITECTS - PLANNERS  
 100 Capital Street  
 Vancouver, BC V6C 1A2  
 Tel: 604-681-1111

PROJECT		DATE	
Japanese Fishermen's Benevolent Society Building Exterior Rehabilitation		May 4, 2012	
LOCATION		DRAWN BY	
Steveston, BC		J. WOOD	
DRAWN TITLE		CHECKED	
COVER SHEET		0.0	
SCALE	DATE	REVISIONS	
1/8" = 1'-0"	05/04/12		
DRAWN	CHECKED		
J. WOOD	J. WOOD		



PROPOSED  
BUILDING EXTERIOR  
REHABILITATION

PROPOSED PATHWAY  
TO BACK GARDEN  
NEW GRAVEL PATH  
WITH WOOD STRIP  
EDGES

PROPOSED RESTORED  
MAIN ENTRANCE WITH  
REBUILT PORCH

NEW PROPOSED  
COVERED GLASS  
BUILDING CONNECTOR

FIRST AVENUE

Plan 2 May 4, 2012  
DP 12-602996  
HA 12-602998

MONCTON STREET

SITE PLAN - Proposed  
Scale: 1/100

DATE	DESCRIPTION

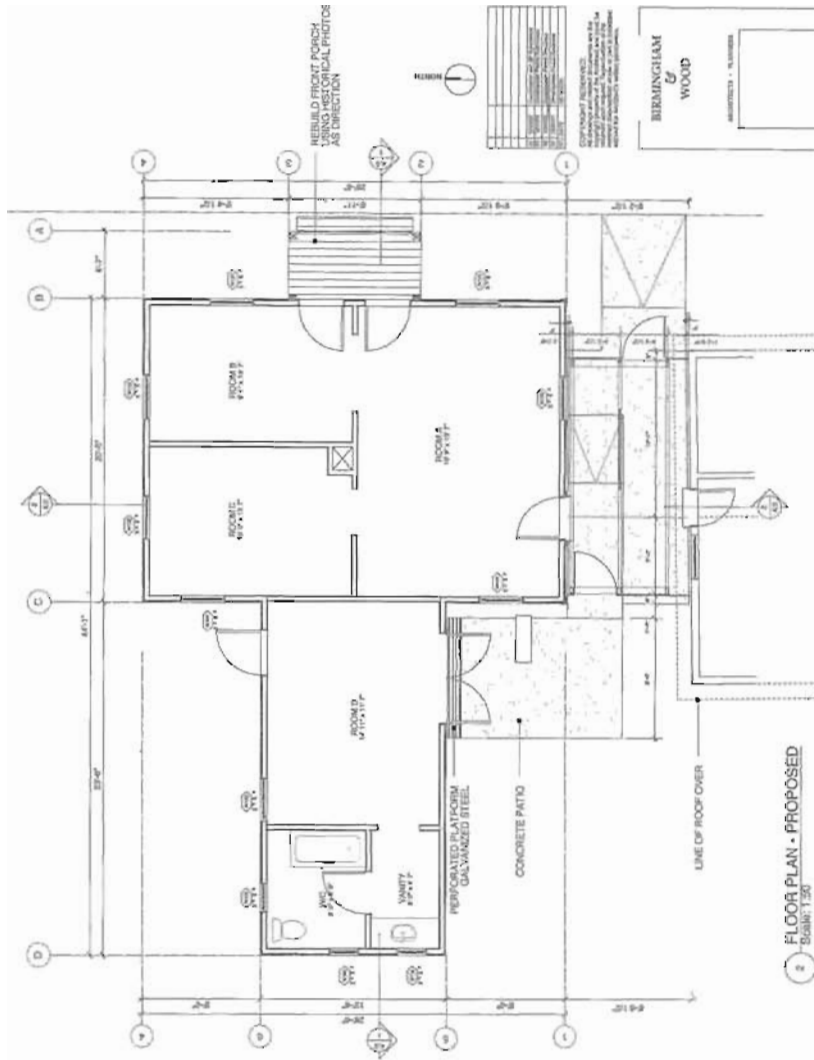
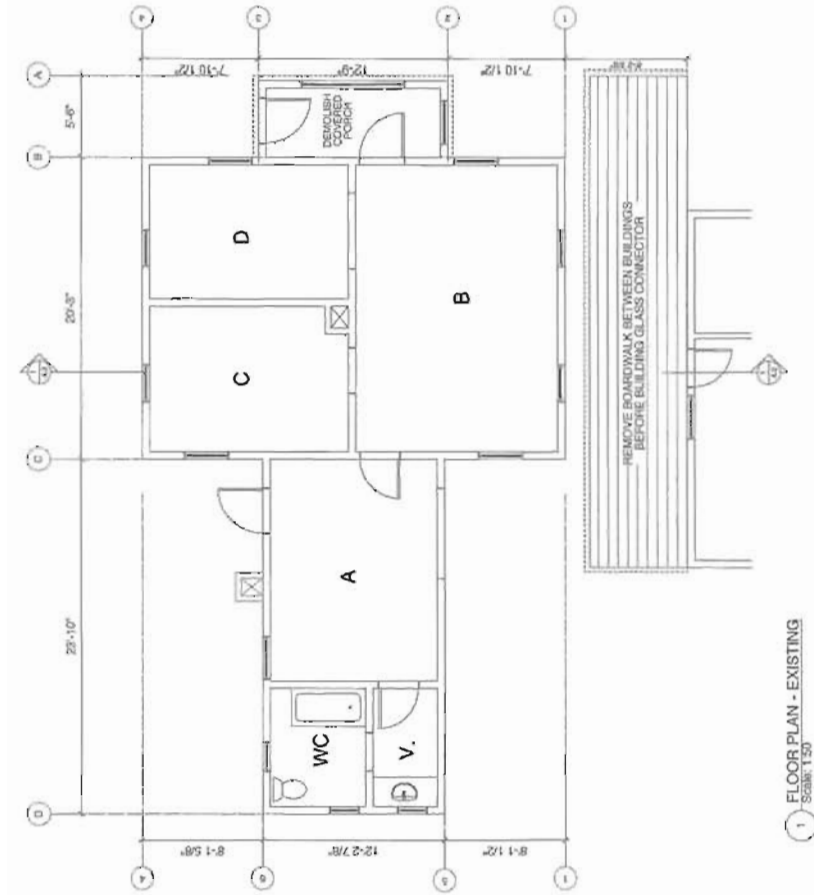
10' = 1" (Horizontal)  
10' = 1" (Vertical)  
All dimensions are in feet and inches unless otherwise noted.  
North arrow is shown in the upper right corner.

**BIRMINGHAM & WOOD**  
ARCHITECTS - PLANNERS

100 College Street  
Birmingham, BC  
Birmingham, BC

PROJECT  
Awaness Fishermen's Benevolent Society Building  
20000 Highway 100  
Birmingham, BC

DRAWING TITLE		DATE		BY	
SITE PLAN - PROPOSED		MAY 4, 2012		JL	
SCALE	DATE	DESIGN	CHECKED	1:2	



**BERNINGHAM & WOOD**

ARCHITECTS & ENGINEERS

221 South Street  
Newport, Rhode Island 02840

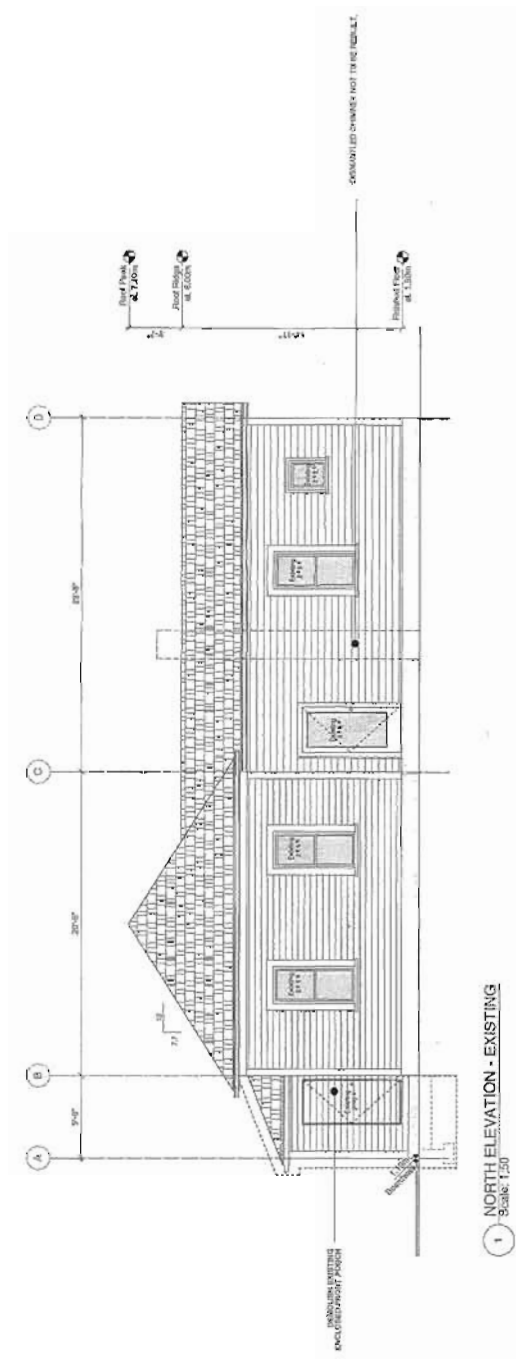
PHONE: (401) 846-1111  
FAX: (401) 846-1112

PROJECT:  
Japanese Consulate's  
Reinforced Society Building  
Director Headquarters  
Downtown, DC

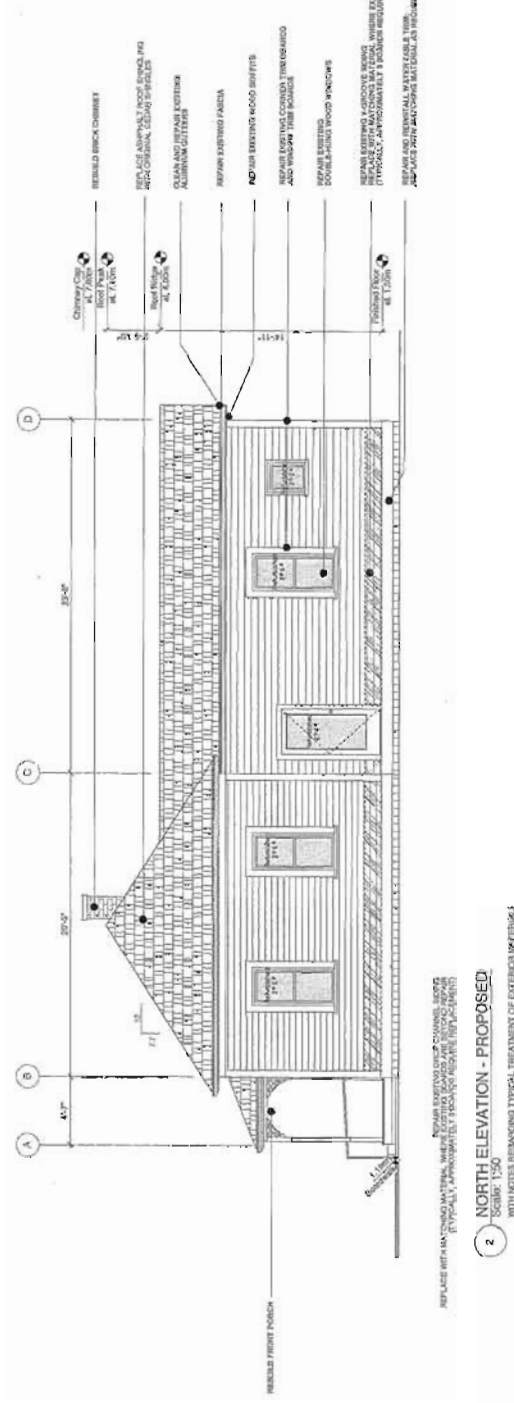
DRAWN: TTB		SHEET NO:	
SCALE:	DATE:	DESIGN:	20
1/32"		CHECKED:	
DRAWN:		CHECKED:	

