



Development Permit Panel

Council Chambers

Wednesday, June 29, 2011

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, June 15, 2011.



2. Development Permit 10-556148

(File Ref. No.: DP 10-556148) (REDMS No. 3183185)

APPLICANT: Gagan Chadha

PROPERTY LOCATION: 9131 and 9151 Williams Road

INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.*



3. New Business

4. **Date Of Next Meeting: Wednesday, July 13, 2011**

5. **Adjournment**



Development Permit Panel

Wednesday, June 15, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Parks and Recreation
Victor Wei, Director of Transportation

The meeting was called to order at 3:34 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 11, 2011, be adopted.

CARRIED

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. 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.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architects, advised that David Rose, Landscape Architect with PD GROUP, accompanied him. Mr. Cheng then gave a brief presentation on the proposed six townhouse units on No. 2 Road and drew the panel's attention to the following details:

- the unit layout plan has two rows of units, with 2 two-storey units at the back, with a minimum 4.5 metre rear yard setback, adjacent to single family homes to the east of the subject site, and 3 three-storey units, and both end units stepping down to two-and-a-half storeys;
- front yard setback is 6.0 metres to accommodate a 3-storey building, and the rear yard setback is 4.5 metres to better interface with the adjacent single-family dwellings to the east;
- the south side yard setback of 2.43 metres accommodates a single-storey electrical closet in the 3.0 metre required side yard;
- the 6.7 metre width of the central drive aisle is a generous width for a proposed development of this size;
- the entire drive aisle features permeable pavers;
- the site's existing grade is approximately two feet below the level of No. 2 Road, with the units' main floors set at approximately 0.3 metres above the Road;
- a fence is proposed for the top of the retaining wall along the north property line parallel to the adjacent public walkway;
- to the south the existing hedge will be retained to minimize overlook onto the neighbour's property;
- at the east property line is a statutory right-of-way, that dictates an 18 inch maximum height for the retaining wall;
- a tree located on the adjacent property to the east will be protected as its existing grade, with the retaining wall pulled back;
- lot coverage for landscaping has been maximized by reducing the lot coverage for buildings to 34% from 40%, and a variance is requested to reduce the lot coverage for landscaping with live plant material from 30% to 25%;
- the architectural expression includes protruding bays, porches, and gables to match the single-family homes to the north; and
- Hardie siding and Hardie shingles are featured materials.

Landscape Architect David Rose added the following comments:

- a significant amount of the existing hedge on the south property line is being preserved at its existing grade;
- a hedge plus fence of approximately 6 feet in height are proposed to screen the development from the properties to the south;

- a retaining wall on the north property line, plus a railing and pilasteres will allow visibility for the public walkway;
- the arborist report confirmed that one tree located at the main entrance to the site is old and in poor shape, and it will be removed;
- two children's play equipment elements are proposed for the outdoor amenity area, as well as a bench; and
- all patios will be covered with permeable pavers.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application and that two of the variances (reduction of the south side yard setback and reduction of the lot coverage for landscaping with live plant material) would not be required if, after discussion by Council, changes to Zoning Bylaw No. 8500 are adopted.

Mr. Jackson added that the application went to a Public Hearing in 2005, and that as a result of discussion at that meeting, the application had: (i) reduced the density to approximately 0.5; (ii) reduced the two back townhouse units to two storeys from two and a half storeys; (iii) increased the separation between townhouse units; (iv) preserved the existing hedges; and (v) responded well to the issue of massing and articulated massing.

Panel Discussion

The Panel expressed concern regarding the issue of visibility of the public walkway connecting Chatsworth Road with No. 2 Road. Mr. Rose advised that low lying shrubs and other low plants are proposed in order to maximize visibility, for pedestrians, cyclists and drivers. Mr. Rose added that the low plantings would be no more than 18 inches in height, and the visibility would ensure that drivers exiting the development's main entrance would be able to see pedestrians who were on the walkway.

Gallery Comments

Wilma Poirier, 6380 Chatsworth Road, stated her concern that the proposed retaining wall and fence between her back yard and the proposed development would throw too much shading onto her garden.

Discussion ensued between the Panel and the applicant, and advice was provided to the delegate that: (i) the fence would be erected on top of the 18 inch retaining wall; (ii) the fence would be six feet in height; and (iii) the fence would include a top lattice element that would bring the total height of the proposed fence to seven and a half feet.

The Panel noted that the proposed Cedar hedge along the east property line would grow, and that the applicant should work with staff to address the delegate's concern regarding shading prior to moving forward to Council.

Correspondence

None.

Panel Decision

It was moved and seconded

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.*

CARRIED

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.

Applicant's Comments

Clive Alladin, President, Balandra Development Inc., advised that he proposed to develop a new single-family residence adjacent to the west dike, and provided the following details:

- the site encroaches approximately 15 metres into an Environmentally Sensitive Area (ESA) buffer strip adjacent to the ditch canal that runs along the inside of the west dike;
- there are a number of other lots in the area of the west dike that also encroach into the ESA;

- a number of features minimize the impact of the encroachment, including: (i) planting native plants in a 600 square feet area between the western property line and an existing retaining wall adjacent to the dike ditch canal; (ii) planting 100% native species within the Riparian Management Area of the site; (iii) all shrubs to be planted within the front boulevard conform to the City's Boulevard Maintenance Regulation Bylaw; and (iv) overall plant site coverage of 41%.
- the arborist report recommends the removal of two trees in the back yard of the subject site, due to improper pruning techniques;
- the two removed trees will be replaced by five trees, with two of the replacement trees located in the rear yard and three trees located in the front yard; and
- the applicant plans to use: (i) a geothermal system; (ii) energy efficient appliances; and (iii) energy efficient heating and air conditioning systems.

