



## Development Permit Panel

### Council Chambers

Wednesday, June 15, 2011

3:30 p.m.

#### 1. Minutes

*Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, May 11, 2011.*



#### 2. Development Permit 05-299968

(File Ref. No.: DP 05-299968) (REDMS No. 3060378)

APPLICANT: Harco Homes Inc.

PROPERTY LOCATION: 7560/7580 No. 2 Road

##### INTENT OF PERMIT:

1. To permit the construction of six (6) townhouse units at 7560/7580 No. 2 Road on a site zoned Medium Density Townhouse (RTM1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building;
  - b) reduce the lot coverage for landscaping with live plant material from 30% to 25%; and
  - c) allow a total of eight (8) tandem parking spaces in four (4) townhouse units.

##### Manager's Recommendations

*That a Development Permit be issued which would:*

1. *permit the construction of six (6) townhouse units at 7560/7580 No. 2 Road on a site zoned Medium Density Townhouse (RTM1); and*

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building;*
  - b) *reduce the lot coverage for landscaping with live plant material from 30% to 25%; and*
  - c) *allow a total of eight (8) tandem parking spaces in four (4) townhouse units.*



**3. Development Permit 11-578116**

(File Ref. No.: DP 11-578116) (REDMS No. 3214350)

APPLICANT: Balandra Development Inc.

PROPERTY LOCATION: 10531 Springhill Crescent

**INTENT OF PERMIT:**

To permit the construction of a single family dwelling at on a property at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal.

**Manager's Recommendations**

*That a Development Permit be issued which would permit the construction of a single family dwelling at on a property at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal.*



**4. New Business**

**5. Date Of Next Meeting: Wednesday, June 29, 2011**

**6. Adjournment**



## Development Permit Panel

Wednesday, May 11, 2011

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, General Manager, Planning and Development, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Dave Semple, General Manager, Parks and Recreation

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

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 13, 2011, be adopted.*

**CARRIED**

### 2. Development Permit DP 07-381317

(File Ref. No.: DP 07-381317) (REDMS No. 3176501)

APPLICANT: Matthew Cheng Architects Inc.  
PROPERTY LOCATION: 8391, 8411, and 8471 Williams Road

INTENT OF PERMIT:

1. To permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.

#### Applicant's Comments

Matthew Cheng, Architect, Matthew Cheng Architects Inc., gave a brief presentation on the proposed 15-unit townhouse project.

He noted that the proposed project was presented to the Advisory Design Panel (ADP) for a second time in February 2011. The Panel supported the project as the Panel's initial concerns related to design elements were addressed. Moreover, Mr. Cheng spoke of several concerns that were raised at the Public Hearing. He stated that the proposed project design had been modified in an effort to address these concerns as well. He listed the following measures as his response to the principle concerns expressed at the November 15, 2010 Public Hearing:

- the garbage and recycling area has been relocated against the front building, adjacent to the temporary entry driveway; it is now 7.2 metres from the east property line; and
- the required 3.0 metres side yard setback is maintained to provide a better interface with the existing single-family home to the west.

Mr. Cheng spoke of the outdoor amenity space, and noted that the area will be surrounded by a layer of landscaping at three sides, with bollard separating the space and the drive aisle. The space will be divided into two parts: (i) the children's play area; and (ii) benches with a trellis unit. In addition, bike stalls and covered mailboxes will be placed on the east part of the subject site in order to allow for maximum grass coverage.

He commented that the outdoor amenity space was designed to lend itself well to integration with the future development at 8371 Williams Road as the amenity space, along with the garbage/recycling facilities will eventually be shared.

Mr. Cheng stated that vehicle access would be provided through a temporary driveway access to Williams Road and an internal east-west drive aisle that would run east-west. It was noted that a future permanent access to Piggot Road would be provided through an access easement on the future development site to the west. He commented on the proposed drive aisle arrangement, noting that it does not allow for on-site truck turning. However, this is only a temporary arrangement as trucks will be able to turn on-site, once adjacent properties to the east redevelop.

Fred Liu, Landscape Architect, Fred Liu & Associates Inc., provided a brief summary of the proposed landscaping. He echoed Mr. Cheng's comments surrounding the amenity space, mailboxes, and garbage/recycling area.

### **Panel Discussion**

In reply to comments made by the Panel, Mr. Cheng and Mr. Liu advised the following:

- two pieces of outdoor play equipment are proposed for the amenity space;
- the outdoor play equipment suits children three years and up;
- the amenity space cannot accommodate more pieces of play equipment, or larger pieces of play equipment; and
- the design revisions were triggered by comments made by Council.

**Staff Comments**

Brian J. Jackson, Director of Development, advised that staff supports the application, and the requested variance as the applicant has responded well to Council's concerns. Moreover, the applicant has dealt favourably with other aspects of the proposal, such as the garbage/recycling area and the outdoor amenity space. These areas will be shared with residents of the future development to the west as an access easement was secured a rezoning.

**Panel Discussion**

There was general agreement that the outdoor amenity space was lacking. The Panel expressed concerns related to the appropriateness of the play equipment, noting that the equipment would only be suitable for younger children.

The Chair requested that the applicant consider more comprehensive play equipment before this application comes forward for Council consideration.

**Panel Decision**

It was moved and seconded

*That a Development Permit, which would:*

1. *Permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units;*

*be issued on the condition that the applicant meet with City staff to review the amenity area in order to incorporate suitable play equipment.*

**CARRIED**

**3. Development Permit DP 10-544504**

(File Ref. No.: DP 10-544504) (REDMS No. 3200208)

APPLICANT: Townline Gardens Inc. (dba The Gardens Joint Venture)

PROPERTY LOCATION: 12011 Steveston Highway and 10800 No. 5 Road

INTENT OF PERMIT:

1. To permit the development of 'The Gardens' – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m<sup>2</sup> (14,472 m<sup>2</sup> residential and 5,863 m<sup>2</sup> commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).



### **Applicant's Comments**

Ray Letkeman, Architect, Raymond Letkeman Architects Inc., accompanied by Kim Perry, Landscape Architect, Perry + Associates, provided background information and commented on the historical context of Fantasy Gardens and its significance for Richmond.

Mr. Letkeman and Mr. Perry highlighted the following regarding the proposed project:

- Phase I – ‘The Gardens’ consists of 2 mixed-use residential/commercial buildings, over a common parking structure;
- the subject site is located at a gateway entrance to Richmond from Highway 99, therefore trees, awnings, retail frontage, landscaping, and textured pavement all contribute to a strong pedestrian character that is also expressed at the street level along Steveston Highway and No. 5 road frontages;
- an angular soffit caps the building (Building A) at the corner of Steveston Highway and No. 5 Road and provides a dramatic building form in order to strongly anchor the corner;
- the Steveston Highway frontage is a high-traffic area and thus its enhanced with a corner plaza, pedestrian-friendly shop frontages with clear glazing, and public art;
- the varied building mass, building setbacks, the outdoor amenity landscaped deck over the retail components at ground level create gaps in the residential streetwall above the retail/commercial podium level;
- the intent of the design was to blur the lines between architecture and landscaping;
- each building has a rooftop terrace that will serve its residents and be accessible from semi-private areas;
- as a rezoning condition, approximately 12.2 acres of land would be transferred to the City that would include a play area, where the Coervorden Castle will be situated;
- the majority of parking has been provided in a one-storey structure below the lowest habitable storey to minimize the bulk of the parking structure; and
- all buildings will be accessible from the parking structure via stairs or elevators.

### **Panel Discussion**

In reply to queries from the Panel, Mr. Letkeman and Mr. Perry advised the following:

- Buildings A and B will be completed as part of Phase I;
- Phase II sites will be preloaded for development; and
- the applicant has continuously been in contact with the Shellmont community and key stakeholders regarding the proposed project.

**Staff Comments**

Mr. Jackson advised that staff supports the application and highlighted that no zoning variances were requested. He noted that the applicant worked well with staff to address any concerns raised at the Public Hearing, and that the applicant held extensive public workshops for this project.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

There was general agreement that the applicant had responded well to a challenging site and created a beautiful project.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

- 1. Permit the development of 'The Gardens' – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m<sup>2</sup> (14,472 m<sup>2</sup> residential and 5,863 m<sup>2</sup> commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).*

**CARRIED**

**4. Development Permit DP 11-564210**

(File Ref. No.: DP 11-564210) (REDMS No. 3182830)

APPLICANT: Phileo Development Corp.

PROPERTY LOCATION: 5900 Minoru Boulevard

**INTENT OF PERMIT:**

1. To permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m<sup>2</sup> (34,873 ft<sup>2</sup>) of Community Centre space and approximately 1,944 m<sup>2</sup> (20,930 ft<sup>2</sup>) of space for a Post Secondary Institution on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;
  - b) reduce the total number of required short-term bicycle parking to 60 stalls;
  - c) increase the permitted lot coverage to 90%; and
  - d) reduce the resident and visitor parking requirement by 13.3%.

**Applicant's Comments**

Wing Leung, Architect, W. T. Leung Architects Inc., accompanied by Jane Durante, Landscape Architect, Durante Kreuk Ltd., Landscape Architects, advised that the application before the Panel was for Phase II of the Quintet development.

Mr. Leung spoke of design refinements made to the project throughout the rezoning process, and commented on the location of Tower C, which was shifted westward. The east-west width of the tower C floor plate was reduced to minimize the extent the tower directly fronts the Capri building to its south. Also, he noted that the two-storey townhouses between Towers D and E were eliminated and commented on the development of the green roofs. Mr. Leung stated that the design alterations were completed in an effort to address comments made at the Public Hearing and concerns raised by the Advisory Design Panel.

Mr. Leung commented on how the proposed project responded well to the needs of the future community centre and post-secondary institution.

Ms. Durante reviewed the proposed project's landscape design and highlighted the following:

- the ground level street fronting perimeter of the site will incorporate a water feature, paving with seating, bicycle parking etc;
- the podium level is characterized by its ornamental grass slopes;
- a formal children's play area will include children's play equipment on a rubber safety surface;
- the outdoor space is maximized by linking the proposed Phase I and Phase II amenity spaces; and



- the community centre/post secondary institution building roof will be landscaped with ornamental grasses and seasonal flower, and will be available to be viewed from above.

### **Staff Comments**

Mr. Jackson remarked that there were concerns related to the relationship of Building C with the existing 15-storey residential tower, the Capri. Staff met with residents of the Capri building following the Public Hearing to address their concerns. The applicant responded to the Capri residents' concerns by presenting revised plans that included adjustments to tower locations and massing. Also, he commented that the applicant responded well to the unique design of the combination community centre/post-secondary institution.

Mr. Jackson spoke of the requested variances, noting the following information:

- staff support reducing the minimum required setback on Firbridge Way as the treatment of the building façade and the materials used, ensures that the space remains animated and visually transparent; also, the variance will not compromise the public pedestrian experience; and
- staff support increasing the lot coverage as the proposed project would (i) dedicate approximately 1.7 metres along the Firbridge Way frontage to widen the street public right-of-way to 16 metres, and (ii) dedicate approximately 16 metres for a new east-west road on the north side.

### **Panel Discussion**

In reply to queries of the Panel, Mr. Jackson and Fred Lin, Senior Transportation Engineer, advised that staff support reducing the total number of required short-term bicycle parking to 60 stalls as the applicant has approximately doubled the number of long term stalls and has demonstrated that a supportable number of short-term bicycle parking spaces can be accommodated in locations along the perimeter of the site. Also, it was mentioned that the proposed project is located within a Village Centre area within immediate proximity of the Brighthouse Canada Line station and the City Centre system of designated bike lanes. Therefore, the site is ideal for residents to maximize use of alternative forms of transportation.

Mr. Lin spoke of the Transportation Demand Management and noted that a subsidy of \$31,000 (\$15,500 per co-op car) to the Co-op network for the purchase of two co-op cars be provided.

In response to comments made by the Panel, Mr. Leung advised that although the project will not be LEED certified, it will include a number of sustainable features associated with Silver LEED standards.

### **Correspondence**

Kan and Alice Lee, Richmond residents (Schedule 1).

Mr. Jackson addressed the concerns raised by the Lees, noting that the proposed project would incorporate 463 residential parking stalls, 76 of which would be tandem stalls, and 51 of which would be visitor stalls. Also, Mr. Jackson stated that staff support reducing the minimum required setback on Firbridge Way as the treatment of the building façade and the materials used, ensures that the space remains animated and visually transparent. Also, he noted that staff support increasing the lot coverage as the proposed project would dedicate approximately 1.7 metres along the Firbridge Way frontage to widen the street public right-of-way to 16 metres, as well as dedicate approximately 16 metres for a new east-west road on the north side.

Jennifer and Martin Cuthbertson, 5811 No. 3 Road (Schedule 2).

Mr. Jackson spoke of the road dedication along Firbridge Way, stating that approximately 1.7 metres will be dedicated to widen the street. Moreover, Mr. Jackson stated that the proposed developments would provide barrier-free access from the street to the lobby of the residential towers, as well as barrier-free access to the various indoor and outdoor amenity spaces. He noted that much of the site layout and landscaping was deliberate in an effort to improve pedestrian connections.

