



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, May 30, 2018  
3:30 p.m.

### MINUTES

*Motion to adopt the minutes of the Development Permit Panel meeting held on May 16, 2018.*



1. **DEVELOPMENT PERMIT 17-772227**  
(REDMS No. 5727636)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 11671 and 11691 Cambie Road

### Director's Recommendations

*That a Development Permit be issued which would:*

1. *permit the construction of a 20 townhouse unit complex with driveway access from Cambie Road at 11671 and 11691 Cambie Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum lot width on a major arterial road from 50.0 m to 43.3 m; and*
  - (b) *reduce the front yard setback to Cambie Road and rear yard setback to Mellis Drive from 6.0 m to 4.5 m.*



ITEM

**2. DEVELOPMENT VARIANCE 18-805801**

(REDMS No. 5731367)

APPLICANT: Darlene Dueckman, Mark Dueckman, John Goossen, Clayton Zwicker and Rita Gooding

PROPERTY LOCATION: 12431 McNeely Drive

**Director's Recommendations**

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback from 6.0 m to 1.8 m in order to permit the property to be subdivided to create five single-family lots, while retaining the existing dwelling on a property zoned "Single Detached (RS2/B)".*

**3. New Business**

**4. Date of Next Meeting: June 13, 2018**

**ADJOURNMENT**



**Development Permit Panel  
Wednesday, May 16, 2018**

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
John Irving, Director, Engineering

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on April 25, 2018 be adopted.*

**CARRIED**

**1. Development Permit 15-715522**  
(REDMS No. 5671953)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9251/9271 Beckwith Road

## Development Permit Panel

### Wednesday, May 16, 2018

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#### INTENT OF PERMIT:

1. Permit the construction of a church at 9251 and 9271 Beckwith Road on a site zoned “Auto Oriented Commercial (CA)” and partially designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard under the “Auto-Oriented Commercial (CA)” zone for the subject site from 3.0 m to 0.0 m.

#### Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., provided background information on the proposed development and highlighted the following:

- a single-storey 700 square meter church building is proposed for the subject site which is partially designated as an Environmentally Sensitive Area (ESA);
- the church building consists of, among others, a sanctuary, offices and classrooms for Sunday school uses and small group meetings only;
- the proposed building height is nine meters, which is below the maximum permitted height of 12 meters;
- the proposed 52 parking spaces exceed the minimum Zoning Bylaw requirement;
- the main floor elevation of the proposed church building is higher than the crown of the road and meets the existing flood plain requirement; and
- a variance for the minimum interior side yard setback is requested as there is an existing two-storey building on the property to the west that is located at the property boundary and to avoid a narrow three-meter gap between the two buildings.

John Black, JBL Environmental Services, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1) reviewed the environmental assessment and planting plan for on-site and off-site ESA.

Mr. Black advised that (i) the property contains many ornamental trees and shrubs with limited habitat features, (ii) there is limited habitat in the area due to the extensive growth of invasive vegetation, (iii) existing on-site trees which are in poor condition will be removed and replaced, (iv) 400 square meters of ESA on City-owned Bridgeport Trail adjacent to the subject property will be cleared of invasive species, (v) an on-site and off-site planting plan is proposed to offset habitat loss due to tree removal and vegetation clearing within the ESA, and (vi) a three-year monitoring plan and post-planting maintenance for landscaping is proposed for on-site and off-site landscaping enhancements.



## **Development Permit Panel**

### **Wednesday, May 16, 2018**

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In response to queries from the Panel, Mr. Black acknowledged that (i) wildlife habitat could be better enhanced on a section of Bridgeport Trail than on the subject property, (ii) existing trees proposed to be removed are in poor condition and/or in conflict with the proposed development, (iii) on-site ESA is already overrun with invasive vegetation, and (iv) the applicant worked with Parks staff regarding the proposed off-site ESA enhancement scheme.

Cameron Woodruff, PMG Landscape Architects, reviewed the proposed on-site landscaping scheme for the proposed development, noting that (i) significant native planting is proposed on the north and east boundaries of the subject site, (ii) proposed on-site planting includes some species which are symbolically related to the beliefs of the church, (iii) a significant number of smaller caliper trees are proposed to be planted on the site, (iv) the row of six trees and native shrubs on the northern boundary of the site will be retained, and (v) the Horse Chestnut tree that will be removed will be replaced by two specimen trees.

In response to a query from the Panel, Mr. Cheng noted that the proposed size of the loading space adjacent to the north property line meets the Zoning Bylaw requirement.

In response to a query from the Panel, Wayne Craig, Director, Development, advised that staff will work with the applicant to investigate opportunities for enhancing the landscaping on the north edge of the proposed loading space considering that the loading space will not be used frequently.

#### **Staff Comments**

Mr. Craig noted that (i) a variance is proposed to allow for the building to be located along the west property line in keeping with the existing two-storey building that is located to the west of the subject site, (ii) the applicant had reviewed the development plans with the owner of the adjacent property to the west and reported that the adjacent owner has no concerns with the proposal, (iii) there will be a Servicing Agreement for frontage improvements prior to Building Permit stage as well as for the proposed ESA restoration on Bridgeport Trail which was reviewed by Parks Department, and (iv) the City will be securing a three-year landscaping monitoring period and a landscape security will be held by the City and released proportionally over the three-year period.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Decision**

**Development Permit Panel**  
**Wednesday, May 16, 2018**

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It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a church at 9251 and 9271 Beckwith Road on a site zoned "Auto Oriented Commercial (CA)" and partially designated as an Environmentally Sensitive Area (ESA); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard under the "Auto-Oriented Commercial (CA)" zone for the subject site from 3.0 m to 0.0 m.*

**CARRIED**

**2. Date of Next Meeting: May 30, 2018**

**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:51 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 16, 2018.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk

# Pacific Grace MB Church

Environmental Assessment and Planting Plan for  
9251-9271 Beckwith Road, Richmond BC

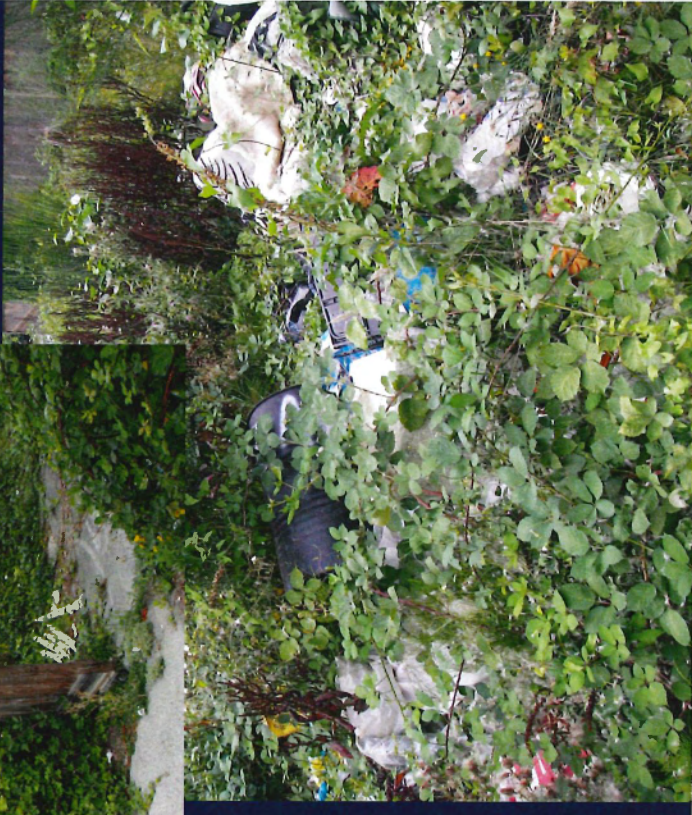


John Black  
May 16, 2018



# Background

- The property was a residential single family home, with in an commercial area in the City of Richmond,
- The residence has been demolished, and the property overgrown, and
- Large accumulation of garbage present





## Purpose of the Assessment

- Was to conduct a base line inventory of the site and describe any significant biophysical features
- Assess the potential of the property to support bird and wildlife species, The environmental impact of the proposed development
- Erosion and Sediment Control Plan
- Planting Plan.



# Methods

JBL conducted an inventory surveys on August 15 , 2015  
Including:

- Reviewed existing environmental information on the site
- Inventoried existing vegetation
- A raptor nest survey and recorded wildlife trees and evidence of wildlife sign,
- Assessment of the potential for properties vegetation habitats to support small mammals, amphibians and nesting bird species at risk as well as habitat corridors

# Results

The Property contains numerous ornamental trees and shrubs

Notable habitat features Included :

1. Row of maturing conifer trees on the north boundary
2. Small group of mature fruit trees in the west-centre of the Property
3. One mature western redcedar tree in the north-centre of the Property
4. mature cherry tree adjacent to the western redcedar in the north-centre of the Property
5. Multi-trunked mature European horse chestnut



# Notable habitat features on the Property



1



2



3



4



5



# Results

- The lack of surface water restricts any aquatic or amphibian species.
- No raptor or songbird nests were observed.
- Although 3 wildlife species at risk have the potential to be present in the study area (Band-tailed pigeons, Oregon forest snail, Pacific sideband snails). Non were observed.
- The area provides limited habitat as a result of the extensive growth of invasive vegetation.
- Bridgeport Trail and the ROW below the Highway 99 may act as a wildlife corridor for small to medium sized mammals.
- Raccoon (*Procyon lotor*) tracks were identified in the ROW





## Detailed Planting Plan

- To offset habitat loss as a result of vegetation clearing within an environmentally sensitive area
- 27 significant trees will be lost on the Property
- We have proposed to replanting of a 400-m2 section of the Bridgeport Trail adjacent to the property that is over run by invasive species



J. Black



## Invasive species

- Himalayan blackberry and English ivy will be eliminated by manual removal
- Japanese knotweed is exempt from the Pesticide Use Control Bylaw and will require 2 application of foliar spray herbicide prior to removal
- After removal organic material will be taken directly to Harves Power for composting.





## Site Preparation

- The removal of vegetation will be mindful of migratory bird nesting window, from March 15 to August 15
- After removal of any invasive plant
- 600 mm of growing medium will be placed over the planting areas



## Planting

- Forty-eight trees and 452 shrubs will be planted in the 400 m<sup>2</sup> area.
- Plants will be planted at a density of 1 plant per 0.8 m<sup>2</sup> (1.25 plants /m<sup>2</sup>)
- Plantings will be composed of nursery stock in 1- and 2-gallon pots
- Tree plantings will comply with the City's Tree Protection Bylaw

# Monitoring

- An as-built report will be submitted to the City of Richmond after completion of the planting
- Monitoring will take place for 3 years and will include:
  - Count all plants to determine survival,
  - Percent cover to determine percentage of invasive species.
- The success of the replanting project will be defined as:
  - Less than 5 % cover of non-native shrubs; and
  - Establishment and persistence of 80 % of planted species

# Post-Planting Maintenance

- Ongoing invasive plant removal of all invasive shrub seedlings and re-sprouts will occur on a yearly basis for 3 years and will include,
- Annual replacement of plants that have died during the maintenance period.



Thank You







# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** May 8, 2018

**From:** Wayne Craig  
Director, Development

**File:** DP 17-772227

**Re:** Application by Interface Architecture Inc. for a Development Permit at 11671 and 11691 Cambie Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 20 townhouse unit complex with driveway access from Cambie Road at 11671 and 11691 Cambie Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the minimum lot width on a major arterial road from 50.0 m to 43.3 m; and
  - b) reduce the front yard setback to Cambie Road and rear yard setback to Mellis Drive from 6.0 m to 4.5 m.

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

WC:el  
Att. 2

## **Staff Report**

### **Origin**

Interface Architecture Inc. has applied to the City of Richmond for permission to develop a 20 townhouse unit complex with driveway access from Cambie Road at 11671 and 11691 Cambie Road. The site is being rezoned from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” under Bylaw 9293 (RZ 14-670471), which received Third Reading following the Public Hearing on April 18, 2017. The site is currently vacant.

Frontage improvements, storm upgrades, a new public walkway along the east property line and side street detection and count-down timer at the intersection of Borgen Drive and Cambie Road were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 17-784946). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

### **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 Mellis Drive: Existing single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the south, across Cambie Road: A surface parking lot of a shopping centre on a lot zoned “Community Commercial (CC)”.
- To the east: A commercial development along Cambie Road currently occupied by a financial institution on a lot zoned “Neighbourhood Commercial (CN)” and a 33-unit, two-storey townhouse development on a lot zoned “Low Density Townhouses (RTL1)” with vehicular access from Mellis Drive.
- To the west: Single family homes on lots zoned “Single Detached (RS1/E)”. The properties fronting onto Cambie Road are designated “Residential”, which may include multiple family housing, and the properties fronting onto Mellis Drive are designated “Residential (Single-Family Only)” in the East Cambie Area Plan.

### **Rezoning and Public Hearing Results**

The original proposal was to rezone the subject site to permit the development of 21 townhouse units with vehicle access from Mellis Drive. In response to comments related to traffic and parking conditions on Mellis Drive raised at the Planning Committee meeting on September 22, 2015, the applicant had revised the proposal to develop 20 townhouse units with vehicle access from Cambie Road.

The Public Hearing for the rezoning of this site was held on April 18, 2017. At the Public Hearing, one written submission from an adjacent property owner was received; requesting that vehicle access to the proposed townhouse development be limited to Cambie Road only. Staff confirmed that vehicle access had been revised to a right-in/right-out only access point on Cambie Road. Council concluded the Public Hearing and granted Third Reading to the rezoning bylaw; with vehicle access to be provided from Cambie Road.

### Staff Comments

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

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

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

- 1) Reduce the minimum lot width on a major arterial road from 50.0 m to 43.3 m.

*(Staff supports the proposed variances since the subject site is the last double fronting property located between Cambie Road and Mellis Drive. The three neighbouring properties to the west along Cambie Road will have future redevelopment potential (i.e., townhouses), and they will have a combined frontage of approximately 56.4 m. The reduced frontage of the subject development will not affect the development potential of the neighbouring site to the west. This variance was identified at rezoning stage, and no concerns were identified at that time).*

- 2) Reduce the front yard setback to Cambie Road and rear yard setback to Mellis Drive from 6.0 m to 4.5 m.

- 3) *(Staff supports the proposed variance to allow for more flexibility in site planning. The developable area of this site is restricted, since a 3.5 m wide Public Rights-of-Passage (PROP) Right of Way (ROW) is required along the east property line to accommodate a new public pedestrian walkway, and a 2.0 m road dedication is required along the entire Cambie Road frontage to accommodate future road widening. While the front and rear yard setbacks are reduced, the proposed east side yard setback (i.e., ranging from 6.78 m to 7.90 m) is significantly larger than the 3.0 m side yard setback requirement under the RTL4 zone. Appropriate interfaces with the adjacent properties to the east and west have also been provided through landscaping design. These variances were identified at rezoning stage, and no concerns were identified at that time).*

### Advisory Design Panel Comments

The Advisory Design Panel has reviewed and supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday October 18, 2017 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 two end units fronting onto Mellis Drive are designed to be two storeys and have a single-family character; to provide an appropriate interface with the existing single family homes to the west and across Mellis Drive.
- All units along the west property lines are designed to be two storeys with a setback to the west property line ranging from 3.0 m to 4.2 m; to address potential adjacency concerns. Since no trees are allowed to be planted within the existing 3.0 m wide sanitary right-of-way (ROW) along the west property line, a line of 6 ft. high perimeter wooden screens and a row of False Holly are proposed along the west property line to provide privacy screening between the proposed townhouse development and the existing single family homes to the west.
- The heights of the proposed units along the east property line are ranging from two to three storeys and the proposed setbacks to the east property line is ranging from 6.78 m to 7.90 m. The proposed 3.5 m wide public walkway (including a 2.5 m wide pathway and landscaping on both sides) and yard spaces with Japanese Snowbell trees along the east property line will provide a visual buffer to the townhouse and commercial developments to the east.
- Adjacent properties to the west along Cambie Road have future potential for redevelopment as townhouses, and the proposed development will not reduce this potential. A statutory right-of-way (SRW) allowing access to/from the adjacent future development sites through the subject site (over the entry driveway) has been secured at rezoning.
- To minimize changes in site grade on this double-fronting site, a stepping Flood Construction Level (FCL) is proposed. The building proposed along Cambie Road will have a FCL at 2.11 m, the two buildings proposed along Mellis Drive will have a FCL at 1.39, and the two buildings proposed at the central part of the site will have a FCL at 1.75 m. Building Approvals staff have reviewed this proposal and have no concerns.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development, and will not impact the neighbouring properties.

***Urban Design and Site Planning***

- The site layout includes 10 two-storey units and 10 three-storey units in five clusters.
- Vehicle access will be through a new driveway from Cambie Road; no direct vehicle access to Mellis Drive is permitted for the subject site.
- A separate pedestrian entrance from the public walkway along the east property line, to the south of the proposed outdoor amenity area, will be provided.
- Units along Cambie Road and Mellis Drive are designed to have a strong street presence, with individual front entrances and yards. Units along the east property line are also designed to have direct access from the proposed public walkway. Low planting and permeable fencing will create semi-private spaces for these units and create a pedestrian-oriented streetscape along the two road frontages and the public walkway.