Staff Comments

Mr. Jackson advised that staff supports the application, and he noted that it was submitted in May, 2011, and the applicant had responded quickly to aspects of the proposed development as identified by staff.

Mr. Jackson added that the applicant has ensured the use of native plants and trees.

In response to a query from the Chair, Mr. Jackson advised that the proposed residence's setback is consistent with setbacks in the neighbourhood.

Panel Discussion

Mr. Semple commended the applicant on responding to the unique environment of the subject site.

Correspondence

Larry and Annemarie Biggar, 10471 Springhill Crescent, Richmond (Schedule 1)

Mr. Jackson advised that the letter from the Biggars was in support of the application.

Kelly Knutsen, 10520 Springhill Crescent, Richmond (Schedule 2)

Mr. Jackson advised that the correspondent's concern was with the impact on the ESA, and that staff will open the files regarding the proposed development to the correspondent, and advised that the applicant has responded well to the encroachment in the ESA.

Gallery Comments

None

**Development Permit Panel
Wednesday, June 15, 2011**

Panel Discussion

The Chair commented favourably on the application and stated that he hoped more builders would take the lead on this type of environmentally sound development project.

Panel Decision

It was moved and seconded

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.

CARRIED

4. New Business

None.

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

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:01 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, June 15, 2011.

Robert Gonzalez
Chair

Sheila Johnston
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, June 15, 2011.

Mayor and Councillors

To Development Permit Panel
Date: <u>JUNE 15, 2011</u>
Item # <u>3</u>
Re: <u>11-578116</u>

From: Larry Biggar [Larry@gobiggargohome.com]
Sent: June 13, 2011 11:34 AM
To: Mayor and Councillors
Cc: Brownlee, David
Subject: development permit

Categories: UCRS CODE / FILE NUMBER: 08-4105-20-2011578116

Mayor and Councillors and Mr. D. Brownlee:

We live at 10471 Springhill Cres. Richmond which backs onto the West Dyke and is 2 homes to the North of the Development Permit application by Balandra Development Inc. at 10351 Springhill Cres. We wish to express our support for the application put forth by Balandra since we believe the new home will be a welcome addition to our street and the encroachment will not impact the environmentally sensitive zone which we are all familiar with on that side of the street.

Thank you for recording our support in this matter.
Sincerely:

Larry Biggar and Annemarie Biggar

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, June 15, 2011.

10520 Springhill Crescent
Richmond, BC
V7E 1K6

To Development Permit Panel	
Date:	<u>JUN 15, 2011</u>
Item #:	<u>3</u>
Re:	<u>11-578116</u>

June 13, 2011

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

Attn: David Weber, Director, City Clerk's Office

Re: **Notice of Application for Variance**
Development Permit DP 11-578116 Refers

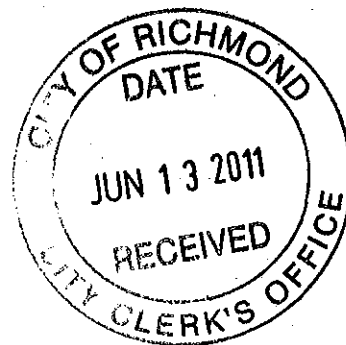
I am presently aware of an on-going and contentious issue by Balandra Development Inc. to request a variance in relation to a dwelling they wish to construct at 10531 Springhill Crescent, Richmond, BC.

I strongly oppose this application as I feel it is in direct contravention of numerous planning principles. This may include the degradation and removal of green space within the City of Richmond. The OCP clearly defines green space as being a priority and this enhances overall quality of life benefits. It appears evident to me that Balandra Development Inc. is clearly looking at this as a business venture, while the citizens of Richmond are being impacted by forfeiting their parks and green space.

As you may be aware, the West Dike canal is enjoyed by thousands of people yearly and by having this structure encroach onto the ESA, it only minimizes the importance of these protected areas. Has anybody completed an environmental study to determine if any impact exists in relation to this variance application? These ESA areas were designed for a purposes and I would wish that these would be respected, not only now, but for the benefit of future generations.

Respectfully,

Kelly Knutsen
Kelly Knutsen





To: Development Permit Panel

Date: June 3, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DP 10-556148

**Re: Application by Gagan Chadha for a Development Permit at 9131 and
9151 Williams Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Gagan Chadha has applied to the City of Richmond for permission to develop nine (9) townhouse units at 9131 and 9151 Williams Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8656 (RZ 08-423193). The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 10-532605). Works include, but are not limited to upgrades to the existing storm and sanitary systems, replacement of concrete sidewalk, and relocation of existing street trees.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: Existing single-family dwellings on lots zoned "Single Detached" (RS1/E);
- To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);
- To the South: Across Williams Road, existing single-family dwellings on lots zoned Single Detached (RS1/E) and South Arm Community Centre; and
- To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (9111 Williams Road) and then a recently developed nine (9) unit townhouse development (9071 Williams Road). It is noted that a cross-access easement to 9111 Williams Road from 9071 Williams Road is secured at rezoning for 9071 Williams Road.