He commented on parking concerns and emphasized that the proposed project is located within a Village Centre area that is within immediate proximity of the Brighthouse Canada Line station and the City Centre system of designated bike lanes. The site is ideal for users of alternative forms of transportation.

Finally, it was noted that the Cuthbertson's correspondence cited concerns related to accessibility for people in wheelchairs on the public streets. Therefore, Mr. Jackson advised that a copy of their concerns would be forwarded to the Director of Transportation.

### **Gallery Comments**

None.

### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m<sup>2</sup> (34,873 ft<sup>2</sup>) of Community Centre space and approximately 1,944 m<sup>2</sup> (20,930 ft<sup>2</sup>) of space for a Post Secondary Institution on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

**Development Permit Panel  
Wednesday, May 11, 2011**

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- a) *reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;*
- b) *reduce the total number of required short-term bicycle parking to 60 stalls;*
- c) *increase the permitted lot coverage to 90%; and*
- d) *reduce the resident and visitor parking requirement by 13.3%.*

**CARRIED**

**5. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled for Wednesday, May 25, 2011 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, June 15, 2011.*

**CARRIED**

**6. Date Of Next Meeting: Wednesday, June 15, 2011**

**7. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:57 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 11, 2011.

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Joe Erceg  
Chair

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Hanieh Floujeh  
Committee Clerk

May 7, 2011

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 11, 2011.

<b>To Development Permit Panel</b>	
Date:	May 11 2011
Item #	4
Re:	DP 11-564210
_____	

Director

City Clerk's Office

City of Richmond

Fax 604-278-5139

Re: Development Permit DP 11-564210

5900 Minoru Boulevard

Phileo Development Corp

I am writing to object to the development proposal by Phileo Development Corp to change the Richmond Zoning Bylaw 8500 to allow increase lot coverage to the land and to reduce the required setback. We also feel that it is important to provide adequate parking for visitors. Presently there is inadequate residential and commercial parking in the neighborhood. To promote transportation by bicycle, it is important to have enough stalls for the students.

We strongly believe that there should be sufficient ground space between buildings and not changing the bylaw for the benefits of the developer who wants to maximize their profits only. The City of Richmond should always consider the well being of their citizens as a priority.

Sincerely,

Kan and Alice Lee

yukchinglee@hotmail.com



# Jennifer Cuthbertson

303-5811 #3 Road • Richmond, BC V6X 4L7 • Phone: 604-244-8997 • Fax: 604-244-8940  
E-Mail: jscuthbertson@telus.net

Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 11, 2011.

<b>To Development Permit Panel</b>
Date: <u>May 11 2011</u>
Item # <u>4</u>
Re: <u>DP 11-564210</u>
_____

Date: May 3, 2011

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

Dear Mr. Weber:

As residents of the property adjacent to the 5900 Minoru building site adjacent (5811 #3 Road), we want to speak to all 4 of the variances being applied for by the Phileo Development Corporation. It strikes us as rather ironic that a builder with the name Phileo (brotherly love) would have so little regard for its neighbours!

*Variance (a):* minimum setback - Firbridge Way is a very narrow street already congested by delivery truck and residential traffic. That traffic and the foot and bicycle traffic will only increase with 6 more residential towers being built plus a community centre and university. If anything, the setback should be increased to help create the feeling of spaciousness we are being deprived of in this area of the city with all its congestion. In addition, where sidewalks are narrow and contain trees and other plantings, waste bins, newspaper dispensers, and mailboxes, it becomes nearly impossible for people in wheelchairs to pass comfortably (please note the difficulties for such people in front of our post office, for instance). My husband (and many other residents in the vicinity) is in a wheelchair (and many others use walkers). Could we please keep in mind the specific needs of these residents with disabilities and those who are aging? After all, Richmond has as one of its mottos: "The Accessible City."

*Variance (b):* short-term bicycle parking stalls - In a city that endeavors to become greener and greener and encourages bicycle transportation by providing special lanes on the roadways, there is a need for increased, not decreased, numbers of bicycle stalls, particularly where a community centre and university will be housed. Let's be proactive here and not regret the lack later.

*Variance (c):* permitted lot coverage - I will reiterate my concerns from variance (a): If anything, the lot coverage should be decreased in an effort to create the feeling of spaciousness we are being deprived of in this area of the city with all its congestion and increase in high-rise buildings. In addition, there is very little green space at street level in this part of the city. Gardens on rooftops do not provide community space or the pleasant ambience that helps create the neighbourhoods that such space at street level does.








*Variance (d):* Because we live in a condominium complex in this area and are familiar with the demographic and lack of street parking, we highly recommend that parking for residents and visitors not be reduced. Firbridge is the only street in the area with parking and it is at present already too narrow and short to accommodate the parking needs of this neighbourhood. (Minoru, Ackroyd, #3 Road and Lansdowne have no parking).

We understand that the developer is doing what is good for his profit margin and that the city also benefits from higher density and more lot coverage. However, this is not in sync with the vision of an urban neighbourhood for this part of the city. Please consider these concerns as this application for variances comes forward.

Sincerely,



Jennifer and Martin Cuthbertson

303-5811 #3 Road

# Jennifer Cuthbertson



303-5811 #3 Road • Richmond, BC V6x 4L7 • Phone: 604-244-8997 • Fax: 604-244-8940  
E-Mail: jscuthbertson@telus.net

Date: May 3, 2011

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

Dear Mr. Weber:

This letter concerns the inaccessibility of and danger to the people in our neighbourhood during the construction on #3, Firbridge, and Minoru (5900).

*Let me begin by stating that my husband is paraplegic and in a wheelchair. There are many other people in this area of Richmond who are also in wheelchairs, use walkers, or drive personal scooters for mobility. As of this time, there is no way to get around our block on a sidewalk. The walkway along Firbridge has been blocked by construction on the north side and there is no continuous walkway on the south. There is also no continuous walkway on the south side of Lansdowne between #3 Road and Minoru or the east side of Minoru between Lansdowne and Firbridge. This makes access to the courthouse (my husband is a lawyer) very difficult as the throughway between the Chrysler dealer and the construction has also been blocked. It also makes exercising his service dog very difficult.*

The safety issues are also of concern in our area. There is a large electrical/utility box on the north corner of Firbridge and #3 Road that blocks the sightline for any vehicles turning right onto Firbridge. Several times now we've either been the pedestrians or have witnessed other pedestrians almost being hit by cars making that turn. This box also blocks the view of any cars approaching #3 Road on Firbridge wanting to make a right turn. They have to move out into #3 Road to see these approaching vehicles. Furthermore, Ledcor has been allowed to set up "flexivans" on the walkway along Firbridge that block the view of traffic in the laneway or those approaching on Firbridge. There is no clearance from either roadway to allow visuals of approaching traffic and those making turns causing traffic congestion at the turn.

The increased traffic on the laneway running north and south between #3 Road and Minoru has become a major hazard. The lane is now *too narrow for two-way traffic and is often blocked completely by those people entering, leaving and waiting for parking in the badminton lot or the medical lot.* This lane is our access to the parking in our building and we often have difficulty getting to the entrance. Could this lane be made a one-way lane to alleviate some this congestion and hazard? All of these concerns will only be made more urgent once construction begins. Yesterday, I witnessed several close calls between cars and the trucks hauling away sand from the site.

Sincerely,

  
Jennifer Cuthbertson



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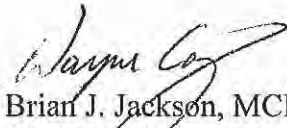
**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 20, 2011  
**File:** DP 05-299968  
**Re:** **Application by Harco Homes Inc. for a Development Permit at 7560/7580 No. 2 Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of six (6) townhouse units at 7560/7580 No. 2 Road on a site zoned Medium Density Townhouse (RTM1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building;
  - b) Reduce the lot coverage for landscaping with live plant material from 30% to 25%; and
  - c) Allow a total of eight (8) tandem parking spaces in four (4) townhouse units.

*for*   
Brian J. Jackson, MCIP  
Director of Development

BJJ:el  
Att.

## Staff Report

### Origin

Harco Homes Ltd. has applied to the City of Richmond for permission to develop six (6) townhouse units at 7560/7580 No. 2 Road (**Schedule A**). This site is being rezoned from Two-Unit Dwellings (RD1) to Medium Density Townhouse (RTM1) for this project under Bylaw 7847 (RZ 04-278777). The zoning district names have changed as the rezoning applications were submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from "Two-Family Housing District (R5)" to "Townhouse District (R2-0.7)." The site formerly contained a duplex and is currently vacant.

An independent review of servicing requirements (sanitary) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrades to the existing system is required. As identified in the Rezoning Report, prior to Building Permit issuance, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage improvements along No. 2 Road. Works include, but are not limited to construction of a new 1.5 m wide sidewalk at the property line with a grass and treed boulevard. All works are to be at the developer's expense.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north: A 3 m wide public walkway connecting Chatsworth Road with No. 2 Road. Further north are single-family homes fronting onto No. 2 Road, zoned "Single Detached (RS1/E)";
- To the east: Single-family homes fronting onto Chatsworth Road, zoned "Single Detached (RS1/E)";
- To the south: Single-family homes fronting onto No. 2 Road, zoned "Single Detached (RS1/E)"; and
- To the west: Across No. 2 Road, single-family homes fronting onto No. 2 Road, zoned "Single Detached (RS1/E)" and a 24-unit townhouse development, zoned "Medium Density Townhouse (RTM1)".

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Refinement to the unit layout plans as needed to achieve appropriate improvements to building exterior treatments and design;

- Modification to the roof, including proposed slope, continuous bulk, and review of materials to ensure a high quality finish; and
- Submission and review of a formal landscaping plan prepared by a registered Landscape Architect which provides satisfactory treatment of on-site landscaping including the outdoor amenity areas.

The Public Hearing for the rezoning of this site was held on February 21, 2005. At the Public Hearing, the following concerns about rezoning the property were expressed:

- shading;
- 3 m rear yard;
- overlook;
- hedge retention to the south;
- No. 2 Road units lacking “articulation and respect for the street;
- preferable massing form mimicking development at 7320 No. 2 Road; and
- front yard setback relaxation.

Staff worked with the applicant to address these issues in the following ways:

- Site layout is revised; front yard setback is increased to 6.0 m for a 3-storey building and rear yard setback is increased to 4.5 m for a 2-storey interface with the adjacent single-family dwellings to the east.
- Both the site and unit layouts have been redesigned to address issues related to shading and overlook. The proposed density is reduced significantly (0.5 FAR proposed vs. 0.7 FAR permitted) to limit the massing of the proposed buildings. The increased north side yard setback, 2½ storey massing at the end units of the street fronting building, and the existing public walkway along the north property line ameliorate any overshadowing of the existing single-family dwellings to the north.
- A 1.5m high cedar hedge and a 1.8m high solid fence are proposed along the east property line to screen the view of the proposed townhouse development from the neighbours’ view.
- The existing hedge along the south property line is to be retained for buffering purpose. An arborist will be hired to overlook the pruning and retention of this hedge.
- The façade along No. 2 Road is articulated with projecting and recessed elements of box windows, balconies, and covered porches with columns and gables.
- 7320 No. 2 Road is a single-family home. The proposed development is designed to break down the overall scale of the street facing townhouse cluster with 2½ storey which abuts the side yards and entry driveway. Although the 2½ storey cluster ending is not necessarily lower in building height, it ensures a greater separation between adjacent properties at the upper level.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Medium Density Townhouses (RTM1) except for the zoning variances noted below.



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

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

- 1) Reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building.

*(Staff supports the proposed variance, as it is a minor variance, which allows for a single-storey electrical closet to encroach into the south side yard setback. The variance is the result of the provision of garbage and recycling enclosures on the north side of the front building instead of a concrete pad being provided in the front yard for garbage and recycling pick up.*

*It is noted that an addition to the General Development Regulation in Richmond Zoning Bylaw 8500 is being proposed to permit electrical closets forming part of a principal building to project 0.6 m (2 feet) into the side yard and rear yard in townhouse zones. This Bylaw (8743 - Housekeeping Amendments to Richmond Zoning Bylaw 8500) has received First Reading on May 9, 2011 and is being forwarded to the June 20, 2011 Public Hearing.)*

- 2) Reduce the lot coverage for landscaping with live plant material from 30% to 25%;

*(Staff supports the variance as it is considered minor. Due to the configuration/size of the development site and the requirement of a long internal drive aisle, the area available for landscaping is limited. The applicant has made an effort to maximize the lot coverage for landscaping by reducing the lot coverage for buildings to 34% (vs. 40%) and the Floor Area Ratio (FAR) to 0.50 (vs. 0.70). Permeable pavers are proposed for the internal drive aisle and visitor parking spaces to increase the lot permeable surfaces to 54.5%.*

*It is noted that an amendment to the Richmond Zoning Bylaw 8500 is being proposed to reduce the minimum lot coverage for landscaping with live plant material from 30% to 25%. This Bylaw (8743 - Housekeeping Amendments to Richmond Zoning Bylaw 8500) has received First Reading on May 9, 2011 and is being forwarded to the June 20, 2011 Public Hearing.)*

- 3) Allow a total of eight (8) tandem parking spaces in four (4) townhouse units.

