City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, July 12, 2017
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on June 28, 2017.

1. DEVELOPMENT PERMIT 17-760368
(REDMS No. 5384022 v. 2)

APPLICANT: Westmark Developments (Camosun) Ltd.

PROPERTY LOCATION: 9240/9248/9260 Cambie Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***Permit the construction of a 59-unit townhouse project at 9240, 9248, 9260 Cambie Road on a site zoned "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)"; and***
2. ***Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings to 43%.***

2. DEVELOPMENT PERMIT 17-775005
(REDMS No. 5421219 v. 2)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 10780 Cambie Road

ITEM

Director's Recommendations

That a Development Permit be issued which would permit the construction of a 198.81 m^2 (2,140 ft^2) addition and a weather protection canopy to the existing building at 10780 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

3. New Business

4. Date of Next Meeting: July 16, 2017

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, June 28, 2017

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cathryn Volkering Carlile, General Manager, Community Services Cecilia Achiam, General Manager, Community Safety

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on June 14, 2017, be adopted.

CARRIED

1. Development Permit 17-766428
(REDMS No. 5406662 v. 5)

APPLICANT: Shaw Communications Inc.

PROPERTY LOCATION: 8480 River Road

INTENT OF PERMIT:

Permit the construction of a new telecommunications services building and renovate an existing building at 8480 River Road on a site zoned "Light Industrial (IL)".

Applicant's Comments

Barry Weih, Wensley Architecture Ltd., accompanied by Kate Gibney, provided background information on the proposed development and with the aid of a video presentation (copy on file, City Clerk's Office), highlighted the following:

- the proposed project intends to expand and upgrade Shaw Communications services in the neighbourhood, including high-speed internet, cable television, telephone and online video-on-demand;
- the two telecommunications services buildings are not open to the public, will be used infrequently by Shaw technicians, and incorporate security features;
- the project design is consistent with the current zoning of the site and the high quality of its design and materials complements the proposed high-density adjacent developments and the type of development anticipated in the area;
- proposed materials for the front façade of the building facing River Road include wood-grain metal panels, horizontal metal siding and spandrel glass which provide a contemporary character to building;
- large window-like glass spandrel panels on the southwest corner of the front building are proposed to create a sense of openness to the building;
- the front of the building is well landscaped and public art is incorporated on a cast-in- place concrete wall to accentuate the front façade and provide visual interest; and
- vehicle entrance is proposed along River Road which is secured with a high quality finish steel gate that ties in with the architecture of the building.

In addition, Mr. Weih noted that (i) the applicant worked with staff to achieve the proposed design and accommodated features that are not standard to Shaw telecommunications services buildings, (ii) the applicant gave attention to improving the street frontage and landscaping, and (iii) the applicant will make a voluntary contribution to the City's Public Art Fund.

In response to a query from the Panel, Mr. Weih stated that the building will contain primarily racks of computer and computer-related equipment.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features for the project and highlighted the following:

- proposed landscaping and street frontage improvements for the subject site take into consideration the future developments in the neighbourhood;
- native and adapted plant species and ornamental grasses are proposed to be planted on site; and
- a mini plaza with a bench surrounded by planting beds is proposed between the River Road frontage and the front building façade.

Panel Discussion

In response to queries from the Panel, the project design team advised that (i) the proposed painted metal fence along the north side of the subject site is intended to enhance the appearance of the north side of the proposed development in anticipation of the future construction of a public road adjacent to the site's north property line, (ii) the south side and rear of the site are proposed to be enclosed with a chain link fence as they are not facing a street, and (iii) installing solid fencing around the subject site is not recommended considering that the site is contained and the proposed chain link fencing provides adequate control to site access.

In response to a query from the Panel, Ms. Chan Yip acknowledged that (i) irrigation for planting at the front of the building is not currently proposed; however, a hose bib will be installed for initial plant maintenance, and (ii) proposed low planting includes native grasses.

In response to a query from the Panel, Neilesh Joshi, Shaw Communications Inc., confirmed that the building's street number will be installed on the concrete wall of the building.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed development will provide a statutory right-of-way along River Road for future frontage improvements including sidewalk widening prior to the issuance of a Building Permit, and (ii) the applicant will register standard City covenants for flood indemnification and aircraft noise and indemnification.

In response to a query from the Panel, Mr. Craig confirmed that the two buildings will be exclusively for the use of Shaw Communications employees.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of a new telecommunications services building and renovate an existing building at 8480 River Road on a site zoned "Light Industrial (IL)".

CARRIED

2. New Business

It was moved and seconded
That the cancelled Development Permit Panel meeting on August 9, 2017, be reinstated and proceed as originally scheduled.

CARRIED

3. Date of Next Meeting: July 12, 2017

4. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:50 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 28, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	June 21, 2017
From:	Wayne Craig Director, Development	**File:**	DP 17-760368
Re:	**Application by Westmark Developments (Camosun) Ltd. for a Development Permit at 9240/9248/9260 Cambie Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 59-unit townhouse project at 9240, 9248, 9260 Cambie Road on a site zoned "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings to 43%.

Wayne Craig
Director, Development

DCB:blg
Att. 2

Staff Report

Origin

Westmark Developments (Camosun) Ltd. has applied to the City of Richmond for permission to develop a 59-unit townhouse project at 9240, 9248, 9260 Cambie Road on a site zoned "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)". The site is currently vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" for this project under Bylaw 9597 (RZ 15-692812) (third reading received November 21, 2016).

Development Information

The development proposal entails 59 three-storey townhouse units in 14 neo-Victorian rowhouse buildings with strong gabled roof lines, smaller gabled dormers, bay windows and articulated facades.

The development site is split into two parts due to the required dedication of McKim Way east-west through the lots. The northern portion of the site will have 45 units in 10 buildings, plus a 273 m^2 (2,938 ft^2) outdoor amenity area and the southern portion of the site will have 14 units in four buildings and an 85 m^2 (912 ft^2) outdoor amenity area. All the units will be connected to the Alexandra District Energy Utility.

Site Servicing and Frontage Improvements
Significant road dedications and frontage improvements are required for this development proposal under the Rezoning Considerations (RZ 15-692812). Frontage improvements will consist of new sidewalks, treed/grassed landscaped boulevards, interim road construction along Dubbert Street and full road construction along McKim Way. New storm and sanitary connections will be required and a new Statutory Right-of-Way (SRW) will be put in place across 9300 Cambie Road to the east to accommodate sanitary and Alexandra District Energy Utility connections to the site. A separate Servicing Agreement will be required as per the Rezoning Considerations to ensure these works and SRW are provided to City standards for this development.

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

Background

The subject site is located on the south side of Cambie Road approximately centred between Garden City Road to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 3,222 m^2 (34,682 ft^2), the net site will be approximately 8,840.9 m^2 (95,163 ft^2) in area.

Surrounding Development is as follows:

- To the North: Cambie Road with a row of 13.5 m wide lots zoned "Single Detached (RS1/B)" that back onto Cambie Road.

- To the South, East and West: Deep lots; typically 0.19 ha to 0.83 ha (.47 ac. to 2.0 ac.) in area and zoned "Detached Single (RS1/F)". Ten properties to the west and the south (4100 - 4220 Garden City Road and 9131 – 9191 Odlin Road) are the subject of a rezoning application (RZ 14-654114) by GBL Architects Inc. that proposes to construct a mixed-use building with 320 residential units and 6,668 m^2 of office/commercial uses. This application is currently under staff review.

Rezoning and Public Hearing Results

During the rezoning review, staff identified the following design issues to be resolved at the Development Permit stage. Each of these issues have been addressed as indicated in italics after each item.

- Overall building design (*the applicant has refined the overall building design, increasing articulations and adding more defining feature; such as canopy brackets and modified entry features, based on input from the Advisory Design Panel and staff*).
- Preparation of alternative layouts for accessible units (*five accessible unit plans are included in the submission (two more than required); with three units allowing for a future elevator and two units having wider stairs to accommodate a future stair lift*).
- The extent of permeability on the site (*the plan will achieve 30% permeability as per "Town Housing (ZT79) Alexandra Neighbourhood (West Cambie)") zone.*
- Verification of projections into side yard spaces (*minor projections for entry stoops are proposed along McKim Way and electrical rooms along Dubbert Street as permitted under the Zoning Bylaw*).
- Play space location, size and furnishings (*extensive discussion took place with the Advisory Design Panel on these issues, resulting in several modifications to the play space layouts and furnishings by the applicant*).
- Mailbox location and design (*a plate glass cover over top of the mailbox facility has been replaced with a more durable polycarbonate cover in response to Advisory Design Panel comments. No concerns were raised regarding the locations*).
- Site lighting and locations (*lighting is provided throughout the common areas and at entry drive aisles via bollard lights. Additional site lighting will be provided off unit porches*).
- Detailed landscaping plans and landscape security requirements (*landscaping plans are included in the submission. Cash or Letter of Credit Security requirements are included in the Development Permit Considerations*).
- Building color scheme and verification of materials (*color schemes and material boards were reviewed with the Advisory Design Panel and incorporated into the submission*).
- Location of any internal/private fire hydrants (*a plan with the location of all the new fire hydrants and maximum reach distances is included in the plan submission*).

- Perimeter fencing (*picket fencing is proposed along street interfaces and 1.8 m (6 ft.)high wood fencing is proposed along side and rear property lines as indicated in the landscape plans*).
- Verification of internal corner cuts to accommodate SU-9 vehicles (*the internal corner cuts indicated in the plans show that this standard will be achieved*).
- Grade interface with adjacent development sites (*grade interfaces are provided in the plans assuming adjacent developments redevelop as apartments as permitted under the Area Plan.)*
- Verification of overall site grading and FCL (*the submission achieves the required 2.60 GSC grade elevation for habitable space as per Richmond Flood Plain Bylaw No. 8204).*

Staff are satisfied that the applicants responses suitably address the design issues identified through the rezoning review.

The Public Hearing for the rezoning of this site was held on November 21, 2016. At the Public Hearing, the following concerns about rezoning the property were expressed. Staff responses are outlined in italics.

Mr. Narinder Gill submitted a letter outlining his concerns that the future extension of McKim Way would not line up with McKim Way west of Garden City Road and that the alignment would unfairly affect his property at 4080 Garden City Road. In addition, it was his opinion that the proposed road alignment was non-compliant with the Official Community Plan. (*Staff subsequently met with Mr. Gill and advised that the future road dedication was entirely to the south of his property; with the only potential future requirement being a corner cut at the intersection of McKim Way and Garden City Road. Staff also indicated that the development potential of his lot remains intact subject to compliance with the applicable Land Use Policies and the Zoning Bylaw provisions. It was further noted that minor alignment adjustments for future roadways are specifically provided for in the Alexandra Neighbourhood Land Use Plan*).

Mr. Vj Sidhu submitted a letter of support, but raised a concern that "the compression of the development with the increase in fill and elevation will cause flooding" on his property at 9211 Odlin Road. (*The applicant has reviewed the concern and notes that this project is only comprised of three-storey townhouses on typical concrete strip footings. The site at 9211 Odlin Road is only contiguous with the development for a small portion of the common property boundary. The applicant is required to provide perimeter drainage along the interface between these two sites to address surface run off concerns.*

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone except for the zoning variance noted below.

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings to 43%.

Staff support the variance for lot coverage as adjustments were made by the applicant at staff's request to increase the size of the mechanical room accommodating the Alexandra District Energy Utility (ADEU) connections. In addition, the applicant reduced the amount of impermeable surfaces from 70% to approximately 68% allowing for additional landscaping and permeable surfaces on the site.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 20, 2017 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- Adjacent properties to the east and the south have development potential under the Alexandra Neighbourhood Land Use Plan to redevelop for townhouse or low-rise apartments (four storey maximum). The applicant has submitted a development concept plan which is on file for the adjacent properties to both the east and the south. Based on this concept plan the development proposes raised rear yards for the units immediately adjacent to both the eastern property boundary and the southern property boundary in order to provide a reasonable interface with any future apartment development on these adjacent lots. The rear yards are proposed to be raised to approximately 4.07 m GSC – approximately the same height of an apartment parking podium.
- The development will front a new road (Dubbert Road) is planned along the entire western property boundary. Units have been designed to provide entry doors and sidewalk accesses to the new roadway. To the extent possible, electrical panels and transformers have been moved away from the street frontages.

Urban Design and Site Planning

- The required McKim Way road dedication divides the development into two parts.
- Vehicle access to the northern site is provided off both Dubbert Street and McKim Way. Access is not provided to/from Cambie Road.
- For the southern site vehicle access is provided off McKim Way.
- Vehicle access locations for both sites are set back from the road intersection to avoid congestion and with consideration to avoiding across-street conflicts.
- Internal corner cuts are provided to allow for SU-9 vehicle movement through both sites.
- Pedestrian access will be provided via three pedestrian points; allowing easy infiltration into the development from the fronting streets.
- 14 buildings are proposed in five different configurations (four 6-plex, one 5-plex, five 4-plex, two 3-plex, two duplex structures). 10 buildings will be located on the north site and four buildings will be located on the south site.
- Units fronting onto adjacent streets will have doorways and sidewalks accessing these streets.

- Two separate amenity areas, each with children's play areas, are proposed; one for the northern site; and one for the southern site. Both are located to present a welcoming view to the site, yet still being setback from the fronting roadways for play safety.
- A total of 118 resident parking spaces and 12 visitor parking spaces (including three accessible parking spaces) will be provided; fully meeting the Zoning Bylaw requirements. Both the accessible and visitor parking spaces will be distributed across both sites.
- Fifty-four tandem parking spaces are included within the units – this is approximately 46% of the parking spaces and conforms to the Bylaw maximum of 50% tandem spaces.
- 86 class 1 (indoor) and 12 class 2 (outdoor) bicycle spaces will be provided; exceeding the Zoning Bylaw requirements.
- Development identification signage (project name) is proposed at each of the driveway entrances and will be constructed in accordance with the Richmond Sign Regulation Bylaw.

Architectural Form and Character

- After a review of the existing and proposed Alexandra multi-family projects, the architect is proposing a 'neo'-Victorian rowhouse character for this project.
- Key features include strong central gabled roof ridge with smaller gabled dormer and bay window elements.
- The architectural vocabulary will be limited to create a strong unified appearance.
- Dependent on the unit, windows will be either double-hung or casements; vertically oriented and multi-paned. Additionally, oval, circular, or diamond-shaped windows will be introduced to identify entry doors.
- Bay windows will be boxed or angle-bayed, and grouped vertically.
- Recessed entry doors will have easy to identify surrounds and canopies.
- Roof lines will be varied and soffit rafters articulated.
- At least two distinct, but complementary colour pallets are proposed (a full color pallet is included in the plan submission).
- Siding is proposed to consist of hardie lapsiding and shingles.
- Facades will be accented with Juliet balconies, flow box sills, decorative entry canopy brackets and other decorative elements.

Landscape Design and Open Space Design

- The proposed landscape design is patterned after an English garden concept (i.e. formal, organized landscaping with seasonal colour). The aim is to provide well-landscaped site edges and visual privacy at the interior lot lines.
- Submission of a landscape security in the amount of $447,304.00 prior to Development Permit issuance is included in the Development Permit Considerations.
- Wood picket fences, arbours and entry gates are proposed at the street frontages (i.e. along Cambie Road, Dubbert Street and McKim Way). These will be complemented with neat rows of hedging and seasonal planting.
- Adjacency interfaces will incorporate 1.8 m (6 ft.) high wood fencing and hedgerows for visual screening.
- The northern outdoor amenity area includes a children's play area with adventure play features; such as rounded rocks, sanded logs, vertical balance posts and shallow water-holding spaces. A climbable play structure with a pea gravel play surface is also

included. An open lawn area, a 4.9 m (16 ft.) diameter neo-Victoria style open air gazebo, mailboxes and benches are also proposed within this 273 m^2 (2,938 ft^2) common outdoor area.

- The smaller, 85 m^2 (912 ft^2) southern outdoor amenity area includes a climbable play structure with a rubber fall surface, a picnic table and ornamental planting. A separate mailbox facility is located near the entry drive aisle.
- Patterned stamped concrete is proposed at drive aisle entry ways and adjacent to the two outdoor amenity areas.
- Approximately 81 trees will be installed on-site under the proposed landscape plan; including 18 size specific replacement trees for 9 trees that will have to be removed to accommodate the proposed development.
- A tree protection plan is included in the submission package for off-site trees adjacent to the site.
- A site lighting plan is provided in the submission. Bollard lighting is used at key corners and within the two outdoor amenity areas.

Change to Provision of Indoor Amenity Space
The original Rezoning plan submission (RZ 15-692812) included a small 34.2 m^2 (368 ft^2) indoor amenity building located within the northern amenity space. In response to recommendations from the Advisory Design Panel the proponent replaced the original indoor amenity building with a 4.9 m (16 ft.) diameter neo-Victorian style gazebo centrally located in the northern outdoor amenity area.

Staff believe this to be an acceptable response to the Advisory Design Panel's comments and does enhance the overall character of the development. The cash-in-lieu of indoor amenity space requirement (re: Policy 5041) originally identified in the Rezoning Considerations has been increased from $78,313.90 to $119,000.00 in the Development Permit Considerations.

Crime Prevention Through Environmental Design

- Entry doorways will be clearly visible from the internal drive aisles or the street frontages.
- Pedestrian level lighting is provided at all the pedestrian arbours and outdoor common areas.
- Good sight lines are provided from the fronting streets into both sites.
- Mailbox facilities will be located in highly visible areas and will be lit.

Accessible Housing and Convertible Units

- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Large toggle-type electrical switches.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
  - Wall blocking for future additional handrail installations and intermediate stair landings where possible.
  - Minimum 900 mm width hallways.

- Three units have been designed as convertible units (Units 'Bc' in buildings 5, 6 and 11) with the ability to accommodate wheelchair lifts.
- An additional two units (Units 'Bx') have been designed with wider stairs to allow future installation of stair mounted chairlifts (i.e. Bruno ILS-00904) to all three floor levels.

A more detailed listing of aging-in-place measures is included on the plan submission.

Garbage and Recycling

- The site has been designed to accommodate door to door pickup for garbage and recycling.
- Garage interiors have been modified; ensuring that all the garbage and recycling containers can be accommodated inside each unit.

Sustainability Measures

The project will connect to the Alexandra District Energy Utility (ADEU). In addition, the development:

- Is located in a higher density area (West Cambie), central to shops, services, schools/parks, and public transportation (i.e. lower vehicle use).
- Will specify low-flow toilets, showers, and lavatories in all units.
- Will specify Energy Star appliances in all units.
- Will consider LED lighting throughout (pending electrical consultant review).
- Will have vented windows that encourage natural ventilation.
- Will meet the current Code and City Bylaws for energy & insulation requirements.

Specifications for the type of DEU equipment to be used is provided in the applicant's responses to the Advisory Design Panel in Attachment 2.

Conclusions

The subject Development Permit submission represents a thoughtful design response to the site and the anticipated adjacent development potential. As the proposed development would generally meet the applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

David Brownlee
Planner 2
(604-276-4200)

DCB:blg

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of $119,000.00 (Note this amount supersedes the figure of $78,313.90 indicated in RZ 15-692812 since the indoor amenity building has been removed through the Development Permit application).
- Receipt of a Letter-of-Credit for landscaping in the amount of $447,304.00 .

  NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works. Latecomer charge (Alexandra Neighborhood Development Agreement) = 59 TH units X $3,307.47 per TH unit = $195,140.73 plus interest as determined at Building Permit stage.

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-760368 **Attachment 1**

Address: 9240/9248/9260 Cambie Road

Applicant: Westmark Developments (Camosun) Ltd. Owner: Westmark Developments (Camosun) Ltd

Planning Area(s): West Cambie (Alexandra Neighbourhood)

Floor Area Gross: 10,470.54 m^2 (112,704 ft^2) Floor Area Net: 7,130.1 m^2 (76,748 ft^2) m^2

	Existing	Proposed
Site Area:	12,063 m^2 (129,852 ft^2) gross	8,840.9 m^2 (95,163 ft^2) net of dedications
Land Uses:	Single Detached	Multi-Family (townhome)
OCP Designation:	"Apartment Residential"	Same
Area Plan Designation:	Residential Area 1 which permits a "base density of 1.50 FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise apartments (4-storey typical)."	Same
Zoning:	Single Detached RS1/F	"Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)"
Number of Units:	3 SFD	59 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	0.82 FAR Max.	0.81	None permitted
Lot Coverage	42%	42.6%	Variance Required
Maximum Non-Porous Surface	70%	68.4%	None
Lot Size:	8,500 m^2	8,840.9 m^2	None
Lot Dimensions (m):	Width: 69.97 m Depth: 121 m	Width: 69.97 m Depth: 130.98 m	None
Setback – Front Yard (m):	4.0 m Roads	4.13 m (Cambie Road) 4.0 m (Dubbert Street) 4.0 m (McKim Way)	None
Setback – Rear Yards (m) North of McKim Way:	4.5 m	4.5 m	None
Setback – Side / Rear Yards (m) South of McKim Way:	3.0 / 4.2 m	3.0 / 4.2 m	None
Height (m)	12 m (3 storey max)	12 m (3 storey max)	None

Off-street Parking Spaces – Regular (R) / Visitor (V):	Ratios: 2.0 R / 0.2 V Site N: 90R / 9V Site S: 28R / 3V	Site N: 90R / 9V Site S: 28R / 3V	None
Off-street Parking Spaces – Total:	Total: 118R / 12V	Total: 118R / 12V	None
Off-street Accessible Parking Spaces	3	3	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	54 tandem spaces total (45.8 %)	None
Bicycle Spaces	Class 1: 74 Class 2: 12	Class 1: 86 Class 2: 12	None
Amenity Space – Indoor:	For 40 or more units: Min 100 m^2 (1,076 ft^2) or pay-in-lieu	$119,000.00 cash in lieu provided.	None
Amenity Space – Outdoor:	Site N: 6 m^2/unit= 270 m^2 Site S: 6 m^2/unit= 84 m^2 Total Required: 354 m^2	Site N: 249 m^2 (2,938 ft^2) Site S: 107.4 m^2 (912 ft^2) Total: 357.7 m^2 (3,850 ft^2)	None

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 20, 2017 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 17-760368 - 59-UNIT THREE-STOREY TOWNHOUSE DEVELOPMENT

ARCHITECT: Interface Architecture Inc.

PROPERTY LOCATION: 9240, 9248 and 9260 Cambie Road

Applicant's Presentation

Ken Chow, Interface Architecture Inc., and Jonathan Losee, Jonathan Losee Ltd. Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- support the raised back yards to respond to future developments adjacent to the east and south property boundaries of the subject site; however, responsibility for removal of lockblocks on the subject property should be clarified when the adjacent properties will be developed in the future; ***The responsibility for lockblock removal, if required, would be worked out with the future developer(s) of the adjacent sites to the east/south. Geotechnical advice would be needed before such action.***

- bisecting the site is not an ideal condition; consider introducing more traffic calming measures along the future McKim Way extension; ***We will explore alternative ideas with City staff as part of the offsite Servicing Agreement. Can consider surfacing a section of the McKim Way road pavement (between the north and south curb letdowns) with stamped concrete as visual cue. This section could be raised, and provided with curb bumpouts, to aid in traffic calming and a safer crossing. The details will be subject to City engineering review and standards.***

- consider eliminating the amenity area at the south parcel and consolidating it with the amenity area at the north parcel to create a larger amenity area; also consider introducing mid-block pedestrian crossing on McKim Way to facilitate pedestrian circulation to/from the north and south parcels; ***We feel strongly that both parcels (i.e. north 45-unit, south 14-unit) should have its own outdoor amenity area, for convenience & safety. Each area would comply with the 6 m2/unit requirement. Alternative ideas for a crossing connection - to be explored with City Staff (such as surface changes, curb bumpouts, signage) - would be acceptable.***

- consider replacing the white colour of picket fences with off-white or wood colours due to potential long-term maintenance issues; ***This point is well-taken, so the wood fencing will be painted matte light-gray (BM2112-50 Stormy Monday)***
- support the planting palette and proposed size of trees which are easy to maintain in townhouse developments; ***noted***
- pet ways on the artificial lawn could be problematic; ***Will use sod/grass throughout***
- appreciate the natural elements proposed to be installed on the children's play area; however, applicant needs to provide details on circuits for walking around the natural elements; ***The landscape drawings now clearly indicate the walkway materials***
- proposed Kompan playhouse is architectural-looking and does not fit into the neo-Victorian character of the proposed development; consider a more Victorian design or something less "housey"; ***The play structure is replaced with natural play layout and structures (i.e. logs theme) at both amenity areas (north site east, south site)***
- consider reducing the width of patios of townhouse units at the east side of the main north-south walkway to increase the width of townhouse patios at the west side of the walkway, particularly to the south of the amenity area; ***"We would like to keep the patios as they are. The Northern internal patios marry up to allow for a central pathway. We'd like this pathway location to be maintained into the Southern area, which is why the Eastern patios are larger." (landscape architect)***
- consider replacing the proposed plexiglass cover over the mail kiosk with an opaque material due to potential long-term maintenance issues; plexiglass may break and discolour in the long term; ***Mail kiosk design has not substantially changed. The Plexiglas (polycarbonate) does provide light and maintains the feel of a trellis.***
- planting plans circulated by the applicant are not readable; City staff could clarify size guidelines for applicant's drawings and texts to ensure readability; ***noted***
- information on proposed sustainability features for the project to achieve the City' sustainability requirements are lacking; e.g. type of performance to be achieved by building envelop assemblies, lighting fixtures, and water conservation measures;

  The project hooks into the Alexandra DEU, but in addition, the development:

  **** is located in a higher density area (West Cambie), central to shops, services, schools/parks, and public transportation (i.e. lower vehicle use)***

  **** will spec low-flow toilets, showers, and lavatories in all units***

  **** will spec Energy Star appliances in all units***

  **** will consider LED lighting throughout (pending electrical consultant review)***

  **** will have vented windows that encourage natural ventilation***

  **** will meet the current code & city bylaws for energy & insulation requirements***
- applicant needs to specify proposed mechanical systems to meet the City's requirements for the project's connection to the Alexandra District Utility Energy (DEU) facility; e.g. the City requires hybrid heat pumps and DEUs do not normally absorb heat rejection; ***Williams Engineering: "Mechanical system will consist of a geothermal heat pump with a desuper-heater option to provide domestic HW water preheat. An electric hot water tank will maintain the DHW at 140F. A ducting distribution will provide ventilation, heating, cooling to each bedroom and living space.***

- applicant also needs to confirm with City staff whether connection to DEU would allow installation of heat generation systems, e.g. hot water tanks, fireplaces and heat pumps; ***Per Alexandra DEU Bylaw No. 8641, Section 22.2, the building mechanical system "must utilize the DEU for not less than 70% of all the annual space heating and cooling and domestic hot water requirements... as determined in the energy modeling report required under Section 21.1(d)." Furthermore, unless pre-approved in writing by the City Engineer, "in-suite gas fireplaces are not permitted" and "gas make-up air units are not permitted." We will be working with the same mechanical engineers (Williams Engineering) that designed the systems for Townline's nearby Oxford Lane townhouse development.***
- raising the rear yards is an appropriate response to future development of properties immediately adjacent to the east and south property boundaries of the subject development; the applicant's approach will facilitate accessibility to the second floor of townhouse units at the east and south sides of the subject development; ***noted***
- appreciate the site planning and the permeability and openness of the site; although not an ideal condition, the future McKim Way extension traversing through the site helps break down the rigidity of the site lay-out; ***noted***
- proposed gabled massing is a good contrast to existing developments in the area; there is a good variety of window expression and scaling; however, consider enhancing the texturing to the facades; would have been helpful if colouring have been added to the streetscapes in the diagrams circulated to the Panel; ***more façade texturing has been added (and more consistently shown), such as shadow board trims over the 3rd floor and diamond/rectangular-shaped vents at the gable peaks.***
- Romanesque arch over the doorways is not consistent with the neo Victorian style of architecture; consider replacing with smaller gables to simplify the vernacular expression of the buildings; ***Indeed, Romanesque arches at door entrys and windows are typical, as are gabled and shed roof forms (see 'A Field Guide to American Houses', Virginia and Lee McAlester, 1984). 'Neo' indicates a freer interpretation adapted to current tastes, but the use of these arch forms are OK.***
- support the Panel comment to consolidate the two proposed amenity areas into one larger and more open amenity area at the north portion of the site; future development to the south of the subject site could impact sunlight exposure to the amenity area at the south parcel; applicant could provide a workable pedestrian crossing to connect the north and south parcels; ***Again, for residents' convenience and safety, we strongly prefer separate amenity areas for each parcel, but do understand the Panel's desire to provide a single larger outdoor amenity area rather than two smaller one of the same combined size. Landscape architect: "It is unlikely that the northern residents would come down to the smaller play area. The southern play area is convenient for the southern residents, as such we think it beneficial to retain them as having similar themes and feels."***

- does not support the proposed white picket fences; consider bringing down the material of the Juliet balcony railings to the street frontages of townhouse units to provide consistency between the architecture and landscaping; ***We are also concerned with the discolouration potential with white picket fences, and did consider metal picket fencing instead. In the end, we resolved to continue with wood picket fencing (painted light gray in colour, BM2112-50 Stormy Monday), which will continue the 'shingle' theme of the development. The Juliet balcony railings will continue to be of metal (charcoal gray) and match the other metal façade details (roof flashing, fencegate hardware, gutters, rainwater leaders, etc.)***
- appreciate the provision for future installation of vertical lifts in the three proposed convertible units which could be temporarily utilized as storage areas; consider additional two convertible units with provision for future installation of vertical lifts or at least stair lifts by increasing the width of the stairway; will have less impact in using up floor area; consider keeping three units as they are then use vertical lifts or wider stairs (without lifts) in the additional two units; ***We have complied as suggested: maintained the 3 convertible units (with shafts ready for wheelchair lifts) and added 2 units that have wider stairs to potentially add stair-mounted seatlifts-on-rails to all 3 levels. These units will incorporate other useful accessible features such as some wider 2'-10" doors, sliding bathroom doors, 5'-ft turnarounds in the master bedroom, kitchen, entry hall, and roomier bathrooms.***
- appreciate the applicant's approach for visually breaking down the massing along the street and the project's interface with the public realm; ***noted***
- proposed features and uses for play areas at the north and south parcels appear similar; consider distinct features and uses for each play area to encourage more use by residents; ***see previous page, last bullet***
- consider introducing trims around the square windows at the west elevation of Buildings 5 and 6 to contribute to the style or aesthetic of the project; ***trims added***
- agree with Panel comments that the applicant consider alternative colour and material for the white picket fence; consider replacing the white picket fence with building elements currently proposed such as wrought iron Juliet balcony railings; ***see prev pg***
- support the proposed raised backyard; however, provide more detailing at the transitional periods of the stair that goes down; should be thoughtful as it is used for exiting and entering the backyard from/to the grade; ***noted and now drawn with more detail, recognizing that stairs will need to adapt to site conditions***
- consider design development to the south elevation of end units of Buildings 1, 6, 7, and 10 fronting McKim Way to better address the street; could provide a connection point from the amenity area in the north parcel to the south parcel; ***Unit end elevations revised per bullet #4, page 2, under General Comments; connection of north and south parcels addressed on ADP comments, last bullet, page 1.***
- reconsider installing Romanesque arch over windows and doors and replace with appropriately scaled gable forms; ***The archs are, in fact, architecturally appropriate.***

- consider more transparency, if possible, on all sides of the proposed amenity building at the north parcel to allow for better east-west visual connection and provide better surveillance of children at the outdoor amenity area from the amenity building; and ***We have considered this with great attention and now proposed replacing the 368 sf amenity building with a 16' dia open air covered gazebo (design in a neo-Victorian style). We agreed that the building lacked transparency and felt visually cramped in the available open space. It also presented some CPTED concerns, which are alleviated by the proposed gazebo. The gazebo is to be provided with overhead infrared heaters and elec outlets for decorative lighting.***
- support the Panel proposal for amalgamation of the south parcel amenity area with the amenity area at the north parcel. ***Per above, we believe each parcel should have its own common outdoor amenity area, each meeting the bylaw requirement.***

Panel Decision

It was moved and seconded
That DP 17-760368 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

City of Richmond

Development Permit

No. DP 17-760368

To the Holder:	WESTMARK DEVELOPMENTS (CAMOSUN) LTD.
Property Address:	9240/9248/9260 CAMBIE ROAD
Address:	C/O RAV BAINS SUITE 203 - 2631 VIKING WAY RICHMOND, BC V6V 3B5

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 increase the maximum lot coverage for buildings to 43%.
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 #29 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 $447,304.00 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
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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

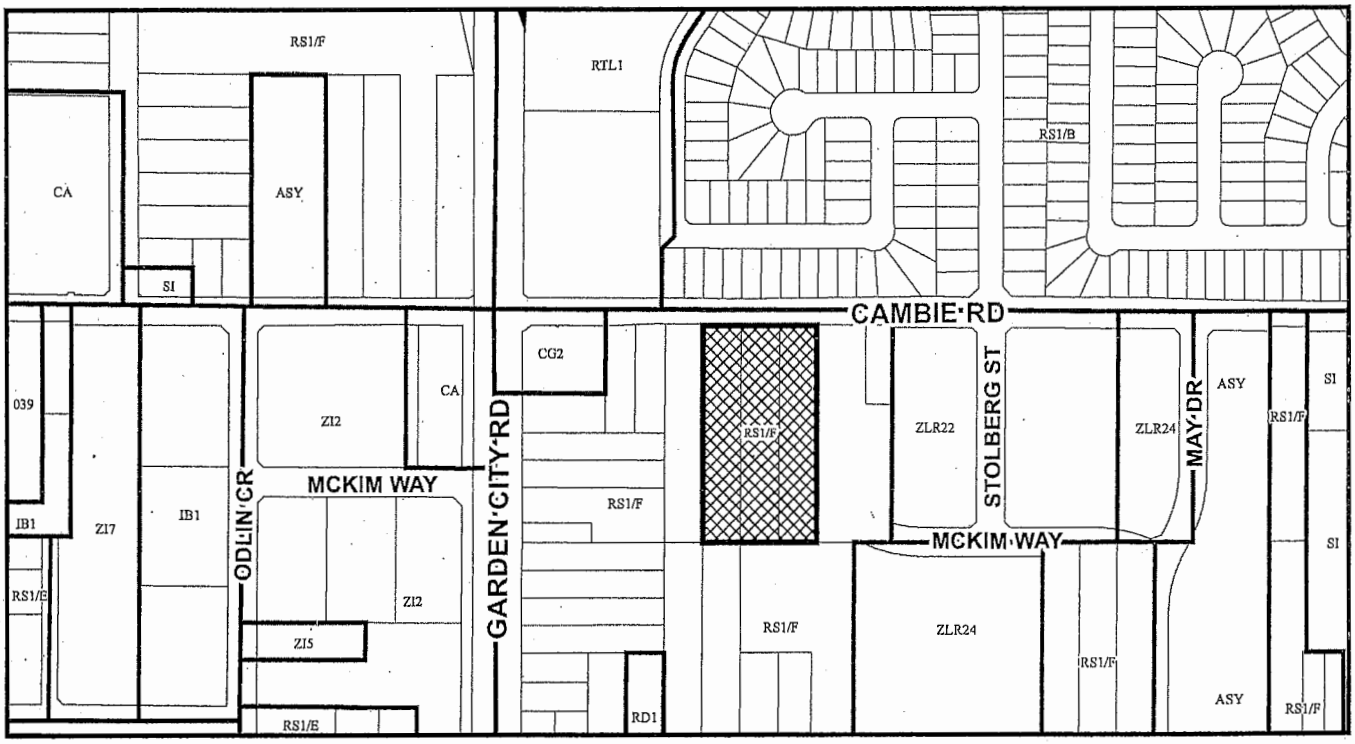
   This Permit is not a Building Permit.

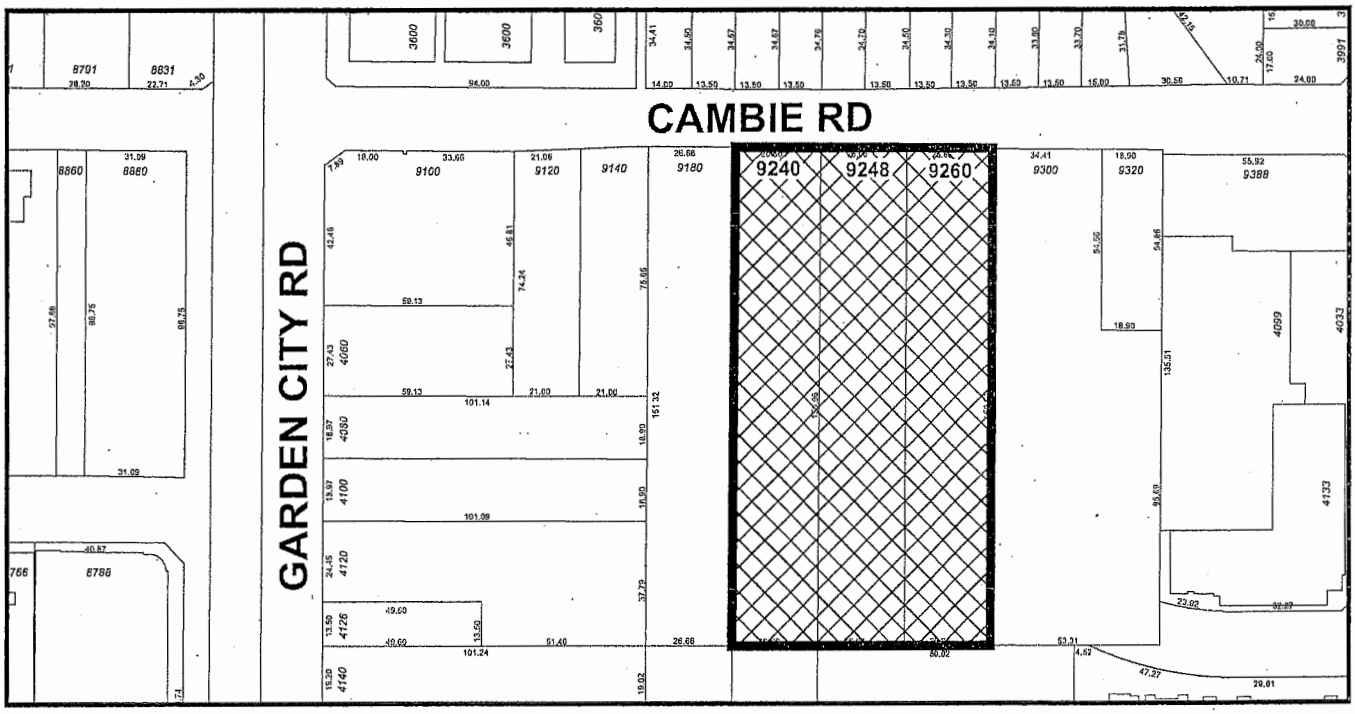
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DP 17-760368
SCHEDULE "A"

Original Date: 01/17/17

Revision Date:

Note: Dimensions are in METRES

LOCATION PLAN

CONTEXT PLAN

PROJECT DESCRIPTION

A 'SITE-SPECIFIC' REZONING OF THE 2.98-ACRE AGGREGATE SITE IN THE WEST CAMBIE AREA TO PERMIT THE DEVELOPMENT OF A 59-UNIT TOWNHOUSE PROJECT. THE PROJECT AIMS TO BE PART OF THE OVERALL ALEXANDRA AREA REDEVELOPMENT AS A "COMPLETE AND BALANCED" COMMUNITY.

DEVELOPMENT OF THE 3 EXISTING RS1/E PARCELS WILL REQUIRE LAND DEDICATIONS FOR TWO NEW COLLECTOR ROAD 20M RIGHT-OF-WAYS (DUBBERT ST, MCKIM WAY), AS WELL AS 4M X 4M CORNER CUTS, AMOUNTING TO APPROX 27% OF THE ORIGINAL SITE.

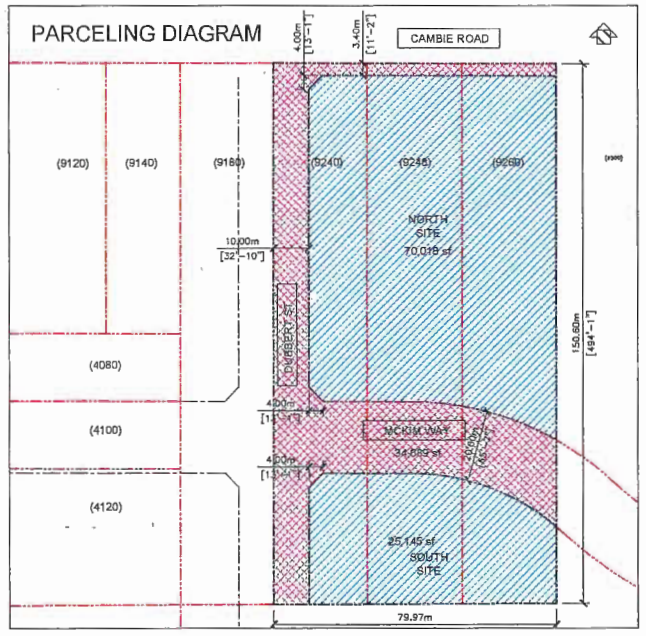
THE SITE, AS SHOWN ON THE ALEXANDRA NEIGHBOURHOOD MAP, BORDERS ONTO "THE OAKS" SINGLE-FAMILY NEIGHBOURHOOD (NORTH) AND A MIXED-USE ZONE (WEST). THE OCP IDENTIFIES IT AS RESIDENTIAL AREA 1 WITH MAX 1.70 FAR, TYPICALLY TOWNHOUSES OR LOW-RISE APARTMENTS (4-STOREY TYPICAL).

THE PROPOSED DUBBERT STREET REQUIRES THE DEDICATION OF 10M FROM THE SITE'S WEST EDGE, WHILE THE MCKIM WAY CREATES 2 NET SITES: THE NORTH SITE (70,018 SF), AND THE SOUTH SITE (25,145 SF), TOTALING 95,163 SF (NET). ABOUT 2/3 OF THE SITE BOUNDARIES WILL BE COMPLETED AS NEW STREET FRONTAGE WORKS.

THE PROPOSED OVERALL 59-UNIT PROJECT IS COMPRISED OF 45 UNITS ON THE NORTH SITE, AND 14 UNITS ON THE SOUTH SITE. THE TANDEM/DOUBLE RATIO IS 46% (27 TANDEM, 32 DOUBLES).

THE PROJECT IS REQUIRED TO BE SERVED BY THE ALEXANDRA DISTRICT ENERGY UTILITY.