Plan 3 May 4, 2012  
 DP 12-602996  
 HA 12-602998





1 NORTH ELEVATION - EXISTING  
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED  
Scale: 1/8" = 1'-0"  
WITH THE FOLLOWING TYPICAL TREATMENT OF EXTERIOR MATERIALS:

- REPAIR BRICK CHIMNEY
- REPLACE ASPHALT ROOF SHINGLES AND ARCHITECTURAL LOGS/SHEATHS
- CLEAN AND REPAIR EXTERIOR ALUMINUM OUTLETS
- REPAIR EXTERIOR PANELS
- ADD OR EXISTING WOOD SHUTTERS
- REPAIR EXISTING CORNER TRIM/SHINGLES AND WINDOW TRIM BOARD
- REPAIR EXISTING DOUBLE-HUNG WOOD WINDOWS
- REPAIR EXISTING 4-GROOVE MOULDING TRIM/SHINGLES AND WINDOW TRIM BOARD
- REPAIR AND REINSTALL EXTERIOR LIGHT FIXTURES

REPLACE WITH ANTIMONY MATERIALS WHERE CORROSION IS CONCERNED. REPAIRS TO EXTERIOR MATERIALS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING TYPICAL TREATMENT OF EXTERIOR MATERIALS:

PROJECT	North Elevation
CLIENT	Historic Preservation Society
DATE	May 4, 2012
SCALE	1/8" = 1'-0"
DATE	1/10/09
BY	JAC
CHECKED	3.1

BRANCHING & WOOD

PROJECT TITLE

BRANCHING & WOOD

PROJECT LOCATION

PROJECT NO.

DATE

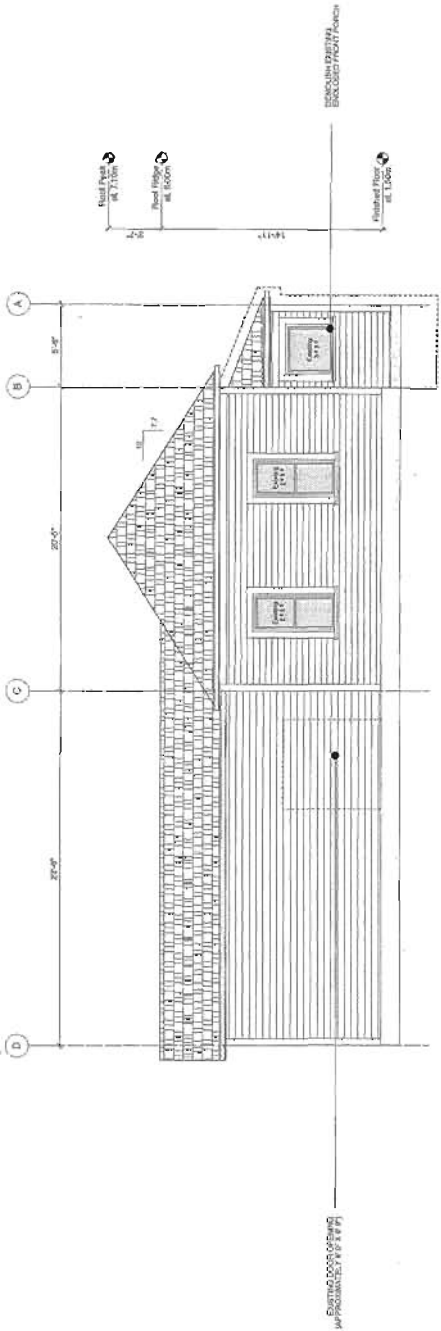
SCALE

BY

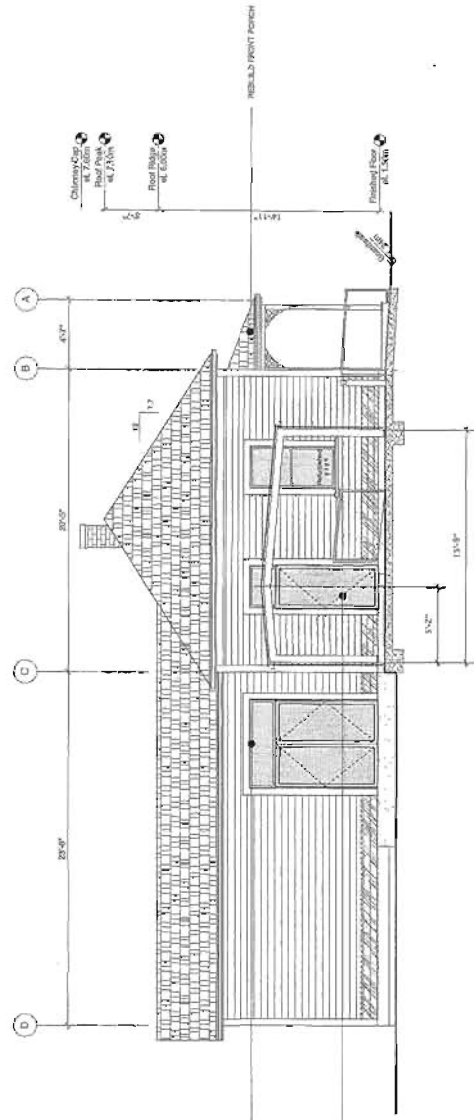
CHECKED

Plan 5  
May 4, 2012  
DP 12-602996  
HA 12-602998

SEE CONSERVATION PLAN FOR FURTHER DETAIL



1 SOUTH ELEVATION - EXISTING  
SCALE: 1/32"



2 SOUTH ELEVATION - PROPOSED  
SCALE: 1/32"

REFER TO PAGES 5.0, 6.1 FOR TYPICAL EXTERIOR MATERIALS

SEE CONSERVATION PLAN FOR FURTHER DETAIL

NO.	DATE	DESCRIPTION
1	12/15/11	CONCEPT DESIGN
2	01/10/12	SCHEMATIC DESIGN
3	02/01/12	PRELIMINARY DESIGN
4	03/01/12	FINAL DESIGN

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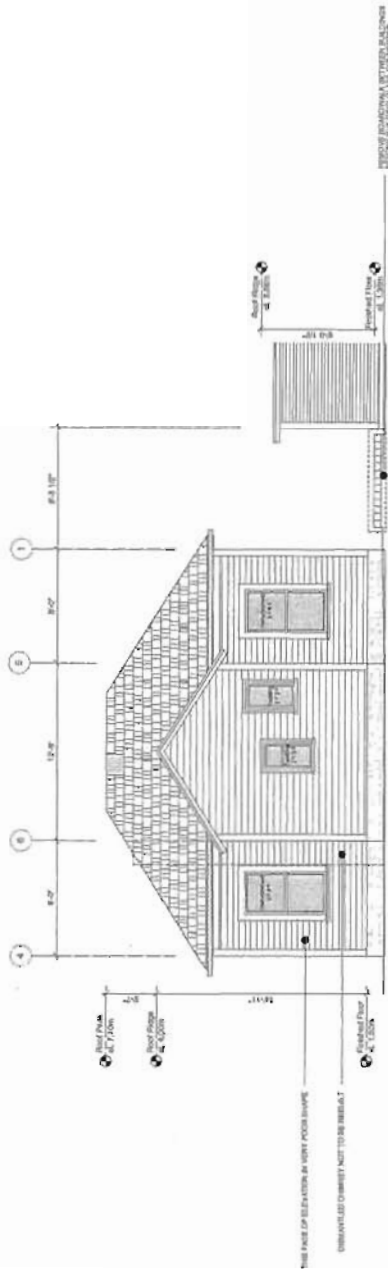
**BERMINGHAM & WOOD**  
ARCHITECTS - PLANNERS  
201 Laurel Street  
Newport News, VA 23602  
Phone: 757.246.1100  
Fax: 757.246.1101  
www.birminghamandwood.com

PROJECT:  
Abraham Slaughter  
Mansfield Society Building  
Exterior Rehabilitation  
Blawieville, BC

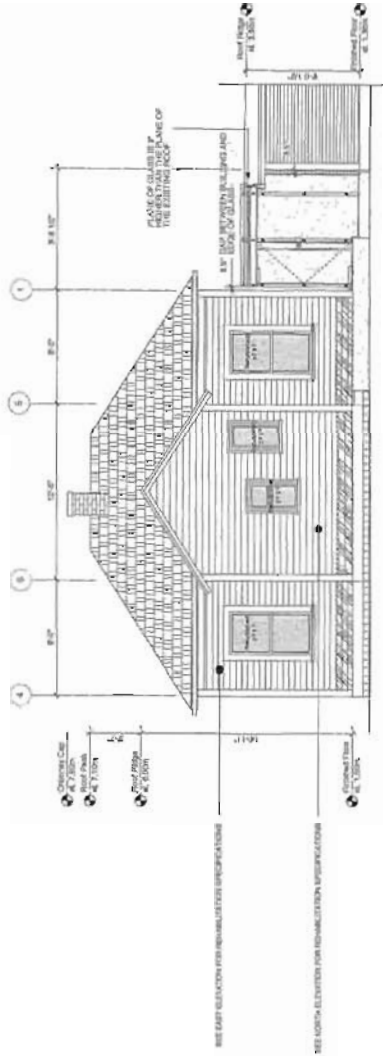
DRAWN BY: J. B. SMITH	
CHECKED BY: J. B. SMITH	
DATE: 05/04/12	
SCALE: 1/32"	CHECKED: 3.2
DATE: 05/04/12	BY: J. B. SMITH

Plan 6 May 4, 2012  
DP 12-602996  
HA 12-602998





1 WEST ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"  
REFER TO PAGES B & B.1 FOR TYPICAL EXTERIOR MATERIALS

SEE CONSERVATION PLAN FOR FURTHER DETAIL

DATE	DESCRIPTION

CONSTRUCTION NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).  
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.