*(Staff supports the proposed variance as it is considered minor, and is consistent with other townhouse developments in Richmond. The City's Transportation Department has reviewed and accepted the provision of tandem parking. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.)*

**Advisory Design Panel Comments**

The development proposal was reviewed by the Advisory Design Panel on Wednesday September 21, 2005. Quorum was not achieved at the meeting; however, Panel members did discuss and review the proposal. A copy of the relevant excerpt from the Advisory Design Panel Notes 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**'.

## **Floodplain Management Implementation Strategy**

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to Development Permit issuance.

### **Analysis**

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

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The third floor of the street fronting building is set back from the floor below at either ends and designed to have limited glazing in order to minimize overlooking potential.
- The duplex units at the rear have been limited to two (2) storeys and comply with the Arterial Road Redevelopment Policy design guidelines for a minimum 4.5 m rear yard setback.
- A cedar hedge is proposed along the east property line to provide screening between the proposed development and the existing adjacent single-family dwellings.
- A line of low lying shrubs and aluminum picket fence are proposed on top of the retaining wall along the north property line to preserve the openness of the adjacent public walkway.
- A voluntary contribution of \$1,000 to the Parks Department was secured at Rezoning for signage and bollard upgrades on the adjacent public walkway.

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

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from No. 2 Road and a north-south drive aisle providing access to all unit garages.
- All units along No. 2 Road have direct access from the street.
- A cross-access agreement, allowing access to/from the future development sites to the south at 7600 No. 2 Road, has been secured at rezoning.
- The outdoor amenity area is visible from No. 2 Road as it is situated opposite to entry driveway at the northeast corner of the site, along the public walkway to the north.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in all four (4) of the street fronting units.
- A total of two (2) visitor parking spaces are provided. Accessible visitor parking space is not required for this small development; however, a walkway is provided adjacent to one of the visitor parking space to make additional door opening space available when needed.

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

- A pedestrian scale is achieved at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, balconies, and landscape features.
- Visual interest and variety has been achieved with the incorporation of gable roof, entry porches, balconies, and varying material combinations.

- The proposed building materials (culture stone, Hardie siding, wood window trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with similar developments in the area.
- The impact of blank garage doors has been mitigated with panel patterned garage doors, transom windows, and planting islands.
- The culture stone at the base of the building provide colour and texture that visibly contrast from the lighter coloured hardie siding of the main building face.
- The protruding bays and the gables are accented with burgundy colour hardie shingles that further break down the overall scale of the building.
- One (1) convertible unit has been incorporated into the design. Accessibility features that allow for aging in place have also been incorporated into all units of this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

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

- There are no existing trees on site. Parks Operations staff have agreed to the proposed removal of a city tree located on the city boulevard in front of the proposed entry driveway due to its poor condition; no compensation is required.
- A Cedar tree located on the adjacent property to the east (6380 Chatsworth Road) and a row of Laurel hedge located on the adjacent property to the south (7600 No 2 Road), along the common property line, are to be protected. Tree protection barriers, as per the Tree Retention Plan (**Attachment 3**), must be installed on-site prior to any construction activities occurring on-site. Proposed retaining walls must be constructed outside of the tree protection zones.
- A contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted prior to Development Permit issuance.
- The landscape design includes the planting of five (5) new trees which will contribute to the development identity and streetscape elevation.
- Permeable pavers are proposed for the entry driveway to improve the permeability of the site. The lot coverage for permeable area (including landscaping) is 54.5%.
- Two (2) children's play equipments are proposed in the outdoor amenity area. The "Aquarius" is a spring toy intended to develop balancing, pretending and rocking skills; it is suitable for two (2) children to play together at the same time. The "Cottage" is a frame for peek-a-boo or hiding that encourages experimenting, gathering and pretending.
- Cash-in-lieu (\$6,000) for indoor amenity is required as a condition of Development Permit issuance.

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

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.
- Low planting is proposed along edges of buildings to keep the unit entry areas open and visible.
- Adequate light level is provided with bollard lights at outdoor amenity space and seating area while pot lights and wall mount light will be installed at all main and secondary unit entries.



### ***Sustainability***

- Hardie products, which contain 10% post-industrial or pre-consumer recycled content, are used as primary cladding materials. This more durable cladding material reduces future maintenance and repair costs.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on all hard surface onsite to allow for higher storm water infiltration potential.

### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The applicant has achieved a development that fits into the existing context and contributes to enhance the No. 2 Road streetscape. Therefore, staff recommend support of this Development Permit application.



Edwin Lee  
Planning Technician - Design

EL:rg

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

- Registration of a covenant prohibiting the conversion of parking area into habitable space.
- Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
- Issuance of a separate Tree Cutting Permit for the removal of one (1) street tree located in front of the site along No. 2 Road. The City's Parks Division has reviewed the proposed tree removal and concurs with it. No compensation is required.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees/hedge to be retained on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$6,000.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$18,644.36 (based on total floor area of 9322.18 sq.ft.).

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

- Enter into a Servicing Agreement\* for the design and construction of beautification treatment to the road frontage. Beautification works including but not limited to construction of a new 1.5 m wide sidewalk at the property line with a grass and treed boulevard. All works are to be at the developer's expense.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City

approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- \* This requires a separate application.





**City of Richmond**

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

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 05-299968**

**Attachment 1**

Address: 7560/7580 No. 2 Road

Applicant: Harco Homes Inc.

Owner: Harco Homes Inc.

Planning Area(s): Blundell

Floor Area Gross: 866.0 m<sup>2</sup> (9,322.2 ft<sup>2</sup>)

Floor Area Net: 557.7 m<sup>2</sup> (6,003.0 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	1,116 m <sup>2</sup> (12,013 ft <sup>2</sup> )	1,116 m <sup>2</sup> (12,013 ft <sup>2</sup> )
<b>Land Uses:</b>	Two-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low Density Residential	No Change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Medium Density Townhouse (RTM1)
<b>Number of Units:</b>	2	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7	0.5	none permitted
Lot Coverage for Buildings:	Max. 40%	34%	none
Lot Coverage for Non-Porous Surfaces:	Max. 70%	65%	none
Lot Coverage for Landscaping with Live Plant Material:	Min. 30%	25%	<b>variance requested</b>
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard (North):	Min. 3 m	3.56 m	none
Setback – Side Yard (South):	Min. 3 m	2.43 m	<b>variance requested</b>
Setback – Rear Yard:	Min. 3 m	4.50 m	none
Height (m):	Max. 12 m (3 storeys)	11.64 m	none
Lot Size:	Min. 30 m wide x Min. 35 m deep	30.5 m wide x 36.5 m deep	none
Off-street Parking Spaces – Residential/Visitor:	2 and 0.2 per unit	2 and 0.33	none
Off-street Parking Spaces – Accessible:	0	0	none
Total off-street Spaces:	14	14	none
Tandem Parking Spaces	not permitted	8	<b>variance requested</b>

Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> / unit = 36 m <sup>2</sup>	42.2 m <sup>2</sup>	none

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

Wednesday, September 21, 2005 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

General questions put forth by the Panel included:

1. What was the paving in the closed off amenity.  
*24" Granitech slabs are proposed for the seating area and rubber tiles are proposed for the play equipment area.*
2. Where was the mailbox.  
*The mailbox is behind the garbage/ recycles area.*
3. Holland Paver – what's at the end.  
*Permeable pavers with concrete border are proposed for the entry driveway. Asphalt with concrete border is proposed for the internal drive aisle. On the north side of the internal drive aisle, low hedges and picket fence are proposed. On the south side of the internal drive aisle, existing hedges are remained.*
4. Could width of drive aisle be narrowed.  
*The required drive aisle width is 6.7m.*
5. Where was the garbage/recycling area.  
*The garbage/recycling area is along the entry drive aisle, 10.4m from the west property line.*
6. Were there accessible units.  
*Unit 6 is the proposed accessible unit.*

Comments from the Panel:

1. Eliminate amenity space in sideyard -- push townhouses close to setback and move amenity and garbage in driveway. Remove amenity area - create a difference between pavers on drive aisle to create a small carriage way style -- same for entrance into the project. Make a flat panel electrical room in the amenity area -- and create 3 back door entrances at the niches -- the doors could access garages.  
*Amenity space is at north east corner in the side yard. It is designed as focal point when entering the development. The paving material of the amenity entry is 24" Granitech slabs which is clearly separate from the asphalt driveway. The entry driveway is addressed with permeable pavers with motif. All entries from driveway are recessed and covered with gable roof to create a sense of entry.*
2. Create a seating plaza with mail and recycling on access drive.  
*Seating plaza is created close to the amenity entry. Mailbox and garbage/ recycling area is located along the entry driveway.*

3. Internal drive aisle with doors opening onto drive – safety concerns – need to visually narrow drive aisle – adding doors in niches makes safer and easier access.

*All entries are recessed from the drive aisle.*

4. Garbage and recycling in entry aisle – enclose – work into fencing design.

*Garbage/ recycle enclosure are incorporated into the building.*

5. Pavers nice throughout – notch out doorway for planting beside doorways. Columnar tree type or smaller trees – add greening – evergreen shrubs along lattice. Notch out trellis and plant street trees. Needs green space transitions along walkway edge to frame driveway.

*Shrubs are proposed beside the doorways off the internal drive aisles.*

*Planting are proposed on two sides of the entry driveway.*

*There are no more trellis. Unit entry from street are with low hedges, columns with picket fence and larger trees.*

6. Would a variance be allowed to move building over to put more landscape and relocate amenity provisions.

*Amenity is located at north east corner. The only variance requested is the 0.57m electrical closet into the south sideyard setback.*

7. Amenity spaces were intended as a central gathering spot – reasonably private and focal point for complex. Mailboxes should be visible.

*Mailbox is located behind the garbage/ recycling area. It is right at the intersection of entry and internal drive aisle. It is visible. Amenity space is located at the end of entry driveway. It is the focal point when entering the development.*

8. The applicant was told that this project could be taken forward to the next stage without a formal resolution.

*Noted.*









**No. DP 05-299968**

To the Holder: HARCO HOMES INC.  
Property Address: 7560/7580 NO. 2 ROAD  
Address: HARCO HOMES INC.  
C/O BHUPINDER KOONER  
5680 COLVILLE ROAD  
RICHMOND BC V7C 3E8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building;
  - b) Reduce the lot coverage for landscaping with live plant material from 30% to 25%; and
  - c) Allow a total of eight (8) tandem parking spaces in four (4) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$18,644.36 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 05-299968

To the Holder: HARCO HOMES INC.  
Property Address: 7560/7580 NO. 2 ROAD  
Address: HARCO HOMES INC.  
C/O BHUPINDER KOONER  
5680 COLVILLE ROAD  
RICHMOND BC V7C 3E8

---

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





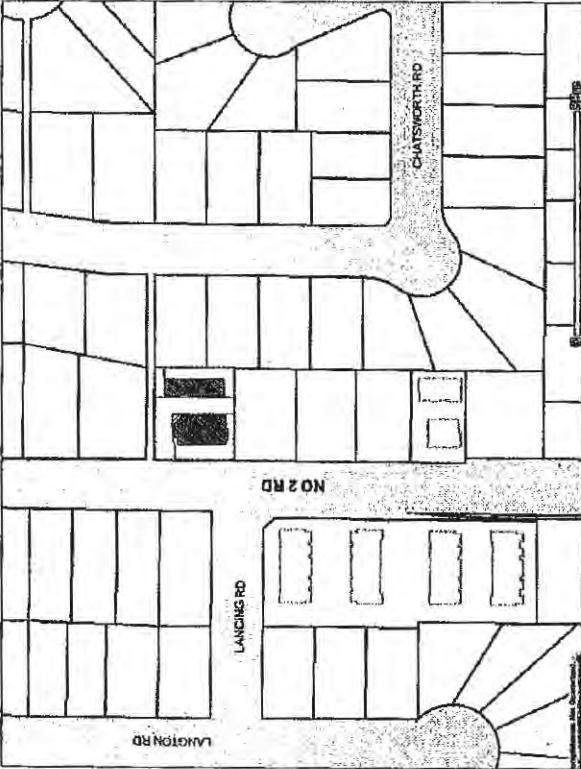
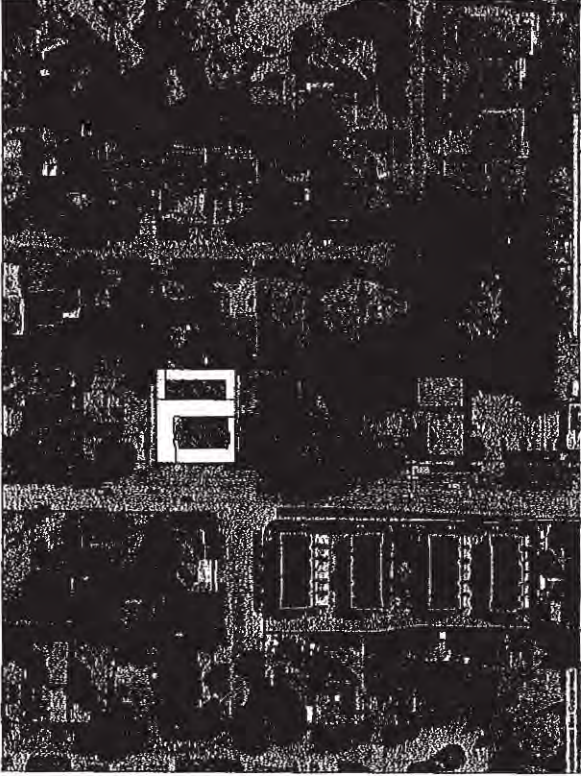