PARCELING DIAGRAM



CONVERTIBLE UNIT FEATURES CHECKLIST

DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.
	LEVER-TYPE HANDLES FOR ALL DOORS
VERTICAL CIRCULATION	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC.
	SPEC NOTE: BRUNO CURVED RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS, POWER: 24VDC COMPRISED (2) 7AH 12V BATTERIES
	VERTICAL LIFT (FUTURE): DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING
BATHROOMS (MIN 1/UNIT)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER, REINFORCED WITH 2"X12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 610 MM WIDE CLEAR). ALL PIPES ARE BROUGHT IN MAX 300 MM TO CENTRE OF THE PIPE FROM FLOOR LEVEL.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

AGING-IN-PLACE MEASURES (ALL UNITS)

ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	2'-6" SLIDING DOORS WHERE POSSIBLE
KITCHEN	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	MIN. 900 MM WIDTH

REZONING CONDITIONS

- LOT CONSOLIDATION OF ALL LOTS INTO ONE DEVELOPMENT PARCEL.
- ROAD DEDICATIONS TO ACCOMMODATE NEW DUBBERT STREET, MCKIM WAY, CAMBIE ROAD.
- CONTRACTUAL ARRANGEMENT WITH ARBOURIST FOR ON-SITE SUPERVISION DURING CONSTRUCTION.
- TREE PROTECTION MEASURES AND FENCEING PER ARBOURIST REPORT.
- STATEMENT ON TITLE THAT CONSTRUCTION ADDRESSES CMHC PRESCRIBED INTERIOR NOISE LEVELS.
- STATEMENT ON TITLE THAT CONSTRUCTION TO ACHIEVE THERMAL COMFORT TO ASHRAE 55-2004.
- FLOOD PLAIN COVENANT IDENTIFYING MINIMUM HABITABLE ELEVATION OF 2.6 M GSC.
- APPROVED DEVELOPMENT PERMIT APPLICATION.
- VOLUNTARY CONTRIBUTION: THE PUBLIC ART FUND.
- VOLUNTARY CONTRIBUTION: PLANNING COSTS (W. CAMBIE-ALEXANDRA INTERIM GUIDELINES POLICY 5044)
- VOLUNTARY CONTRIBUTION: CHILD CARE (INTERIM GUIDELINES POLICY 5044)
- VOLUNTARY CONTRIBUTION: CITY BEAUTIFICATION
- VOLUNTARY CONTRIBUTION: AFFORDABLE HOUSING FUND
- AGREEMENT ON TITLE PROHIBITING CONVERSION OF TANDEM PARKING INTO HABITABLE SPACE.
- VOLUNTARY CONTRIBUTION: SHORTFALL OF ON-SITE INDOOR AMENITY SPACE.
- AGREEMENT OF COMMITMENT TO CONNECT TO THE ALEXANDRA DISTRICT ENERGY UTILITY (DEU).
- ENTER INTO A SERVICING AGREEMENT FOR THE OFFSITE WORKS.

ZONING SUMMARY

Zoning Bylaw No. 8500

CIVIC ADDRESS: 9240/9248/9280 CAMBIE ROAD, RICHMOND BC
LEGAL DESCRIPTION: LOTS 3E, 4W, & 4E OF LOT 4 BLK 'A', SECTION 34 BLOCK 5N RANGE 6W NWD PLAN 1224
LOT SIZE (3-LOTS): ORIGINAL SITE: 129,852 SF = 2,981 ACRES [12,063 M2]
ROAD DEDICATIONS: 34,689 SF [3,222.7 M2] (MCKIM WAY, DUBBERT ST, AND CAMBIE RD.)
NET NORTH SITE: 70,018 SF [6,504.9 M2]
NET SOUTH SITE: 25,145 SF [2,336.0 M2]
TOTAL NET SITE: 95,163 SF [8,840.9 M2]
HERITAIR/ESA/NEF: NO / NO / NO / YES: AREA 2 (ANSD POLICY)
AREA PLAN / OCP: WEST CAMBIE 11 / APARTMENT RESIDENTIAL (ALEXANDRA NEIGHBOURHOOD)

	PERMITTED/REQUIRED	PROJECT SPECIFICS (PROPOSED)
LOT ZONING:	NOW RS1/F, PROPOSE ZT79	TOWNHOUSING (ZT79) - WEST CAMBIE (ALEXANDRA)
USES:	TOWNHOUSING, CHILD CARE	TOWNHOUSING
DENSITY (MAX):	0.82 BASE FAR	0.81 FAR (76,748 / 95,163 SF) NORTH & SOUTH SITE SEE FAR BREAK DOWN BELOW
LOT COVERAGE:	42% MAX.	42.5% (40,530 SF / 95,163 SF) NORTH & SOUTH SITE
LOT PERMEABILITY:	70% MAX. (NON PERMEABLE)	68.4% (65,111 SF / 95,163 SF) NORTH & SOUTH SITE
YARD SETBACKS:		
ROAD YARD	4.0 M [13.12'] MIN	4.17 M [13.55'] (AT CAMBIE ROAD) 4.0 M [14.76'] (AT DUBBERT STREET, MCKIM WAY)
SIDE/REAR YARD	4.5 M [14.76'] MIN (N SITE) 4.2 M, 3.0M [13.78', 9.84'] MIN (S SITE)	4.5 M [14.76'] (N SITE) 4.2 M, 3.0M [13.78', 9.84'] (S SITE)
YARD PROJECTIONS:		
PRINCIPAL BLDG	MAX 1.5M FRONT YD	1.5m ALONG McKIM WAY (N.SITE)
BAY WINDOWS	1.0M FRONT, 0.6M REAR,SIDE	0.6m
BALCONIES	1.5M, BUT NOT AT SIDE	N/A
PERGOLAS ETC	BY CASE	TBD
ELEC. RM ETC	0.6 M REAR, SIDE YD	0.6m
AVG SITE GRADE:		2.38m(N.SITE)/2.39m (S.SITE)
BUILDING HT MAX:	12 M [39.37'] FROM AVG FIN GRADE 3 STOREYS	12.0m 3 STOREYS
FLOODPLAIN C.L.	PER OCP, FCL AT 2.6 M [8.53']	SET MBE AT 2.60 M [8.53']
PARKING REQUIRED:	118 (RESIDENTS: 2.0/UNIT x 59) 12 (VISITORS: 0.2/UNIT x 59)	118 RESIDENT SPACES (2/UNIT) (86 STD, 32 SMALL) 12 VISITOR SPACES (12 STD)
SMALL CARS		24.6% (32 SMALL / 130 SPACES)
TANDEM SPACES	MAX 50% OF UNITS	45.8% (27 UNITS / 59 UNITS)
H/C SPACES	3 (2% OF SPACES) MIN.	3 (0.02 x 130 SPACES)
BICYCLE PARKING:		
CLASS 1	74 (1.25/UNIT x 59)	86 PROVIDED (68 NORTH SITE; 18 SOUTH SITE)
CLASS 2	12 (0.2/UNIT x 59)	12 TO BE PROVIDED (OUTDOOR)
AMENITY SPACE:		
COMMON OUTDR	354 M2 (6 M2/UNIT x 59)	357.6 M2 SHOWN [3,850 SF]
INDOOR	100 M2 OR PAY-IN-LIEU	34.2 M2 [368SF] or PAY-IN-LIEU
GARBAGE DEPOT:	TBD	DOOR-TO-DOOR PICK UP
LOADING:	NO DESIGNATED REQUIRED	NO DESIGNATED SPACE PROVIDED

F.A.R. AREA BREAKDOWN (SF) BY UNIT TYPE

UNIT TYPE	GROSS AREA	GARAGE (EXEMPT)	STAIR/ENT. (EXEMPT)	STAIR LEVEL 3 OPENING (EXEMPT)	FAR AREA	NO. UNITS
UNIT A	1,880 sf	(373 sf)	(108 sf)	(41 sf)	1,358 sf	6
UNIT Ae	1,902 sf	(377 sf)	(108 sf)	(41 sf)	1,376 sf	4
UNIT Aw	1,894 sf	(373 sf)	(108 sf)	(41 sf)	1,372 sf	4
UNIT Bc	1,866 sf	(423 sf)	(108 sf)	(68 sf)	1,347 sf	3
UNIT B	1,799 sf	(396 sf)	(108 sf)	(53 sf)	1,242 sf	4
UNIT Be	1,815 sf	(399 sf)	(108 sf)	(55 sf)	1,253 sf	1
UNIT Bx	1,849 sf	(398 sf)	(108 sf)	(59 sf)	1,284 sf	2
UNIT C	1,909 sf	(527 sf)	(108 sf)	(44 sf)	1,230 sf	2
UNIT Cw	1,926 sf	(529 sf)	(108 sf)	(46 sf)	1,243 sf	2
UNIT C-1	1,941 sf	(533 sf)	(108 sf)	(44 sf)	1,256 sf	7
UNIT Cw-1	1,969 sf	(540 sf)	(108 sf)	(44 sf)	1,277 sf	4
UNIT De	1,938 sf	(540 sf)	(108 sf)	(46 sf)	1,244 sf	4
UNIT D-1	1,963 sf	(547 sf)	(108 sf)	(44 sf)	1,264 sf	6
UNIT D-2	1,920 sf	(538 sf)	(108 sf)	(44 sf)	1,230 sf	2
UNIT E	1,880 sf	(373 sf)	(108 sf)	(44 sf)	1,355 sf	4
UNIT Ee	1,902 sf	(377 sf)	(108 sf)	(44 sf)	1,373 sf	4
TOTAL						59

F.A.R. AREA BREAKDOWN (SF) BY BUILDING NO.

SITE	BLDG NO.	NO. UNIT	BLDG GROSS	BLDG EXEMPT	BLDG FAR AREA
NORTH SITE	1	6xD	11,885 sf	(4,175 sf)	7,510 sf
	2	6xD	11,685 sf	(4,175 sf)	7,510 sf
	3	5xC	9,686 sf	(3,424 sf)	6,262 sf
	4	6xC	11,627 sf	(4,109 sf)	7,518 sf
	5	5xB	7,413 sf	(2,298 sf)	5,115 sf
	6	5xB	7,530 sf	(2,352 sf)	5,178 sf
	7	4xA	7,564 sf	(2,096 sf)	5,468 sf
	8	3xA	5,676 sf	(1,570 sf)	4,106 sf
	9	3xA	5,676 sf	(1,570 sf)	4,106 sf
	10	4xA	7,548 sf	(2,088 sf)	5,460 sf
SOUTH SITE	11	2xB	3,664 sf	(1,127 sf)	2,537 sf
	12	4xC	7,820 sf	(2,754 sf)	5,066 sf
	13	6xE	11,324 sf	(3,158 sf)	8,166 sf
	14	2xE	3,804 sf	(1,058 sf)	2,746 sf
TOTAL		59	112,702 sf	(35,954 sf)	76,748 sf

CONTACTS

Architect

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Tel: 604-855-7880 Attn: DEREK HYDE
Fax: 604-855-7891 Email: dhyde@williamsengineering.com

Electrical

LIEW ENGINEERING LTD.
#275 - 11780 RIVER ROAD
RICHMOND, B.C. V6X 1Z7
Tel: 604-277-3157 Attn: RICHARD LIEW
Fax: 604-277-3157 Email: liewenglld@telus.net

Geotechnical

GEOPACIFIC CONSULTANT LTD.
#410 - 1200 W. 73RD AVENUE
VANCOUVER, B.C.
Tel: 604-439-0922 Attn: MATT KOKAN
Fax: 604-439-9189 Email: kokan@geopacific.ca

Landscape Architect

JONATHAN LOSEE LTD LANDSCAPE ARCHITECTURE
#102 - WEST 2ND AVENUE
VANCOUVER, BC V6J 1H3
Tel: 604-669-1003 Attn: JONATHAN LOSEE
Fax: 604-669-0402 Email: jon@jonathanlosee.com

Arbourist

ARBORTECH CONSULTING LTD.
#200 - 3740 CHATHAM STRET
RICHMOND, BC V7E 2Z3
Tel: 604-275-3484 Attn: NORM HOL
Fax: 604-275-9554 Email: norm@aclgroup.ca

Surveyor

J. C. TAM AND ASSOCIATES
#115 - 8833 ODLIN CRESCENT
RICHMOND, BC V6X 3Z7
Tel: 604-214-8928 Attn: J. C. TAM
Fax: 604-214-8929 Email: office@jctam.com

DRAWING LIST

Architectural

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A1.02	FIRE PROTECTION/SITE PLAN
A1.03	AVG. GRADE/ PARKING PLAN
A1.04	PERMEABILITY AND COVERAGE OVERLAYS
A2.00	AMENITY BUILDING/CONVERTIBLE UNITS
A2.01	FLOOR PLANS: BUILDING 1 & 2
A2.02	ELEVATIONS: BUILDING 1 & 2
A2.03	FLOOR PLANS: BUILDING 3 & 4
A2.04	ELEVATIONS: BUILDING 3 & 4
A2.05	FLOOR PLANS: BUILDING 5 & 6
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A2.07	FLOOR PLANS: BUILDING 7 & 8
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A2.10	ELEVATIONS: BUILDING 9 & 10
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A2.12	ELEVATIONS: BUILDING 11 & 12
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A2.14	ELEVATIONS: BUILDING 13 & 14
A3.01	SITE SECTIONS A & B
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Landscape

L-1	LANDSCAPE MASTERPLAN
L-2	LANDSCAPE LAYOUT PLAN NORTH
L-3	LANDSCAPE LAYOUT PLAN SOUTH
L-4	LANDSCAPE PLANTING PLAN
L-5	LANDSCAPE PLANTING PLAN SOUTH
L-6	LANDSCAPE DETAILS
L-7	LANDSCAPE DETAILS

CITY PERMITS

REZONING PERMIT	RZ 15-692812
DEVELOPMENT PERMIT	DP 17-760368
BUILDING PERMIT	
SITE SERVICING AGREEMENT	

REVISIONS

JUN 20, 2017 DP RE-SUBMISSION
APR 20, 2017 Issued for ADP Application
DEC 21, 2016 Issued for DP Application
FEB 16, 2015 Issued for RZ Application

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SEAL

INTERFACE:
Suite 230
11590 Cambie Road
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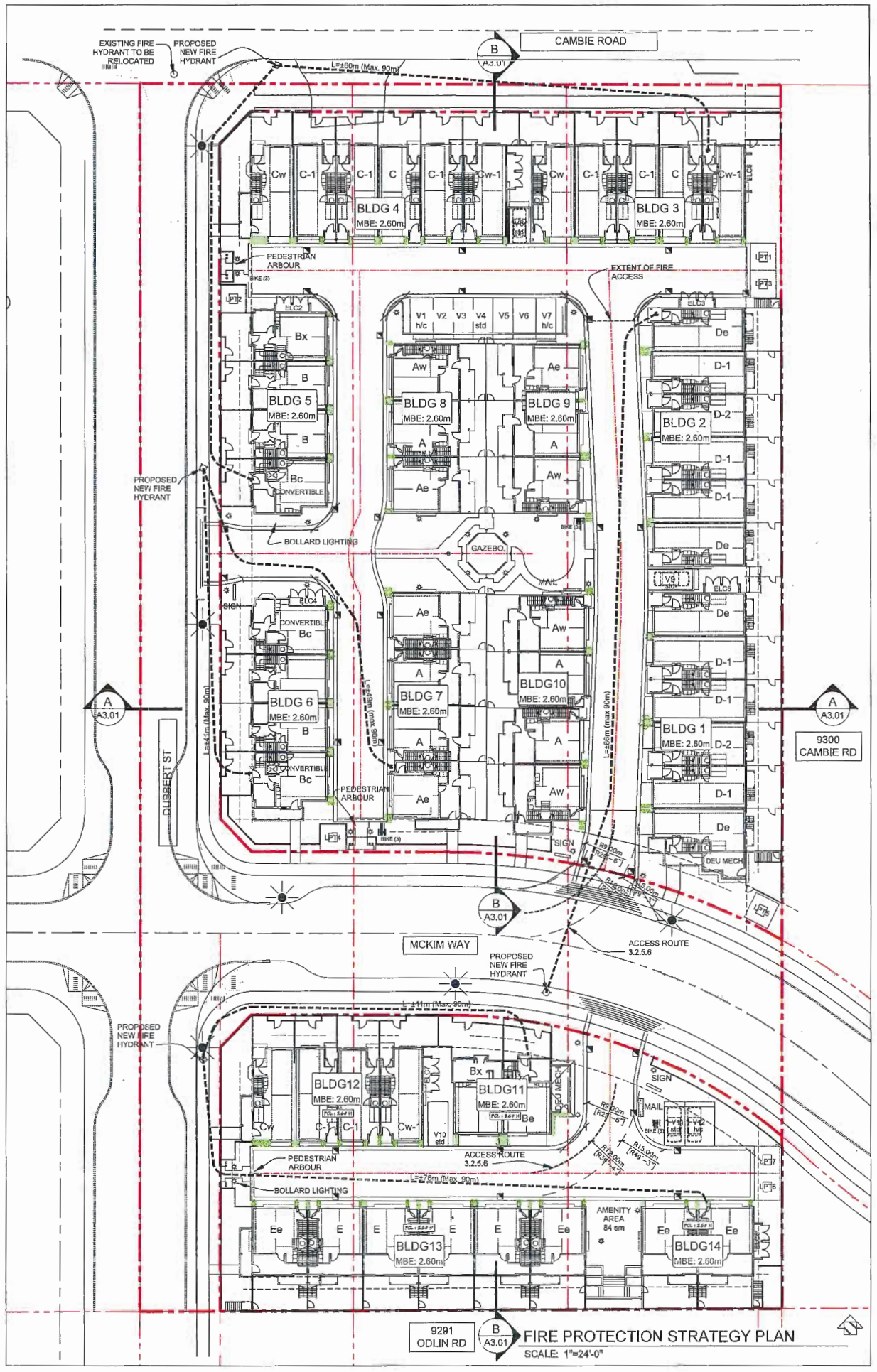
PROJECT
Proposed 59-Unit Townhouse Development
9240/9248/9280 Cambie Road
Richmond, B.C.

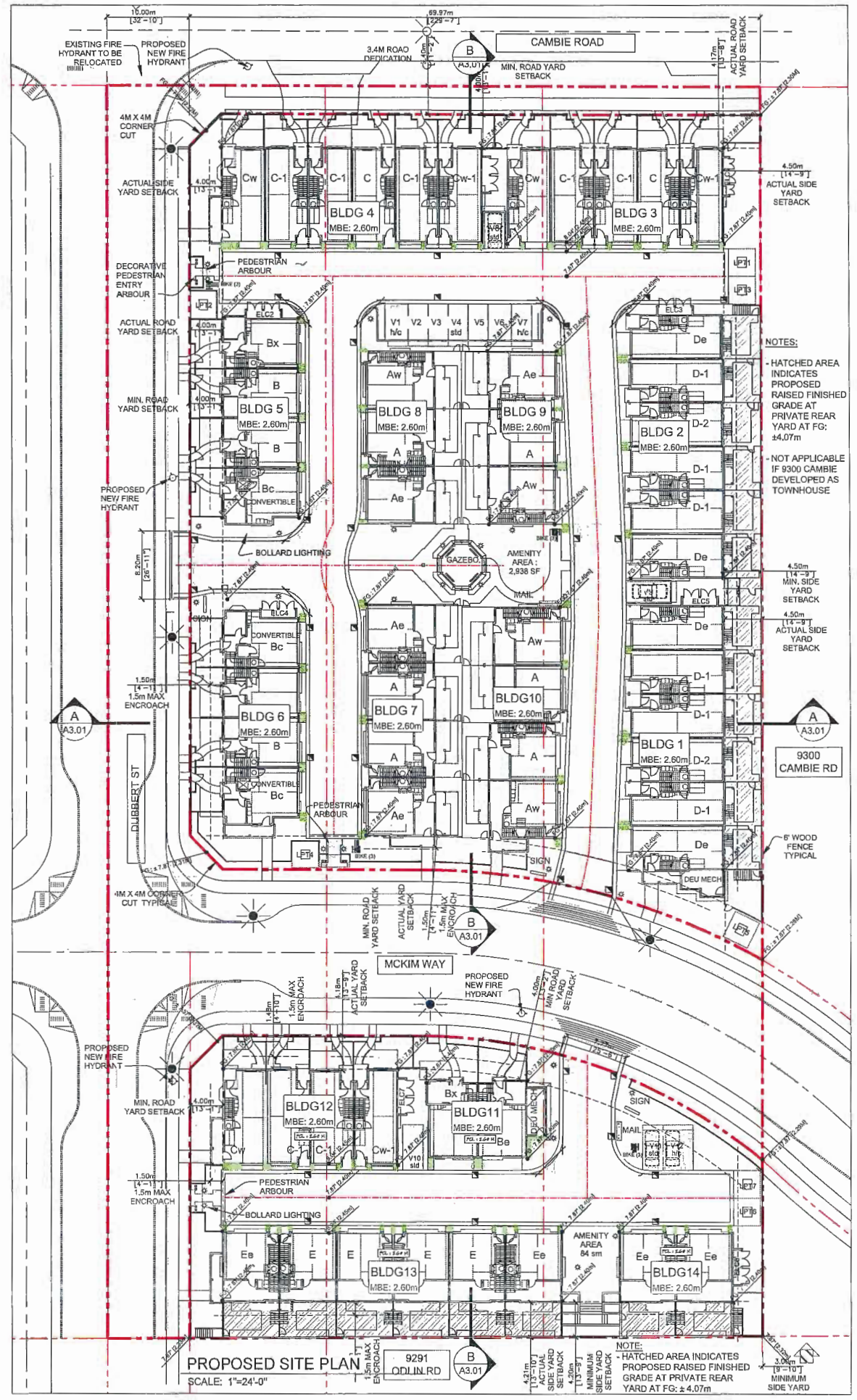
PROJECT NO. 1501
SCALE As Noted
DATE Jan. 12, 2015
DRAWN BY KYC, SRS
CHECKED BY KYC
SHEET TITLE PROJECT DATA
DRAWING A1.01

JUL 12 2017
DP 17-760368

Plan #1



FIRE PROTECTION STRATEGY PLAN
SCALE: 1"=24'-0"



NOTES:
- HATCHED AREA INDICATES PROPOSED RAISED FINISHED GRADE AT PRIVATE REAR YARD AT FG: ±4.07m
- NOT APPLICABLE IF 9300 CAMBIE DEVELOPED AS TOWNHOUSE

PROPOSED SITE PLAN
SCALE: 1"=24'-0"

NOTE:
- HATCHED AREA INDICATES PROPOSED RAISED FINISHED GRADE AT PRIVATE REAR YARD AT FG: ± 4.07m

REVISIONS

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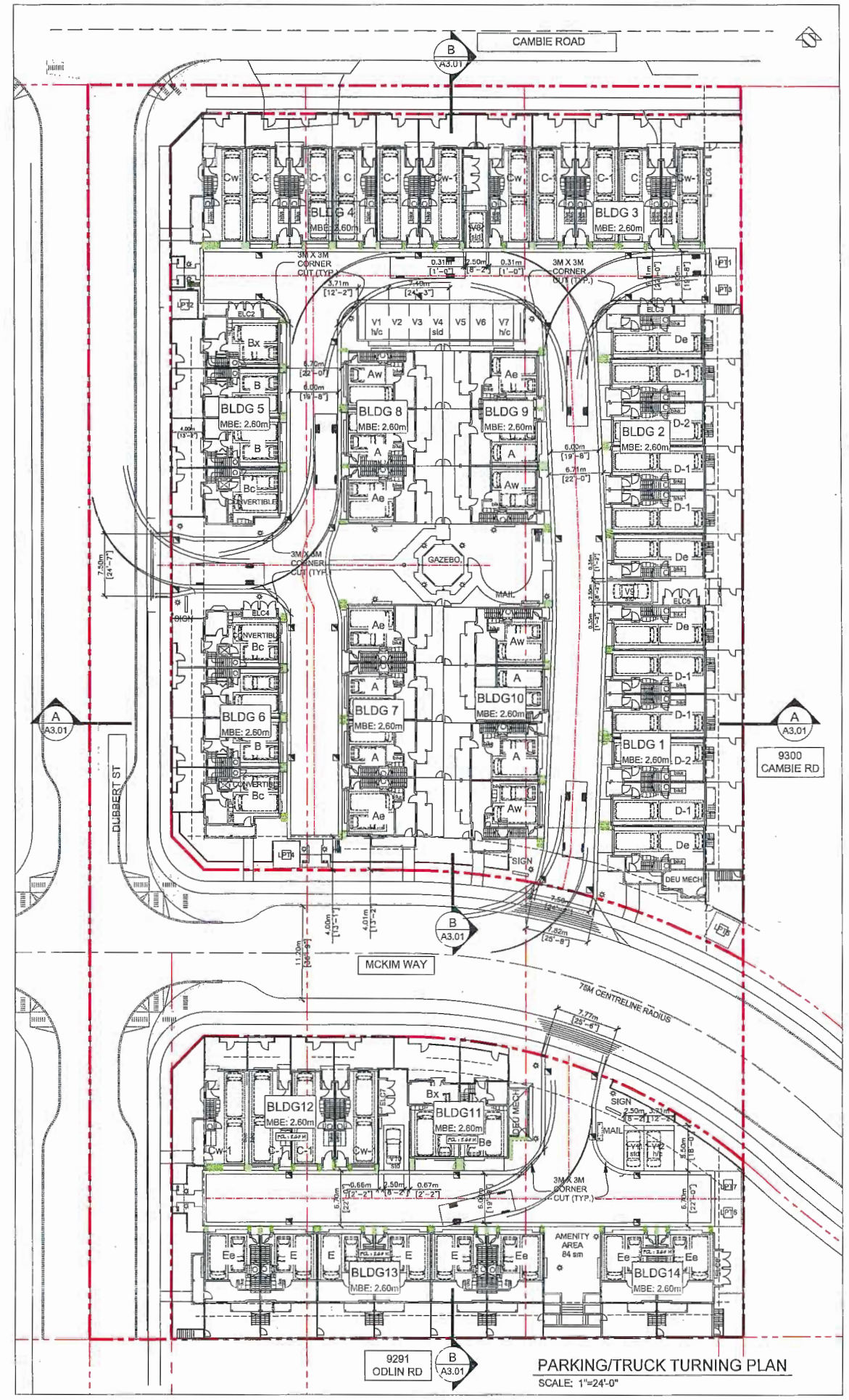
DRAWN BY KYC, SRS
CHECKED BY KYC
SHEET TITLE FIRE PROTECTION/ SITE PLAN
DRAWING A1.02

JUL 12 2017

DP 17-790368

Plan #2



PARKING/TRUCK TURNING PLAN

SCALE: 1"=24'-0"

AVERAGE GRADE CALCULATION													
NORTH SITE AVERAGE													
	SITE	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 10		TOTAL AVG.
CORNER 1	2.32	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40		
CORNER 2	2.30	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40		
CORNER 3	2.28	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40		
CORNER 4	2.31	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40		
AVG GRD	2.30	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40		2.39
SOUTH SITE AVERAGE													
	SITE	BUILDING 11	BUILDING 12	BUILDING 13	BUILDING 14								TOTAL AVG.
CORNER 1	2.32	2.40	2.40	2.40	2.40								
CORNER 2	2.29	2.40	2.40	2.40	2.40								
CORNER 2	2.32	2.40	2.40	2.40	2.40								
CORNER 2	2.33	2.40	2.40	2.40	2.40								
AVG GRD	2.32	2.40	2.40	2.40	2.40								2.38

REVISIONS

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PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

PARKING PLAN
AVG. GRADE CALCS.

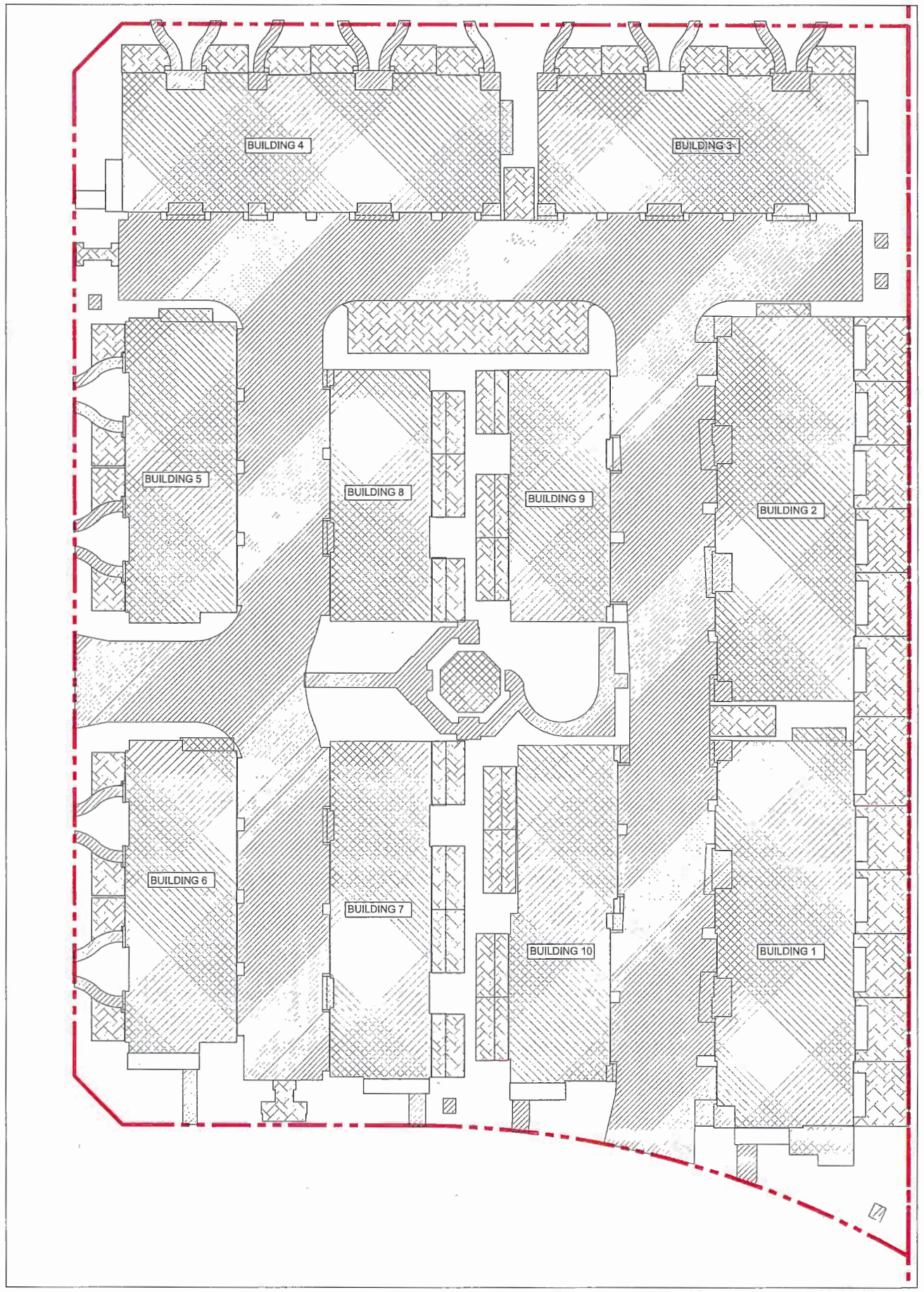
DRAWING

A1.03

JUL 12 2017

DP 17-760368

Plan #3



NORTH SITE PERMEABILITY AND LOT COVERAGE

SCALE: 1/16"=1'-0"

NORTH SITE:

SITE PERMEABILITY AND LOT COVERAGE SUMMARY

SITE AREA:	70,018 sf [6,504.9 m²]		100%
LOT COVERAGE:	31,167 sf [2895.51 m²]	44.5 % (≤ 42% max)	
SITE NON-POROUS (BUILDING & PAVING)	49,181 sf [4569.06 m²]	70.2 % (≤ 70% max)	OK
SITE POROUS (PERMEABLE + PLANTS)	20,837 sf [1935.82 m²]	29.8 %	
LIVE PLANT MATERIALS:	12,845 sf [1193.34 m²]	18.3 %	OK

SITE PERMEABILITY BREAKDOWN

BUILDING AREAS(MAIN+ACCESSORY):	28,900 sf [2684.7.90 m²]	
PATIOS, WALKWAYS, DRIVEWAY AREAS:	20,281 sf [1884.17 m²]	
SITE NON-POROUS (BUILDING & PAVING):	49,181 sf [4569.06 m²]	70.2% (≤ 70% max=49012 sf)

ADDITIONAL PERMEABLE AREA:	7992 sf [742.48 m²]	
LIVE PLANT MATERIALS: LANDSCAPING	12,845 sf [1193.34 m²]	18.3% (≥ 30%)
SITE POROUS (PERMEABLE + PLANTS)	20,837 sf [1935.82 m²]	29.8%

LOT COVERAGE BREAKDOWN

MAIN BUILDING AREAS:	28199 sf [2619.80 m²]	
ACCESSORY BUILDING AREAS:	701 sf [65.13 m²]	
COVERED AREAS:	2267 sf [210.61 m²]	
TOTAL LOT COVERAGE AREAS:	31167 sf [2895.51 m²]	44.5% (≤ 42% max=29407 sf)

LEGEND

CV — COVERED AREA

NP — NON-POROUS AREA

BL — BUILDING AREA

PA — PERMEABLE PAVING AREA

LP — LIVE PLANT AREA

SOUTH SITE:

SITE PERMEABILITY AND LOT COVERAGE SUMMARY

SITE AREA:	25,145 sf [2,336.0 m²]		100%
LOT COVERAGE:	9353 sf [869.85 m²]	37.2 % (≤ 42% max)	OK
SITE NON-POROUS (BUILDING & PAVING)	15,930 sf [1479.95 m²]	63.4 % (≤ 70% max)	OK
SITE POROUS (PERMEABLE + PLANTS)	9215 sf [856.10 m²]	36.6 %	
LIVE PLANT MATERIALS:	6554 sf [608.89 m²]	26.1 %	OK

SITE PERMEABILITY BREAKDOWN

BUILDING AREAS(MAIN+ACCESSORY):	8964 sf [832.78 m²]	
PATIO, WALKWAYS, DRIVEWAY AREAS:	6966 sf [647.16 m²]	
SITE NON-POROUS (BUILDING & PAVING):	15,930 sf [1479.95 m²]	63.4% (≤ 70% max=17601 sf)

ADDITIONAL PERMEABLE AREA:	2661 sf [247.22 m²]	
LIVE PLANT MATERIALS: LANDSCAPING	6554 sf [608.89 m²]	26.1% (≥ 30%)
SITE POROUS (PERMEABLE + PLANTS)	9215 sf [856.10 m²]	36.6%

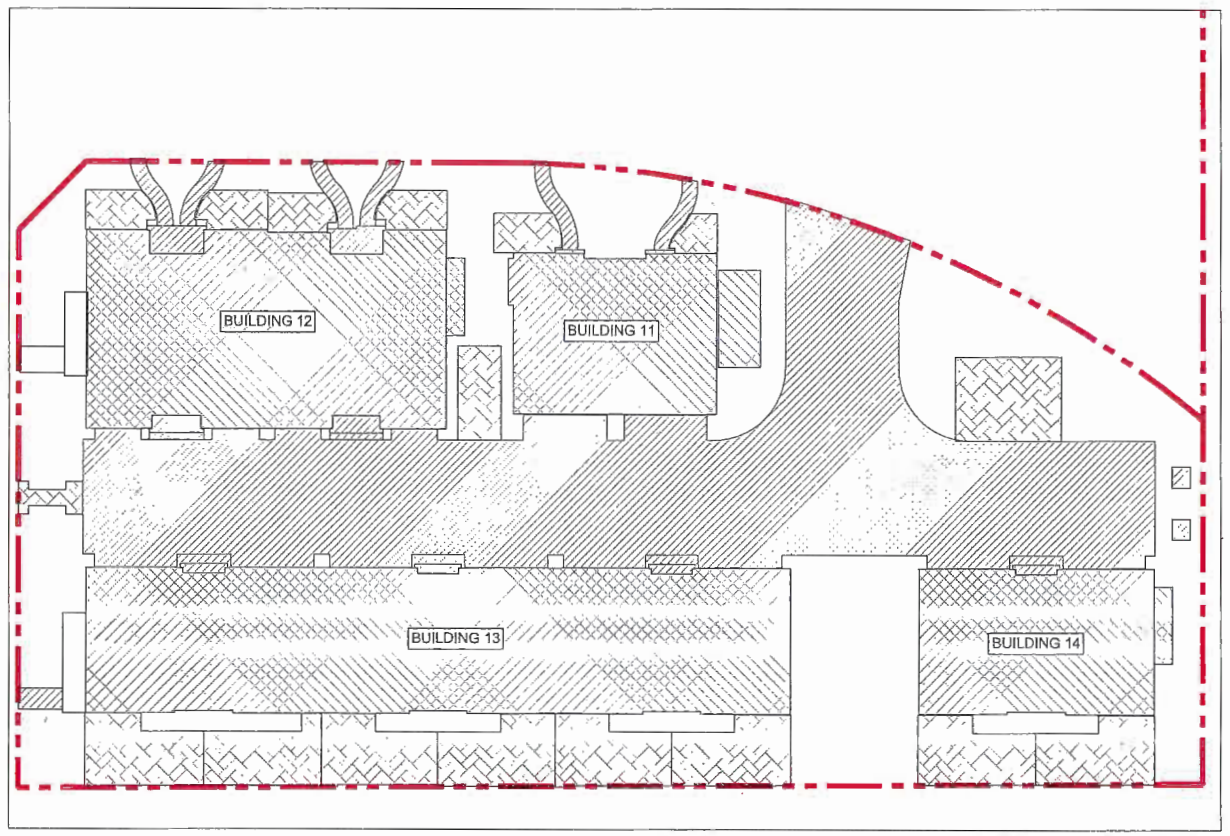
LOT COVERAGE BREAKDOWN

MAIN BUILDING AREAS:	6712 sf [609.37 m²]	
ACCESSORY BUILDING AREAS:	252 sf [23.41 m²]	
COVERED AREAS:	399 sf [37.07 m²]	
TOTAL LOT COVERAGE AREAS:	9363 sf [869.85 m²]	37.2 (≤ 42% max=10560 sf)

BOTH SITES:

SITE PERMEABILITY AND LOT COVERAGE SUMMARY

SITE AREA:	95,163 sf [8,840.9 m²]	100%
LOT COVERAGE:	40,530 sf [3765.36 m²]	42.5 % (≤ 42% max)
SITE NON-POROUS (BUILDING & PAVING)	65,111 sf [6049.01 m²]	68.4 % (≤ 70% max)
SITE POROUS (PERMEABLE + PLANTS)	30,052 sf [2791.92 m²]	31.6 %
LIVE PLANT MATERIALS:	19,399 sf [1802.23 m²]	20.4 %



SOUTH SITE PERMEABILITY AND LOT COVERAGE

SCALE: 1/16"=1'-0"

REVISIONS

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PROJECT

Proposed 59-Unit Townhouse Development

9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO. 1601

SCALE As Noted

DATE Jan. 12, 2016

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

PERMEABILITY AND COVERAGE OVERLAYS

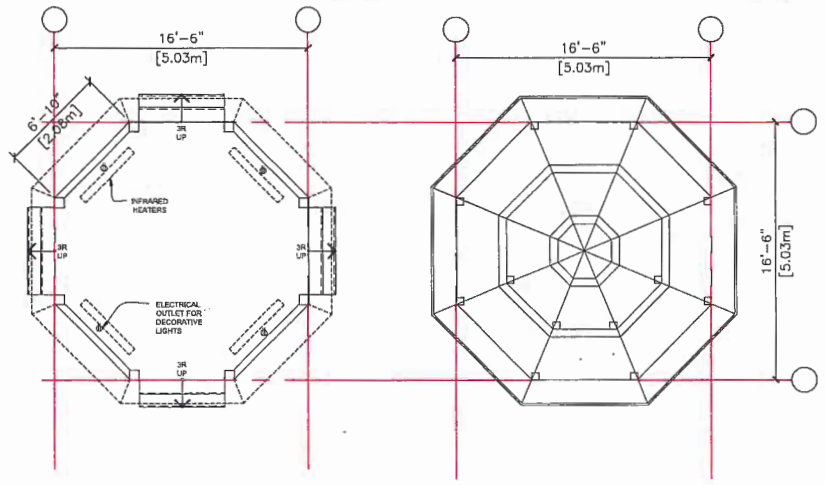
DRAWING

A1.04

JUL 1 2 2017

RD 17-793638

Plan #4

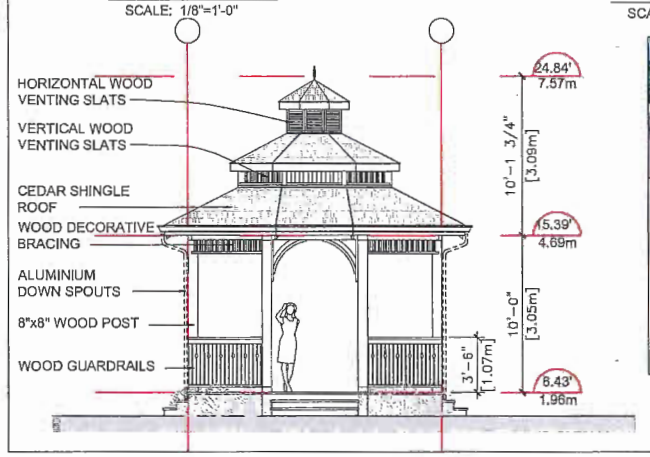


GAZEBO: PLAN

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

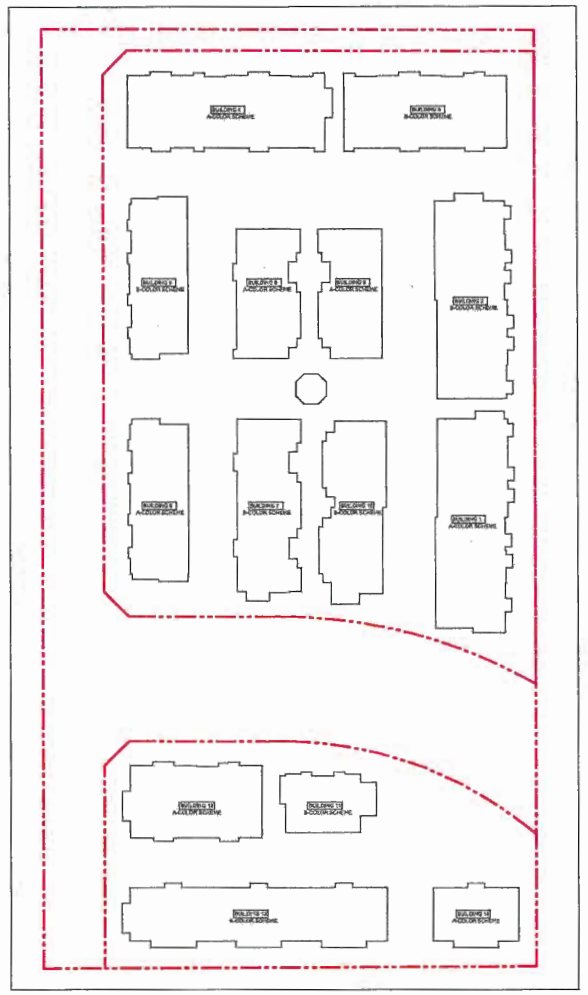
GAZEBO: ROOF PLAN

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



GAZEBO: ELEVATION

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



COLOR KEY PLAN

N.T.S.