Rezoning and Public Hearing Results

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

- Opportunities to enlarge the outdoor amenity space;
- Opportunities to maximize permeable surface areas; and
- Opportunities to share the garbage/recycling facilities with future adjacent developments.

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

- The outdoor amenity area has been widened and enlarged. The size of the amenity area has been increased from 88 m² to 93.8 m² (only 54 m² is required in accordance with the OCP).
- The lot coverage of permeable surfaces including landscaping has been increased from 40% to 41.7%.

- It is noted that 9171 Williams Road contains an older, small single-family dwelling and has potential for redevelopment. On the contrary, 9191 Williams Road contains a newer single-family dwelling and the possibility of redevelopment in the near future is much lower. Therefore, it is envisioned that 9171 Williams Road will be developed as an extension to the subject development in the future. Due to the small size of developable area of 9171 Williams Road, the applicant has agreed to share the garbage/recycling facilities at the subject site with the future development at 9171 Williams Road. A cross-access easement/agreement is required to be registered on Title to facilitate this arrangement.

The Public Hearing for the rezoning of this site was held on November 15, 2010. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern that the proposed townhouse development would reduce privacy and sunlight to the existing single-family homes to the north, as well as increase noise and activities in the area.

A row of existing Maple trees on the adjacent property to the north, the proposed new trees in the rear yard, and the proposed 1.8 m (6 ft.) high fence along the rear property line would protect the privacy and reduce the activity/traffic noise to the neighbouring homes to the north. The back units are carefully designed with 2-storey massing; shadow casting will not be a critical issue as the proposed rear yard setback of 4.5 m is greater than the requirement under the RTL4 zone (3.0 m).

2. Concern that the proposed townhouse development would create an orphan lot at 9111 Williams Road and lessen the development potential of that property.

The applicant's architect confirmed that 9111 Williams Road is large enough to accommodate two (2) duplex buildings with an average unit size of 1450 ft² (based on 0.6 FAR). The access will be provided from adjacent townhouse development to the west at 9071 Williams Road (a cross-access easement has been secured). A development concept plan is on file.

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 allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

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

Advisory Design Panel Comments

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

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The three-storey units proposed on-site are centrally located. All end units in the street fronting building (adjacent to the neighbouring single-family house to the west, as well as adjacent to the entry driveway along the east edge of the site) have been stepped down from three (3) storeys to two (2) storeys.
- Two-storey duplex units are proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setback of 4.5 m exceeds the requirements of the RTL4 zone (3.0 m) and is consistent with the guidelines in the Arterial Road Redevelopment Policy (4.5 m).
- Adjacent properties to the east and west are expected to be redeveloped into townhouse complexes in the future. A conceptual development of these sites for illustration purposes is on file. Future development at the adjacent property to the west (9111 Williams Road) will be accessed through the driveway at 9071 Williams Road. A cross-access agreement, allowing access to/from the future development site to the east (9171 Williams Road, and consolidation thereof) via the subject site has been secured at rezoning.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from Williams Road and an east-west drive aisle providing access to all unit garages.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The arrangement is accepted as an interim arrangement as trucks will be able to turn on-site at the time the adjacent property to the east, at 9171 Williams Road, redevelops.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in three (3) of the street fronting units.
- A total of two (2) standard visitor parking spaces are provided. All of the visitor parking spaces are located within the side yard setback. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided in accordance with the OCP and is designed to promote both active and passive use. The outdoor amenity is proposed at the northeast corner of the site opposite to the entry driveway and is visible from Williams Road. It is envisioned that the outdoor amenity area for the future development at the adjacent property to the east is to be located along the shared property line to create a wider amenity space.

Architectural Form and Character

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

Landscape Design and Open Space Design

- The developer has agreed to protect four (4) trees located on the adjacent property to the north (9211 Pinewell Crescent) and four (4) trees on the adjacent property to the east (9171 Williams Road). 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.
- All nine (9) bylaw-size trees noted on-site were identified for removal at rezoning stage due to the poor condition, as well as proposed change of site grade and conflicts with the proposed building footprints. 18 replacement trees are required.
- After the rezoning application for the development proposal achieved Third Reading, a Tree Permit was issued to allow for the removal of all bylaw-sized trees on-site due to impeding of building demolition.
- The applicant is proposing to plant 13 replacement trees on-site and provide cash-in-lieu in the amount of \$2,500 for off-site planting of the balance of the replacement trees (5 trees) prior to issuance of the Development Permit.
- Two (2) conifer and 11 deciduous trees are proposed on-site; hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.

- Fence along the street frontage is 0.45 m setback from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- Children's play equipment intended to develop experimenting and pretending skills as well as engaging interactions between children is proposed in the outdoor amenity area.
- Benches are proposed adjacent to the children's play area to create an opportunity for passive surveillance of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$9,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

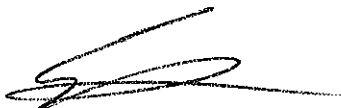
- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlook the outdoor amenity space is integrated in the design of Building No. 1 to increase surveillance opportunity.

