



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, August 24, 2016  
3:30 p.m.

### Minutes

*Motion to adopt the minutes of the Development Permit Panel meeting held on July 13, 2016.*



1. **Development Permit 10-521415**  
(REDMS No. 4707564)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road)

### Director's Recommendations

*That a Development Permit be issued which would:*

1. *Permit the construction of 13 townhouse units at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road) on a site zoned "Low Density Townhouses (RTL3)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to permit seven (7) small car parking spaces.*



2. **Development Variance 15-718208**  
(REDMS No. 5089208)

APPLICANT: James and Sonal Leung

ITEM

PROPERTY LOCATION: 11400 Kingfisher Drive

**Director's Recommendations**

*That a Development Variance Permit be issued that would vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.*



**3. Development Variance 16-732402**  
(REDMS No. 5059809)

APPLICANT: Jasbir Dhaliwal

PROPERTY LOCATION: 11871 Pintail Drive

**Director's Recommendations**

*That a Development Variance Permit be issued that would vary the maximum lot coverage permitted under "Land Use Contract (036) Bylaw No. 3173" from 33% to 40% to permit construction of a new two-storey single detached dwelling at 11871 Pintail Drive.*



**4. New Business**

**5. Date of Next Meeting: September 14, 2016**

**6. Adjournment**



**Development Permit Panel  
Wednesday, July 13, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Catherine Volkering Carlile, General Manager, Community Services  
Victor Wei, Director, Transportation

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on June 29, 2016, be adopted.*

**CARRIED**

**1. Development Permit 11-566011**  
(REDMS No. 4880630 v. 10)

APPLICANT: Ecowaste Industries Ltd.

PROPERTY LOCATION: 15111 Williams Road and Richmond Key 1095

INTENT OF PERMIT:

1. Permit the construction of a 65.22 ha (161.14 acres) Industrial Logistics Park at 15111 Williams Road and Richmond Key 1095 on a site zoned "Industrial (I)" that is adjacent to the Agricultural Land Reserve and several Environmental Sensitive Areas, and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Increase the maximum building height from 12.0 m to 13.0 m and that the building height is to be measured from the finished foundation slab and further to apply the Geological Survey of Canada (GSC) datum shown on the phase

## Development Permit Panel

### Wednesday, July 13, 2016

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block plan attached as “Schedule B” as the maximum elevation limits for the tallest point on each building, and

- (b) Reduce the minimum number of parking spaces required to 0.56 spaces per 100 m<sup>2</sup> of gross leasable floor area for those portions of the building used for freight forwarding services or warehouse storage services.

#### **Applicant's Comments**

Angus Beattie, Development Manager, Omicron, provided an overview of the project, noting that (i) the proposed industrial logistics park is centrally located and designed to be a world class and state of the art facility, (ii) the project's sustainability features address the condition of the subject site, (iii) the project will significantly increase the City's industrial building inventory, and (v) the project will provide substantial economic benefits to the City.

Alisa Bailey, Project Manager, Omicron, provided background information on (i) the proposed site lay-out of the five-phase project which will be built over a period of up to 20 years, (ii) the applicant's rationale for the proposed variance on maximum building height and required parking spaces, (iii) that the building height variance request results from the raised land fill site elevation and the industry demand for ceiling height clearance and the parking variance results from appropriate parking rates identified by a parking study reviewed and approved by the City, (iv) proposed treatment of grade differences between the public roads adjacent to the site and the anticipated future final site grade, (v) the proposed off-site infrastructure construction and upgrades including, among others, construction of a new two-lane bridge over the No. 7 Road Canal, improvements to adjacent public roads, and stormwater system discharging directly to the Fraser River.

In response to a query from the Panel, the applicant team confirmed that the greatest grade difference between the site and Blundell Road is nearly 30 feet, with a buffer zone that is sloped 2:1 and planted with trees, shrubs and grasses.

In response to a query from the Panel, Ms. Bailey confirmed that the proposal accommodates cycling and internal roadways are designed with accessible slopes.

Ken Larsson, Connect Landscape Architecture, reviewed (i) the proposed development's overall landscape design rationale inspired by the Fraser River estuarian habitat, (ii) the planting strategy on its northern and western sides which are bounded by Agricultural Land Reserve (ALR), and (iii) the project's Riparian Management Area (RMA) and Environmentally Sensitive Area (ESA) impacts and proposed compensations including the proposed construction of an upland wetland habitat in the subject site.

## **Development Permit Panel**

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In response to a query from the Panel, Ms. Bailey advised that (i) the proposed construction of a bridge on Blundell Road over the No. 7 Road Canal will impact on the RMA, (ii) proposed RMA and ESA compensation includes removal of invasive plant species and enhancement of planting on the portion of the subject property adjacent to the No. 7 Road Canal, (iii) future improvements along Savage Road and the proposed construction of the stormwater direct discharge system to the Fraser River will have ESA impacts, (iv) the proposed triangle-shaped upland wetland habitat will provide ESA and RMA compensation.

#### **Panel Discussion**

In response to further queries from the Panel, Mr. Beattie confirmed that (i) the requested parking variance for the proposed development was based on the parking study on warehousing and freight forwarding industrial sites in the area and in other municipalities, (ii) the requested variance on maximum building height was based on best practices for new logistics and freight forwarding industrial sites and ceiling heights market demand by potential tenants, (iii) the design and configuration of the future buildings in the subject development will be built to suit the requirements of prospective tenants, and (iv) construction of Phase 1 of the five-phase project is expected to commence in 2017.

#### **Staff Comments**

Wayne Craig, Director, Development, advised that the proposal is an adaptive reuse of an existing industrial site and development will be phased. The project's ALR buffer strategy and ESA and RMA compensation schemes respond to the specific conditions in the subject site and the City's sustainability objectives. He added that staff are studying the possibility of introducing amendments to the City's Zoning Bylaw in relation to maximum building height and parking requirements in industrial sites to reflect current best practices. The ALR buffers were reviewed and endorsed by the City's AAC.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel expressed support to the proposed development, noting that (i) the grade differences in the subject site are satisfactorily addressed by the applicant, and (ii) the project will add a strong presence in the City's industrial land inventory.

## Development Permit Panel

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#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a 65.22 ha (161.14 acres) Industrial Logistics Park at 15111 Williams Road and Richmond Key 1095 on a site zoned "Industrial (I)" that is adjacent to the Agricultural Land Reserve and several Environmental Sensitive Areas, and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Increase the maximum building height from 12.0 m to 13.0 m and that the building height is to be measured from the finished foundation slab and further to apply the Geological Survey of Canada (GSC) datum shown on the phase block plan attached as "Schedule B" as the maximum elevation limits for the tallest point on each building, and*
  - (b) *Reduce the minimum number of parking spaces required to 0.56 spaces per 100 m<sup>2</sup> of gross leasable floor area for those portions of the building used for freight forwarding services or warehouse storage services.*

**CARRIED**

#### 2. Development Permit 16-727168

((REDMS No. 5007440 v. 2)

APPLICANT: Pritam Samra

PROPERTY LOCATION: 7311 No. 5 Road

INTENT OF PERMIT:

Permit the construction of a single-family dwelling with a garage on a site with an Environmentally Sensitive Area designation at 7311 No. 5 Road, on a site zoned Agriculture (AG1).

#### Applicant's Comments

Warren Appleton, Project Manager, Keystone Environmental Ltd., accompanied by Jaswinder Singh, designer for the proposed development, and Pritam Samra, property owner, provided background information on the proposed development, noting that (i) approximately half of the subject site is designated as Environmentally Sensitive Area (ESA), (ii) invasive plant species encroach on the ESA and some portions of the ESA are devoid of vegetation, (iii) the proposed development will encroach into the ESA to accommodate the construction of a house and driveway and replacement and upgrading of an existing septic field, and (iv) the proposed ESA compensation scheme includes removal of invasive plant species within the ESA and planting enhancement to diversify the mix of native plants.

## Development Permit Panel

### Wednesday, July 13, 2016

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In response to queries from the Panel, Mr. Appleton stated that (i) proposed new planting along the northern property line and the property frontage is intended to diversify native planting and provide a more suitable habitat for a wider variety of birds, and (ii) the detached garage is proposed to be located at the rear of the site due to the location of the septic tank at the front of the property for easier maintenance.

#### Panel Discussion

In response to queries from the Panel, Mr. Appleton advised that (i) portions of the ESA with higher value vegetation will be retained, and (ii) the proposed planting enhancement at the rear of the site is intended to improve the quality of the retained ESA.

#### Staff Comments

Mr. Craig noted that the proposed development's approach to areas retained for ESA is to enhance their quality.

#### Panel Discussion

The Chair noted that the design of the proposed development will significantly reduce the amount of ESA in the subject site and was of the opinion that relocating the septic tank and garage and reducing the paved area within the subject site will lessen the impact to the ESA.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

*That DP 16-727168 be referred back to staff to work with the applicant to consider redesigning the proposed development in order to lessen its impact to the Environmentally Sensitive Area (ESA) within the subject site.*

**CARRIED**

### 3. New Business

**Development Permit Panel**  
**Wednesday, July 13, 2016**

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**Panel Decision**

It was moved and seconded

*That the Development Permit Panel meetings scheduled on Wednesday, July 27, 2016, and Wednesday, August 10, be cancelled.*

**CARRIED**

**4. Date of Next Meeting: August 24, 2016**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:31 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, July 13, 2016.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk





# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** August 2, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 10-521415

**Re:** Application by Matthew Cheng Architect Inc. for a Development Permit at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road)

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 13 townhouse units at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road) on a site zoned "Low Density Townhouses (RTL3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit seven (7) small car parking spaces.

  
for: Wayne Craig  
Director of Development

EL:blg  
Att.

## **Staff Report**

### **Origin**

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 13 townhouse units at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road). The site is currently vacant. A Servicing Agreement (SA 13- 641644) for frontage improvements including storm upgrades and service connections is required prior to final adoption of the rezoning bylaws.

### **Development Information**

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

### **Background**

Development surrounding the subject site is as follows:

- To the north, existing single-family dwellings on lots in Land Use Contract (LUC044) fronting Sheridan Road.
- To the south, across Williams Road, London/Steveston School and City park zoned "School & Institutional Use (SI)".
- To the east, existing single-family dwellings on lots zoned "Single-Detached (RS1/C)" fronting Sheridan Road.
- To the west, existing single-family dwellings and non-conforming duplexes on lots zoned "Single-Detached (RS1)".

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

Parmjit S. Randhawa has applied to the City of Richmond in 2004 for permission to rezone 6511/6531 Williams Road to "Low Density Townhouses (RTL3)" under RZ 04-272351. The Public Hearing for this 2004 rezoning application was held on December 20, 2004. No concerns regarding the rezoning were expressed at the Public Hearing and the Rezoning Bylaw 7840 was given third reading on the same day.

Urban Era Builders and Developers Ltd. had applied to the City of Richmond in 2006 to rezone 6551/6553 Williams Road to "Low Density Townhouses (RTL3)" under RZ 06-335835.

The two (2) developers had subsequently decided to consolidate the two (2) sites for a larger townhouse development and a new application (RZ 10-521413) was submitted in 2010 to rezone 6551/6553 Williams Road with a plan to consolidate with the adjacent site at 6511/6531 Williams Road and develop a 13 unit townhouse complex.

Since the Public Hearing for Bylaw 7840 (6511/6531 Williams Road; RZ 04-272351) was held 7 years prior to the new proposal was ready to be presented to Council in 2013, staff recommended Council to rescind third reading of Bylaw 7840 and referred this bylaw to Public Hearing again

along with Rezoning Bylaw 8700 for 6551/6553 Williams Road (RZ 10-521413) on January 21, 2013. No concerns regarding the rezoning applications were expressed at the Public Hearing.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL3)” zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to permit small car parking spaces. The owner wishes to provide one (1) small car space in each of the units that will feature a side-by-side garage (7 small car spaces in total).

*(The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed 13-unit project will provide 26 residential and three (3) visitor parking spaces on-site and therefore does not qualify to utilize small car spaces. The small car stalls in the side-by-side garages allow for a more flexible site layout to provide a wider outdoor amenity space and side yard setbacks. Transportation staff support the proposed variances to allow one (1) small car stall in each of the side-by-side double car garages.)*

### Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel’s suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, August 5, 2015 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

### Analysis

#### *Conditions of Adjacency*

- The proposed height, siting and orientation of the buildings generally address the massing of the surrounding residential developments.
- Two (2) townhouse clusters are proposed along Williams Road. The end unit adjacent to the east side yards is stepped down from three (3) storeys to two (2) storeys to transition to the adjacent single-family properties.
- Three (3) pairs of two-storey duplexes and the outdoor amenity area are proposed along the rear (north) property line to minimize privacy and overlook concerns.
- The proposed rear yard setback of 6.0 m to the duplex buildings exceeds the minimum rear yard setback of 3.0 m specified in the “Low Density Townhouses (RTL3)” zone and meets the Arterial Road Guidelines for Townhouses in the OCP.
- A Scots Pine tree located on the adjacent property to the north is to be retained and columnar trees will be planted within the private rear yards of the townhouse units, in the outdoor

amenity area, and along the east property line to provide opportunity for natural screening between the development and the adjacent single-family homes.

- Privacy for adjacent developments will also be maintained by a 1.8 m high Cedar fence around the three (3) interior property lines.
- A small landscape area will be provided along the west property line within the front yard setback to provide a buffer between the proposed entry driveway to the townhouse development and the front yard of the adjacent single-family property. A public rights-of passage (PROP) statutory right-of-way (SRW) on the subject site has been secured at rezoning to provide vehicle access to future developments to the east and west.

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

- The proposed site layout provides for an attractive pedestrian-oriented streetscape of townhouses fronting Williams Road; complete with a landscaped edge treatment, low metal fencing, and metal gates to individual townhouse unit front doors.
- Main vehicular access to this new townhouse project is to be from Williams Road through a new driveway at the western edge of the site. The internal road layout is L-shaped; with future connections to the neighbouring properties to the east and west, secured by SRW.
- All units have two (2) vehicle parking spaces in enclosed garages. A total of three (3) visitor parking spaces; including an accessible visitor parking space, are proposed, which meet the minimum bylaw requirements. Both residential and visitor bicycle parking are provided and are also in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of front or rear yard and balconies on the second floors that can be accessed directly from the living space. The provision of private outdoor spaces exceeds the development guidelines (30 m<sup>2</sup> per unit).
- With an increased rear yard setback of 6.0 m, a functional garden space is provided for each rear unit to enjoy.
- Outdoor amenity space is proposed opposite to the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all of the units.
- The required garbage, recycling and organic waste storage enclosure are located along the entry driveway with access from the internal drive aisle. The design of the enclosure has been incorporated into the design of the townhouse clusters to minimize its visual impact.
- The group mailbox is located on the exterior side of this room to bring the regular mail checking activity up-close to the street side, but deep enough within the bounds of the property to delineate its private function.

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

- The architectural style of the proposed townhouse will complement the existing residential character of the neighbourhood.
- The street fronting buildings are designed with a low slung roof line and a recessed top floor to minimize the apparent height of the buildings.

- The use of lap siding, shingles, brick facing, and black metal railing creates a heritage character for the proposal.
- A combination of building projections and recessed, gable roofs entry porches, balconies, and alternating color schemes/materials is integrated into the design to enhance visual diversity.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, as well as unit entries with gable roof, and planting islands along the drive aisle.
- The proposed building materials (asphalt roof shingles, lap siding, shingle siding, brick cladding, wood trim/post/band/bracket/doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and are generally compatible with the existing single-family character of the neighbourhood.

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

- Tree preservation was reviewed at rezoning stage; seven (7) trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. The applicant is proposing to plant 16 replacement trees on-site, including one (1) conifer and 15 deciduous trees.
- A Southern Catalpa tree and a Western Red Cedar tree located within the front yard along Williams Road will be retained and incorporated into the front yard design. The new city sidewalk will meander around the trees in order to protect the root system; adding visual interest to the sidewalk and boulevard.
- A Tree Survival Security will be required as part of the Landscape Letter of Credit as a condition to Development Permit issuance to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- A Scots Pine tree located on the adjacent property to the north will be retained. In order to protect this tree and create a functional private outdoor area for each of Units 9 & 10, the yard space will be stepped down from the patio area of the units to existing site grade. The proposed low retaining wall along the rear property line will be diverted outside of the tree protection zone to the edges of the private outdoor areas of the two (2) units.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities occurring on-site.
- A pedestrian-oriented streetscape along Williams Road is proposed; with a landscaped edge treatment, low metal fencing with masonry columns, and gates and walkways to individual townhouse unit front doors.
- Each unit will have a private yard with landscaping, lawn area and a patio. Various hedges, shrubs and ground covers, as well as perennials and grasses, have been selected to ensure the landscape treatment remains interesting throughout the year.

- The outdoor amenity space provides for toddlers play features including play equipment with resilient safety surfacing, seating for parents and lawn areas that allow for flexible use by children or adults.
- Amenity space dimensions have dictated the available selection of equipment to small scale items, but the two (2) items provided will allow for an active component with the spring toy, as well as creative play panels with a storefront, a memory game, and sound stimulation. Lawn areas also provide area for play opportunities.
- The entrance driveway, drive aisle, visitor parking and garage aprons will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Feature paving will be used to identify and enhance the pedestrian route from the site entrance to the internal units.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security of \$151,853.25 in association with the Development Permit, including the Tree Survival Security.
- Indoor amenity space is not proposed on-site. A \$13,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

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

- The driveway entrance is paved, textured and coloured differently from the City's sidewalk to differentiate private from public space.
- Each street facing unit has a front yard space with planting areas and is separated from neighbouring yards by a permeable fence and gate to demark ownership of the land and convey the sense of private activity occupying the space.
- There are no deep alcoves without any visual contact with a window; all are in clear sight lines. Upper windows especially provide natural surveillance in combination with the ground level windows facing the street.
- The outdoor amenity space is within sight from the public street, but yet it is separated from the public realm due to distance and the formal driveway entry.
- Plantings near residential entries are low to facilitate casual surveillance opportunities.