**MATTHEW CHENG ARCHITECT INC.**

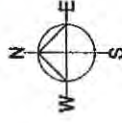
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EXISTING	PROPOSED	VARIANCES
SITE AREA: 12,000 SF (1116 SQ)	12,000 SF (1116 SQ)	TOWNHOUSE
LAND USE: SINGLE-FAMILY RESIDENTIAL	NO CHANGE	
DEVELOPER: [REDACTED]	[REDACTED]	
NUMBER OF UNITS: 1	0	
REQUIRED/ALLOWED:	PROPOSED:	
FLOOR AREA RATIO: 0.700 (6600 SF)	0.5 (4500 SF)	
SETBACK-FRONT YARD: MIN. 5m	0.5m (16.4 FT)	
SETBACK-SIDE YARD (SOUTH): MIN. 3m	2.5m	VARIANCE REQUESTED
SETBACK-SIDE YARD (NORTH): MIN. 3m	3.5m	
SETBACK-REAR YARD: MIN. 3m	4.5m	
HEIGHT (m): MAX. 12m & 3 STOREY	11.6m	
LOT SIZE: 12,000 SF (1116 SQ)	12,000 SF (1116 SQ)	
OFF-STREET PARKING: 12 AND 2	12 AND 2	
ACCESSIBLE:	0	
OFF-STREET PARKING TOTAL: 14	14	
NUMBER AVAILABLE SPACES: MIN. 70% CASH-IN-LIQU	MIN. 2624	VARIANCE REQUESTED
OUTDOOR AMENITY SPACE: MIN. 2624	42.2 m <sup>2</sup>	

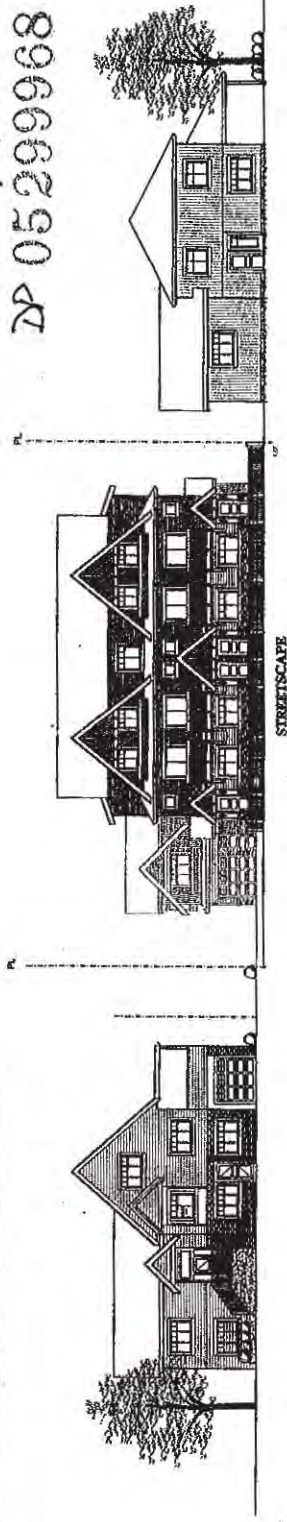


MAY 20 2011 PLAN #1  
 DP 05299968

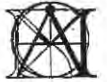
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 6-UNIT TOWNHOUSE DEVELOPMENT  
 7560/7580 NO. 2 RD.  
 RICHMOND, B.C.

Sheet No:  
 SITE CONTEXT & PROJECT DATA

Client:	
Design:	
Drawn:	
Scale:	
Date:	
Project Number:	
Revision Date:	
Revision Description:	
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STREETSCAPE



**MATTHEW CHENG ARCHITECT INC.**

14875 - 4th Street Avenue  
 Vancouver, BC V6P 4C3  
 Tel: (604) 731-9112 Fax: (604) 731-9108  
 Cell: (604) 684-8877 Email: matthew@matthewcheng.com

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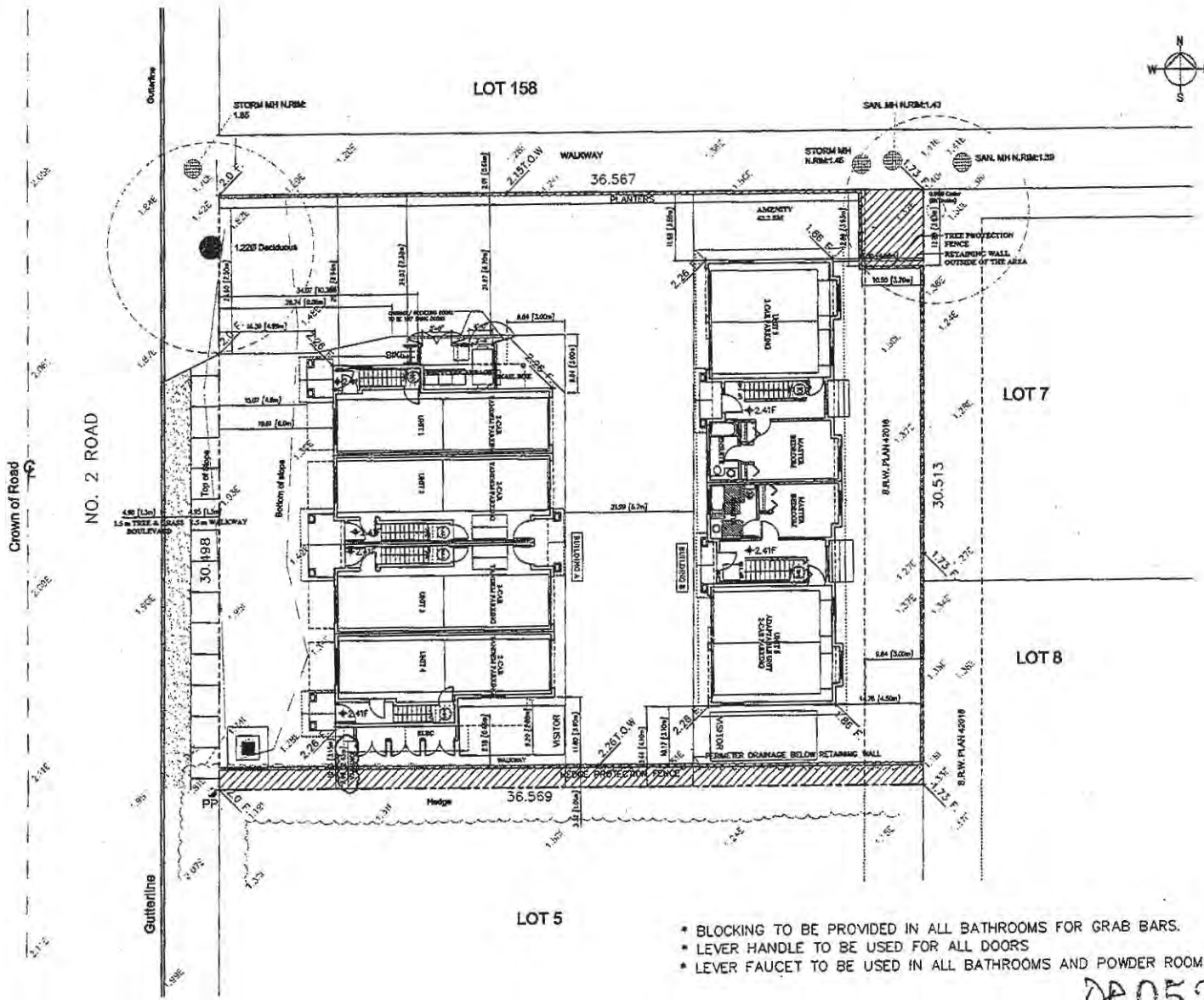
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 02 08/10/10 OF REVIEW  
 03 02/07/11 OF REVIEW  
 04 05/22/11 OF REVIEW

Project Title  
**6-UNIT TOWNHOUSE DEVELOPMENT**  
 7560/7580 NO. 2 RD.  
 RICHMOND, B.C.

Sheet Title  
**SITE PLAN**

Drawn: SC  
 Checked: MC  
 Scale: 1/8"=1'-0"  
 Project Number:

Revision Date: 2011/05/10  
 Print Date: 2011/05/12  
 Dep. No. #1



LOT 158

LOT 7

LOT 8

LOT 5

- \* BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- \* LEVER HANDLE TO BE USED FOR ALL DOORS
- \* LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS.

MAY 20 2011

PLAN #1A

DP 05299968





**MATTHEW CHENG ARCHITECT INC.**

1100-1000 EASTERN AVENUE  
SUITE 100  
RICHMOND, B.C. V6X 3E8  
TEL: (604) 273-8888  
WWW.MATTHEWCHENGARCHITECT.COM

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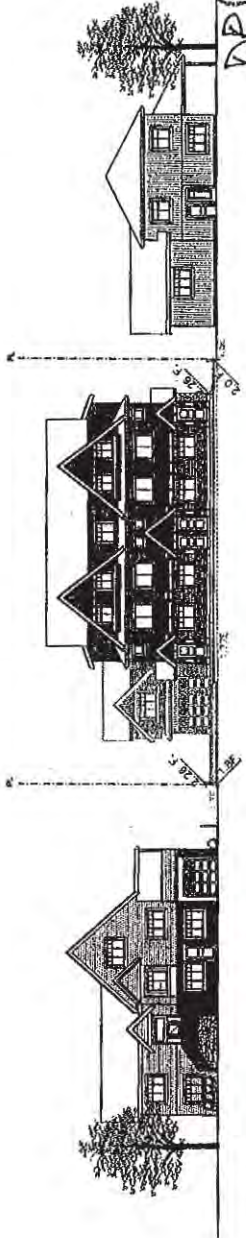
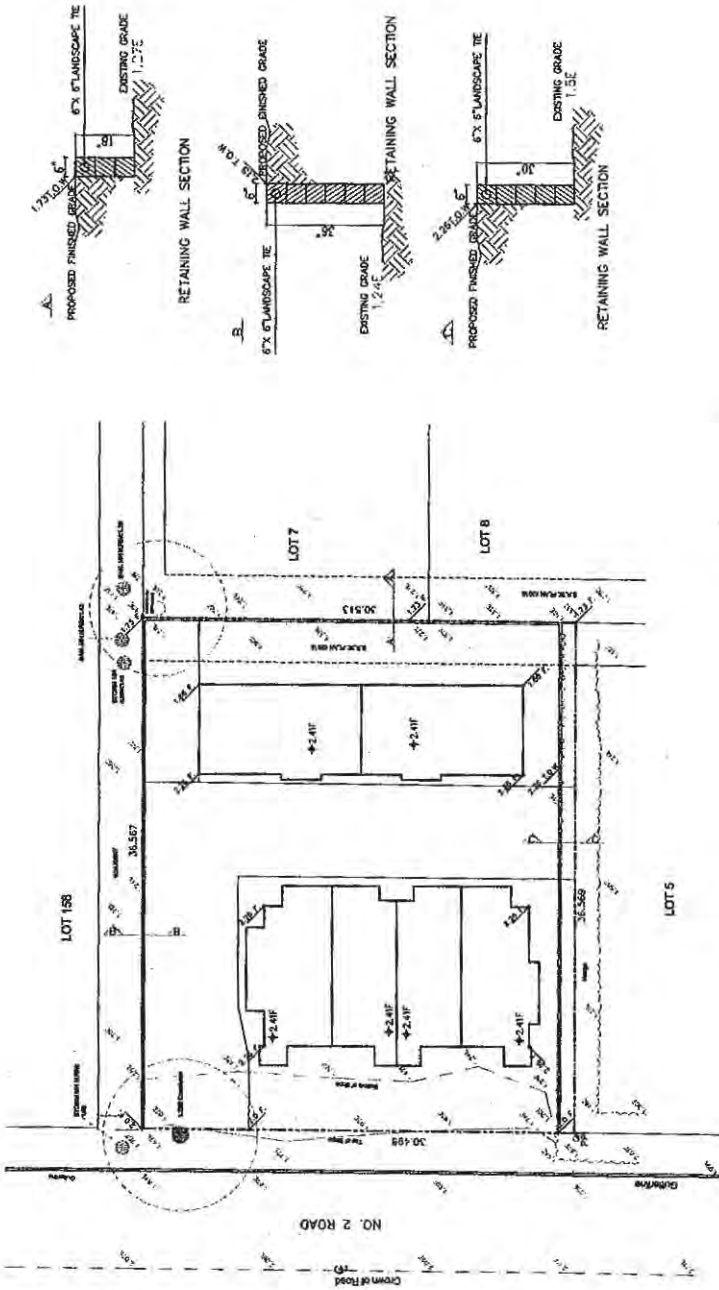
DATE: 05/20/11  
BY: MCH  
CHECKED BY: MCH  
SCALE: AS SHOWN  
PROJECT NO: 05-299968

Client/Owner:

Project Title:  
**6-UNIT TOWNHOUSE DEVELOPMENT**  
7560/7580 NO. 2 RD.  
RICHMOND, B.C.