EXTERIOR FINISHES

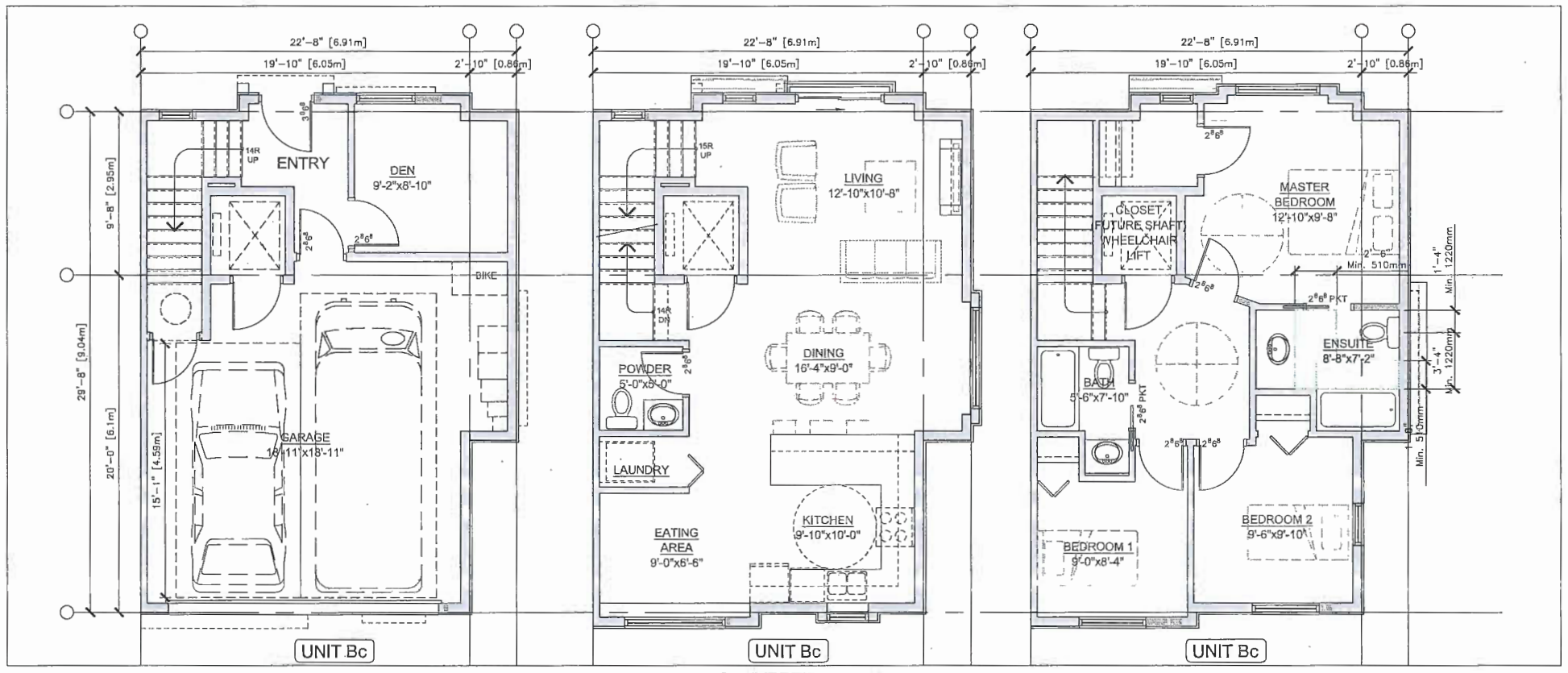
1. HORIZONTAL HARDIE CEDARMILL LAP SIDING
   Colour: BM CHANTILLY LACE 2121-70
   SEMI GLOSS
2. HARDIE PLANK SHINGLES
   Straight Edge Notched Panels
   A-Colour: BM BLACK PEPPER 2130-40
   B-Colour: BM DRIFT WOOD 2107-40
3. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Gray (Multicolour, Textured)
4. 2x8 WOOD TRIM BOARD - PAINTED
   Colour: BM CHANTILLY LACE 2121-70
   SEMI GLOSS
5. 1x4 TRIM BOARD ON 2X8 BARGE BOARD
   Colour: BM CHANTILLY LACE 2121-70
   SEMI GLOSS
6. BUILT UP POST - REFER TO DETAILS
   Colour: BM CHANTILLY LACE 2121-70
   SEMI GLOSS
7. VINYL-FRAMED DOUBLE-GLAZED WINDOWS
   (Vinyltek or Equivalent), Colour: WHITE
8. 2x6 WINDOW TRIM BOARD - PAINTED
   Colour: BM CHANTILLY LACE 2121-70
   SEMI GLOSS
9. ALUMINUM SURFACE MOUNTED GUTTER
   Colour: BM BLACK INK 2127-20
10. ENTRY INSULATED METAL DOOR
    Door Colour: BM CHANTILLY LACE 2121-70
    SEMI GLOSS
    Sidelight: WHITE
11. OVERHEAD WOOD PANEL GARAGE DOOR
    Colour: BM CHANTILLY LACE 2121-70
    SEMI GLOSS
12. METAL RAILING
    Colour: BM HC-166 KENDALL CHARCOAL
13. DOUBLED GLAZE VINYL SLIDING DOOR
    Colour: WHITE
14. ELECTRICAL ROOM DOOR
    Colour: BM CHANTILLY LACE 2121-70
    SEMI GLOSS
15. METAL RAIL FOR PLANTER
    Colour: BM HC-166 KENDALL CHARCOAL
16. WOOD FENCE
    Colour: BM STORMY MONDAY 2112-50
    MATTE

AGING-IN-PLACE MEASURES (ALL UNITS)

ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	2'-8" SLIDING DOORS WHERE POSSIBLE
KITCHEN	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	MIN. 900 MM WIDTH

CONVERTIBLE UNIT FEATURES CHECKLIST

DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.
	LEVER-TYPE HANDLES FOR ALL DOORS
VERTICAL CIRCULATION	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. MANUFACTURER SPEC.
	SPEC NOTE: BRUNO CURVED RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS, POWER: 24VDC COMPRISED (2) 7AH 12V BATTERIES *** PROVISION FOR - IN UNIT A-C (BUILDING 1) ***
	VERTICAL LIFT (FUTURE): DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING
BATHROOMS (MIN 1/UNIT)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER. REINFORCED WITH 2"X12' SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 610 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.



CONVERTIBLE UNIT

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

REVISIONS

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SCALE As Noted

DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

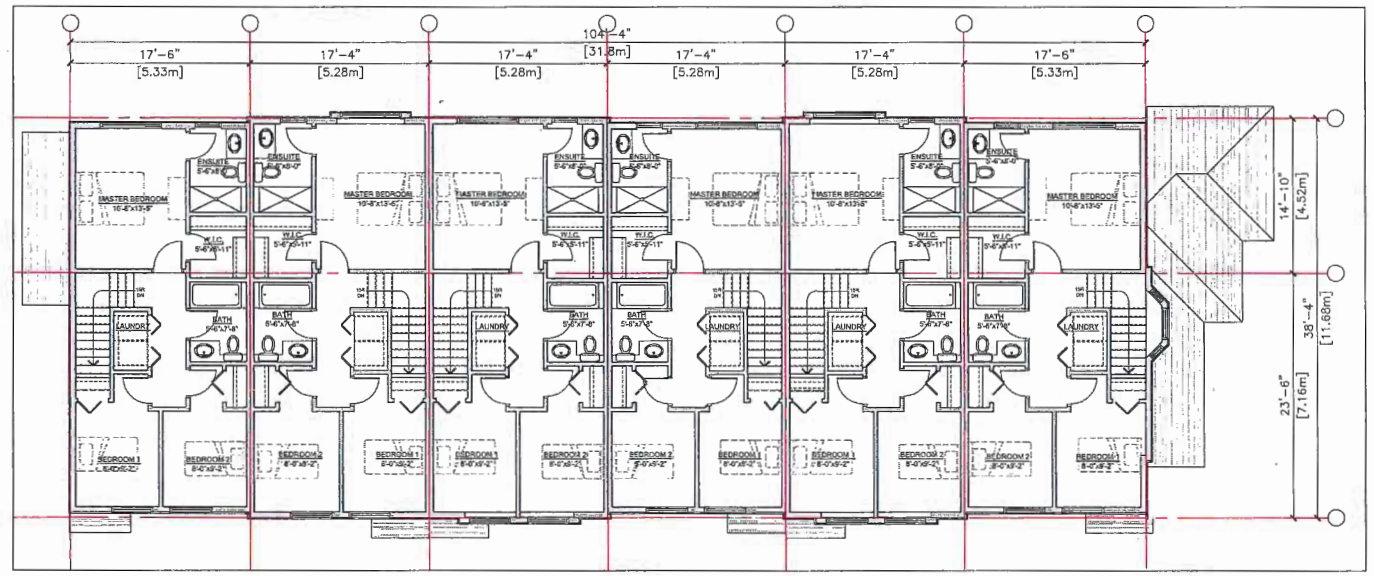
TYP. CONVERTIBLE UNIT
AMENITY BUILDING
(NORTH SITE)

DRAWING

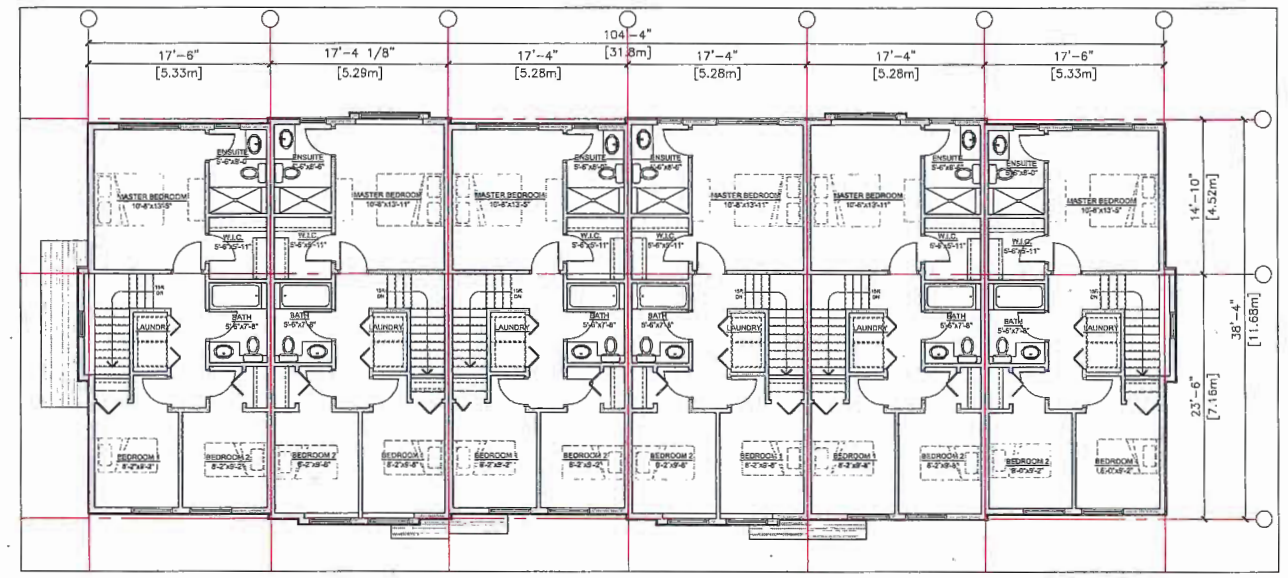
A2.00

JUL 12 2017

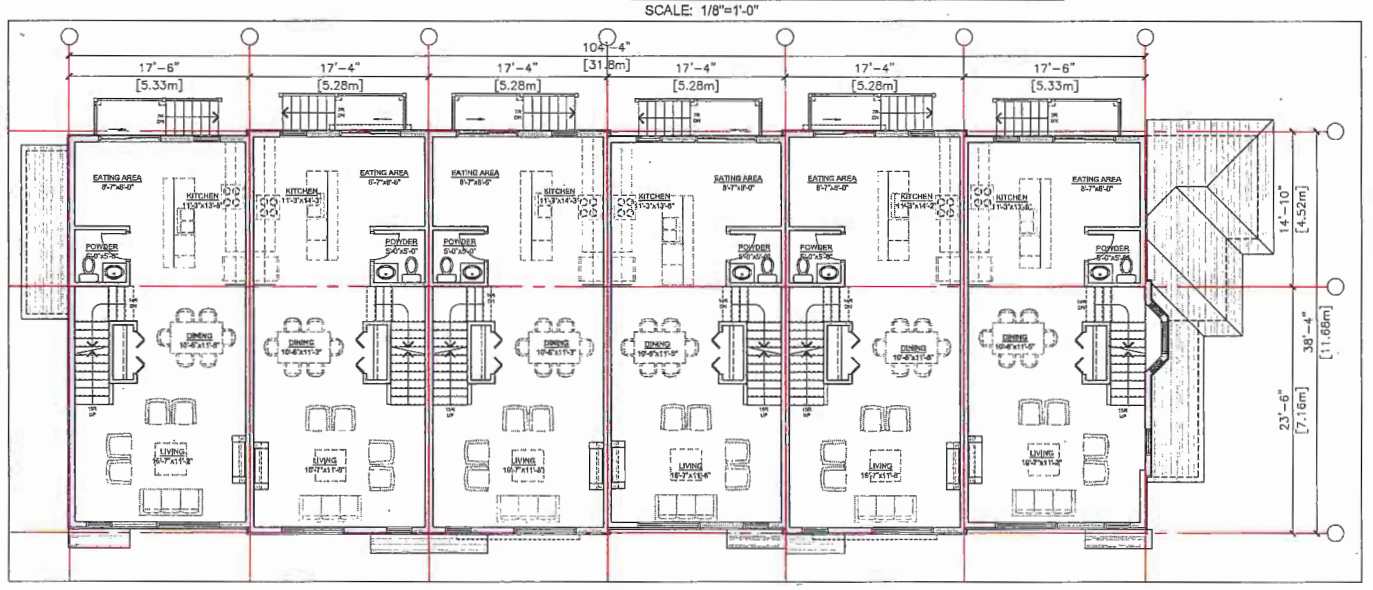
Plan #5



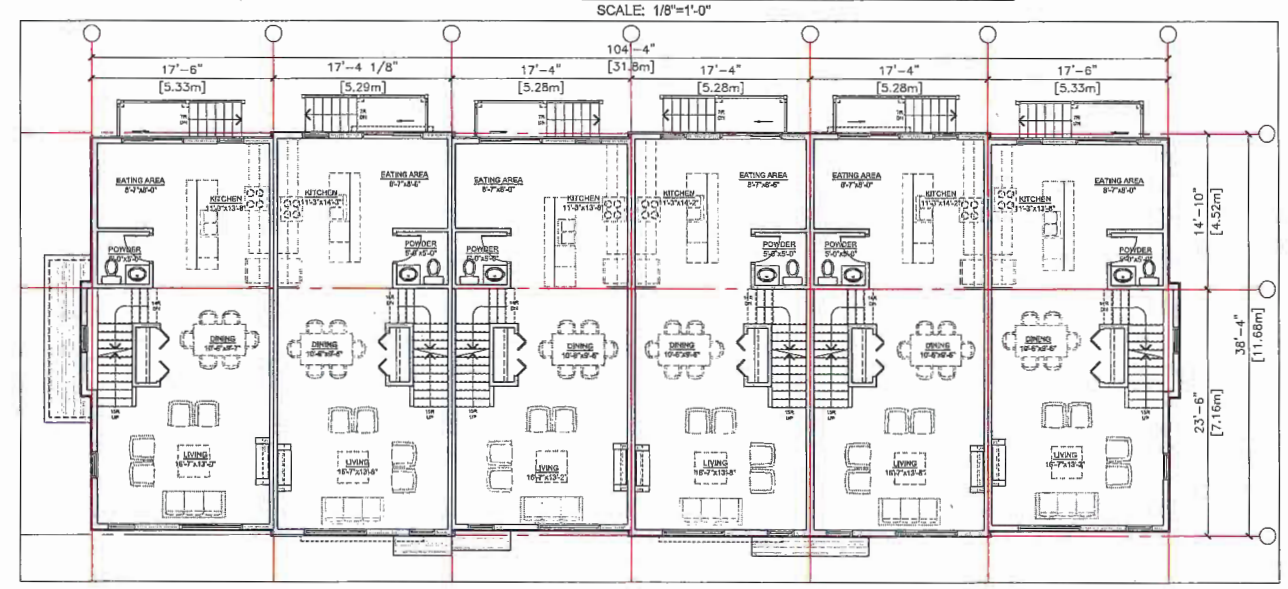
THIRD LEVEL FLOOR PLAN - BUILDING 1
SCALE: 1/8"=1'-0"



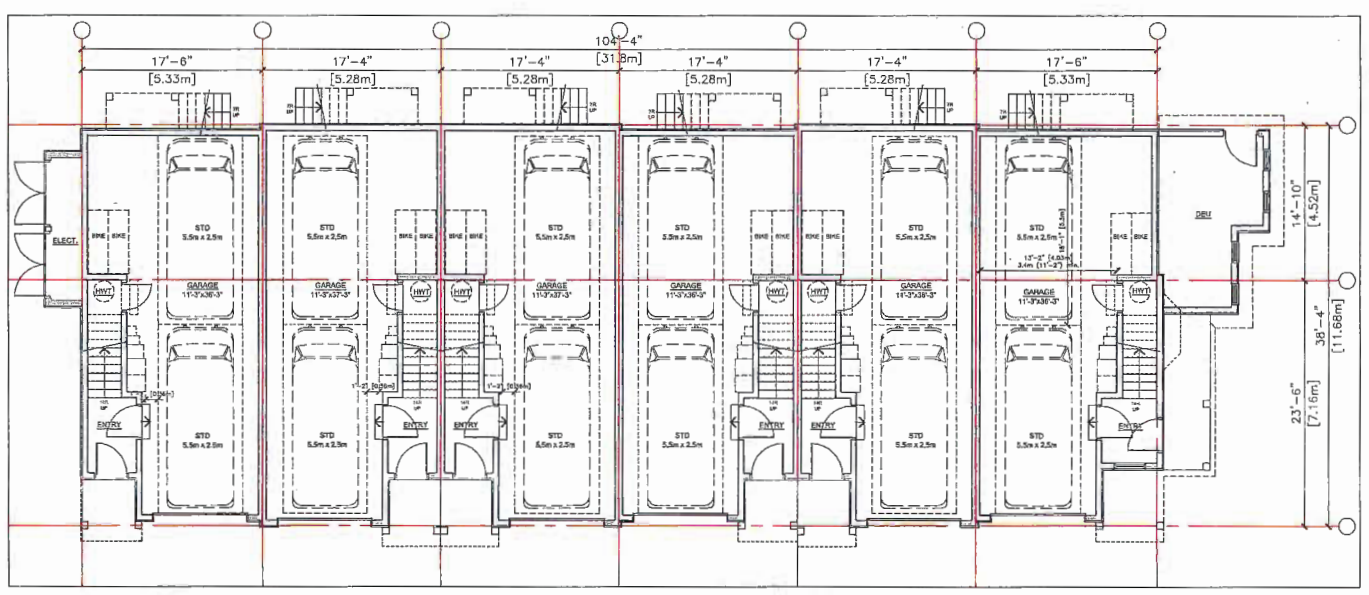
THIRD LEVEL FLOOR PLAN - BUILDING 2
SCALE: 1/8"=1'-0"



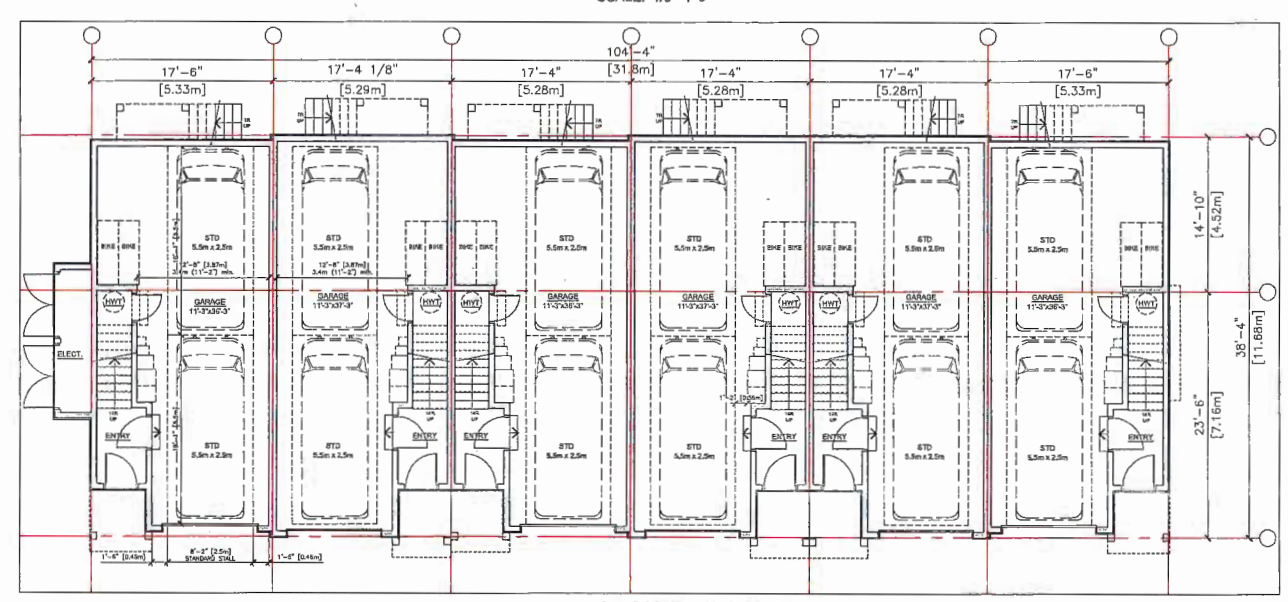
SECOND LEVEL FLOOR PLAN - BUILDING 1
SCALE: 1/8"=1'-0"



SECOND LEVEL FLOOR PLAN - BUILDING 2
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 1
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 2
SCALE: 1/8"=1'-0"

REVISIONS

JUN 20, 2017 DP RE-SUBMISSION

APR 20, 2017 Issued for ADP Application

DEC 21, 2016 Issued for DP Application

FEB 16, 2015 Issued for RZ Application

CONSULTANTS

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SEAL

INTERFACE:
Suite 230
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www.interfacearchitecture.com

PROJECT

Proposed 59-Unit Townhouse Development

9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO.
1501

SCALE
As Noted

DATE
Jan. 12, 2015

DRAWN BY
KYC, SRS

CHECKED BY
KYC

SHEET TITLE

FLOOR PLANS: BUILDING 1 & 2 (NORTH SITE)

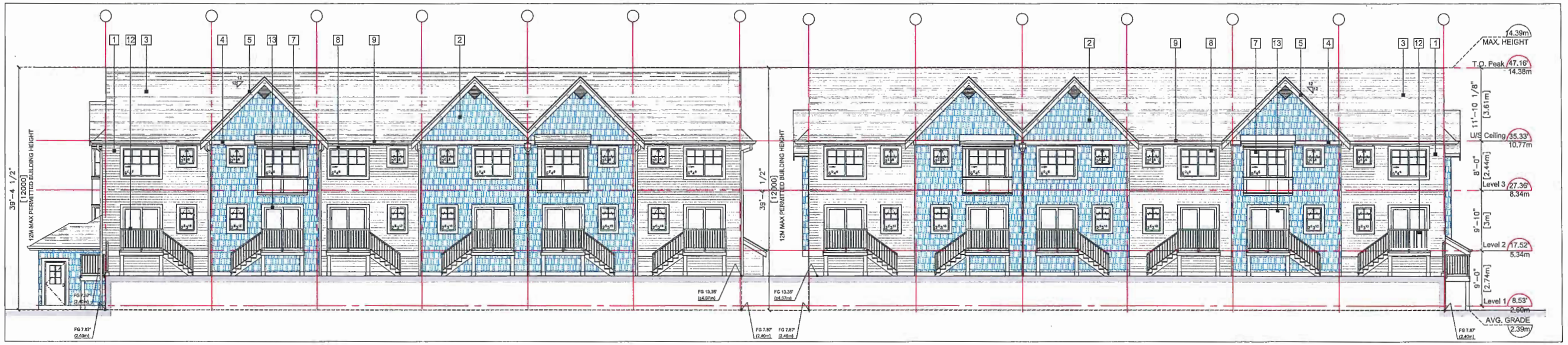
DRAWING

A2.01

JUL 12 2017

DP 17-760368

Plan #6

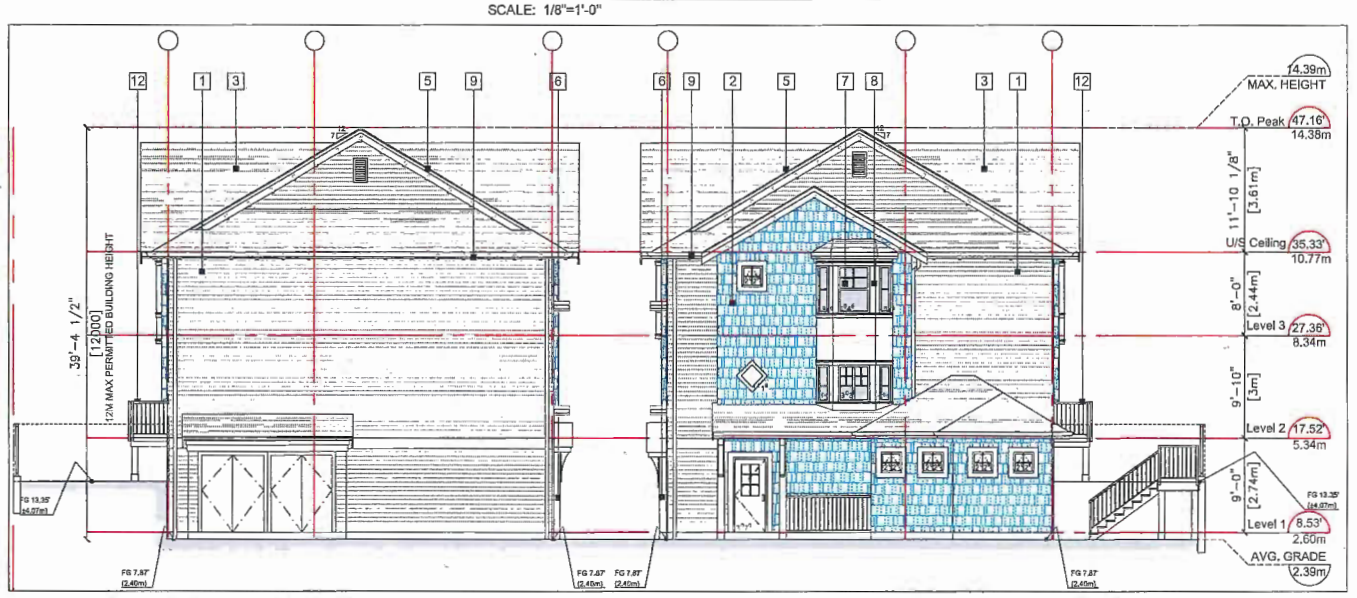


ELEVATION: BUILDING 1 - EAST
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 2 - EAST
SCALE: 1/8"=1'-0"

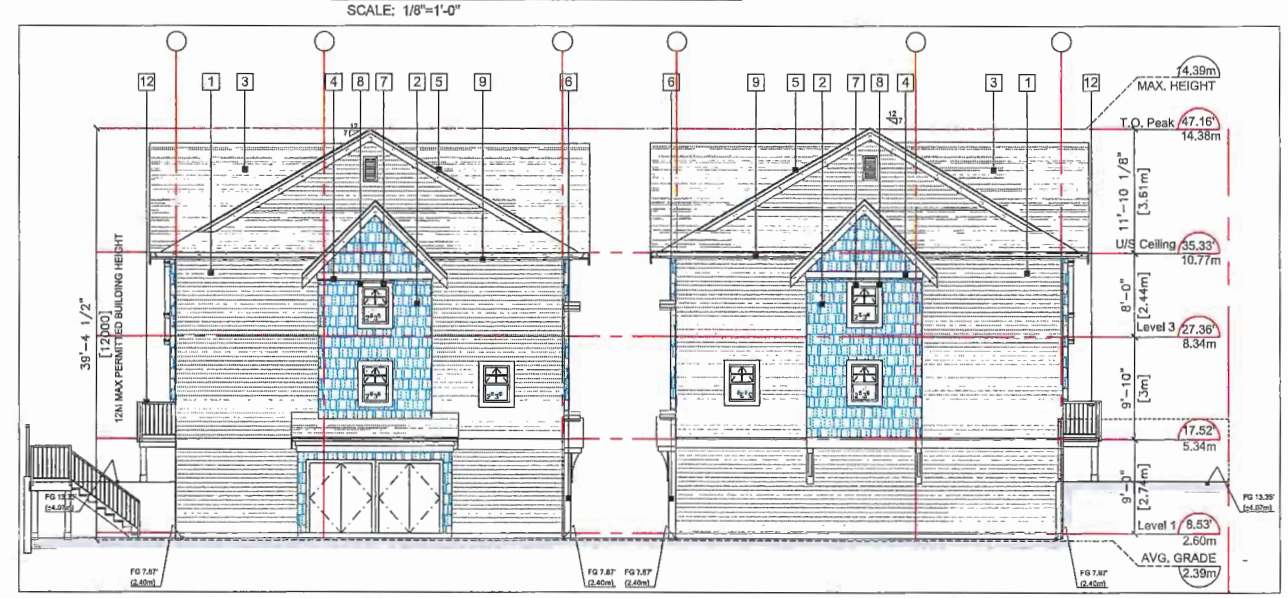
ELEVATION: BUILDING 2 - DRIVE AISLE
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 1 - DRIVE AISLE
SCALE: 1/8"=1'-0"



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

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



ELEVATION: BUILDING 2 - NORTH
SCALE: 1/8"=1'-0"

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

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
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PROJECT

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9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

ELEVATIONS: BUILDING 1 & 2 (NORTH SITE)

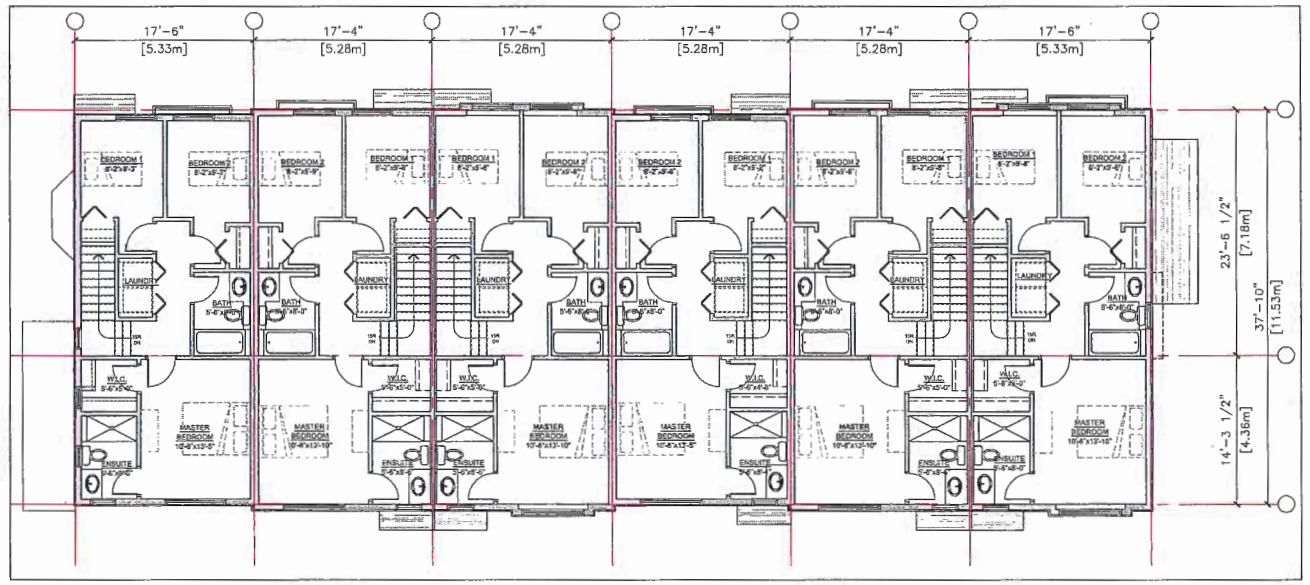
DRAWING

A2.02

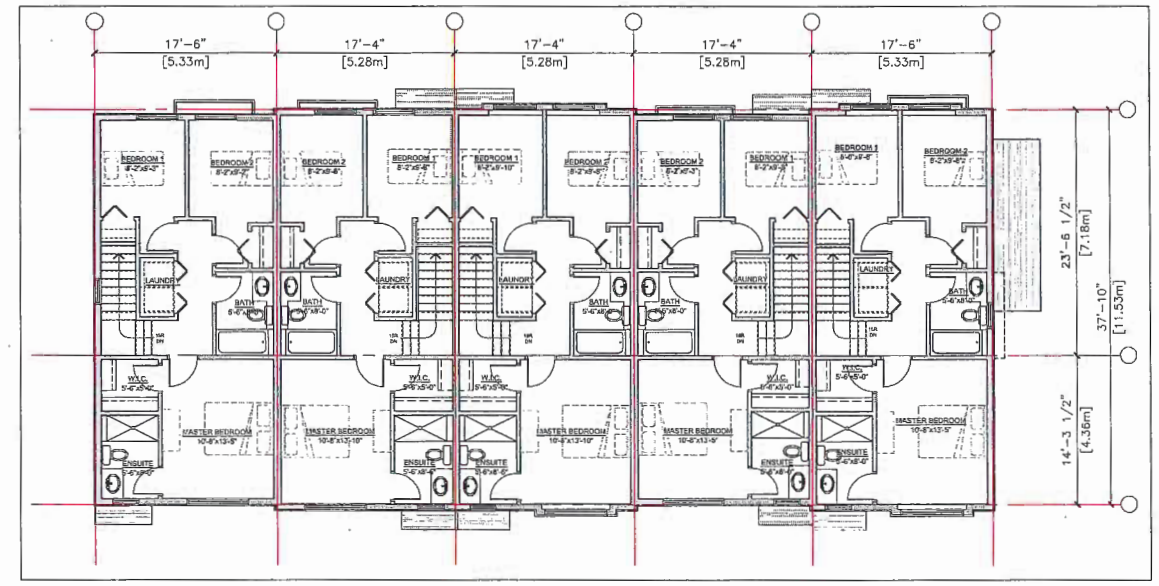
JUL 12 2017

DP 17-750368

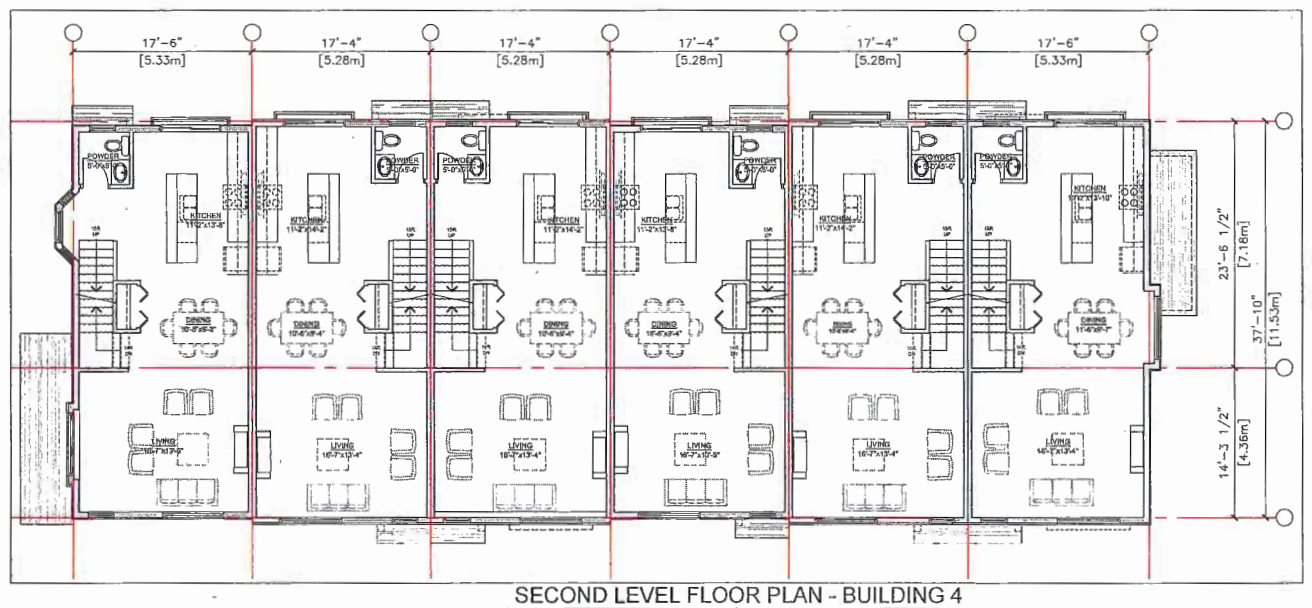
Plan #7



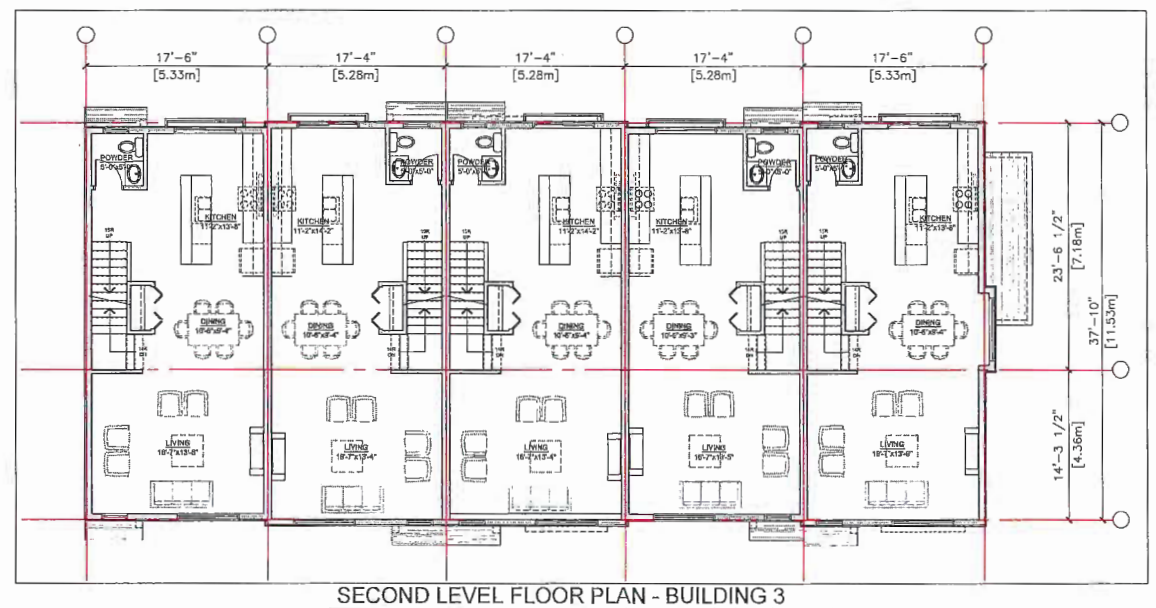
THIRD LEVEL FLOOR PLAN - BUILDING 4
SCALE: 1/8"=1'-0"



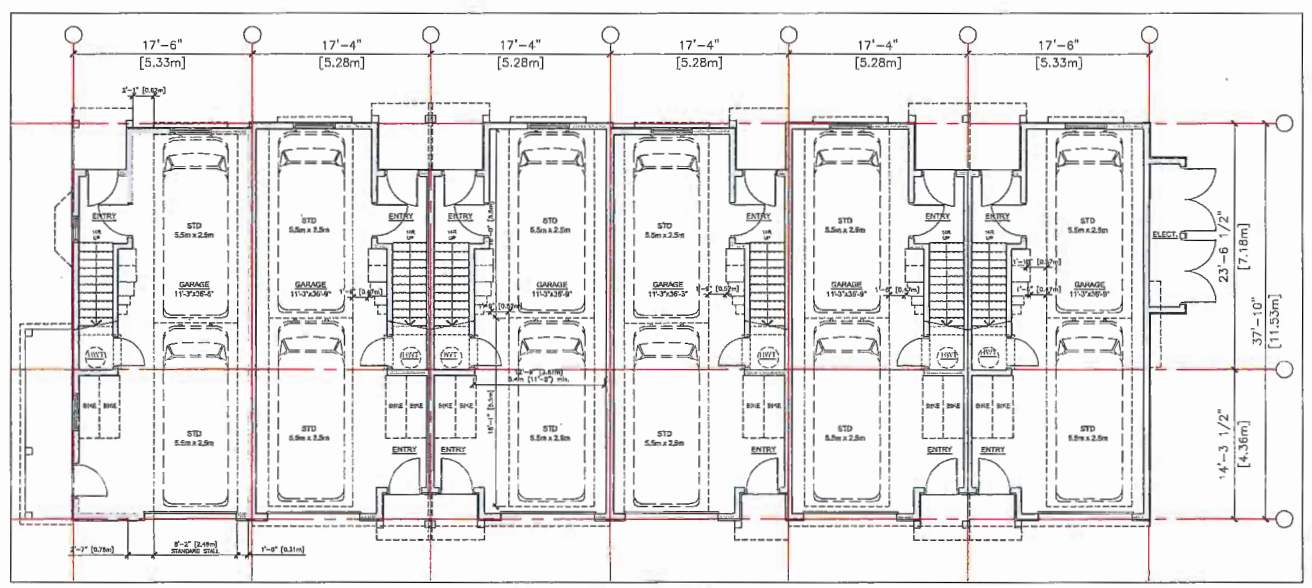
THIRD LEVEL FLOOR PLAN - BUILDING 3
SCALE: 1/8"=1'-0"



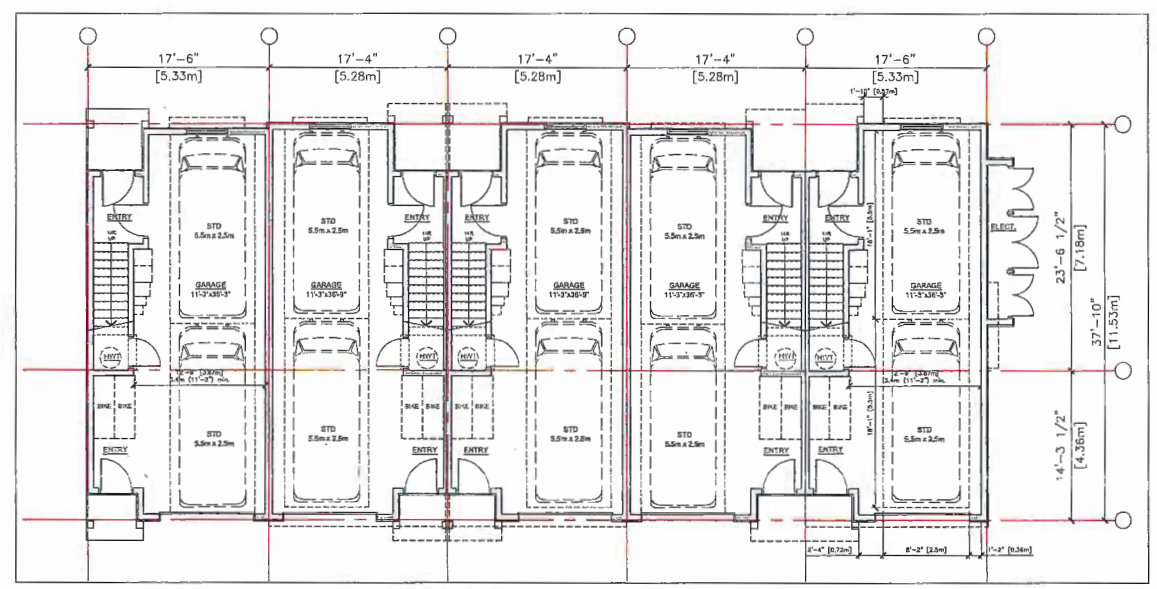
SECOND LEVEL FLOOR PLAN - BUILDING 4
SCALE: 1/8"=1'-0"