Sustainability

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on portions of the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 41.7%.
- Black top surface area is minimized to reduce Heat Island Effect on the site.
- All large windows on the south façade are protected by roof eaves, which will shut the strong sunlight in summer but allow natural light to come in winter.
- Energy efficient lighting fixture, water efficient toilet, temperature controller in each room will be provided to conserve energy and water.

Conclusions

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



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

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

- Registration of a cross-access easement to allow future development at 9171 Williams Road to use the garbage/recycling facilities at the subject site;
- Registration of a covenant prohibiting the conversion of parking area into habitable space;
- 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 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.
- City acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of five (5) replacement trees within the City; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$31,818 (based on total floor area of 15,909 ft²).

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



City of Richmond

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

**Development Application
 Data Sheet
 Development Applications Division**

DP 10-556148

Attachment 1

Address: 9131 and 9151 Williams Road

Applicant: Gagan Chadha

Owner: 0896280 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,478 m² (15,909 ft²)

Floor Area Net: 1,067 m² (14,485 ft²)

	Existing	Proposed
Site Area:	1,778.3 m ² (19,142 ft ²)	No change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	9

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38.8%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	58.3%	none
Lot Coverage – Landscaping:	Min. 30%	32%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	5.3 m	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback –Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12.0 m (3 storeys)	10.5 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	min. 40.2 m wide x 42.0 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20	20	none
Tandem Parking Spaces:	not permitted	6	variance requested
Off-street Parking Spaces - Accessible	0	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	12 (Class 1) and 2 (Class 2)	12 (Class 1) and 2 (Class 2)	none

Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$9,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 9 units = 54 m ²	93.8 m ²	none



No. DP 10-556148

To the Holder: GAGAN CHADHA
Property Address: 9131 AND 9151 WILLIAMS ROAD
Address: #113 – 6033 LONDON ROAD
RICHMOND, BC V7E 0A7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to allow six (6) tandem parking spaces in three (3) of the nine (9) 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 \$31,818.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 10-556148

To the Holder: GAGAN CHADHA
 Property Address: 9131 AND 9151 WILLIAMS ROAD
 Address: #113 – 6033 LONDON ROAD
 RICHMOND, BC V7E 0A7