Sheet Title:  
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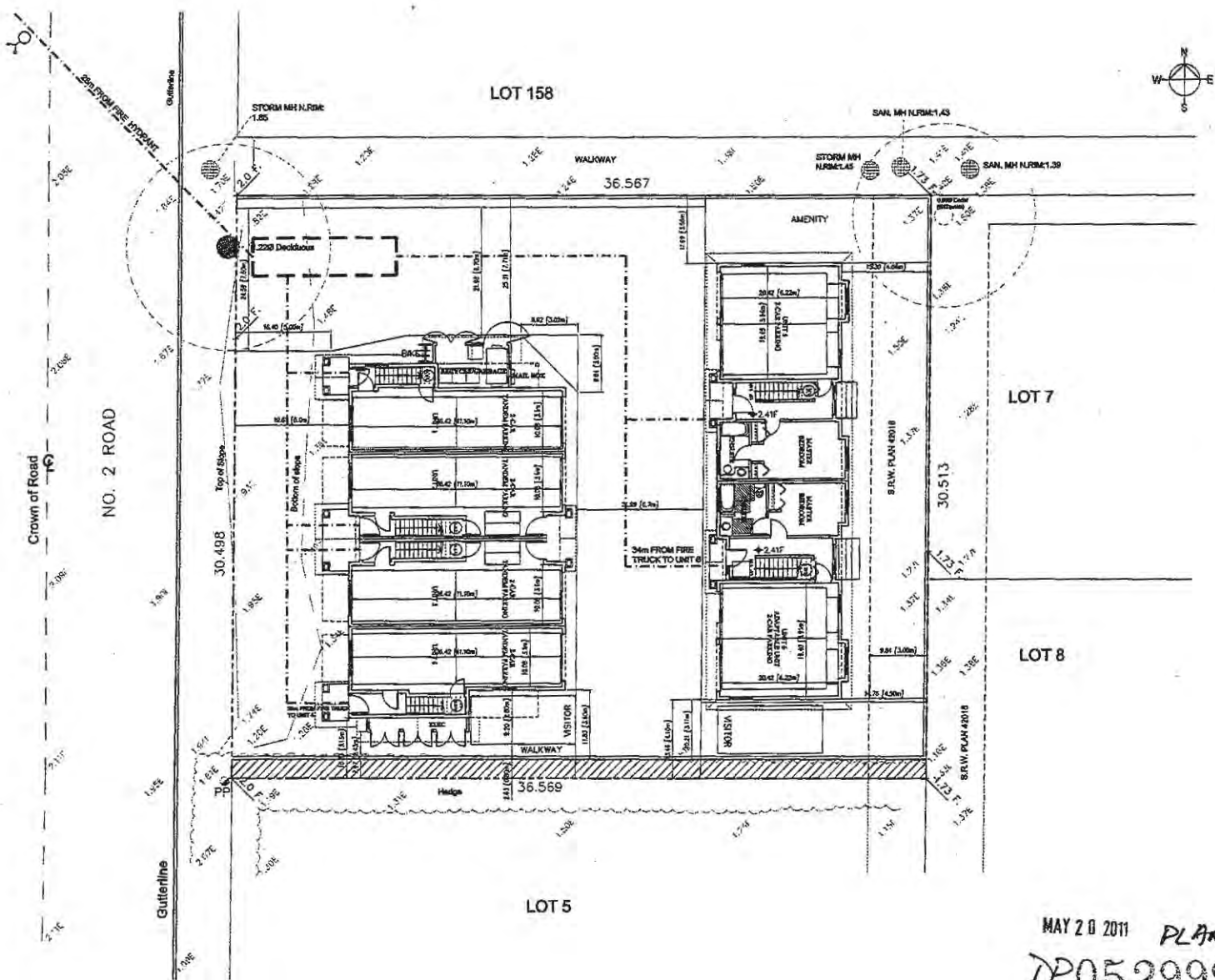
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Scale:	AS SHOWN
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Revision:	
Issue Date:	2011/05/20
Issue By:	MCH
Issue For:	2011/05/20
Sheet No.:	#7



MAY 20 2011

PLAN # 1B

DP05299968



**MATTHEW CHENG ARCHITECT INC.**

240-207-8878, 8878 DUNDAS AVENUE  
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 Co: 604-271-8878 Email: matthew@matthewcheng.com

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Rev	Date	Revision
01	06/20/10	SP REVIEW
02	06/22/10	SP REVIEW
03	07/01/10	SP REVIEW
04	07/01/10	SP REVIEW
05	07/01/10	SP REVIEW

Comments

Project Site:  
 6-UNIT TOWNHOUSE  
 DEVELOPMENT  
 7560/7580 NO. 2 RD.  
 RICHMOND, B.C.

Sheet Title:  
**FIRE ACCESS PLAN**

Drawn:	MC
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Date:	1/5-11
Project Number:	

Revision Date:	2011/05/12	Drawn By:	
Print Date:	2011/05/12	Sheet No.:	#2

MAY 20 2011 PLAN #2  
 DP05299968











**MATTHEW CHENG ARCHITECT INC.**

1600 WEST BRAND AVENUE  
 RICHMOND, BC V6V 1A9  
 TEL: (604) 273-0822 / Fax: (604) 273-0844  
 OR: (604) 273-0845 / Email: matthew@matthewcheng.com

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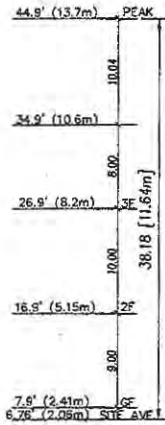
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05	02/12/11	REV. APPROVED

Comments:

Project Title  
**6-UNIT TOWNHOUSE DEVELOPMENT**  
 7560/7580 NO. 2 RD.  
 RICHMOND, B.C.

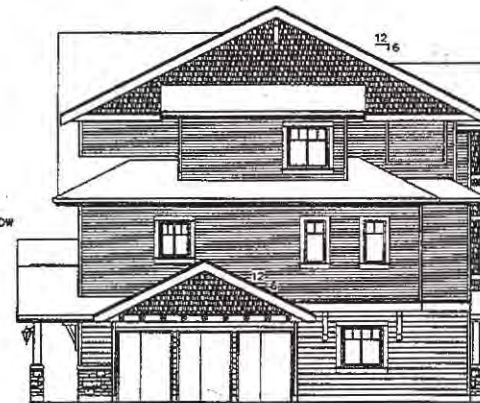
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**BUILDING A ELEVATIONS**

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Project Number:	
Revision Date:	2011/05/12
Print Date:	2011/05/12
Draw. No.:	#4a

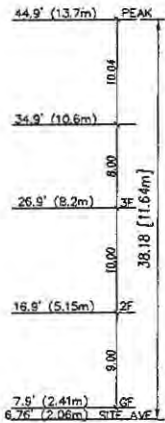


**BLDG A WEST ELEVATION**

- ASPHALT SHINGLES
- HARDIE SHINGLE SIDING
- 4" HARDIE SIDING
- 2x4 WOOD TRIM
- DOUBLE GLAZED VINYL WINDOW
- 6" HARDIE SIDING
- CULTURED STONE



**BLDG A SOUTH ELEVATION**



**BLDG A EAST ELEVATION**



**BLDG A NORTH ELEVATION**

HARDIE SHINGLES	BM HC-66	TRIMS/FASCIAS	BM OC-100
4" HARDIE SIDING	BM HC-80	ENTRY DOOR	BM HC-72
	BM HC-86	WINDOW FRAME	WHITE
6" HARDIE SIDING	BM HC-66	ASPHALT SHINGLES	MALARKEY'S HIGHLANDER
CULTURED STONE	BM HC-80	GARAGE DOOR	STORM GRAY
	COUNTRY LEDGE STONE EUCALYPTUS		BM HC-88

MAY 20 2011  
 PLAN #4  
 DP 05299968





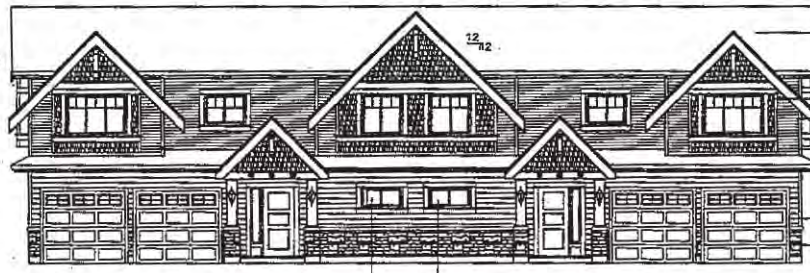
**MATTHEW CHENG  
ARCHITECT INC.**

1402-425 POND AVENUE  
VANCOUVER, BC V6L 2M7  
TEL: 604-271-7140 FAX: 604-271-7141  
C/O: 604-271-7140 Email: matthew@matthewcheng.com

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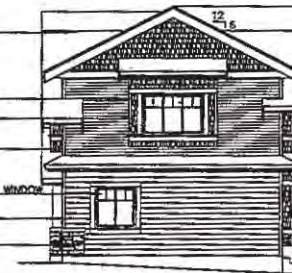
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01 08/27/10 OF REVISION  
02 08/27/10 OF REVISION  
03 04/27/11 OF REVISION  
04 04/27/11 OF REVISION  
05 04/27/11 OF REVISION

31.9' (9.7m) PEAK  
5.0'  
25.9' (7.9m) U/S CEILING  
8.0'  
16.9' (5.15m) 2F  
25.18 [7.68m]  
8.0'  
7.9' (2.41m) 1F  
6.76' (2.06m) SITE AVE



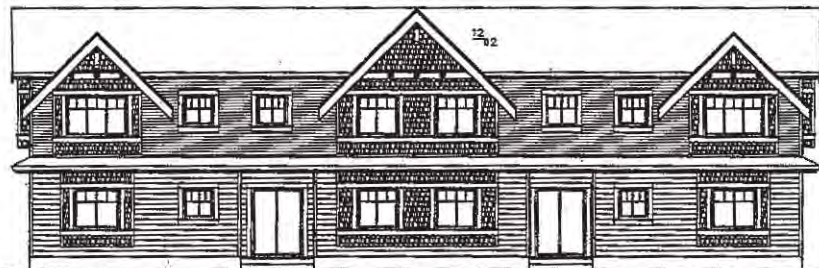
**BLDG B WEST ELEVATION**

ASPHALT SHINGLES  
HARDIE SHINGLE SIDING  
4" HARDIE SIDING  
2x4 WOOD TRIM  
DOUBLE GLAZED VINYL WINDOW  
6" HARDIE SIDING  
CULTURED STONE



**BLDG B SOUTH ELEVATION**

31.9' (9.7m) PEAK  
5.0'  
25.9' (7.9m)  
8.0'  
16.9' (5.15m) 2F  
25.18 [7.68m]  
8.0'  
7.9' (2.41m) 1F  
6.76' (2.06m) SITE AVE



**BLDG B EAST ELEVATION**



**BLDG B NORTH ELEVATION**

HARDIE SHINGLES	BM HC-66
4" HARDIE SIDING	BM HC-80
	BM HC-86
6" HARDIE SIDING	BM HC-65
TRIMS/FASCIAS	BM HC-80
ENTRY DOOR	BM OC-100
WINDOW FRAME	BM HC-72
ASPHALT SHINGLES	WHITE
	MALARKEY'S HIGHLANDER
	STORM GRAY
GARAGE DOOR	BM HC-86
CULTURED STONE	COUNTRY LEDGE STONE EUCALYPTUS

Comments

Project No.  
**6-UNIT TOWNHOUSE  
DEVELOPMENT  
7560/7580 NO. 2 RD.  
RICHMOND, B.C.**

Sheet No.  
**BUILDING B  
ELEVATIONS**

Drawn: SC  
Checked: MC  
Scale: 3/8"=1'  
Project Number:  
Revision Date: 2011/05/12 Orig. No.: #4b  
Print Date: 2011/05/12