#### ***Sustainability***

- The applicant has agreed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.

- The developer also advises that a list of sustainability features (Attachment 3) will be incorporated into the development; this list is prepared with focuses on energy efficiency and eco-friendly and the sustainability features are divided into seven (7) categories.

### ***Accessible Housing***

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit 13) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### **Conclusions**

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



Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

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

- Final adoption of the Zoning Amendment Bylaws 7840 and 8700.
- Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no Building Permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$151,853.25; Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping are installed as per Development Permit, as well as the Post Construction Impact Assessment Report from the Arborist; confirming that the protected trees survived the construction, are reviewed by staff. The City will release 80% of the security after construction and landscaping on the proposed townhouse complex are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 20% of the security will be released one year later subject to inspection.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near and within the tree protection zone of the trees to be retained. The Contract

should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

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

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





**DP 10-521415**

**Attachment 1**

Address: 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road)

Applicant: Matthew Cheng Architect Inc.

Owner: Urban Era Builders & Developers Ltd.

Planning Area(s): Blundell

Floor Area Gross: 2,124.4 m<sup>2</sup>

Floor Area Net: 1,430.6 m<sup>2</sup>

	Existing	Proposed
Site Area:	2,455.07 m <sup>2</sup>	No Change
Land Uses:	Two-Unit Dwellings	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL3)
Number of Units:	4	13

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	39.78%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	47%	none
Lot Coverage – Landscaping:	Min. 25%	26.5%	none
Setback – Front Yard (m):	Min. 6.0 m	6.08 m Min.	none
Setback – East Side Yard (m):	Min. 3.0 m	3.21 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	5.60 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	6.21 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	9.91 m (3 storeys) Max.	none
Lot Width:	Min. 40.0 m	53.71 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	29	29	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (26 x Max. 50% = 13)	12	none

Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	7 spaces proposed	<b>Variance Requested</b>
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 13 units = 78 m <sup>2</sup>	95.1 m <sup>2</sup>	none

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

Wednesday, August 5, 2015 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**Panel Discussion**

*Comments from the Panel were as follows:*

- good project; massing is well-resolved in a tight site;  
*No comments.*
- consider introducing planting on the west side of the internal drive aisle; review the location of garbage and recycling;  
*Unfortunately there is no proper room in the site to relocate the garbage and recycling.*
- consider design development to the quarter shed roofs that project up on the third floor in the middle of the south elevation facing Williams Road as they detract from the overall composition of the buildings;  
*The mentioned quarter shed roof has been removed, instead the existing quarter shed roof at the grid A, 2 and 3, Building A, has been continued to the middle of the South elevation, as well as Building B.*
- consider lowering the height of entry gables along Williams Road to provide relief to the windows above;  
*The height of entry gables has been decrease 10.5" from bottom of the above windows, changing the slope of the gables.*
- support the project; design and massing are appropriate for the neighbourhood;  
*No comments.*
- the outdoor amenity space is very tight and in close proximity to the side yard;  
*78 m<sup>2</sup> is the requirement for the outdoor amenity; however 95.1 m<sup>2</sup> outdoor amenity space has been provided.*
- distance between buildings is very narrow; concern on daylight penetration; consider enhancing landscaping between buildings; consider introducing shade tolerant plants;  
*Unfortunately there is no room to provide more space between buildings.*

- appreciate the project's target to achieve an EnerGuide 82 rating; like the sustainability features of the project such as the use of programmable thermostats, energy star appliances, and insulated materials; it is noted that the proposal to achieve an EnerGuide 82 rating appears to be relying heavily on low energy lighting but only 50% of the light fixtures are fluorescent, compact fluorescent light bulbs or LEDs;  
***Energy Report has been revised and approved by staff.***
- applicant needs to review the BC Plumbing Code to ensure that the project's proposed sewer heat recovery complies with the Code;  
***The item have been taken out from the project***
- applicant needs to ensure provision of adequate doorway width to the vertical lift as per manufacturer's recommendations as well as adequate landing space for turning in front of the lift; City is requested to review guidelines for convertible units;  
***Done***
- shaftway of the Garaventa lift shares a wall with the powder room on the main floor; check clearances to ensure the unimpeded utilization/opening up of the storage room for the future installation and operation of the lift;  
***A separate wall has been added to the shaft way to ensure of avoiding any encroachment between shaft way and powder room operation.***
- ensure that an arborist reviews the proposed planting underneath the trees to ensure their survivability;  
***The landscape architect has reviewed the planting proposed underneath the trees to be planted and retained and confirmed that species selected are appropriate to their proposed locations and should survive.***
- assume that trees not shown in the renderings presented by the applicant to the Panel will be removed;  
***The Trees are shown at site plan and landscape plan will be remain.***
- appreciate the proposed paving materials for the entire internal drive aisle; however, consider introducing planting along the internal drive aisle;  
***We have reviewed this issue previously at City request and do not see any way to add any further planting to the sides of the drive aisle. All possible opportunities for inserting planting have been maximized. More low planting is now added around the visitor parking stalls off the south side of the drive aisle to increase soft landscape in the only spaces available.***

- review the height of proposed planting inside the proposed development; consider incorporating vertical evergreens such as cedars along the internal drive aisle;  
*We have reviewed the question of adding vertical evergreens such as cedars along the internal driveway. We believe it would not be an appropriate solution from a CPTED point of view and would impede sightlines when exiting the garages. We will install additional climbing plants at the east property line fence and these will be trained along the trellis feature from the planting areas on both sides of the end of the drive aisle. This will provide a "green-wall" effect on the fence and trellis structure once established. Planting is clearly indicated between garages and at the gaps between the rear units with mature plant sizes appropriate to the planting spaces available.*
- review the use of gravel as landscaping materials adjacent to the entrances to the units off the internal drive aisle as they make planting difficult; consider planting shade tolerant shrubs near the unit entrances to enhance visual interest.  
*The intention in providing gravel surfacing between the units off the drive aisle was to provide a basic low-maintenance finish for what would be mostly used for occasional landscape maintenance access. Planting at any point in these spaces between units on the north side of the drive aisle would be very difficult to establish due to the dry conditions brought about by roof overhangs.*

# Sustainability Feature List

6551 Williams Rd, Richmond, BC

## I. OPERATIONAL SYSTEMS

I 1	Programmable thermostat with dual set back & continuous fan setting.
I 2	All windows in home are ENERGY STAR labeled or equivalent for the climatic zone of home.
I 3	Electric range is self-cleaning and/or Convection based.
I 4	Refrigerator is an EnerGuide labeled product.
I 5	Dishwasher is an EnerGuide labeled product.
I 6	Clothes washer or combo washer dryer is an EnerGuide labeled product.
I 7	Minimum 50% of interior and exterior light fixtures are fluorescent, compact fluorescent light bulbs or LEDs.
I 8	Maximum 50% of recessed lights use halogen.
I 9	Air tight, insulation contact-rated recessed lights are used in all insulated ceilings.
I 10	Use of EnerGuide 82 energy rating system for insulation values of walls, windows and doors. Incorporation of Heat recovery ventilation unit.

## II. BUILDING MATERIALS

II 1	Use rain screen system separating cladding from the wall sheathing with a drainage plane.
II 2	All sill plates sealed with foam sill gaskets.
II 3	Attached garage overhead door is insulated with R8 to R12.
II 4	Attached garage is fully insulated.

## III. EXTERIOR and INTERIOR FINISHES

III 1	All exterior doors manufactured from fiberglass, reduce thermal-bridging.
III 2	Cementitious fiber cement siding for exterior cladding, for durability and long-life.
III 3	Fiber cement fascia and soffit.
III 4	Minimum 25-year manufacturer warranty roofing material.
III 5	Install a minimum of 300 ft <sup>2</sup> of laminate flooring.
III 6	MDF and/or finger jointed casing and baseboard used throughout home

IV. INDOOR AIR QUALITY	
IV 1	Install air filter on all fresh air inlets.
IV 2	All interior wire shelving is factory coated with low VOC / no off gassing coatings
IV 3	All wood or laminate flooring in home is factory finished.
IV 4	Water-based lacquer or paints are used on all site built and installed millwork, including doors, casing and baseboards. (less than 200 grams/litre of VOC's)
IV 5	Interior paints used have low VOC content (less than 200 grams/litre of VOCs).
IV 6	All ceramic tiles are installed with low VOC adhesives and plasticizer-free grout (low VOC standard is less than 150 grams per litre).
IV 7	Carpet and Rug Institute (CRI) IAQ label on all carpet used in home.
IV 8	Carpet and Rug Institute (CRI) IAQ label on all underlay used in home.
V. VENTILATION	
V 1	Install all ventilation fans (bath or in-line type) to meet or exceed the Energy Star/EnerGuide requirements
V 2	All bath fans used throughout home have a noise level of 1 sone or less
VI. WASTE MANAGEMENT	
VI 1	Suppliers and trades recycle their own waste, including leftover material and packaging.
VI 2	Minimum 15% by weight of waste materials collected from construction site is diverted from waste stream.
VI 3	Trees and natural features on site protected during construction.
VI 4	Install recycling center with two or more bins.
VII. WATER CONSERVATION	
VII 1	Install a dual flush or pressure assisted toilet in one or more bathrooms
VII 2	Insulate the hot water lines with flexible pipe insulation, first three feet from hot water tank.
VII 3	Install permeable paving materials for all driveways and walkways.
VII 4	Builder supplies a minimum of 8" of topsoil or composted yard waste, as finish grading throughout site.



# City of Richmond

## Development Permit

No. DP 10-521415

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 6551 Williams Road  
(FORMERLY 6511/6531 AND 6551/6553 WILLIAMS ROAD)

Address: C/O MATTHEW CHENG  
202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

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 permit seven (7) small car parking spaces.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$151,853.25 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



## Development Permit

No. DP 10-521415

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 6551 WILLIAMS ROAD  
(FORMERLY 6511/6531 AND 6551/6553 WILLIAMS ROAD)

Address: C/O MATTHEW CHENG  
202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

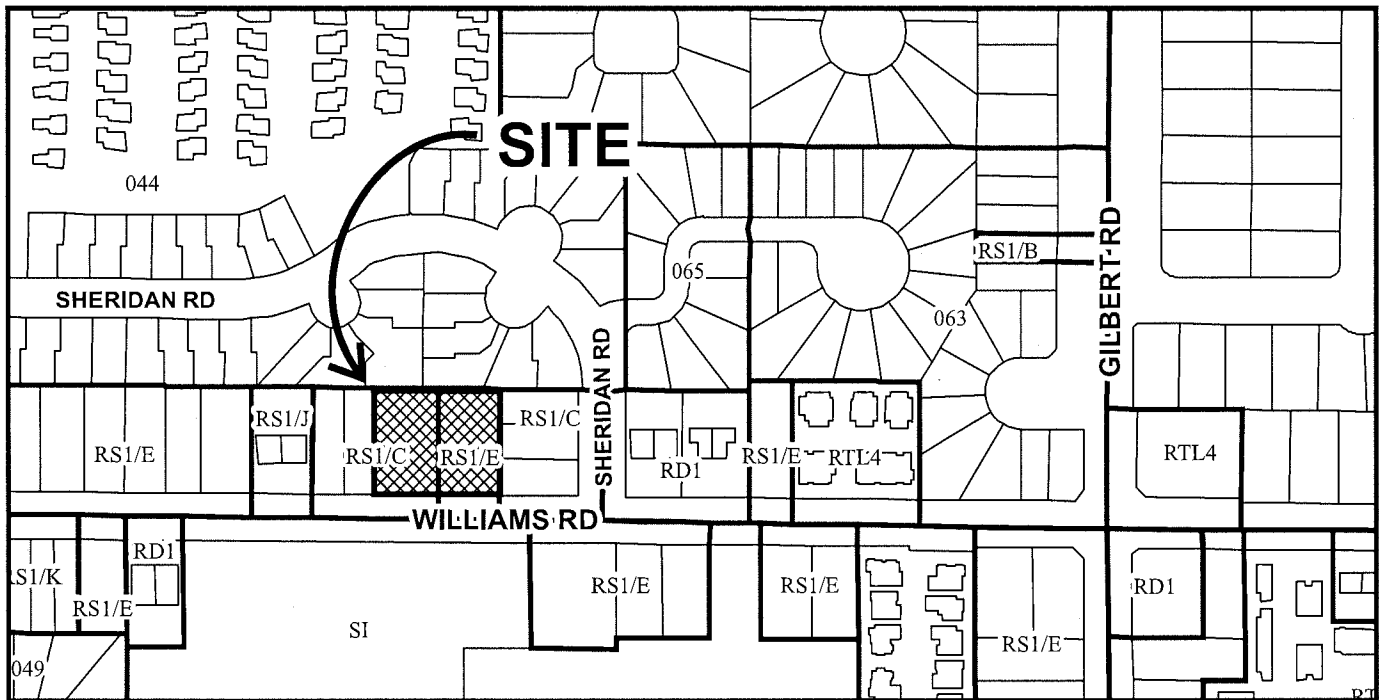
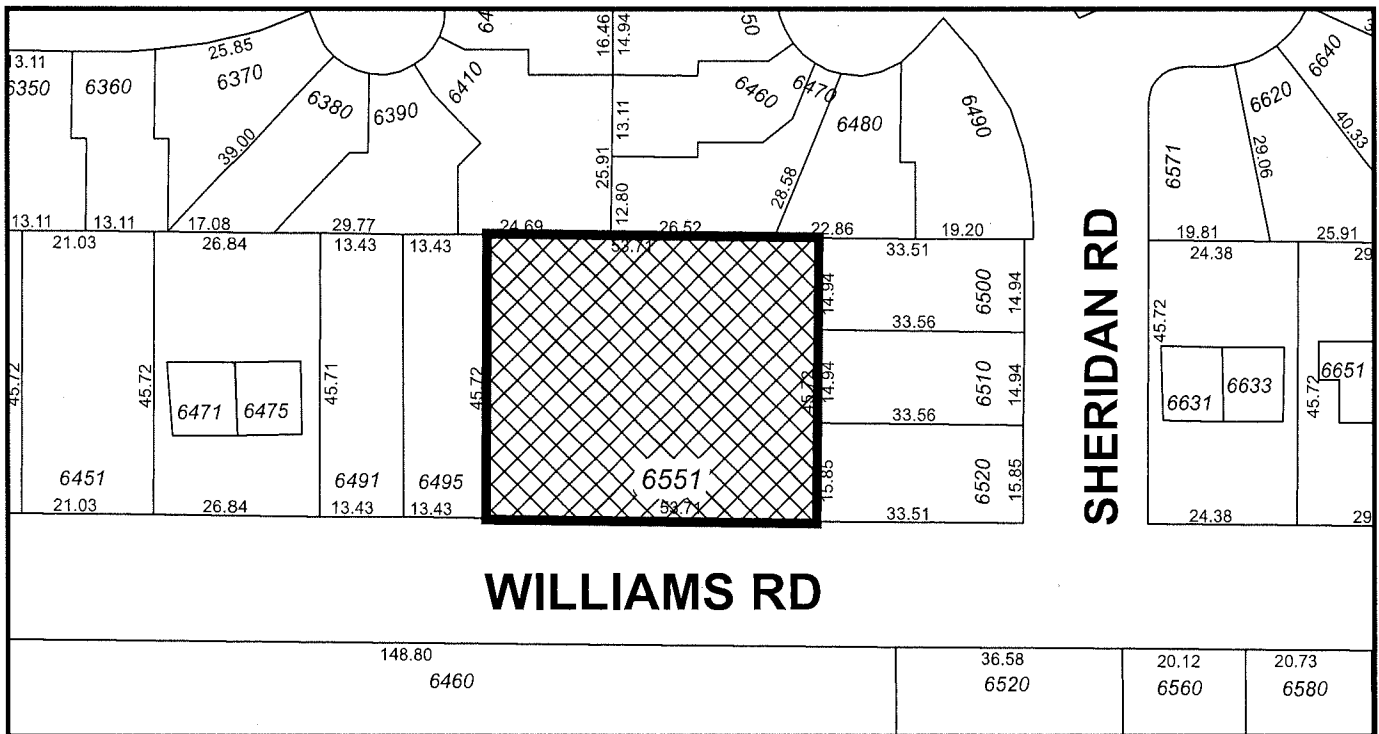
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