SECOND LEVEL FLOOR PLAN - BUILDING 3
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 4
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 3
SCALE: 1/8"=1'-0"

REVISIONS

JUN 20, 2017 DP RE-SUBMISSION
APR 20, 2017 Issued for ADP Application
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PROJECT

Proposed 59-Unit Townhouse Development

9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

FLOOR PLANS: BUILDING 3 & 4 (NORTH SITE)

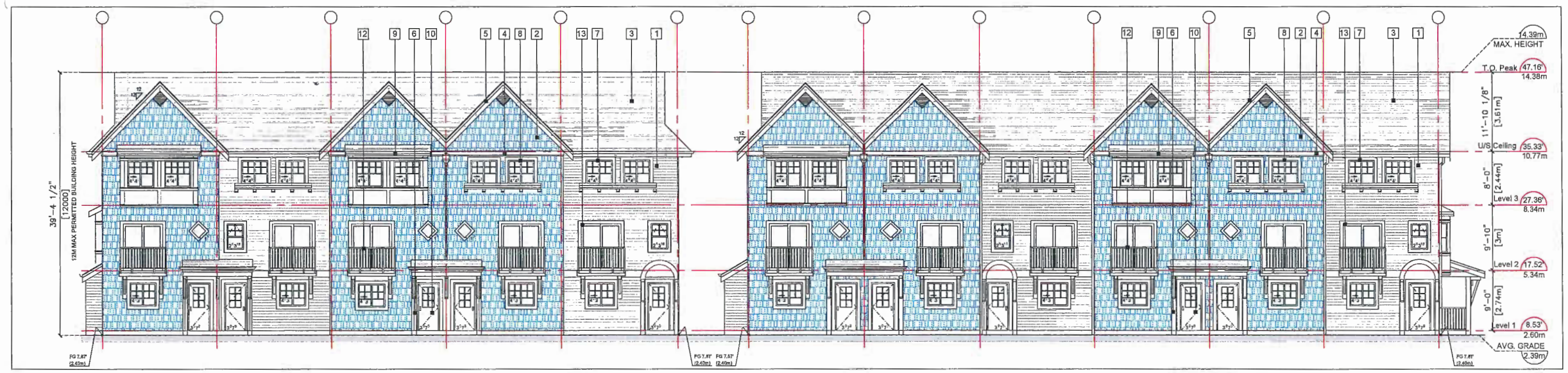
DRAWING

A2.03

JUL 12 2017

DP 17-760368

Plan #8

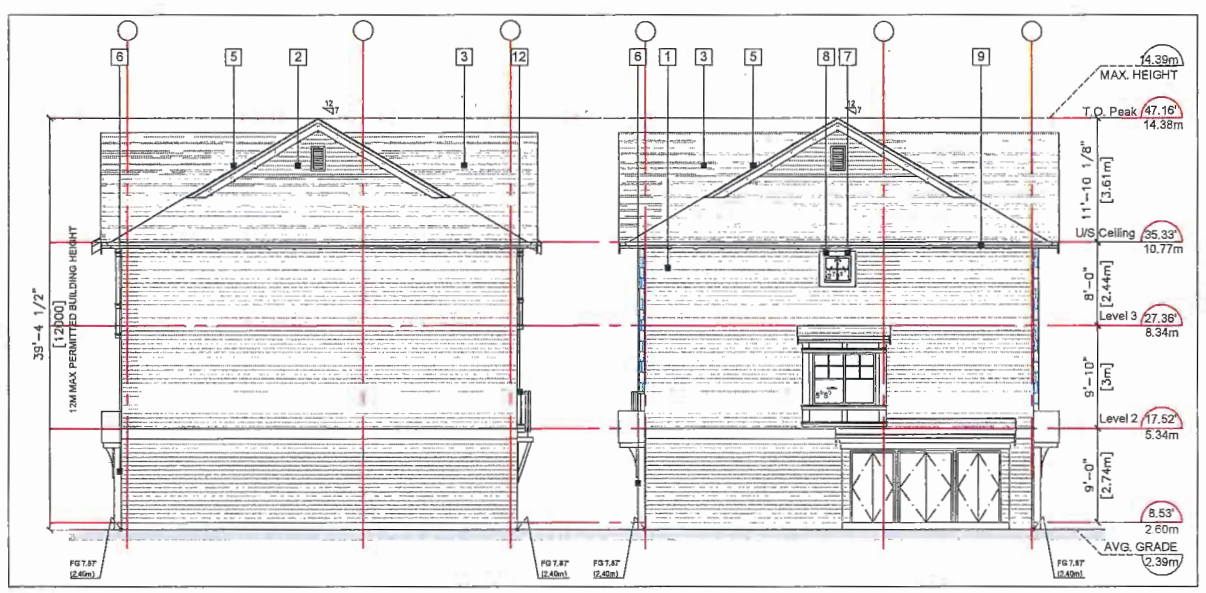


ELEVATION: BUILDING 3 - NORTH CAMBIE ROAD
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 4 - NORTH CAMBIE ROAD
SCALE: 1/8"=1'-0"

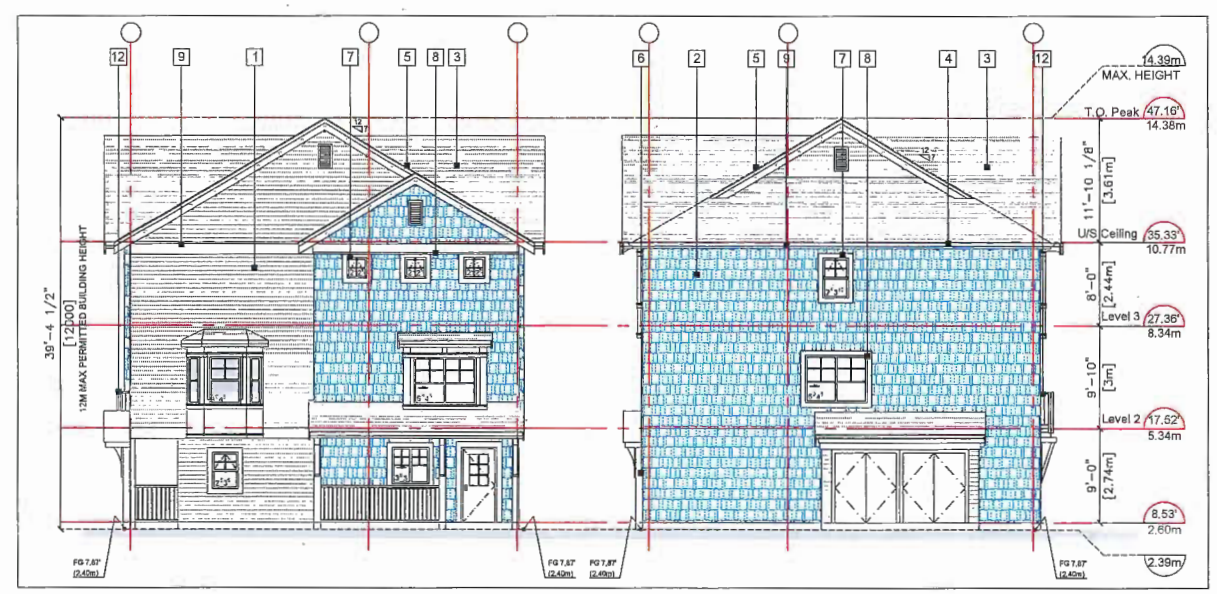
ELEVATION: BUILDING 4 - SOUTH DRIVE AISLE
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 3 - SOUTH DRIVE AISLE
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 3 - WEST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 3 - EAST ELEVATION
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 4 - WEST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 4 - EAST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
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PROJECT
Proposed 59-Unit Townhouse Development
9240/9246/9260 Cambie Road
Richmond, B.C.

PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

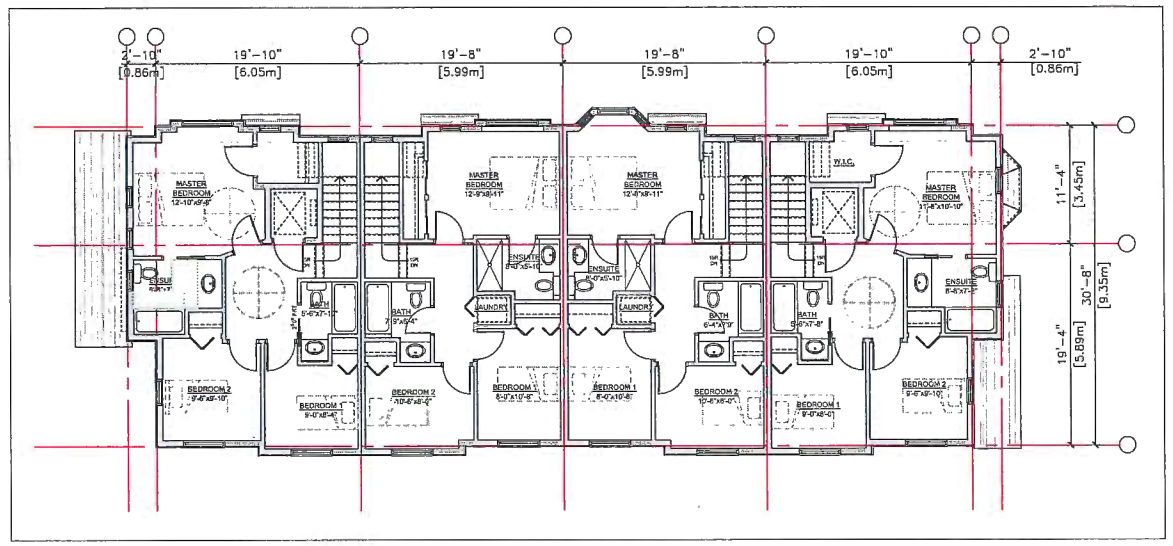
SHEET TITLE
ELEVATIONS: BUILDING 3 & 4 (NORTH SITE)

DRAWING
A2.04

JUL 12 2017

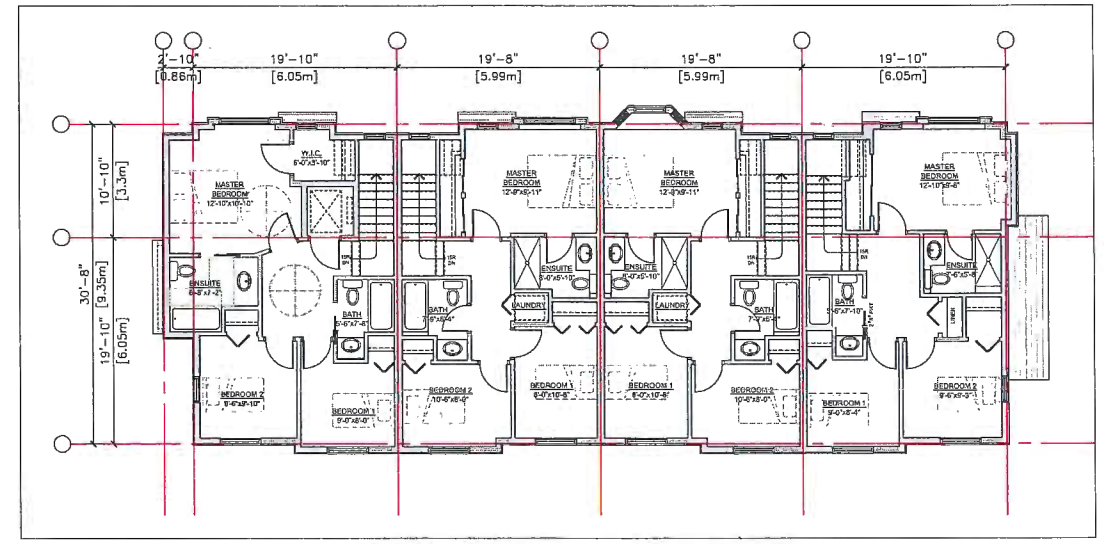
DP 17-760368

Plan #9



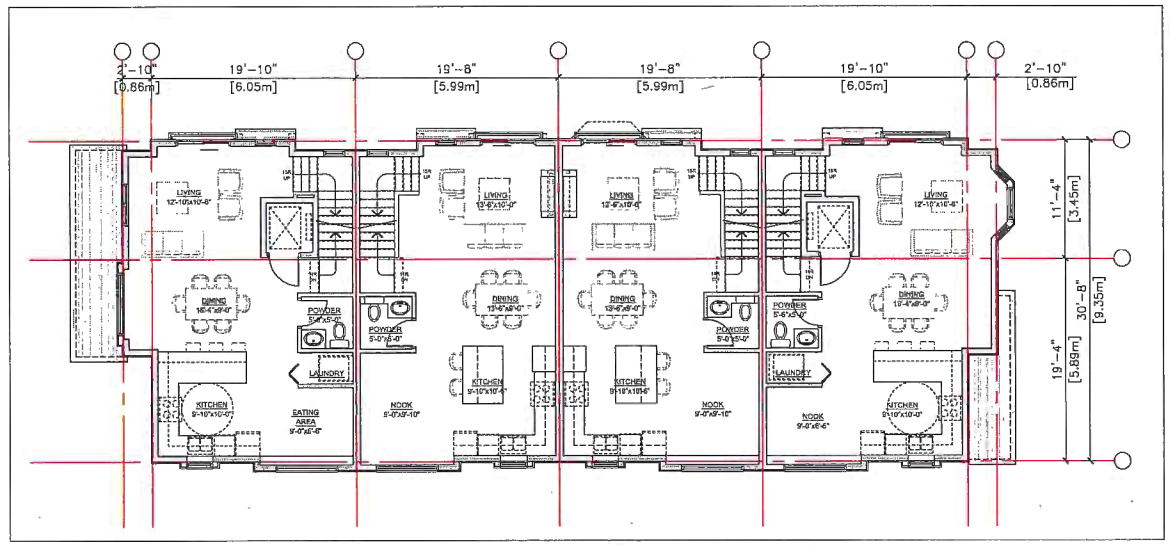
THIRD LEVEL FLOOR PLAN - BUILDING 6

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



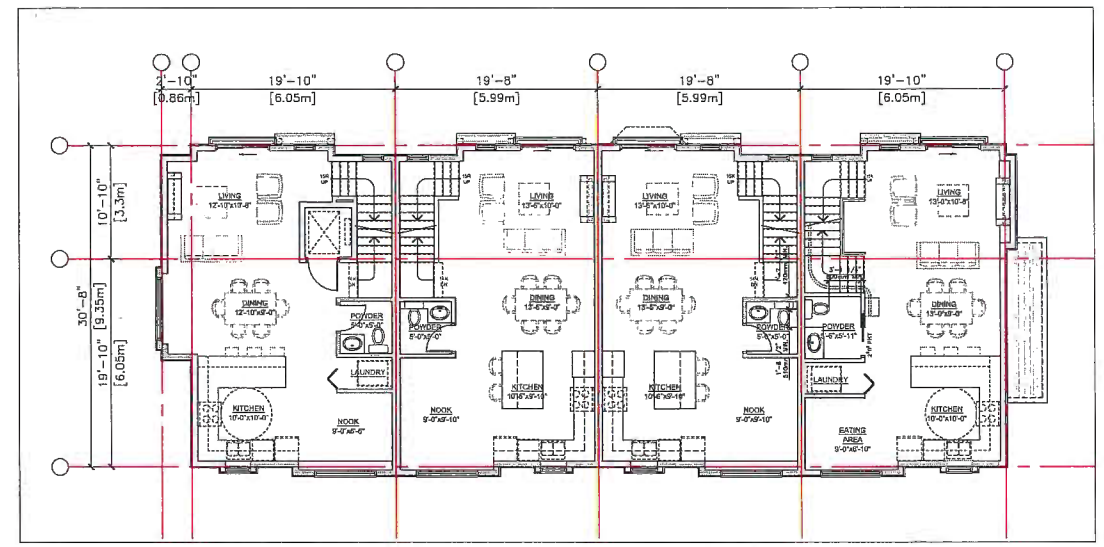
THIRD LEVEL FLOOR PLAN - BUILDING 5

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



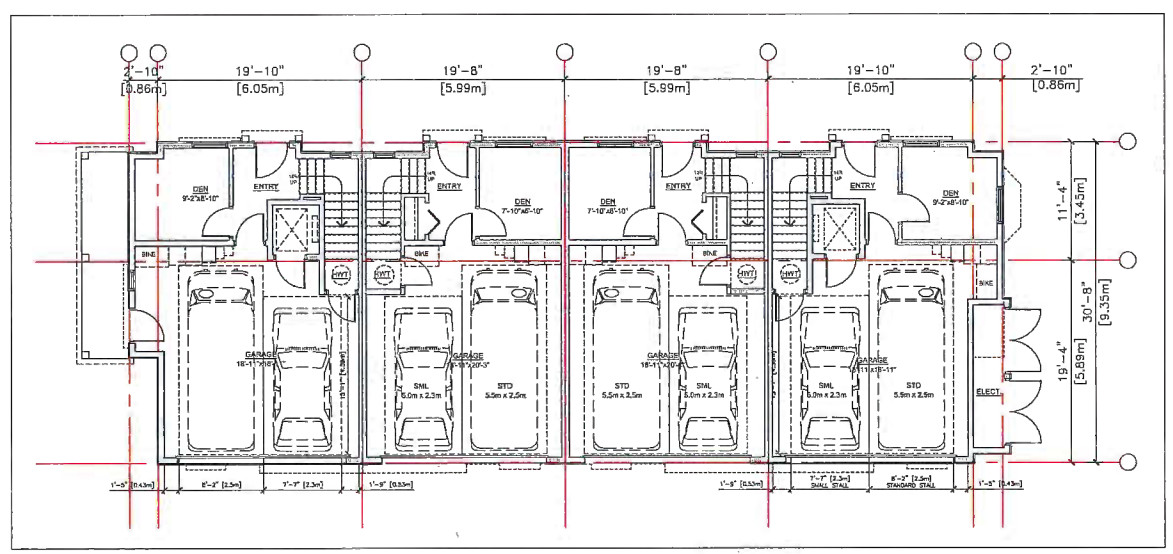
SECOND LEVEL FLOOR PLAN - BUILDING 6

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



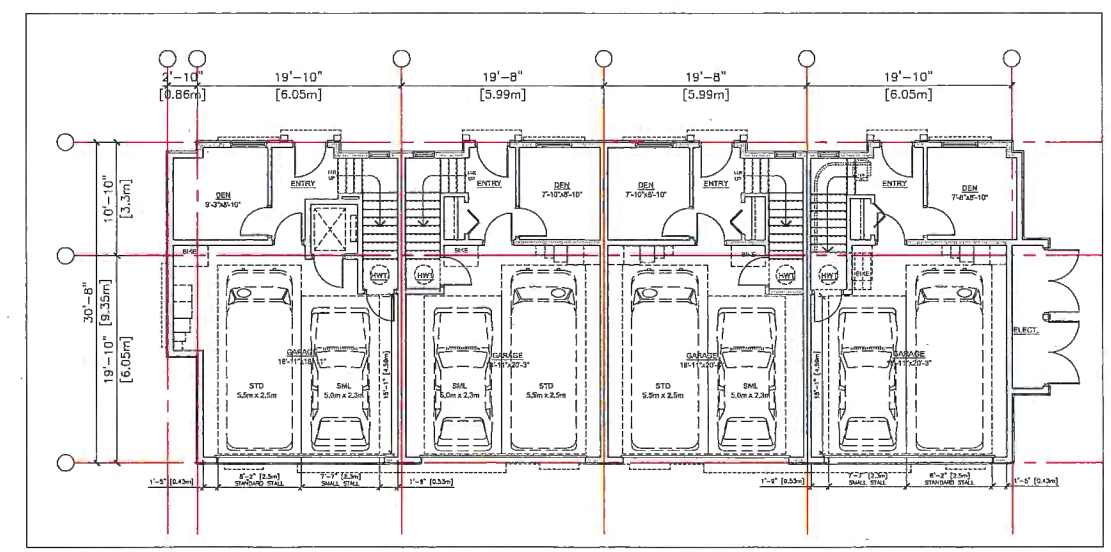
SECOND LEVEL FLOOR PLAN - BUILDING 5

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



GROUND FLOOR PLAN - BUILDING 6

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



GROUND FLOOR PLAN - BUILDING 5

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

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
APR 20, 2017	Issued for ADP Application
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PROJECT

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9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

FLOOR PLANS: BUILDING 5 & 6 (NORTH SITE)

DRAWING

A2.05

Plan #10

JUL 12 2017

85-57-17-00

ELEVATION: BUILDING 5 - DUBBERT STREET (WEST)

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

ELEVATION: BUILDING 6 - DUBBERT STREET (WEST)

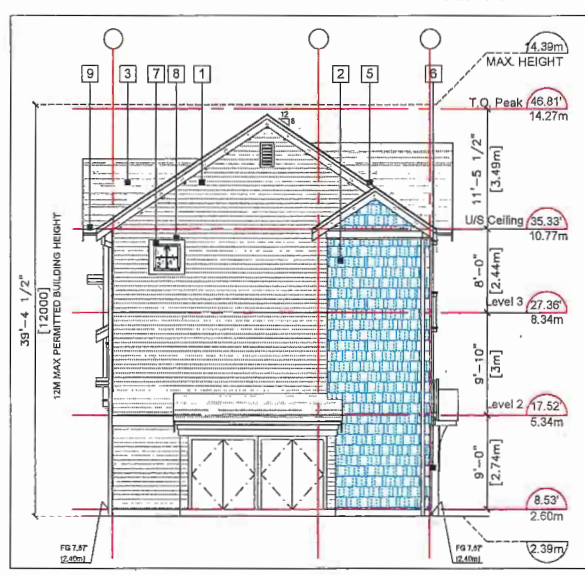
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 6 - DRIVE AISLE (EAST)

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

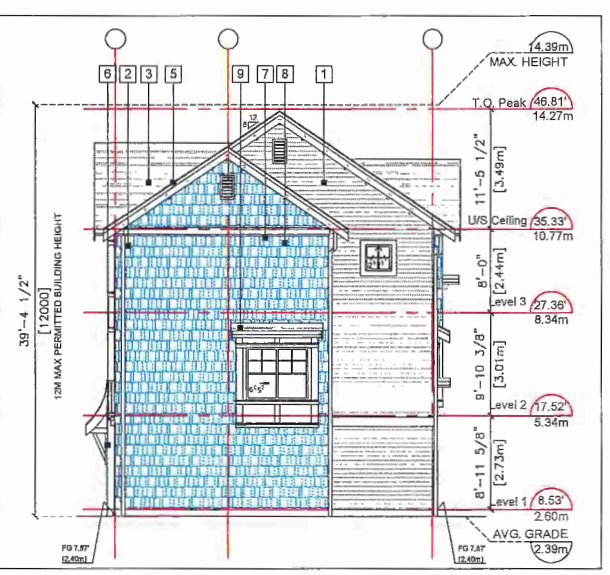
ELEVATION: BUILDING 5 - DRIVE AISLE (EAST)

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



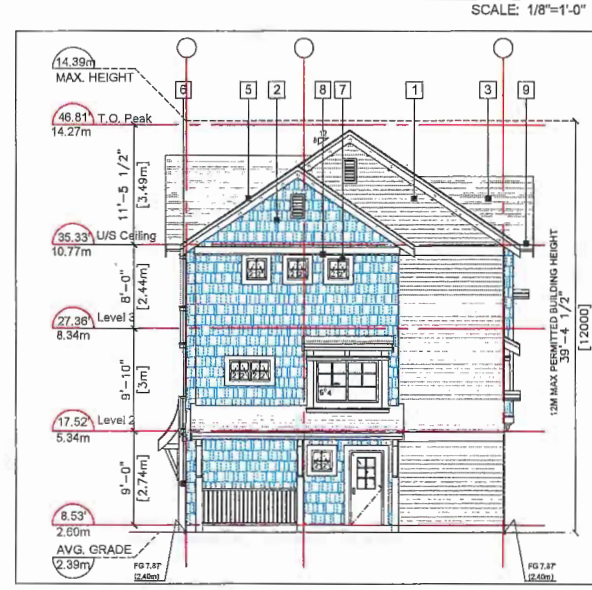
ELEVATION: BUILDING 5 - (NORTH)

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



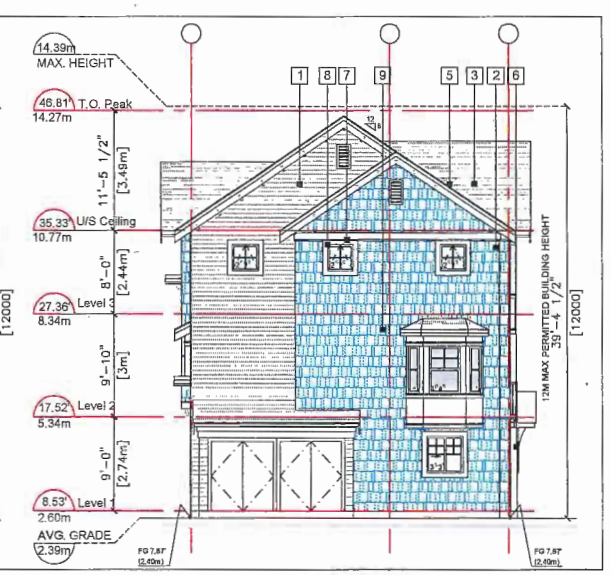
ELEVATION: BUILDING 5 - (SOUTH)

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



ELEVATION: BUILDING 6 - (SOUTH)

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



ELEVATION: BUILDING 6 - (NORTH)

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

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
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PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2016

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

ELEVATIONS: BUILDING 5 & 6 (NORTH SITE)

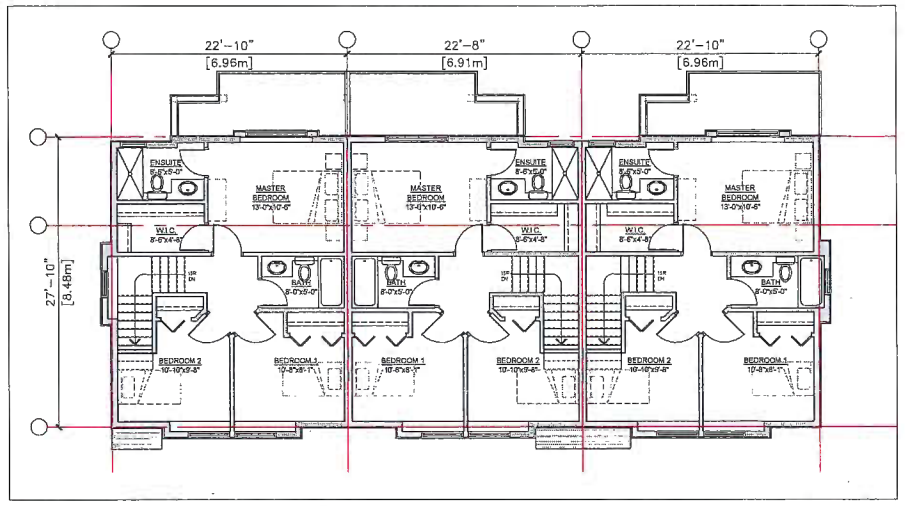
DRAWING

A2.06

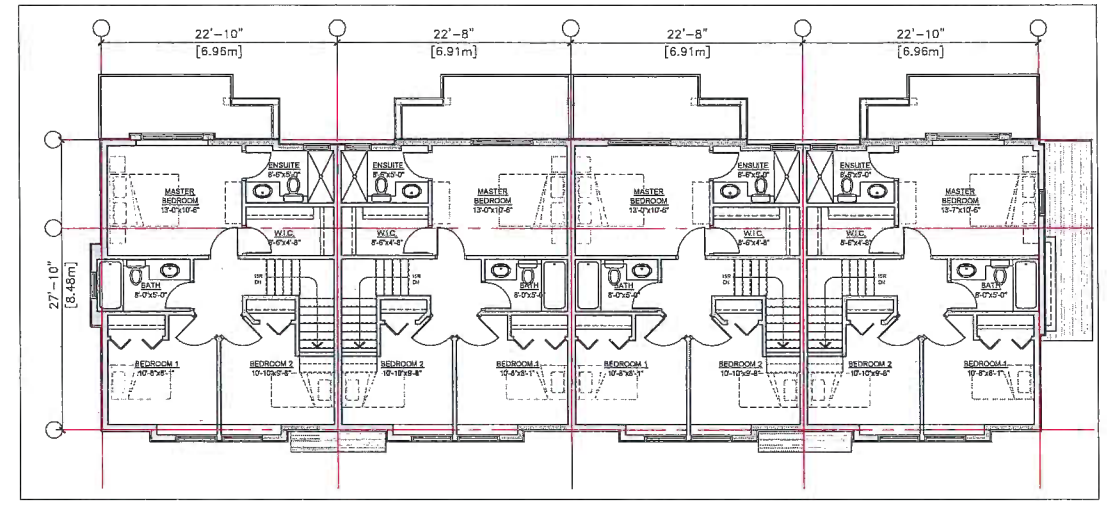
JUL 12 2017

DP 17-760368

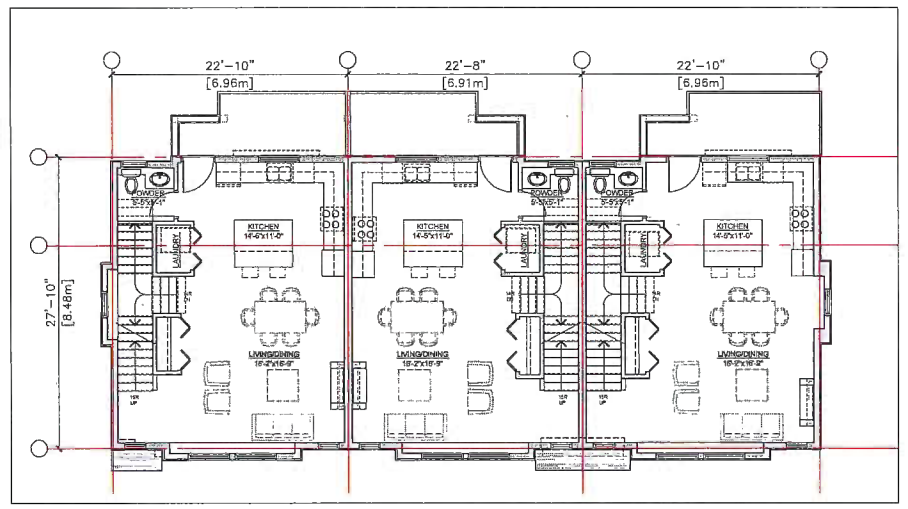
Plan #11



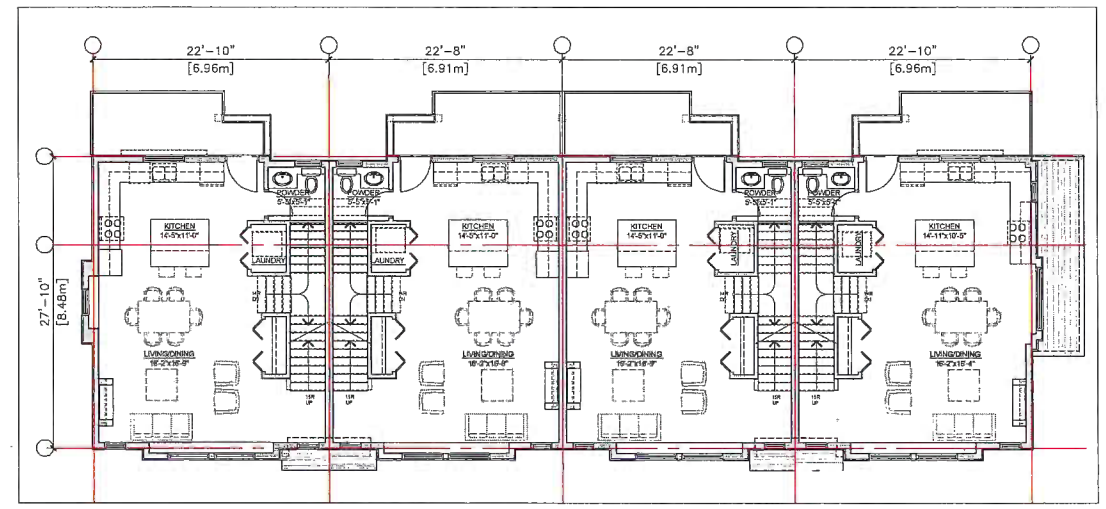
THIRD LEVEL FLOOR PLAN - BUILDING 8
SCALE: 1/8"=1'-0"



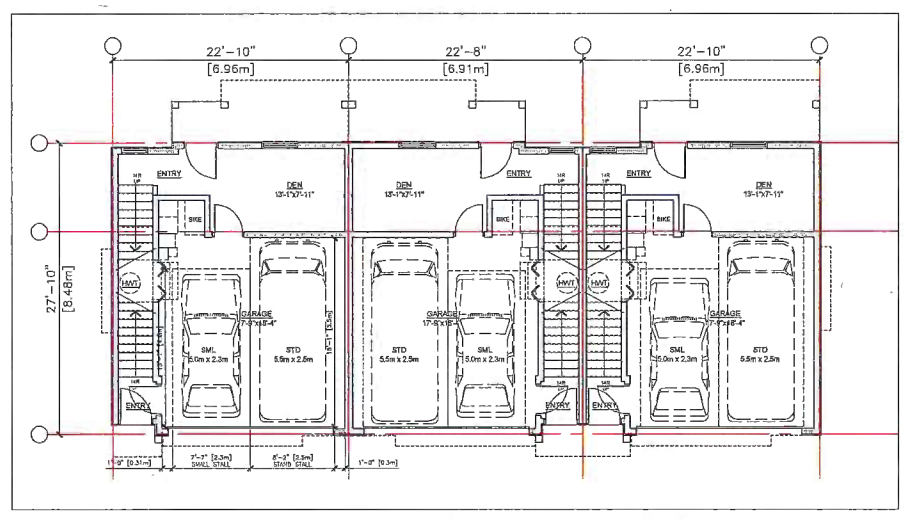
THIRD LEVEL FLOOR PLAN - BUILDING 7
SCALE: 1/8"=1'-0"



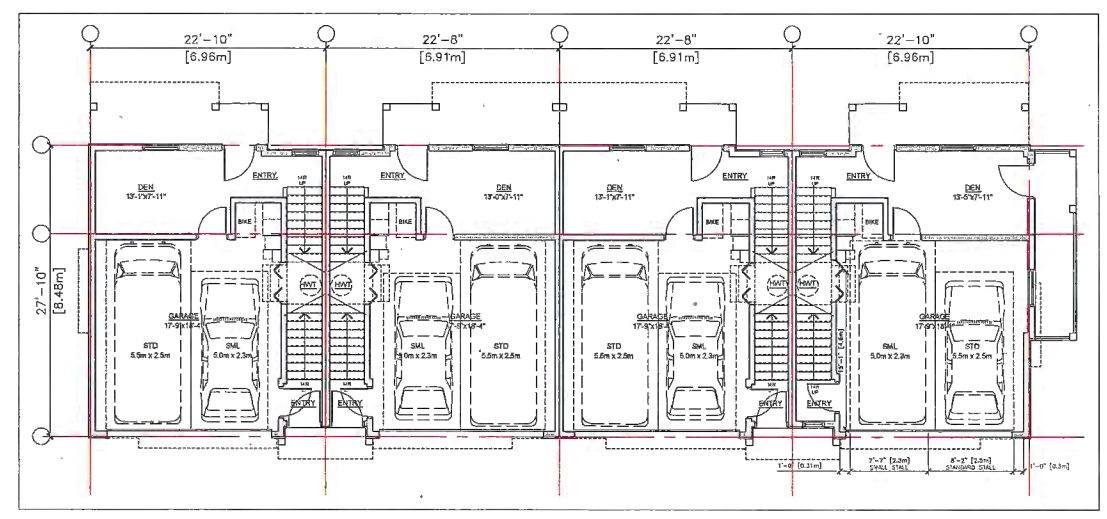
SECOND LEVEL FLOOR PLAN - BUILDING 8
SCALE: 1/8"=1'-0"



SECOND LEVEL FLOOR PLAN - BUILDING 7
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 8
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 7
SCALE: 1/8"=1'-0"

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
APR 20, 2017	Issued for ADP Application
DEC 21, 2016	Issued for DP Application
FEB 16, 2016	Issued for RZ Application

CONSULTANTS

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SEAL

INTERFACE:
Suite 230
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T 604 821 1162
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www.interfacearchitecture.com

PROJECT
Proposed 59-Unit Townhouse Development
9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO. 1601

SCALE As Noted

DATE Jan. 12, 2016

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE
FLOOR PLANS: BUILDING 7 & 8 (NORTH SITE)

DRAWING
A2.07

JUL 12 2017
DP 17-790368

Plan #12

ELEVATION: BUILDING 8- DRIVE AISLE (WEST)

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

ELEVATION: BUILDING 7- DRIVE AISLE (WEST)

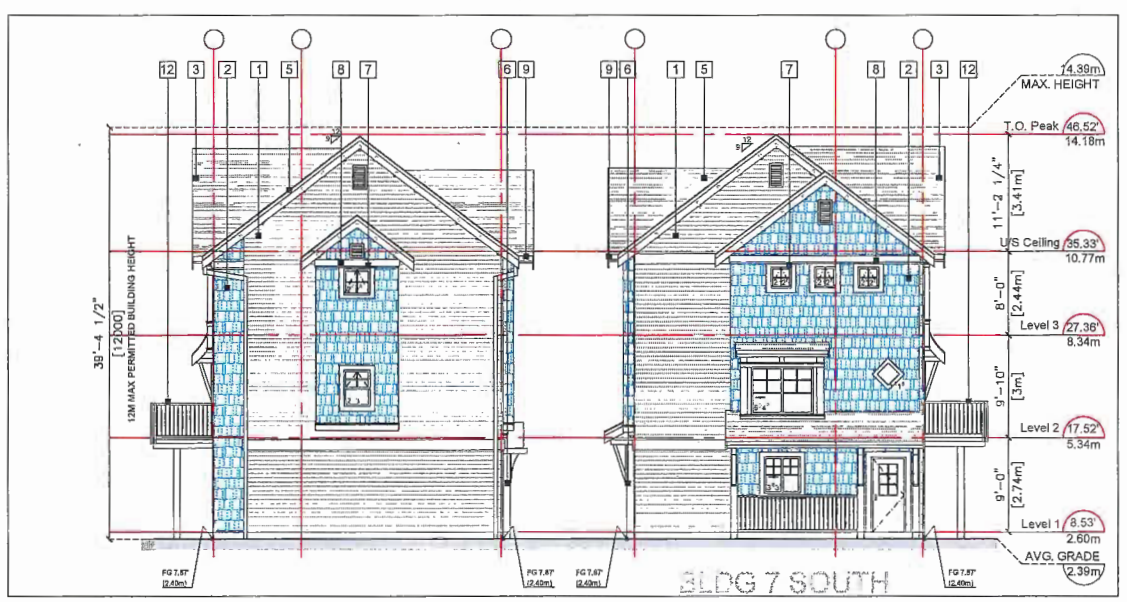
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 7 (EAST)

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

ELEVATION: BUILDING 8 (EAST)

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

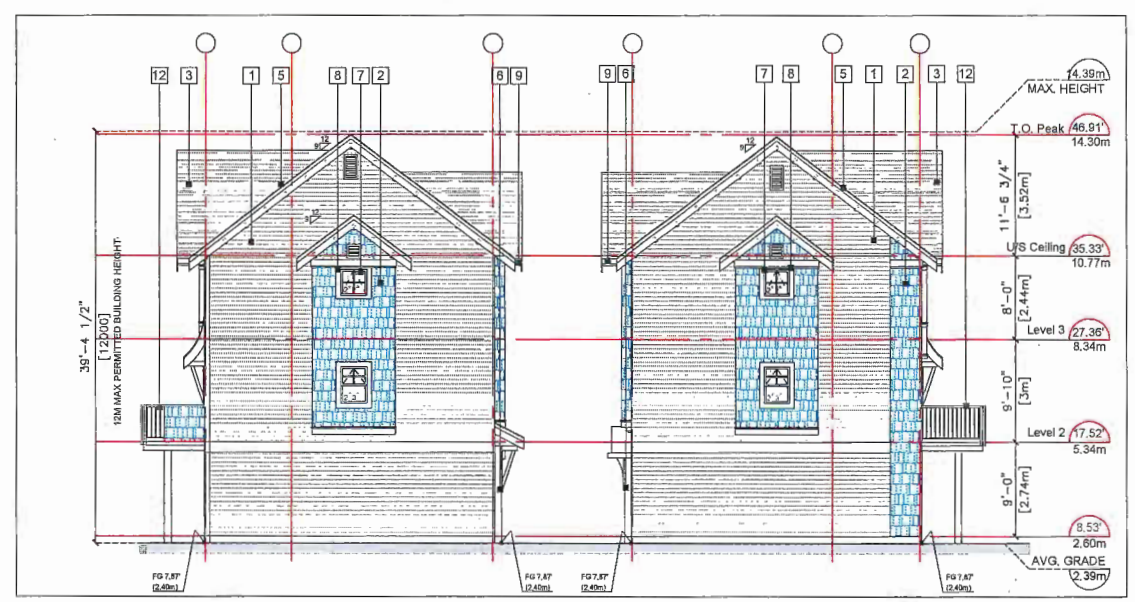


ELEVATION: BUILDING 7 (NORTH)

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

ELEVATION: BUILDING 7 (SOUTH)

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



ELEVATION: BUILDING 8 (NORTH)

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

ELEVATION: BUILDING 8 (SOUTH)

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

REVISIONS

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DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