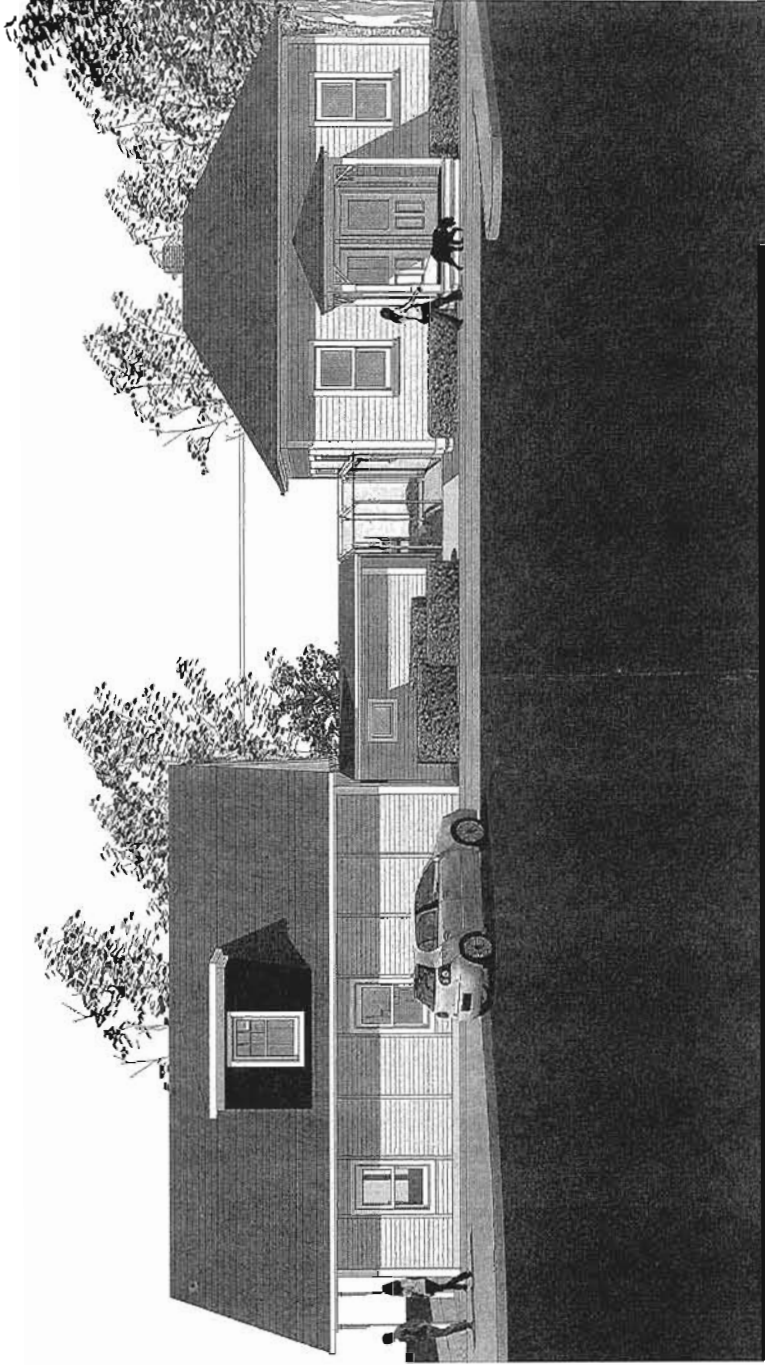
**BIRMINGHAM**  
WOOD  
ARCHITECTS + PLANNERS  
1011 Third Avenue  
Birmingham, AL 35203  
205.975.1100

PROJECT Alabama Department of Architectural History Building Historic Rehabilitation		DRAWING TITLE WEST ELEVATION EXISTING / PROPOSED	
LOCATION Birmingham, AL		SCALE 1/8" = 1'-0"	
DATE MAY 4, 2012	BY J. WOOD	REVISION NO. 1	DATE MAY 4, 2012
PROJECT NO. 12-602996	DATE MAY 4, 2012	SCALE 1/8" = 1'-0"	3.2

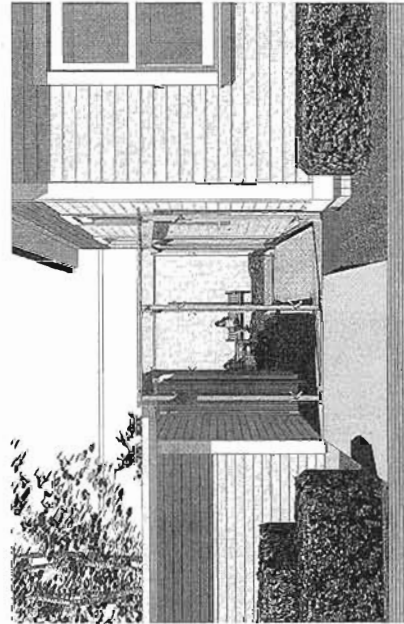
Plan 7 May 4, 2012  
DP 12-602996  
HA 12-602998



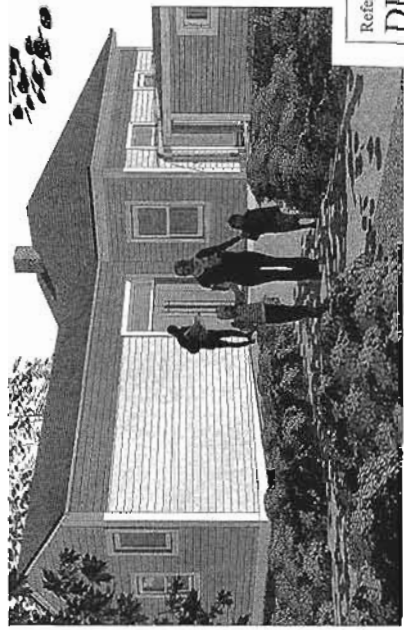




FIRST AVENUE STREETSCAPE



GLASS CONNECTION PERSPECTIVE



REAR GARDEN PERSPECTIVE

DATE	DESCRIPTION
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12/01/29	CONCEPT PLAN
01/01/30	CONCEPT PLAN

CONTRACTOR REQUIRED  
 CONTRACTOR TO BE DETERMINED BY THE ARCHITECT AT THE DISCRETION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES.

**BIRMINGHAM & WOOD**  
 ARCHITECTS - PLANNERS  
 101 Crystal Street  
 Birmingham, AL 35203  
 Phone: 205.261.1111

PROJECT  
 Alabama Fishermen's  
 Rejuvenation Society Building  
 Ecotour Rehabilitation  
 Shreveport, LA

DRAWING TITLE  
 FIRST AVENUE STREETSCAPE  
 INTERACTIVES

SCALE	DATE	REVISION
1/8" = 1'-0"	05/04/12	5.0
DATE	BY	CHECKED

Reference Plan: May 4, 2012  
 DP 12-602996  
 HA 12-602998

**SURVEY PLAN OF LOT A BLOCK 4  
SECTION 10 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN BCF42835**

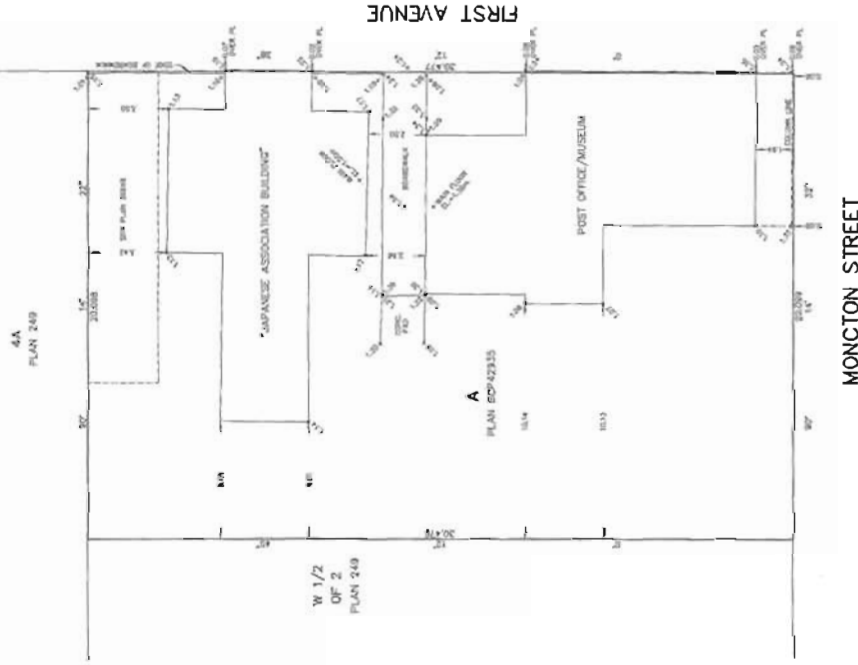
CLIENT ADDRESS:  
#3811 MONCTON STREET  
RICHMOND, B.C.



LEGEND  
SCALE 1:100

- ALL DIMENSIONS ARE IN METERS
- BOUNDARY SURVEY
- PROPOSED SURVEY
- ADJACENT EXISTING
- ADJACENT PROPOSED

W 1/2  
OF 2  
PLAN 249



- NOTES:**
- DIMENSIONS ARE IN METERS PER MEASUREMENTS OF THE CITY OF RICHMOND B.C.
  - DIM. #1 - WITH AN EXEMPTION OF 4.5M METERS
  - PROPERTY LINE CHECKED AND CORRECTED FROM PLAN BCF42835
  - INCLUDES DISTANCE AND BEARING TO BOUNDARY

**MATSON PECK & TOPPERS**  
SURVEYORS & ENGINEERS  
1000 - 1110 W. BROADWAY  
VANCOUVER, B.C. V6Z 1K1  
TEL: 604-278-4300  
FAX: 604-278-4301  
EMAIL: INFO@MPT-INC.COM

R-11-10201-730 CLIENT: CITY OF RICHMOND

DATE OF SURVEY: MAY 14, 2012

SCALE

Reference Plan: May 4, 2012  
**DP 12-602996**  
**HA 12-602998**

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT

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**BERMINCHAM & WOOD**  
INCORPORATED - ALBERTA  
201 West Street  
Northwest, Calgary, Alberta T2N 2S8  
CANADA

PROJECT		DRAWING TITLE	
Apprentice Foreman's Education Society Building Calgary, Alberta		SITE SURVEY	
DATE	SCALE	DATE	SCALE
MAY 14, 2012	1:100	MAY 14, 2012	1:100
BY	CHECKED	BY	CHECKED



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

---

**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 4, 2012  
**File:** DV 12-603451  
**Re:** **Application by British Columbia Marine Employers Association for a  
Development Variance Permit at 11000 Twigg Place (formerly part of 11060 and  
11200 Twigg Place)**

---

### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for accessory structures from 20.0 meters to 50.0 meters, at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place) on a site zoned "Industrial (I)".

Brian J. Jackson, MCIP  
Director of Development

BJJ:dj  
Att.

## Staff Report

### Origin

The British Columbia Marine Employers Association has applied to the City of Richmond for permission to develop a container handling training facility at 11000 Twigg Place (formerly 11060 and 11200 Twigg Place) (**Schedule A**). The site is currently vacant of any buildings or structures.

A Development Permit was issued in 1997 to facilitate the subdivision of land at the western part of Mitchell Island, as well as set development limits due to the proximity of the Fraser River.

The City is in the final stages of processing a subdivision application (SD 11-594667) for the lands which includes the subject property. A Servicing Agreement for the site servicing, road and frontage improvements is secured through this subdivision application.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north: across from Twigg Place, a two storey Industrial Office Building on a lot zoned "Industrial (I)";
- To the east: a two storey Industrial Office Building on a lot zoned "Industrial (I)";
- To the south: the Fraser River and a mixed use commercial and residential complex beyond, on a site zoned "Residential mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) and a "School and Institutional Use (SI)"; and
- To the west: a vacant lot zoned "Industrial (I)".

### Staff Comments

The applicant represents one of the main sources for training of shoreline operators for the major ports in the Province. The subject site has been selected to provide the applicant the ability to centralise the training of crane operators and other port management functions, which is currently scattered throughout the Lower Mainland.

The operation of this facility is to house movement of containers and other cargo within the site for training purposes. No activity on the river itself is proposed and all operations is anticipated to occur during typical weekday hours.