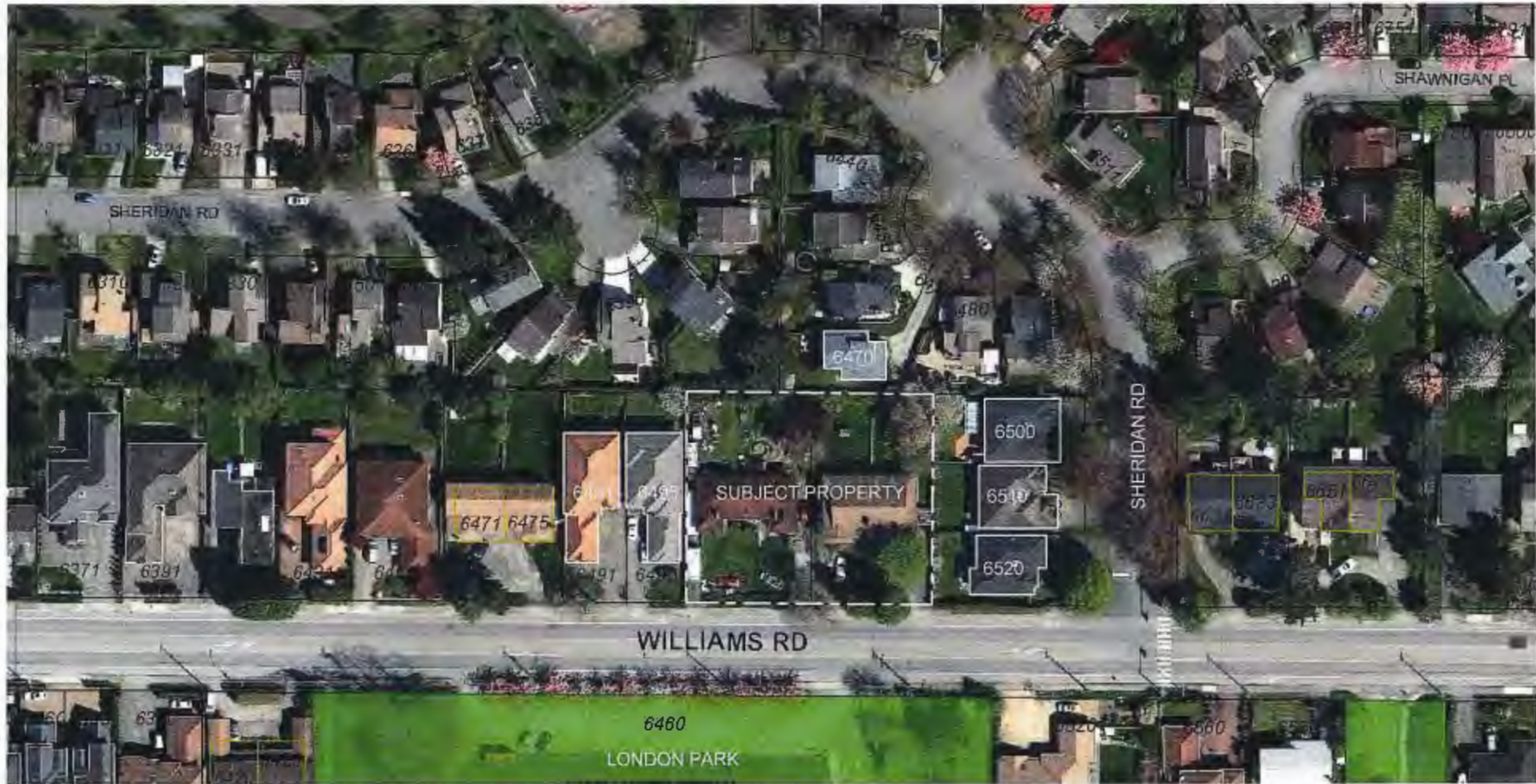
DP 10-521415  
SCHEDULE "A"

Original Date: 07/27/16

Revision Date: 00/00/00

Note: Dimensions are in METRES





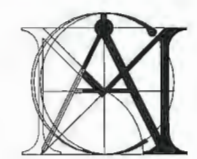
CONTEXT PLAN



STREET VIEW - LOOKING NORTH

LEGAL DESCRIPTION

LOT 24 EXCEPT: FIRSTLY: PARCEL "B"  
(EXPLANATORY PLAN 14390) AND  
SECONDLY: PART CONTAINED WITHIN LOT  
161 PLAN 47432; BLOCK 'C' SECTION 30  
BLOCK 4 NORTH RANGE 6 WEST NEW  
WESTMINSTER DISTRICT PLAN 2777



MATTHEW CHENG  
ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE  
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A002	DATA SHEET
A003	FLOOR AREA
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A101	SITE - L2
A102	SITE - L3
A103	PARKING & EMERGENCY - PLAN #2
A104	AREAS - L1
A105	AREAS - L2
A106	AREAS - L3
A107	SITE COVERAGE
A201	CONVERTIBLE UNIT
A301	SECTIONS BUILDING A & B
A302	SECTIONS BUILDING C
A303	Profiles N, E, S, W
A401	ELEVATIONS - BUILDING A, B
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A404	STREETSCAPE
A501	PERSPECTIVE NE
A502	PERSPECTIVES NW
A503	PERSPECTIVES SW
A504	PERSPECTIVES SE
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A601	PROP. ROW
MD-1	Site Plan
MD-2	Floor Plans (A,B)
MD-3	Floor Plans (C,D,E)
MD-4	Elevations
MD-5	Elevations 2

6551 Williams Rd  
6511 Williams Rd  
Richmond, BC

CONTEXT &  
GENERAL NOTES

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
A001	
Scale	1/8" = 1'-0"

DP 10-521415





## GENERAL NOTES

Net: 1430.60m<sup>2</sup>

- \* AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THIS PROJECT.
- \* A CONVERTIBLE UNIT IS PROPOSED FOR THIS PROJECT (UNIT 7).
- \* BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS.
- \* LEVER HANDLE TO BE USED FOR ALL DOORS.
- \* LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.

- \* WINDOWS TO BE DOUBLE-GLAZED 3mm PANES W/ 13mm SPACING, FOR NOISE ISOLATION
- \* SLIDING DOORS TO BE DOUBLE-GLAZED 5mm PANE OUTSIDE, W/ 13mm SPACING AND 3mm PANE INSIDE, FOR NOISE ISOLATION
- \* ROOF ASSEMBLY TO PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES BY USING THE INSTALLATION OF ASPHALT SHINGLES, ONE LAYER OF 15LB ROOFING FELT, 1/2" EXTERIOR GRD PLY WOOD SHEATHING, PRE-ENG WD TRS, R40 BATT, 5/8" TYPE-X GYP
- \* EXT WALL ASSEMBLY TO PROVIDE ADEQUATE NOISE ISOLATION TO ALL INTERIOR SPACES BY USING THE INSTALLATION OF HARDI PANEL 1/2 PLY WD, 2X6 WD STD @ 16" o/c, R20 BATT, 1/2" TYPE-X GYP

- \* MECHANICAL COOLING IS NOT REQUIRED.
- \* EACH SUITE TO HAVE AN ACOUSTICALLY LINED FRESH AIR DUCT OPENING INTO THE LIVING ROOM.
- \* TOTAL EXHAUST CAPACITY OF THE BATHROOM AND KITCHEN EXHAUST FANS PROVIDE ONE AIR CHANGE PER HOUR REQUIREMENT

- \* ATTACHED GARAGES ARE FULLY INSULATED
- \* ALL EXTERIOR DOORS MANUFACTURED FROM STEEL (INSULATED)
- \* ALL WINDOWS IN HOME ARE ENERGY STAR LABELED OR EQUIVALENT FOR THE CLIMATIC ZONE OF HOME

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[illegible]

DATA SHEET

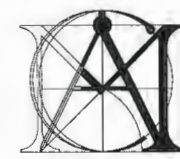
A002

Scale

DP 10-521415  
PLAN # 1A

AUG 02 2016





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No.	Date	Revision
1	2015-06-22	ADP
2	2014-11-09	Revision 2
3	2015-01-22	Revision 3
4	2016-06-07	Revision 4

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

**SITE - L1**

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
<b>A100</b>	
Scale	1/8" = 1'-0"

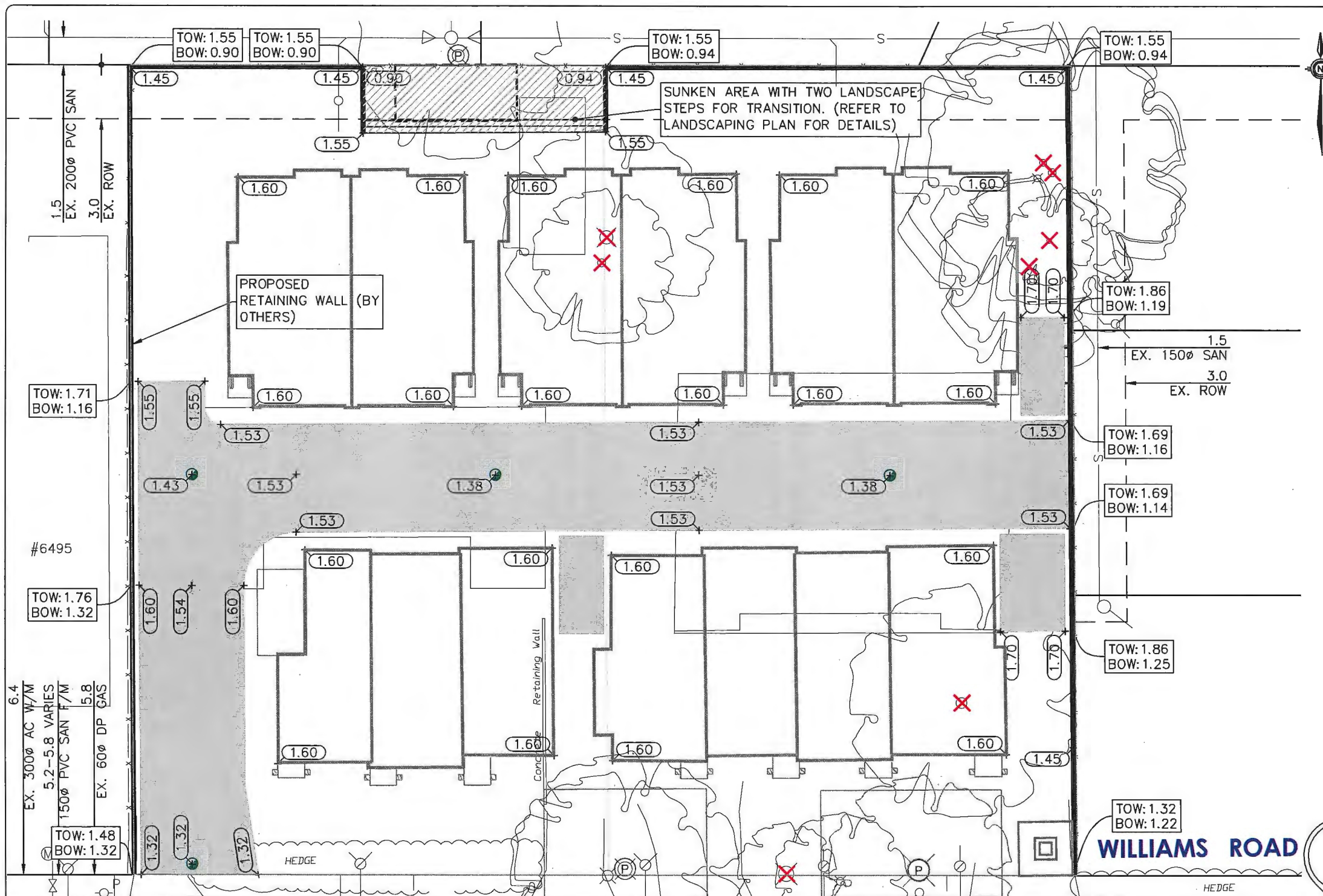
**DP 10-521415**

**PLAN #1B**

**AUG 02 2016**

7/25/2016 11:53:11 AM





AREA(m <sup>2</sup> )	2441
CUT (m <sup>3</sup> )	15.7
FILL (m <sup>3</sup> )	904.0
NET (m <sup>3</sup> )	888.3 (FILL)

LEGEND	
X	TREE TO BE REMOVED
P	TREE TO BE PRESERVED
---	TREE PROTECTION FENCE

PLAN #1C AUG 02 2016  
 DP 10-521415

WILLIAMS ROAD

**City of Richmond**  
 6911 No. 3 Road Richmond B.C. V6Y 2C1

**CoreConcept** CONSULTING LTD.  
 #220-2639 Viking Way, Richmond, BC, V6V 3B7  
 www.coreconceptconsulting.com  
 tel : 604.249.5040  
 fax : 604.249.5041

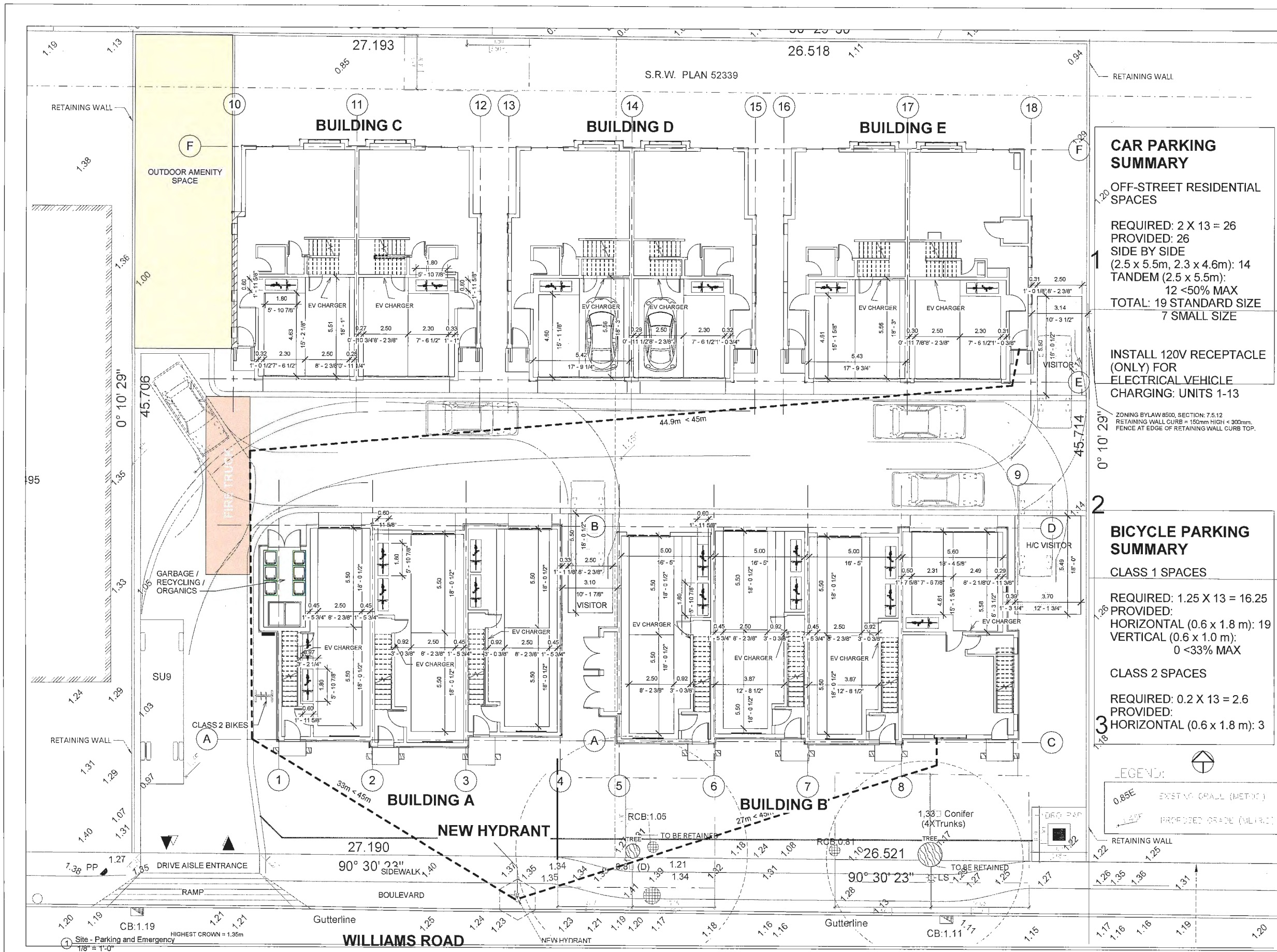
**KHALID HASAN**

Core Concept Consulting Project No. 14042  
 DWG. 1 OF 1

REV'N	DATE	BY	CH.	DESCRIPTION
1.	25 JUL 2016	BTR	JBP	ISSUED FOR REVIEW
0.	05 MAY 2016	BTR	JBP	ISSUED FOR REVIEW
REVISIONS				

25 JUL 2016

TITLE:		<b>LOT GRADING</b>	
		6551 WILLIAMS ROAD	
		CITY FILE: ----	
DESIGN:	BTR		
DRAWN:	HH	DWG. No.: .	
CHECKED:	JBP	SCALE: 1 : 250	DATE: MAY 2016
ENGINEER:	RF	SEC. No.: 30-4-6	SHT No.: 1 OF 1



**CAR PARKING SUMMARY**

OFF-STREET RESIDENTIAL SPACES

REQUIRED: 2 X 13 = 26  
PROVIDED: 26  
SIDE BY SIDE  
(2.5 x 5.5m, 2.3 x 4.6m): 14  
TANDEM (2.5 x 5.5m):  
12 <50% MAX  
TOTAL: 19 STANDARD SIZE  
7 SMALL SIZE

INSTALL 120V RECEPTACLE (ONLY) FOR ELECTRICAL VEHICLE CHARGING: UNITS 1-13

ZONING BYLAW 8500, SECTION 7.5.12  
RETAINING WALL CURB = 150mm HIGH < 300mm  
FENCE AT EDGE OF RETAINING WALL CURB TOP.

**BICYCLE PARKING SUMMARY**

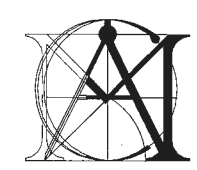
CLASS 1 SPACES

REQUIRED: 1.25 X 13 = 16.25  
PROVIDED:  
HORIZONTAL (0.6 x 1.8 m): 19  
VERTICAL (0.6 x 1.0 m):  
0 <33% MAX

CLASS 2 SPACES

REQUIRED: 0.2 X 13 = 2.6  
PROVIDED:  
HORIZONTAL (0.6 x 1.8 m): 3

LEGEND:  
0.85E EXISTING GRADE (METRIC)  
PROPOSED GRADE (METRIC)



**MATTHEW CHENG ARCHITECT INC**

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No.	Date	Revision
1	2015-08-22	ADP
2	2014-11-09	Revision 2
3	2016-01-22	Revision 3
4	2016-08-07	Revision 4

6551 Williams Rd  
6511 Williams Rd  
Richmond, BC

**PARKING & EMERGENCY - PLAN #2**

Project number  
Date  
Drawn by  
Checked by

Townhouse  
2015-11-09  
NC  
MC

Scale 1/8" = 1'-0"

**A103**

AUG 02 2016

**DP 10-521415 PLAN#2**



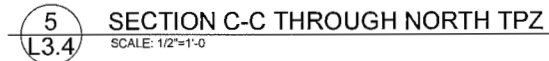
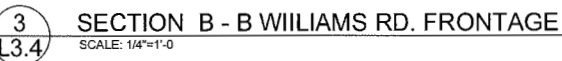
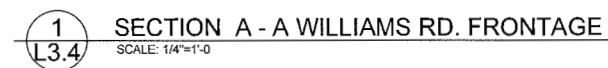













ISSUE		
No	DATE	DESCRIPTION
1	23/05/14	Issued for DP
2	14/01/15	Re-issued for DP
3	15/01/15	Re-issued for DP
4	31/03/15	Re-issued for DP
5	25/05/15	Re-issued for DP
6	01/12/15	Re-issued for DP
7	01/03/16	Re-issued for DP
8	05/05/16	Re-issued for DP
9	21/05/16	Re-issued for DP
10	30/05/16	Re-issued for DP



209 - 980 West 1st Street  
North Vancouver BC, Canada, V7P 3N4  
p: 604 904 9803

PROJECT:  
6551 Williams Rd.