MAY 20 2011 **PLAN #4A**  
**DP 05299968**

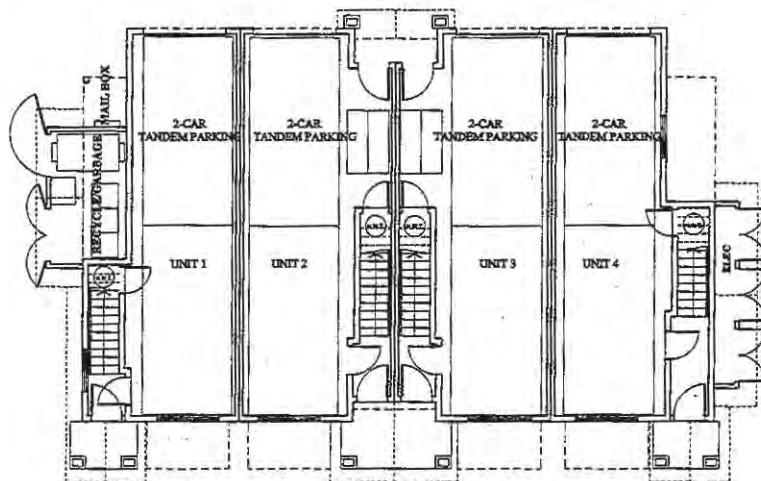


**MATTHEW CHENG  
ARCHITECT INC.**

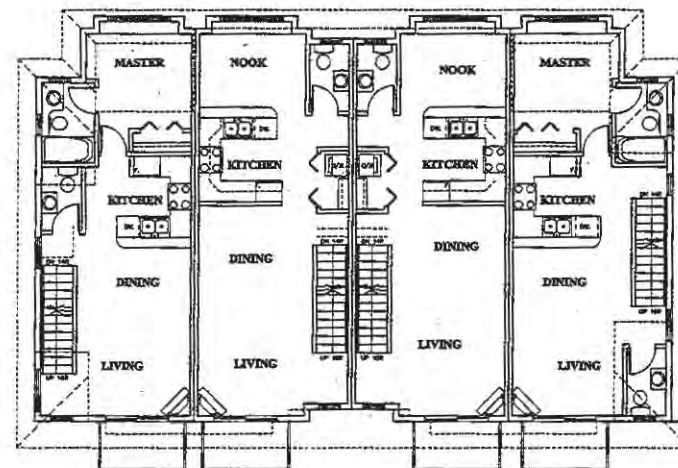
1040 MCNICOLL AVENUE  
VANCOUVER, BC V6L 2G9  
TEL: 604-273-0277 FAX: 604-273-2868  
CELL: 604-273-0277 Email: mat@chengarchitect.com

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No.	Date	Revised
01	08/28/10	DP REVIEW
02	09/27/10	DP REVIEW
03	02/27/11	ADP REVIEW
04	04/27/11	DP REVIEW
05	05/17/11	DP REVIEW



**GROUND PLAN**



**SECOND PLAN**

Consultants

Project Title  
**6-UNIT TOWNHOUSE  
DEVELOPMENT  
7560/7580 NO. 2 RD.  
RICHMOND, B.C.**

Sheet Title  
**BUILDING A  
FLOOR PLANS**

- \* BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- \* LEVER HANDLE TO BE USED FOR ALL DOORS
- \* LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS

MAY 20 2011 REFERENCE PLAN

DP 05299968

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Scale	3/16"=1'
Project Number:	
Revision Date:	2011/05/12
Print Date:	2011/05/12
Sheet No.	#5a

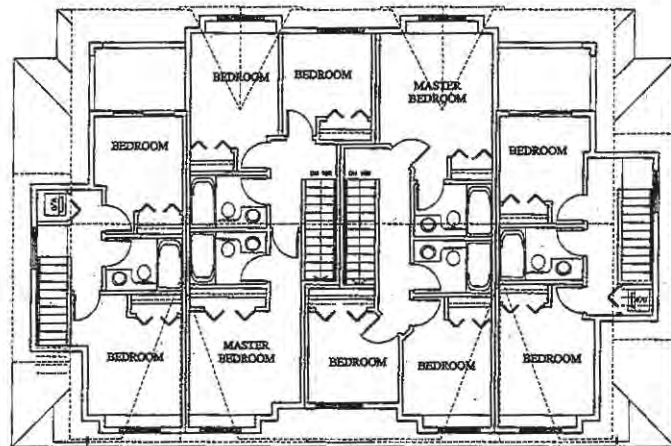


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02	02/27/10	DP REVIEW
03	02/04/11	ADP REVIEW
04	04/27/11	DP REVIEW
05	05/12/11	DP REVIEW



**THIRD PLAN**

- BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS

Consultants

Project Title  
**6-UNIT TOWNHOUSE  
DEVELOPMENT  
7560/7580 NO. 2 RD.  
RICHMOND, B.C.**

Sheet Title  
**BUILDING A  
FLOOR PLANS**

Drawn: SC  
Checked: MC  
Scale: 3/16"=1'  
Project Number:

MAY 20 2011 REFERENCE PLAN

DP 05299968

Revision Date: 2011/05/12	Drawn By: SC	#5b
Print Date: 2011/05/12	Checked By: MC	

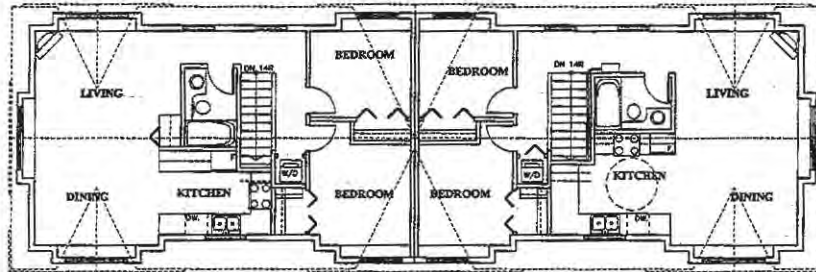


**MATTHEW CHENG  
ARCHITECT INC.**

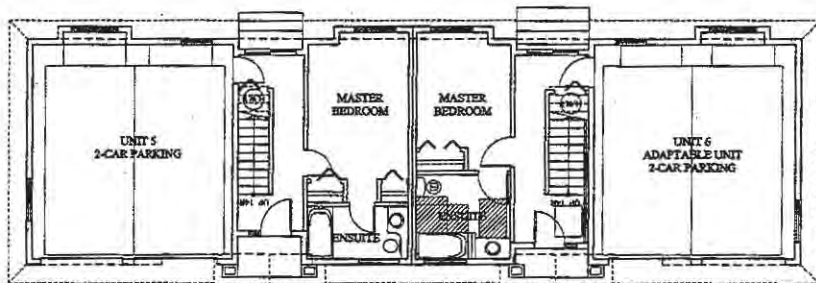
104-201-428 BRAND AVENUE  
VANCOUVER, BC V6L 3L7  
CANADA TEL: 604-271-1111 FAX: 604-271-1111  
Cell: 604-271-1111 Email: matthew@matthewcheng.com

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No.	Date	Revision
01	05/22/10	IF REVIEW
02	08/27/10	IF REVIEW
03	02/27/11	ADP REVIEW
04	05/22/11	IF REVIEW
05	05/12/11	IF REVIEW



**SECOND PLAN**



**GROUND PLAN**

- \* BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- \* LEVER HANDLE TO BE USED FOR ALL DOORS
- \* LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS

Comments

Project No.  
**6-UNIT TOWNHOUSE  
DEVELOPMENT  
7560/7580 NO. 2 RD.  
RICHMOND, B.C.**

Sheet No.  
**BUILDING B  
FLOOR PLANS**

Drawn:	SC
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Scale:	3/16"=1'
Project Number:	

MAY 20 2011 REFERENCE PLAN

**DP 05299968**

Revision Date:	2011/05/12	Rev. No.	#5c
Print Date:	2011/05/12		



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 Cdn. Reg. Architect's Name: matthew.cheng

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01	08/15/10	DP REVIEW
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03	02/24/11	ADP REVIEW
04	04/27/11	DP REVIEW
05	05/12/11	DP REVIEW

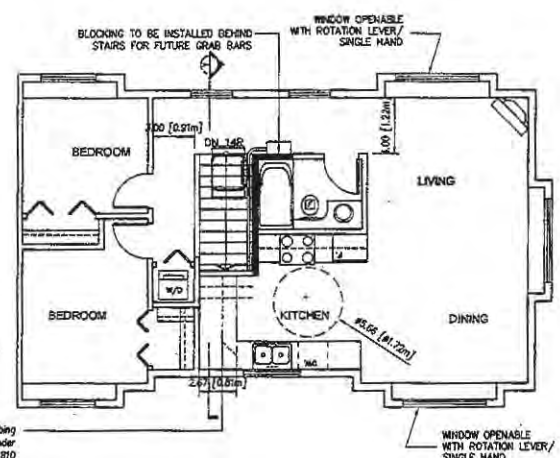
Consultants

Project Title  
**6-UNIT TOWNHOUSE DEVELOPMENT**  
 7560/7580 NO. 2 RD.  
 RICHMOND, B.C.

Sheet Title  
**UNIT 5 CONVERTIBLE UNIT PLANS**

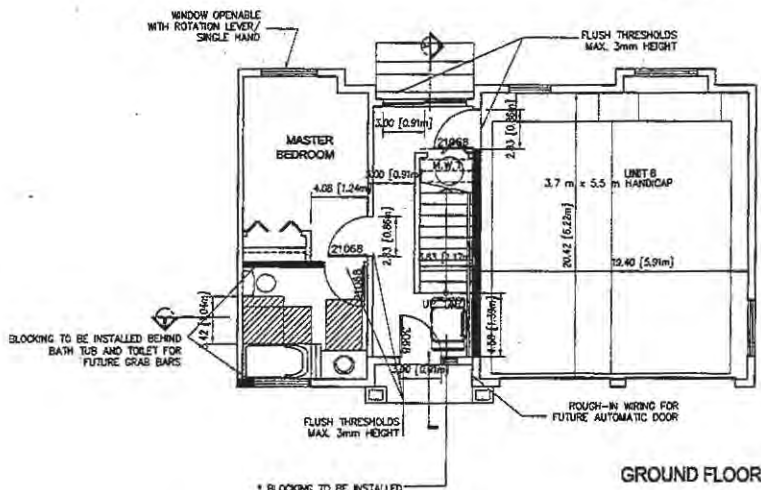
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Revision Date:	2011/05/12	Draw. No.:	#5d
Print Date:	2011/05/12		



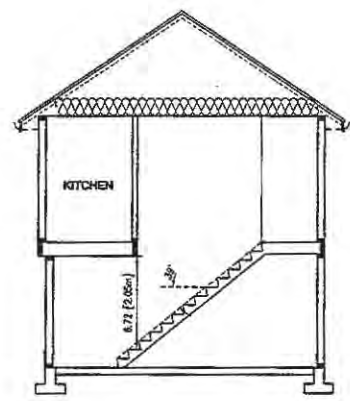
**SECOND FLOOR PLAN**

\*Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 910 min wide counter)

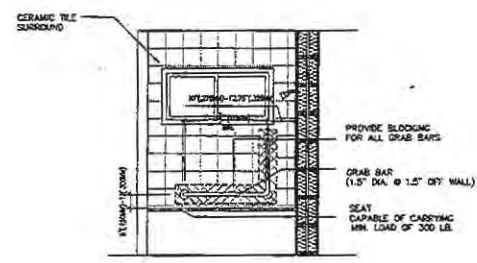


**GROUND FLOOR PLAN**

\* BLOCKING TO BE INSTALLED BEHIND GRAB RAIL FOR FUTURE CHARLETT GARAVENTA CSL ARTIRA DIRECT MOUNT 600x900mm



**SECTION A**



**SECTION B - N.T.S.**

MAY 2 0 2011 REFERENCE PLAN

DP 05299968





**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

---

**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 24, 2011  
**File:** DP 11-578116  
**Re:** **Application by Balandra Development Inc. for a Development Permit at  
10531 Springhill Crescent**

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of a single family dwelling at on a property at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal.

A handwritten signature in black ink that reads "Brian Jackson".

Brian J. Jackson, MCIP  
Director of Development

BJJ:dcb

Att. 1

## Staff Report

### Origin

Balandra Development Inc. has applied to the City of Richmond for permission to develop a new single family dwelling at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal. The site is zoned Single Detached (RS1/E). At time of writing the site contains a single family dwelling which is to be demolished (D7-11575561).

### Development Information

The subject property lies adjacent to a ditch canal that runs along the inside of the west dike. The ditch canal and adjacent lands are designated as both a Riparian Management Area (RMA) and an Environmentally Sensitive Area (ESA). The RMA has a buffer area approximately 5m wide that extends into the subject property. The ESA at this location is 15m wide and extends into the subject property by approximately 12m.

As the developer is proposing to locate the new single family dwelling and some associated impermeable surfaces within the designated ESA, the Development Permit review was triggered. The focus of this review is primarily on elements such as tree removal and replacement, compensation planting and enhancement, watercourse protection and grade changes as opposed to building design and building elevations.

The proposed dwelling is a 3,405 sq. ft. two storey residential building. All the setbacks required by the RS1/E zoning are respected. The landscaping plan includes a significant amount of native trees, shrubs and ground covers both at the rear (western) side of the lot as well as the front (eastern) side of the lot. Native species landscaping has been extended beyond the property to fill an area between the lot's western property line and a retaining wall approximately 3 metres to the west. The final building layout and design will be reviewed through a separate Building Permit (B7 11-575563) and will be required to meet all the standard Zoning and Building Code requirements.