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

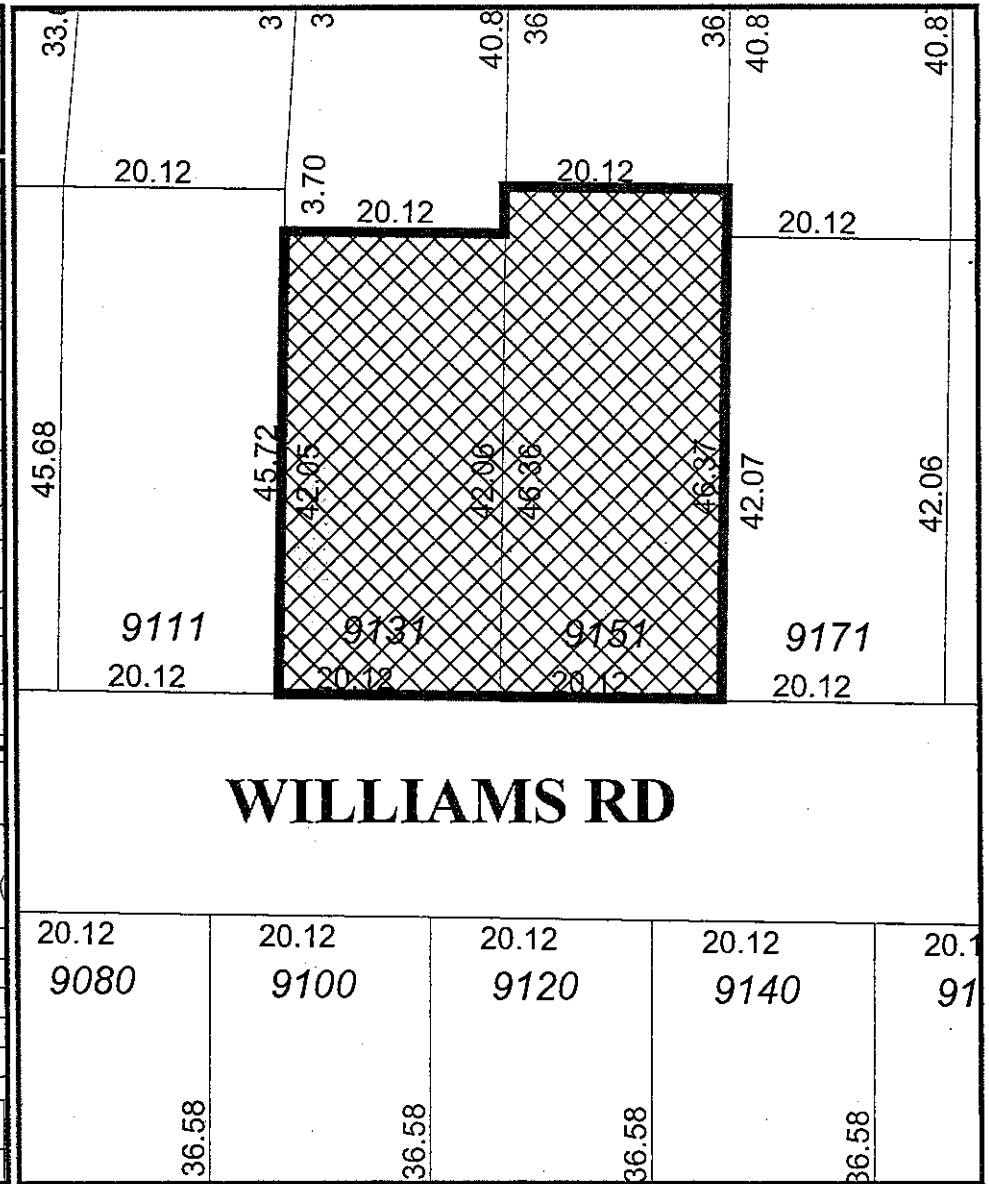
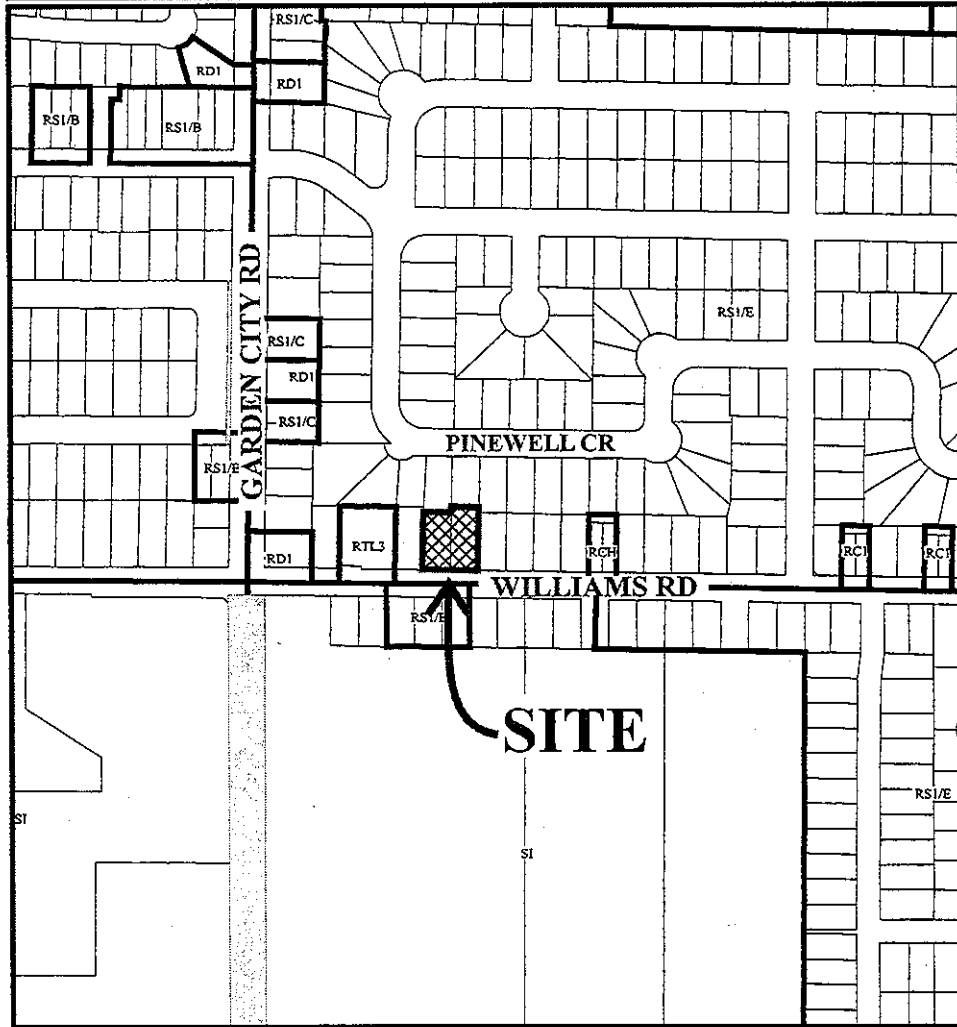
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 10-556148 SCHEDULE "A"

Original Date: 01/05/11

Revision Date:

Note: Dimensions are in METRES

GENERAL NOTES :

ALL WORK SHOWN SHALL BE INSTALLED IN ACCORDANCE WITH THE
 FACILITY DESIGN AND SHALL BE INSTALLED IN ACCORDANCE WITH THE
 LATEST TYPE CODES, HANDBOOKS AND PLUMBING FIXTURES TO BE USED IN ALL UNITS.