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE	1/8" = 1'-0"
DATE	25 May 2005

PROJECT No.	DWG No.	REV
0510	3.4 of 5	7

DP 10-521415 PLAN #3C AUG 02 2016

6551 Williams Road Plant List							
	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	NATIVE
Trees	Ac	3	Acer ginnala	Amur maple	8cm cal.WB	as shown	nonnative
	Cn	2	Cornus nuttallii	Pacific dogwood	8cm cal.WB	as shown	native
	Fsd	3	Fagus sylvatica 'Dawyck'	Dawyck's purple beech	8cm cal.WB	as shown	nonnative
	Po	1	Picea omorika	Serbian Spruce	Ht 3m WB	as shown	nonnative
	Qrf	7	Quercus robur 'Fastigiata'	Columnar English Oak	8cm cal.WB	as shown	nonnative
Shrubs	ajs	1	Aucuba japonica 'Serratifolia'	Japanese aucuba	#3 pot	as shown	nonnative
	aj	41	Azalea japonica 'Blue Danube'	Japanese azalea	#2 pot	as shown	nonnative
	ag	20	Azalea japonica 'Glacier'	Japanese azalea	#2 pot	as shown	nonnative
	ca	4	Choisya 'Aztec Pearl'	Mexican orange flower	#3 pot	as shown	nonnative
	cm	2	Clematis montana	Mountain clematis	#3 pot	as shown	nonnative
	ef	5	Euonymus fortunei Emerald Gaiety	Wintercreeper Euonymus	#1 pot	as shown	nonnative
	hd	3	Holodiscus discolor	Oceanspray	#3 pot	as shown	native
	ha	2	Hydrangea anomala petiolaris	Climbing hidrangea	#3 pot	as shown	nonnative
	hb	11	Hydrangea serrata 'Bluebird'	Bluebird hydrangea	#3 pot	as shown	nonnative
	km	15	Kalmia microphylla	Mountain laurel	#2 pot	as shown	nonnative
	ls	22	Lavandula angustifolia 'Sawyers'	English Lavender	#2 pot	as shown	nonnative
	ndd	37	Nandina domestica 'Harbour dwarf'	Heavenly bamboo	#2 pot	as shown	nonnative
	nd	3	Nandina domestica 'Plum Passion'	Heavenly bamboo	#3 pot	as shown	nonnative
	pj	4	Pieris japonica 'Little Heath'	Lily of the Valley shrub	#2 pot	as shown	nonnative
	pl	32	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	as shown	nonnative
	rh	4	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot	as shown	native
	sj	6	Skimmia japonica reevesiana	Japanese skimmia	#3 pot	as shown	nonnative
	sa	3	Symphoricarpos albus	Common Snowberry	#2 pot	as shown	native
	ts	29	Thuja occidentalis 'Smaragd'	Emerald cedar	1.2 m B&B	as shown	native
	vo	2	Vaccinium ovatum 'Thunderbird'	Evergreen huckleberry	#2 pot	as shown	native
Perennials/Groundcovers/Grasses/Ferns	vd	76	Viburnum davidii	David's viburnum	#3 pot	as shown	nonnative
	af	4	Aquilegia formosa	Western Columbine	# 1 pot	as shown	perennial
	bc	72	Bergenia cordifolia 'Rotblum'	Bergenia	# 1 pot	as shown	perennial
	gm	73	Geranium macrorrhizum	Hardy geranium	# 1 pot	as shown	perennial
	hs	29	Hemerocallis 'Stella d'Oro'	Daylily	# 1 pot	as shown	perennial
	hk	8	Hosta 'Krossa Regal'	Plantain lily	# 1 pot	as shown	perennial
	lc	2	Lilium columbianum	Columbia Tiger Lily	# 1 pot	as shown	perennial
	lm	30	Liriope muscari	Blue lily turf	# 1 pot	as shown	perennial
	op	18	Osteospermum 'Purple Mountain'	African daisy	# 1 pot	as shown	perennial
	au	49	Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	# 2 pot	as shown	ground cover
	mn	123	Mahonia nervosa	Cascade Oregon Grape	# 1 pot	as shown	ground cover
	clu	18	Crocoshia Lucifer	Montbretia 'Lucifer'	# 2 pot	as shown	grass
	pm	14	Polystichum munitum	Western sword fern	# 1 pot	as shown	fern
	ps	33	Polystichum setiferum	Alaskan fern	# 2 pot	as shown	fern
	oc	2	Osmunda cinnamomea	Cinnamon fern	# 2 pot	as shown	fern

1  
L3.5  
NTS

ENLARGED PLANT LIST REFERENCING DWG. # L3.1

AUG 0 2 2016

PLAN # 3D

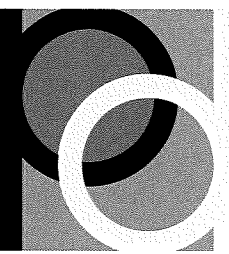
DP 10-521415

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REVISIONS		
No	DATE	DESCRIPTION
1	06/06/15	Planting revs. per city comment
2	21/08/16	Revs. per City comment
3	30/05/16	Revs. per City comment

ISSUE		
No	DATE	DESCRIPTION
1	29/06/15	Re-issued for DP
2	01/12/15	Re-issued for DP
3	01/02/16	Re-issued for DP
4	06/06/16	Re-issued for DP
5	21/08/16	Re-issued for DP
6	30/06/16	Re-issued for DP

SEAL



**PD Group**  
Landscape Architecture Ltd

209 - 780 West 1st Street  
North Vancouver B.C. Canada, V7P 3N4  
p: 604 954 7803

CLIENT:  
Urban Era Builders &  
Developers Ltd.

RICHMOND, BC

PROJECT:  
6551 Williams Rd.

RICHMOND, B.C.

DWG TITLE:  
Enlarged Plant List

DESIGNED	DR	
DRAWN	SK	
CHECKED	DR	
SCALE	1/8" = 1'-0"	
DATE	25 May 2015	
PROJECT No.	DWG No.	REV
0510	3.5 of 5	3



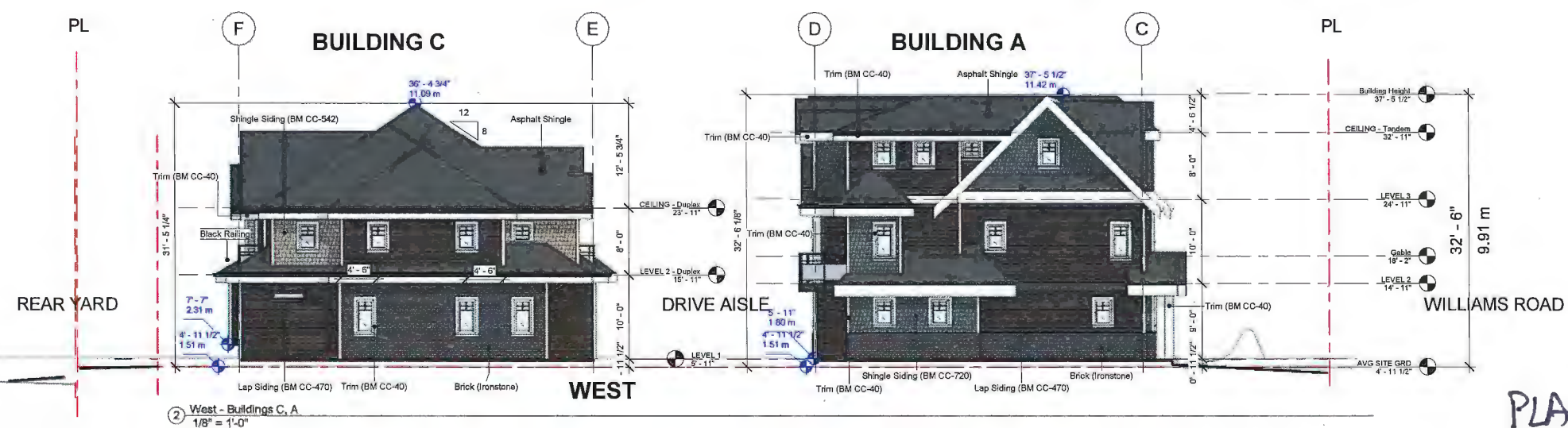


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[illegible]ELEVATIONS -  
BUILDING A, B

A401

Scale  $1/8" = 1'-0"$



PLAN #4

AUG 02 2016

DP 10-521415

1/25/2016 11:54:34 AM





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[illegible]

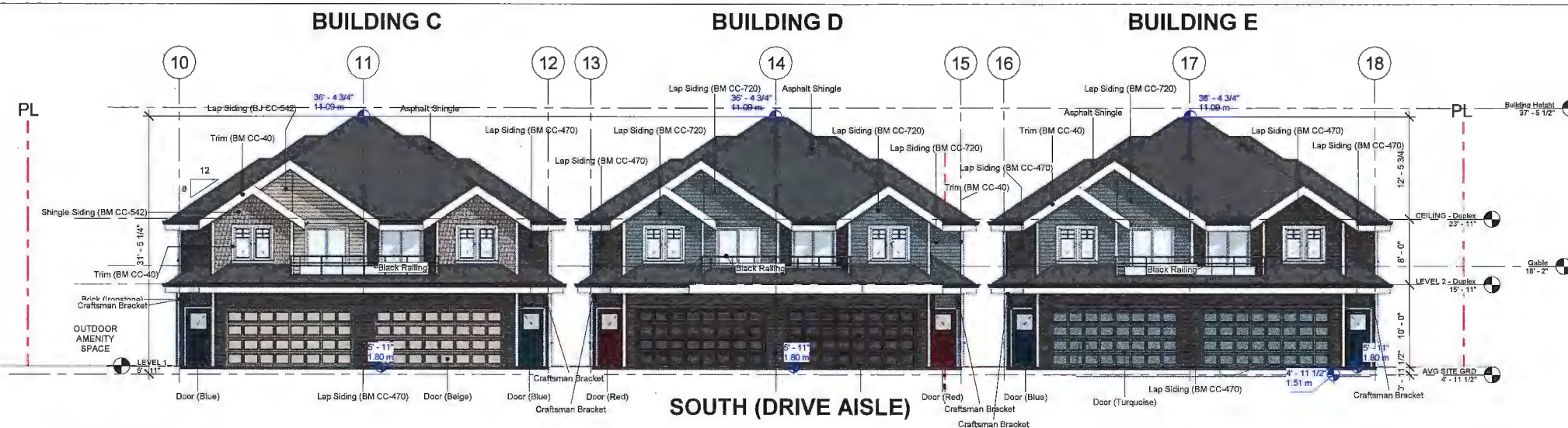
6511 Williams Rd  
Richmond, BC

ELEVATIONS -  
BUILDING C,D, E

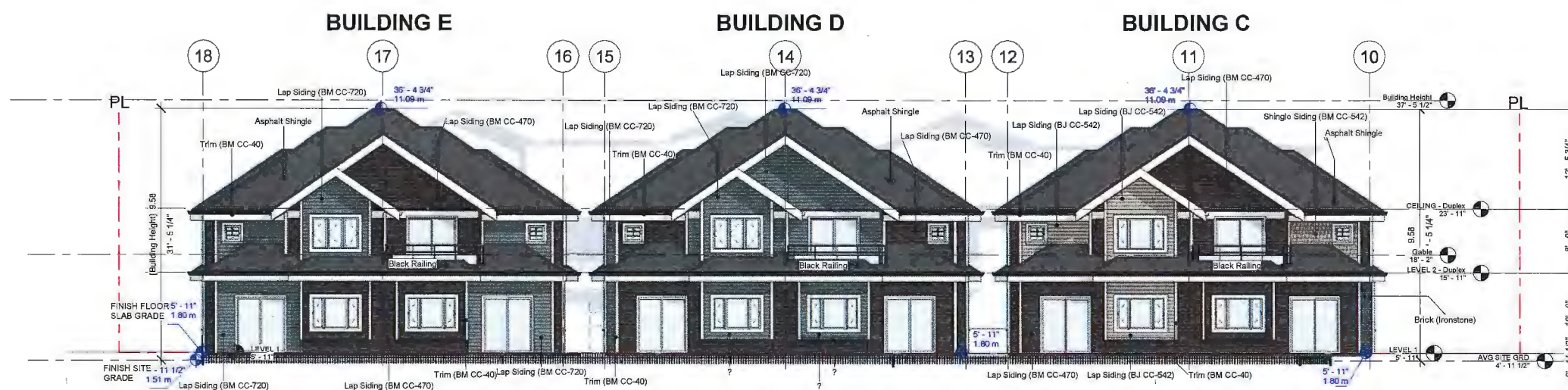
Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC

A402

Scale  $1/8" = 1'-0"$

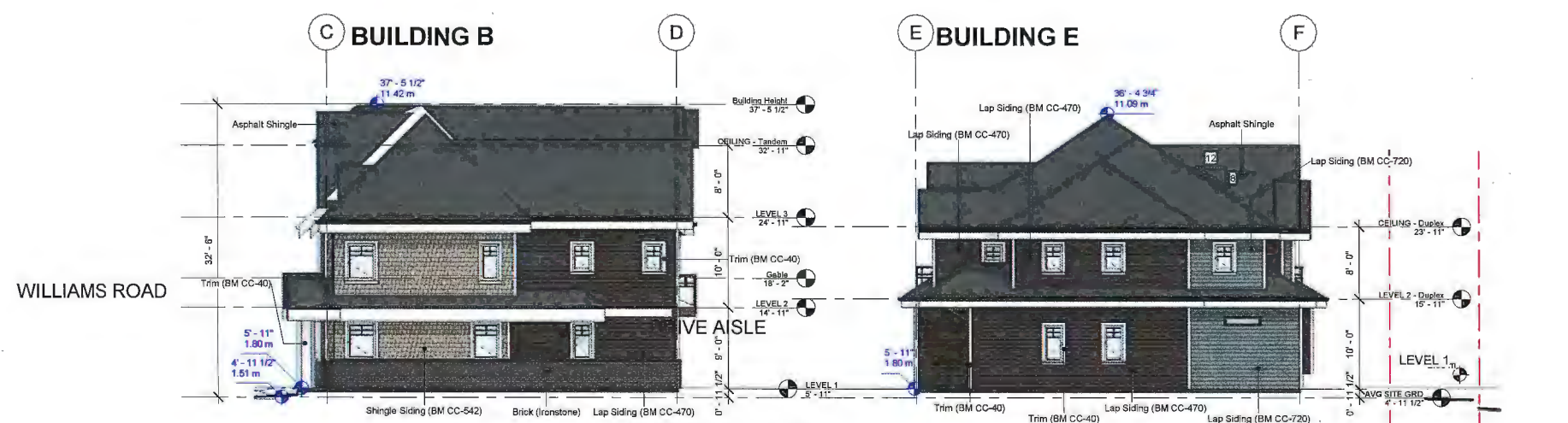


③ South - Buildings C, D, E  
1/8" = 1'-0"



② North - Buildings E, D, C  
1/8" = 1'-0"

**—NORTH (REAR YARD)**



① East - Buildings B, E  
1/8" = 1'-0"