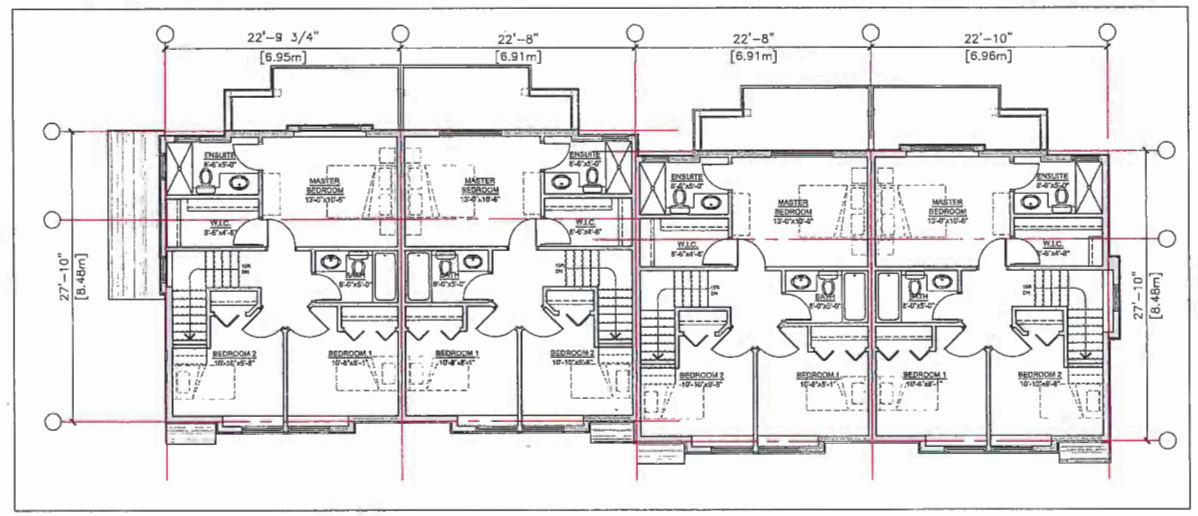
ELEVATIONS: BUILDING 7 & 8 (NORTH SITE)

DRAWING

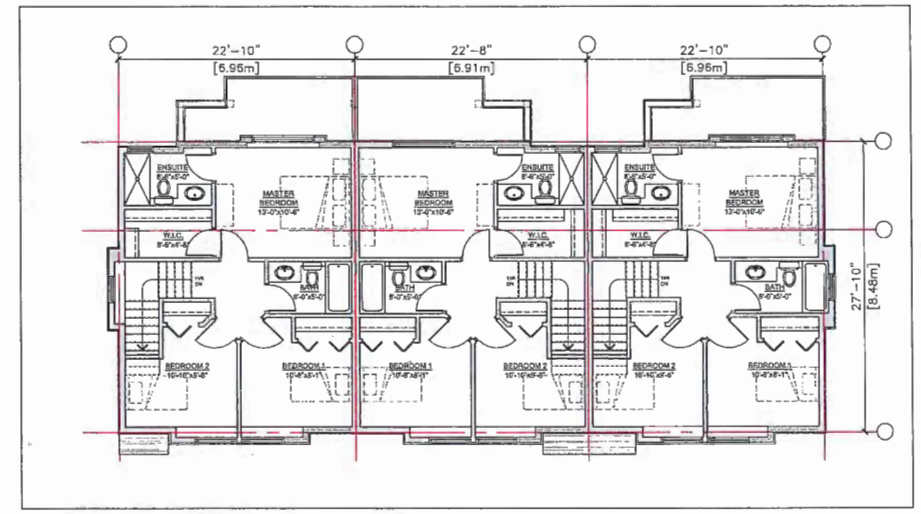
A2.08

JUL 1 2 2017

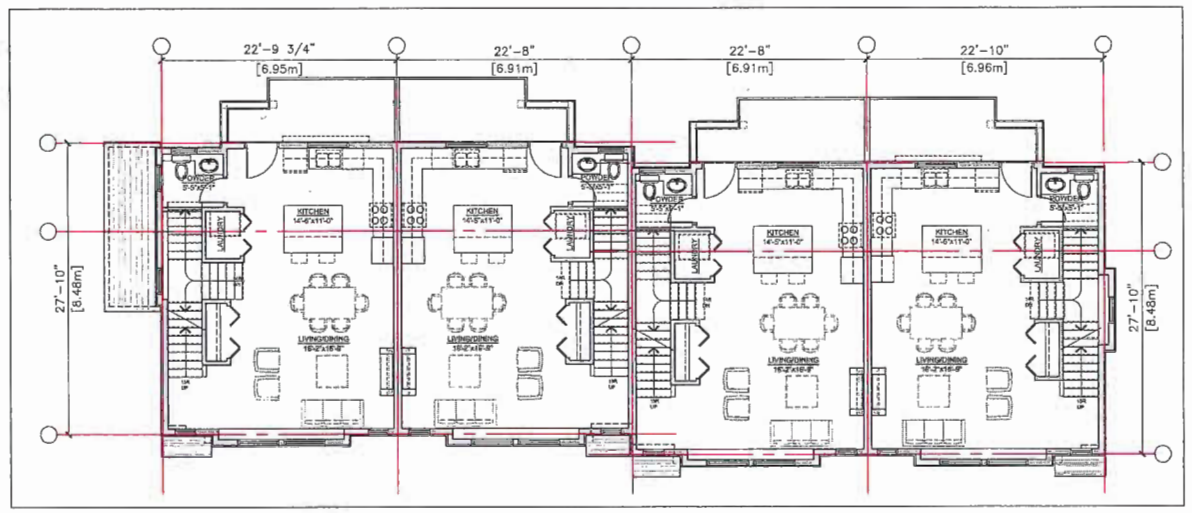
Plan # 13



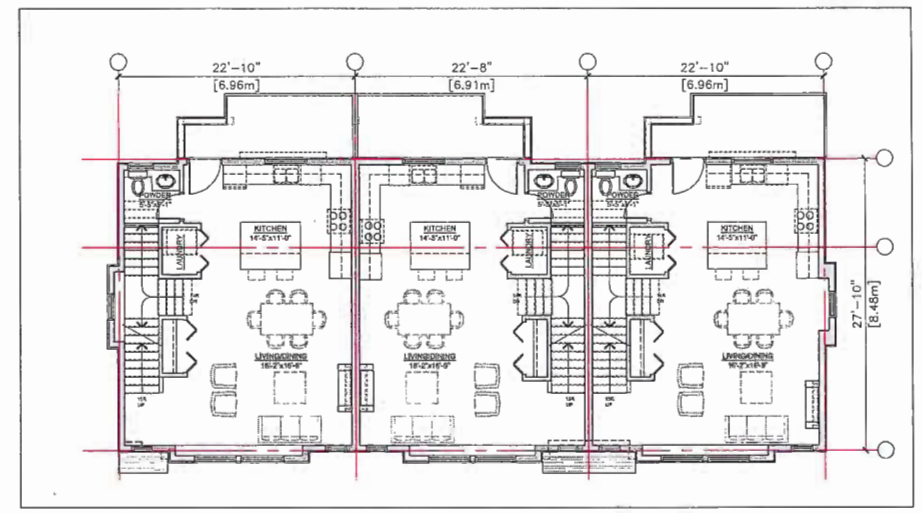
THIRD LEVEL FLOOR PLAN - BUILDING 10
SCALE: 1/8"=1'-0"



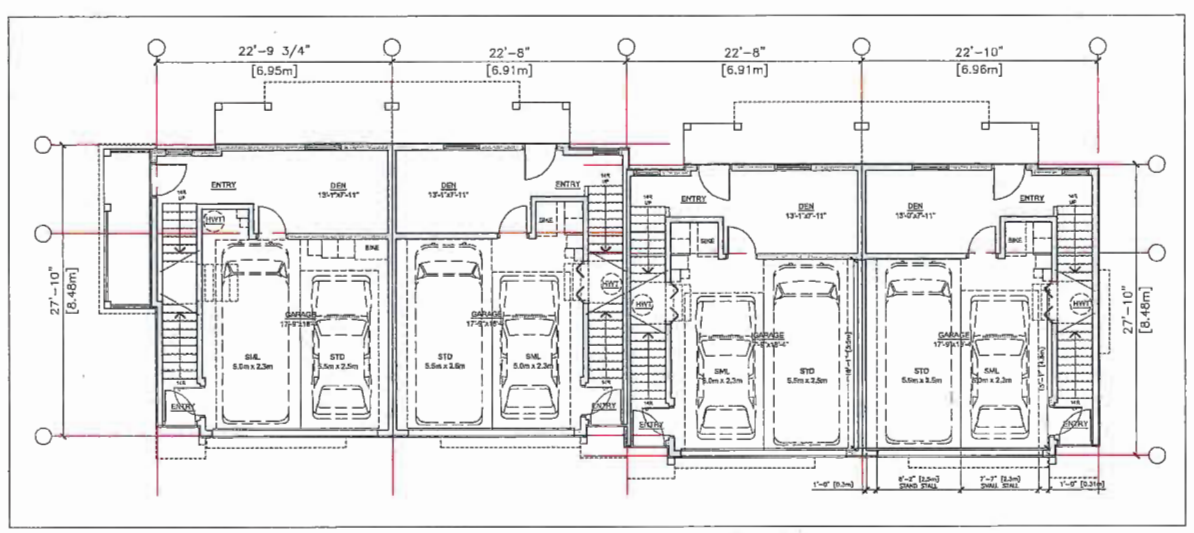
THIRD LEVEL FLOOR PLAN - BUILDING 9
SCALE: 1/8"=1'-0"



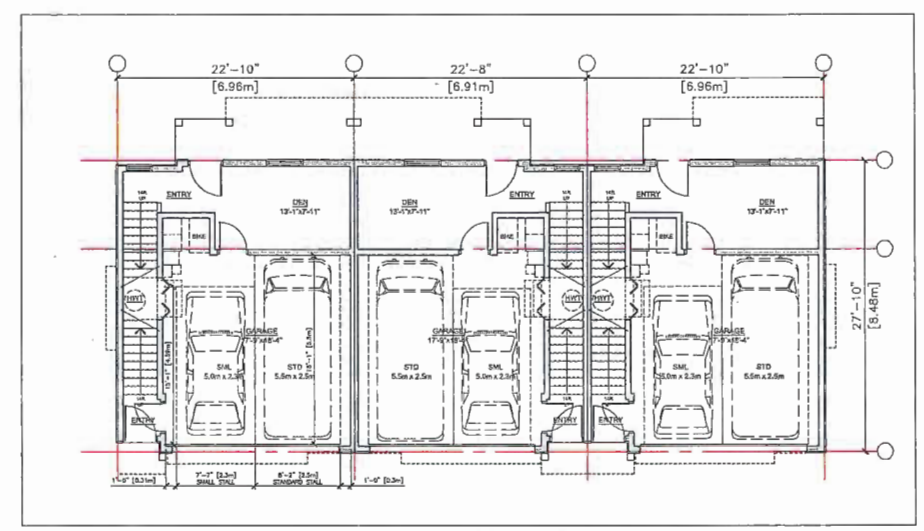
SECOND LEVEL FLOOR PLAN - BUILDING 10
SCALE: 1/8"=1'-0"



SECOND LEVEL FLOOR PLAN - BUILDING 9
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 10
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 9
SCALE: 1/8"=1'-0"

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
APR 20, 2017	Issued for ADP Application
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PROJECT NO.
1501

SCALE
As Noted

DATE
Jan. 12, 2015

DRAWN BY
KYC, SRS

CHECKED BY
KYC

SHEET TITLE

FLOOR PLANS:
BUILDING 9 & 10
(NORTH SITE)

DRAWING

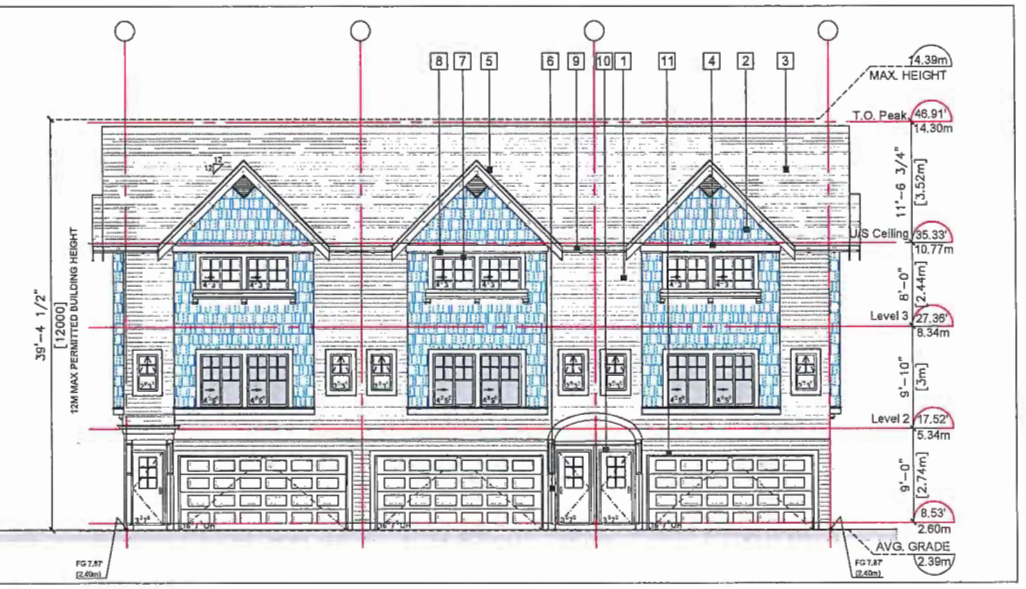
A2.09

Plan #14

JUL 12 2017

RECEIVED

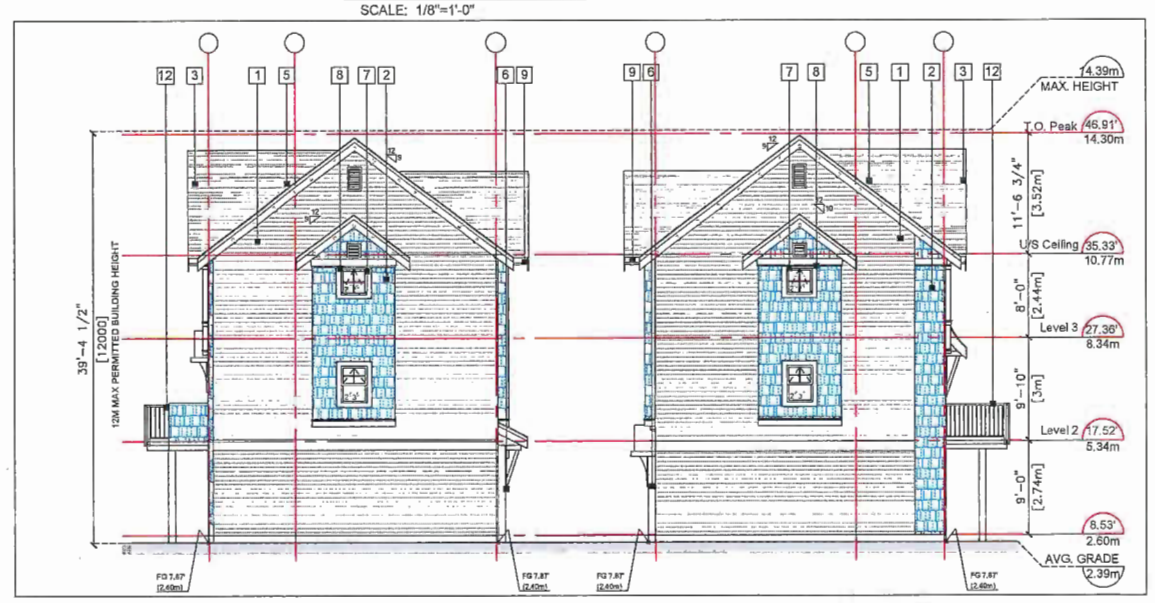
ELEVATION: BUILDING 10 DRIVE AISLE (EAST)
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 9 DRIVE AISLE (EAST)
SCALE: 1/8"=1'-0"

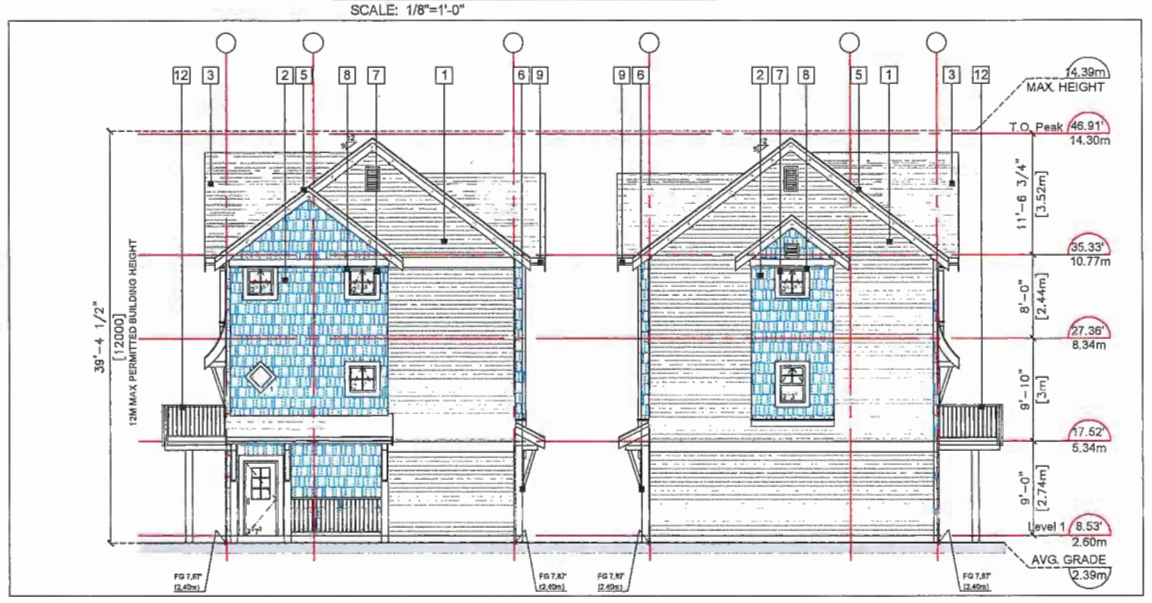
ELEVATION: BUILDING 9 (WEST)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 10 (WEST)
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 9 (SOUTH)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 9 (NORTH)
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 10 (SOUTH)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 10 (NORTH)
SCALE: 1/8"=1'-0"

REVISIONS

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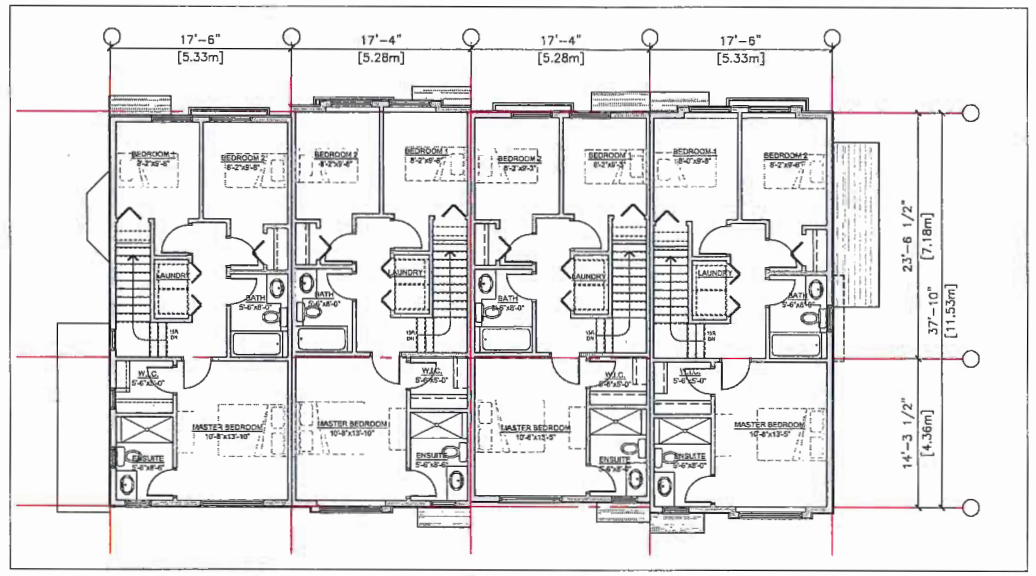
Richmond, B.C.

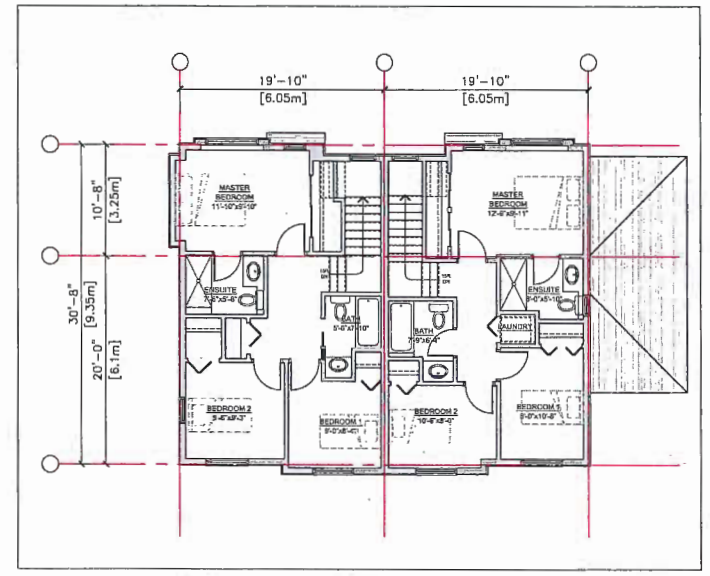
PROJECT NO. 1501
SCALE As Noted
DATE Jan. 12, 2015
DRAWN BY KYC, SRS
CHECKED BY KYC
SHEET TITLE
ELEVATIONS: BUILDING 9 & 10 (NORTH SITE)
DRAWING
A2.10

JUL 12 2017
DP 17-760368

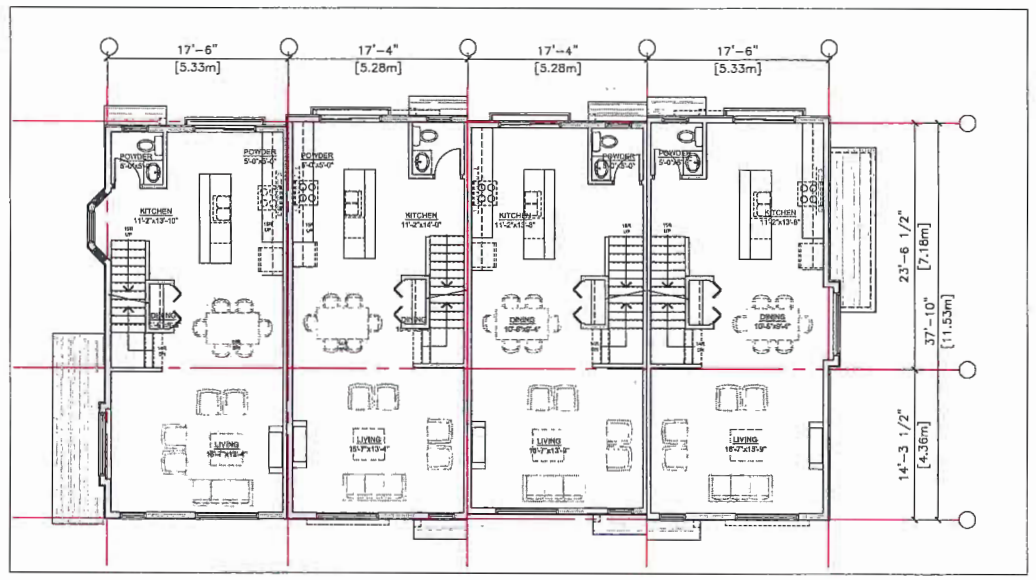
Plan #15



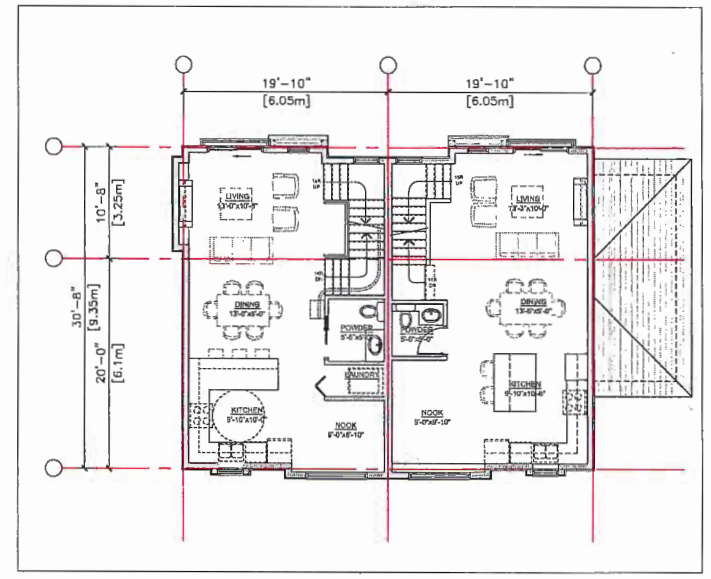
THIRD LEVEL FLOOR PLAN - BUILDING 12
SCALE: 1/8"=1'-0"



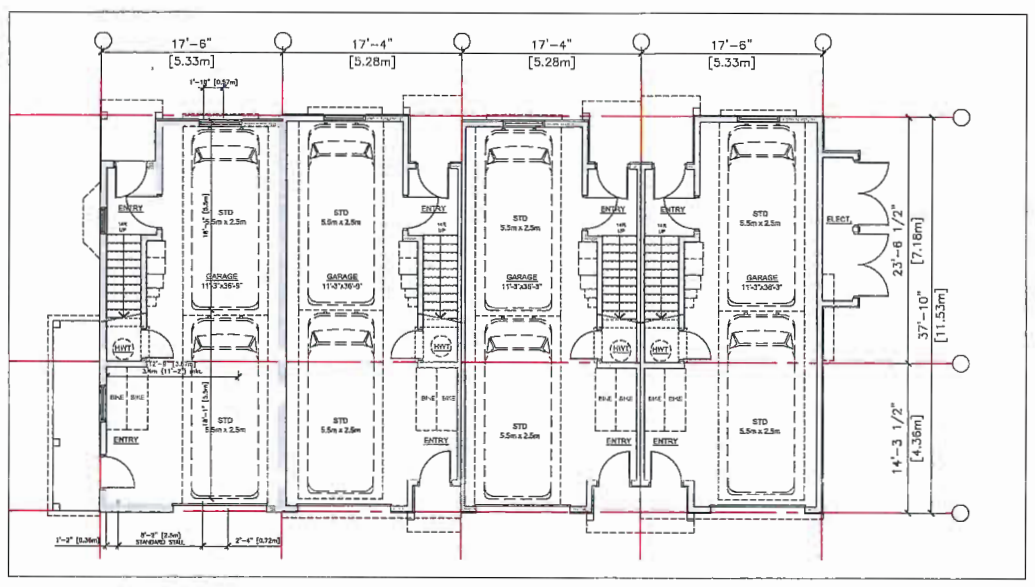
THIRD LEVEL FLOOR PLAN - BUILDING 11
SCALE: 1/8"=1'-0"



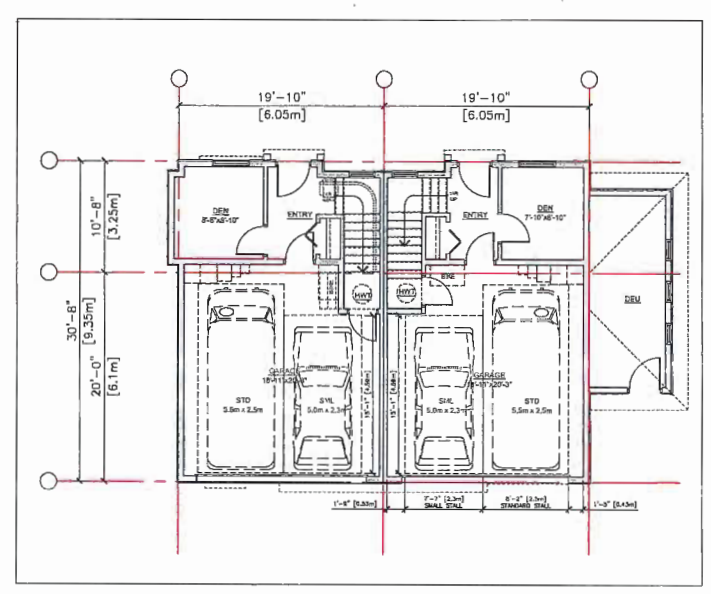
SECOND LEVEL FLOOR PLAN - BUILDING 12
SCALE: 1/8"=1'-0"



SECOND LEVEL FLOOR PLAN - BUILDING 11
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 12
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 11
SCALE: 1/8"=1'-0"

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
APR 20, 2017	Issued for ADP Application
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PROJECT

Proposed 59-Unit Townhouse Development

9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO.
1501

SCALE
As Noted

DATE
Jan. 12, 2015

DRAWN BY
KYC, SRS

CHECKED BY
KYC

SHEET TITLE

FLOOR PLANS:
BUILDING 11 & 12
(SOUTH SITE)

DRAWING

A2.11

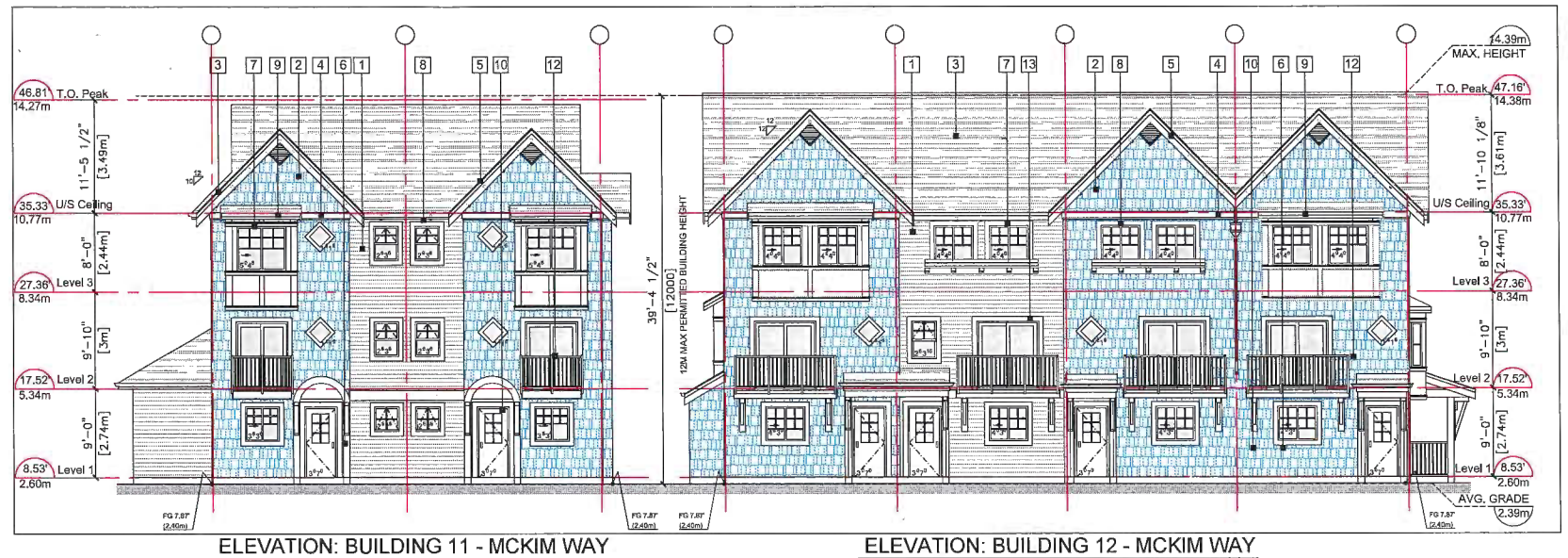
JUL 12 2017

DP 17-760368

Plan #16

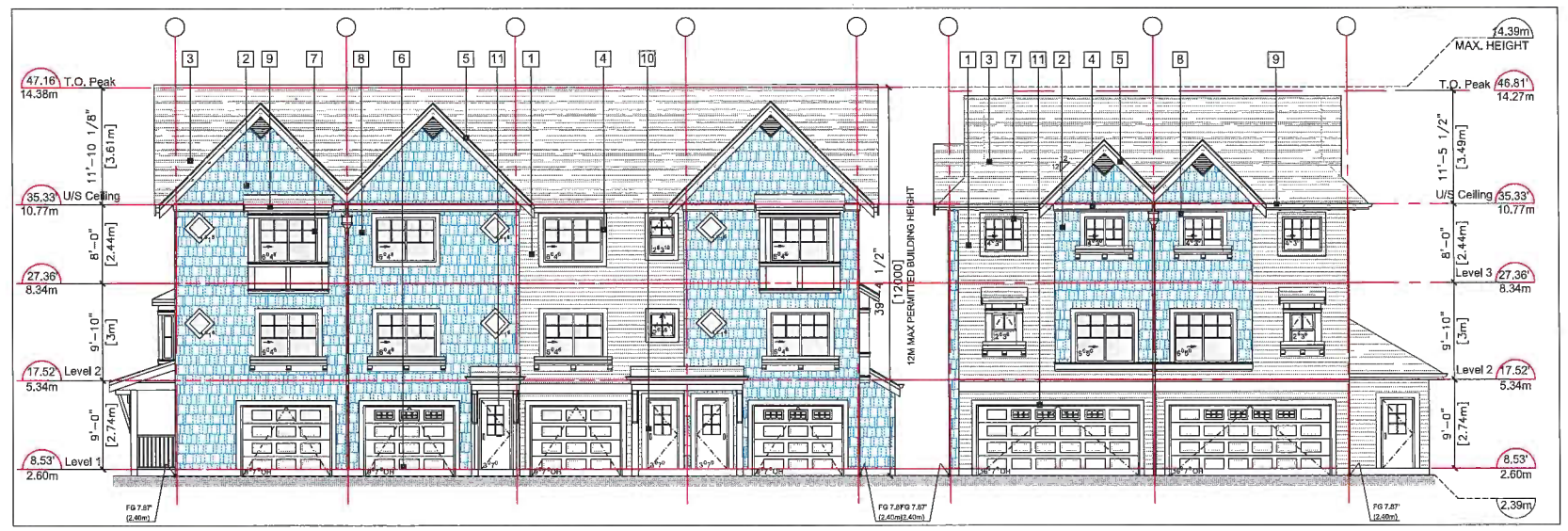
EXTERIOR FINISHES

1. HORIZONTAL HARDIE CEDARMILL LAP SIDING
   Colour: BM CHANTILLY LACE 2121-70
2. HARDIE PLANK SHINGLES
   Straight Edge Notched Panels
   A-Colour: BM BLACK PEPPER 2130-40
   B-Colour: BM DRIFT WOOD 2107-40
3. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Gray (Multicolour, Textured)
4. 2x8 WOOD TRIM BOARD - PAINTED
   Colour: BM CHANTILLY LACE 2121-70
   SEMI GLOSS
5. 1x4 TRIM BOARD ON 2X8 BARGE BOARD
   Colour: BM CHANTILLY LACE 2121-70
6. BUILT UP POST - REFER TO DETAILS
   Colour: BM CHANTILLY LACE 2121-70
7. VINYL-FRAMED DOUBLE-GLAZED WINDOWS
   (Vinyltek or Equivalent), Colour: WHITE
8. 2x6 WINDOW TRIM BOARD - PAINTED
   Colour: BM CHANTILLY LACE 2121-70
9. ALUMINUM SURFACE MOUNTED GUTTER
   Colour: BM BLACK INK 2127-20
10. ENTRY INSULATED METAL DOOR
    Door Colour: BM CHANTILLY LACE 2121-70
    Sidelight: WHITE
11. OVERHEAD WOOD PANEL GARAGE DOOR
    Colour: BM CHANTILLY LACE 2121-70
12. METAL RAILING
    Colour: BM HC-166 KENDALL CHARCOAL
13. DOUBLED GLAZE VINYL SLIDING DOOR
    Colour: WHITE
14. ELECTRICAL ROOM DOOR
    Colour: BM CHANTILLY LACE 2121-70
15. METAL RAIL FOR PLANTER
    Colour: BM HC-166 KENDALL CHARCOAL
16. WOOD FENCE
    Colour: BM STORMY MONDAY 2112-50
    MATTE



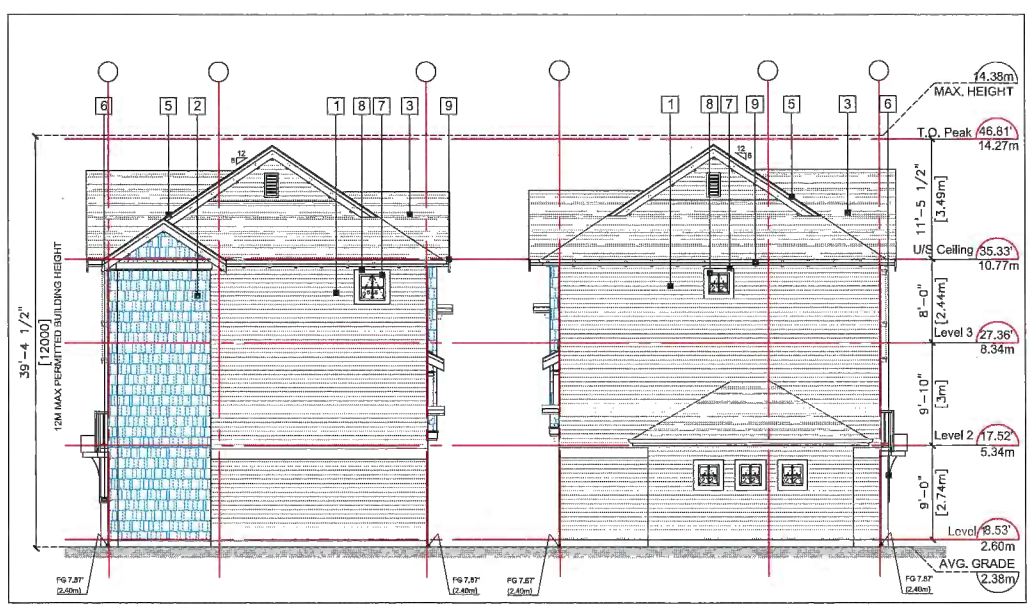
ELEVATION: BUILDING 11 - MCKIM WAY
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 12 - MCKIM WAY
SCALE: 1/8"=1'-0"



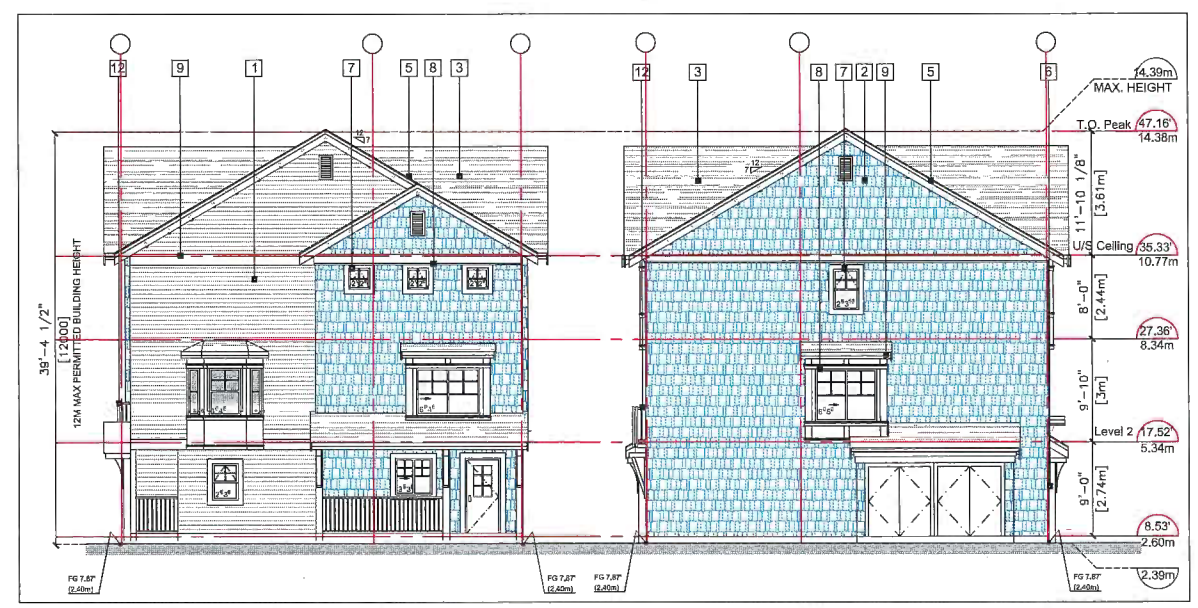
ELEVATION: BUILDING 12 - DRIVE AISLE
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 11 - DRIVE AISLE
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 11 (WEST)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 11 (EAST)
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 12 (WEST)
SCALE: 1/8"=1'-0"

ELEVATION: BUILDING 12 (EAST)
SCALE: 1/8"=1'-0"

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DRAWN BY KYC, SRS

CHECKED BY KYC

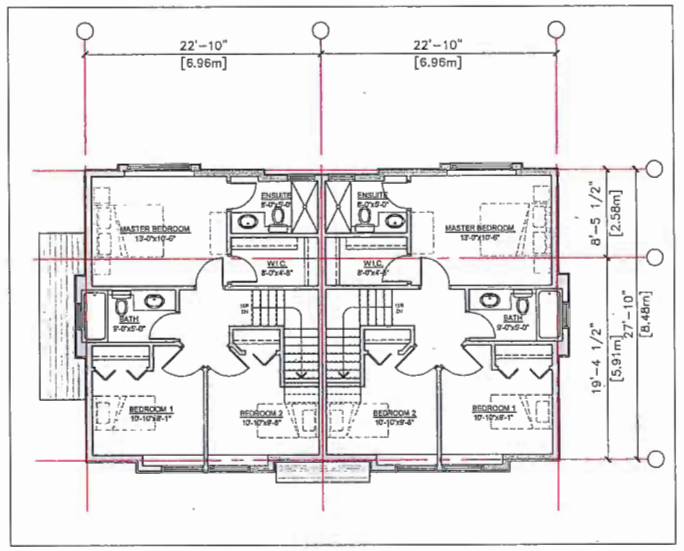
SHEET TITLE
ELEVATIONS: BUILDING 11 & 12 (SOUTH SITE)