- All units will have two vehicle parking spaces; 50% of the units will have a side-by-side double car garage; and 50% of the units will have a tandem garage. A Restrictive Covenant, prohibiting the conversion of tandem parking area into habitable area has been secured at rezoning.
- A total of four visitor parking spaces, including one accessible visitor parking space, will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines (minimum of 30 m<sup>2</sup> per unit) of the OCP. All units have private outdoor spaces consisting of front or rear yard; some units also have a balcony on the second floor.
- The required on-site outdoor amenity space is proposed to be located within the existing 6.0 m wide sanitary right-of-way (ROW) cutting east-west across the subject site. The outdoor amenity space is divided into two areas: the area adjacent to the public walkway is designated for children's play with stepping logs and a sand box; the area along the west property line is designated for gardening with veggie planting plots and a sod lawn. All trees proposed within the outdoor amenity area will be planted in planters.
- The required garbage, recycling and organic waste storage enclosure has been incorporated into the design of Building #1 to minimize its visual impact.
- A mailbox kiosk will be provided adjacent to the enclosure, fronting Cambie Road.

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

- A simplified neo-Victorian Queen Anne style is proposed to compliment the finer scale of the elements and massing of the neighbouring developments (i.e., massing articulation, varying roof lines, window/cladding rhythms, and front door cues, etc.).
- The strong architecture creates an effective street wall along Cambie Road, which fits well with the local context.
- A pedestrian scale is generally achieved along both road frontages, public walkway along the east property line, and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- Individuality of dwelling units is expressed visually by a defined section of building façade (in most cases, a roof gable) and entry door with covered stoop or porch.
- The proposed building materials (Hardie plank cedarmill siding, Hardie Plank shingle, fiberglass asphalt roof shingles, and wood trim, etc.) are generally consistent with the Official Community Plan (OCP) Design Permit Guidelines and are compatible with the character of the surrounding neighbourhood.
- Two colour schemes are proposed; the colour palettes include a range of earth tone colours, highlighted with contrasting trims.

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

- Tree preservation was reviewed at rezoning stage; all seven bylaw-sized trees on-site will be removed. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. The applicant is proposing to plant 61 replacement trees on-site, including 22 conifers and 38 deciduous trees.
- Nine trees located on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage.
- The public walkway along the east property line will be designed to accommodate a 2.5 m wide pedestrian path with bollard lighting and landscaping along the entire length of the walkway.
- Each unit fronting Cambie Road and the public walkway along the east property line will have a private yard with landscaping, a small lawn area, and a patio.
- The front yards on Mellis Drive is designed to enhance the single family house scale of the end units; various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The landscape area at the end of the north-south drive aisle is designed to discourage traversing through the proposed townhouse development. This area will be bermed up and will be heavily landscaped with shrubs (i.e., Rhododendrons, Japanese Forest Grass, Western Sword Fern), trees (i.e., Serbian Spruce trees), and one feature tree (i.e., Pacific Dogwood) at the centre.
- The required on-site outdoor amenity area will be provided at the central part of the site; with a program that includes children's play area, veggie plots, sand box, and fruit trees with clean site lines and seating areas for parents.
- A slightly raised area is proposed on the internal drive aisle in front of the visitor parking spaces and the outdoor amenity areas at the center of the site for traffic claiming.
- Permeable paving will be used on the internal drive aisle and surface parking spaces.
- Project signage will be provided along the Cambie Road frontage by the entry driveway.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$196,074.53 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$21,000 cash-in-lieu contribution has been secured as a condition of rezoning approval; consistent with the OCP.

***Crime Prevention Through Environmental Design (CPTED)***

- The public walkway will have well-defined edges (with fencing, entry and exit trellised structures, hedgerow strips), will be well-lit with bollard lighting along its entire path, will have a chamfered corner at the elbow for visibility, and will be landscaped to eliminate hiding places.

- All building exterior side walls will have windows at upper floors; which would provide for passive surveillance over the public walkway, the common outdoor amenity area, visitor parking spaces, the garbage and recycle enclosures, and all main entries and garage doors.
- All unit entry doors will be clearly visible from the street, the public walkway, and the internal drive aisle, will be well-lit, and will not be set back into the building.
- The outdoor amenity kids' play area will be safely separated from the public walkway with fence and hedge.
- Landscaping at north end of drive aisle will be heavily densified to clearly discourage pedestrian and vehicle traffic across to (and from) Mellis Drive.

### ***Sustainability***

- The applicant has committed to achieving a minimum EnerGuide rating of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- Each garage will be equipped with a 240V receptacle to accommodate future electric vehicle charging equipment.
- The developer also advises that the following sustainability features will be incorporated into the development:
  - Use of low-flow toilets, showers, and lavatories in all units.
  - Use of Energy Star appliances 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 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.
- The developer has also submitted a report identifying measures to incorporate air source heat pumps 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 proposed outdoor mechanical equipment will comply with the City's Noise Regulation Bylaw No. 8856.

***Accessible Housing***

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit B) or a chair lift (where the staircase has been dimensioned to accommodate this in Unit E) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

**Conclusions**

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



Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Minutes of the October 18, 2017 Advisory Design Panel Meeting

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

- Adoption of Rezoning Bylaw 9293 (RZ 14-670471).
- Receipt of a Letter-of-Credit for landscaping in the amount of \$196,074.53.

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

- Installation of appropriate tree protection fencing around all protected trees and hedges on the adjacent properties prior to any construction activities; including building demolition, occurring on-site.
- Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



**DP 17-772227**

**Attachment 1**

Address: 11671 and 11691 Cambie Road

Applicant: Interface Architecture Inc.

Owner: Chislon (Cambie) Development Corp

Planning Area(s): East Cambie

Floor Area Gross: 3,330.9 m<sup>2</sup>

Floor Area Net: 2,245.3 m<sup>2</sup>

	Existing	Proposed
Site Area:	3,844.0 m <sup>2</sup>	3,757.7 m <sup>2</sup>
Land Uses:	Single Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	20

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	40.0%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	54.3%	none
Lot Coverage – Landscaping:	Min. 25%	25.0%	none
Setback – Front Yard (Cambie Road) (m):	Min. 6.0 m	4.5 m	Variance Requested
Setback – East Side Yard (m):	Min. 3.0 m	6.9 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.3 m	none
Setback – Rear Yard (Mellis Drive) (m):	Min. 6.0 m	4.5 m	Variance Requested
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys)	none
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 43.3 m Depth: 86.7 m	Variance Requested
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	40 (R) and 4 (V)	40 (R) and 4 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (40 x Max. 50% = 20)	20	none

Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site (44 x Max. 50% = 22)	10	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (44 x Min. 2% = 1)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2)	none
Off-street Parking Spaces – Total:	25 (Class 1) and 4 (Class 2)	25 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 20 units = 120 m <sup>2</sup>	130 m <sup>2</sup>	none

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

**Wednesday, October 18, 2017 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**1. DP 17-772227 – 20-UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Interface Architecture

PROPERTY LOCATION: 11671 and 11691 Cambie Road

**Applicant's Presentation**

Ken Chow, Interface Architecture, and Meredith Mitchell, M2 Landscape Architecture, presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from the Panel were as follows:*

- package for the project provided by the applicant is clear; however, coloured elevation drawings could have added clarity to the project;
- appreciate the applicant achieving a 40 percent lot coverage for the proposed development;
- not concerned with the proposed setback variances; stepping of buildings along an angle on the north side is a good solution;
- consider decreasing the pitch of the primary roof to lower the roof ridge of Building 4 which currently reads like a three-storey volume; would allow more sunlight penetration into the internal drive aisle and provide a softer transition to the single family neighbourhood to the west of the subject site;

***Have now lowered the roof ridge lines by 0.8 m (2.62 ft.) by changing 12:12 pitch to 10:12 pitch,***

- proposed outdoor amenity areas look good but appear narrow; consider installing clerestory windows in the ground floor of adjacent units to address potential privacy concerns;

***Have now relocated outdoor amenity area to between Buildings 2 & 3, after sliding Building 2 southward by 2-ft.***

- support the proposed materials and colours for the project;

- would like to see a modern architectural style for projects similar to the subject development in the future;

***Design direction was established early by original owner (Isle of Mann, who deemed this fit the location & market). It was originally called Oxford Lane.***

- the proposed public walkway along the east side of the site further restricts the long, linear and narrow site;

***Issue was identified, but east edge PROP walkway required.***

- the subject site does not look dense; commend the applicant for the efficient use of space;
- north-south orientation of the proposed development works; units fronting Cambie Road will receive good sunlight exposure;
- good provision of private outdoor spaces in all townhouse units; use of proposed common outdoor amenity areas is questionable; however, commend the applicant for providing more than the required minimum amount of outdoor amenity space;
- consider design development to the roof of Building 4 to reduce its height without reducing the roof pitch; consider introducing a flat portion on the roof not noticeable from the ground plane; variation of building heights could enhance the general massing arrangement in the proposed development;

***Have now lowered the roof ridge lines by 0.8 m (2.62 ft.) by changing 12:12 pitch to 10:12 pitch.***

- consider continuing the planting of smaller trees along the west property line and install raised planters to provide more buffering from the adjacent single family homes;

***Can't have trees planted in SROW along west PL.***

- consider providing screening to the windows in the living space of Unit 20 for protection from headlight glares coming from vehicles entering the site; also consider introducing landscaping to provide a softer treatment and visual screening to the harsh appearance of the visitor parking spaces adjacent to Units 20 and 6;

***Visitor parking now relocated, wood trellis now proposed here for visual interest; main floor windows deleted.***

- proposed hydro kiosk location at the north end of the site is preferable than located adjacent to Unit 13; hope that the surrounding vegetation will provide a softer treatment;

***LPT kiosk prohibited from being in Mellis yard setback; LPT now located in (bigger) notch at Unit 13 footprint; FD 3-ft wide path to go around LPT.***

- proposed bollard lighting along the public walkway may not be adequate from a CPTED perspective; consider installing larger lights along the walkway to address CPTED concerns;

*Will delve into this issue now with civil/elec/landscape consultants, but lighting can be part of the overall SA coordination when the art budget issue is resolved.*

- appreciate the presentation of proposed landscaping for the project which included helpful information on existing trees and grades around the existing trees;
- does not support the proposed location for the public walkway; however, the applicant has done a good job in activating and addressing it; consider additional lighting along the walkway especially at both ends to provide “eyes on the walkway”;

*The PROP walkway was initially proposed along the edge of the central internal drive aisle. This solution would have increased the separation of buildings along the drive aisle to allow for a more pleasant, landscaped, activated, wider (and we feel, generally safer) circulation spine. The 2nd point about additional lighting could be dealt with as part of the SA development to incorporate the art budget into the trellis entries/walkway access points.*

- consider design development to the proposed landscaping around the feature tree and hydro kiosk at the north end of the site to draw more attention to the feature tree and away from the hydro kiosk;

*Feature tree is now centered; surrounding landscaping to be densified, layered, and visually interesting*

- consider reconfiguring the outdoor amenity areas to minimize the formality of the arrangement including breaking up the rectangular spaces; also consider integrating natural elements in the children’s play area with proposed trees in planters to create more natural play opportunities for children;
- consider breaking up the formality of the common vegetable garden to provide more access to users;

*The common garden is not a big space, so the few veggie planting plots to be provided will eventually be arranged by the residents.*

- consider extending the grey-coloured paved pedestrian walkway along the west edge of the entry driveway throughout the entire length of the internal drive aisle;

*The owner agrees to extending the grey pavers throughout the internal drive aisle (i.e. no asphalt on site).*

- consider a similar treatment along the east edge of the internal drive aisle;

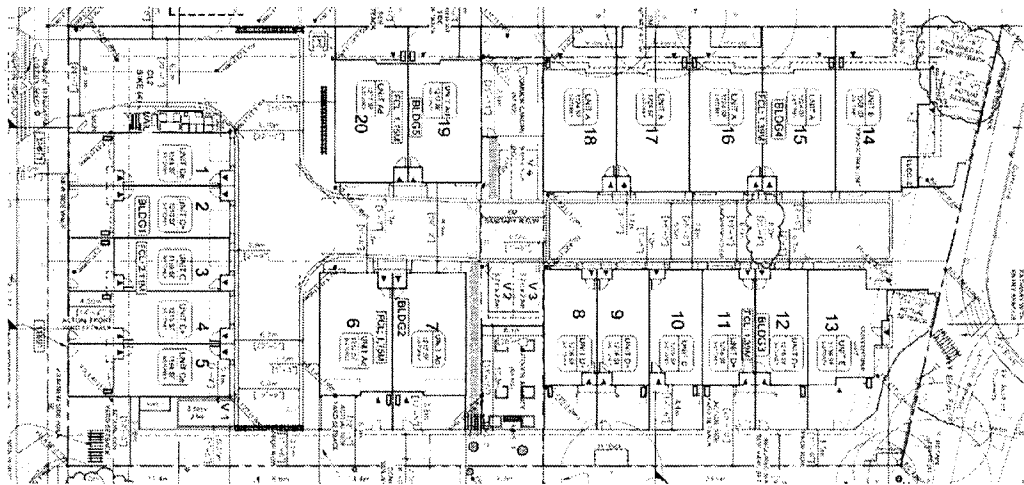
*Have done this. Site entry pavers extended to SROW, linking to PROP walkway.*

- purpose of incorporating sod lawns at the northwest corner of the site is not clear; consider installing trees in this area;

***Note: SROW extends to NW site corner.***

- the project is going in the right direction from a sustainability perspective; however, concerned on limited potential location for the air-source heat pumps due to the size of the site; could not be installed on the roofs but could be accommodated in the front yards of units; however, the move would create negative visual impacts;

***The heat pump units are actually little furnaces inside the unit (under the stairs or just off the garage). It is the condenser units that are situated outside (blue boxes) adjacent to the individual patios at the fences. Each unit is about 37x40x13 (w,h,d). The proposed hedges and fences will provide the visual screening.***



- appreciate the provision of two convertible units for the proposed development;
- consider replacing the proposed swing door for the ground floor powder room in the convertible B unit with a pocket door to enhance its usability; consider the same approach for the convertible E unit;

***Although preferred, there is no space to fit a pocket door in at Unit B. We were able to fit in at Unit E.***

- appreciate the proposed kitchen lay-out in the convertible B unit; consider installing a wall oven at the end of the counter as it would be safer to use by disabled residents;

***Although preferred, we were only able to fit in at Unit B, but not Unit E.***

- reconsider proposed provision of chair lift for the convertible B unit due to comfort and safety concerns of users; consider future provision of a vertical lift and utilize the proposed electrical room on the ground floor and the deck above; would be feasible if the hydro kiosk could be moved away from the convertible E unit so the electrical room could be relocated outside of the building footprint;

***Revised Unit B layout now has vertical lift (but not Unit E). We have already tried to install a vertical lift in Unit E but it is not possible.***

- consider relocating the washer and drier space on the second floor of the convertible E unit and utilizing the vacated space and a portion of the garage space below for future installation of a vertical lift;

***Still proposing chair lift. This comment referred to an earlier Unit E design which has been radically changed (i.e. stair case relocated). Cannot stack a vertical lift that doesn't ruin the main floor living space.***

- appreciate the applicant contributing to the City's public art fund as public art could help in integrating development projects in the community;
- consider integrating public art in the trellises; also consider design development to the trellis adjacent to the two storey unit and the public walkway to prevent direct pedestrian access to the subject site from the public walkway;

***Trellises still proposed, but will consider city proposals for using the voluntary art contributions here.***

- consider installing transparent material to provide separation between adjacent unit entries in Buildings 1 and 3;

***As the architects, we not think this is necessary, but will remind the owner that this is an option.***

- appreciate the well-executed architectural expression of the proposed development; however, would support a modernist approach to the architecture of new developments;
- support the additional density in the neighbourhood brought by the proposed development which will benefit the area;
- appreciate the selection of small tree species which are appropriate for a tight site;
- support the Panel comment that the feature tree at the end of the drive aisle should be the focal point; consider design development to the landscaping to achieve this objective;

***Feature tree now centered.***

- prefer that the public walkway be located at the west side of the site to ameliorate the shady conditions of townhouse units located at the west side of the proposed development;



- consider design development to visually open up the north and south ends of the public walkway; reconsider installing a trellis at both ends of the walkway as it reads like a private walkway; consider opening up the throat on both ends of the walkway to enhance its public character;

***Developer would consider redesign of trellis entries to the PROP walkway if developer's voluntary art contributions were used. Will work with Public Art staff.***

- survivability of sod lawns at the north side of Units 13 and 14, at the yards of Units 16, 17, and 18, and at the play area immediately to the south of Unit 18 are questionable as they are located in areas with limited sun exposure; consider design development to these areas to ensure the survivability of sod;

***No notes can ensure this. Artificial turf is not acceptable. North-facing open space and play areas between buildings are a reality. The good feature is that these areas are behind 2-storey buildings, and there is east and west sunlight penetration. And new projects always have a 1-year warranty period to address deficiencies.***

- does not support the proposed location of children's play area as it would be in deep shade for majority of the year and proposed wood elements are likely to deteriorate over time;

***Now relocated to the wider space between Buildings 2 & 3.***

- consider relocating the children's play area and the common vegetable garden to the proposed location of visitor parking stalls adjacent to Units 6 and 20; safety concerns for the relocated children's play area due to vehicular traffic coming from the entry driveway could be mitigated by installing fencing, bollards, or barrier curb or a combination of the three; applicant could also consider relocating the children's play area to the visitor parking space adjacent to Unit 6;

***Noted in new site redesign.***

- understand the rationale for installing different types of paving materials on the drive aisle; however, the proposed scheme may not work, e.g. the pedestrian pathway at the west edge of the entry driveway could be underutilized; consider simplifying the paving treatment for the entire drive aisle and consider asphalt paving throughout to provide more usable play space for children;

***Please provide a response. Have now revised the extent of pavers to reach the SROW pathway for a clearer visual cue pedestrians; asphalt paving throughout doesn't seem like the best solution for the project (i.e. less permeability, no visual interest)***

- commend the applicant for providing legible landscape drawings;
- the applicant has done a good job in a tight site;
- support the Panel comment that the applicant could have introduced a cleaner and modern architecture for the proposed development;