CLASS 1 (10 SPACES) @ 4 UNITS	40 SPACES
CLASS 2 (10 SPACES) @ 4 UNITS	40 SPACES
TOTAL	80 SPACES

CLASS 1 (10 SPACES) @ 4 UNITS	40 SPACES
CLASS 2 (10 SPACES) @ 4 UNITS	40 SPACES
TOTAL	80 SPACES

CLASS 1 (10 SPACES) @ 4 UNITS	40 SPACES
CLASS 2 (10 SPACES) @ 4 UNITS	40 SPACES
TOTAL	80 SPACES

PARKING

REQUIRED
 PROVIDED

BICYCLE :

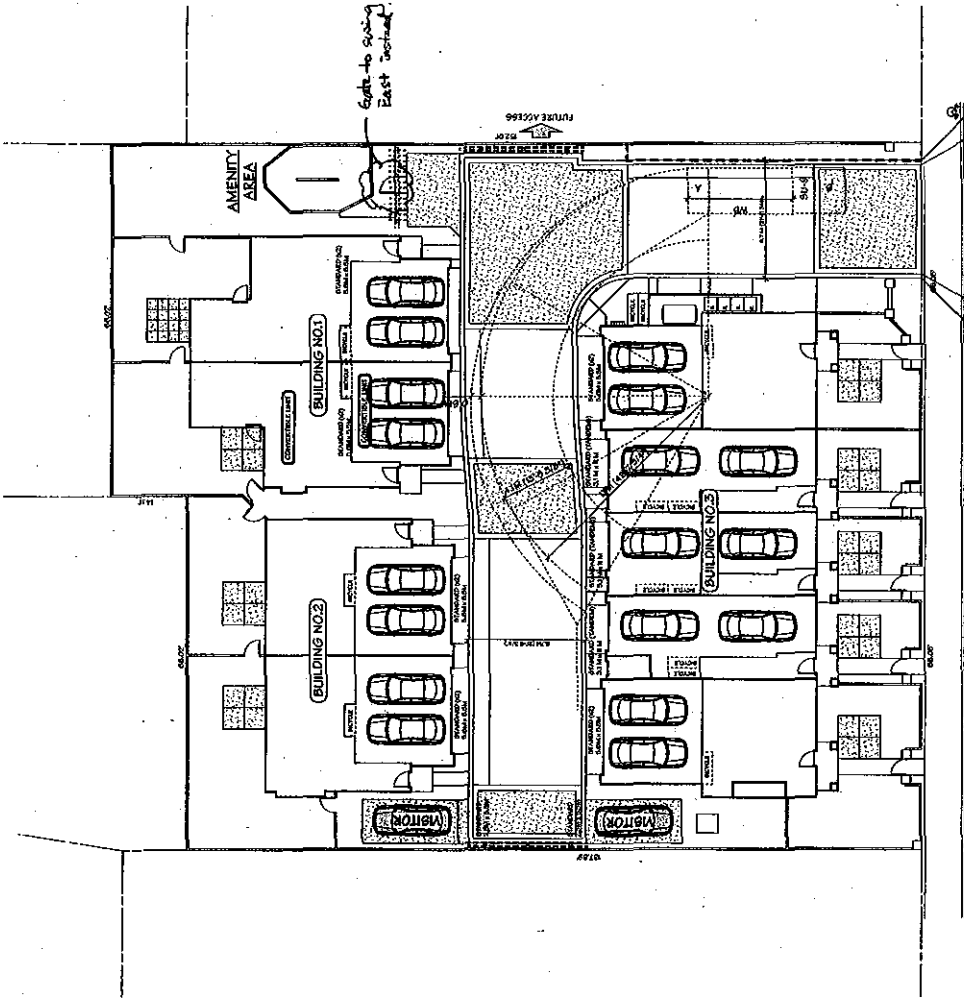
REQUIRED
 PROVIDED

AMENITY AREA :

REQUIRED
 PROVIDED

CONVERTIBLE UNIT :

REQUIRED
 PROVIDED



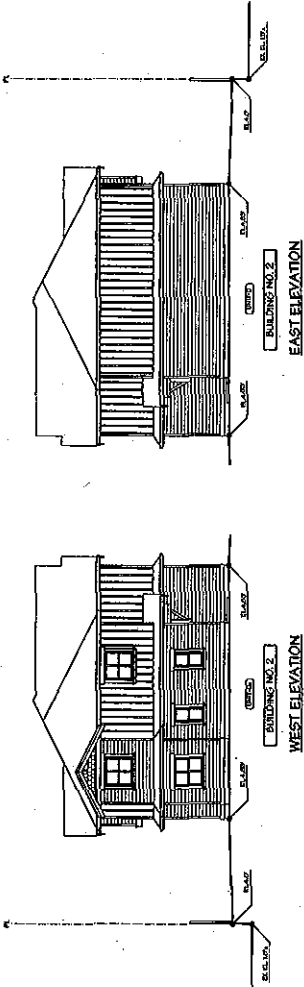
WILLIAMS ROAD



JUN 03 2011 PLAN #2
 DP 10556148

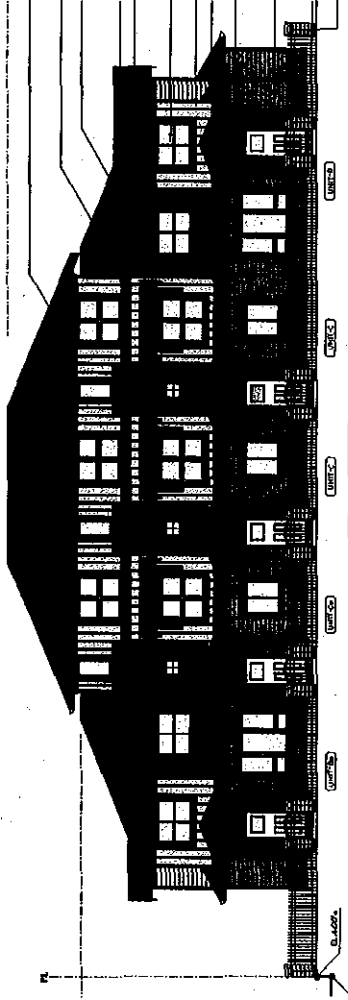
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06/08/2	