The site is to support two cranes. One is a Pedestal Crane which is intended to be located at the western side of the movement area. This crane has a swing arm which rotates around when in use and is locked down when it is not being used. The proposed variance takes into consideration when the arm of the crane is at its highest vertical position. The second crane is a container crane which is seen at all water ports in the Greater Vancouver area. The movement of the containers is contained within the area of the frame and has no movement beyond this area.

A Development Permit (DP 96-114) was completed for the western properties (including the subject site) to determine the impact of the riverfront with the industrial uses in the area. The result was a registered covenant to restrict any buildings being constructed within 30 meters from the water's edge. This setback may be adjusted, but is subject to a review by the Regional Water Manager. This application does not propose any buildings to be located within the 30 meter setback as per the covenant.

The condition of the site meets the City's Flood Protection Bylaw (8204) where the lowest point on the site is at the described level of 4.35 meters GSC. The floor level of the classroom and administrative buildings are expected to be higher, and will be verified at the time of the Building Permit.

The proposed height of these cranes meets the height limitations of the Vancouver International Airport Zoning Regulations.

Overall, the proposal complies with the Official Community Plan and is in compliance with the Industrial (I) zone (Section 12.1) of Zoning Bylaw 8500 except for the zoning variance noted below.

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

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

- 1) Allow a variance to increase the maximum allowable height for accessory structures from 20.0 meters to 50.0 meters to support the installation and operation of cargo handling cranes.

*Staff supports the proposed variance as the cranes are of steel construction and will allow visibility beyond the site. The proposed use of the cranes is intended to be conducted during weekday business hours and is not anticipated to cause a disturbance to adjacent properties.*

*Mitchell Island is a designated industrial area, and therefore is an appropriate location for a training facility which supports port related activities within the City.*

#### **Advisory Design Panel Comments**

The proposed structure, buildings and landscaping in this proposal are considered limited in scope and therefore was not presented to the Advisory Design Panel for review and comment.

#### **Analysis**

##### *Conditions of Adjacency*

- The subject site is surrounded by Industrial uses and the North Arm of the Fraser River. The proposed use will have minimal impact on adjacent sites as long as care in its operations to mitigate annoyances (such as dust) onto adjacent properties.
- The installation of the handling cranes will have a visual impact on the area, but is not anticipated to be extensive. Activity on the site is anticipated to occur during normal business hours and night time illumination of the property is to avoid direct illumination onto adjacent properties. There hasn't been much activity on this site for a few years, but the land has been designated for Industrial use for some time.



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

- The applicant is proposing a site design where there is an obvious separation between the administrative, classroom and storage areas, and the training area where the cranes and other cargo movement activities will take place.
- The access to the site is off Twigg Place for both smaller individual vehicles and larger trucks. The parking lot is located to the west of the access point, running adjacent to the street.
- The two administrative and classroom buildings are small, single storey structures located further west of the parking lot. Storage tents are located just beyond.
- The cargo movement area to the south and west is where the bulk of the container and material movement will take place.
- The number of parking stalls meet the requirements of the Zoning Bylaw and the buildings meet the setback, density, height and site coverage requirements.
- The applicant will be adding landscaping within the three (3) meter wide buffer fronting the property that will provide a more pleasant view of the site.

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

- The administration buildings are too small to incorporate some of the design considerations that are in the Urban Design Guidelines of the OCP. The location of the buildings are along the street front for easy identification.
- The storage tents located beyond the administration buildings and provide a good buffer to the cargo movement area beyond.

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

- In addition to the street trees that are along Twigg Place, the applicant is proposing a good landscaping plan within the three (3) meter buffer fronting the site with the planting of trees and shrubs that will provide a good visual buffer from the street and add to the permeability to the site.
- Additional landscaping is proposed to border the parking lot and the administrative buildings from the other uses on the site.
- As a condition of this Development Variance Permit, for the purpose of securing the survival of the proposed landscaping, a security deposit of \$8,500.00 in form of either cash or a Letter of Credit is to be made prior to the issuance of this permit.

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

- The site will have perimeter fencing and will be gated off at the access point.
- Within the site, the use of landscaping will promote border areas to help identify how the site is to be used and where, creating identifications of safety areas.

## Conclusions

Staff support the proposed height variance to the cargo handling cranes as they will not block the visibility through the site. The additional landscaping along the street and around the parking and administrative buildings will improve the visual impact on the site, the on site permeability and the overall safety of the site.



David Johnson  
Planner 2

DJ:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$8,500.00.
- Completion of the subdivision application (SD 11-594667) to create the subject development lot.

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

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



# City of Richmond

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

## Development Application Data Sheet Development Applications Division

**DV 12-603451**

**Attachment 1**

Address: 11000 Twigg Place (formerly 11060 and 11200 Twigg Place)

Applicant: British Columbia Marine Employers Association Owner: Mitchell Island Holdings Inc.

Planning Area(s): Bridgeport Area Plan (OCP Schedule 2.12)

Floor Area Gross: 1,243.0m<sup>2</sup> Floor Area Net: 1,243.0m<sup>2</sup>

	Existing	Proposed
Site Area:	19,163.8 m <sup>2</sup>	19,163.8 m <sup>2</sup>
Land Uses:	General Industrial	General Industrial
OCP Designation:	Industrial	Industrial
Zoning:	Industrial (I)	Industrial (I)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0 FAR	0.06 FAR	none permitted
Lot Coverage:	Max. 60.0%	6.0%	none
Setback – Front Yard:	Min. 3.0 m	3.0 m	none
Setback – Side Yard:	No minimum requirement		none
Setback – Rear Yard:	No minimum requirement		none
Building Height (m):	Max. 12.0 m	7.62 m	none
Accessory Structure Height (m):	Max. 20.0 m	50.0 m	30.0 m
Off-street Parking Spaces – Regular/Commercial:	13	30	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	14	31	none



**No. DV 12-603451**

---

To the Holder:                           BRITISH COLUMBIA MARINE EMPLOYERS ASSOCIATION

Property Address:                       11000 TWIGG PLACE  
  (FORMERLY 11060 AND 11200 TWIGG PLACE)

Address:                                   SUITE 500, 349 RAILWAY STREET  
  VANCOUVER, BC V6A 1A4

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1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) Allow a variance to increase the maximum allowable height for accessory structures from 20.0 meters to 50.0 meters to support the installation and operation of cargo handling cranes as shown on Plan #1-3 attached hereto.
4. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,000.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

**No. DV 12-603451**

To the Holder: BRITISH COLUMBIA MARINE EMPLOYERS ASSOCIATION

Property Address: 11000 TWIGG PLACE  
(FORMERLY 11060 AND 11200 TWIGG PLACE)

Address: SUITE 500, 349 RAILWAY STREET  
VANCOUVER, BC V6A 1A4

---

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

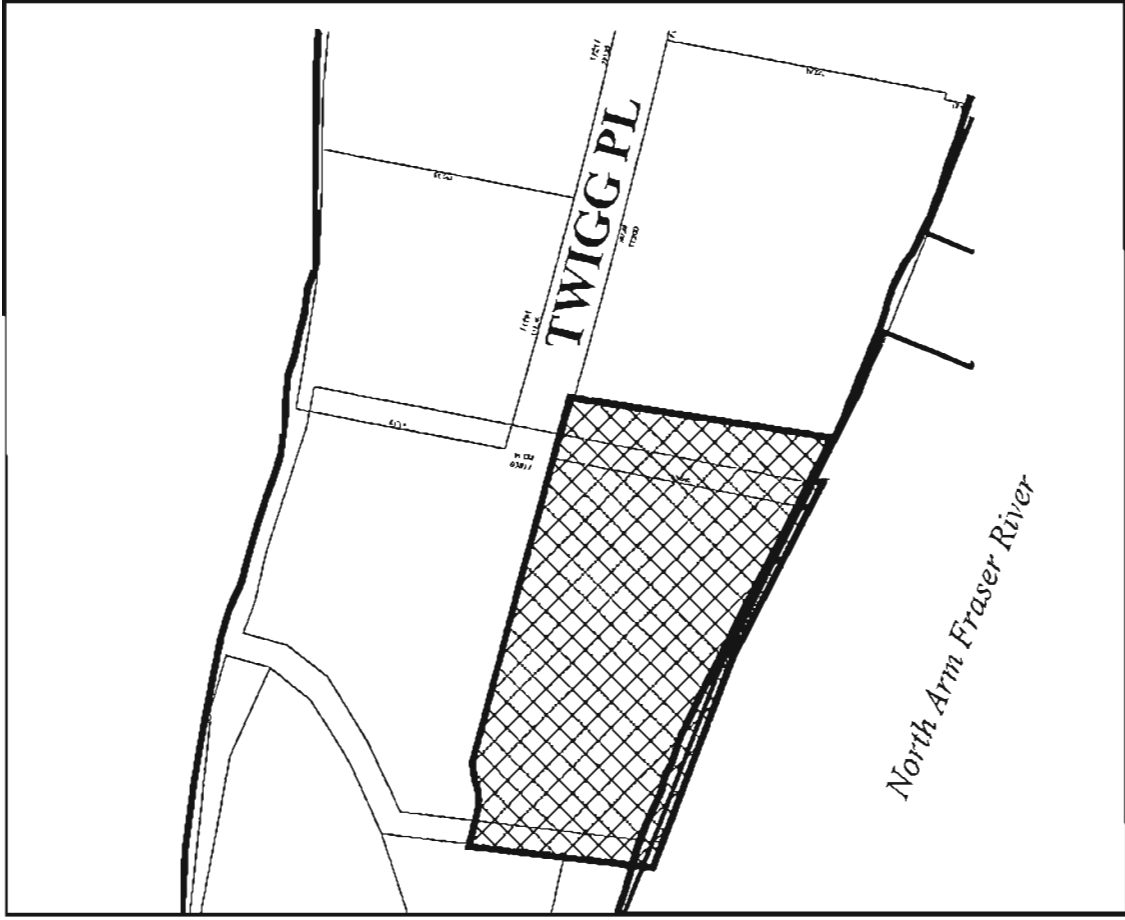
DELIVERED THIS DAY OF

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MAYOR



City of Richmond



# DV 12-603451 SCHEDULE "A"

Original Date: 04/05/12

Revision Date: 05/10/12

Note: Dimensions are in METRES













**City of  
Richmond**

**Report to Development Permit Panel**  
Planning and Development Department

---

**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 4, 2012  
**File:** DP 12-603496  
**Re:** Application by Fusion Project Management Ltd., for a Development Permit at  
8900 No. 1 Road

---

**Staff Recommendation**

That a Development Permit be issued which would permit store front improvements to the existing commercial building at 8900 No. 1 Road on a site zoned "Neighbourhood Commercial (CN)".

A handwritten signature in black ink, appearing to read "Brian Jackson".

Brian J. Jackson, MCIP  
Director of Development

BJJ:dj  
Att.

## Staff Report

### Origin

Fusion Project Management Ltd., has applied to the City of Richmond for permission to modify the store frontage of the existing commercial building at 8900 No. 1 Road (**Schedule A**). The site is zoned "Neighbourhood Commercial (CN)" and contains a personal service outlet (hair salon) and a former Rogers Plus store (subject unit). The applicant wishes to undertake a leasehold improvement to the subject unit to operate a financial service outlet, which will occupy the same space as the former Rogers Plus store. No floor space alteration to the existing tenant space is being considered.

Neither a rezoning application nor a Servicing Agreement is associated with this Development Permit application as the intended use is permitted under existing zoning.