- consider eliminating one of the two chimneys proposed to be installed on the roof of the building along Cambie Road; also consider using masonry, e.g. brick for the chimney in view of the architecture of the building;

***Chimney removed.***

- consider cleaning up the proposed materials palette for the building;

***We believe that the materials palette is just right now (w/o masonry cladding). The limited colour palette will tone down any perceived busyness.***

- not concerned on the proposed setback variances;
- not concerned with the project's interface with the single-family homes to the west as they could be redeveloped in the future;
- one hydro kiosk would be sufficient for the proposed development considering its size; consider eliminating one of the two hydro kiosks; applicant and staff could work together to provide a more appropriate screening for the hydro kiosk at the north end of the site;

***Consultant proposes 2 kiosks; site divided in 2 by SROW.***

- not enough detail on the proposed public pedestrian walkway; scale of proposed trellises at both ends create a more residential than public feel for the walkway; support the comment from the Panel to open up both entries to the walkway and consider integrating public art and adding more lighting at the entries and along the public walkway;

***Public art process to incorporate art contribution has been initiated.***

- consider using appropriate material for the entry monuments consistent with the architecture of the building;

***A masonry/stone cladding will be used on the fence pilasters and will also be used on the entry signage monuments.***

- applicant could do more to address the shady location of the children's play area, e.g. introducing shade tolerant planting, to avoid the potential of becoming a liability for the strata;

***Now the play area has been relocated to between Buildings 2 & 3 in a wider outdoor area for better sunlight penetration. Play area has a 'fibar' surface and trees in planters.***

- applicant could work with staff to mitigate the harsh vehicular entry set-up due to the location two visitor parking spaces near the vehicular entry, especially the visitor parking space directly opposite the site entry;

***Better now after redesign as described above.***

- consider design development to the windows of units adjacent to the outdoor amenity areas to address privacy concerns;

***Now more carefully addressed; have deleted main floor kitchen windows facing amenity spaces, but kept high-silled windows for daylight and CPTED reasons.***

- proposed common outdoor amenity areas are narrow and appear crowded; support the Panel comment for the applicant to consider relocating the outdoor amenity areas to the visitor parking spaces adjacent to Units 6 and 20 and utilize the vacated spaces for visitor parking stalls; also consider installing appropriate screening for the relocated outdoor amenity areas for protection from headlight glare coming from vehicles entering the site;

*Now addressed via site redesign.*

- appreciate the Panel comment to simplify the paving treatment for the internal drive aisle; however, the asphalt paving could be broken down at certain points on the drive aisle, e.g. at the terminus; consider design development to the pad step down for the hydro kiosk to create a feature as the ground plane as opposed to the viewpoint at eye level; would help justify the off centre location of the feature tree;

*Drive aisle pavers now expanded in area.*

- support the approach to raise some of the lawn areas to differentiate between the public and private areas;

*Realistically, the public/private yard interfaces can be completed either way (i.e. flush or stepped up); we essentially have a flat site with Building MBE's at the higher FCL's. No raised yard planes are shown now, as each unit will have a walkway that gradually slopes from the public sidewalks up to the Building slabs at the higher FCL values.*

- support the proposed setback variances; and
- support the comments from the Panel that the applicant could have introduced a more contemporary architecture for the proposed development; City staff and the applicant are encouraged to consider the collective advice of the Panel for future similar developments in the City.

#### **Panel Decision**

It was moved and seconded

*That DP 17-772227 be supported to move forward to Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**



# City of Richmond

## Development Permit

**No. DP 17-772227**

To the Holder: INTERFACE ARCHITECTURE INC.  
Property Address: 11671 AND 11691 CAMBIE ROAD  
Address: C/O KEN CHOW  
SUITE 230 - 11590 CAMBIE ROAD  
RICHMOND, BC V6X 3Z5

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 width on major arterial road from 50.0 m to 43.3 m; and
  - b) reduce the front yard setback to Cambie Road and rear yard setback to Mellis Drive from 6.0 m to 4.5 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$196,074.53 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 17-772227**

To the Holder: INTERFACE ARCHITECTURE INC.  
Property Address: 11671 AND 11691 CAMBIE ROAD  
Address: C/O KEN CHOW  
SUITE 230 - 11590 CAMBIE ROAD  
RICHMOND, BC V6X 3Z5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

---

MAYOR







The map shows a street grid in San Diego. A yellow highlighted area is labeled 'SITE' with an arrow pointing to it. The map includes labels for 'NO 5 RD', 'COUNTY AVE', 'VALLEY DR', 'CAMILLE RD', and 'DOWNTOWN'. A north arrow is located in the top right corner.

REVISIONS
AUG 1, 2014 Issued for RZ Application
FEB 24, 2017 RZ Resubmission
MAY 12, 2017 DP Submission
SEP 26, 2017 DP Resubmission
JAN 30, 2018 DP Resubmission
MAR 03, 2018 DP Resubmission
MAR 21, 2018 DP Resubmission
APR 26, 2018 DP Resubmission
CONSULTANTS

This is a detailed plat map of a portion of the City of New York, showing lots 11580 through 11621. A yellow-shaded area, labeled "SUBJECT SITE" and "PUBLIC MARKET", is highlighted. The map includes street names like "CAMPBELL ST" and "CAMPBELL BL", and various lot numbers. A north arrow is present.

As the owner of the business, you have the right to hire and fire people. You can hire people for any job and for any reason without having to give them any notice without either justification of the effects.

However, if you are hiring people to work from home and collect for the employer, you are hiring people to work from home and collect for the employer. You are hiring people to work from home and collect for the employer.

Consequently, you are responsible for the consequences of your hiring decisions on the job and the effects on the business of any hiring decisions. You are responsible for the consequences of any hiring decisions.

SEAL

**INTERFACE:**  
Suite 230  
11590 Cambie Road  
Richmond BC  
Canada V6X 3Z5

**T 604 821 1162**  
**F 604 821 1146**  
**[www.interfacearchitecture.com](http://www.interfacearchitecture.com)**

Proposed 2D Unit Townhouse Development 11671 / 11691 Cambie Road Richmond, B.C.	PROJECT NO. 1412	SCALE As Noted	DATE Aug. 1, 2014	DRAWN BY KVC SPS - JEL, AL	CHECKED BY KVC	SHEET TITLE PROJECT DATA AND SITE PLAN	DRAWING <b>A1.1</b>
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CHECKED BY	PROJECT DATA AND SITE PLAN	DRAWING	A1.1
KYC			
SHEET TITLE			

<p><small>All designs and plans are prepared for the client's use only. They are to be used in accordance with the terms and conditions of the contract. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The client agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use or misuse of the design or plans, whether or not such claims, damages, or expenses are caused in whole or in part by the negligence of the architect.</small></p>	
<p><b>INTERFACE:</b></p> <p>Suite 230 11590 Cambridge Road Richmond BC Canada V6X 3Z5</p> <p>T 604 821 1162 F 604 821 1148 <a href="http://www.interfacearchitecture.com">www.interfacearchitecture.com</a></p>	
PROJECT	<p>Proposed 20-Unit Townhouse Development 11671/11691 Cambie Road Richmond, B.C.</p>
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, J.E.L.-AL
CHECKED BY	KYC
SHEET TITLE	
PROJECT DATA AND SITE PLAN	
DRAWING	A1.1



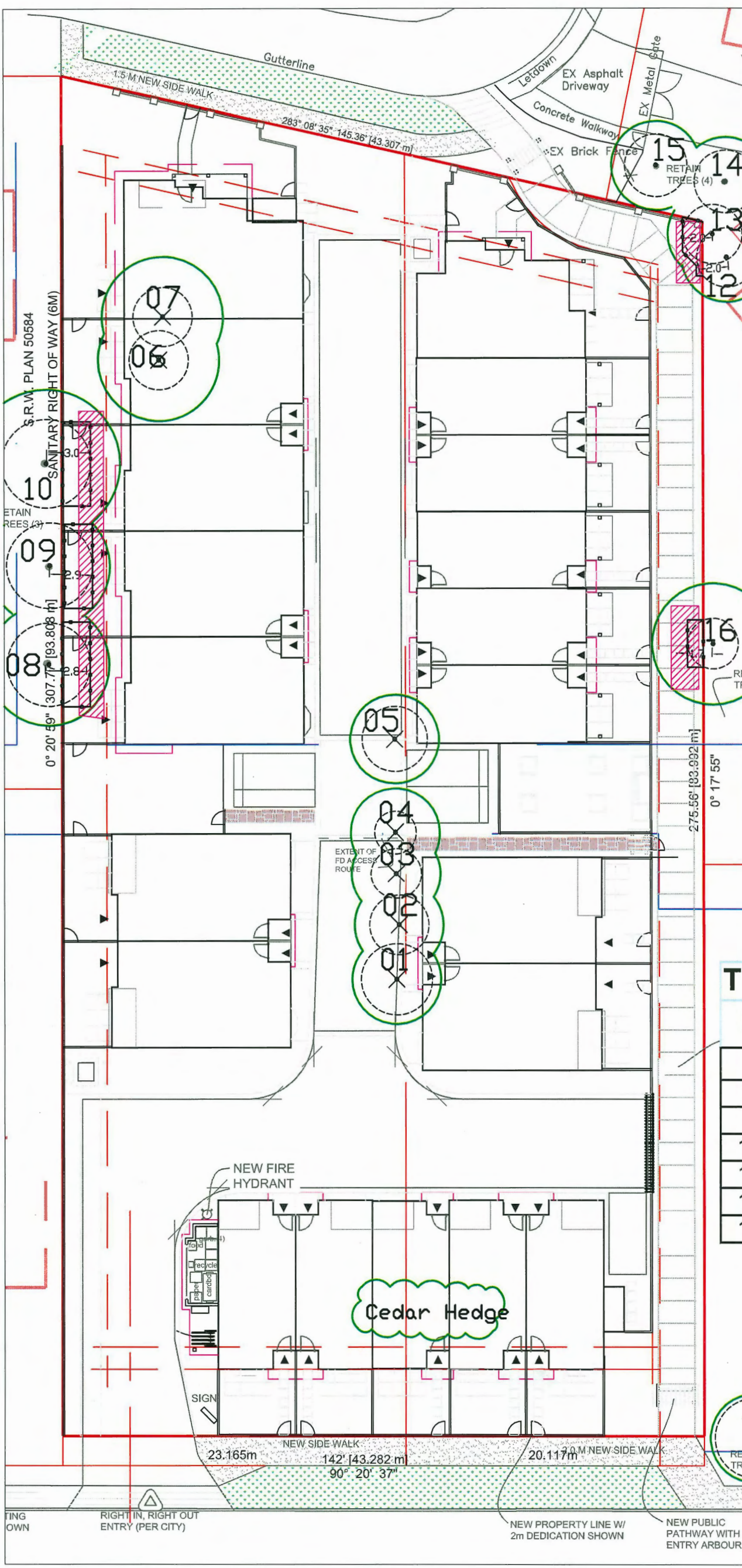






APPENDIX 3  
TREE MANAGEMENT PLAN

PLAN #3  
17-772227  
MAY 08 2018



TREE INVENTORY				
#	Type	Action	DBH	MPZ
1	Apple	Remove	30/20cm	2.4m
2	Hazelnut	Remove	20/20cm	2.0m
3	Plum	Remove	29cm	1.7m
4	Pear	Remove	23cm	1.4m
5	Hazelnut	Remove	25/20cm	2.2m
6	Hazelnut	Remove	15/15cm	2.0m
7	Hazelnut	Remove	15/15/15	2.0m
8	Cherry	Retain	46cm	2.8m
9	Cherry	Retain	48cm	2.9m
10	Cherry	Retain	50cm	3.0m
11	Cherry	Retain	45cm	2.7m
12	Pine	Retain	28cm	2.0m
13	Pine	Retain	27cm	2.0m
14	Maple	Retain	30cm	1.8m
15	Maple	Retain	35cm	2.1m
16	Magnolia	Retain	28cm	1.7m

DBH-trunk diameter, MPZ-protection Zone

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
8	Cherry	46cm	2.8m	9.1ft
9	Cherry	48cm	2.9m	9.4ft
10	Cherry	50cm	3.0m	9.8ft
12	Pine	28cm	2.0m	6.6ft
13	Pine	27cm	2.0m	6.6ft
16	Magnolia	28cm	1.7m	5.5ft

LEGEND

TREE PROPOSED FOR RETENTION

TREE PROPOSED FOR REMOVAL

AREA REQUIRING ARBORIST SUPERVISION

CANOPY PROTECTION ZONE (MPZ)

FENCING DIMENSIONS IN METRES

PROTECTION FENCING

12

05

12

NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

11671 and 11691 Cambie Road Richmond BC

TREE MANAGEMENT PLAN

THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

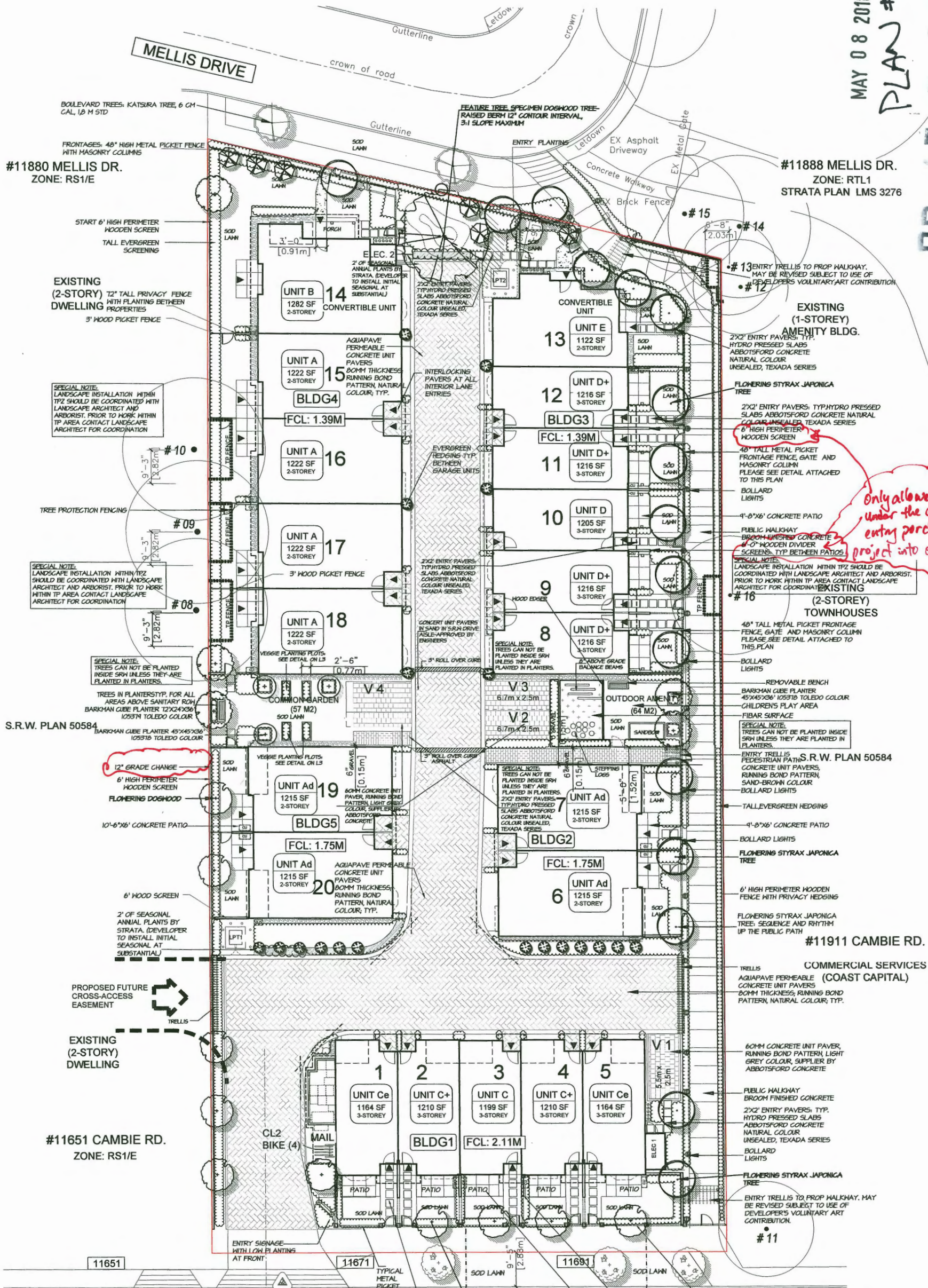
January 16, 2018



MAY 08 2018

PLAN # 3A

OP 17-772227



PLANT SCHEDULE			
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	ACER GROSUM	PAPERBARK MAPLE	80M CAL, 1.5M STD, B&B
1	CORNUS KODAKI WHITE HONDER	WHITE HONDER DOGWOOD	80M CAL, 1.5M STD, B&B
1	CORNUS NUTALLII 'EDDIE'	PACIFIC DOGWOOD	80M CAL, 2M STD, B&B
1	LIQUIDAMBAR STYRACIFLUA 'SLIMMER SILKNETTE'	SLIMMER SILKNETTE SHEET GEM	80M CAL, 1.5M STD, B&B
3	HAULS ROBINSON	APPLE TREE (TRD)	80M CAL, 1.5M STD, B&B
6	PICEA OMORICA PENDULA	SERBIAN SPRUCE	3M HT, B&B
16	STYRAX JAPONICA	JAPANESE SNOEWELL	3M HT, B&B