DRAWING
A2.12

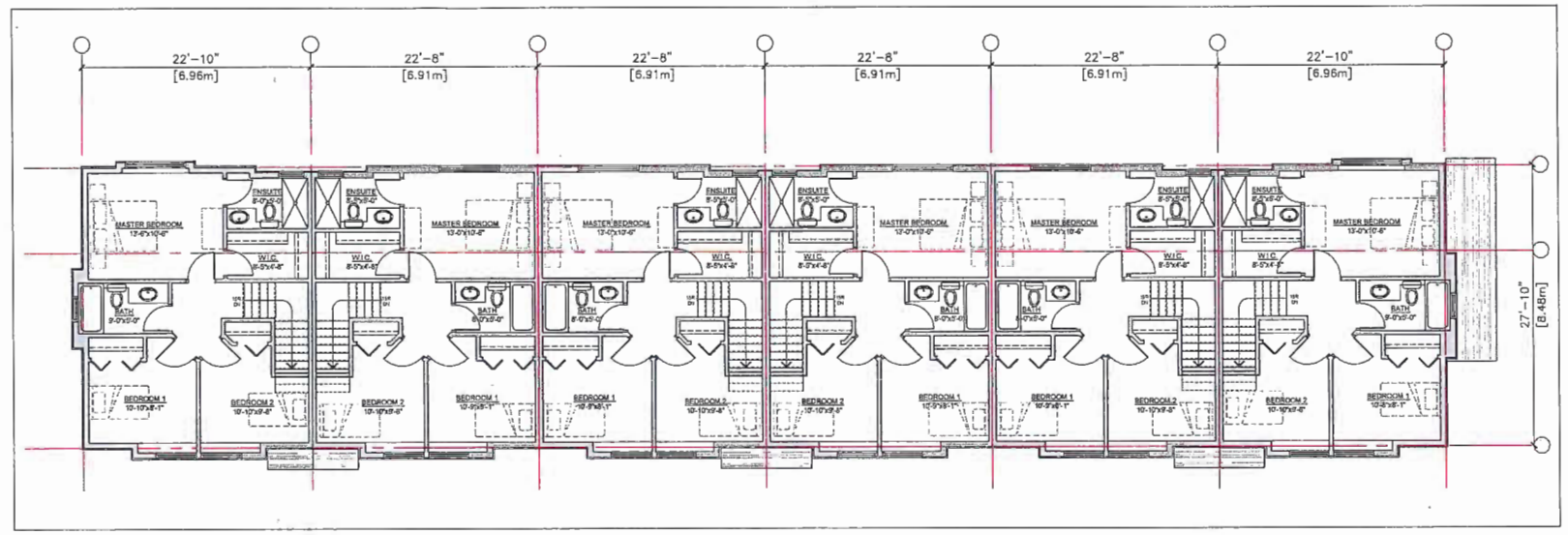
JUL 12 2017

DP 17-760368

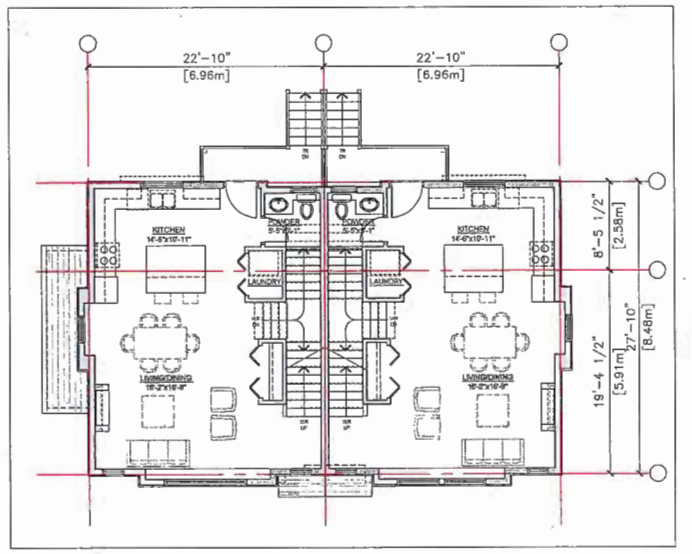
Plan #17



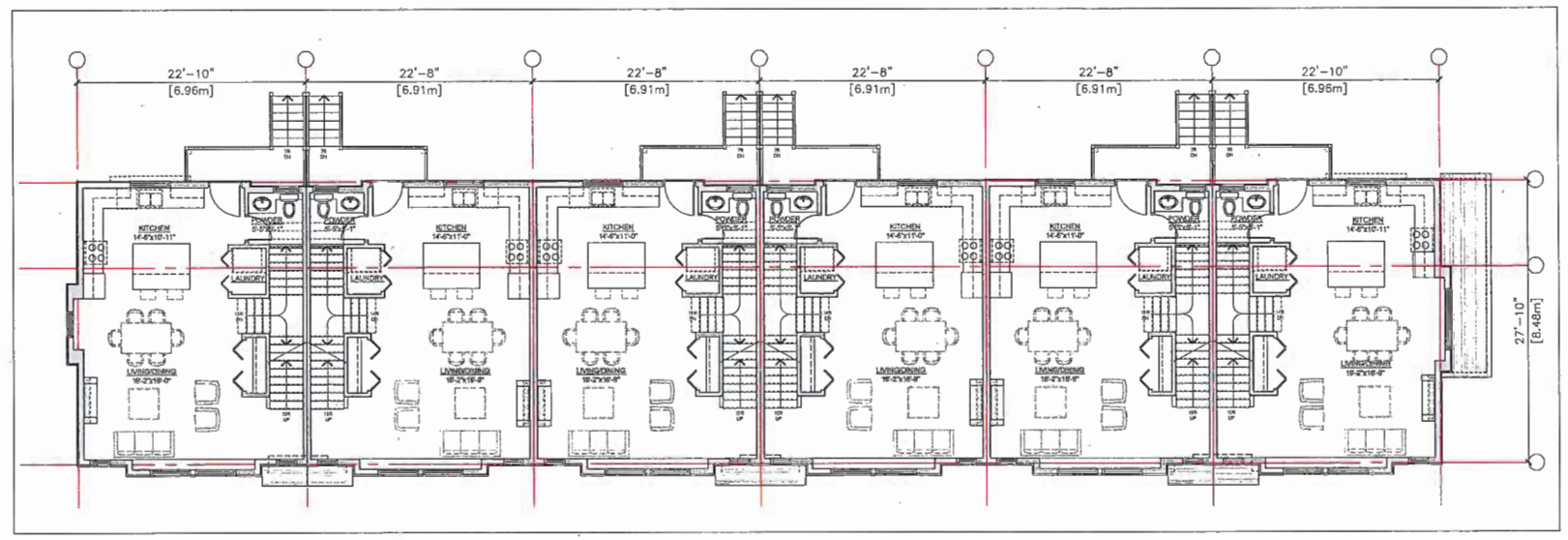
THIRD LEVEL FLOOR PLAN - BUILDING 14
SCALE: 1/8"=1'-0"



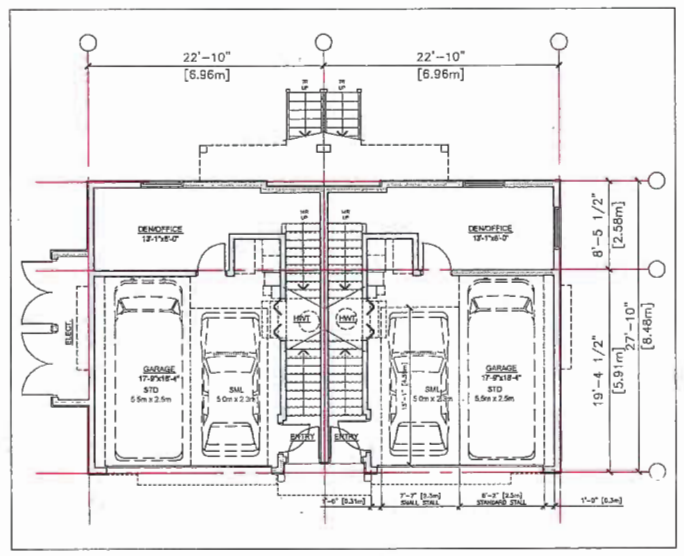
THIRD LEVEL FLOOR PLAN - BUILDING 13
SCALE: 1/8"=1'-0"



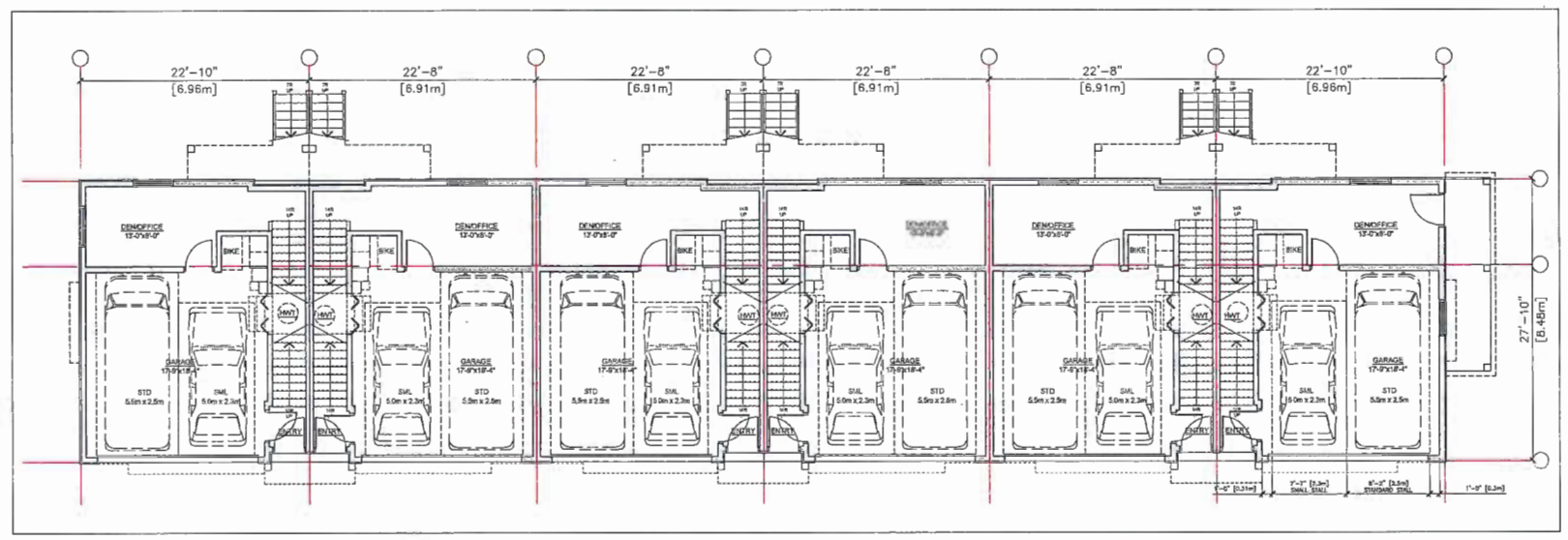
SECOND LEVEL FLOOR PLAN - BUILDING 14
SCALE: 1/8"=1'-0"



SECOND LEVEL FLOOR PLAN - BUILDING 13
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 14
SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN - BUILDING 13
SCALE: 1/8"=1'-0"

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KYC, SRS

CHECKED BY
KYC

SHEET TITLE

FLOOR PLANS:
BUILDING 13 & 14
(SOUTH SITE)

DRAWING

A2.13

JUL 12 2017

DP 17-760368

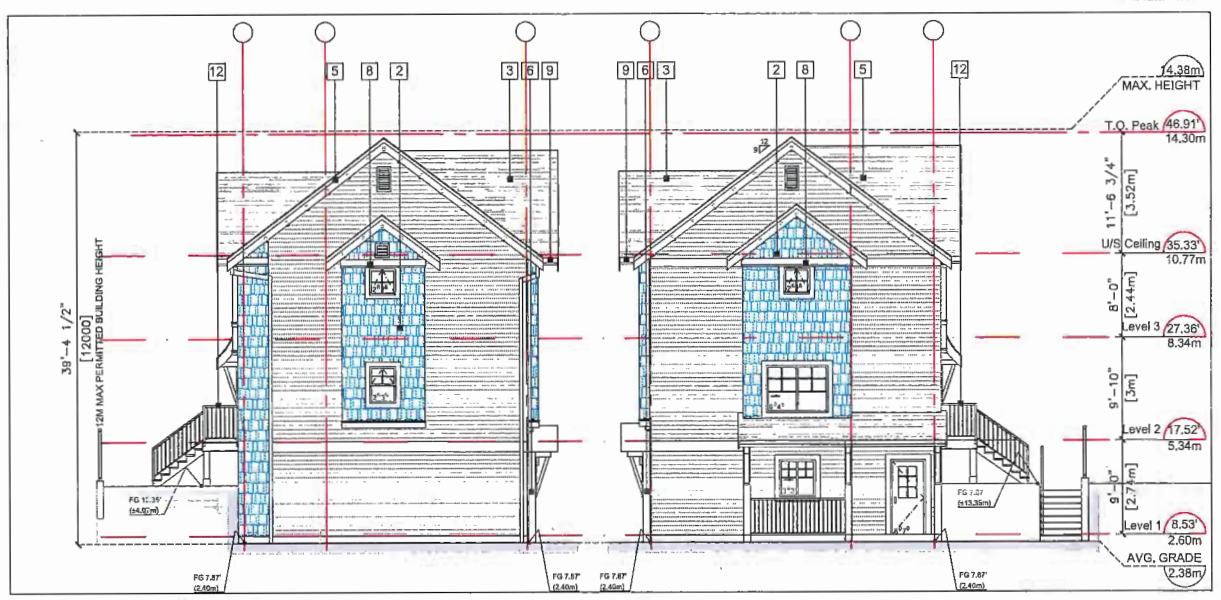
Plan #18

ELEVATION: BUILDING 13 & 14 - SOUTH

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

ELEVATION: BUILDING 13 & 14 - DRIVE AISLE (NORTH)

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

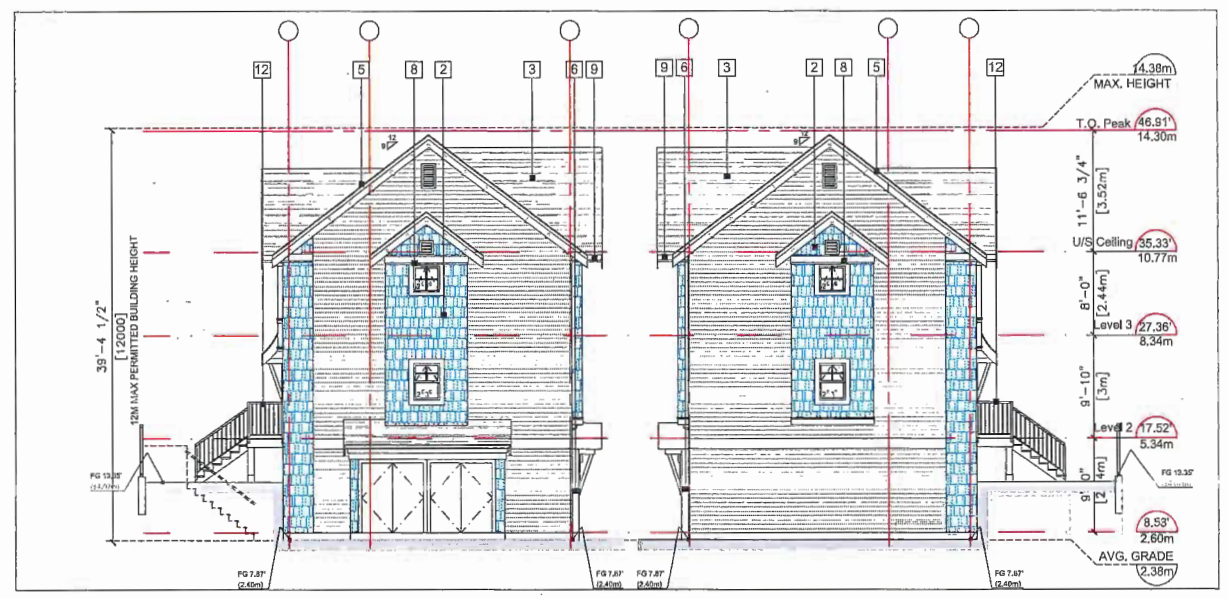


ELEVATION: BUILDING 13(EAST)

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

ELEVATION: BUILDING 13(WEST)

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



ELEVATION: BUILDING 14(EAST)

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

ELEVATION: BUILDING 14(WEST)

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

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
APR 20, 2017	Issued for ADP Application
DEC 21, 2016	Issued for DP Application
FEB 16, 2015	Issued for RZ Application

CONSULTANTS

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SEAL

INTERFACE:
Suite 230
11560 Cambie Road
Richmond BC
Canada V6X 3Z5

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

PROJECT

Proposed 59-Unit Townhouse Development

9240/9246/9260 Cambie Road
Richmond, B.C.

PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2015

DRAWN BY KYC, SRS

CHECKED BY KYC

SHEET TITLE

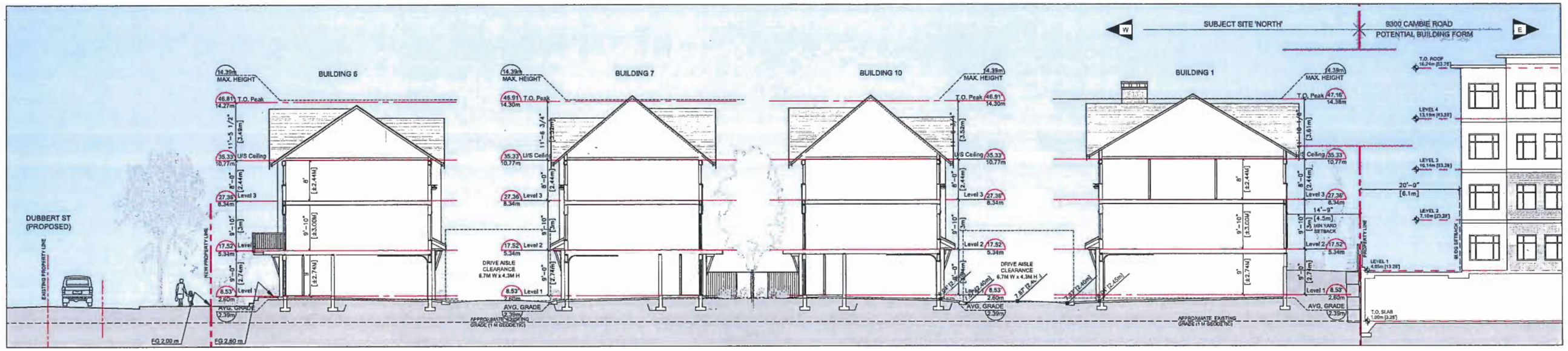
ELEVATIONS: BUILDING 13 & 14 (SOUTH SITE)

DRAWING

A2.14

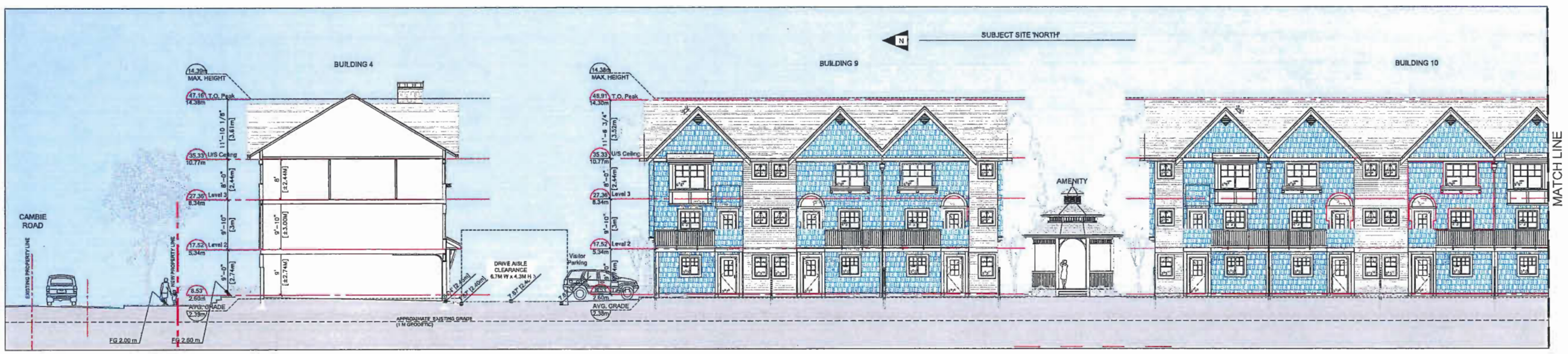
Plan #19

JUL 12 2017



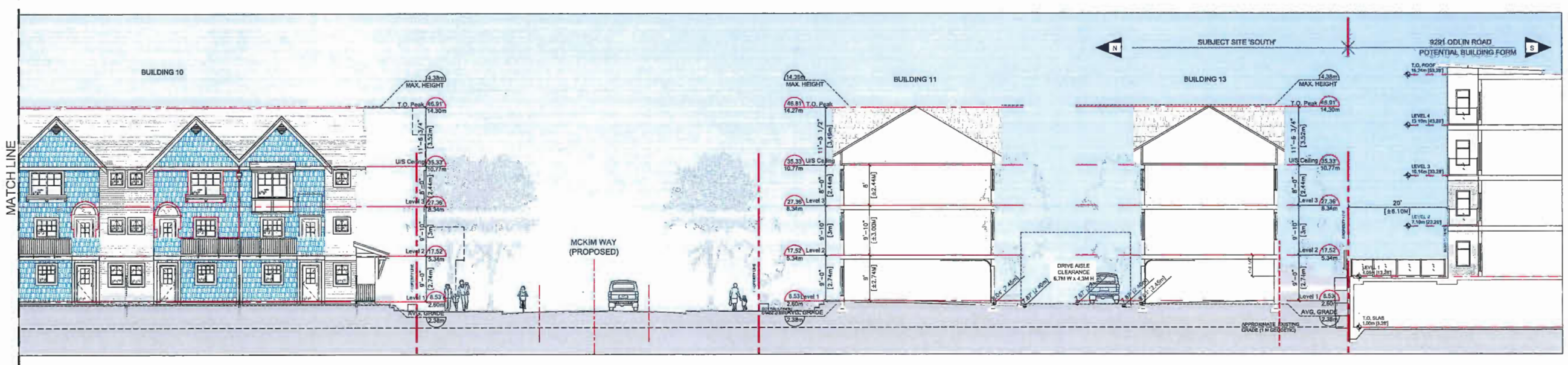
SITE SECTION A (EAST - WEST)

SCALE: 1"=10'-0"



SITE SECTION B (NORTH PART)

SCALE: 1"=10'-0"



SITE SECTION B (SOUTH PART)

SCALE: 1"=10'-0"

REVISIONS

JUN 20, 2017	DP RE-SUBMISSION
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9240/9248/9260 Cambie Road
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PROJECT NO.
1501

SCALE
As Noted

DATE
Jan. 12, 2016

DRAWN BY
KYC, SRS

CHECKED BY
KYC

SHEET TITLE
SITE SECTIONS A & B

DRAWING
A3.01

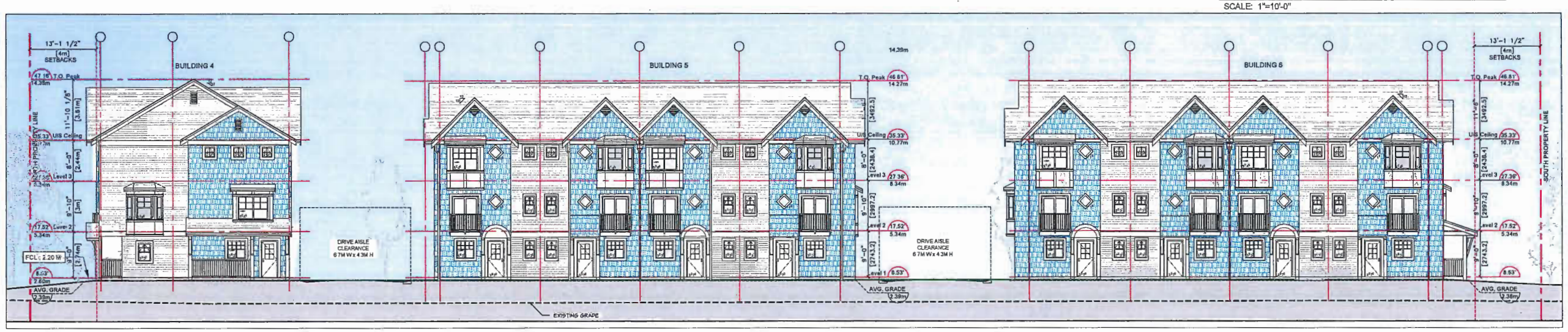
JUL 12 2017

DP 17-760368

Plan #20

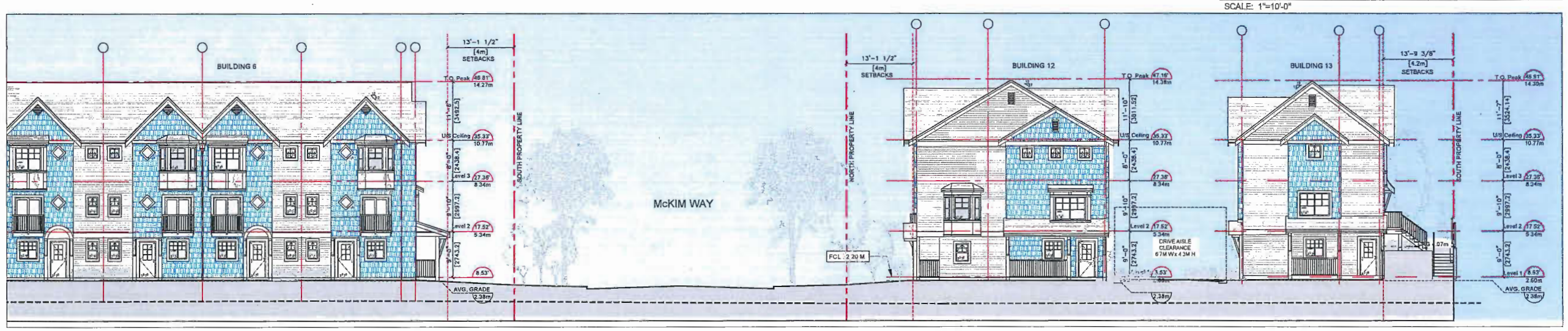
STREETSCAPE ALONG CAMBIE ROAD

SCALE: 1"=10'-0"



STREETSCAPE ALONG DUBBERT STREET N.SITE

SCALE: 1"=10'-0"



STREETSCAPE ALONG DUBBERT STREET S.SITE

SCALE: 1"=10'-0"

REVISIONS

JUN 20, 2017 DP RE-SUBMISSION

APR 20, 2017 Issued for ADP Application

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PROJECT

Proposed 59-Unit
Townhouse Development

9240/9248/9260 Cambie Road
Richmond, B.C.

PROJECT NO.
1501

SCALE
As Noted

DATE
Jan. 12, 2015

DRAWN BY
KYC, SRS, SP

CHECKED BY
KYC

SHEET TITLE

STREETSCAPES

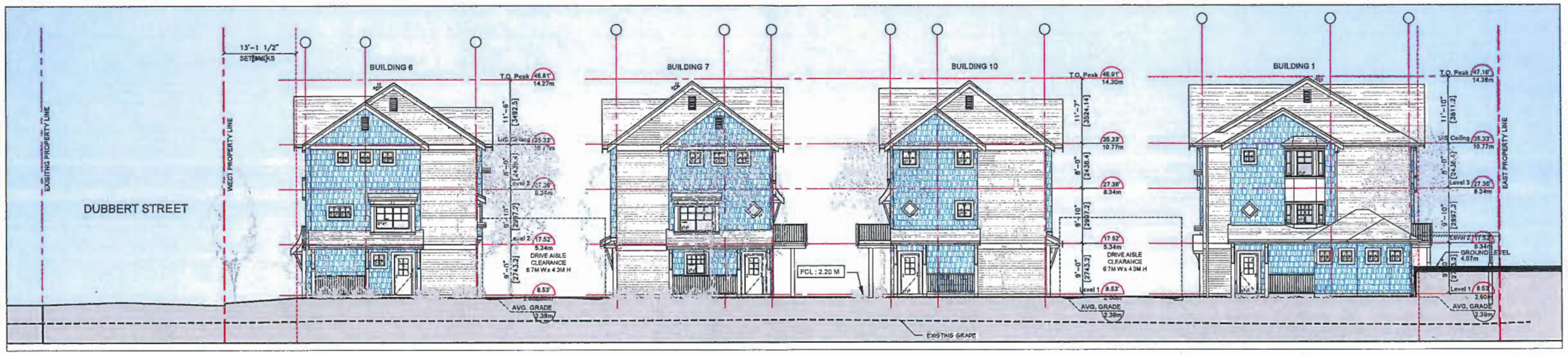
DRAWING

A3.02

JUL 1 2 2017

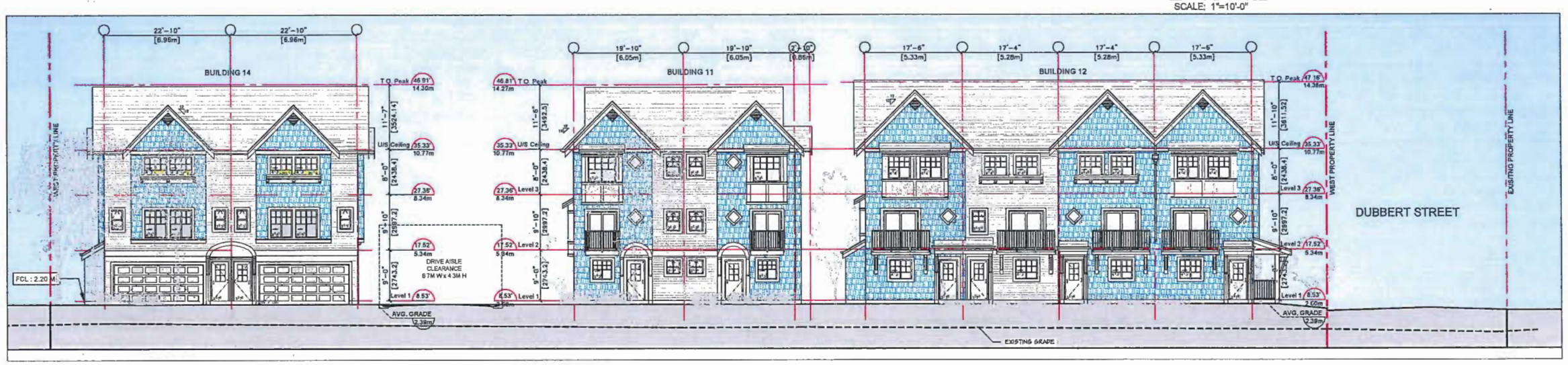
DP 17-760368

Plan #21



STREETSCAPE ALONG McKIM WAY LOOKING NORTH

SCALE: 1"=10'-0"



STREETSCAPE ALONG McKIM WAY LOOKING SOUTH

SCALE: 1"=10'-0"

REVISIONS

JUN 20, 2017 DP RE-SUBMISSION

APR 20, 2017 Issued for ADP Application

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Richmond, B.C.

PROJECT NO. 1501

SCALE As Noted

DATE Jan. 12, 2016

DRAWN BY KYC, SRS, SP

CHECKED BY KYC

SHEET TITLE STREETSCAPES

DRAWING A3.03

JUL 12 2017

DP 17-760368

Plan #22

June 20, '17	Revised to DP, ADP Response
June 02, '17	Revised to DP, ADP Response
May 31, '17	Re-issue for DP, ADP Response
May 25, '17	Issue for Review
April 6, '17	Re-issue for DP
Jan 6 17	Issue for DP

Revisions :

Jonathan Losee Ltd.
Landscape Architecture

#102 - 1661 W 2nd Ave.
Vancouver, B.C. V6J 1H3
Ph: 604-669-1003
E-mail: info@jonathanlosee.com

Project:

Townhouse Development
9240,9248,9260 Cambie Rd.
Richmond, B.C.

Sheet Title:

Landscape Masterplan

Scale: 1:200

Date: Nov. 2016

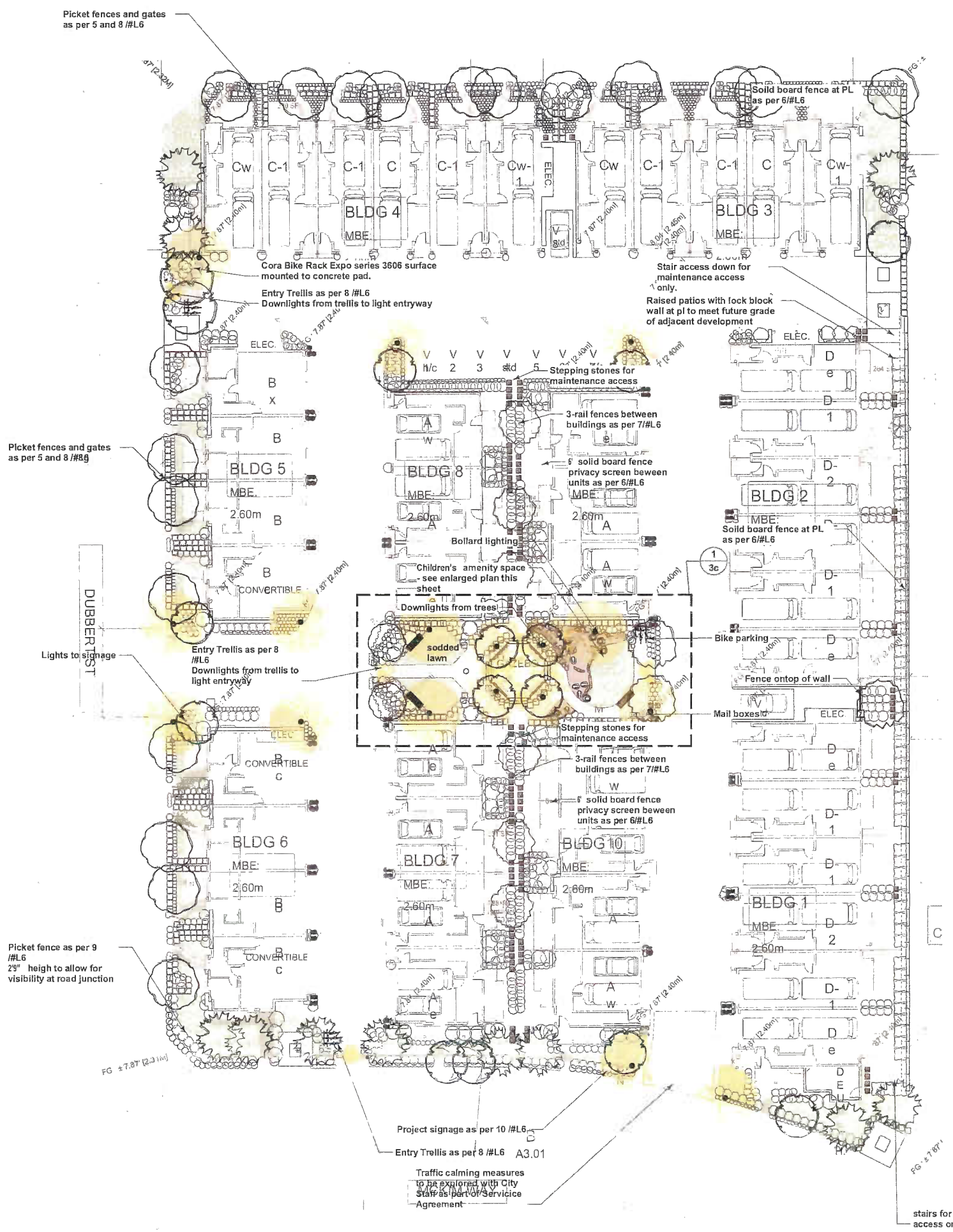
Project No.
2016-57

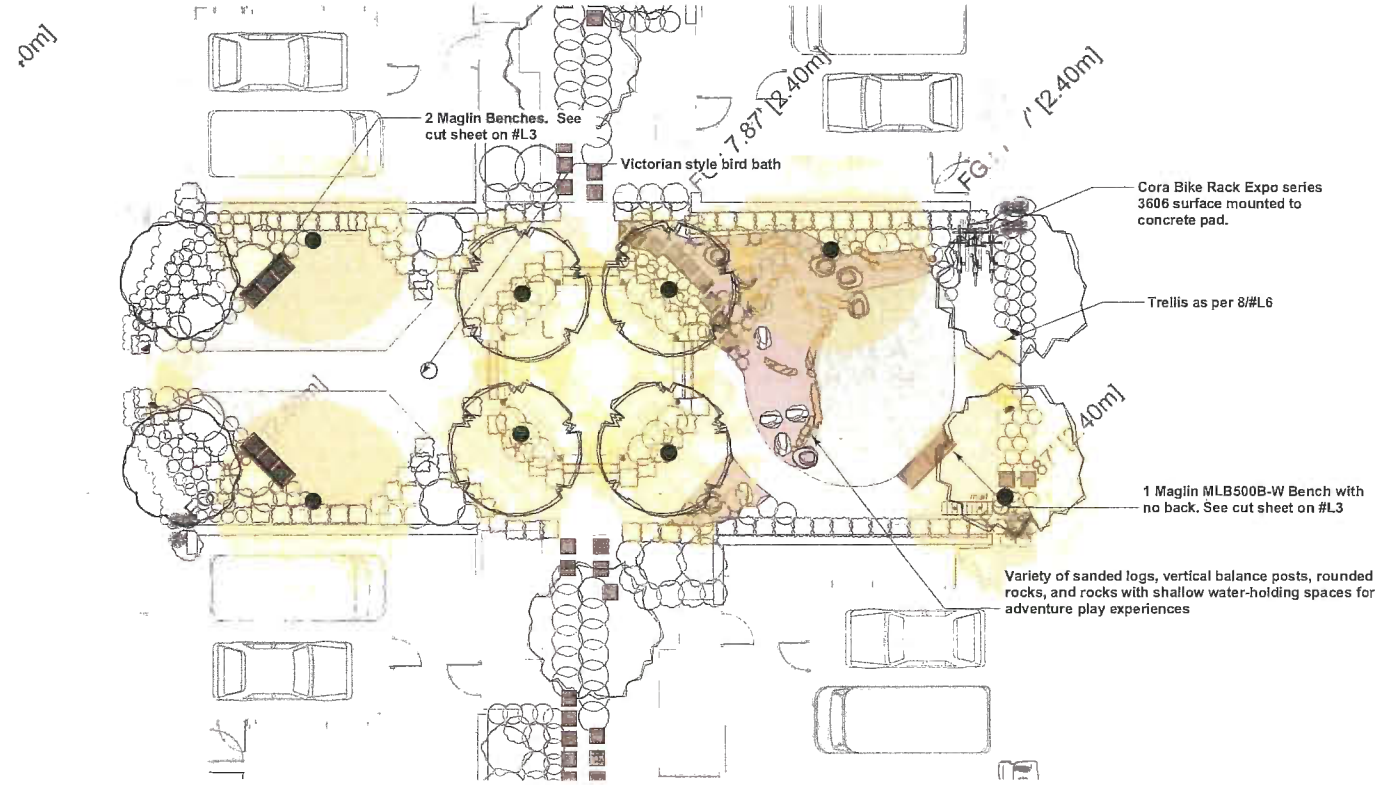
Plan #
L-1

Plan # 23

JUL 12 2017

DP 17-790368





2 / L2 **Enlarged Amenity Area**
Scale: 1:100

MATERIALS

- Abbotsford Concrete Old Country Stone Type 1 in a Stacked Bond Pattern in Desert Sand. Permeable to all patios See detail 9/Plan #3g
- 24 x 24" Texada Pavers laid in a diamond setout ontop light grey 8" minus crushed granite screenings
- 4" deep Saw Cut, Broom-finished Reinforced Concrete. For off-site works and driveways, see Civil and Architecture.
- Abbotsford Concrete Old Country Stone Type 3 in a Running Bond, in Desert Sand. See detail 9/Plan #3g
- Non-netted Sand-based sod, on 9" topsoil
- Gravel Strip or clear crush gravel 19 mm dia. between units. See detail 1/Plan #3g
- Coloured, stamped concrete feature paving in an ashlar pattern. Concrete colour Davis colour Outback.
- Woodchip mulch

Ashlar Pattern Stamped Concrete
Image by Ferrari Concrete

Diamond Setout Pavers
24 x 24" Texada Pavers ontop light grey 8" minus crushed granite screenings

Victorian Style Bird Bath

JUL 1 2 2017

RZ 17-790368

June 28, '17	Revised to DP, ADP Response
June 02, '17	Revised to DP, ADP Response
May 31, '17	Re-issue for DP, ADP Response
May 25, '17	Issue for Review
April 5, '17	Re-issue for DP
Jan 6 17	Issue for DP

Revisions :

Jonathan Losee Ltd.
Landscape Architecture

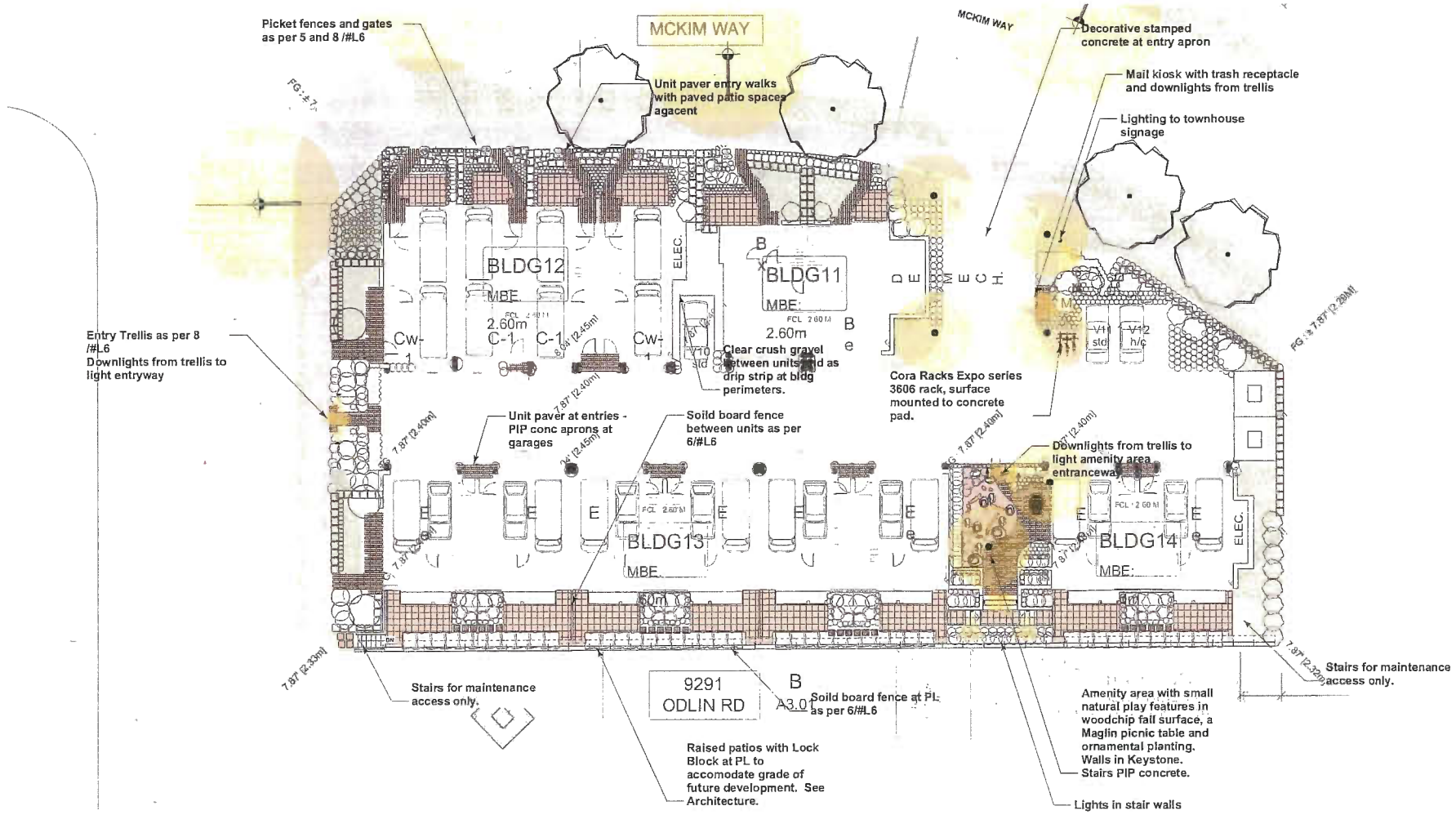
#102 - 1661 W 2nd Ave.
Vancouver B.C. V6J 1H3
Ph: 604-669-1003
E-mail: info@jonathanlosee.com

Project:
Townhouse Development
9240,9248,9260 Cambie Rd.
Richmond, B.C.