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 immediate north and south, large lot single family residential lots zoned RS1/E;

To the east, two single family residential lots zoned RS1/E and a lot zoned RD1 with a duplex residential unit; and

To the west, a drainage ditch canal running adjacent to the foreshore dike (west dike). The ditch canal and adjacent lands are designated as both a Riparian Management Area (RMA) and as an Environmentally Sensitive Area (ESA).

**Rezoning and Public Hearing Results**

The proposed development generally conforms to the existing zoning for the property. Because of this, the application was not required to go through a Public Hearing.

**Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Single Detached (RS1/E) zoning schedule.

**Zoning Compliance/Variances**

The proposed development generally conforms to the existing RS1/E zoning and a rezoning is not required.

**Advisory Design Panel Comments**

The application was not forwarded to the Advisory Design Panel as the project primarily involves landscaping and setback issues related to the Environmentally Sensitive Area rather than form and character.

**Analysis*****Arborist Review***

- The Arborist's report indicates the presence of two bylaw sized trees in the back yard of the subject site. Both trees have been impacted by improper pruning techniques by the previous owners and are recommended for removal and replacement. Staff have requested that the Arborist assess the northernmost tree and make an on-site determination as to its removal as part of the demolition works should there be any safety concerns with its retention pending the issuance of the DP. The two trees will be replaced at a minimum ratio of 2 for 1 per the City's Official Community Plan. Two of the replacement trees will be located in the rear yard as shown on the landscape plan. Three trees are proposed to be located within the front yard.

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

- The single family dwelling to the north (10491 Springhill Crescent) underwent an ESA Development Permit review in 2001 (DP 01-189869) since the building encroached into the 15m ESA buffer. Compensation/enhancement planting was provided as part of the development proposal.
- The subject dwelling is proposed to be located approximately 3m further to the west than the dwellings to either the north or the south however the placement does not encroach into the required 6m rear yard setback and the building is designed so that the second floor is significantly stepped back from the first floor to create a viewing balcony.
- Four and six foot high fencing is provided along both the northern and southern property boundaries.

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

- Although the dwelling has been pulled closer to the western property line, compensation planting in the critical area adjacent to the west dike canal has not been sacrificed and all the required setbacks are respected.
- The overall design is appropriate to this neighbourhood and reflects a foreshore residence character.
- The project's driveway is kept to a relative minimum area and standard paving stones are used instead of concrete.
- Combinations of river rock and planting areas further enhance the front yard and will serve to enhance the appearance from the street.

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

- As noted earlier, the form and character of the structure is similar to a typical west coast ocean front home with tiered construction to provide for viewing areas. The design incorporates accentuating wide support columns and beams and fascia boards to strengthen the ocean front design.
- The height of the building is approximately 9.0m (29.5 ft) which is consistent with adjacent dwellings.

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

- Extensive use of native plant and tree species are to be employed in the rear yard. All of the species within the 5m Riparian Management Area (RMA) are native species. Although the dwelling and deck encroach into the Environmentally Sensitive Area by approximately 63.17 m<sup>2</sup> (680 sq. ft.) compensation planting on-site covers over 111.5m<sup>2</sup> (1,200 sq. ft.) with additional native species planting being proposed between the western property line and an existing retaining wall adjacent to the dike ditch canal.
- The site plan utilizes river rock along both the northern and southern side yards to enhance permeability. Paving slabs with river rock spaces provide for a walkable pathway along the northern side yard of the building.
- Lawn and landscaping extends from the front yard into the street boulevard. All the shrub selections within the front boulevard were selected to conform to the City's Boulevard Maintenance Regulation (Bylaw No. 7174).



***Crime Prevention Through Environmental Design***

- Views to the front of the house and the front door are open to the street.
- Views to the rear yard are also open from the dike but will depend upon maintenance activity to remain so. Upper floor viewing areas will be visible from the dike.

***Fisheries and Oceans Review***

- Staff with the Federal Department of Fisheries and Oceans (DFO) have reviewed the landscaping plan and specifically the planting within the Riparian Management Area (RMA) and have advised that they have no concerns with the planting or the species selections. No additional requirements have been requested by DFO.

***Site Grades***

- The developer has indicated that the overall site grade will be raised in conformance with the City's flood construction regulations but will be consistent with the site to the north (10491 Springhill Crescent) which was approved in 2001 (DP 01-189869). The plan proposed to retain the existing grade at the rear of the site and at the retaining wall adjacent to the west dike ditch canal.

**Conclusions**

Staff have reviewed the technical aspects related to the proposed construction of a single family dwelling at 10531 Springhill Crescent and the potential implications to both the Riparian Management Area (RMA) and the Environmentally Sensitive Area (ESA) associated with the west dike drainage canal. The applicant has worked very closely with staff to ensure that both the RMA and ESA areas were appropriately protected and enhanced through the project's landscaping plan.

Staff are recommending support for the requested Development Permit for this site.



David Brownlee  
Planner 2

DCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$24,250.00 (based on total provided by landscape architect).

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

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

**City of Richmond**

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

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 11-578116****Attachment 1**Address: 10531 Springhill CrescentApplicant: Balandra Development Inc. Owner: Clive AlladinPlanning Area(s): StevestonFloor Area Gross: 366.31 m<sup>2</sup> Floor Area Net: 316.33 m<sup>2</sup> (excluding garage area)

	Existing	Proposed
<b>Site Area:</b>	668 m <sup>2</sup>	668 m <sup>2</sup>
<b>Land Uses:</b>	Residential	Same
<b>OCP Designation:</b>	Neighbourhood Residential	Same
<b>Area Plan Designation:</b>	Single Family	Same
<b>Zoning:</b>	Single Detached (RS1/E)	Same
<b>Number of Units:</b>	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.47	none permitted
Lot Coverage:	Max. 45%	42%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Interior Side Yard:	Min. 1.8 m	1.8 m	None
Setback – Rear Yard:	Min. 6.0 m	More than 6.0 m	None
Height (m):	Max. 2.5 storeys	2.5 storeys (9.0 m)	None
Lot Size:	550 m <sup>2</sup>	Approx. 668 m <sup>2</sup>	None
Percent lot coverage by non-porous surfaces	70% max	59.2%	None
Total off-street Spaces:	2	2	None
Tandem Parking Spaces	not permitted	0	None



**No. DP 11-578116**

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To the Holder:                      Balandra Development Inc.  
Property Address:                10531 SPRINGHILL CRESCENT  
Address:                              PO BOX 26529 BLUNDELL POST OFFICE  
    RICHMOND V7C5M9

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. 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 #2 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$24,250.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 11-578116

To the Holder:                   Balandra Development Inc.  
Property Address:               10531 SPRINGHILL CRESCENT  
Address:                         PO BOX 26529 BLUNDELL POST OFFICE  
                                      RICHMOND V7C5M9

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF                   ,           .

ISSUED BY THE COUNCIL THE

DELIVERED THIS           DAY OF           ,           .

\_\_\_\_\_  
MAYOR





REV.	DATE	DESCRIPTION
A	APRIL	ISSUED FOR CONSTRUCTION

# BALANDRA

DESIGN BY GLENDON  
 MISS. SPECIAL CONTRACT METHOD  
 LOT 73  
 SECTION 34 BLOCK 4 HINDS HAVENS TRIST  
 100' WIDE  
 75' DEEP  
 75' 100' 100'

LOT CALCULATION SHEET 16-2

LOT AREA 10,000 SQ. FT. (250' x 40')

MIN. ALLOWABLE FLOOR AREA 6,000 SQ. FT. (150' x 40')

MIN. ALLOWABLE FLOOR AREA 6,000 SQ. FT. (150' x 40')

TOTAL MIN. ALLOWABLE FLOOR AREA 12,000 SQ. FT.

PROPOSED

MANUFACTURE 100' x 100' FT.  
 SECOND FLOOR 75' x 100' FT.  
 TOTAL 175' x 100' FT.

GRADE ALLOWED THE SLIP

SIZE COVERAGE  
 175' x 100' = 17,500 SQ. FT.  
 PROPOSED 75' x 100' FT.

ALLOWED COVERED AREA 10,000 SQ. FT.  
 PROPOSED COVERED AREA 17,500 SQ. FT.