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

PROJECT: PROPOSED 20-UNIT TOWNHOUSE DEVELOPMENT  
11671, 11691 CAMBIE ROAD, RICHMOND, BC

DRAWING TITLE: TREE PLAN

DRAWING NUMBER: L1

M2LA PROJECT NUMBER: JOB NO 14 083



NO.	DATE	REVISION DESCRIPTION	DR.
15	APR 13 2018	ISSUED FOR DP	BN
14	MAR 13 2018	NEW SITE PLAN AMENITY AREA	BN
12	JAN 13 2018	REV. AS PER CITY COMMENTS	BN
11	JAN 13 2018	REV. AS PER CITY COMMENTS	BN
10	NOV 24 2017	OFF-SITE UPDATE AS PER CIVIL PLAN	BN
9	NOV 14 2017	REV. AS PER NEW SITE PLAN	BN
8	SEP 14 2017	REV. AS PER NEW SITE PLAN	BN
7	AUG 18 2017	REV. AS PER CITY COMMENTS	BN
6	AUG 17 2017	REV. AS PER ARCH SITE PLAN	BN
5	MAY 20 2017	DP SUBMISSION	BN
4	FEB 28 2017	PER NEW ARCH PLAN AND CITY COMMENTS	TK
3	DEC 07 2016	REV. PER ARCH COMMENTS	BN
2	NOV 1 2016	REV. AS PER NEW SITE PLAN	BN
1	APR 2 2014	CITY CONTEXT PLAN	TK

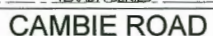
SEAL:

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REVISION #4  
DRAWN BY TK  
FEB 23RD 2017  
SCALE: 1"=12'-0"

M2  
LANDSCAPE ARCHITECTURE



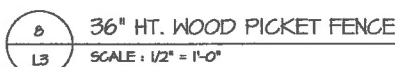
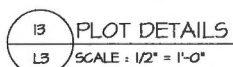
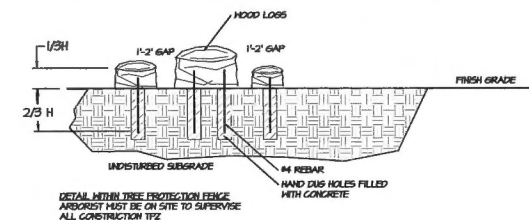
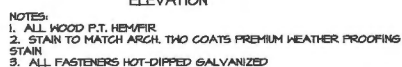
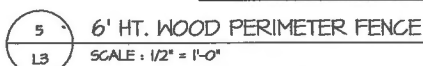
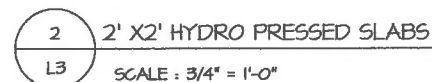
M2LA PROJECT NUMBER: **JOB NO 14 063**SEAL

REVISION # 4  
DRAWN BY TK  
FEB 23RD 2017  
SCALE: 1"=12'-0"



**M2**  
LANDSCAPE ARCHITECTURE





### TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETRE in cm. @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR  
TREES LARGER THAN 100CM dbh.  
DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE

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

LATE PROTECTION RADIUS FOR  
LARGER THAN 100CM dia.  
OR AT BREAST HEIGHT OR 1.4M FROM GRADE

NO STORAGE OF BUILDING MATERIALS  
WITHIN OR AGAINST PROTECTION BARRIER

DRAWING NUMBER: **L3**

M2LA PROJECT NUMBER: **JOB NO 14 063**

REVISION # 4  
DRAWN BY TK  
FEB 23RD 2017  
SCALE: 1"=12'-0"

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PART ONE GENERAL REQUIREMENTS

11. REFERENCES
- 1.1. CDEI Doc 21848
  - 1.2. B.C. Landscape Standard, 16th edition 1988, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly, all laws and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by the specifications or as directed by Landscape Architect, written with instructions.
  - 1.3. MASTER MATERIAL SPECIFICATIONS & STANDARD DETAILS, 1988 edition, prepared by the Consulting Engineers of British Columbia, Qualifiers and Henry Construction Association, and the Landscape Engineers Division
  - 1.4. STANDARD FOR LANDSLAPE BRACKET SYSTEM, 2006 Prepared by the Irrigation Industry Association of British Columbia.
  - 1.5. MATERIALS, DETAILS AND DIMENSIONS SPECIFICATIONS WERE USED.

12. TESTING
- 1.1. A current test shall meet the test for all growing media to be used on this site is required. Provide and pay for testing by an independent testing facility. Retain Testing for providers.
  - 1.2. Owner reserves the right to test or re-test materials. Contractor's responsibility to pay for testing if materials do not meet specifications.

13. SUBMITTALS
- 1. Any alternative products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
  - 2. Submittals to consist of product sample or manufacturer's product description.

14. SITE REVIEW

- 1.1. The terms of the Landscape Architect's Contract with the Owner and when the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as it is necessary to their ability to confirm instructions to the plans and specifications. Contract Owners Representative has the right to observe the construction. Allow for day review. Observation includes any include but not limited to the following:
  - 1.2. Start up the Meeting/Landscape Contract if required. At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor a meeting to be held to discuss the project and the responsibilities of the parties involved. A meeting with the Owner's Representative, Site Superintendent and Landscape Contractor shall be held to discuss the project and the responsibilities of the parties involved.
  - 1.3. Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review at different aspects of the work as they start with on-site supervision and approval of the work. The Landscape Architect will observe the work and provide written instructions to the Contractor as necessary.
  - 1.4. Substantial Performance Review of all work, including all of the substitutions, decisions, plant counts, preparation of a delivery list, and recommendations for completion.
  - 1.5. Certificate of Completion upon the completion of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Administrator.
  - 1.6. Warranty Review: Prior to the completion of the Substantial Period, check for completion of deficiencies. Once completed, a Schedule "C" will be based where required.
  - 1.7. Warranty Review: Prior to the completion of the warranty period (1-12 months after issuance of the Certificate of Completion), review all warranty matter required recommendations for warranty requirements.

15. WORKMANSHIP

- 1.1. Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing media and construction of the subgrade shall be the responsibility of the General Contractor. Any subsequent directions to the subgrade shall be the responsibility of the Landscape Architect.
- 1.2. All work and operations shall be performed by persons skilled in landscape contracting. In addition, all persons applying pesticides and/or pesticides shall hold a current license issued by the appropriate authority.
- 1.3. A site visit is required to become familiar with site conditions before bidding and before start of work.
- 1.4. Confirm location of all services before proceeding with any work.
- 1.5. Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to installing from the plans.
- 1.6. The appropriate measures to avoid environmental damage. Do not dig any waste outside into water bodies. Custom with all fences, perimeter and local residents and property.
- 1.7. Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Reports to be submitted to the Owner.
- 1.8. Where new work connects with existing, and where existing work is different, work shall be marked with suitable identification.

16. MATERIALS

- 1.1. Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.
- 1.2. Refer to indicated sections for specific materials.

PART TWO SCOPE OF WORK

21. SCOPE OF WORK
- 1. Other conditions of Contract may apply. Confirm Scope of Work at time of tender.
  - 2. Work includes supply of all materials and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
    - 2.1. Marking of Existing Trees where shown on drawings.
    - 2.2. Finish Grading and Landscape Drainage.
    - 2.3. Supply and placement of growing media.
    - 2.4. Supply and placement of plants and shrubs.
    - 2.5. Supply and installation of irrigation systems.
    - 2.6. Preparation of planting beds, supply of plant material and planting.
    - 2.7. Supply and installation of mulch.
    - 2.8. Preparation of lawn areas, supply of material and seeding.
    - 2.9. Supply and installation of earth retaining walls.
    - 2.10. Supply and installation of earth retaining walls.
    - 2.11. SEPARATE PRICE FOR Substantial Maintenance, Section 31.
    - 2.12. Other work items other than this list, not specified by Landscape Architect.

22. MATERIALS

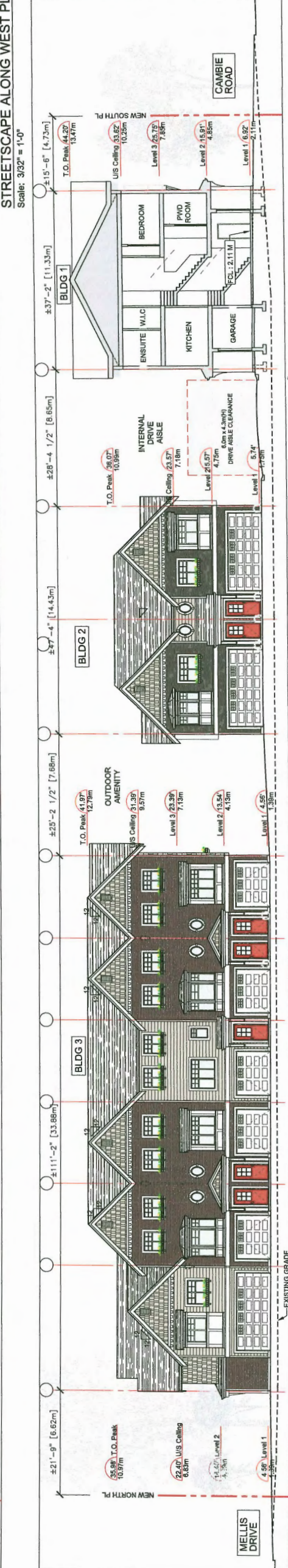
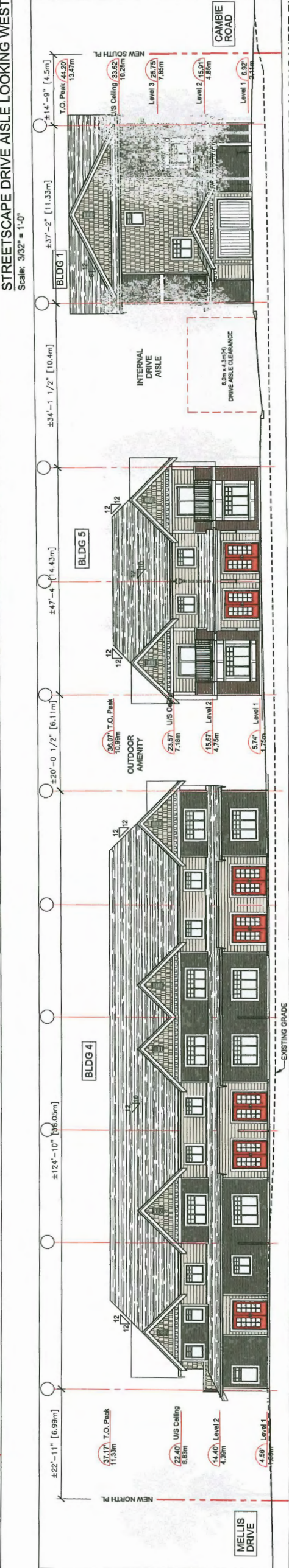
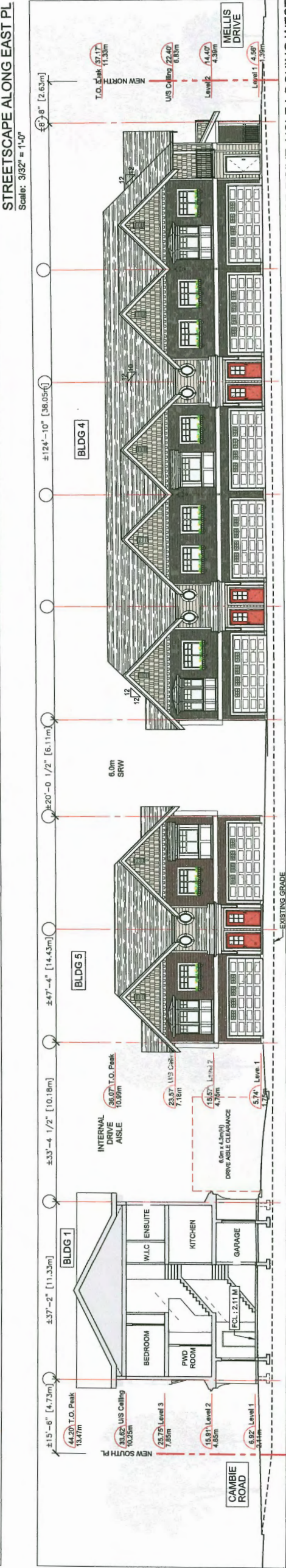
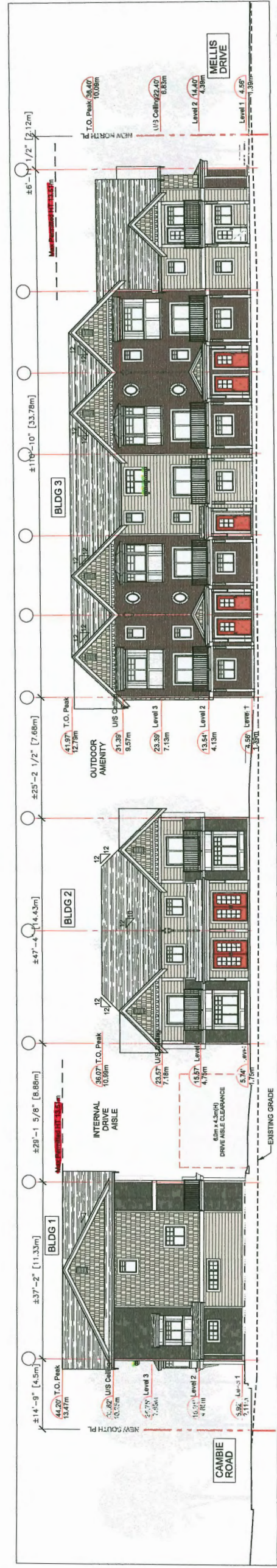
1. Growing Media: Confirm to B.C. Landscape Standard for definitions of Imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIA FOR LVS1, LVS2, LVS3, LVS4, LVS5, LVS6, LVS7, LVS8, LVS9, LVS10, LVS11, LVS12, LVS13, LVS14, LVS15, LVS16, LVS17, LVS18, LVS19, LVS20, LVS21, LVS22, LVS23, LVS24, LVS25, LVS26, LVS27, LVS28, LVS29, LVS30, LVS31, LVS32, LVS33, LVS34, LVS35, LVS36, LVS37, LVS38, LVS39, LVS40, LVS41, LVS42, LVS43, LVS44, LVS45, LVS46, LVS47, LVS48, LVS49, LVS50, LVS51, LVS52, LVS53, LVS54, LVS55, LVS56, LVS57, LVS58, LVS59, LVS60, LVS61, LVS62, LVS63, LVS64, LVS65, LVS66, LVS67, LVS68, LVS69, LVS70, LVS71, LVS72, LVS73, LVS74, LVS75, LVS76, LVS77, LVS78, LVS79, LVS80, LVS81, LVS82, LVS83, LVS84, LVS85, LVS86, LVS87, LVS88, LVS89, LVS90, LVS91, LVS92, LVS93, LVS94, LVS95, LVS96, LVS97, LVS98, LVS99, LVS100, LVS101, LVS102, LVS103, LVS104, LVS105, LVS106, LVS107, LVS108, LVS109, LVS110, LVS111, LVS112, LVS113, LVS114, LVS115, LVS116, LVS117, LVS118, LVS119, LVS120, LVS121, LVS122, LVS123, LVS124, LVS125, LVS126, LVS127, LVS128, LVS129, LVS130, LVS131, LVS132, LVS133, 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REVISIONS
AUG 1, 2014 Issued for RZ Application
FEB 20, 2017 RZ Reapplication
MAY 12, 2017 DP Submission
SEP 28, 2017 DP Reapplication
JAN 30, 2018 DP Reapplication
MAR 08, 2018 DP Reapplication
MAR 21, 2018 DP Reapplication
APR 28, 2018 DP Reapplication
CONSULTANTS

**INTERFACE:**  
Suite 230  
11590 Cambie Road  
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PROJECT  
Proposed 21-Unit  
Townhouse Development  
11591/11593 Cambie Road  
Richmond, B.C.