Sheet Title:
Landscape Layout Plan
NORTH

Scale. 1:200
Date. Nov. 2016
Project No 2016-57
Plan # L-2

Plan # 24



MATERIALS

- Abbotsford Concrete Old Country Stone Type 1 in a Stacked Bond Pattern in Desert Sand. Permeable to all patios See detail 9/Plan #3g
- 4" deep Saw Cut, Broom-finished Reinforced Concrete. For off-site works and driveways, see Civil and Architecture.
- Abbotsford Concrete Old Country Stone Type 3 in a Running Bond, in Desert Sand. See detail 9/Plan #3g
- Non-netted Sand-based sod, on 9" topsoil
- Gravel Strip or clear crush gravel 19 mm dia. between units. See detail 1/Plan #3g
- Coloured, stamped concrete feature paving in an ashlar pattern. Concrete colour Davis colour Outback.
- Woodchip mulch

Maglin MLB 310 Series Bench

Maglin MLB700B-W Bench Backless

Maglin MLPT 1200 Series Picnic Table

Cora Racks Expo Series Racks in Stainless Steel

June 20, '17	Revised to DP, ADP Response
June 02, '17	Revised to DP, ADP Response
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April 6, '17	Re-Issue for DP
Jan 6 17	Issue for DP

Revisions :

Jonathan Losee Ltd.
Landscape Architecture

#102 - 1661 W 2nd Ave.
Vancouver, B.C. V6J 1H1
Ph. 604-669-1001
E-mail: info@jonathanlosee.com

Project:

Townhouse Development
9240,9248,9260 Cambie Rd.
Richmond, B.C.

Sheet Title:

Landscape Layout Plan
SOUTH

Scale: 1:200

Date: Nov. 2016

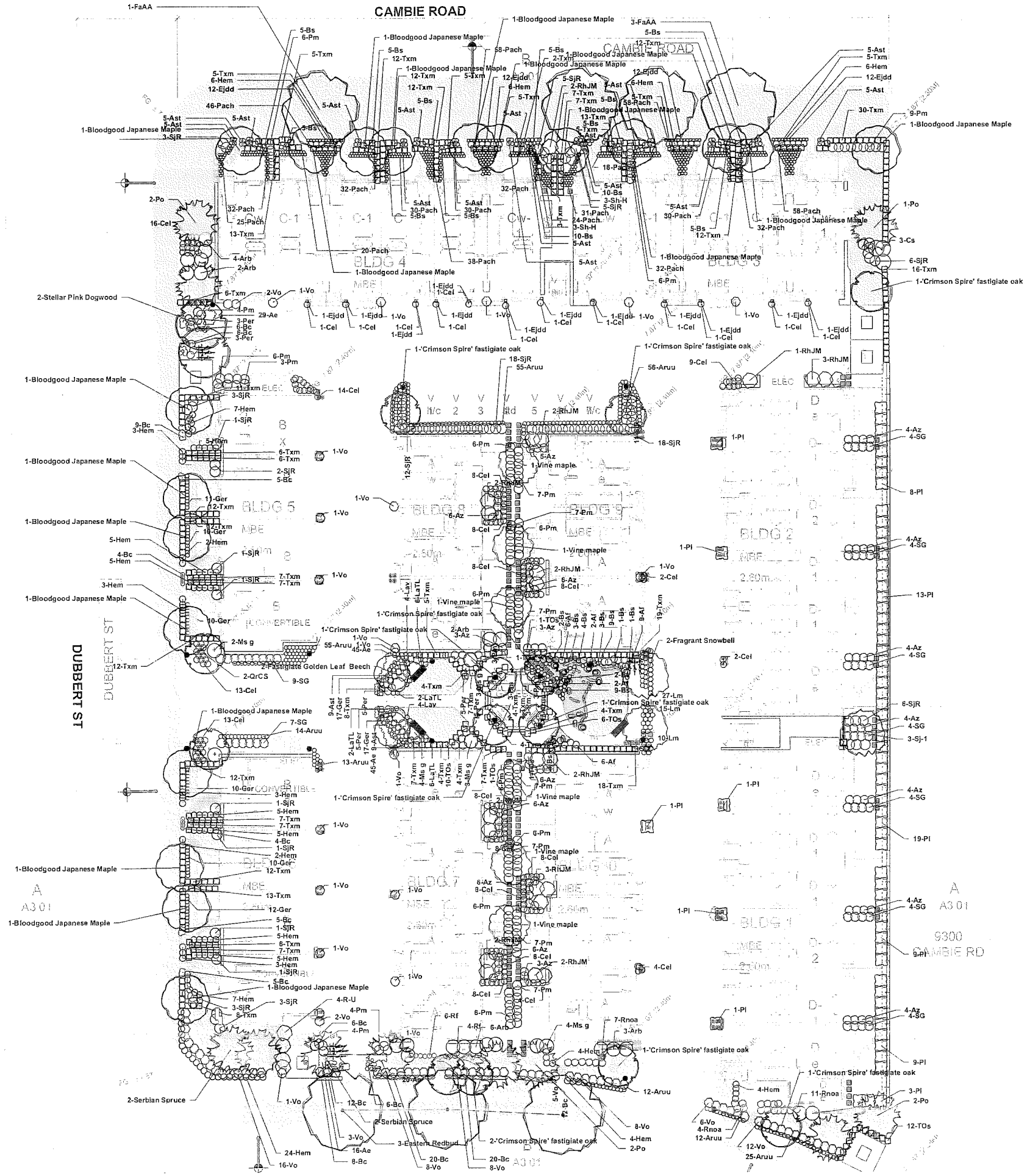
Project No. 2016-57

Plan # L-3

Plan #25

JUL 1 2 2017

DP 17-760368



Plant List- Duplicated on L-3e for Clarity				
ID	Latin Name	Common Name	Quantity	Scheduled Size
TREES				
Ac	Acer circinatum	Vine maple	10	2M ht.
Apa	Acer palmatum var. atropurpureum 'Bloodgood'	Bloodgood Japanese Maple	24	2M Ht.
Cc-L	Cercis canadensis 'Lavender Twist'	Lavender Twist weeping Redbud	2	5cm cal
CxSP	Cornus x 'Stellar Pink'	Stellar Pink Dogwood	2	#20 pot
FD	Fagus sylvatica 'Daywickii Gold'	Fastigiate Golden Leaf Beech	2	11 cm cal
FaAA	Fraxinus ornus	S European Flowering Ash	4	6cm cal
Po	Picea omorika	Serbian Spruce	14	5M Ht.
Qc	Quercus coccinea	Scarlet Oak	2	11 cm cal
QpGP	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	1	5 cm cal
QrCS	Quercus robur 'Crimson Spire'	'Crimson Spire' fastigiate oak	15	5cm cal
Sj-1	Styrax obassia	Fragrant Snowbell	5	# 15 pot
SHRUBS/ GROUNDCOVER				
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	37	#2 pot
Aruu	Arctostaphylos uva-ursi	kinnikinnick	392	# 1 pot
Ae	Asarum europaeum	Wild Ginger	260	#1 pot
Ast	Astilbe x arendsii 'Amethyst'	Amethyst Astilbe	163	#1 pot
Af	Athyrium filix-femina	Lady Fern	38	#1 pot
Bc	Bergenia cordifolia	Heartleaf Bergenia	272	#1 pot
Bs	Blechnum spicant	Deer Fern	151	#1 pot
Cel	Carex 'Everlime'	Golden Sedge Grass	247	#1 pot
Cs	Cornus sericea	Red-Osier Dogwood	3	#2 pot
Az	Dwarf Azalea	Dwarf Azalea	78	#2 pot
Ejdd	Euonymus japonicus 'Dan's Delight'	Dan's Delight Variegated Boxleaf Euonym	143	#1 pot
Ger	Geranium andressii	Perennial Geranium	131	#1 pot
Hem	Hemerocallis x 'Red'	Red Daylily	168	#1 pot
LaTL	Lavandula angustifolia 'Thumbelina Leigh'	Thumbelina Leigh English Lavender	16	#2 pot
Lav	Lavandula angustifolia 'White'	White Lavender	8	#2 pot
Lm	Liriope muscari 'Silver Dragon'	'Silver Dragon' Lily Turf	52	#1 pot
Ms g	Miscanthus sinensis 'Gracillimus'	Maiden Grass	16	#3 pot
Pach	Pachysandra terminalis	Japanese spurge	899	#1 pot
Per	Perovskia atriplicifolia	Russian Sage	36	#1 pot
Pm	Polystichum munitum	Sword Fern	231	#1 pot
Pl	Prunus lusitanica	Portuguese Laurel	112	#5 pot
RhJM	Rhododendron 'Jean Marie de Montague'	Jean Marie de Montague Rhododendron	42	#5 pot
R-U	Rhododendron 'Unique'	Unique Rhododendron	7	#5 pot
Rnoa	Rosa x 'Noare' P.P.# 11308	Flower Carpet Red Groundcover Rose	22	#2 pot
Rf	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	120	#2 pot
Sbl	Sambucus nigra 'Black lace'	Black leaf Elder	5	#3 pot
Sh-H	Sarcococca hookerana 'humilius'	Dwarf Himalayan Sweet Box	86	#3 pot
Stz	Schizachyrium 'Twilight Zone'	Twighlight Zone Blue Stem Grass	25	#1 pot
SjR	Skimmia japonica 'Rubinetta'	Rubinetta Skimmia	148	#3 pot
SG	Spiraea 'Goldmound'	Goldmound Spirea	54	#2 pot
Sv	Syringa vulgaris	Common Lilac	4	#5 pot
Txm	Taxus x media 'Hillsii'	Hills Yew	615	1.25 m ht
TOs	Thjua occidentalis 'Smaragd'	Emerald Cedar	42	1.25m ht
Vo	Vaccinium ovatum	Evergreen Huckleberry	105	#2 pot

replacement plants 1

(93

LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.

2. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.

3. Root balls to be free of pernicious weeds.

4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 9" for non-irrigated lawn areas, 18" for shrub beds and ground cover plantings and 3' for trees. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.

5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.

6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landsape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June1) shall be under extended warranty until the June 1 of the following year.

7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.

8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.

JUL 1 2 2017

DP 17-760368

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Revisions :

Jonathan Losee Ltd.
Landscape Architecture
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Vancouver, B.C. V6J 1H3
Ph: 604-669-1093
E-mail: info@jonathanlosee.com

Project:

Townhouse Development
9240,9248,9260 Cambie Rd.
Richmond, B.C.

Sheet Title:

Landscape Planting Plan

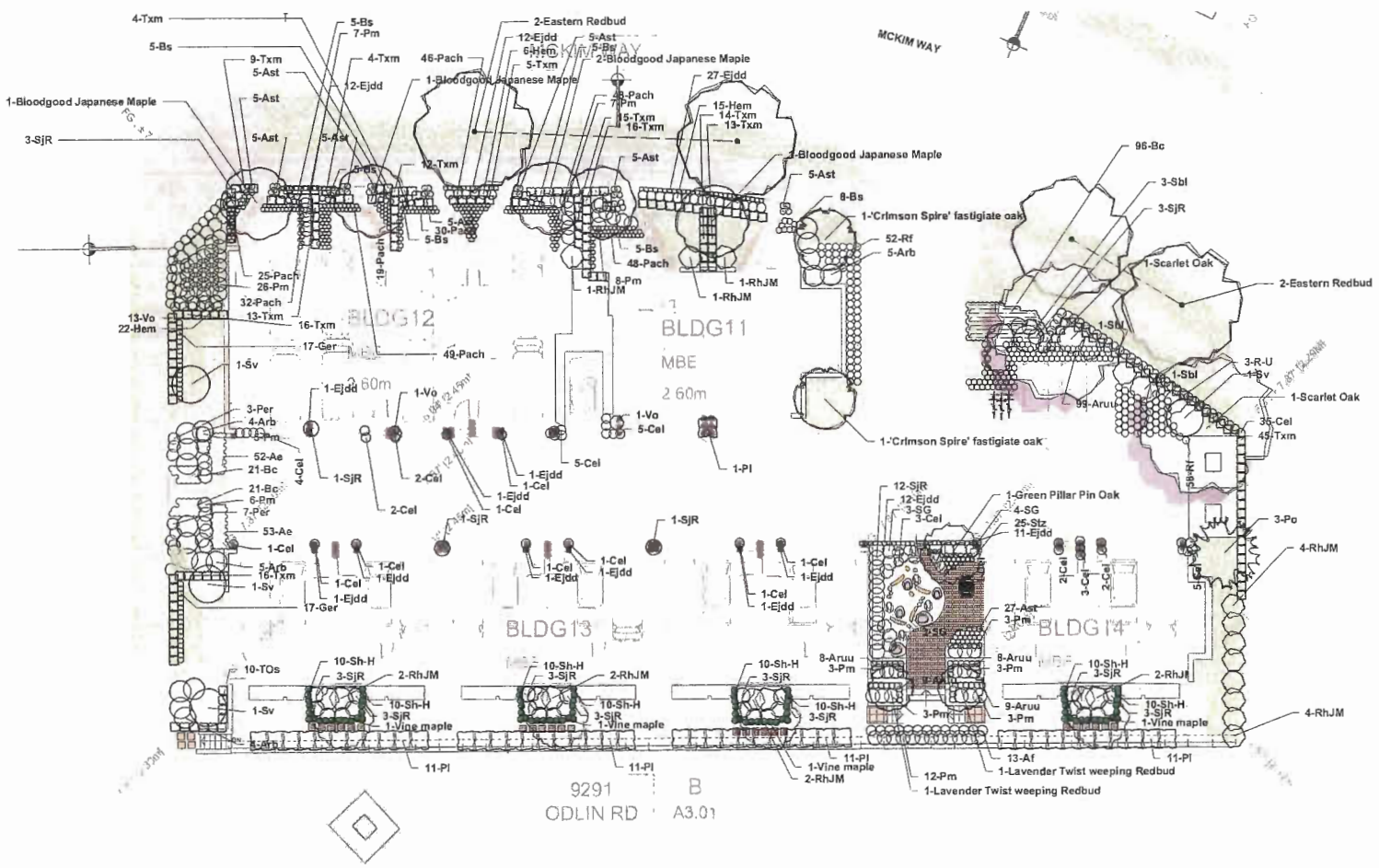
Scale: 1:200

Date: Nov. 2016

Project No 2016-57

Plan # L-4

Plan #26



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CxSP	Cornus x 'Stellar Pink'	Stellar Pink Dogwood	2	#20 pot
FD	Fagus sylvatica 'Daywickii Gold'	Fastigiate Golden Leaf Beech	2	11 cm cal
FaAA	Fraxinus ornus	S European Flowering Ash	4	6cm cal
Po	Picea omorika	Serbian Spruce	14	5M Ht.
Qc	Quercus coccinea	Scarlet Oak	2	11 cm cal
QpGP	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	1	5 cm cal
QrCS	Quercus robur 'Crimson Spire'	'Crimson Spire' fastigiate oak	15	5cm cal
Sj-1	Styrax obassia	Fragrant Snowbell	5	# 15 pot
SHRUBS/ GROUNDCOVER				
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	37	#2 pot
Aruu	Arctostaphylos uva-ursi	kinnikinnick	392	# 1 pot
Ae	Asarum europaeum	Wild Ginger	260	#1 pot
Ast	Astilbe x arendsii 'Amethyst'	Amethyst Astilbe	163	#1 pot
Af	Athyrium filix-femina	Lady Fern	38	#1 pot
Bc	Bergenia cordifolia	Heartleaf Bergenia	272	#1 pot
Bs	Blechnum spicant	Deer Fern	151	#1 pot
Cel	Carex 'Everlime'	Golden Sedge Grass	247	#1 pot
Cs	Cornus sericea	Red-Osier Dogwood	3	#2 pot
Az	Dwarf Azalea	Dwarf Azalea	78	#2 pot
Ejdd	Euonymus japonicus 'Dan's Delight'	Dan's Delight Variegated Boxleaf Euonym	143	#1 pot
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Hem	Hemerocallis x 'Red'	Red Daylily	168	#1 pot
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Ms g	Miscanthus sinensis 'Gracillimus'	Maiden Grass	16	#3 pot
Pach	Pachysandra terminalis	Japanese spurge	899	#1 pot
Per	Perovskia atriplicifolia	Russian Sage	36	#1 pot
Pm	Polystichum munitum	Sword Fern	231	#1 pot
Pl	Prunus lusitanica	Portuguese Laurel	112	#5 pot
RhJM	Rhododendron 'Jean Marie de Montague'	Jean Marie de Montague Rhododendron	42	#5 pot
R-U	Rhododendron 'Unique'	Unique Rhododendron	7	#5 pot
Rnoa	Rosa x 'Noare' P.P.# 11308	Flower Carpet Red Groundcover Rose	22	#2 pot
Rf	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	120	#2 pot
Sbl	Sambucus nigra 'Black lace'	Black leaf Elder	5	#3 pot
Sh-H	Sarcococca hookerana 'humilius'	Dwarf Himalayan Sweet Box	86	#3 pot
Stz	Schizachyrium 'Twilight Zone'	Twighlight Zone Blue Stem Grass	25	#1 pot
SjR	Skimmia japonica 'Rubinetta'	Rubinetta Skimmia	148	#3 pot
SG	Spiraea 'Goldmound'	Goldmound Spirea	54	#2 pot
Sv	Syringa vulgaris	Common Lilac	4	#5 pot
Txm	Taxus x media 'Hillsii'	Hills Yew	615	1.25 m ht
TOs	Thjua occidentalis 'Smaragd'	Emerald Cedar	42	1.25m ht
Vo	Vaccinium ovatum	Evergreen Huckleberry	105	#2 pot

JUL 12 2017

LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.

2. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, California, and B.C.

3. Root balls to be free of pernicious weeds.

4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 9" for non-irrigated lawn areas, 18" for shrub beds and ground cover plantings and 3' for trees. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.

5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.

6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per British Columbia Landsape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June1) shall be under extended warranty until the June 1 of the following year.

7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.

8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.

June 20, '17	Revised to DP, ADP Response
June 02, '17	Revised to DP, ADP Response
May 31, '17	Re-issue for DP, ADP Response
May 25, '17	Issue for Review
April 6, '17	Re-Issue for DP
Jan 6 17	Issue for DP

Revisions :

Jonathan Losee Ltd.
Landscape Architecture

#102 - 1661 W. 2nd Ave
Vancouver, B.C. V6J 1H3
Ph: 604-669-1003
E-mail: info@jonathanlosee.com

Project:

Townhouse Development
9240,9248,9260 Cambie Rd.
Richmond, B.C.

Sheet Title:

Landscape Planting Plan
SOUTH

Scale: 1:200

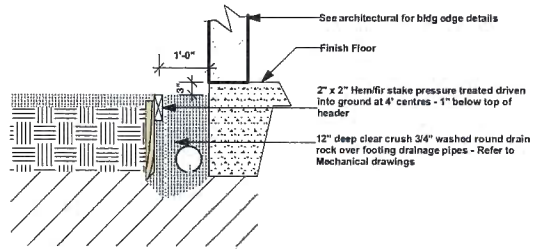
Date. Nov. 2016

Project No.
2016-57

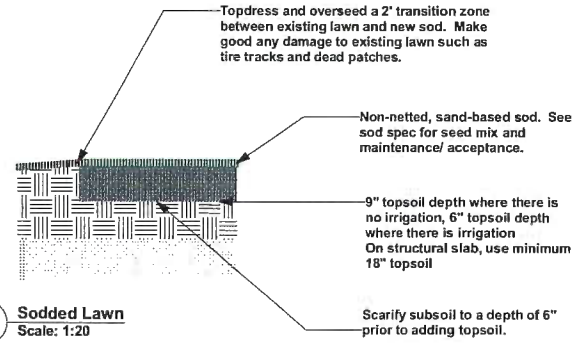
Plan #

L-5

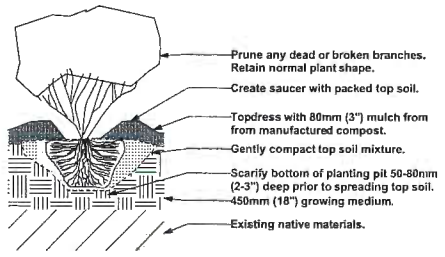
Plan # 27



1 **Gravel Strip at Building Edge**
Scale: 1:20

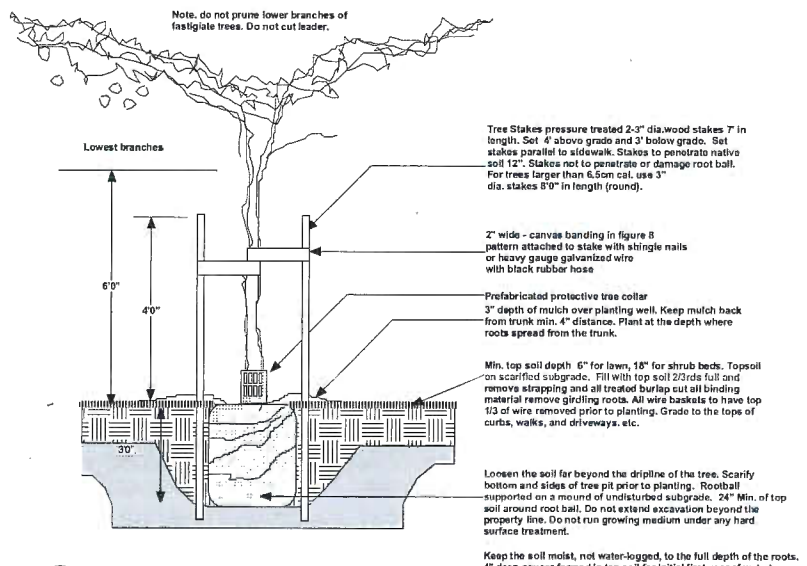


2 **Sodded Lawn**
Scale: 1:20

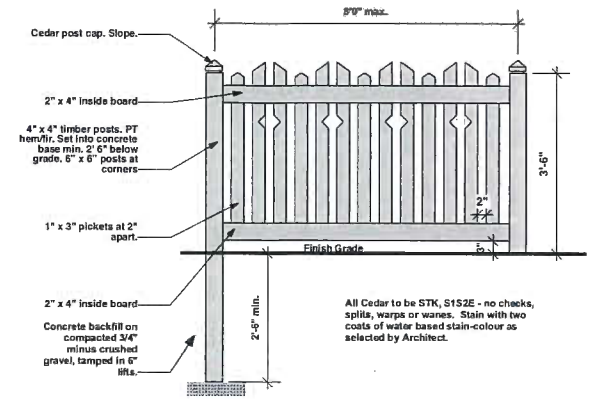


NOTES:
1. Min. container size and root spread to BCSLA/BCNTA landscape standards for Nursery Stock - current edition.
2. Prune all damaged, diseased, or weak limbs and roots.
3. Do not allow roots to dry out during installation process, water plant roots well prior to planting and water immediately following planting.

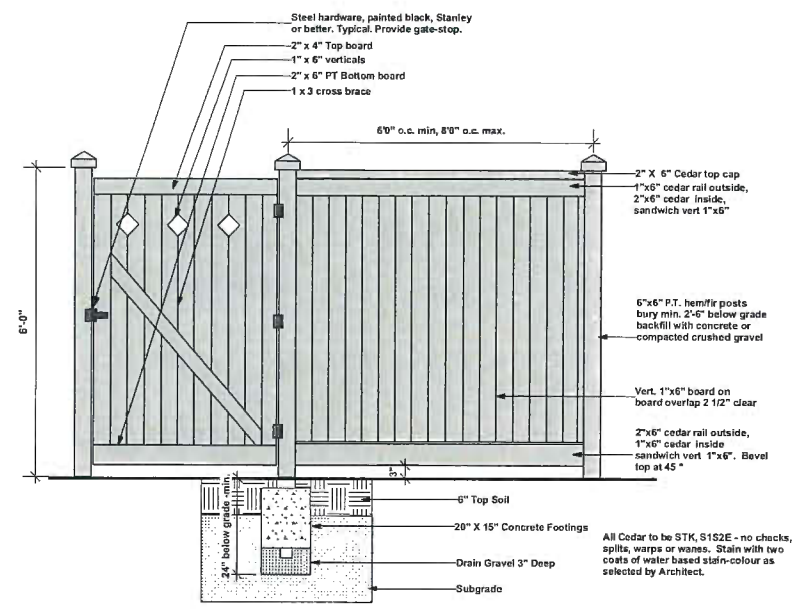
3 **Shrub Planting**
Scale: 1:20



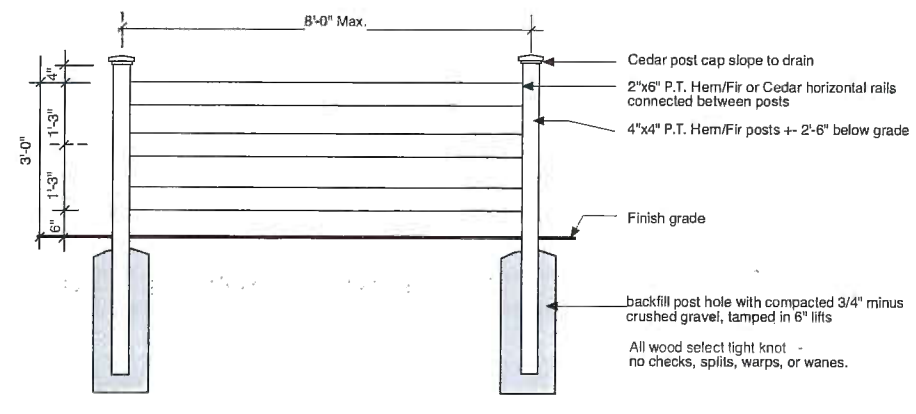
4 **Tree Planting**
Scale: 1:20



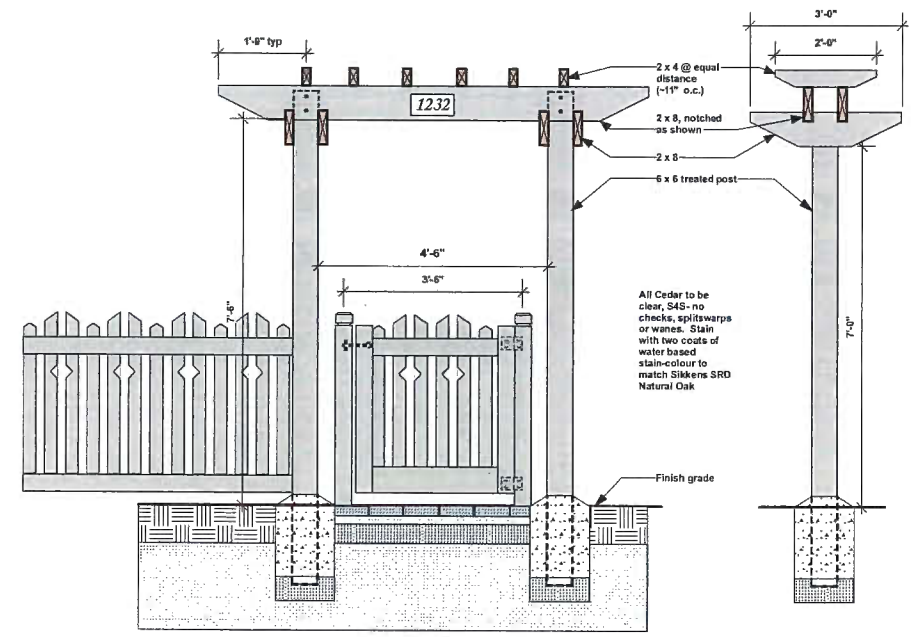
5 **3'-6" Picket Fence for Front Yards**
Scale: 1:20



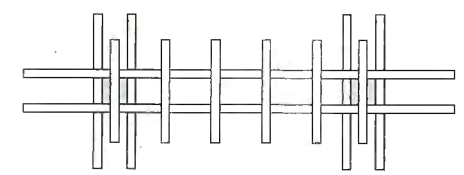
6 **6'-0" Solid Board Fence as Privacy Screen**
Scale: 1:20

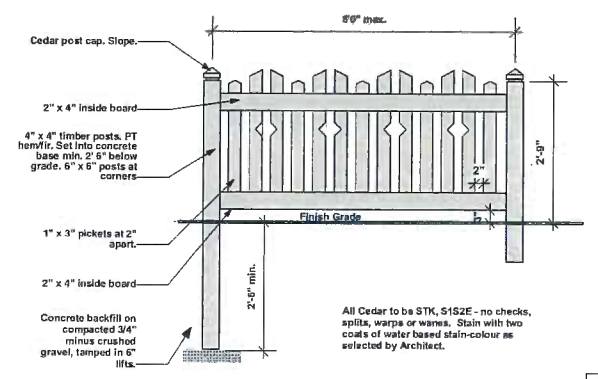


7 **3'-0" 3-Rail Fence in Back Yards**
Scale: 1:20



8 **Pedestrian Trellis**
Scale: 1:20





9 **2'9" heigh fence**
Scale: 1:20

June 29, '17	Revised to DP, ADP Response
June 02, '17	Revised to DP, ADP Response
May 31, '17	Re-issue for DP, ADP Response
May 25, '17	Issue for Review
April 6, '17	Re-issue for DP
Jan 6 17	Issue for DP

Revisions :

Jonathan Losee Ltd.
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#102 - 1661 W. 2nd Ave.
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E-mail: info@jonathanlosee.com

Project:
Townhouse Development
9240,9248,9260 Cambie Rd.
Richmond, B.C.

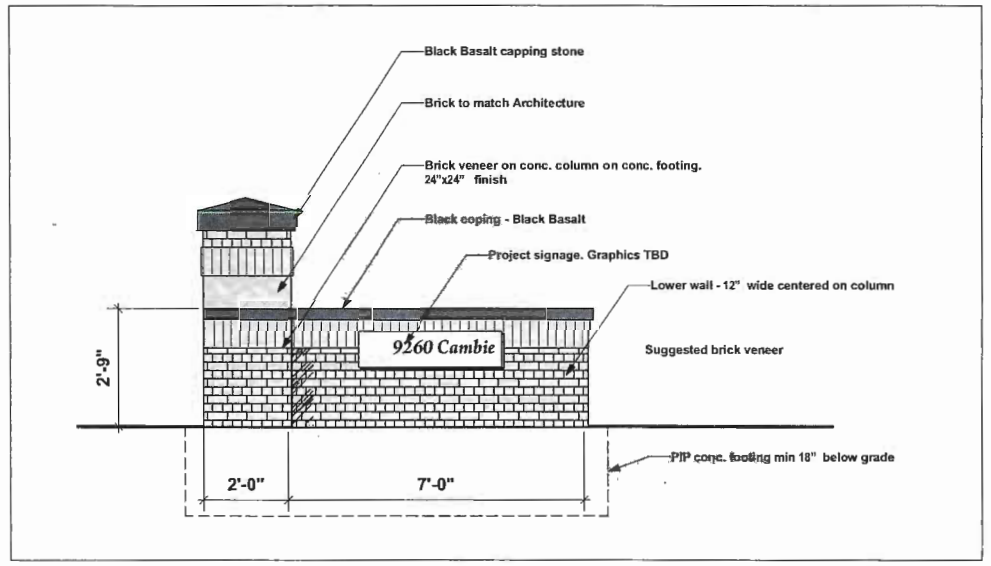
Sheet Title:
Landscape Details

Scale: As Noted
Date: Nov. 2016
Project No. 2016-57
Plan # L-6

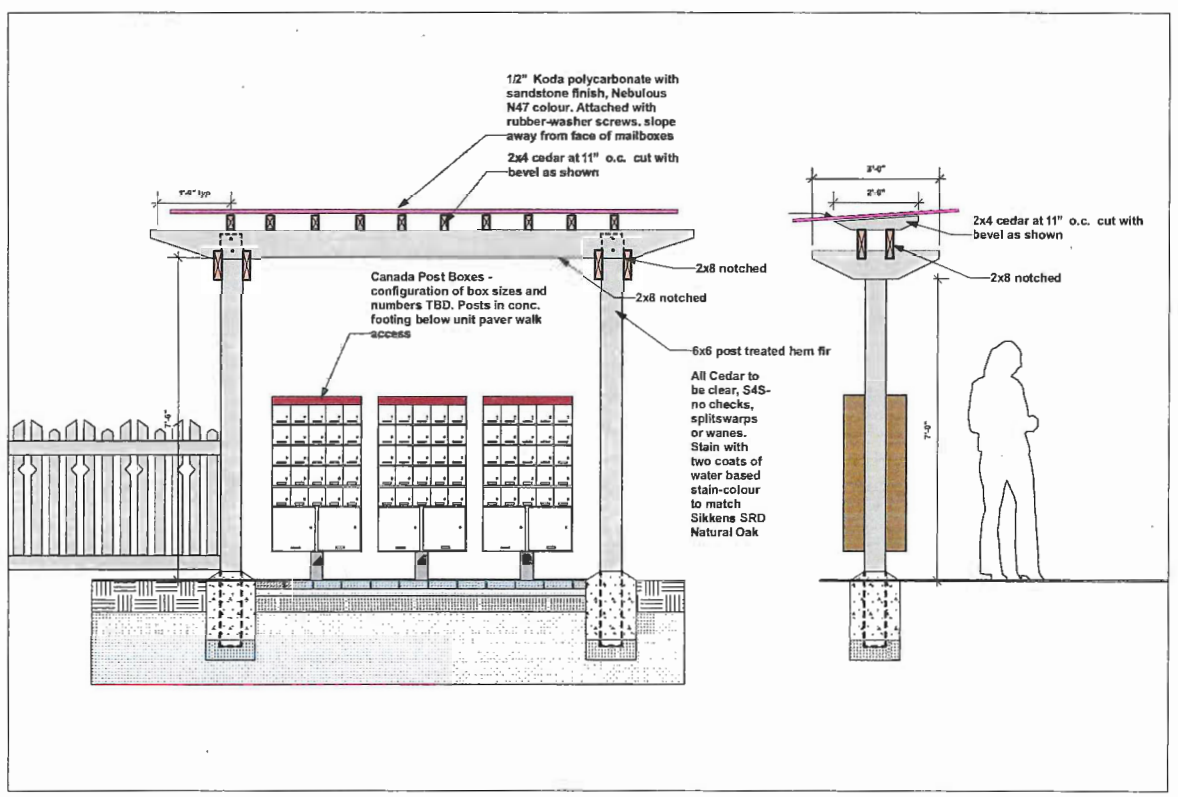
Plan #28

DP 17-760368

JUL 1 2 2017



1 **Stone veneer entry signage**
Scale: Actual Size



2 **Canada Post Mail Kiosk**
Scale: Actual Size

JUL 12 2017

DP 17-0368

June 20, '17	Revised to DP, ADP Response
June 02, '17	Revised to DP, ADP Response
May 31, '17	Re-issue for DP, ADP Response
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Revisions :

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9240,9248,9260 Cambie Rd.
Richmond, B.C.

Sheet Title:

Landscape Details

Scale: As Noted

Date: Nov. 2016

Project No.
2016-57

Plan #
L-7

Plan #99

City of Richmond

Report to Development Permit Panel
Fast Track Application

To:	Development Permit Panel	**Date:**	June 23, 2017
From:	Wayne Craig Director, Development	**File:**	DP 17-775005
Re:	**Application by Christopher Bozyk Architects Ltd. for a Development Permit at 10780 Cambie Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 198.81 m^2 (2,140 ft^2) addition and a weather protection canopy to the existing building at 10780 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

Wayne Craig
Director, Development

DCB:blg
Att. 1

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to add a 198.81 m^2 (2,140 ft^2) addition and a weather protection canopy to the existing building at 10780 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)". The site currently contains a BMW automobile dealership.

A rezoning is not required for the proposed addition as the use is accommodated under the existing "Auto-Oriented Commercial (CA)" zone.

All necessary frontage and service improvements for this site were addressed through RZ 07-362264 when the site was initially developed. No additional utility serving or transportation upgrades are required to accommodate the proposed addition.

Development Information

The intent of the proposed expansion is to allow for an addition to the lounge on the main floor, increase office space on the 2nd floor, and add a new canopy for weather protection at the building's vehicle service entrance. The addition is designed to match the existing buildings key elements and appearance.

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:	Across Cambie Road, are offices on a 1.16 ha (2.86 ac.) site zoned "Industrial Business Park (IB1)".
To the east:	Across Shell Road, a rail corridor and several lots zoned "Industrial Retail (IR1)". The lots range in size from 0.19 ha (0.48 ac.) to 0.74 ha (1.84 ac.).
To the south:	An on-ramp to Highway 99 from Shell Road.
To the west:	A hotel on a parcel zoned "Auto-oriented Commercial (CA)" and "Gas & Service Stations (CG1)" and a parcel occupied by automobile sales and a fast food restaurant and that is zoned "Auto-Oriented Commercial (CA)".

Prior Approvals and Variance History
Council approved the rezoning (RZ 04-277643) of the subject site on November 14, 2005, to allow the automobile dealership use. A related Development Permit (DP 05-302568) to construct the dealership facility was issued in November, 2005. That Development Permit provided three variances:

a) Reduction of the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site.

b) Reduction of the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site.

c) Reduction of the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls.

In 2007, the dealership sought, and was granted, an OCP amendment and rezoning (RZ 07-362264) for an adjacent 625.38 m^2 strip of land the dealership acquired from the Province of BC. This strip of land was subsequently consolidated with the dealership site to expand their vehicle storage area along the southern edge of the property.

In 2010, a Development Variance Permit for the site was approved by Council. That Development Variance Permit provided for an increase to the maximum height for accessory structures from 12.0 m to 17.0 m and a reduction of the minimum interior side yard setback for buildings from 3.0 m to 0.25 m. These variances permitted the construction of a recycling facility and a wind turbine tower at the south end of the property.

On January 31, 2013, Council approved a 212.28m^2 (2,295 ft^2) expansion to the existing building under DP 12-626299 for a showroom addition.

Rezoning and Public Hearing Results

Neither a Rezoning nor a Public Hearing is required for this Development Permit application.

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 "Auto-Oriented Commercial (CA)" zone.

Advisory Design Panel Comments

Given the small size and nature of the proposed addition, staff determined that review by the Advisory Design Panel was not required.

Analysis

Conditions of Adjacency

- As the proposed addition is entirely along the north central portion of the existing building, the primary visual impact will be from Cambie Road.
- The proposed addition is well setback from the property boundaries and no significant impacts are anticipated to any adjacent properties.

Urban Design and Site Planning

- The proposed lounge addition will be placed in an area currently occupied by textured concrete paving and several seating benches between the existing building and visitor's parking. The parking stalls will not be affected by the addition and the exterior benches will be replaced with more seating inside the expanded lounge.
- No changes are proposed to vehicle circulation on the site.
- No changes are proposed or required to the site elevation.

Architectural Form and Character

- Elements of the proposed addition have been developed to relate to the rectangular character of the middle portion of the existing building.
- Materials and textures from the existing building are repeated for integration into the existing building (white metal paneling, white spandrel glass, curtain wall glazing type and frame spacing).
- The overall architectural appearance is intentionally understated to not compete with the existing building, especially the curved elements – the bay window is the only feature, expressing the lounge.
- A new logo is proposed near the north-west corner of the new addition. A separate sign permit application will address the specific location and design of that signage.
- The open sided canopy feature will project from the existing building by approximately 11.3 m (37 ft.), but will be trimmed with white spandrel panels to match the existing building. The canopy will not encroach into the side yard setbacks.
- The canopy and the new lounge addition will both be approximately 5.2 m (17 ft.) high.
- The proposed office addition is stepped back from the glazed curtain wall of the lounge addition by approximately 1.2 m (4 ft.), but will extend upward to match the existing building at an elevation of approximately 9.5 m (31 ft.)
- The face of the office addition will consist of white Aluminium Composite Materials (ACM) rain screen panelling to match the existing building.

Landscape Design and Open Space Design

- Six non-bylaw sized Ginkgo trees will be impacted by the proposed building expansion and the placement of the canopy. The applicant is proposing to relocate these six trees to a prominent on-site location at the corner of Cambie Road and Shell Road. Per Engineering staff's requirements the trees will not be allowed within the 1.9 m wide right of way along Shell Road.
- A landscape security in the amount of $6,930.00 is included in the Development Permit considerations for the relocation of the six Ginkgo trees.

Bicycle Parking

- The new addition adds a requirement for one Class 1 bike stall and one Class 2 bike stall.
- Interior Class 1 bicycle parking is accommodated in the plan through four existing internal secured spaces.
- Exterior Class 2 bicycle parking is accommodated in the plan through an existing 10-stall rack.

Vehicle Parking and Storage Adjustments

- The proposed addition will result in six additional vehicle parking stalls being required to comply with the parking requirements of Zoning Bylaw 8500. The proponent has reduced the number of storage/display vehicles by six spaces and replaced these with six visitor/staff vehicle spaces in order to comply with the parking requirements of the Zoning Bylaw. The submitted site plan shows the locations of the six converted spaces (two spaces adjacent to Cambie Road at the western side of the site and four spaces at the south-western corner of the property).

Site Profile and BCMOE Clearance

- A site profile was required for the subject property as the facility utilizes underground storage tanks for fuel storage which under the Provincial Environmental Management Act is a Schedule 2 activity. Submission of a Certificate of Compliance (CoC) or other acceptable instrument authorization by the BC Ministry of Environment (BCMOE) is required prior to Development Permit issuance and has been included in the Development Permit Considerations.

Crime Prevention through Environmental Design

- No specific impacts are anticipated in terms of crime prevention as a result of the new addition. Visibility from the street into the interior of the building will likely remain similar to the current situation.

Conclusions

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

David Brownlee
Planner 2
(604-276-4200)

DCB:blg

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 $6,930.00. No encroachment will be permitted into the existing 1.9 m-wide utility right of way along the development's Shell Road frontage with proposed trees, fences with concrete bases, retaining walls, or other non-removable structures.

  NOTE: staff to ensure that landscape estimates include a 10% contingency cost.
- Proof of issuance of a Certificate of Compliance or an acceptable instrument of release by the BC Ministry of Environment (BCMOE) for the development site.