- 1. ROOFING
- 2. EXTERIOR WALLS
- 3. WINDOWS
- 4. DOORS



GENERAL NOTES:

1. EXTERIOR WALLS: BRICK
2. ROOFING: ASPH/FLT SHINGLES
3. WINDOWS: 1/2" MIN. GLASS, 1/2" MIN. AIR SPACE, 1/2" MIN. INSULATION
4. DOORS: 1 1/2" MIN. SOLID CORE, 1 1/2" MIN. AIR SPACE, 1 1/2" MIN. INSULATION
5. FINISHES: INTERIOR - BRICK, EXTERIOR - BRICK
6. PAINT: INTERIOR - BRICK, EXTERIOR - BRICK
7. ROOF: 1/2" MIN. AIR SPACE, 1/2" MIN. INSULATION
8. FOUNDATION: CONCRETE
9. FINISHES: INTERIOR - BRICK, EXTERIOR - BRICK
10. ROOF: 1/2" MIN. AIR SPACE, 1/2" MIN. INSULATION
11. FOUNDATION: CONCRETE
12. FINISHES: INTERIOR - BRICK, EXTERIOR - BRICK
13. ROOF: 1/2" MIN. AIR SPACE, 1/2" MIN. INSULATION
14. FOUNDATION: CONCRETE
15. FINISHES: INTERIOR - BRICK, EXTERIOR - BRICK



JUN 03 2011 PLAN 44
 DP 10556148

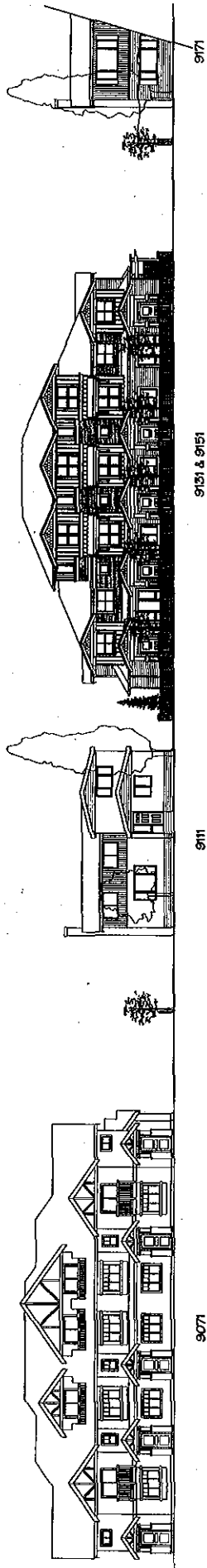
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50	11/15/15	REVISED

PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT
 1011 WEST WILLOW ROAD
 CHICAGO, IL 60614

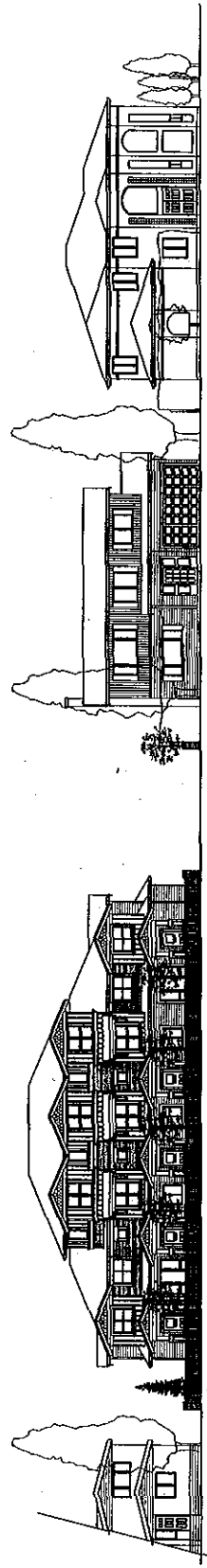
Yamamoto
 Architecture Inc.