**EAST (SIDE YARD)**

PLAN # 4A

AUG 02 2016

DP 10-521415

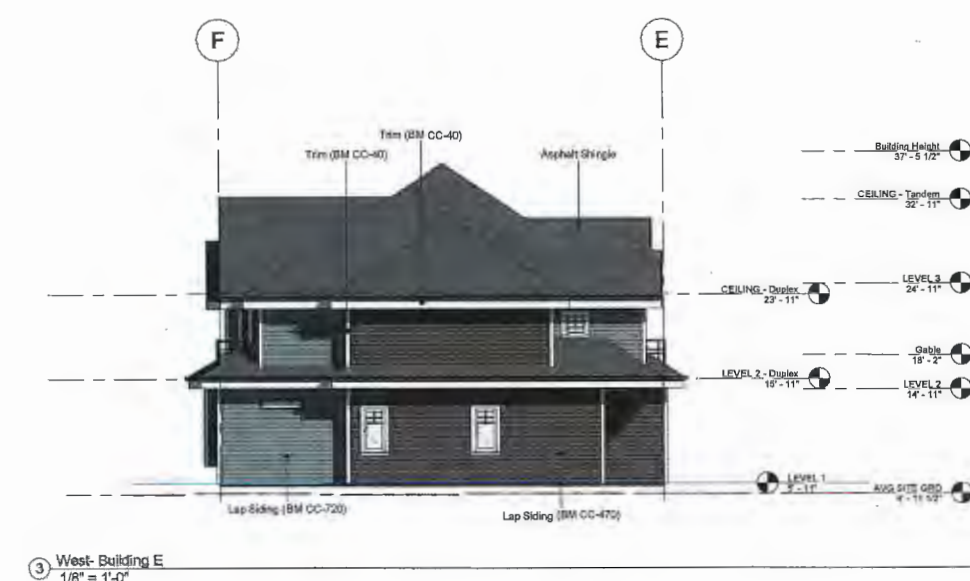
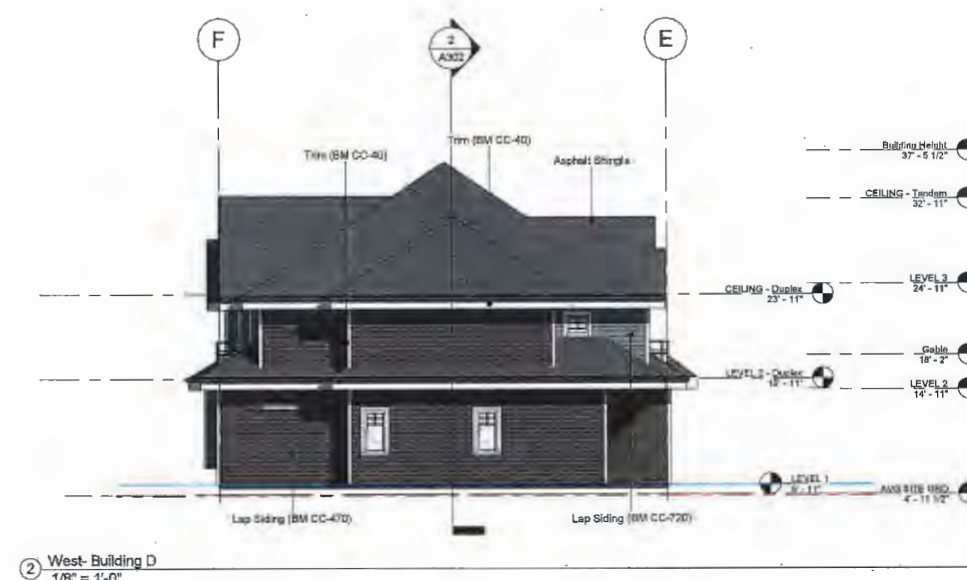
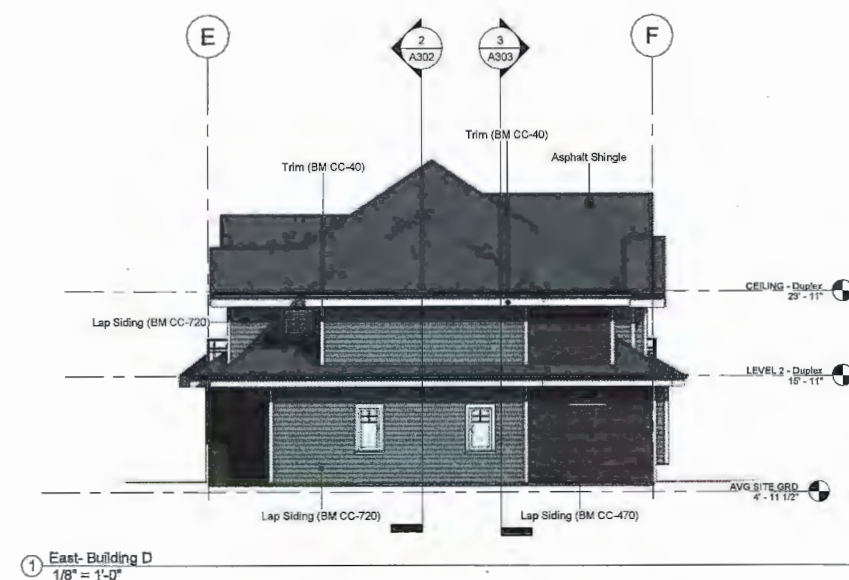
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[illegible]

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

SIDE ELEVATION  
BUILDINGS C, D, E

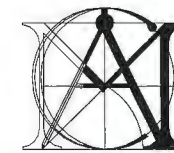
Project number	Townhouse
Date	2015-11-09
Drawn by	Author
Checked by	Checker
<b>A403</b>	
Scale	1/8" = 1'-0"

AUG 02 2016

DP 10-521415

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No.	Date	Revision
1	2015-06-22	ADP
2	2014-11-09	Revision 2
3	2016-01-22	Revision 3
4	2016-08-07	Revision 4

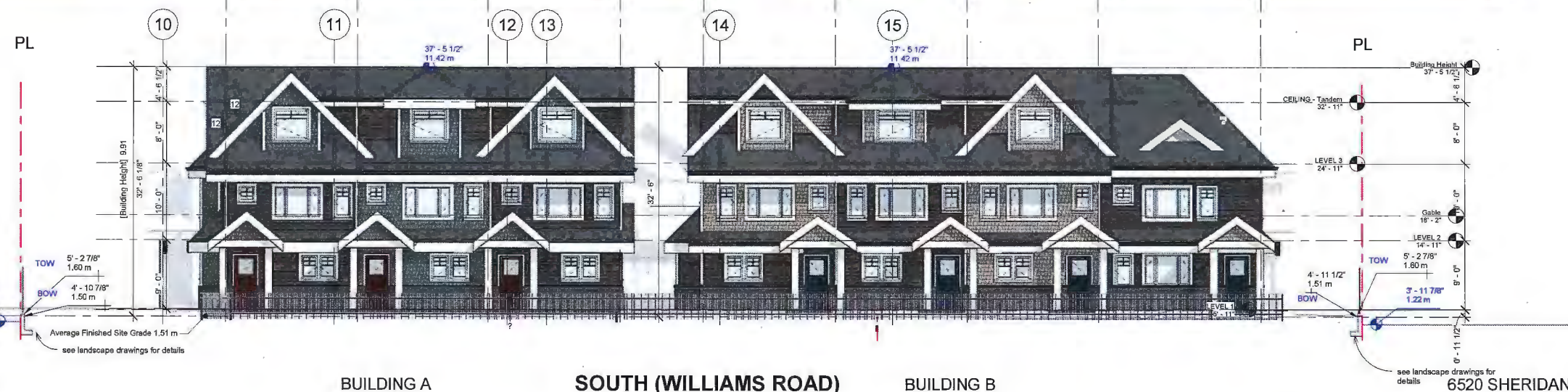
**6551 Williams Rd**

6511 Williams Rd  
Richmond, BC

**STREETSCAPE**

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
	<b>A404</b>
Scale	1/8" = 1'-0"

7/25/2016 11:55:19 AM



**6495 WILLIAMS**

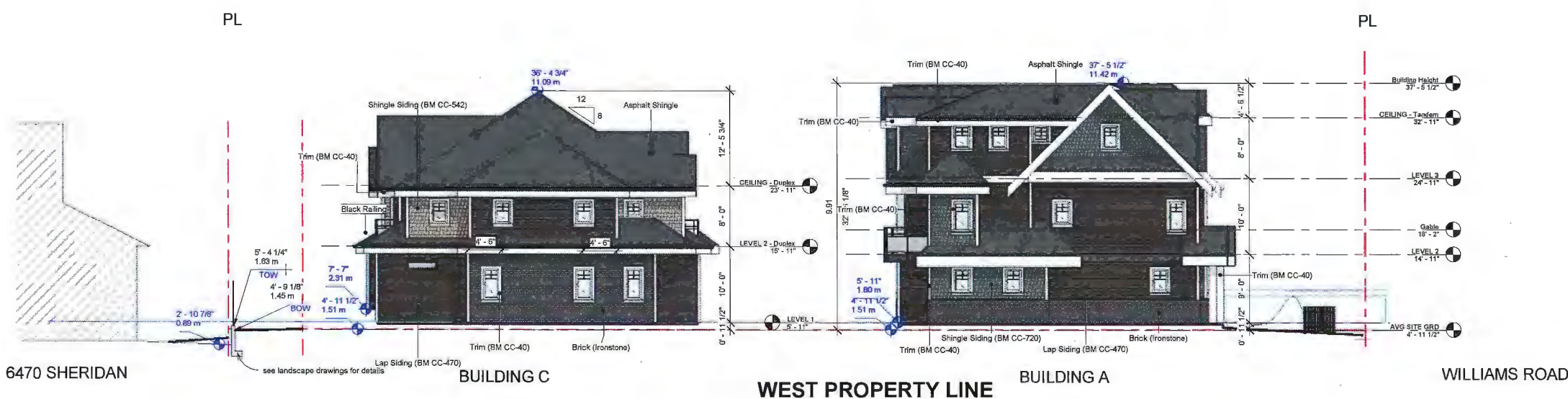
**BUILDING A**

**SOUTH (WILLIAMS ROAD)**

**BUILDING B**

**6520 SHERIDAN**

① Streetscape  
1/8" = 1'-0"



**6470 SHERIDAN**

**BUILDING C**

**WEST PROPERTY LINE**

**BUILDING A**

**WILLIAMS ROAD**

② Sidescape  
1/8" = 1'-0"

**PLAN #4C**

**AUG 02 2016**

**DP 10-521415**





UNIT 202 - 670 EVANS AVENUE  
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[illegible]

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

PERSPECTIVE NE

Project number	Townhouse
Date	2015-11-09
Drawn by	NO
Checked by	MC

A501

Scale

PLAN # 4D

AUG 02 2016

DP 10-521415

*(continued)*





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6551 Williams Rd

6511 Williams Rd  
Richmond, BC

PERSPECTIVES NW

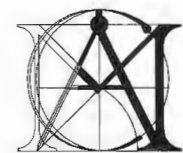
Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC
A502	
Scale	

PUAN #4E

AUG 02 2016 DP 10-521415

25/2016 11:55:45 AM





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REAR YARDS

WILLIAMS ROAD

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

PERSPECTIVES SW

Project number: Townhouse  
Date: 2015-11-09  
Drawn by: Author  
Checked by: Checker

A503

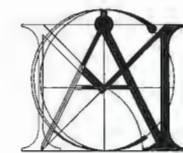
Scale

PLAN #4F

AUG 02 2016

DP 10-521415





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REAR YARDS

WILLIAMS ROAD

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

PERSPECTIVES SE

Project number Townhouse  
Date 2015-11-09  
Drawn by Author  
Checked by Checker

A504

Scale

PLAN #46

AUG 02 2016 DP 10-521415

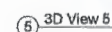
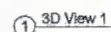
7/25/2016 11:56:11 AM





UNIT 202 - 870 EVANS AVENUE  
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6551 Williams Rd

6511 Williams Rd  
Richmond, BC

## VIEWS

Project number	Townhouse
Date	2015-11-09
Drawn by	Author
Checked by	Checker
A505	
Scale	

AUG 02 2016 PLAN #4H

DP 10-521415

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[illegible]

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

## SECTIONS BUILDING A & B

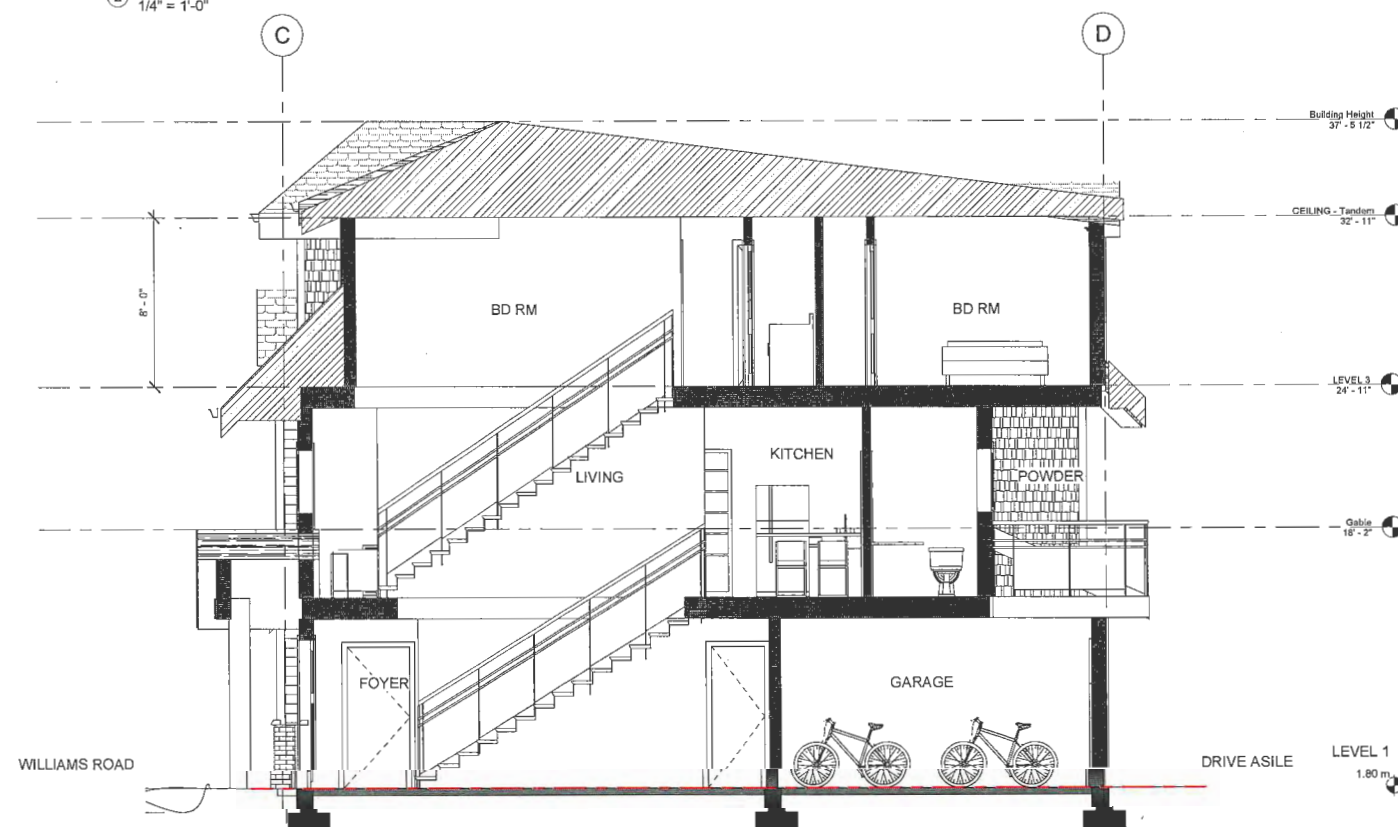
Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC

A301

Scale	1/4" = 1'-0"
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② Building A - Section E-W  
1/4" = 1'-0"



① Building B - Section N-S  
1/4" = 1'-0"

PLAN # 41

AUG 02 2016

DP 10-521415

MAR 06:45:11 0102/0274





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[illegible]