PROJECT NO.  
1412

SCALE  
As Noted

DATE  
Aug. 1, 2014

DRAWN BY  
KYC, SRG, EL, AL

CHECKED BY  
KYC

SHEET TITLE  
STREETSCAPES -  
ALONG PROPERTY LINES,  
AND DRIVE AISLES

DRAWING

A5.2

STREETSCAPE DRIVE AISLE LOOKING EAST  
Scale: 3/32" = 1'-0"

PLAN #4A  
MAY 08 2018

DP 17-772227



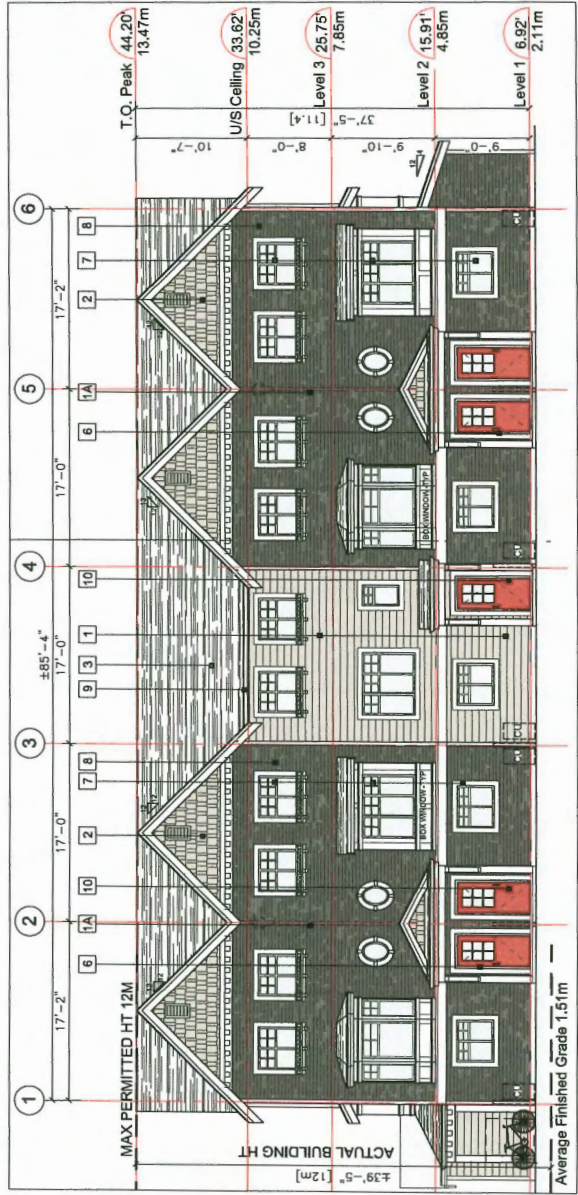
REVISIONS	
AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Re-submission
MAY 12, 2017	DP Submission
SEP 28, 2017	DP Re-submission
JAN 30, 2018	DP Re-submission
MAR 06, 2018	DP Re-submission
MAR 21, 2018	DP Re-submission
APR 23, 2018	DP Re-submission
CONSULTANTS	
<div>EXTERIOR FINISHES</div> <div><div>1</div><div>HORIZONTAL HARDIE PLANK CEDARMILL SIDING Colour: BM CC-80 (Gray Mist) - 8" exposed A - Colour: BM HC-166 (Kendall Charcoal) - 4" exposed B - Colour: BM CC-510 (Backhorn) - 4" exposed</div><div>2</div><div>HARDIE PLANK SHINGLES Straight Edge Notched Peads Colour: BM CC-80 (Gray Mist)</div><div>3</div><div>FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolour, Textured)</div><div>4</div><div>2x6 WOOD TRIM BOARD - PAINTED Colour: BM CC40 (Cloud White)</div><div>5</div><div>1x4 TRIM BOARD ON 2x6 BARGE BOARD Colour: BM CC40 (Cloud White)</div><div>6</div><div>BUILT UP POST - REFER TO DETAILS Colour: BM CC40 (Cloud White)</div><div>7</div><div>VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: Anodised Aluminium</div><div>8</div><div>2x6 WINDOW TRIM BOARD - PAINTED Colour: BM CC40 (Cloud White)</div><div>9</div><div>ALUMINUM FASCIA GUTTER Colour: BM AF565 (Mystarous)</div><div>10</div><div>ENTRY SOLID WOOD DOOR WITH Sidelight Door Colour: BM CC124 (Louisiana Hot Sauce)</div><div>11</div><div>OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM CC80 (Gray Mist)</div><div>12</div><div>METAL RAILING Colour: BM AF565 (Mystarous)</div><div>13</div><div>DOUBLE GLAZE VINYL SLIDING DOOR Colour: Anodised Aluminium</div><div>14</div><div>ELECTRICAL ROOM DOOR Colour: BM CC80 (Gray Mist)</div><div>15</div><div>PLANTER BOX Colour: BM 2122-70 (Snow White)</div></div>	

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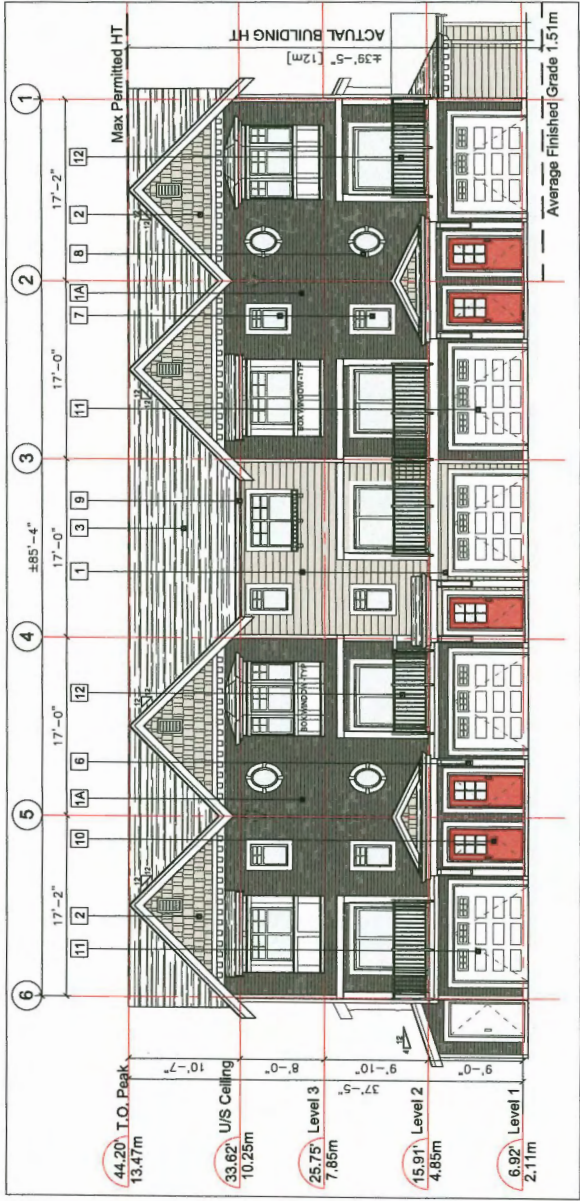
SEAL

**INTERFACE:**  
Suite 230  
11580 Cambie Road  
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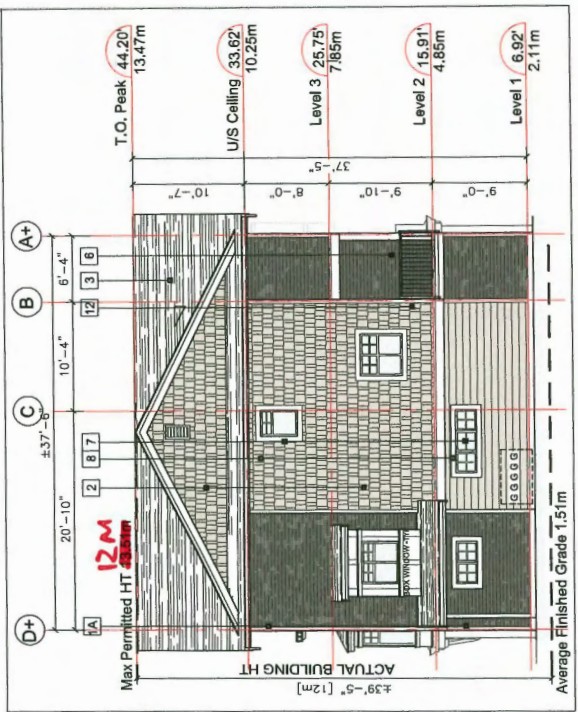
PROJECT	Proposed 20-Unit Townhouse Development 11671/11691 Cambie Road Richmond, B.C.
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	BUILDING ELEVATIONS : BUILDING 1
DRAWING	A4.1



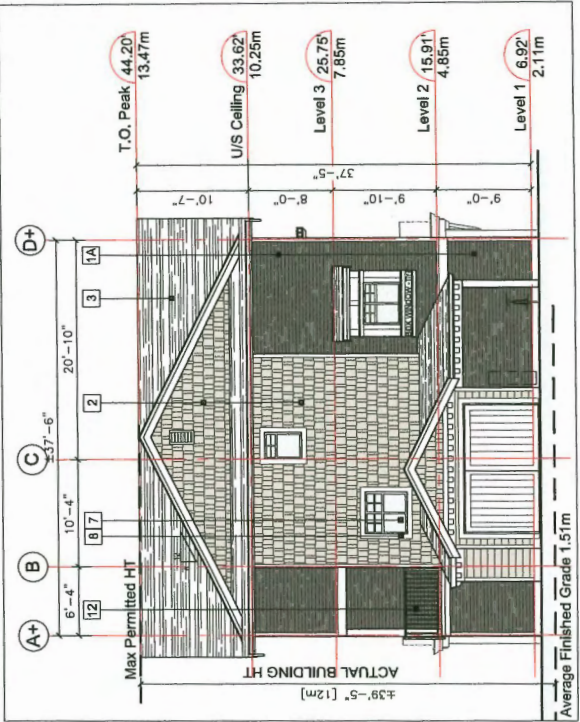
BUILDING 1 ELEVATION - SOUTH  
Scale: 1/8"=1'-0"



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



BUILDING 1 ELEVATION - EAST  
Scale: 1/8"=1'-0"



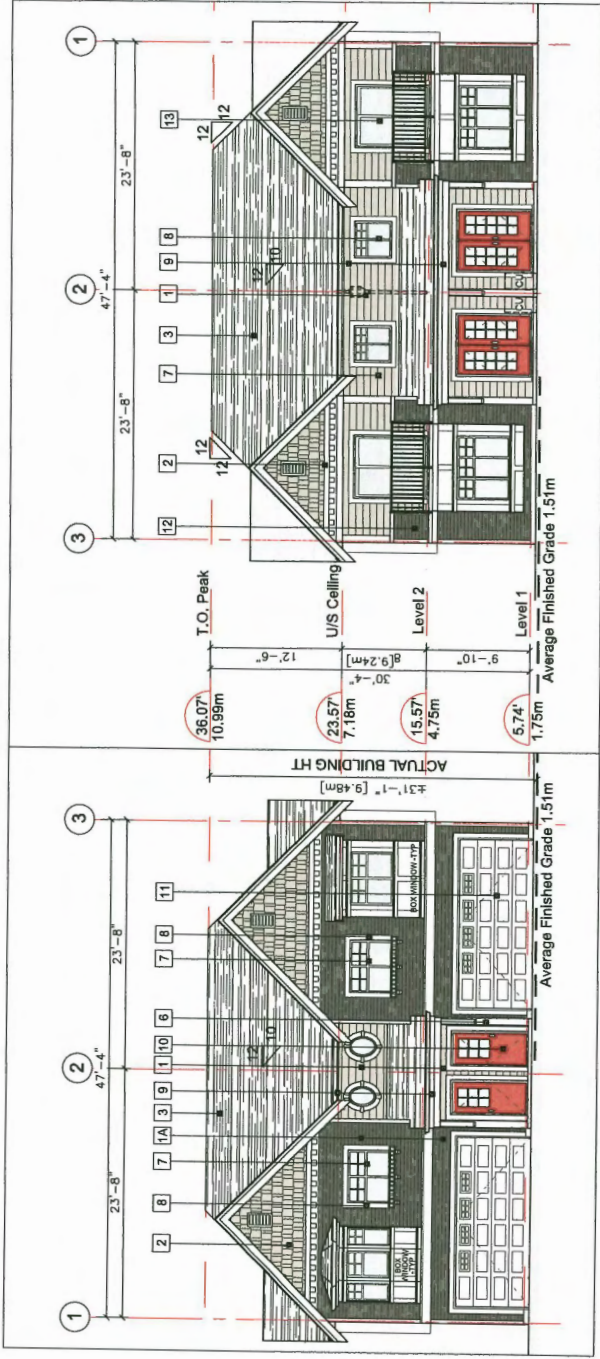
BUILDING 1 ELEVATION - WEST  
Scale: 1/8"=1'-0"

PLAN #4B MAY 08 2018

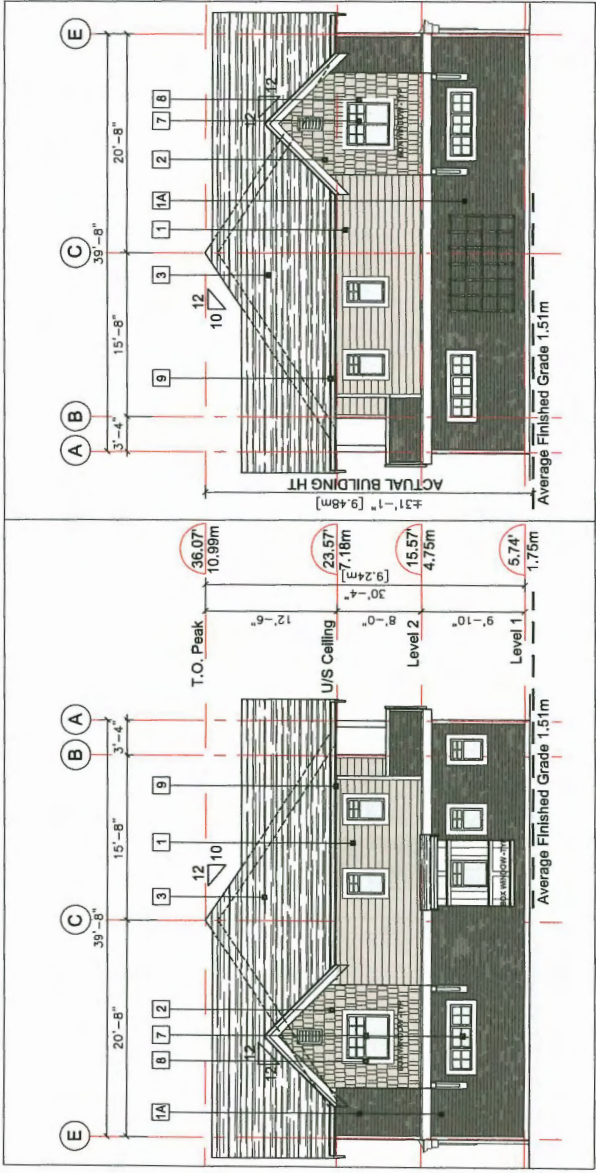
DP 17-772227



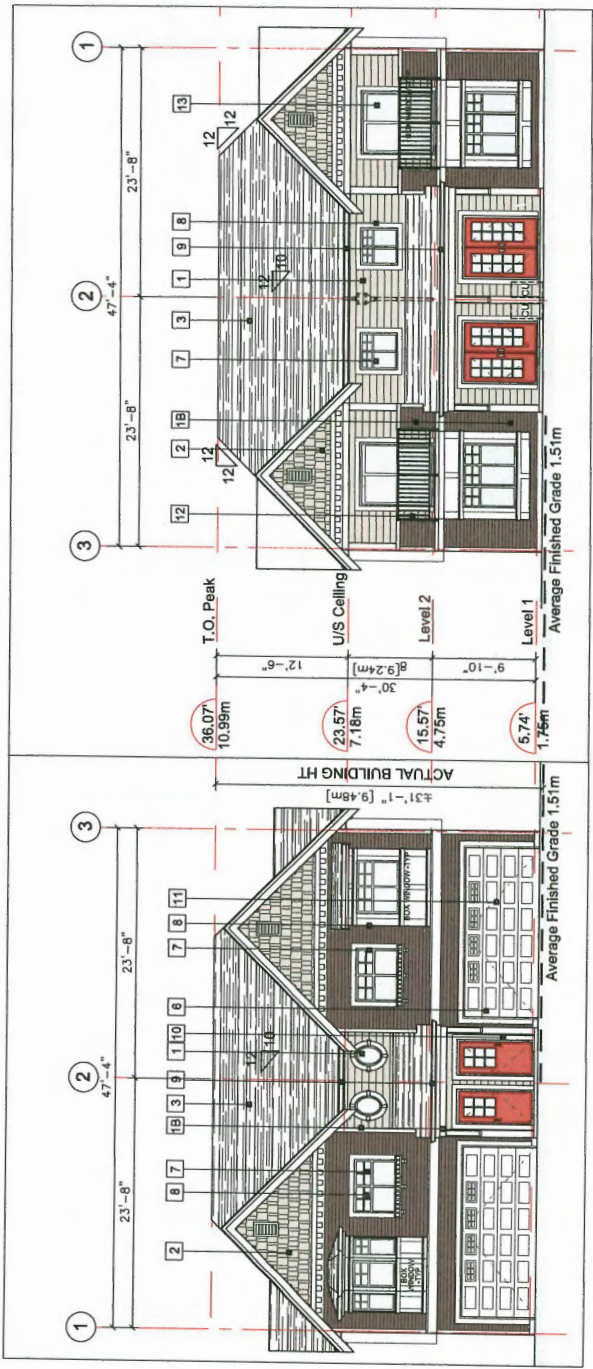
REVISIONS	
AUG 1, 2014	Issued for RZ Application
FEB 20, 2017	RZ Resubmission
MAY 12, 2017	DP Submission
SEP 28, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 28, 2018	DP Resubmission
CONSULTANTS	
SEAL	
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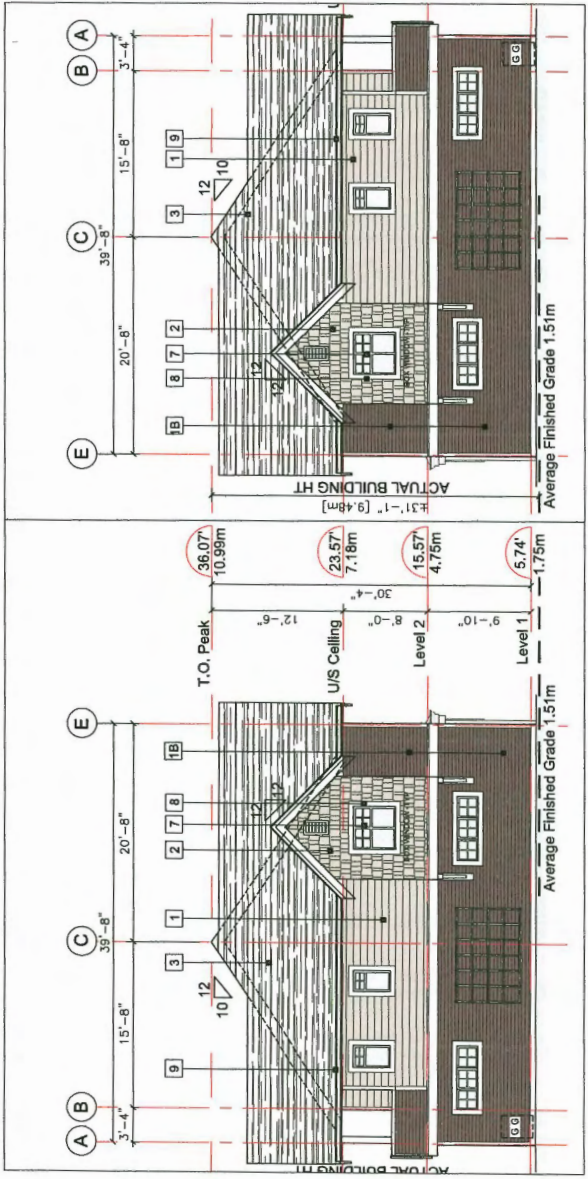
BUILDING 2 ELEVATION - WEST  
Scale: 1/8"=1'-0"