A separate application for a Building Permit has been made for the leasehold improvements for the interior of the unit.

### Background

The commercial building at 8900 No. 1 Road contains two commercial stores, one hair salon and a Rogers Plus outlet. With the closure of the Rogers Plus store, the unit has sat empty while the hair salon has continued operations.

Development surrounding the subject site is as follows:

- To the north: A three (3) storey apartment complex at 8880 No. 1 Road, on property zoned "Medium Low Rise Apartments (RAM1)";
- To the east: Saint Anne's Steveston Anglican Church at 4071 Francis Road, on property zoned "Assembly (ASY)";
- To the south: A Petro Canada gas station at 4011 Francis Road, on property zoned "Gas and Service Stations (CG2); and
- To the west: Across No 1 Road, a retail shopping outlet at 8591 No. 1 Road, on property zoned "Community Commercial (CC)".

### Staff Comments

The scope of this DP application is an alteration to the existing store front to accommodate a new Financial Services tenant. There are no plans to alter the existing structure of the building to accommodate the improvement. The number of off street parking stalls will be reduced by three (3) to facilitate the widening of the existing landscape areas. The number of remaining parking stalls meet the requirements for this use. **Attachment 1** outlines a comparison of the Zoning Bylaw requirements to the resulting impact of the proposal. The proposal is compliance with Zoning Bylaw 8500.

### Advisory Design Panel Comments

The proposed alteration to the store front is limited in scope, and there are minor improvements to the existing landscaping. Any impact to the overall architectural form and character of the existing building is considered minimal and therefore was not presented to the Advisory Design Panel for review and comment.

## **Analysis**

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

- The extent of the proposal is not anticipated to have an impact on the residential area to the north, or the church to the east as no structural alterations to the building are being proposed, and the use of the unit is no more extensive than the previous tenant.

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

- The proposal does not include an expansion of the existing floor plate but only to the store front façade of the subject tenant.
- One parking stall will be removed to accommodate a ramp to the main door and a handicapped dedicated parking stall.
- To improve the landscaping for the site, the applicant has agreed to widen the existing front landscaping areas to 3.0 meters and enhance the existing plantings. The widening will remove three (3) off-street parking stalls, but this will not cause a problem with the required number of stalls in accordance with the zoning bylaw as there is a current surplus of parking on the property.

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

- The modifications to the store frontage are not extensive, but will result in a modernisation to the appearance compared to the previous tenant.
- The existing brick base of the building will remain and will be painted black that will enhance the proposed colour scheme.
- Some of the existing windows at the north end of the unit will be replaced with a solid split face wall, painted grey. Most of the existing front window area will remain.
- The awning that has provided signage space and shelter will be removed in favour of a projected parapet. The parapet will provide space for new signage as well as provide screening to the existing roof-top-units (RTU's) from the street level. The parapet will not exceed the maximum allowable height for the CN zone and the new signage is subject to a separate application.
- The proposed finishing of the parapet will be aluminium sheets, predominately in grey tones, but also in the orange and blue corporate colours of the tenant.
- A lot of the parapet area will consist of perforated aluminium face which will add some texture to the façade, but will be high enough to visually screen the existing RTU's.
- The unit is to be lit by lighting on the underside of the projected parapet and by down-casting bollards protecting the frontage of the unit.

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

- As mentioned above, the applicant is updating the existing landscaped areas and expanding the amount of landscaping along the frontage by widening the existing landscaped areas to 3.0 meters and planning a thick row of low height shrubs. This is intended to keep clear sightlines for drivers and pedestrians.
- There are no existing trees on the site and no new tree plantings are being proposed. This is to also provide an open viewing to the building and to vehicle movement to, from and within the site.
- As a condition of the Development Permit, for the purpose of securing the survival of the proposed landscaping, a security deposit of \$5,000.00 in form of either cash or a Letter of Credit is to be made prior to the issuance of this permit.

***Crime Prevention Through Environmental Design***

The proposed addition provides the same amount of comfort and safety provisions found currently. The proposed lighting scheme will provide good illumination of the space and an open site space provide good casual surveillance for those passing by.

**Conclusions**

Staff support the proposed Development Permit for the frontage improvements of the existing building at 8900 No. 1 Road. The updating of this store front will be a welcome addition to the building and to the appearance of this site. The expanded landscaping will improve the appearance of the site while maintaining a level of safety to its visitors.



David Johnson  
Planner 2

DJ:cas

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

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

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

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



**DP 12-603496**

**Attachment 1**

Address: 8900 No. 1 Road

Applicant: Fusion Project Management

Owner: John J Moldowan

Current

Proposed

Floor Area: 420.2 m<sup>2</sup>

Floor Area

420.2 m<sup>2</sup>

	Existing	Proposed
Site Area:	1,464.0 m <sup>2</sup>	No Change
Land Uses:	General Retail & Personal Service	Financial Service and Personal Service
OCP Designation:	Neighbourhood Service Centre	No Change
Zoning:	Neighbourhood Commercial (CN)	Neighbourhood Commercial (CN)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50 FAR	0.36 FAR	none permitted
Lot Coverage:	Max. 35%	28.9%	none
Building Setbacks:	No change from existing		none
Height (m):	Max. 9.0 m	6.24 m	none
Total off-street Spaces for the complex:	13 spaces	20 spaces	none



No. DP 12-603496

To the Holder: FUSION PROJECT MANAGEMENT LTD.  
Property Address: 8900 NO. 1 ROAD  
Address: SUITE 220 – 200 GRANVILLE STREET  
VANCOUVER, BC V6C 1S4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,000.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



# Development Permit

No. DP 12-603496

To the Holder: FUSION PROJECT MANAGEMENT LTD.  
Property Address: 8900 NO. 1 ROAD  
Address: SUITE 220 – 200 GRANVILLE STREET  
VANCOUVER, BC V6C 1S4

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

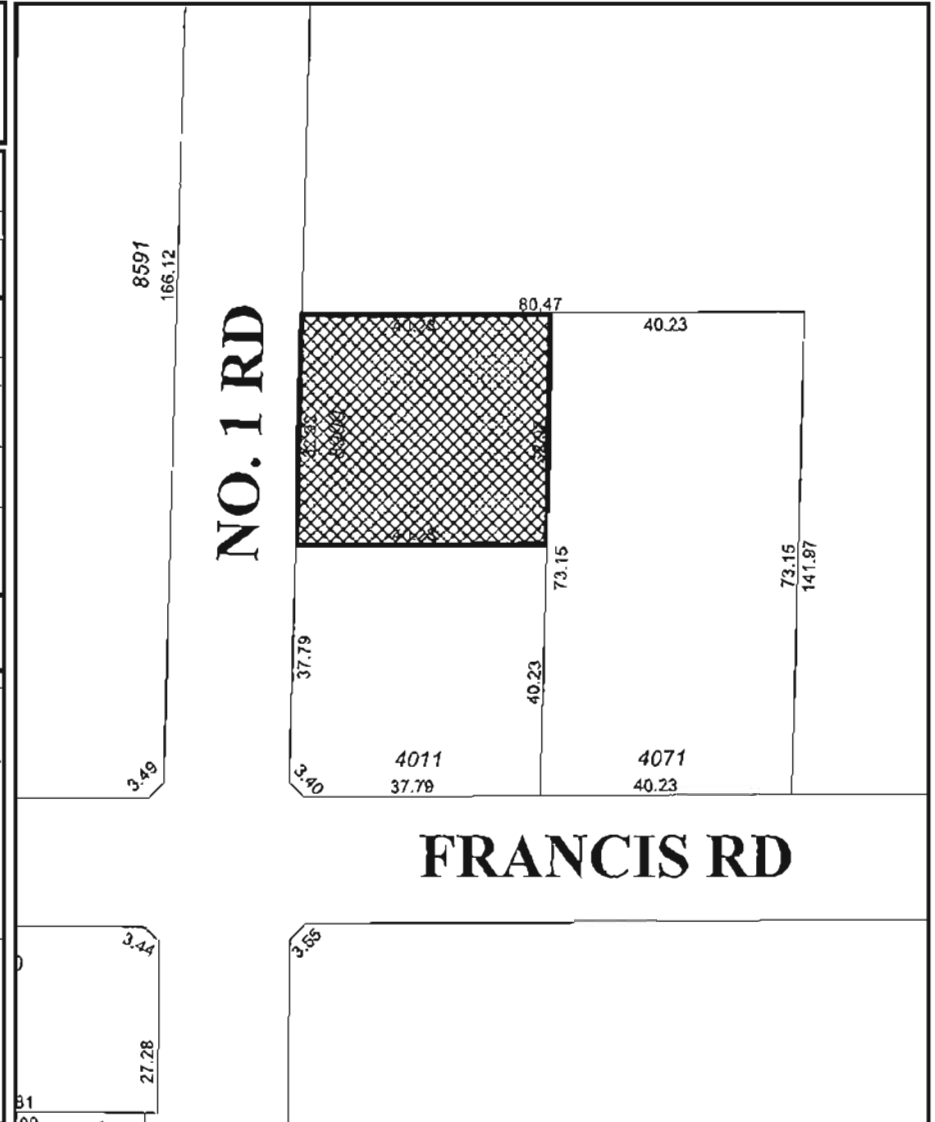
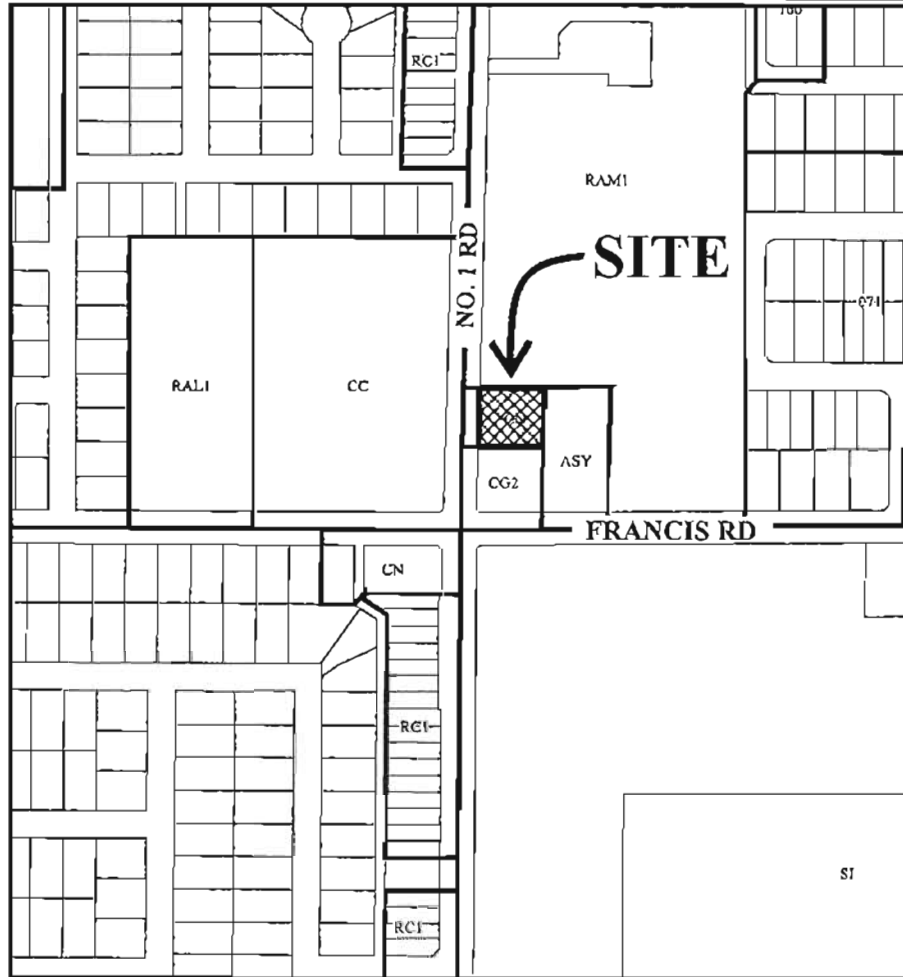
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 12-603496

*SCHEDULE A*

Original Date: 04/05/12

Revision Date:

Note: Dimensions are in METRES

ALL DESIGN CONCEPTS, DRAWINGS, SPECIFICATIONS, MEASUREMENTS AND DETAILS SHOWN OR REFERENCED HEREIN ARE THE SOLE PROPERTY OF FUSION PROJECT MANAGEMENT LTD. AND NO PART OF THE SAME SHALL BE REPRODUCED, COPIED, DISCLOSED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FUSION PROJECT MANAGEMENT.