6551 Williams Rd

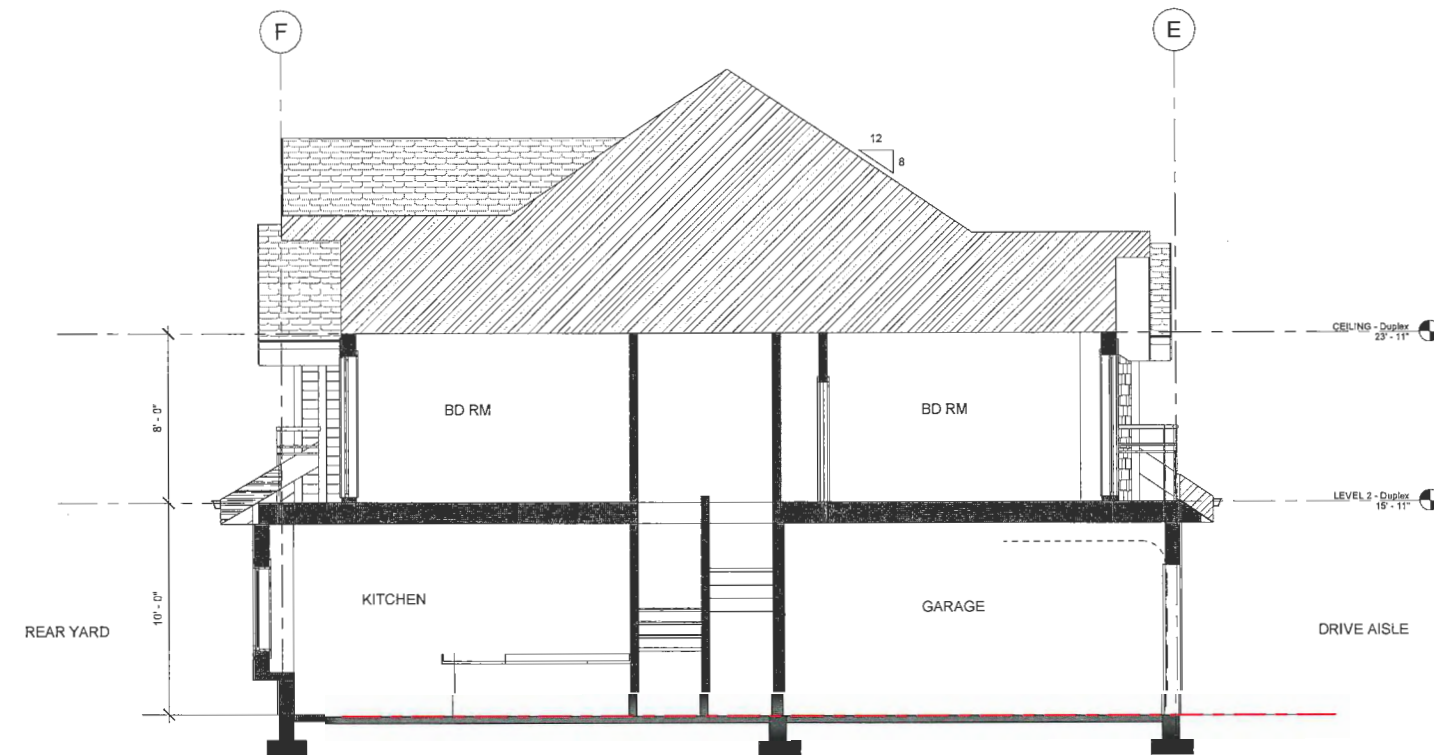
6511 Williams Rd  
Richmond, BC

## SECTIONS BUILDING C

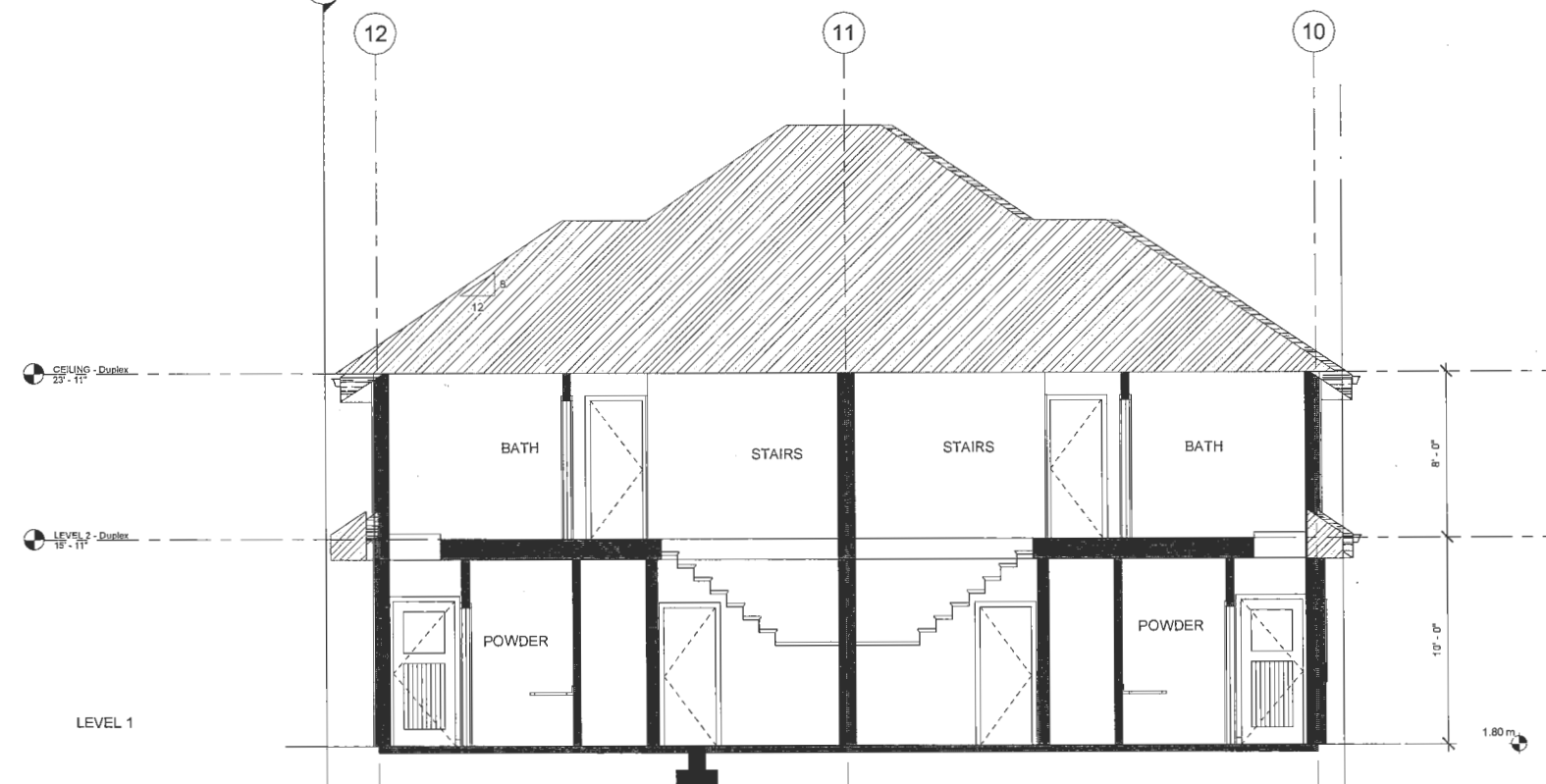
Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC

A302

Scale	1/4" = 1'-0"
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1 Building C - Section N-S  
3 1/4" = 1'-0"



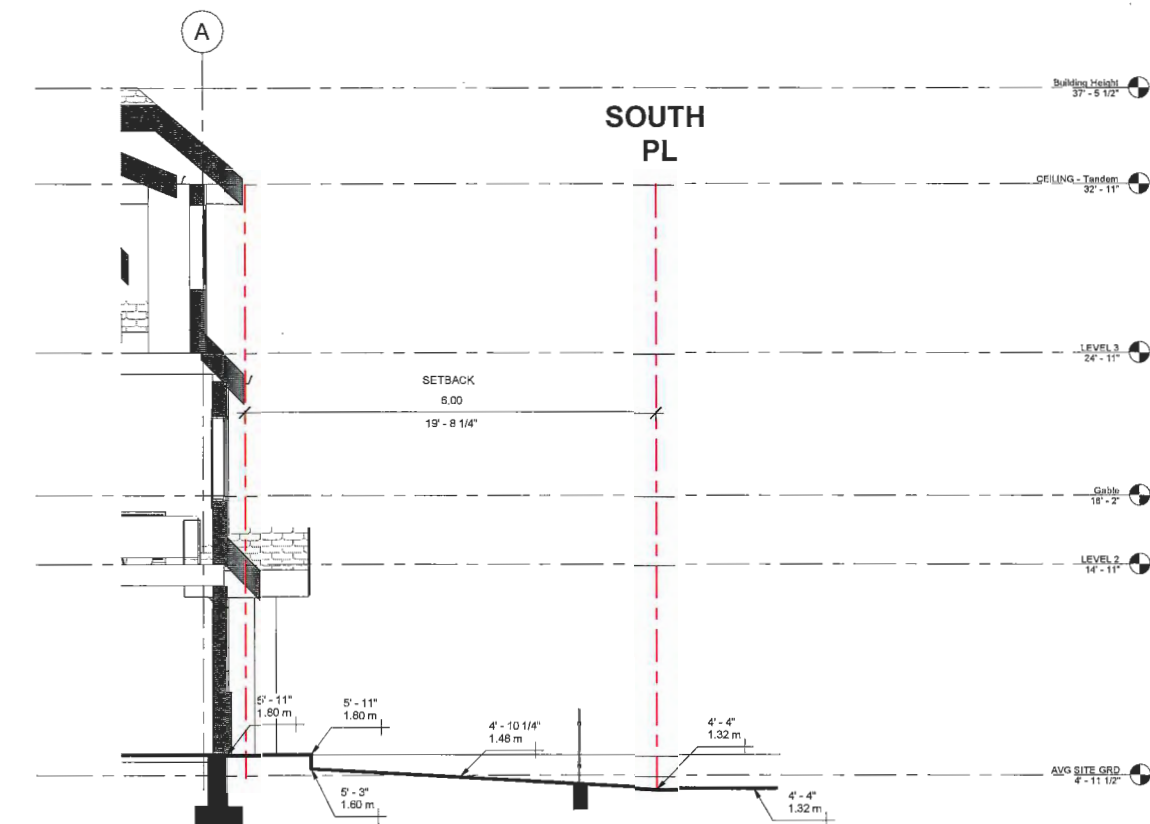
② Building C - Section E-W.  
1/4" = 1'-0"

PLAN # 45

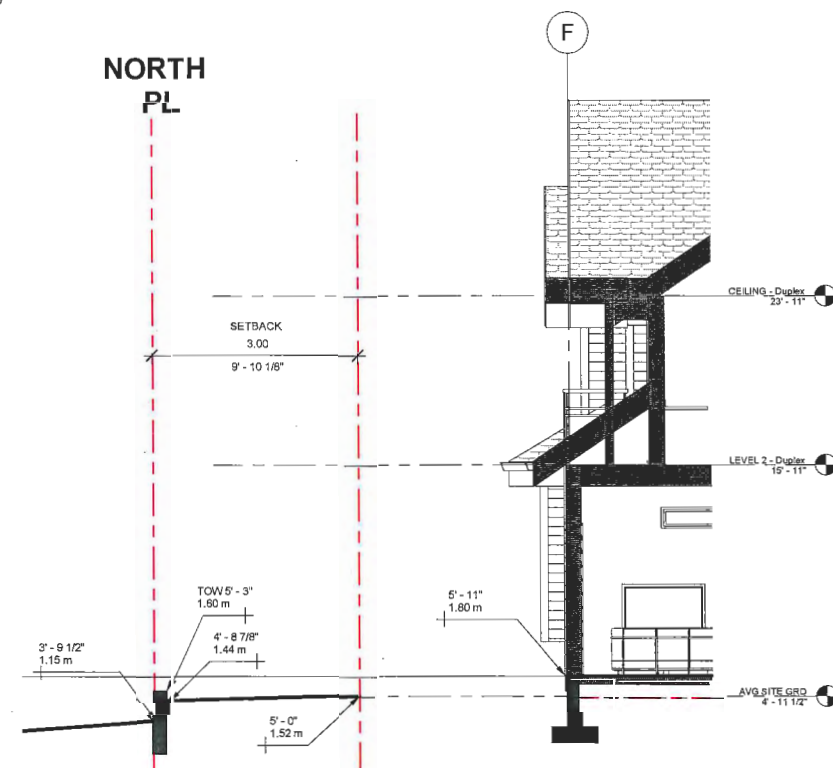
~~AUG 02 2016~~

DP 10-521415

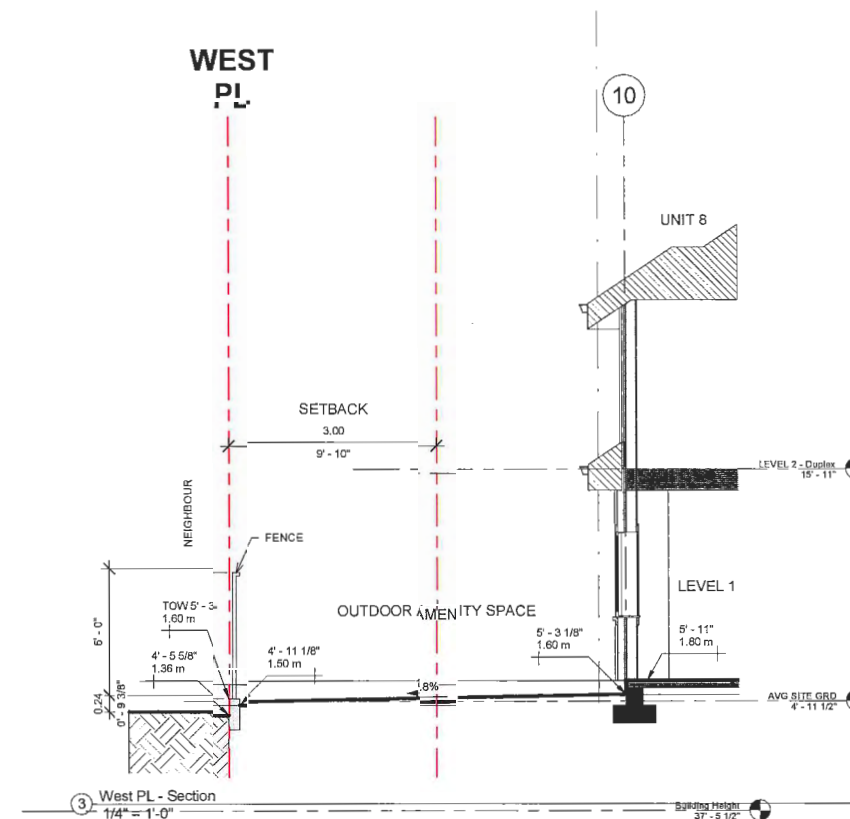
WAV 60143.11 01/02/2021



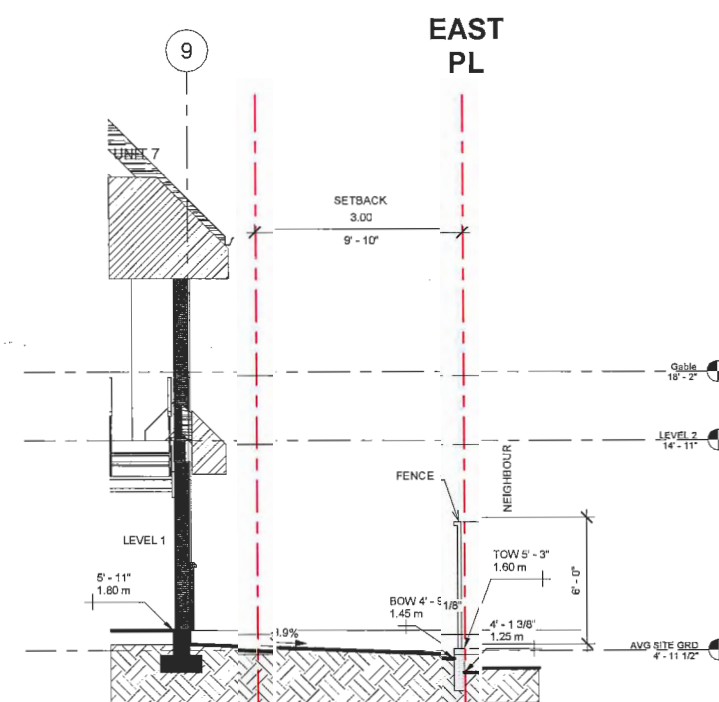
① SOUTH PL SECTION  
1/4" = 1'-0"



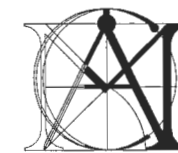
② NORTH PL SECTION  
1/4" = 1'-0"



③ West PL - Section  
1/4" = 1'-0"



④ East PL - Section  
1/4" = 1'-0"



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ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE  
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[illegible]

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

Profiles N, E, S, W

Project number	Townhouse
Date	2015-11-0
Drawn by	Author
Checked by	Checke

A303

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

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AUG 02 2016 **DP** 10-521415











# **CONVERTABLE UNIT CHECKLIST**

## **Doors & Doorways**

- Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on 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 the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
- Patio/balcony min. 860 mm clear opening. Note how accessed.
- All interior thresholds within units comply with BC Building Code.
- 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 specifications.
- OR
- Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
- At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.

## **Hallways**

- Min. 900 mm width.

## **Garage**

- Min. 1 accessible parking space with min. 4 m garage width.
- Access from garage to living area min. 800 mm clear opening.

## **Bathroom (Min. 1)**

- Toilet clear floor space min. 1020 mm at side and in front.
- Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" 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(s) are easily removed.
- Demonstrate bath and shower controls are accessible (layout or fixture placement).

## **Kitchen**

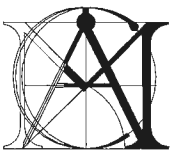
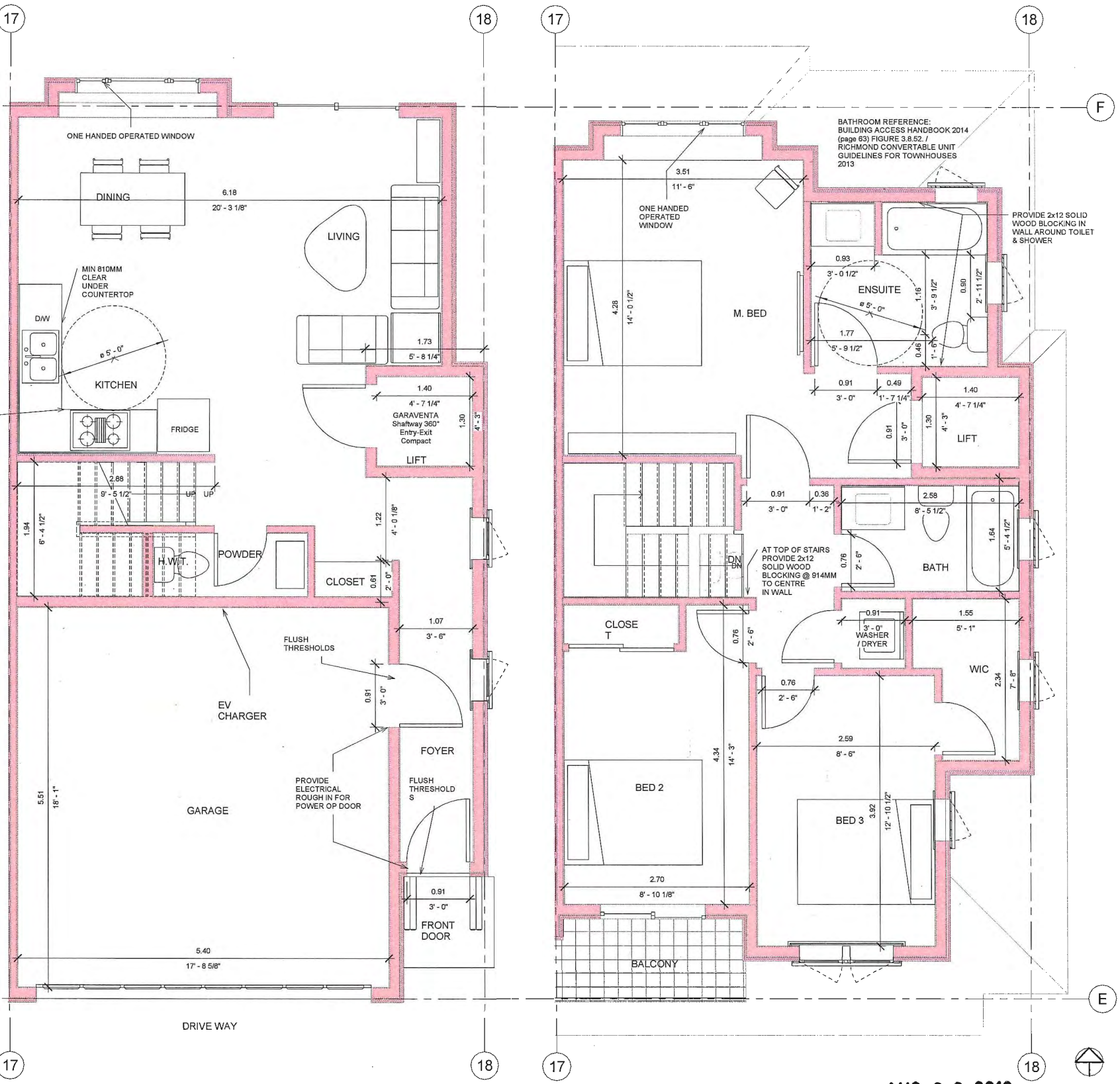
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
- Cabinets underneath sink are easily removed.
- 1500 mm turning diameter or turning path diagram.
- 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.