BUILDING 2 ELEVATION-SOUTH  
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - EAST  
Scale: 1/8"=1'-0"



BUILDING 5 ELEVATION - SOUTH  
Scale: 1/8"=1'-0"

BUILDING 5 ELEVATION - WEST  
Scale: 1/8"=1'-0"

INTERFACE:

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PROJECT	Proposed 20-Unit Townhouse Development 11871 / 11881 Cambie Road Richmond, B.C.
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRB, EL, AL
CHECKED BY	KYC
SHEET TITLE	BUILDING ELEVATIONS : BUILDING 2 & 5
DRAWING	A4.2









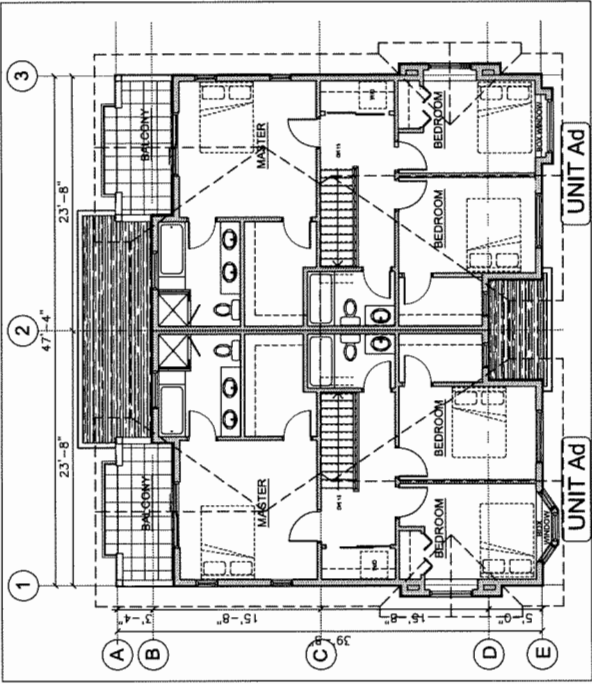
REVISIONS
AUG 1, 2014 Issued for RZ Application
FEB 20, 2017 RZ Reaumbitisation
MAY 12, 2017 DP Submission
SEP 28, 2017 DP Reaumbitisation
JAN 30, 2018 DP Reaumbitisation
MAR 08, 2018 DP Reaumbitisation
MAR 21, 2018 DP Reaumbitisation
APR 28, 2018 DP Reaumbitisation
CONSULTANTS

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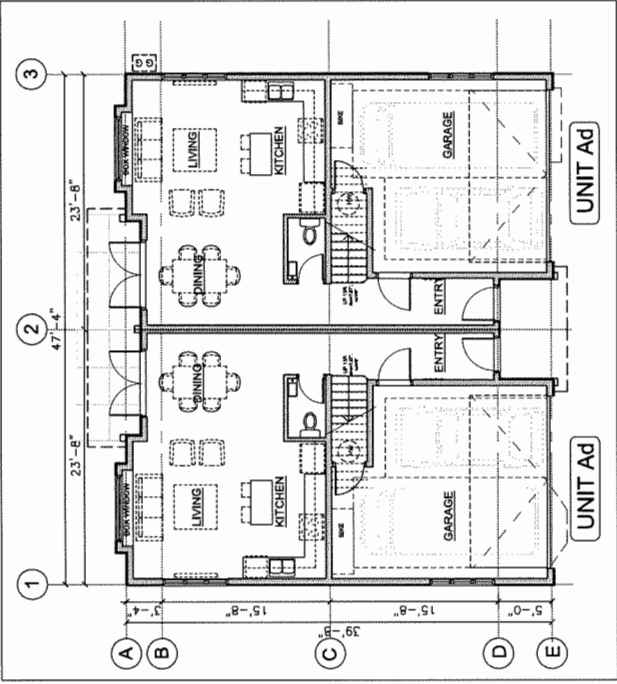
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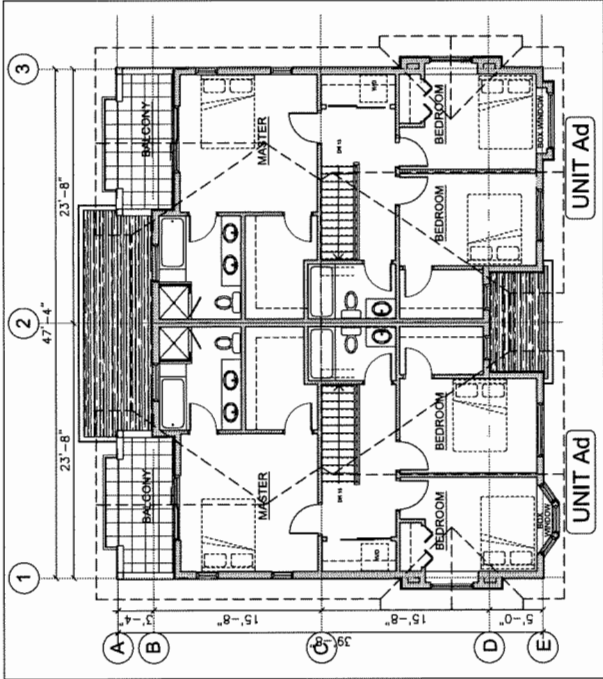
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Proposed 20-Unit Townhouse Development 11871/11881 Cambie Road Richmond, B.C.
PROJECT NO. 1412
SCALE As Noted
DATE Aug. 1, 2014
DRAWN BY KYC, SRS, EL, AL
CHECKED BY KYC
SHEET TITLE BUILDING PLANS : BUILDING 2 & 5



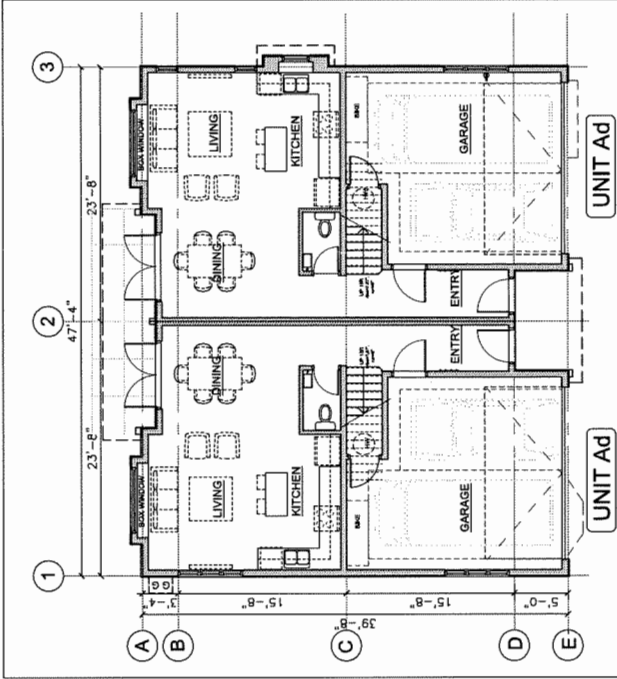
BUILDING 5 PLAN - LEVEL 2  
Scale: 1/8"=1'-0"



BUILDING 5 PLAN - LEVEL 1  
Scale: 1/8"=1'-0"



BUILDING 2 PLAN - LEVEL 2  
Scale: 1/8"=1'-0"



BUILDING 2 PLAN - LEVEL 1  
Scale: 1/8"=1'-0"

\*NOTE: ALL BOX WINDOW PROJECTIONS TO  
BE ABOVE THE FLOOR STRUCTURE - TYP.

REFERENCE PLAN

MAY 08 2018

DP 17-772227

A3.2

REVISIONS	
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MAY 12, 2017	DP Submission
SEP 28, 2017	DP Resubmission
JAN 30, 2018	DP Resubmission
MAR 09, 2018	DP Resubmission
MAR 21, 2018	DP Resubmission
APR 26, 2018	DP Resubmission
CONSULTANTS	

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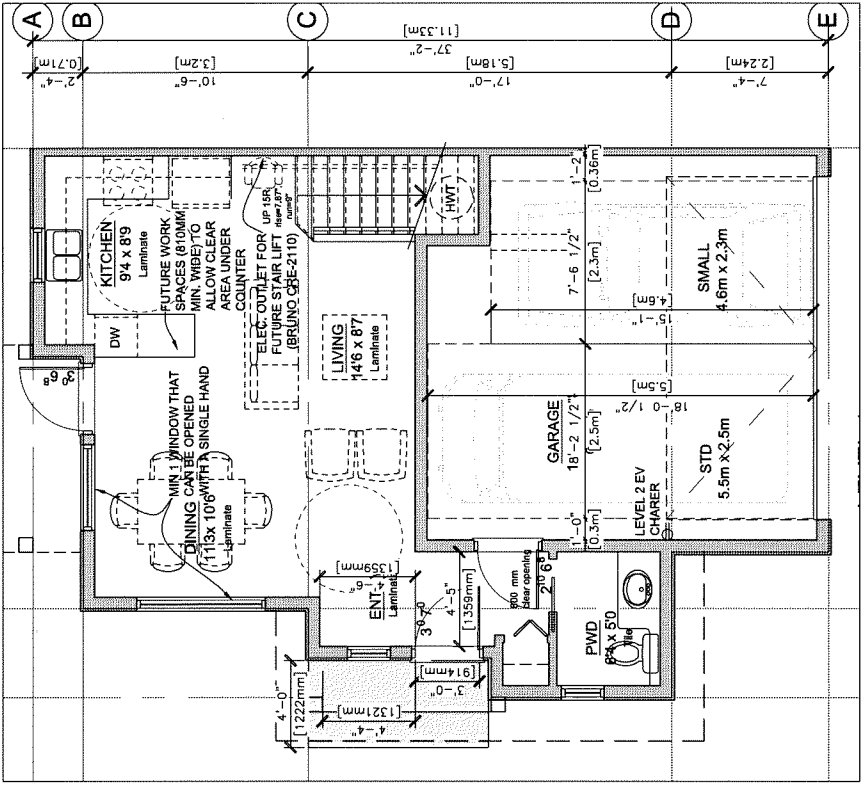
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## INTERFACE:

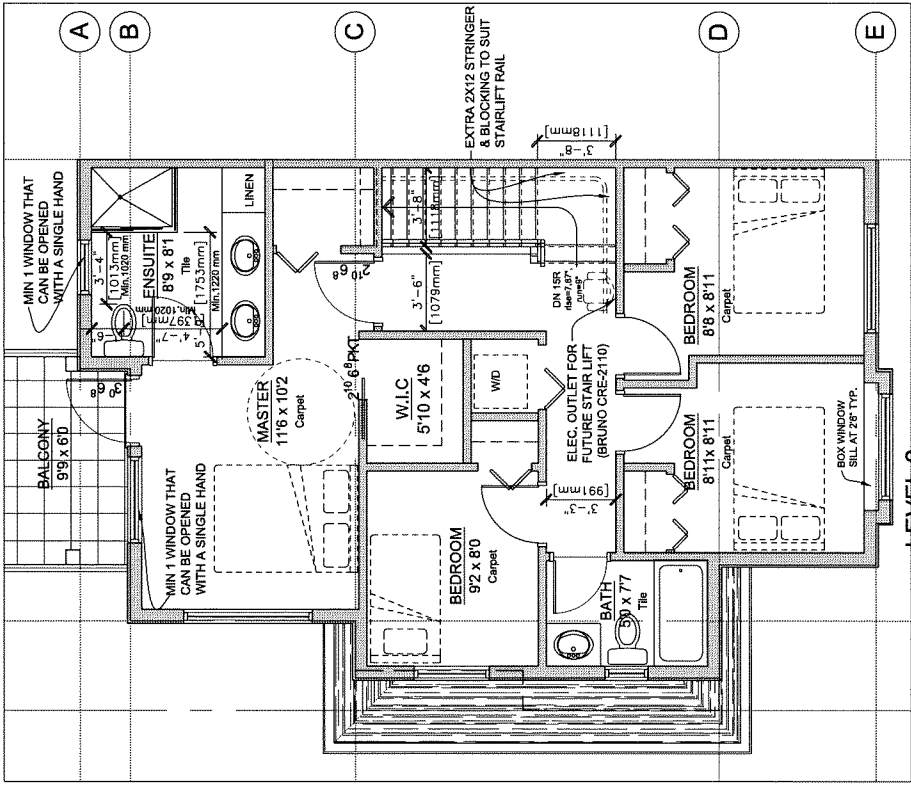
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T 604 821 1162  
F 604 821 1146  
www.interfacearchitecture.com

PROJECT	Proposed 20-Unit Townhouse Development 11671/11681 Cambie Road Richmond, B.C.
PROJECT NO.	1412
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	KYC, SRS, EL, AL
CHECKED BY	KYC
SHEET TITLE	UNIT PLANS - UNIT E (CONVERTIBLE)
DRAWING	

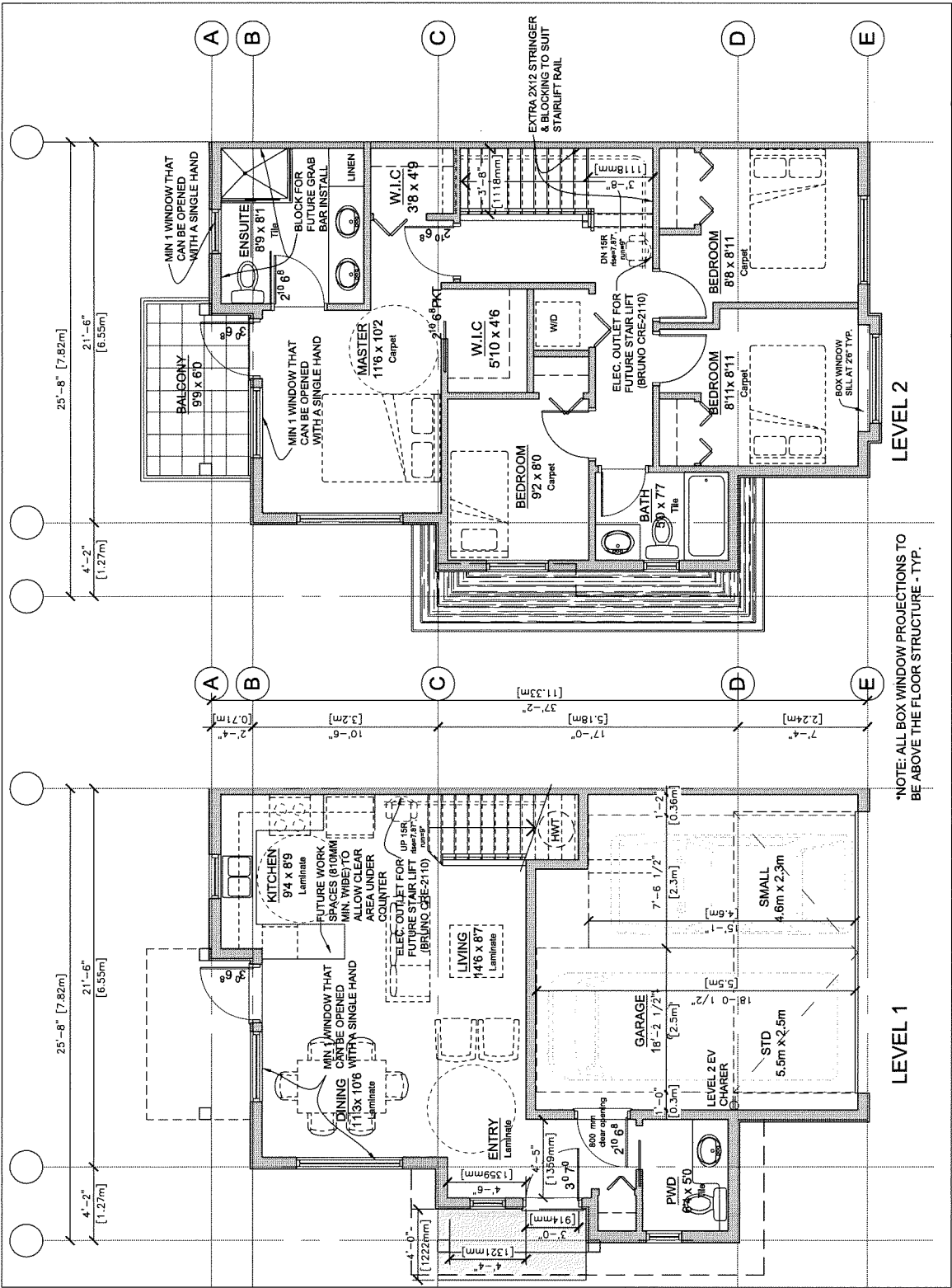
A2.4



FLOOR PLAN - UNIT E LEVEL 1  
(AFTER CONVERSION)  
Scale: 1/4"=1'-0"



FLOOR PLAN - UNIT E LEVEL 2  
(AFTER CONVERSION)  
Scale: 1/4"=1'-0"



LEVEL 1

LEVEL 2

\*NOTE: ALL BOX WINDOW PROJECTIONS TO  
BE ABOVE THE FLOOR STRUCTURE - TYP.