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. DIMENSIONS SHALL BE REFERRED TO THE DESIGN CONSULTANT FOR CLARIFICATION PRIOR TO PROCEEDING. WRITTEN PERMISSION OF FUSION PROJECT MANAGEMENT SHALL BE OBTAINED PRIOR TO ANY CHANGES.

**PROJECT DESCRIPTION**

FACADE RENOVATION TO EXISTING BUILDING. TENANT IMPROVEMENT UNDER SEPARATE PERMIT. IN ADDITION TO THIS DEVELOPMENT PERMIT (2) ADDITIONAL PERMITS ARE EITHER UNDER REVIEW OR WILL BE APPLIED FOR:

- TENANT IMPROVEMENT FOR A NEW BRANCH BANK OF 231 SQUARE METERS SUBMITTED FOR PERMIT FEB 2, 2012.
- EXTERIOR MODIFICATIONS CONSISTING OF NEW STOREFRONT AND NEW FASCIA AS SHOWN ON A3.1.

**AGENCY NOTES**

**EXISTING BUILDING**  
CONSTRUCTION TYPE: V.A.(V)190  
OCCUPANCY CLASSIFICATION: B - OFFICE / BANK  
USE: BRANCH BANK  
ZONING: CN (NEIGHBORHOOD COMMERCIAL)  
FIRE PROTECTION: NON SPRINKLERED  
BUILDING HEIGHTS: 1 STORY BLDG  
EXIST. BUILDING AREA / TENANT AREA: 431.2 SQUARE METERS

**PROJECT TEAM**

**OWNER**  
MOLLY PROPERTIES LTD  
SUITE 121 - 1130 HAMMERSMITH WAY  
RICHMOND, BC  
(TEL) 604-273-4422 (FAX)  
CONTACT: JAKE MOLDOWAN (EMAIL)

**TENANT**  
G & F FINANCIAL GROUP  
8900 NO. 1 ROAD  
RICHMOND, BC  
(TEL) 604-577-5145 (FAX)  
CONTACT: KELLY NAKATSURU (EMAIL: KNAAKATSURU@GFG.COM)

**DESIGN BUILDER**  
FUSION PROJECT MANAGEMENT LTD  
4220-200 DRAVHILL STREET  
VANCOUVER, BC  
(TEL) 604-629-0499 (FAX) 604-629-2841  
CONTACT: LARRY MOFFHERRSON (EMAIL: LMC@FUSIONPROJECTS.COM)

**INDEX OF DRAWINGS**

DATE	ISSUED FOR	DEVELOPMENT PERMIT
	ISSUED	
	ISSUED FOR REFERENCE	
	C61.1 COVER SHEET	
	ARCHITECTURAL DRAWINGS	
A1.1	SITE PLAN	
A2.1	FLOOR PLAN	
A3.1	EXTERIOR ELEVATIONS	

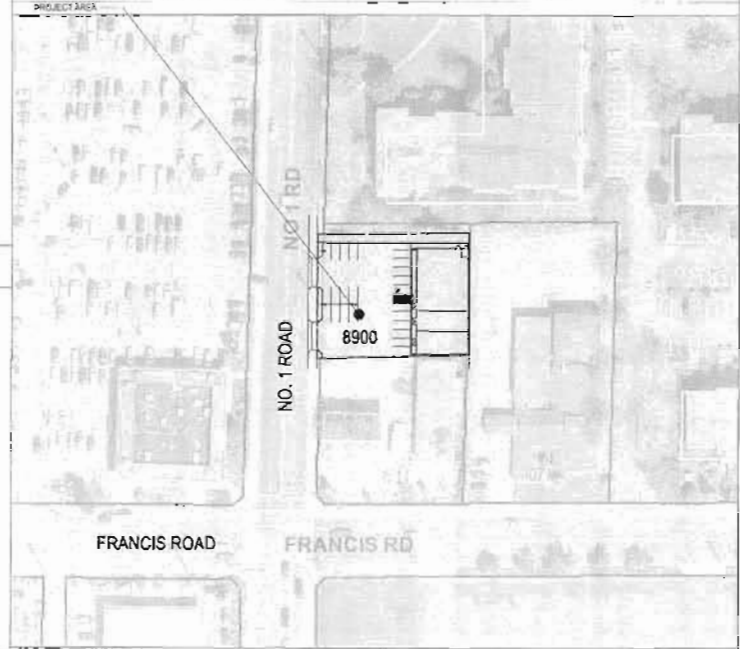
**CIVIC ADDRESS**

8900 NO. 1 ROAD, RICHMOND, BC

**LEGAL DESCRIPTION**

LOTT 1  
SEC: 25-4-7  
PARCEL: 70472

**SURROUNDING AREA & SITE PLAN**



**LOCATION MAP**



**VICINITY MAP**



**Project Information**

PROJECT NO: 12603496  
PROJECT NAME: BRANCH BANK IMPROVEMENT  
PROJECT ADDRESS: 8900 NO. 1 ROAD, RICHMOND, BC V6X 4K4  
PROJECT CONTACT: LARRY MOFFHERRSON  
PROJECT PHONE: 604-629-0499  
PROJECT FAX: 604-629-2841  
PROJECT EMAIL: LMC@FUSIONPROJECTS.COM

**Drawings**

DATE: 01/10/12  
SCALE: AS SHOWN  
PROJECT: BRANCH BANK IMPROVEMENT  
DRAWN BY: J. MOFFHERRSON  
CHECKED BY: J. MOFFHERRSON  
DATE: 01/10/12

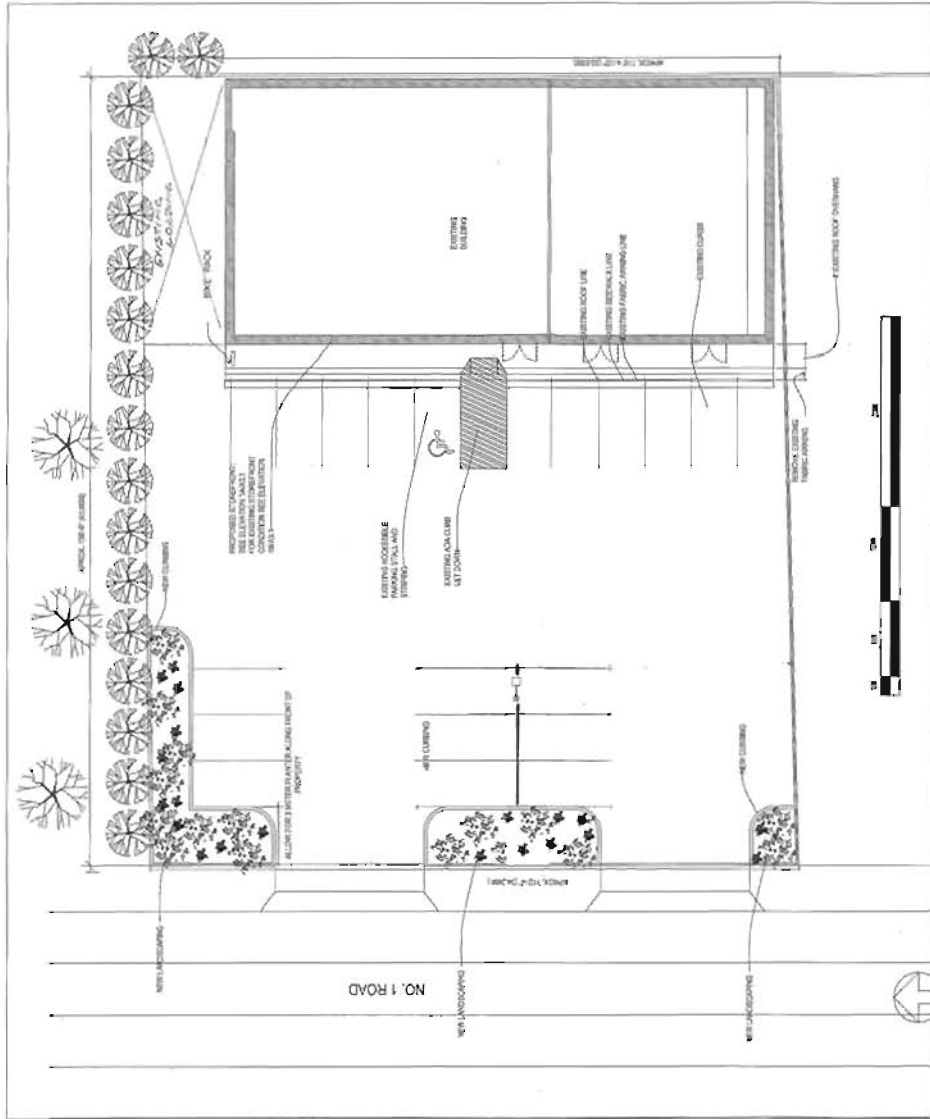
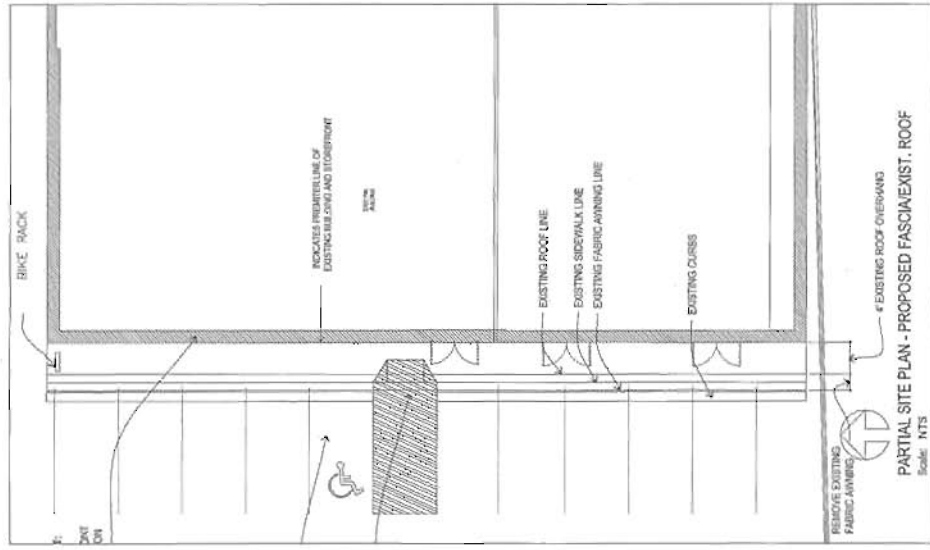
DP 12603496  
 TEL: 604-629-0499