DATE: JUN 03 2011
 DRAWING TITLE: FLOOR PLANS

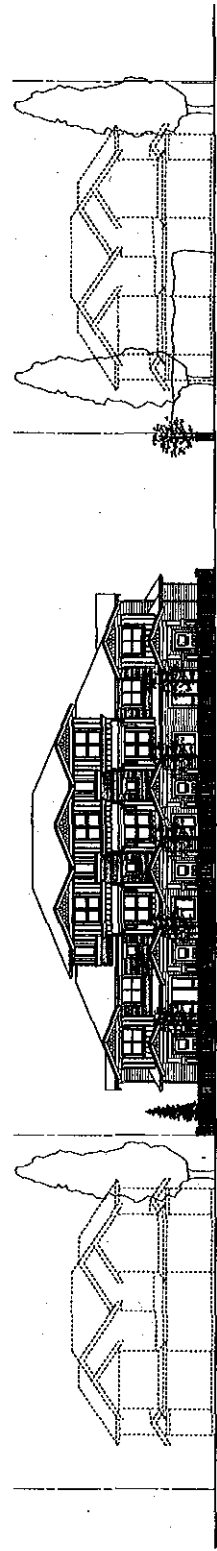
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50	11/15/15	REVISED



SOUTH ELEVATION - WILLIAMS ROAD



SOUTH ELEVATION - WILLIAMS ROAD



SOUTH ELEVATION WITH FUTURE DEVELOPMENT

PROJECT NAME	9 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
DATE	2011
SCALE	AS SHOWN
NO. / DATE	7 / 2011
CONTRACT NO.	

9 UNIT TOWNHOUSE DEVELOPMENT
 PROJECT
 YAMAMOTO ARCHITECTURE INC.

401 WEST WILLIAMS ROAD
 NICHOLSVILLE, S.C.
Yamamoto
 Architecture Inc.

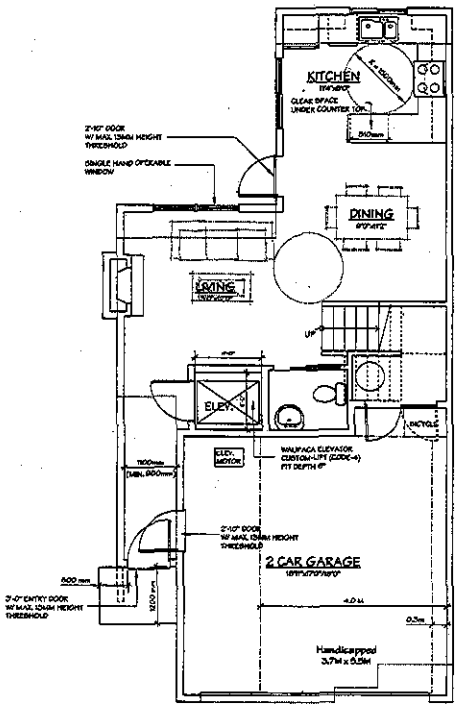
1000 W. BROADWAY, SUITE 100
 WILMINGTON, DE 19801
 TEL: 302.478.1100 FAX: 302.478.1101
 WWW.YAMAMOTOARCH.COM
 STREETScape &
 SITE SECTION

SCALE	AS SHOWN
DATE	APR. 1, 2011
DRAWN BY	AM
CHECKED BY	AM
PROJECT NO.	7
PROJ. NO.	10556148

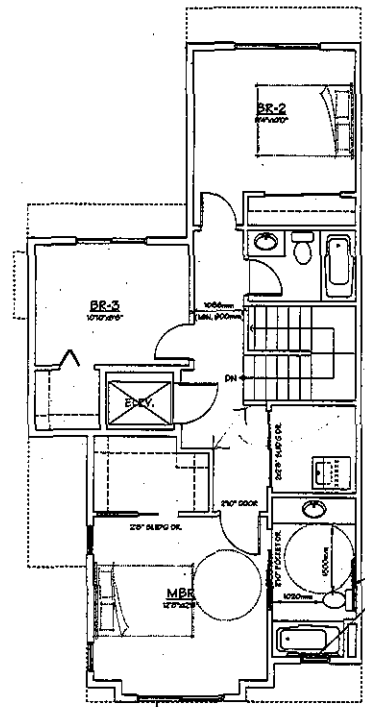
JUN 03 2011
 PLAN # 48
 DP 10556148

CONVERTIBLE UNIT PLAN
UNIT Aa (BLDG. NO. 1)

GENERAL NOTES:
 SOLID WOOD BLOORING WILL BE INSTALLED THROUGHOUT UNLESS TO
 INDICATED OTHERWISE. GRADE BARS (SEE SCHEDULE) TO BE USED IN ALL LEVELS.
 LEVEL TYPE BOOK HANDBOOK AND FINISHING FEATURE TO BE USED IN ALL LEVELS.



GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 CEL. HT.: 9'-0"



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 CEL. HT.: 9'-0"

is this appropriate for wheel chair operation?

SOLID WOOD BLOORING TO BE INSTALLED FOR GRADE BARS IN ALL BATHROOMS (SCHEDULED TYPE UNITS) LEVEL HANDLES TO BE USED

APPROVED BY:	DATE:
APPROVED BY:	DATE:
NO.:	DATE:
REVISIONS:	

PROJECT:
 1 UNIT TOWNHOUSE DEVELOPMENT

871, 911 WILLIAMS ROAD
 RICHMOND, B.C.

Yamamoto Architecture Inc.

DATE: JUN 03, 2011
 DRAWING TITLE:
 CONVERTIBLE UNIT PLAN

JUN 03, 2011 REFERENCE PLAN

DP 10556148

SCALE:	1/4" = 1'-0"	SHEET NO.:	6
DATE:	APR 1, 2009		
DRAWN BY:	KA		
CHECKED:		PROJ. NO.:	078