## FLOOR PLANS - UNIT E (CONVERTIBLE)

Scale: 1/4"=1'-0"

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

ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
DOORS & DOORWAYS	LEVER TYPE DOOR HANDLES
STAIRS & LANDINGS	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
BATHROOMS	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES
KITCHEN	WHERE POSSIBLE
HALLWAYS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISER/UN DIMENSIONS WHERE POSSIBLE
	SOLID WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
	2-3" SLIDING DOORS WHERE POSSIBLE
	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH

- ADDITIONAL NOTES FOR CONVERTIBLE UNITS:
- 210" LEAF DOORS PROVIDE MINIMUM 800mm CLEAR OPENING
  - 30" LEAF DOORS PROVIDE MINIMUM 863mm CLEAR OPENING
  - EXTERIOR DOOR THRESHOLDS ARE APPROX. 2" HIGHER THAN EXTERIOR FLOOR SURFACE (FOR WATER INGRESS CONCERNS)

CONVERTIBLE UNIT FEATURES CHECKLIST	
ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS	✓
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)	✓
INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM - MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS. WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO PROVIDE ACCESS.	✓
PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC. LEVER-TYPE HANDLES FOR ALL DOORS	✓
HALLWAYS	✓
GARAGE	✓
VERTICAL CIRCULATION	✓
STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. SPEC NOTE: BRUNO CURVED RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS. POWER: 24VDC COMPRISED OF (2) 7AH 12V BATTERIES	✓
VERTICAL LIFT: DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION W/O IMPACT TO SUPR. STRUCTURE	✓
AT THE TOP OF ALL STAIRWAYS. WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.	✓

BATHROOMS (MIN 1/UNIT)	TOILET FLOOR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT	✓
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILETS, TUBS, AND SHOWERS	✓
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	✓
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	✓
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	✓
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	✓
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) CONTROL CENTRE FOR SMART HOME OPTIONS. WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	✓
KITCHEN	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	✓
	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	✓
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	✓
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM	✓
WINDOWS	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	✓
	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	✓

MAY 08 2018

DP 17-772227  
REFERENCE PLAN



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** May 9, 2018

**From:** Wayne Craig  
Director, Development

**File:** DV 18-805801

**Re:** Application by Darlene Dueckman, Mark Dueckman, John Goossen,  
Clayton Zwicker and Rita Gooding for a Development Variance Permit at  
12431 McNeely Drive

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### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback from 6.0 m to 1.8 m in order to permit the property to be subdivided to create five single-family lots, while retaining the existing dwelling on a property zoned "Single Detached (RS2/B)."

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

WC:jr  
Att. 5



## **Staff Report**

### **Origin**

Darlene Dueckman, Mark Dueckman, John Goossen, Clayton Zwicker, and Rita Gooding have applied to the City of Richmond for permission to vary the minimum front yard setback in the “Single Detached (RS2/B)” zone from 6.0 m to 1.8 m, to permit the property to be subdivided to create five single-family lots, while retaining the existing dwelling (Attachment 1).

The subject property is owned by the applicants. There is an existing single-family dwelling and on the property, which is the applicants’ family home. The applicants propose to subdivide the property to create five single-family lots (Attachment 2). The existing dwelling would be retained on Proposed Lot 5 at the corner of Cameron Drive and McNeely Drive (Attachment 3).

### **Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 4) for a comparison of the proposed development data with the relevant bylaw requirements.

### **Background**

The subject property was recently rezoned from the “Agriculture (AG1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create five single-family lots (RZ 17-781064). Council adopted Richmond Zoning Bylaw 8500 Amendment Bylaw 9773 on April 23, 2018.

During review of the rezoning application, staff identified the need for a variance to the front yard setback to permit the existing dwelling to be retained following subdivision of the property. The applicants have submitted a letter of intent confirming that they wish to retain the existing dwelling as the family home (Attachment 5). The applicants understand that the requested variance applies only to the existing dwelling, and that any new construction must meet the requirements of the zone.

Currently, the property fronts McNeely Drive with an existing legal non-conforming exterior side yard setback to Cameron Drive. The non-conforming setback is the result of redevelopment of the neighbourhood after the dwelling was built, which included dedication of the lands for Cameron Drive by the applicants. The property has become a corner lot with the construction of McNeely Drive and Cameron Drive over time.

In the case of a corner lot, Richmond Zoning Bylaw 8500 defines the front lot line as the shortest lot line abutting a public road. Following subdivision, the lot line abutting Cameron Drive will become the front lot line. Therefore, the requested variance is for the front yard setback, which is a minimum 6.0 m measured from the front lot line. The requested variance would permit the existing dwelling to be retained on the subdivided property.

### **Surrounding Development**

Development immediately surrounding the subject property is as follows:

- To the north: Single-family dwellings on lots zoned “Single Detached (RS1/F)” and “Single Detached (RS1/B)”.
- To the east: McNeely Elementary School on a lot zoned “School and Institutional (SI)”.
- To the south: Single-family dwellings on lots zoned “Single Detached (RS1/B),” and a childcare facility in a single-detached dwelling on a lot zoned “Residential Child Care (ZS9) – East Cambie”.
- To the west: A single-family dwelling on a lot zoned “Single Detached (RS1/B)”.

### **Staff Comments**

The purpose of the requested variance is to address a non-conforming setback that would result from the proposed subdivision of the property into five single-family lots. The dwelling was built in conformity with the Zoning Bylaw in force at the time, before McNeely Drive and Cameron Drive were constructed.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Single Detached (RS2/B)” zone except for the zoning variances noted below.

### **Zoning Compliance/Variations**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback from 6.0 m to 1.8 m, as shown on the attached survey plan.

*Staff recommend support for the proposed variance for the following reasons:*

- 1. The proposed variance would permit the existing single-family dwelling to be retained while creating four new single-family dwellings, avoiding displacement of the homeowner.*
- 2. The existing dwelling was built according to the Zoning Bylaw at the time, and any existing non-conformity is the result of the dedication and construction of new municipal roads to facilitate redevelopment of the neighbourhood over time.*
- 3. The non-conforming setback results from the proposed subdivision, which will change the front lot line as defined in Richmond Zoning Bylaw 8500 from the McNeely Drive frontage to the Cameron Drive frontage.*
- 4. The proposed variance would not intensify the existing non-conforming exterior side yard setback.*

- 5. *The proposed variance would apply only to the existing dwelling. Any future construction on the property would meet the requirements of the "Single Detached (RS2/B)" zone.***

**Conclusions**

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



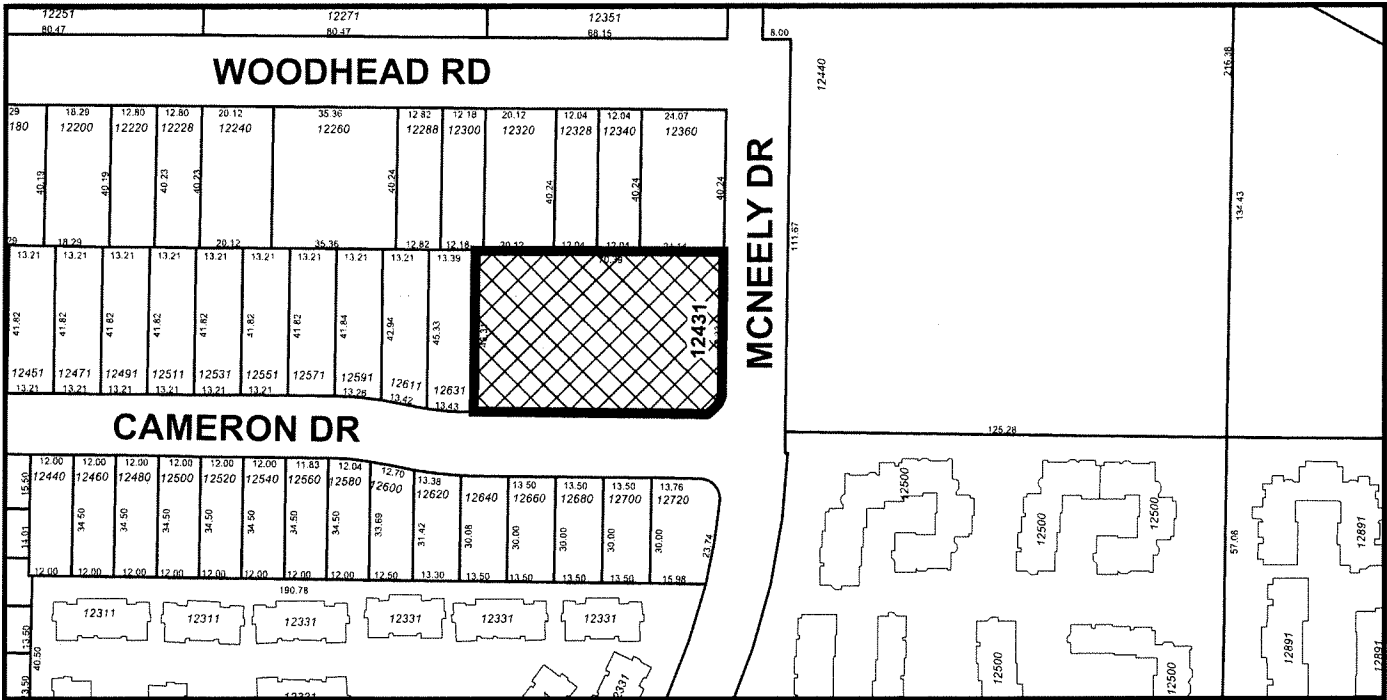
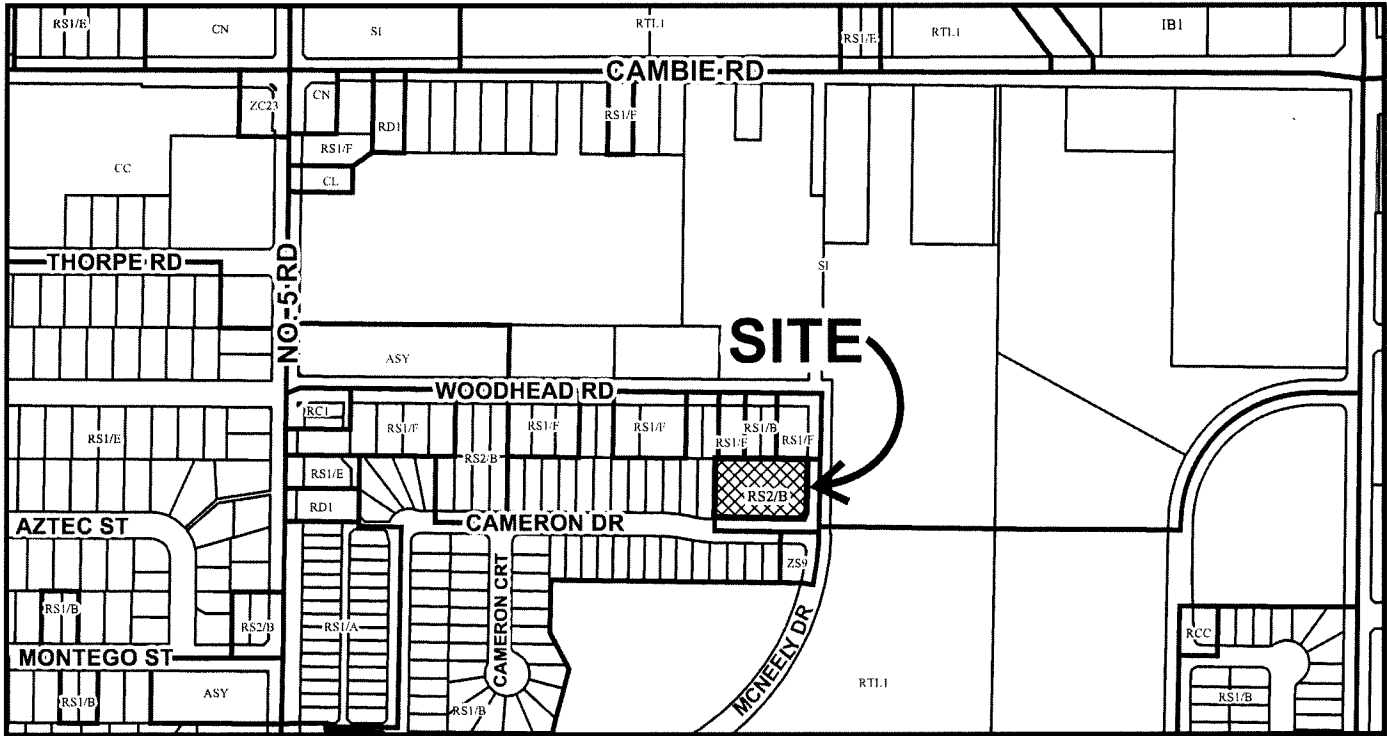
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

Attachment 1: Location Map  
Attachment 2: Proposed Subdivision Plan  
Attachment 3: Site Survey  
Attachment 4: Development Application Data Sheet  
Attachment 5: Applicants' Letter of Intent



# City of Richmond



DV 18-805801

Original Date: 02/22/18

Revision Date: 04/30/18

Note: Dimensions are in METRES



## ATTACHMENT 2

CURRENT ZONING: AG1

ALL DISTANCES ARE IN METRES.



SUBDIVISION SUBJECT TO LEGAL FIELD SURVEY  
AND APPROVAL BY CITY OF RICHMOND.

R-17-18518-PRO-SUB

CADFILE: 18518--002--SKETCH--000.DWG

**SURVEY PLAN OF PARCEL "B" (REFERENCE PLAN 17289) NORTH HALF LOT 4  
EXCEPT: PART DEDICATED ROAD ON PLAN LMP4855, SECTION 31  
BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 946**

PARCEL IDENTIFIER (PID): 004-138-872

**CIVIC ADDRESS**  
**#12431 McNEELY DRIVE**  
**RICHMOND, B.C.**

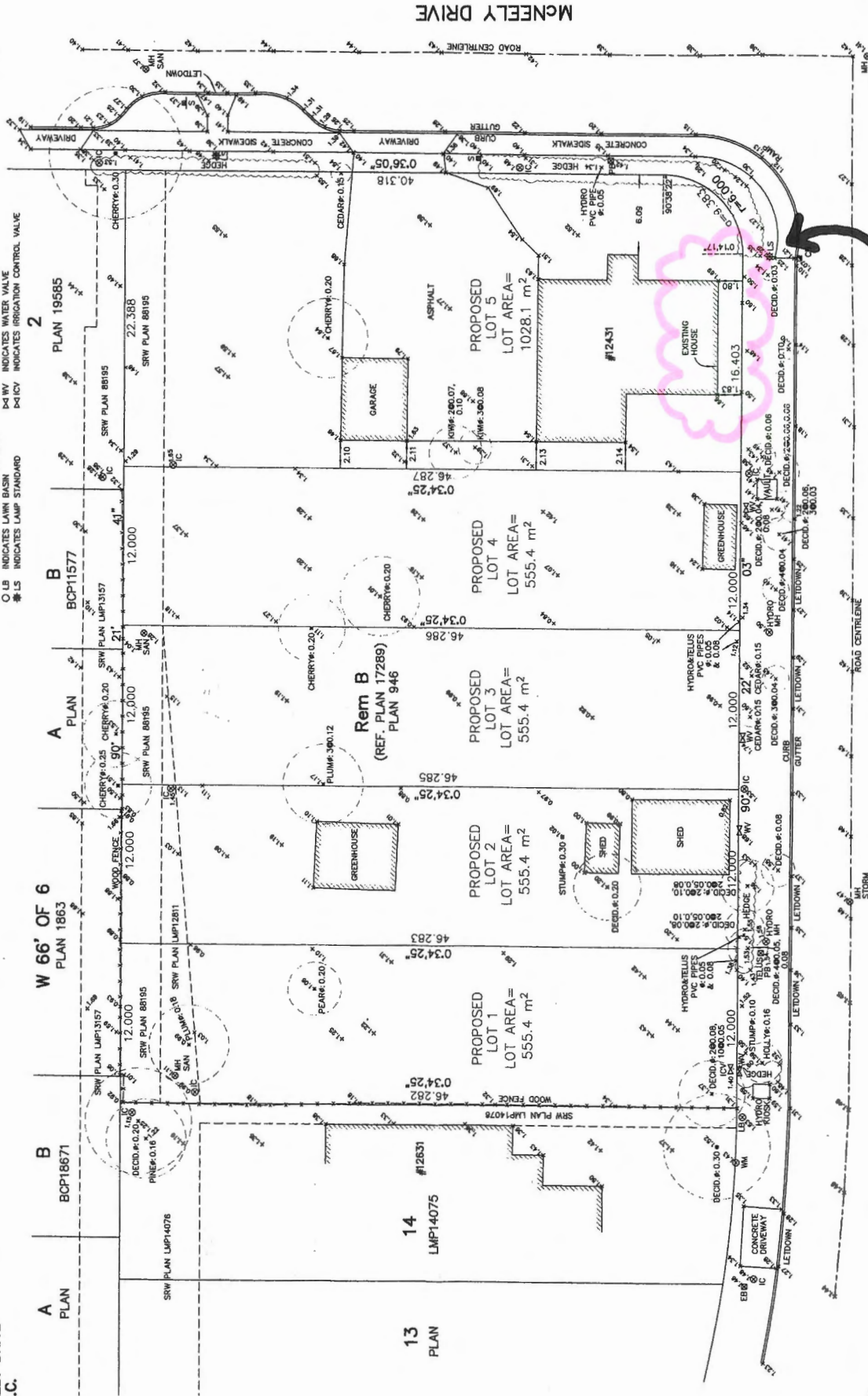
ATTACHMENT 3

**LEGEND**  
**SCALE 1:200**



ALL DISTANCES ARE IN METRES

- MH INDICATES MANHOLE
- CB INDICATES CATCH BASIN
- ⊕ E INDICATES ELECTRICAL BOX
- ⊕ C INDICATES ELECTRICAL CHAMBER
- L INDICATES LAMP GLASS
- ⊕ L INDICATES LAMP STANDARD
- MH INDICATES SPOT ELEVATION
- CB INDICATES SPOT ELEVATION
- ⊕ E INDICATES SPOT ELEVATION
- ⊕ C INDICATES SPOT ELEVATION
- L INDICATES SPOT ELEVATION
- ⊕ L INDICATES SPOT ELEVATION



**CAMERON DRIVE**

**VARIANCE REQUESTED**

**NOTES:**

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #90 (94H1624) WITH AN ELEVATION OF 2.353 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

© COPYRIGHT

**WATSON PECK & TOPLESS**  
**SURVEYORS & ENGINEERS**

#320 - 11220 HURKESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604-270-9331  
FAX: 604-270-4137  
CADFILE: 18518-001-TPG-002.DWG

CIENT REF: DARLENE DUECKMAN

R-17-18518-TPG

DATE OF SURVEY: JULY 13, 2017

JULY 28, 2017

FEB 08, 2018 (REMOVED GREEN HOUSE)

JIAN HUA

LUO KMS378

JIAN HUA LUO

BC LAND SURVEYOR #950

"THIS DOCUMENT IS NOT VALID  
UNLESS ORIGINALLY SIGNED AND SEALED."