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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-775005 **Attachment 1**

Address: 10780 Cambie Road

Applicant: Christopher Bozyk Architects Ltd. Owner: Estlin Holdings Ltd., Inc. No. 0747405

Planning Area(s): East Cambie Area Plan Sch. 2.11b

Existing Floor Area Gross: 6112.09 m^2 (65,790 ft^2) Proposed Floor Area Gross: 6,310.9 m^2 (67,930 ft^2)

	Existing	Proposed
Site Area:	14,100 m^2 (151,771 ft^2)	No Change
Land Uses:	Automobile Sales	No Change
OCP Designation:	Commercial	No Change
Zoning:	Auto-Oriented Commercial (CA)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50	0.45	none permitted
Lot Coverage:	Max. 50%	35.4%	None
Setback – Front Yard:	Min. 3.0 m	20.2 m	None
Setback – Exterior Side Yard (east side):	Min. 3.0 m	building: 21.1 m	None
Setback – Interior Side Yard (west side):	Min. 3.0 m	building: 9.45 m recycling centre: 0.25 m vehicle parking: 0 m	Variance to parking setback incorporated in DP 05-302568 Variance for recycling centre provided in DV 10-535569
Setback – Rear Yard (south side):	Min. 3.0 m	building: 6.2 m display parking: 2.6 m	Variance to parking setback incorporated in DP 05-302568
Height (m):	Max. 12.0 m	building: 11.3 m tower: 17.0 m (from existing grade)	Variance for tower structure provided in DV 10-535569

Off-street Parking Spaces – Regular/Commercial:	72 visitor and staff	72 visitor and staff 203 storage and display 275 total stalls	Variance to parking space requirements previously incorporated in DP 05-302568
Off-street Parking Spaces – Accessible:	2	2	None
Tandem Parking Spaces	not permitted	Tandem stalls for display & storage vehicles only.	None

City of Richmond

Development Permit

No. DP 17-775005

To the Holder:	CHRISTOPHER BOYZK ARCHITECTS LTD.
Property Address:	10780 CAMBIE ROAD
Address:	C/O ERNST LOOTS SUITE 414 – 611 ALEXANDER STREET VANCOUVER, BC V6A 1E1

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 #4 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 $6,930.00 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 17-775005

To the Holder:	CHRISTOPHER BOYZK ARCHITECTS LTD.
Property Address:	10780 CAMBIE ROAD
Address:	C/O ERNST LOOTS SUITE 414 – 611 ALEXANDER STREET VANCOUVER, BC V6A 1E1

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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.

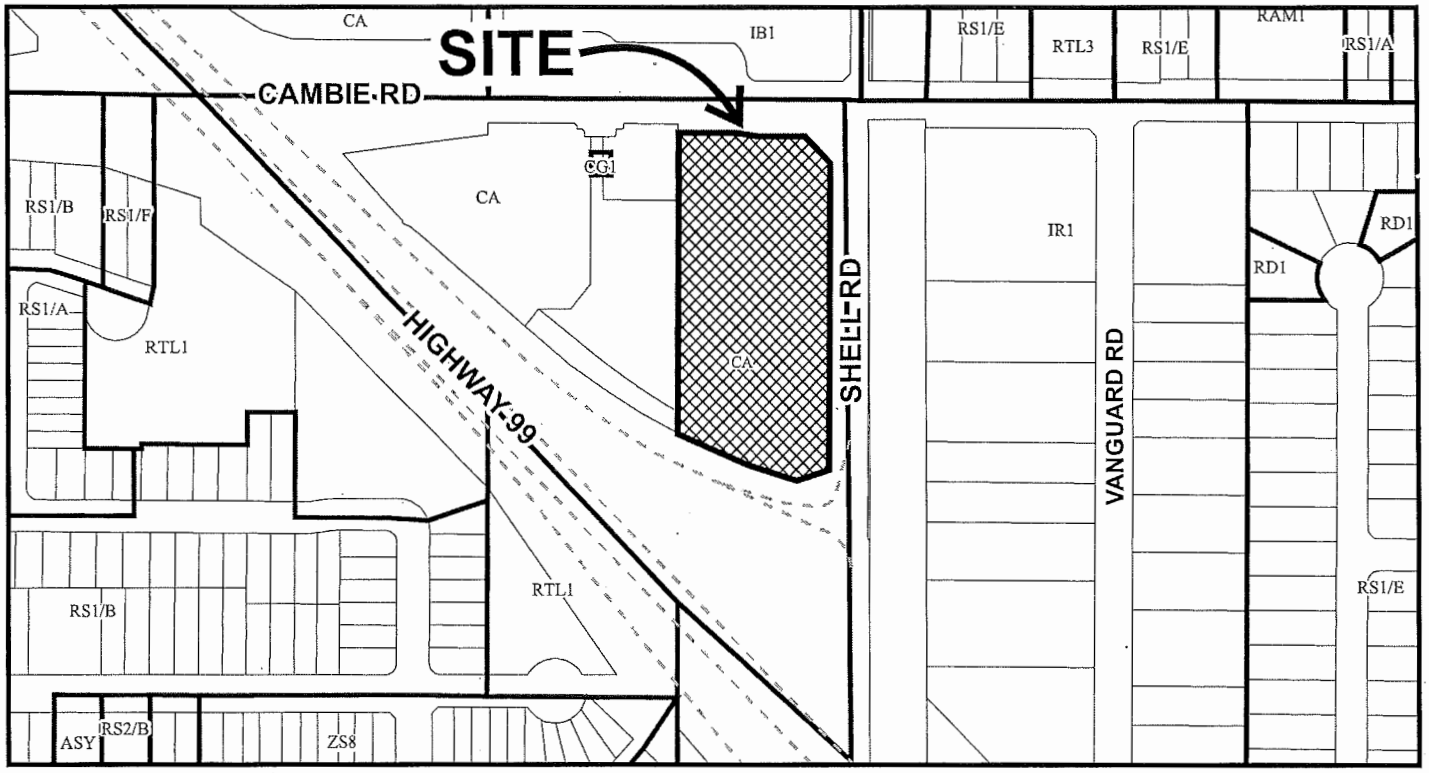
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

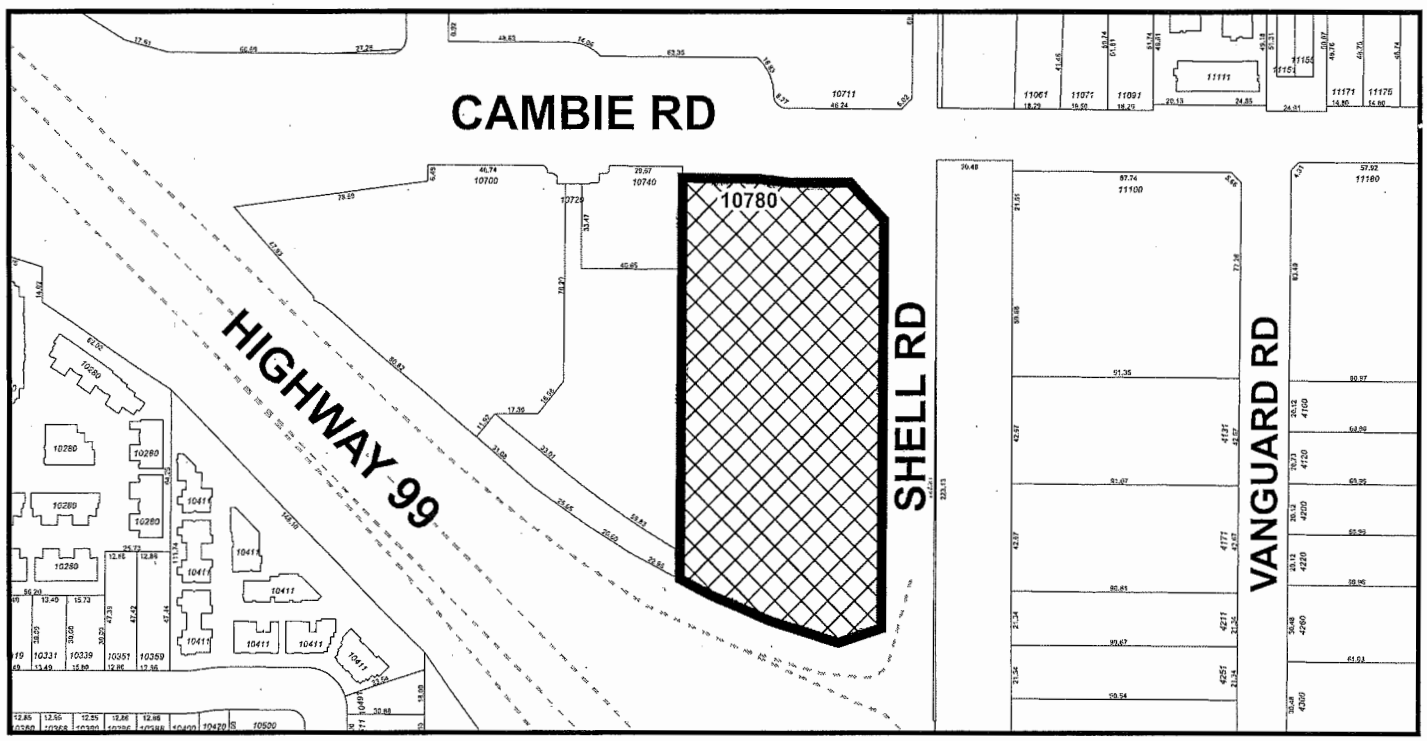
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



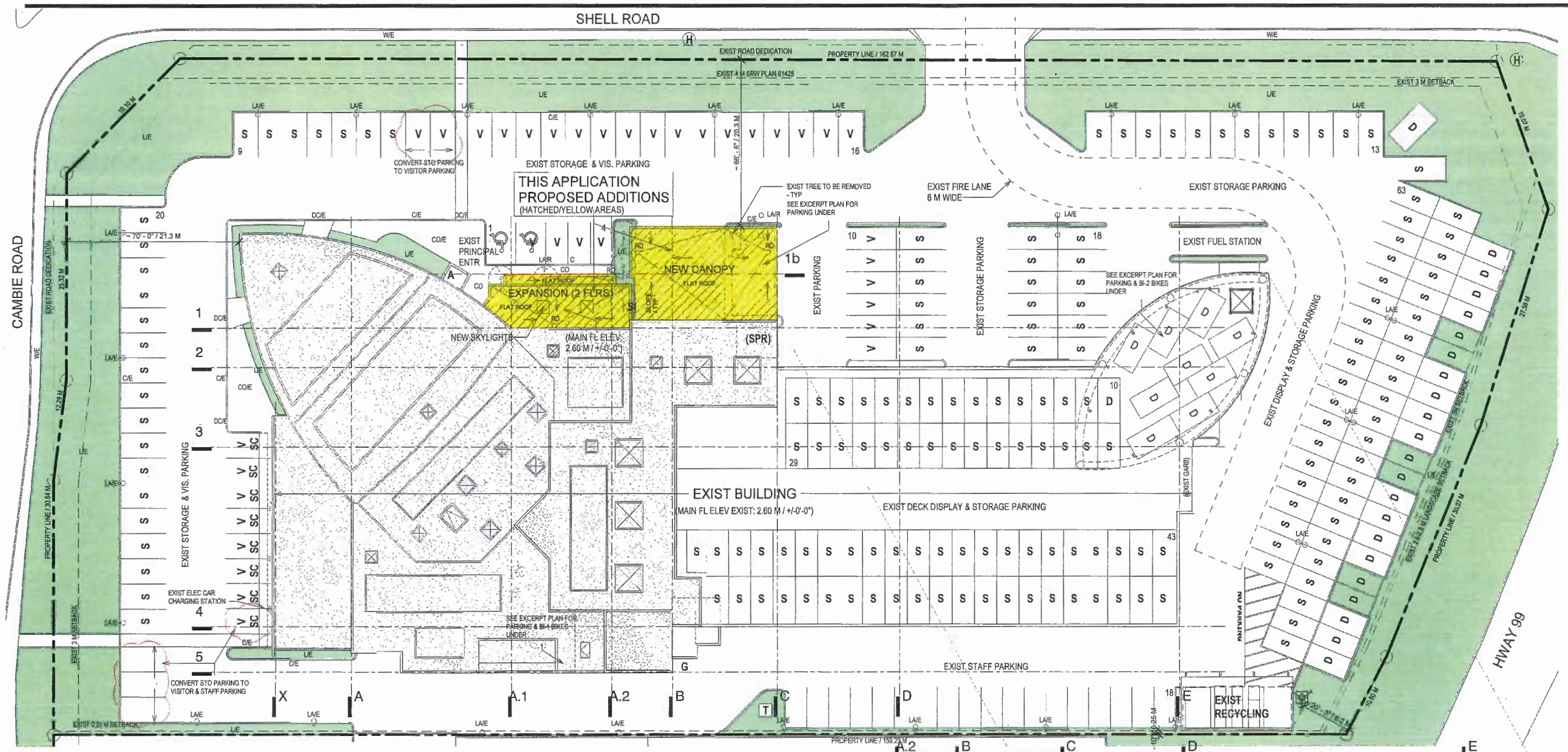


DP 17-775005
SCHEDULE "A"

Original Date: 06/23/17

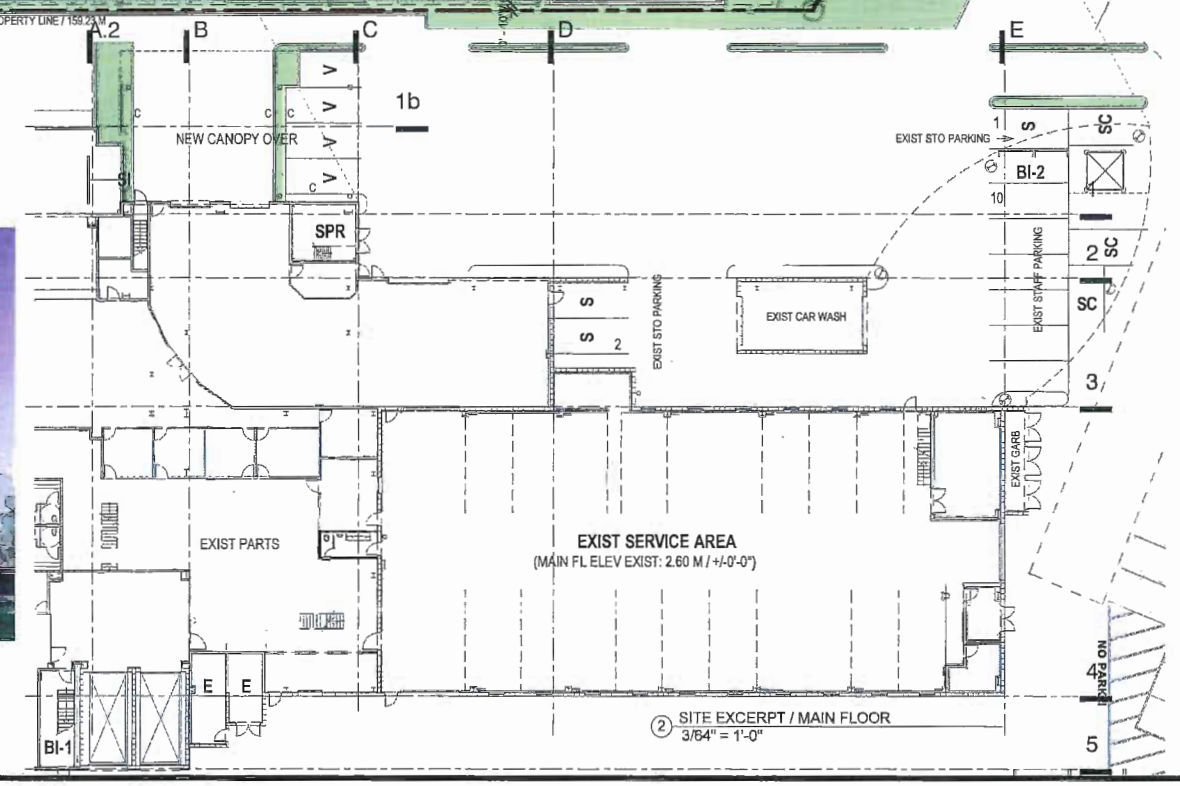
Revision Date:

Note: Dimensions are in METRES



1 SITE / ROOF PLAN
3/64" = 1'-0"

3 VIEW FROM NORTH-EAST



2 SITE EXCERPT / MAIN FLOOR
3/64" = 1'-0"

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

CHRISTOPHER BOZYK ARCHITECTS
414 - 511 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

NORTH

GENERAL NOTES:
- PROPOSED DEVELOPMENT TO COMPLY WITH CITY OF RICHMOND OFFICIAL COMMUNITY PLAN, APPLICABLE ZONING AND BUILDING BYLAWS AND BC BUILDING CODE 2012
- CIVIL DRAWINGS/LOT GRADING: NOT APPLICABLE
- LANDSCAPE DRAWINGS/LANDSCAPE DESIGN: NOT APPLICABLE
- EXTERNAL GRADES TO SLOPE AWAY FROM BLDG 2% RECOMMENDED
- CONC.PADS/PAVING 4" THICK; TYP. EXIT DOOR PAD 48" X 48" MOVEMENTS JOINTS @ MAX. 7'-0" O.C. / PATTERNS T.B.C. BY ARCHITECT. FINISH: BROOM TEXTURED W/ SMOOTH ROUNDED EDGING
- GAS METER: EXISTING
- TRANSFORMER: EXISTING
- FIRE LANE: EXISTING
- ALL PARKING LINES TO BE PAINTED AS SHOWN

STATISTICS:

ZONING:	AUTO-ORIENTED COMMERCIAL DISTRICT (CA)
SITE (PER PLAN BCP 29245 2007):	151,771 SF/14,100 SM (3.48 A)
COVERAGE (53,693 SF):	35.4% (ALLOWED 50%)
(49,585 EXIST MAIN BLDG + 763 EXIST RECYCLING BLDG + 1,160 NEW LOUNGE + 2,185 NEW CANOPY)	
FSR (67,930 SF):	.45 (ALLOWED .50)
GROSS FLOOR AREAS:	
EXIST: MAIN BUILDING (PER DWG A.1.0 2012):	65,027 SF
RECYCLING BUILDING (PER DWG A1.1 2010):	763 SF
EXISTING TOTAL:	65,790 SF
NEW: PROPOSED MAIN FL ADDITION / LOUNGE:	1,163 SF
PROPOSED 2ND FL ADDITION / OFFICE:	980 SF
GROSS TOTAL:	67,930 SF
BLDG HEIGHT / EXIST (12 M MAX):	37'-0"/11.3 M
STREET SETBACK NORTH / EXIST (3.0 M):	~70'-0"/21.3 M
STREET SETBACK EAST / NEW (3.0 M):	~66'-6"/20.3 M
SIDE SETBACK / EXIST PER DV 10-535569 (0.25 M):	0'-10"/0.25 M
REAR SETBACK / EXIST (3.0 M):	~20'-3"/6.2 M
PARKING SPACES:	
EXIST: VISITORS & STAFF PROVIDED (DP 12-626299):	66
NEW: STORAGE & DISPLAY PROVIDED (PREVIOUS 209):	203
NEW: SUB-TOTAL:	269
NEW: VISITORS & STAFF PROVIDED (REQ'D 2,140 @ 3/1076 SF=6):	6
EXIST: TOTAL PARKING SPACES PROVIDED:	275
HC STALLS INCL IN ABOVE @ 2% OF VISITORS & STAFF (SAME AS EXIST):	2
SMALL CAR PROPORTION VISITORS & STAFF (ALLOWED 50%):	11/72 = 15%
BIKE PARKING:	
SPACES PROVIDED / EXIST:	11 (CL 2) + 4 (CL 1)

LEGEND:

SI	EXIST SIAMESE CONNECTION	H	EXIST MUNICIPAL FIRE HYDRANT
A	EXIST ANNUNCIATOR PANEL	L/E	EXIST LANDSCAPING AREA
BI	EXIST BIKE PARKING BI-1 LOCKABLE (CLASS 1) BI-2 RACKS (CLASS 2)	LA/E	EXIST LAMP STANDARD LA/R = REMOVE EXIST LA/STD
C	REINSTATE EXIST CONC CURB C/E = EXIST CONC CURB	RD	NEW ROOF DRAIN
CA	CARPET TILE	RWL	EXIST RAIN WATER LEADER - SEE ALSO MECHANICAL
CO	CONC PAVING - SEE ALSO NOTES CO/E = EXIST PAVING	S	STORAGE PARKING
D	DISPLAY PARKING	SPR	EXIST SPRINKLER ROOM
DC	NEW DROP CURB TO CODE DC/E = EXIST DROP CURB	T	EXIST TRANSFORMER
E	EXIST ELECTRICAL ROOM	TI	FULL-BODIED PORCELAIN TILE
G	EXIST GAS METER	T.B.C.	TO BE CONFIRMED
		V	VISITORS PARKING
		W/E	EXISTING CONC WALK

LEGAL DESCRIPTION (PER PLAN BCP 29245 2007):

LOT A, SECTION 35, BLOCK 5, NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN BCP29245

CIVIC ADDRESS:

10780 CAMBIE ROAD, RICHMOND, BC

REVISION	DATE	DESCRIPTION
	JUN 20 '17	REISSUED FOR DEVELOPMENT PERMIT
	JUN 6 '17	ISSUED FOR DEVELOPMENT PERMIT

10780 CAMBIE RD / PROPOSED ADDITION & SERVICE CANOPY

DEVELOPMENT PERMIT APPLIC.

SITE PLAN / ROOF PLAN
STATS
FIRE SAFETY PLAN

SCALE As indicated START DATE: MAR 09, 2017 DRAWN: ELL

PROJECT NUMBER 217009

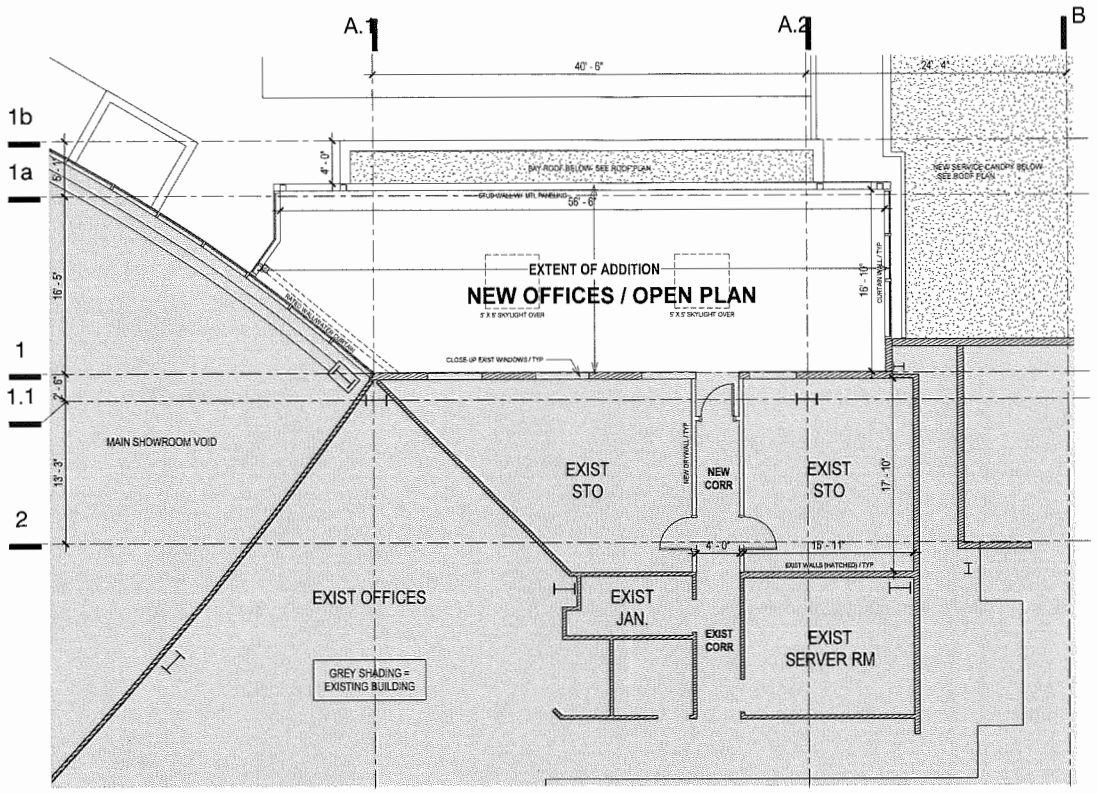
A.1.0

DP 17-775005

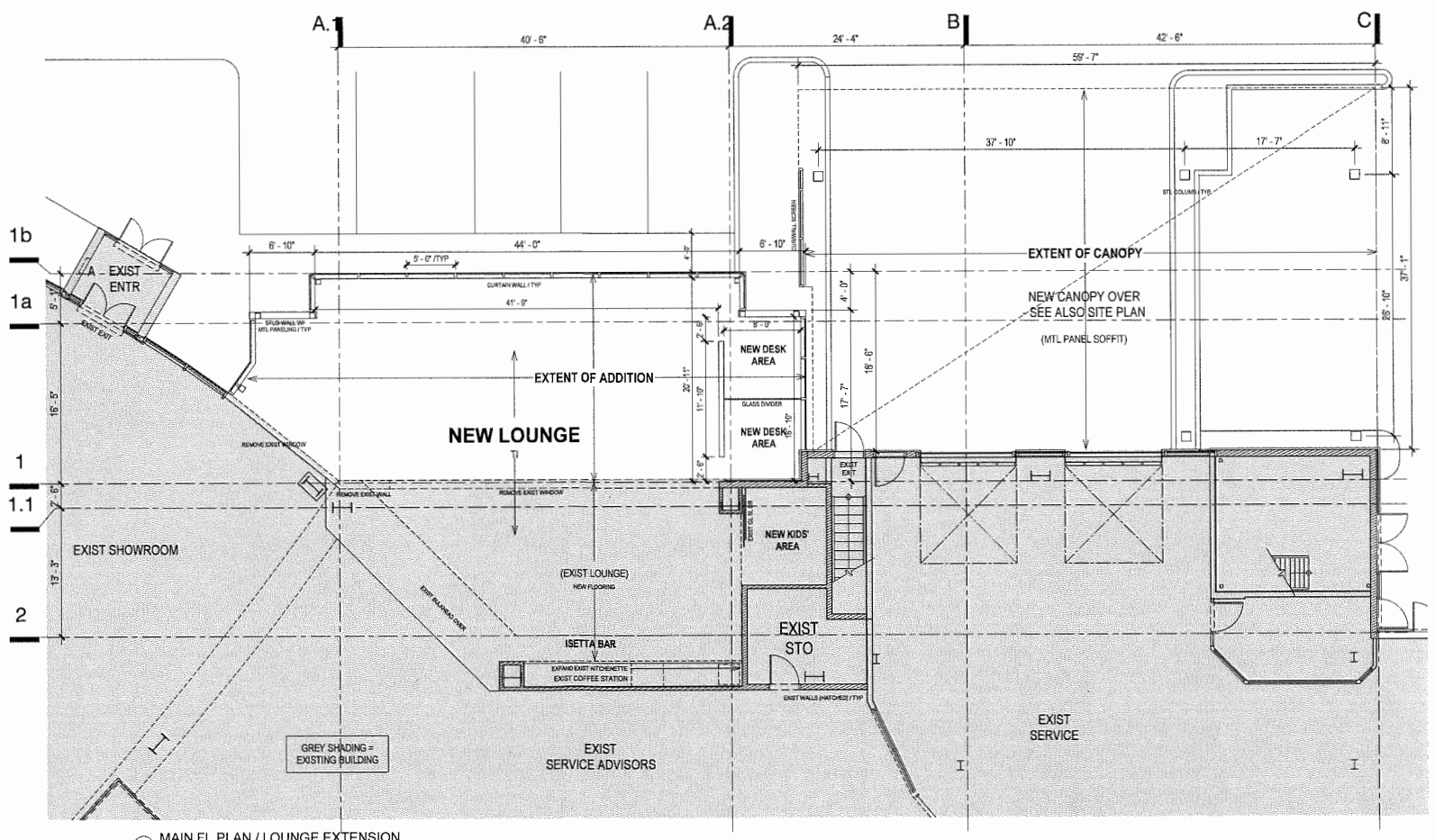
Plan #1

CHRISTOPHER BOZYK ARCHITECTS

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848



2 2ND FLOOR PLAN / OFFICE EXTENSION
1/8" = 1'-0"



1 MAIN FL PLAN / LOUNGE EXTENSION
1/8" = 1'-0"

CONSTRUCTION NOTES:

GENERAL:
- CONSTRUCTION TYPE: STEEL FRAME (COLUMNS, BEAMS & JOISTS)

NEW LOUNGE & OFFICE ADDITION:
- EXTERIOR WALL (EAST): MTL-STUD WALL W/ INSULATION W/ MTL PANELING
- EXTERIOR WINDOWS: CURTAIN WALL - DOUBLE GLAZING
- ROOF: METAL DECK W/ RIGID INSULATION, EPDM & BALLAST

NEW CANOPY:
- CANOPY FASCIAS: MTL-STUD FRAMING W/ CURTAIN WALL VENEER
- ROOF: METAL DECK W/ PROTECTION BOARD, EPDM & BALLAST
- SOFFIT: MTL-STUD FRAMING W/ MTL PANELING

LEGEND:

SI	EXIST SIAMESE CONNECTION	H	EXIST MUNICIPAL FIRE HYDRANT
A	EXIST ANNUNCIATOR PANEL	L/E	EXIST LANDSCAPING AREA
BI	EXIST BIKE PARKING BI-1 LOCKABLE (CLASS 1) BI-2 RACKS (CLASS 2)	L.A/E	EXIST LAMP STANDARD LA/R = REMOVE EXIST LA/STD
C	REINSTATE EXIST CONC CURB C/E = EXIST CONC CURB	RD	NEW ROOF DRAIN
CA	CARPET TILE	RWL	EXIST RAIN WATER LEADER - SEE ALSO MECHANICAL
CO	CONC PAVING - SEE ALSO NOTES CO/E = EXIST PAVING	S	STORAGE PARKING
		SPR	EXIST SPRINKLER ROOM
D	DISPLAY PARKING	T	EXIST TRANSFORMER
DC	NEW DROP CURB TO CODE DC/E = EXIST DROP CURB	TI	FULL-BODIED PORCELAIN TILE
		T.B.C.	TO BE CONFIRMED
E	EXIST ELECTRICAL ROOM	V	VISITORS PARKING
G	EXIST GAS METER	W/E	EXISTING CONC WALK

REVISION DATE	DESCRIPTION
JUN 20 '17	REISSUED FOR DEVELOPMENT PERMIT
JUN 6 '17	ISSUED FOR DEVELOPMENT PERMIT

10780 CAMBIE RD / PROPOSED ADDITION & SERVICE CANOPY

DEVELOPMENT PERMIT APPLIC

MAIN FL PLAN / PARTIAL
2ND FLOOR PLAN / PARTIAL

SCALE As indicated START DATE: MAR 09, 2017 DRAWN: ELL

PROJECT NUMBER 217009

A.2.0

Plan #2

DP 17-775 05

JUL 12 2017

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

CHRISTOPHER BOZYK ARCHITECTS
414 - 511 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

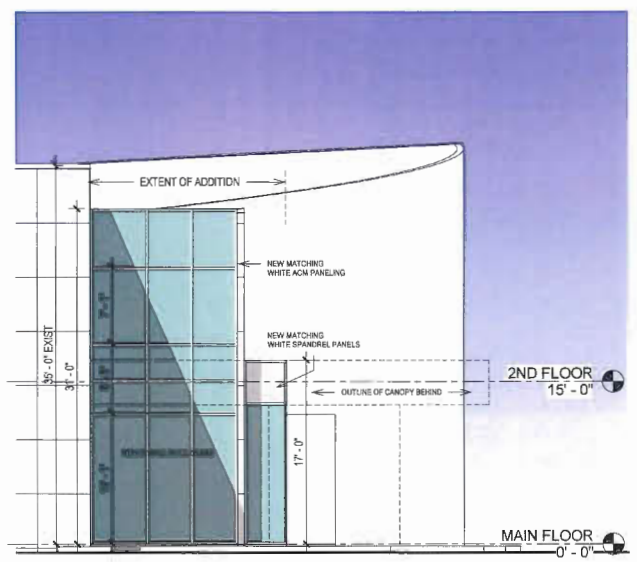
CONSTRUCTION NOTES:

GENERAL:
- CONSTRUCTION TYPE: STEEL FRAME (COLUMNS, BEAMS & JOISTS)

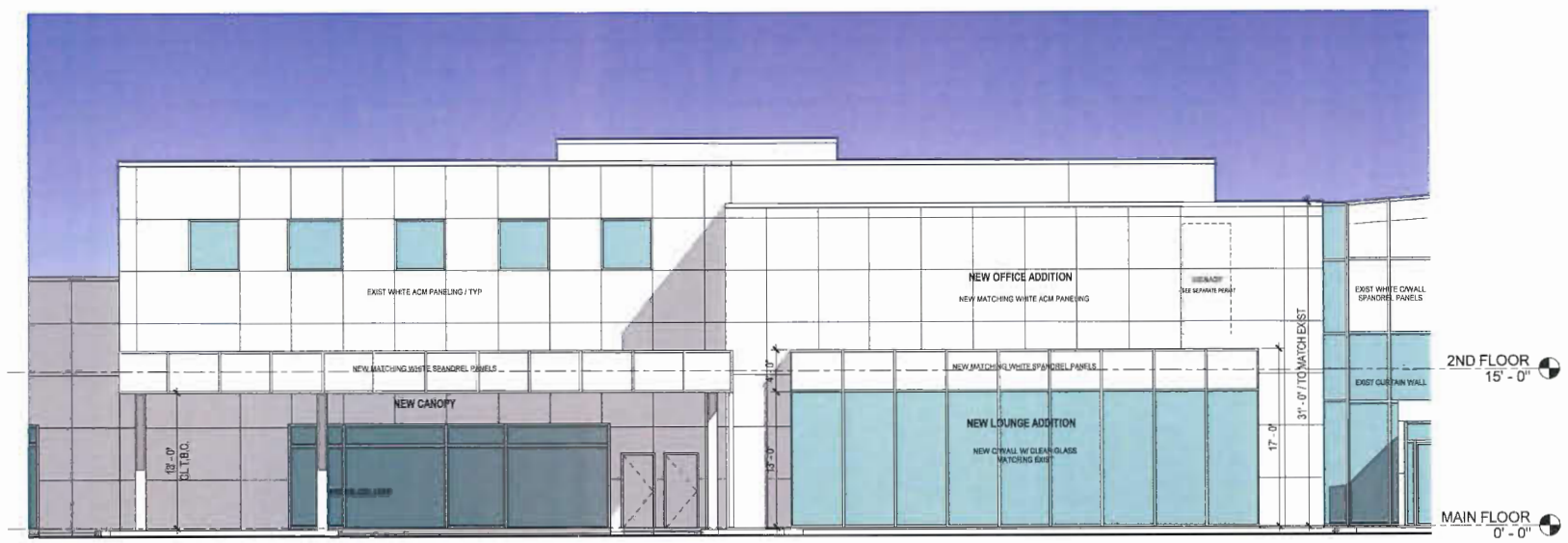
NEW LOUNGE & OFFICE ADDITION:
- EXTERIOR WALL (EAST): MTL-STUD WALL W/ INSULATION W/ MTL PANELING
- EXTERIOR WINDOWS: CURTAIN WALL - DOUBLE GLAZING
- ROOF: METAL DECK W/ RIGID INSULATION, EPDM & BALLAST

NEW CANOPY:
- CANOPY FASCIAS: MTL-STUD FRAMING W/ CURTAIN WALL VENEER
- ROOF: METAL DECK W/ PROTECTION BOARD, EPDM & BALLAST
- SOFFIT: MTL-STUD FRAMING W/ MTL PANELING

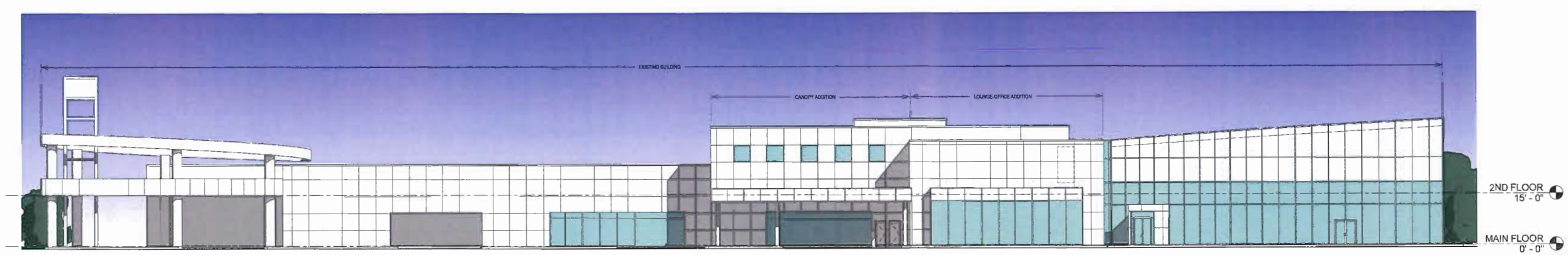
4 ADDITION / E-W SECTION
1/8" = 1'-0"



3 SOUTH ELEVATION / PARTIAL
1/8" = 1'-0"



2 EAST ELEVATION / PARTIAL
1/8" = 1'-0"



1 EAST ELEVATION / FULL
1/16" = 1'-0"

REVISION	DATE	DESCRIPTION
	JUN 20 '17	REISSUED FOR DEVELOPMENT PERMIT
	JUN 6 '17	ISSUED FOR DEVELOPMENT PERMIT

10780 CAMBIE RD / PROPOSED ADDITION & SERVICE CANOPY

DEVELOPMENT PERMIT APPLIC.

ELEVATIONS SECTION

SCALE As indicated START DATE: MAR 09, 2017 DRAWN: ELL

PROJECT NUMBER 217009

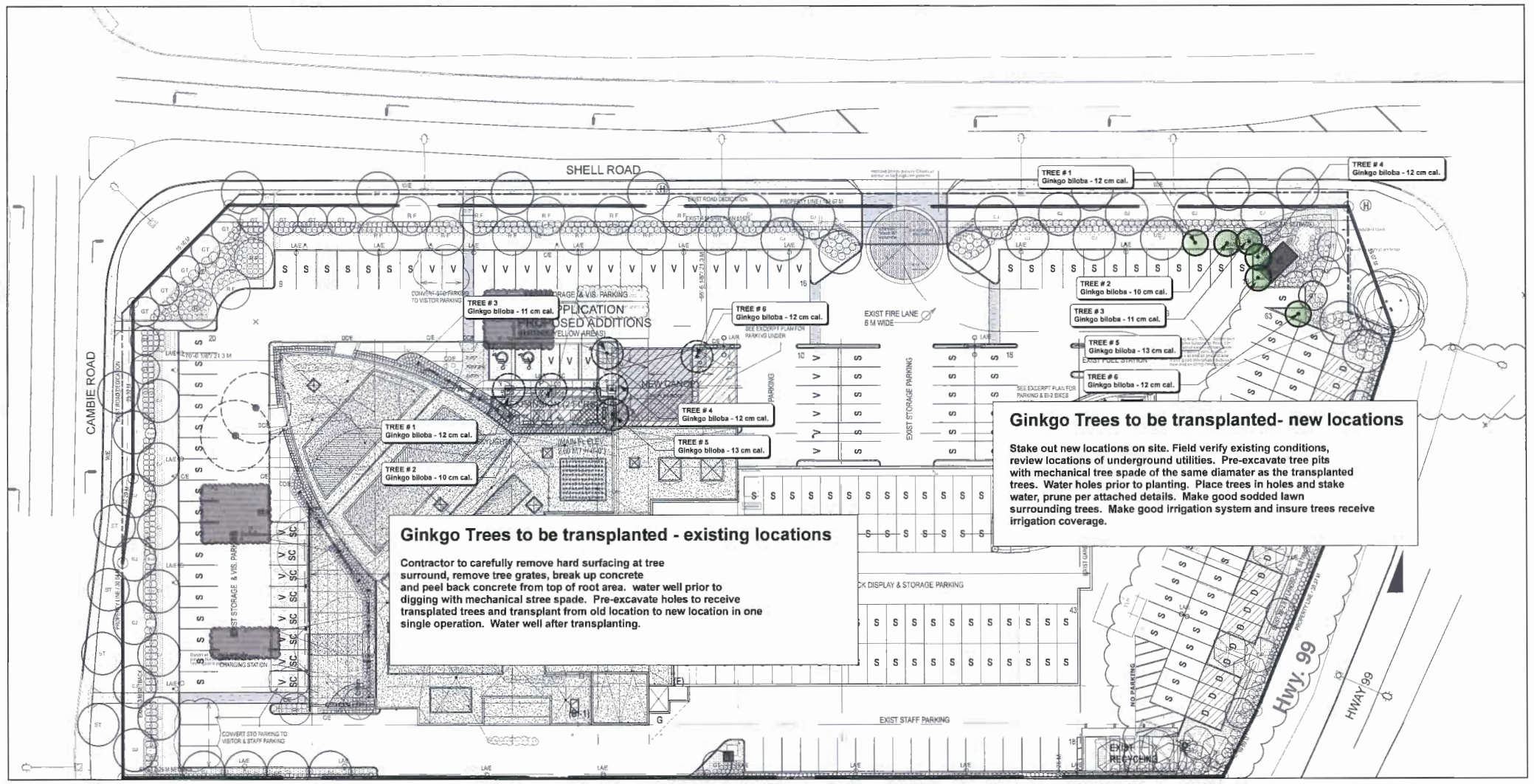
A.3.0

Plan #3

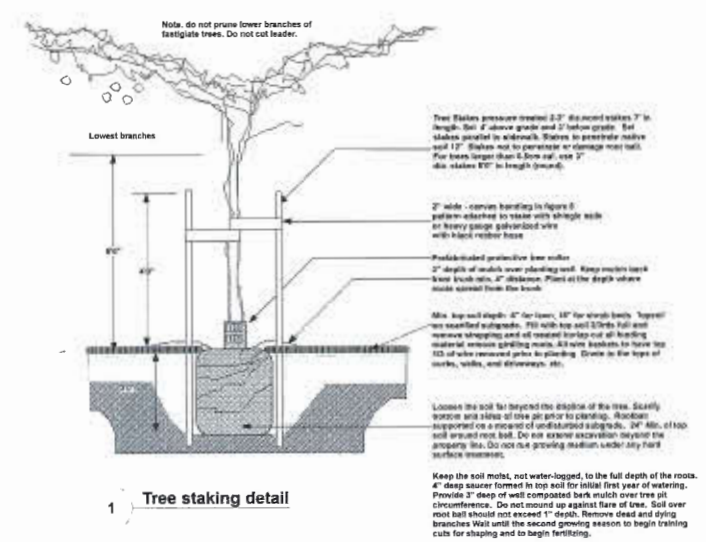
JUL 12 2017

DP 17-775005

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.



2 **SITE PLAN**
Scale: 1" = 30 ft



1 **Tree staking detail**

June 23, 17	For DP submission

Revisions :

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Landscape Architecture

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Vancouver, B.C. V6J 1H3
Ph: 604-659-1003
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Project:
Auto West BMW
10780 Cambie Road
Proposed Addition and Service Canopy

Sheet Title:
Landscape Plan

Scale:
as shown

Date: June 2017

Project No.
2004-46

L-1

JUL 1 2 2017

DP 17-775005

Plan #4