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ARCHITECT INC**

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M: 604.649.0669  
E: MATTHEW@MCAI.CA

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No.	Date	Revision
1	2015-06-22	ADP
2	2014-11-09	Revision 2
3	2016-01-22	Revision 3
4	2016-05-07	Revision 4

6551 Williams Rd

6511 Williams Rd  
Richmond, BC

**CONVERTIBLE UNIT  
Unit 13**

Project number	Townhouse
Date	2015-11-09
Drawn by	NC
Checked by	MC

**A201**

Scale 3/8" = 1'-0"

AUG 0 2 2016

REFERENCE PLAN

**DP 10-521415**

1 Convertable Unit - Level 1  
3/8" = 1'-0"

2 Convertable Unit - Level 2  
3/8" = 1'-0"

7/25/2016 11:54:03 AM

## CityClerk

---

**From:** Louie Lu [REDACTED]  
**Sent:** Wednesday, 17 August 2016 9:39 AM  
**To:** CityClerk  
**Subject:** Regarding the Notice of Application For a Development Permit on 6551 Williams Road

**Categories:** 08-4105-01 - Development Applications - General

<b>To Development Permit Panel</b>
Date: <u>August 24, 2016</u>
Item # <u>1</u>
Re: <u>DP 10-521419</u>
<u>6551 Williams Rd</u>

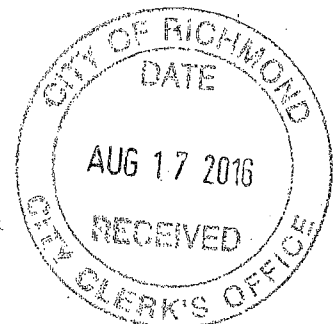
Hi,

I am emailing the City of Richmond regarding a notice of application for a development permit for 6551 Williams Road. My parents, whose address is 6410 Sheridan Road, would like to express their concern for this particular permit as the construction of the parking space will directly impact their living environment. After some consideration, they would like to object to the application.

The names of my parents are Hwei-Ching Liu Lu and Chien-Chung Lu. Should you have any questions, please contact me at this email address.

Thank you very much,

Louie Lu





# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** July 28, 2016

**From:** Wayne Craig  
Director of Development

**File:** DV 15-718208

**Re:** Application by James and Sonal Leung for a Development Variance Permit at  
11400 Kingfisher Drive

---

### Staff Recommendation

That a Development Variance Permit be issued that would vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

## **Staff Report**

### **Origin**

James and Sonal Leung have applied to the City of Richmond for permission to vary the maximum lot coverage permitted under “Land Use Contract (006) Bylaw No. 2938” (hereafter referred to as “the LUC”) from 33% to 40% to develop a new two-storey single detached dwelling at 11400 Kingfisher Drive (Attachment 1). The subject site currently contains a single detached dwelling, which will be demolished at future development stage. A topographic survey of the subject property is included in Attachment 2.

Although City Council adopted Richmond Zoning Bylaw 8500, Amendment Bylaw 9304 and LUC 006 Early Termination Bylaw No. 9305 on November 24, 2015, to establish the underlying zoning for the subject site and to terminate the LUC, the LUC remains on the land title record until November 24, 2016. For the one-year period, while both the Zoning and the LUC are operative, the provisions of the LUC prevail. Any development proposed at the subject site during the one-year period must be consistent with the LUC, and where it is not, the applicant must seek a Development Variance Permit to vary the provisions of the LUC.

The LUC references the “General Residential District II” zone of Zoning Bylaw No. 1430 (as it existed at the time that the LUC was approved in 1973). Under Bylaw No. 1430, the maximum lot coverage for buildings is 33%, and the maximum building height is three (3) storeys above natural grade.

The applicants are seeking permission to vary the maximum lot coverage requirement under the LUC from 33% to 40% to accommodate the proposed floor area within a two-storey single detached dwelling on the subject site, which will result in a dwelling that is more consistent with the height of existing dwellings in the surrounding neighbourhood.

### **Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant LUC requirements.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the north and south, are single detached dwellings on lots governed by LUC 006.
- To the east, fronting Bittern Court, are single detached dwellings on lots governed by LUC 006.
- To the west, immediately across Kingfisher Drive, is Westwind Elementary School and a townhouse complex on lots zoned “School & Institutional Use (SI)” and “Low Density Townhouses (RTL1)”, respectively.

## Related Policies

### Official Community Plan/Steveston Area Plan

The 2041 OCP's Land Use Designation for the subject site is "Neighbourhood Residential". The Steveston Area Plan's Land Use Designation for the subject site is "Single-Family". This proposal is consistent with these land use designations.

### Staff Comments

The proposed development plans attached to this report (Plan # 1 to Plan # 3.d.) have satisfactorily addressed the planning and design issues identified as part of the review of this Development Variance Permit application. In addition, the proposal complies with the applicable policies contained within the Official Community Plan (OCP), and would comply with all aspects of LUC 006 with the exception of the lot coverage variance requested.

### Land Use Contract Compliance/Variations (staff comments in **bold**)

The applicants have requested to vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

***Staff recommends support for the proposed variance to the Land Use Contract to increase the permitted lot coverage from 33% to 40% for the following reasons:***

- a) ***The proposal is an acceptable option to enable the construction of a single detached dwelling that is lower in height than what is permitted under the LUC for the subject site and that is instead consistent with the height of dwellings constructed under the "Single Detached (RS1/E)" zone, which are limited to a maximum of 2 ½ storeys. The table below provides a comparison of the relevant requirements of the LUC, underlying RS1/E zoning, and the proposal at the subject site.***

Requirement	Proposed Dwelling	LUC 006	RS1/E Zoning
Principal Dwelling Size:	394.5 m <sup>2</sup> (4,246 ft <sup>2</sup> ) (includes garage & covered porches)	Max. 478.27 m <sup>2</sup> (5,148 ft <sup>2</sup> ) (includes garage & covered porches)	Max. 337.17 m <sup>2</sup> (3,629 ft <sup>2</sup> ) (includes garage & covered porches)
Lot Coverage (Buildings):	39.57%	Max. 33%	Max. 45%
Building Height:	2 storeys (7.5 m from average finished site grade to top of roof)	Max. 3 storeys above natural grade	Max. 2 ½ storeys (9.0 m from average finished site grade to top of roof)

- b) ***Staff worked with the applicant to achieve architectural and landscape designs that respond to the objectives contained within the OCP to design development that provides visual interest, breaks down the massing through the use of varied materials and colours, and remains sensitive to the existing adjacent single-family housing context.***



- c) The proposal results in a smaller floor area than what is permitted under the LUC for the subject site, and is more consistent in size with what would be permitted for new dwellings in the underlying Single Detached (RS1/E) zoning.*
- d) The applicant has provided a list of names and addresses of neighbouring property owners who have reviewed the proposed plans and who are in support of the application (Attachment 4).*
- e) Discharging the LUC is not requested by the applicant at this time.*

## **Analysis**

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

- The subject site is bordered to the west by the City road allowance for Kingfisher Drive (consisting of the pavement width, curb, gutter, sidewalk and boulevard) which measures approximately 20 m in width. This provides an adequate separation between the proposed new dwelling and the properties to the west.
- An existing 3.0 m wide statutory right-of-way for utilities along the north property line of the subject site enables a greater separation than would normally occur between the proposed new dwelling and the property to the north. The proposed new dwelling has also been designed to break up the building mass along that interface by stepping back the east half of the north façade; which results in further separation to the property to the north.
- The standard south side yard and rear yard setbacks are proposed, consistent with those of existing dwellings on lots to the east and south. The proposed new dwelling has also been designed to break up the building mass on these interfaces through articulation of building facades.
- Furthermore, the proposed new dwelling has been designed to minimize overlook onto adjacent properties.

### ***Site Planning, Urban Design, and Architectural Form & Character (Plan # 1 to Plan # 3.d.)***

- The siting of the proposed dwelling is relatively consistent with that of the existing dwelling on the property, and complies with the minimum setbacks under the LUC.
- The development proposal includes an adequately sized private outdoor space and patio in the rear yard off the kitchen/living area on the main floor.
- The proposed vehicle access to the subject site is from a driveway that will be located in the middle of the lot frontage on Kingfisher Drive. The proposed pedestrian access to the subject site is from a pathway leading from the sidewalk on Kingfisher Drive to the front porch and main entrance of the dwelling.
- The design of the street front elevation of the dwelling includes adequate articulation, clear definition of each storey, as well as a variety of exterior cladding materials and window openings to provide for visual interest and to maintain a pedestrian scale (e.g. fibre cement panels, wide horizontal cedar-motif aluminum siding, porcelain tile).
- Although the proposed dwelling design is contemporary in style, its design incorporates universal elements to relate to its surrounding context, such as a varied material and colour palette to break up the building into smaller components and a covered main entry.



***Tree Protection & Landscaping***

- A Landscape Plan, prepared by a Registered Landscape Architect, has been submitted by the applicant, which addresses proposed tree retention, tree planting, and landscape design (Plan # 2).
- All on-site and off-site trees in close proximity to shared property lines are proposed to be retained with the proposed new construction of the dwelling at the subject site.
- The Landscape Plan shows the location of required tree protection fencing trees to be retained, and illustrates that two (2) additional trees are proposed to be planted and maintained on the subject property in the front yard (i.e. Bloodgood Japanese Maple, and Satomi Chinese Dogwood).
- Prior to demolition of the existing dwelling on the subject lot, the applicants are required to install tree protection fencing to City standard around all trees to be protected, in accordance with the City's Tree Protection Information Bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping of the proposed dwelling on the subject site is completed.
- Additional landscaping, including a variety of shrubs, grasses, groundcovers, concrete paving, and permeable river rock, is also illustrated in the Landscape Plan (i.e., Flowering Heather, Blue Oat Grass, English Lavender, Goldflame Spiraea, Hicks Yew hedging, and Japanese Spurge).
- There is no fencing proposed in the front yard along Kingfisher Drive. The existing wood privacy fence (6 ft.) along the south property line is proposed to be retained, while a new wood privacy fence (6 ft.) is proposed to be constructed along the north and east property lines. New wood gates are also proposed at the entrance to both side yards.
- In order to ensure that the new trees are planted, that the existing trees are protected, and that the proposed landscaping work is undertaken, the applicant is required to submit a Landscaping Security in the amount of \$22,900 (based on 100% of the cost estimate provided by the Landscape Architect) prior to this application being forwarded to Council for approval.

**Conclusions**

The applicants have requested to vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

The proposed development complies with applicable policies contained within the OCP and Area Plan, and would comply with all aspects of the Land Use Contract, with the exception of the variance discussed.

The applicants have addressed the planning and design issues identified as part of the application review, and staff feels that the proposal is the preferred development option for this site in terms of maintaining a building height and size that is consistent with the character of existing single detached dwellings in the immediate surrounding neighbourhood. On this basis, staff recommends support for the application.



Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Topographic Survey

Attachment 3: Development Application Data Sheet

Attachment 4: List of neighbouring property owners who support the proposal

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

1. Submission of a Landscaping Security in the amount of \$22,900 (based on 100% of the cost estimate provided by the Landscape Architect, including trees, all soft and hard landscape material, and a 10% contingency) to ensure that the new trees are planted and maintained and that the proposed landscaping work is undertaken.

Prior to demolition of the existing dwelling on the subject site, the following is required:

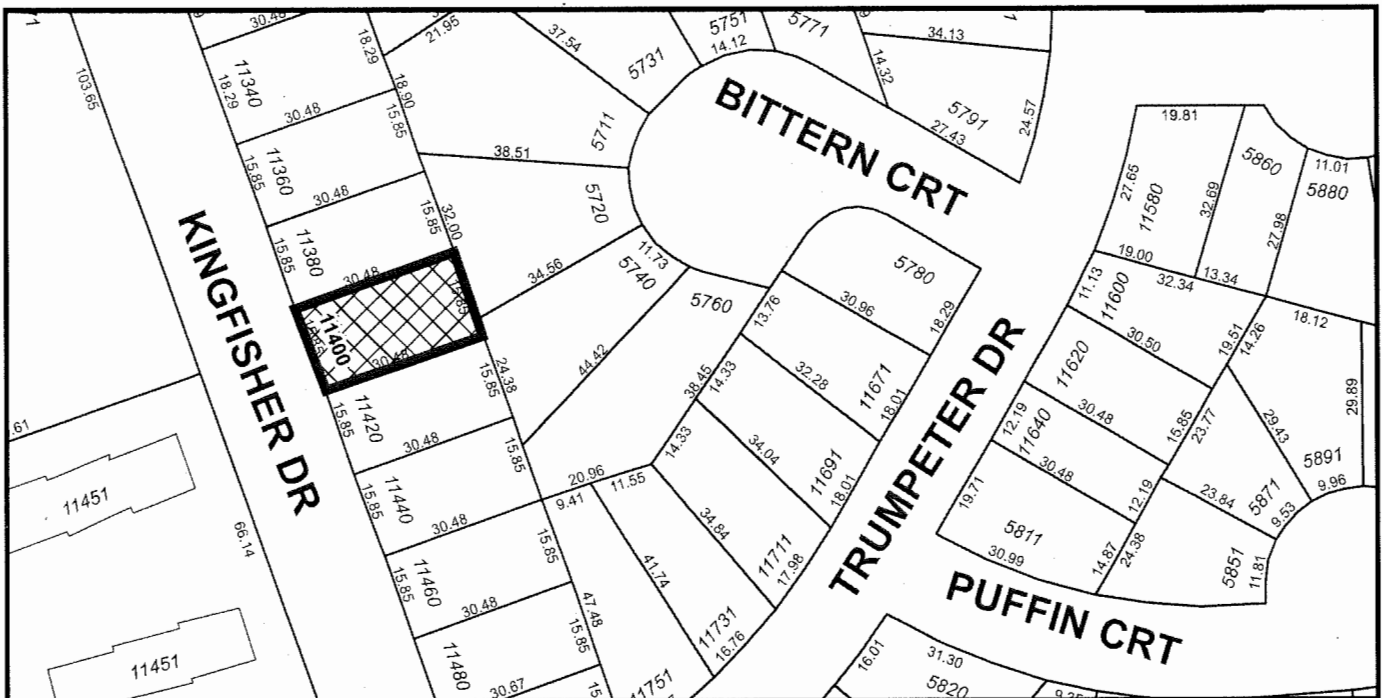
- Installation of tree protection fencing on-site to City standard around all trees to be protected (on and off-site) in accordance with the City's Tree Protection Information Bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping on the subject site is completed.

At future Building Permit stage, the following is required:

- Submit Building Permit plans that are consistent with Plans # 1 to # 3.d.
- 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, if applicable (<http://www.richmond.ca/services/ttp/special.htm>).



# City of Richmond



DV 15-718208

Original Date: 01/25/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHICAL SURVEY PLAN OF LOT 238  
SECTION 1 BLOCK 3 NORTH RANGE 7 WEST  
NWD PLAN 44568**

PID : 003-648-737

0 5 10 15 20  
SCALE 1 : 250 DISTANCES ARE IN METRES

**CIVIC ADDRESS:**

11400 - KINGFISHER DRIVE  
RICHMOND, B.C.

**ELEVATION DERIVATION**

ELEVATIONS ARE GEODETIC DERIVED FROM  
THE CITY OF RICHMOND CONTROL MONUMENT  
No. 77H4827 (HPN#205) ELEVATION=1.044m  
DATUM CVD28GVRD 2005

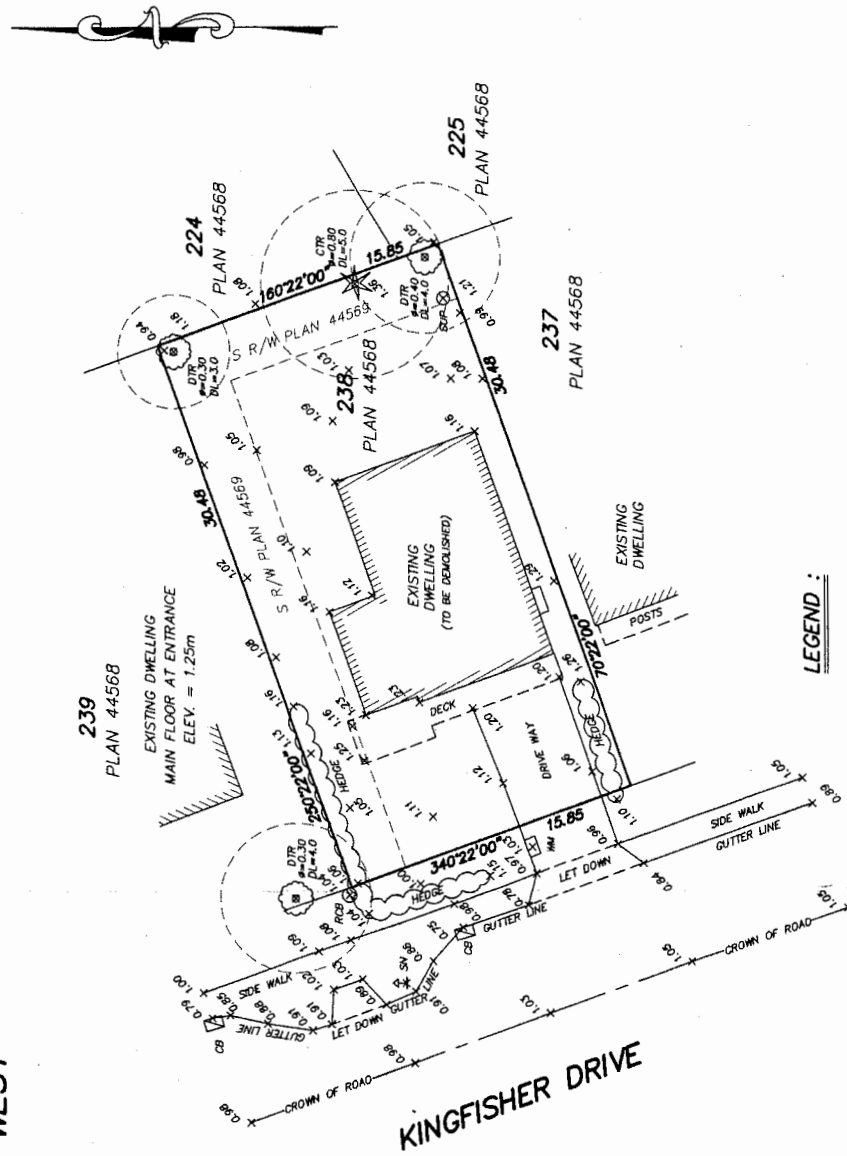
Lot dimensions and clearances according to  
Field Survey.