McNEELY DRIVE



DV 18-805801

Attachment 4

Address: 12431 McNeely Drive

Applicant: Darlene Dueckman, Mark Dueckman, John Goossen, Clayton Zwicker, Rita Gooding

Owner: Darlene Dueckman, Mark Dueckman, John Goossen, Clayton Zwicker, Rita Gooding

Planning Area(s): East Cambie

	Existing	Proposed Lot 5
Site Area:	3,249.7 m <sup>2</sup>	1,028.1 m <sup>2</sup>
Land Uses:	One single-family dwelling	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS2/B)	No change
Single-Family Lot Size Policy 5472:	Single Detached (RS2/B)	No change

On Proposed Lot 5	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> , plus 0.30 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> , plus 0.30 for area in excess of 464.5 m <sup>2</sup>	None permitted
Buildable Floor Area:	Max. 424.56 m <sup>2</sup> (4,569.87 ft <sup>2</sup> )	Max. 424.56 m <sup>2</sup> (4,569.87 ft <sup>2</sup> )	None permitted
Lot Coverage:	Max. 45%	Max. 45%	None
Setback – Front Yard:	Min. 6.0 m	1.8 m	<b>Variance requested</b>
Setback – Interior Side Yard:	Min. 2.0 m	2.13 m	None
Setback – Exterior Side Yard:	Min. 3.0 m	6.0 m	None
Setback – Rear Yard:	Min. m	31.0 m	None
Lot Size:	360.0 m <sup>2</sup>	1,028.1 m <sup>2</sup>	None

July 2017

TO: City of Richmond.

ATTN: Development Applications Department & Development Coordinator

Rezoning Application

REZONING 12431 MCNEELY DRIVE from AG1 to Residential RS2/B, and SUBDIVIDING

Our intention is to Rezone AG1 to Residential RS2/B, and to Subdivide into 5 Residential Lots.

Our Simple Proposal is to rezone 12431 McNeely Drive from AG1 to Residential RS2/B and SUBDIVIDE 12431 McNeely Drive (previously 12380 Woodhead Road) into a total of 5 lots. My Family have owned this Property and it has been Our Family home since the mid-1960s. This property is taxed as Residential property. The existing dwellings the house and the storage shed (garage) will remain in place and continue to be the family home. The small tool shed and clear plastic sheet covered greenhouse will be relocated on site. The old larger shed/barn will be demolished and removed.

We are asking for the Rezoning and subdividing as it fits in with the City Plan for this area. See attached maps of the Official Community Plan (OCP).

In an email from the Policy Planning Department, see attached and a meeting with Planner 1 (Adda). We were asked to submit both Rezoning and Subdividing Applications at the same time with the surveyor drawings. The internal ok from the planning department was approved. This application will require No special variances.

Prior to 1992 our lot was a full Acre, We had in February 1991 given the Township of Richmond Right of Way for Sanitary sewer on the northern edge of this property. We were asked and accepted a larger sewer easement than required due to the homes along Woodhead that were already established. In December 1991 the City sanitary sewer was completed. In May 1992 we had agreed to dedicate the east 10.2 meters, the south 4 meters (a total of 4200 sq. ft.) and the truncation at the south east corner of the Acre as public road based on the developer Progressive's commitment to design and construction of the roads to City of Richmond standards complete with the sanitary sewer services, storm sewer services, water services, driveway accesses, Hydro and telephone. The services required to subdivide four lots each having a 12 meter frontage on the west side of the house shown on attached current SURVEY PLAN OF PARCEL "B" (REFERENCE PLAN 17289) PID: 004-138-872 from MP&T Surveyor showing the 5 lots.

On July 22 1992 our lot changed from a full Acre to 0.8 of an acre. The lot sales history shows a \$1.00 sale purchase price for 0.2 of the Acre (4200.sq ft.). We worked with the Developer Progressive and the City at that time to dedicate the 0.2 Acres to fit into the area city plan. The dedication of our 0.2 acres was to be an exchange for roads, sidewalks, curbs and the fully serviced 5 lots on McNeely Drive and along Cameron Drive. The purpose at that time was and still is to fit into the community plan. The Developer installed in the mid 1990 the roads with sidewalks and curbs all along new roads McNeely Drive and Cameron Drive. The Developer also installed Services to all 5 lots including sanitary sewer, Storm sewer, hydro, Water and Drop Curb/Letdowns, sidewalk access needed to complete the future now current subdivision.

Our history past and present fits with our current proposal to Rezone and subdivide our 0.8 of an Acre which will add 4 additional lots to our property making a total of 5 Residential lots. I have the letters from both the City and Progressive confirming past history.

Our intention since 1991 was and is to fit into the Official Community Plan (OCP) which we do. We would like to take advantage of the 'Fast Track' option with our Rezoning and Subdividing applications of 12431 McNeely Drive.

Thank You,

Darlene Dueckman  
12431 McNeely Drive  
Richmond B.C. V6V 2T6  
Tel: 778-242-7783





# City of Richmond

## Development Variance Permit

**No. DV 18-805801**

To the Holder: DARLENE DUECKMAN, MARK DUECKMAN, JOHN GOOSSEN,  
CLAYTON ZWICKER, RITA GOODING

Property Address: 12431 McNEELY DRIVE

Address: C/O JOHN GOOSSEN  
4668 – 54<sup>TH</sup> STREET  
DELTA, BC V4K 3V2

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) That the minimum front yard setback be reduced from 6.0 m to 1.8 m.
4. The land described herein, and any buildings, structures, and other development thereon, 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 (Plan # 1).
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

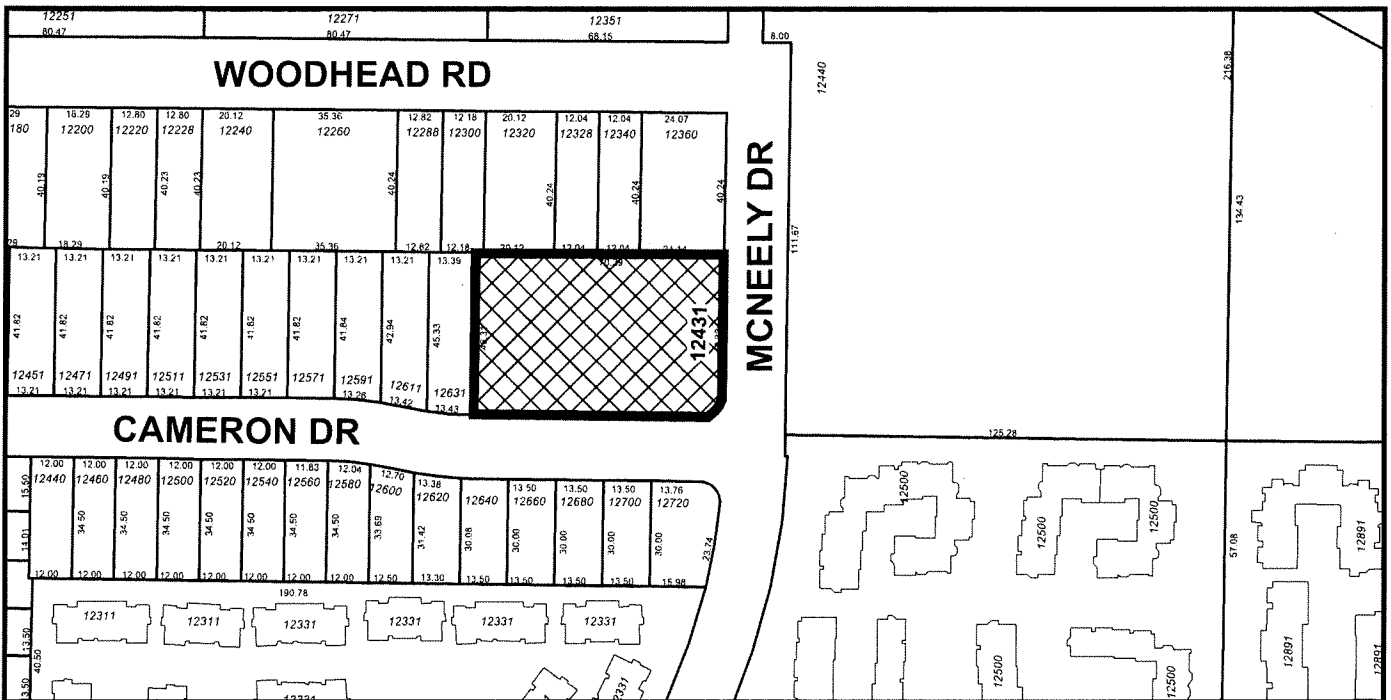
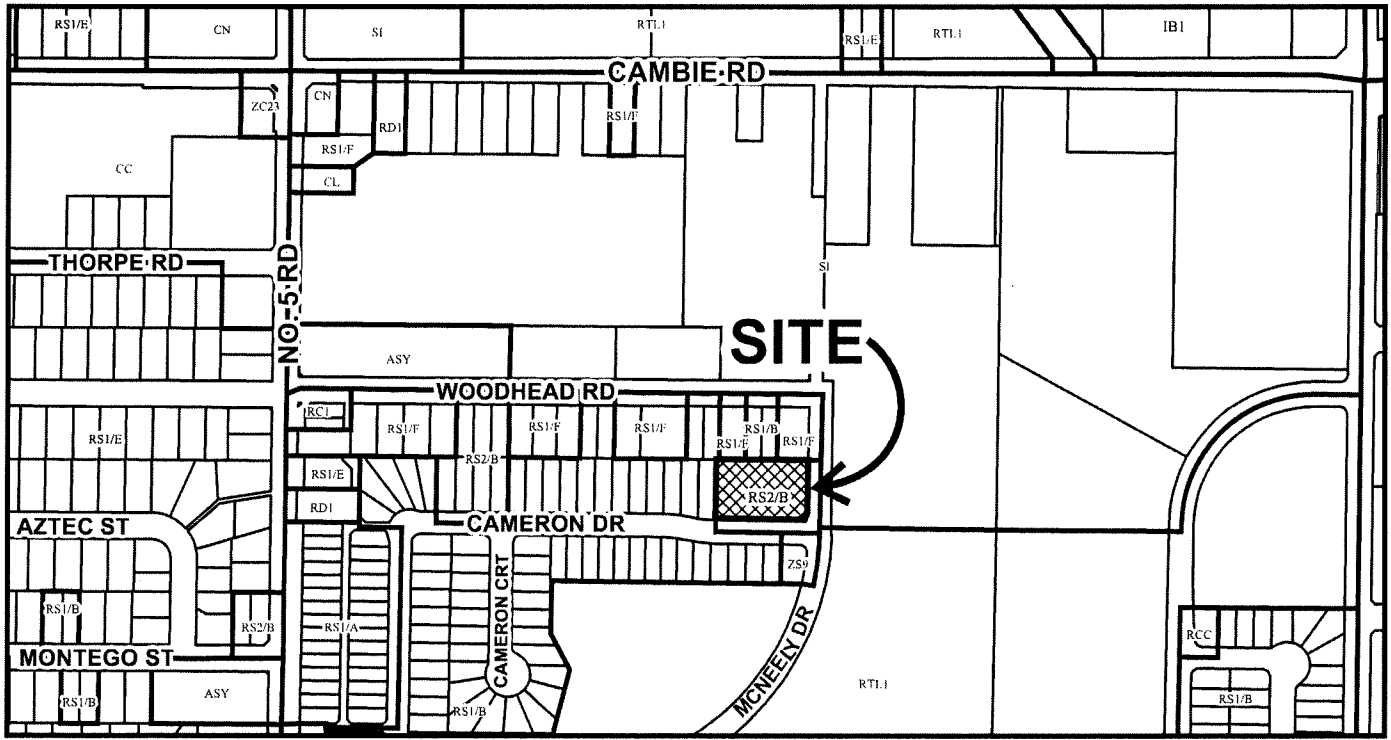
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



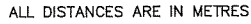
## DV 18-805801 SCHEDULE "A"

Original Date: 02/22/18

Revision Date: 04/30/18

Note: Dimensions are in METRES

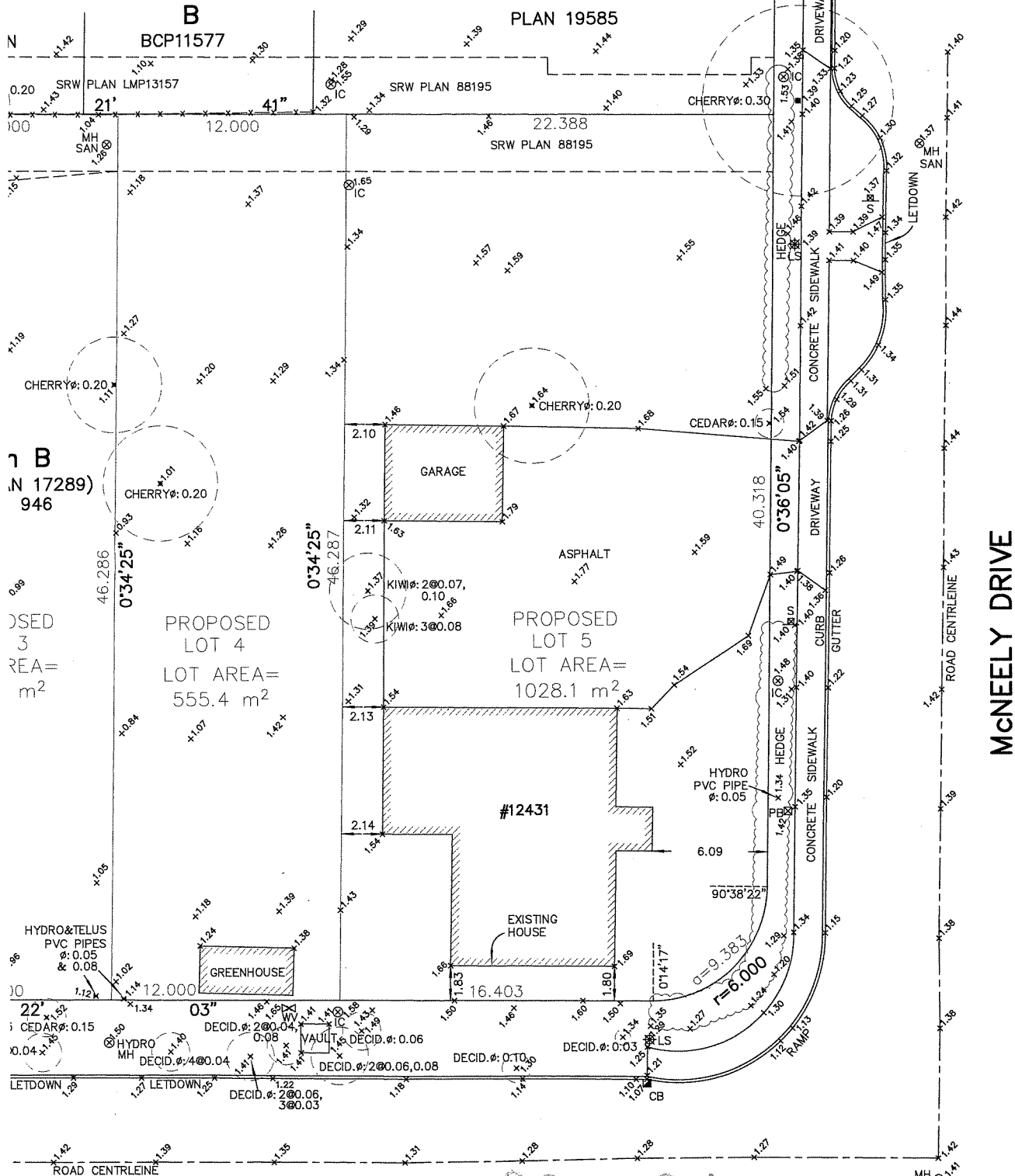
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2

PLAN 19585



**MCNEELY DRIVE**

AMERON DRIVE

DV 18-80580 1

DATE OF SURVEY: JULY 13, 2017.  
JULY 28, 2017.  
FEB 08, 2018 (REMOVED GREEN +

RE DERIVED FROM  
#190 (94H1624)  
ES.

JIAN HUA  
LUO KMS37B

" SEALEC