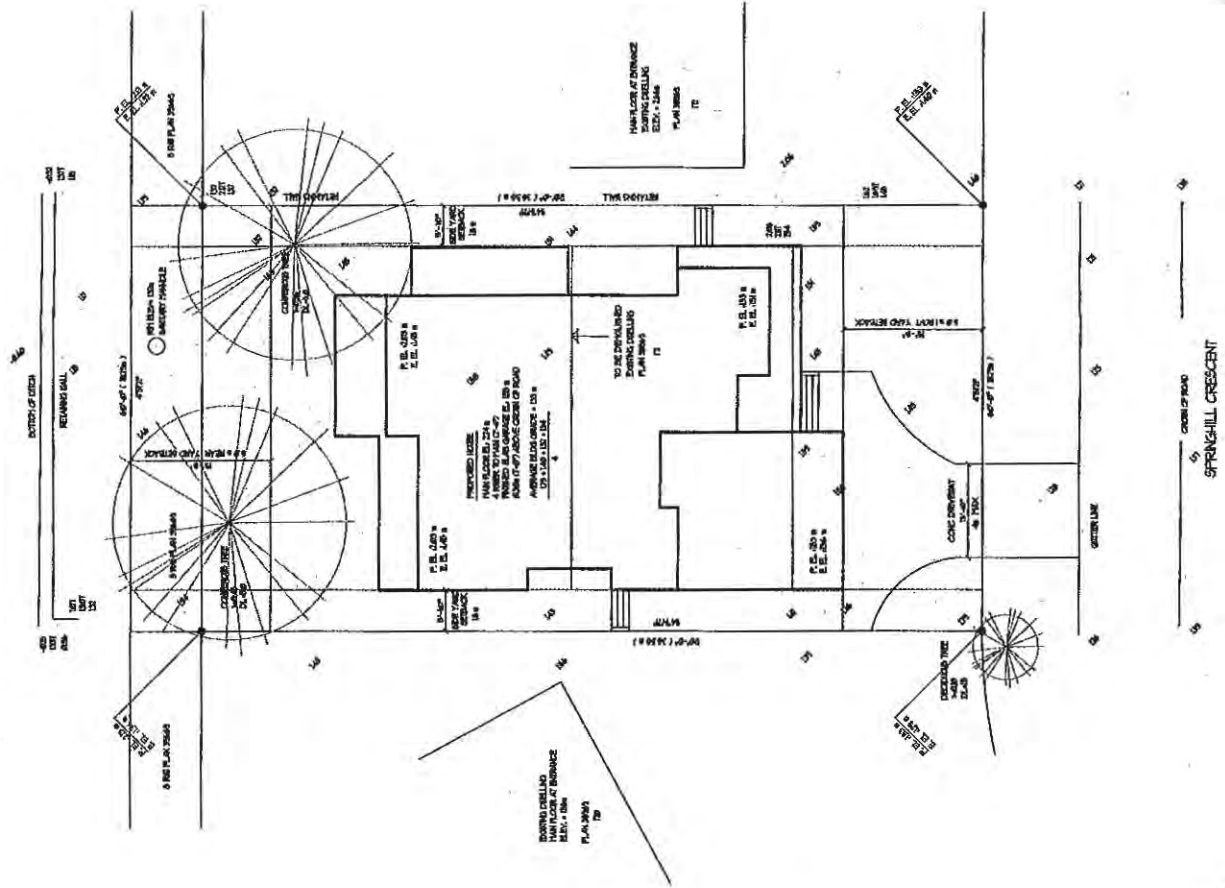
DP 11578116

JUN 15 2011

# BALANDRA

DESIGN BY GLENDON  
 MISS. SPECIAL CONTRACT METHOD

LOCAL ORDINANCE  
 SECTION 23.02.02.4 HINDS HAVENS TRIST  
 100' WIDE  
 75' DEEP

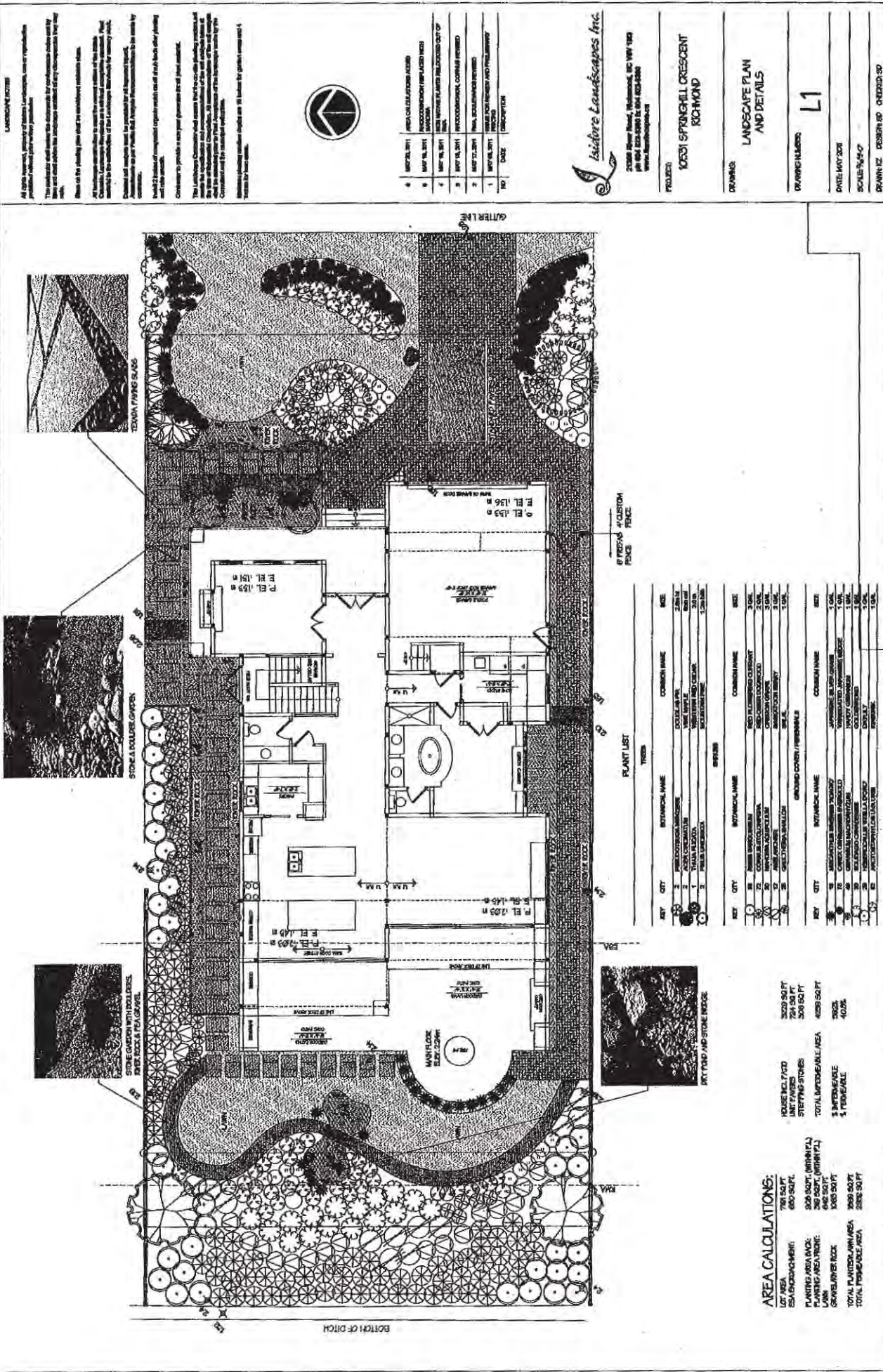


Plan #1





PLAN #2



**LANDSCAPE NOTES**

All plants selected, quantity of plants, location, color, or variety should be specified on the landscape plan.

The landscape plan is a guide to the landscape design. It is not a contract. The landscape designer is not responsible for the construction of the landscape. The landscape designer is responsible for the design of the landscape.

Plantings should be done in accordance with the landscape plan. The landscape designer is not responsible for the construction of the landscape. The landscape designer is responsible for the design of the landscape.

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**REVISIONS**

NO.	DATE	DESCRIPTION
1	05/18/2011	ISSUE FOR PERMITS AND FINAL REVIEW
2	05/18/2011	REV. EXHIBITS REQUIRED
3	05/18/2011	REV. EXHIBITS REQUIRED
4	05/18/2011	REV. EXHIBITS REQUIRED
5	05/18/2011	REV. EXHIBITS REQUIRED

**PROJECT INFORMATION**

PROJECT: 10051 SPRINGHILL CRESCENT, RICHMOND

DESIGNER: Leisure Landscapes Inc.

10051 Springhill Crescent, Richmond, BC V6V 1K9  
 604-273-8888 or 604-483-8888  
 www.leisurelandscapes.com

**SCALE**

DATE: MAY 2011

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

DRAWN BY: DESIGNED BY: CHECKED BY:

**AREA CALCULATIONS:**

LOT AREA	700 SQ FT
5% BUFFER HEIGHT	680 SQ FT
PLANTING AREA (RUCK)	500 SQ FT (INTERIAL)
PLANTING AREA (RUCK)	280 SQ FT (INTERIAL)
GRASS/LAWN/RUCK	1000 SQ FT
TOTAL PLANTING AREA	780 SQ FT
TOTAL PERMEABLE AREA	2800 SQ FT

**PLANT LIST**

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
1	2	PERSEA SPINOSA	COLEUS	2.00 M
2	1	HALIMYDIA	WAX PLANT	1.50 M
3	2	PERSEA SPINOSA	COLEUS	2.00 M

**HOUSE CALCULATIONS:**

HOUSE BUILT/FOOT	3000 SQ FT
LAWN TAVES	700 SQ FT
STEPPING STONES	300 SQ FT
TOTAL IMPERMEABLE AREA	4000 SQ FT
1 PERMEABLE	2800
1 PERMEABLE	4000

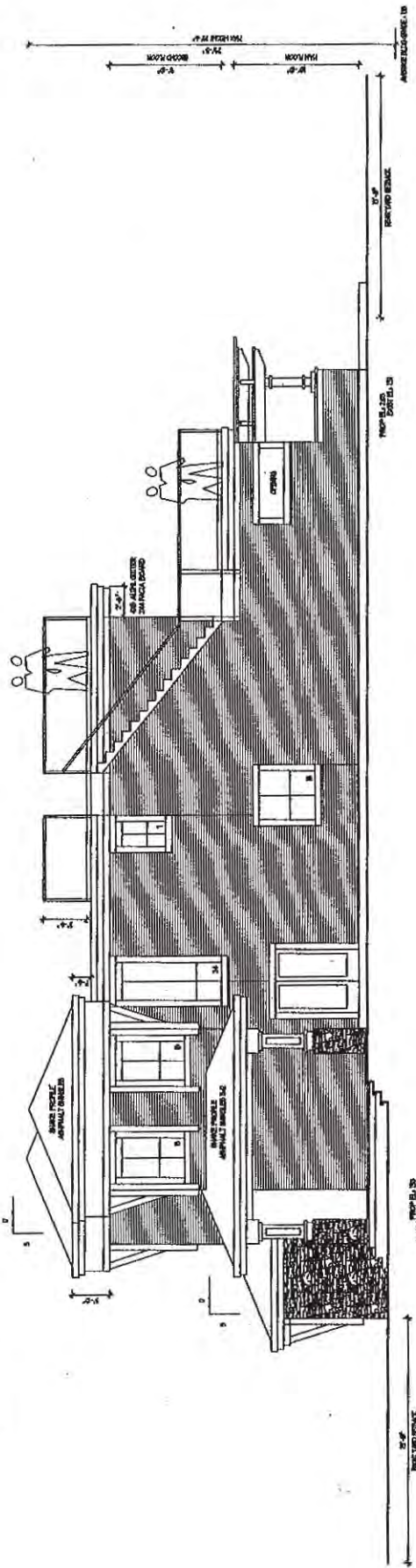
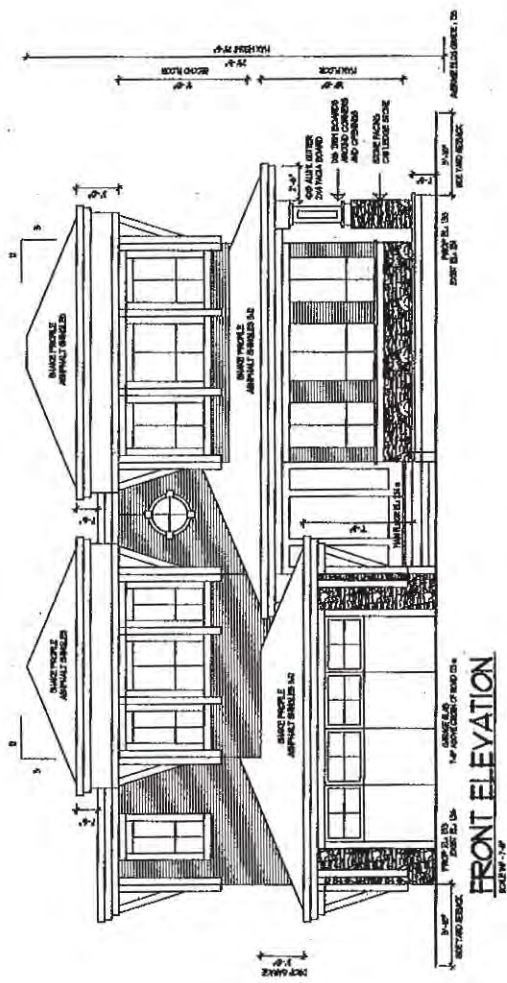
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TOTAL PERMEABLE AREA	2800 SQ FT





**RIGHT ELEVATION**

DATE: 08/15/10  
 SHEET: 103-001  
 PROJECT: 103-001  
 DRAWN BY: J. L. [unreadable]  
 CHECKED BY: J. L. [unreadable]

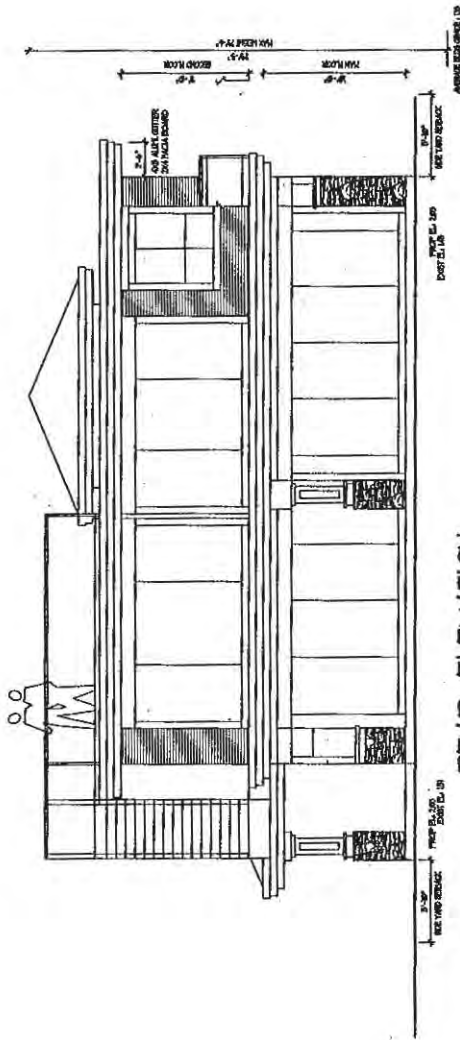
REFERENCE

BY THE ARCHITECT FOR THE  
 OWNER FOR CONSTRUCTION PERMITS

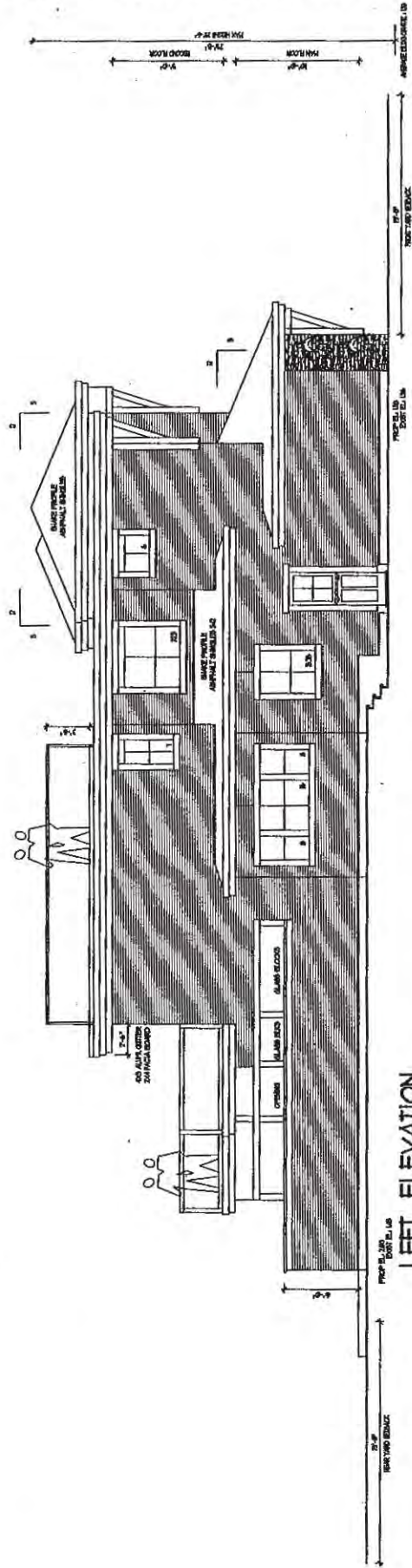
DP 11578116

JUN 15 2011





REAR ELEVATION



LEFT ELEVATION

INITIAL APPROVED CALCULATION  
 SHALL BE A CHASE  
 FOR ALL WALLS AND FLOORS  
 PROPOSED UNFINISHED OPENINGS - SEE SET

REFERENCE