DP 12603496  
pg. 2

REV. 1: 12/17/2017

PROJECT NUMBER	12603496
DATE	12/17/2017
PROJECT NAME	NO. 1 ROAD
CLIENT	NO. 1 ROAD
DESIGNER	fusion PROJECTS
SCALE	AS SHOWN
DATE	12/17/2017
PROJECT NUMBER	12603496
DATE	12/17/2017
PROJECT NAME	NO. 1 ROAD
CLIENT	NO. 1 ROAD
DESIGNER	fusion PROJECTS
SCALE	AS SHOWN
DATE	12/17/2017



**LANDSCAPE PLANTINGS**

JUNIPER PARSONS	PROVIDED
TANGIERNE FORTYELLA	(2) TOTAL SPACES ARE PROVIDED
GRASS COVER	(1) EACH SPACE PROVIDED
GRASS MULCH	(2) MINIMUM SPACES PROVIDED

**LANDSCAPE OBJECTIVE**

CREATE A SIMPLE ATTRACTIVE EDGING THAT GIVES VISUAL INTEREST AND MAINTAINS WELL. THIS WILL BE ACHIEVED WITH CONTRASTING PLANTINGS OF LARGER AND BROADER JUNIPER PARSONS WITH MORE COMPACT TANGIERNE FORTYELLA'S PLANTING BEDS WILL HAVE A GROUND COVER OF BARK MULCH PROVIDING A SURFACE RESISTANT TO UNWANTED PLANTS AS WELL AS BEING EASY TO MAINTAIN.

**BUILDING AND SITE DATA (cont'd)**

REQUIRED:	PROVIDED:
PARKING SPACES: 31,400 SF OF GROSS PARKING AREAS FOR THE FIRST 100 SPACES ARE PROVIDED. TOTAL SPACES: 104	(2) TOTAL SPACES ARE PROVIDED
ADA BICYCLE SPACES: 11	(1) EACH SPACE PROVIDED
ACCOMMODATIONS:	(2) MINIMUM SPACES PROVIDED

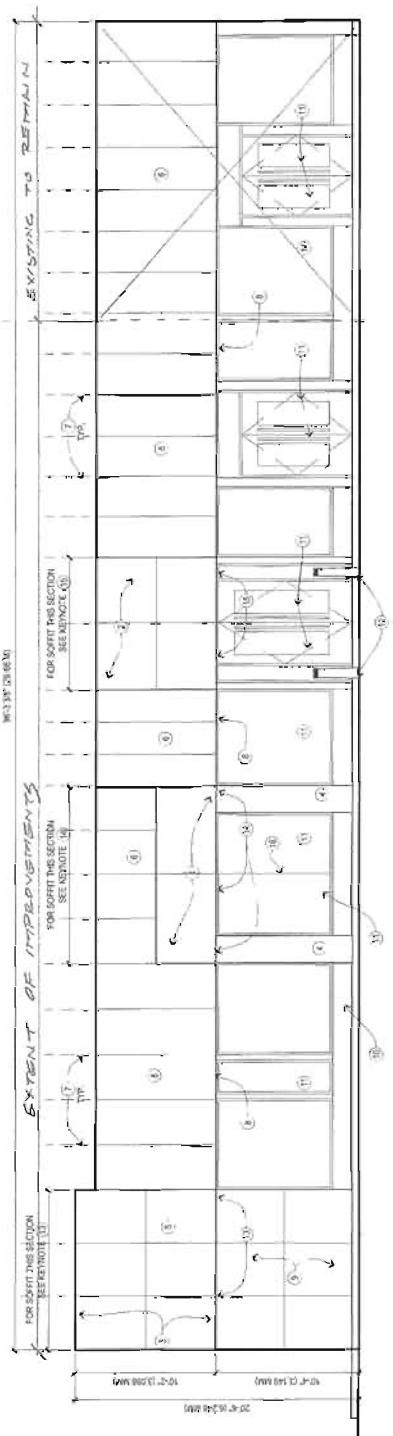
**BUILDING AND SITE DATA**

ZONE (ON - RESUBDIVISION COMMERCIAL)	
MAXIMUM LOT DEPTH - NO CHANGE IN PROPOSED ALTERATIONS	
MAXIMUM PROPOSED LOT AREA	
PERMITTED USE: SERVICE FRANCHISE	
LOT SIZE: 1,418 SQUARE METERS	
BUILDING FOOTPRINT: 633 SQUARE METERS	
GROSS LEASABLE AREA: 633 SQUARE METERS	
LEASABLE AREA: 633 SQUARE METERS	
PROPOSED BRACE: 144 SQUARE METERS	

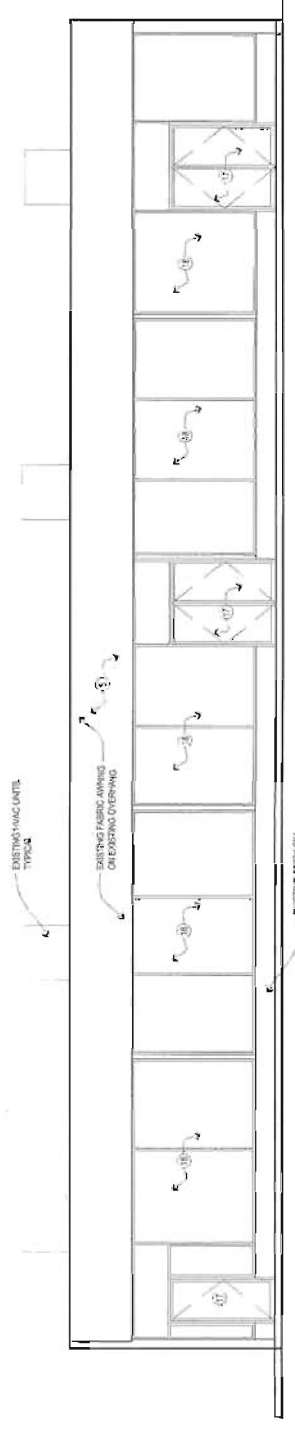
DR 12603496  
24#3

- KEY NOTES**
- SOLID ALUMINUM SHEET-POWDER COAT BLUE
  - SOLID ALUMINUM SHEET-POWDER COAT ORANGE
  - SOLID ALUMINUM SHEET-POWDER COAT CHARCOAL
  - BREAK GLASS ALUMINUM SHEET AT JUNCTION AND EXTERIOR-POWDER COAT BLUE
  - REMOVE EXISTING FABRIC ANNUAL
  - MECHANICAL EQUIPMENT EXISTENT - REINFORCED CONCRETE WALLS TO REMAIN - SEE ARCHITECTURAL JOINTS-TYPICAL
  - VERTICAL SUPPORT FRAMES AT PANEL
  - STUCCO SOFFIT WITH DOWNLIGHTS-TYPICAL AND WALL BRACKETS TO BE PER FOR HANGERS AND OR STUCCO WITH REVEALS - COLOR CHARCOAL
  - SPRIT FACE MASSPORT-PART BLACK-TYPICAL
  - CONCRETE WALLS TO REMAIN - SEE ARCHITECTURAL JOINTS-TYPICAL
  - ILLUMINATED BOLLARDS AT ENTRANCE
  - SOFFIT AT THIS SECTION TO BE FLUSH NO. NET SOLID ALUMINUM SHEET-POWDER COAT CHARCOAL WITH DOWNLIGHTS
  - SOFFIT AT THIS SECTION TO BE FLUSH MOUNT SOLID ALUMINUM SHEET-POWDER COAT-BLUE WITH DOWNLIGHTS
  - ALUMINUM SHEET-POWDER COAT-ORANGE WITH DOWNLIGHTS
  - BUTT GLAZED, NO FRAME
  - REMOVE EXISTING ENTRY
  - REMOVE EXISTING STOREFRONT

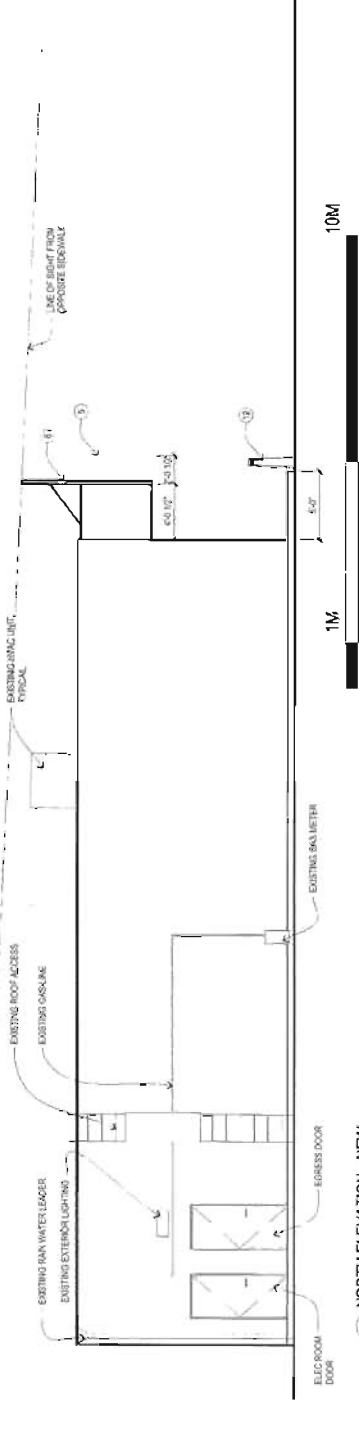
- GENERAL NOTES**
- SOLID AND PERFORATED ALUMINUM SHEET MOUNT FLUSH
  - STORAGE UNDER SEPARATE PERMIT BY OTHERS
  - FACADA MODIFICATIONS AND STOREFRONT REPLACEMENT UNDER SEPARATE PERMIT.



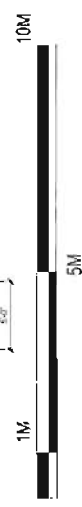
**1A WEST ELEVATION - NEW**  
Scale: 1/32



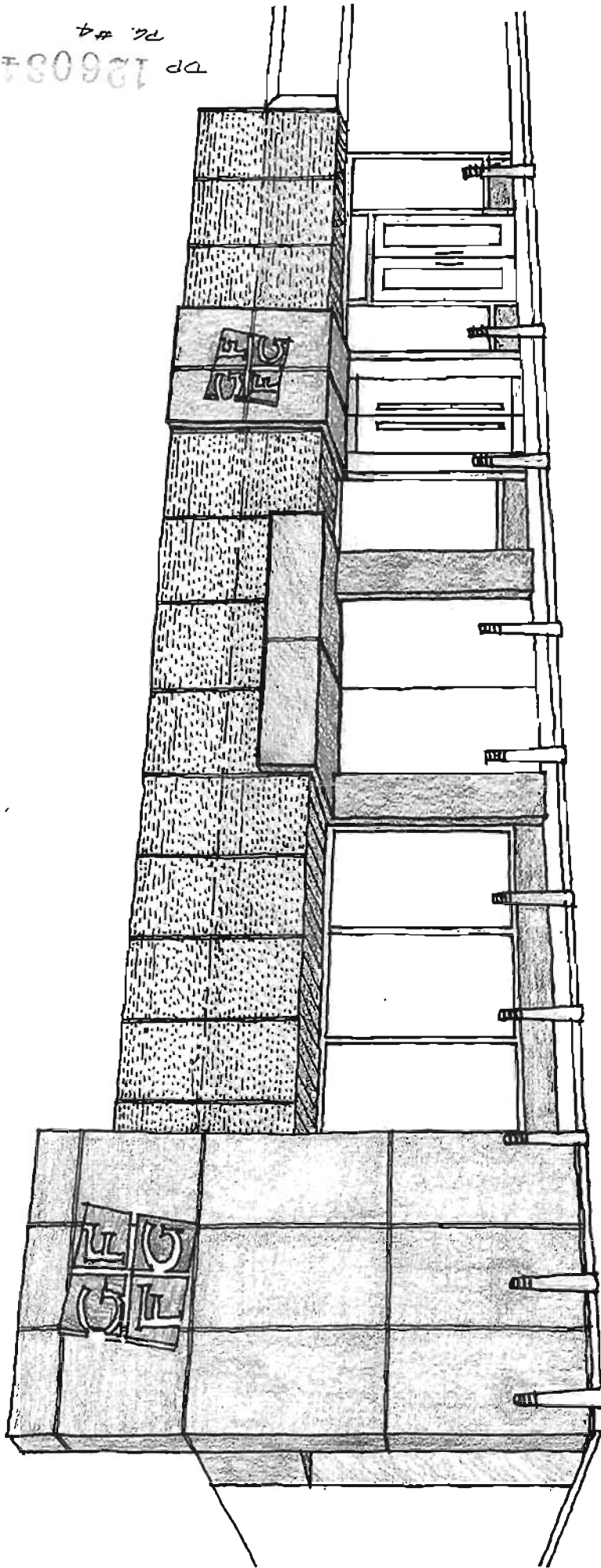
**1B WEST ELEVATION - EXISTING**  
Scale: 1/32



**2 NORTH ELEVATION - NEW**  
Scale: 1/32



DP 12603496  
Pl. #4



JIM GREENWOOD 604 506 6855  
JGREENWOOD@FISIONPROJECTS.COM

GdF Financial Group

Richmond Branch

EHD Design January 23, 2012

VE option #2A

8900 #1 Road

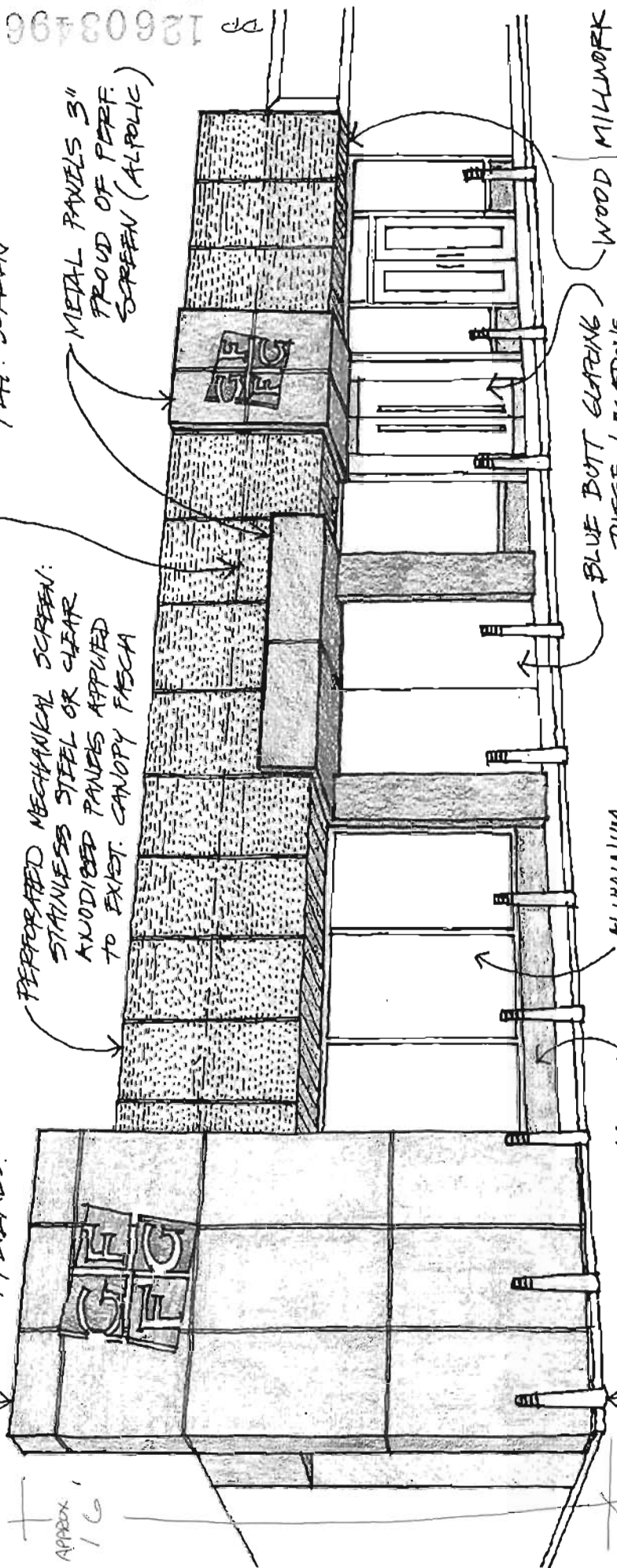
WALL STANDS PROUD OF EXISTING CANOPY, SET BACK FROM CURB EDGE. STUCCO OR FIBER-CEMENT PANELS w/ REVEALS.

PERFORATED MECHANICAL SCREEN: STAINLESS STEEL OR CLEAR ANODIZED PANELS APPLIED TO EXIST. CANOPY FASCIA

LINE OF EXISTING PARAPET BEHIND PERF. SCREEN

METAL PANELS 3" PROUD OF PERF. SCREEN (ALPOLIC)

DR 12603496 S.# 22



WOOD MILLWORK SOTTI MATCHES BRANCH

BLUE BUTT GLAZING THESE LOCATIONS

ALUMINUM STOREFRONT w/ GREEN GLAZING TYPICAL

MODIFY EXISTING CURBS

ILLUMINATED BOLLARDS

APPROX. 75'

GdF Financial Group

Richmond Branch

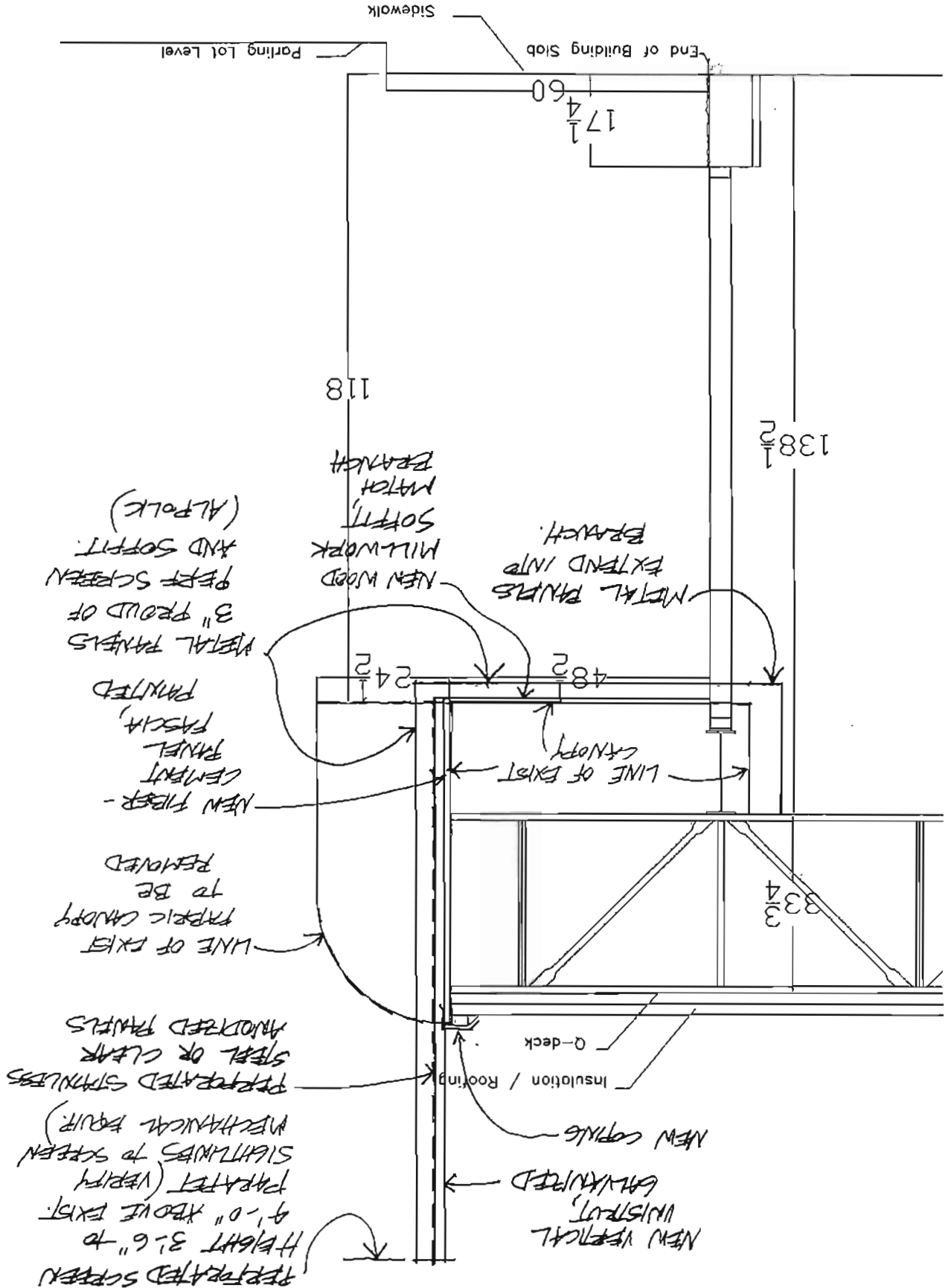
HTS Design January 23, 2012

VE Option #2 A

APPROX. 16'

G & F Financial Group  
 Richmond Branch  
 EHS Design January 23, 2012  
 VE Option # 2A

DP 12603496  
 REV. # 1



METAL PANELS  
 3" PROUD OF  
 PERF SCREEN  
 AND SOFTT.  
 (ALPOLK)

NEW WOOD  
 MILLWORK  
 MATCH  
 SOFTT,  
 BRANCH

METAL PANELS  
 EXTEND INTO  
 BRANCH.

NEW FIBER -  
 CEMENT  
 PANEL  
 FASCIA,  
 PANKED  
 METAL PANELS

LINE OF EXIST  
 FABRIC CANOPY  
 TO BE  
 REMOVED

PREPARED SCREEN  
 HEIGHT 3'-6" TO  
 4'-0" ABOVE EXIST.  
 PAPER (VERIFY  
 MECHANICAL REQUIRE)  
 PREPARED STRIPS  
 STEEL OR CLEAR  
 ANODIZED PANELS

NEW VERTICAL  
 UNISTRUT,  
 GALVANIZED

NEW COPING

Insulation / Roofing  
 O-deck

33 3/4

LINE OF EXIST  
 CANOPY

118

138 1/2

End of Building Slob

Sidewalk

Parking Lot Level

60  
 17 1/4

24 1/2

48 2

33 3/4