This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any decisions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED  
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE  
AND IS CERTIFIED CORRECT THIS 18th DAY OF SEPTEMBER, 2015.

*[Signature]*  
LAKHROT S. GREWAL  
B.C.L.S.



**LEGEND :**

- |     |                                 |
|-----|---------------------------------|
| RCB | DENOTES ROUND CATCH BASIN       |
| CB  | DENOTES RECTANGULAR CATCH BASIN |
| SIP | DENOTES SUMP                    |
| DL  | DENOTES TREE'S DRIP LINE RADIUS |
| DTR | DENOTES DECIDUOUS TREE          |
| CTR | DENOTES CONIFEROUS TREE         |
| WM  | DENOTES WATER METER             |
| SN  | DENOTES SIGN                    |

**GREWAL & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1508-041  
DWG : 1508-041 T1





**DV 15-718208**

**Attachment 3**

Address: 11400 Kingfisher Drive

Applicant: James and Sonal Leung

Owner: James and Sonal Leung

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	483.10 m <sup>2</sup>	No change
Land Uses:	Single detached dwelling	Single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Area Plan Land Use Designation:	Single-Family	No change
Zoning:	Existing: Land Use Contract (006) Bylaw No. 2938 (termination effective November 24, 2016); Underlying: Single Detached (RS1/E)	No change

	Permitted	Proposed	Variance
Floor Area Ratio:	N/A	N/A	none permitted
Principal Dwelling Size (including garage and covered porch):	Max. 478.27 m <sup>2</sup> (5,148 ft <sup>2</sup> )	394.5 m <sup>2</sup> (4,246 ft <sup>2</sup> )	none
Lot Coverage:	Max. 33% 159.42 m <sup>2</sup> (1,716 ft <sup>2</sup> )	39.57% 191.18 m <sup>2</sup> (2,058 ft <sup>2</sup> )	Variance requested to increase lot coverage from 33% to 40%
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – Side Yard:	Min. 1.2 m	North: 3.0 m South: 1.2 m	none
Setback – Rear Yard:	Min. 6.0 m	6.0 m	none
Building Height (m):	Max. 3 storeys above natural grade	2 storeys (7.5 m as measured from average finished site grade to top of roof)	none

I have reviewed the house plans of James and Sonal Leung and I am in support with the plans as illustrated. In particular I/we have no issue with the rooflines and the window coverages of the building, which is within the City of Richmond guidelines.

Name	Address	Signature
NITI SHARMA	11380 KING FISHER DR. RICHMOND B.C. V7E 3X5	Niti Sharma
HARISH KRISHNAM		Harish Krishna
Name	Address	Signature
JAMES HOWCROFT	11420 KING FISHER DR RICHMOND B.C. V7E 3X5	James Howcroft
KARY KEYNOLDS	5711 BUTTERN COURT RICHMOND, B.C. V7E 3W9	Kelly Keynolds
Name	Address	Signature
CRAIG TEMPAN	5740 BUTTERN COURT, RICHMOND BC	Craig
Name	Address	Signature



# City of Richmond

## Development Variance Permit

**No. DV 15-718208**

To the Holder: JAMES AND SONAL LEUNG  
Property Address: 11400 KINGFISHER DRIVE  
Address: C/O 5571 FRANCIS ROAD  
RICHMOND, BC V7C 1K2

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Land Use Contract (006) Bylaw No. 2938" is hereby varied to increase the maximum lot coverage from 33% to 40%.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening shall be developed generally in accordance with the terms, conditions, and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plans # 1 to # 3.d.).
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 \$22,900.00 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.

This Permit is not a Building Permit.

**Development Variance Permit**  
**No. DV 15-718208**

To the Holder: JAMES AND SONAL LEUNG

Property Address: 11400 KINGFISHER DRIVE

Address: C/O 5571 FRANCIS ROAD  
RICHMOND, BC V7C 1K2

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AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

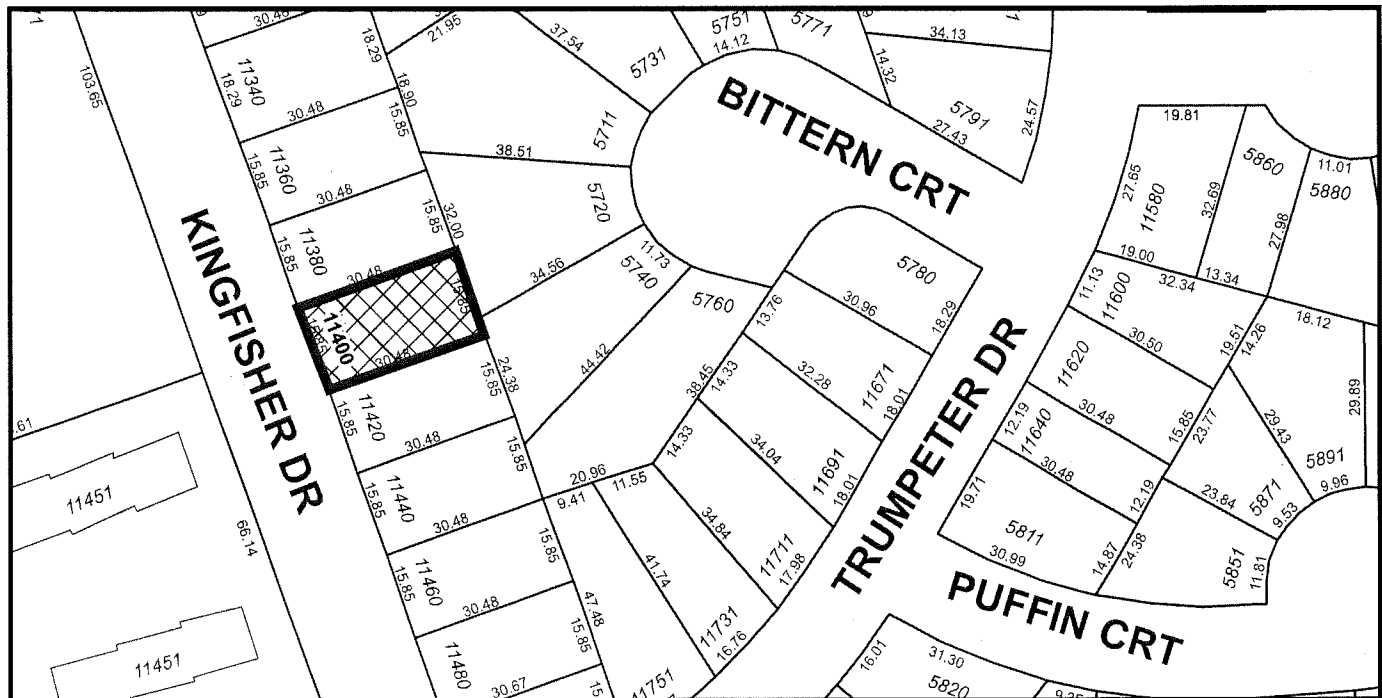
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MAYOR





# City of Richmond



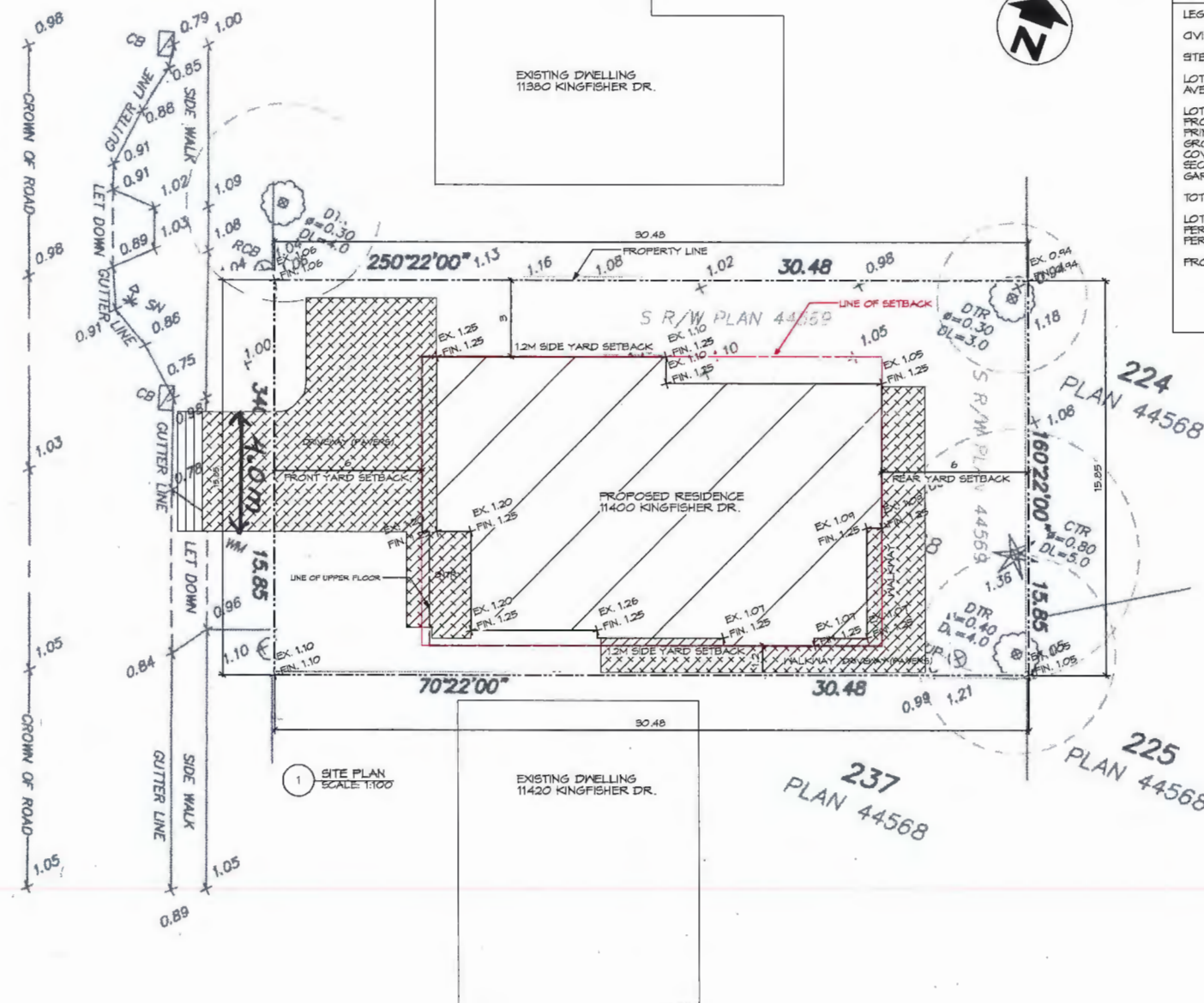
DV 15-718208  
SCHEDULE "A"

Original Date: 01/22/16

Revision Date:

Note: Dimensions are in METRES

KINGFISHER DRIVE



# PROJECT DATA

LEGAL DESCRIPTION: LOT 238, SEC 1 BLK 3 NORTH RANGE 7 WEST NMD PLAN 44568  
 CIVIC DESCRIPTION: 11400 KINGFISHER DRIVE, RICHMOND, BC  
 SITE AREA: 483.10 SQ M (5200 SQ FT)  
 LOT COVERAGE CALCULATION: REFER TO A1  
 AVERAGE EXISTING LOT GRADE: 10.4M  
 LOT SIZE: 483.09 SQ M (5200 SQ FT)  
 PROPOSED FLOOR AREAS:  
 PRINCIPAL BUILDING:  
 GROUND FLOOR: 136.10 SQ M (1465 SQ FT)  
 COVERED PORCH: 7.66 SQ M (82 SQ FT)  
 SECOND FLOOR: 202.94 SQ M (2178 SQ FT)  
 GARAGE AREA: 48.4 SQ M (521 SQ FT)  
 TOTAL FLOOR AREA: 394.5 SQ M (4246 SQ FT)  
 LOT COVERAGE:  
 PERMITTED: 33% = 159.42 SQ M (1716 SQ FT)  
 PERMITTED VARIANCE: 40% = 193.23 SQ M (2080 SQ FT)  
 PROPOSED: 31.57% = 141.18 SQ M (2058 SQ FT)



FALSE CREEK DESIGN GROUP LTD.  
 1008 Main Street  
 Vancouver, BC V6A 2W1 CANADA  
 P 604.688.3131 | F 604.689.4333

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BY NOT SCALE DRAWING

Revised Date

ISSUED FOR DEVELOPMENT PERMIT 05/24/2018

Revision Date

LEUNG RESIDENCE

11400 KINGFISHER DR.  
 RICHMOND, B.C.

Date 05/13/2018  
 Scale 1:100  
 Drawn By AN  
 Checked By JT

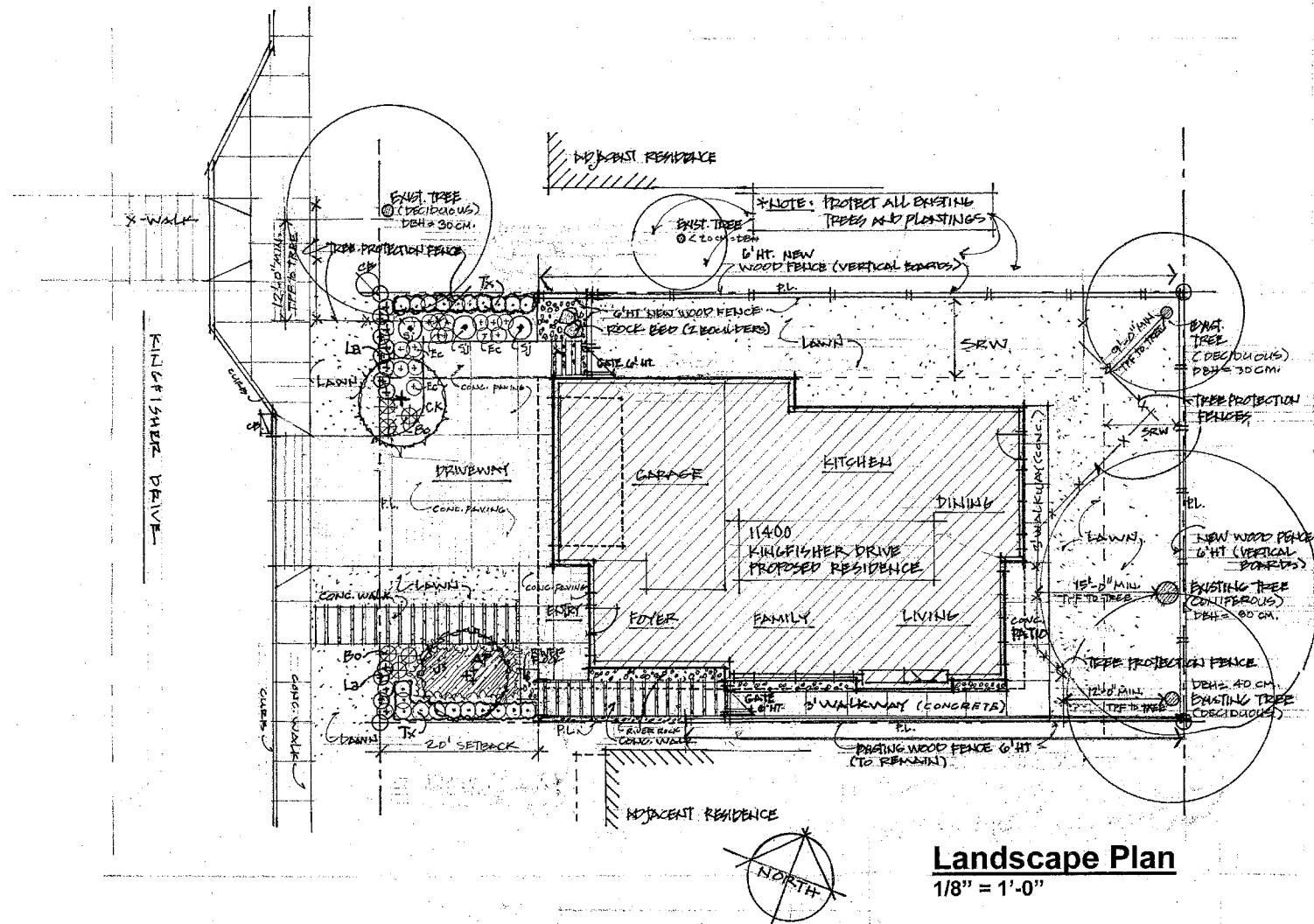
Drawing Title  
 SITE PLAN

Project No. Drawing No.

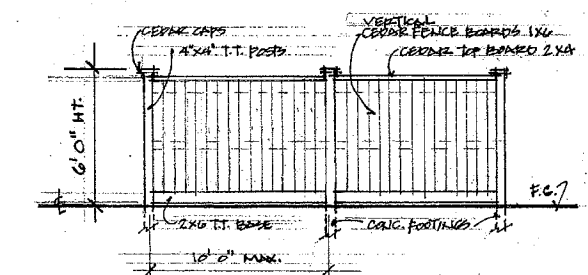
1498 A0

2018-06-18-Kingfisher-SURVEY.dwg

DV 15-718208 PLAN #1



**Landscape Plan**  
1/8" = 1'-0"



**Fence Detail - Vertical**  
(N.T.S.)

PLANT LIST				
Key	Scientific Name	Common Name	Qty	Size / Notes
<b>TREES:</b>				
AP	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	1	8 cm cal; B&B
CK	Cornus kousa var. chinensis 'Satomi'	Satomi Chinese Dogwood	1	6 cm cal; B&B standard
<b>SHRUBS &amp; GRASSES:</b>				
Ec	Erica carnea 'Springwood White'	White Winter Flowering Heather	15	#2 pot
Bo	Helictotrichon sempervirens	Blue Oat Grass	6	#2 pot; 45cm o.c.
La	Lavandula angustifolia 'Hidcote'	English Lavender	15	#2 pot
Sj	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	3	#2 pot
Tx	Taxus x media 'Hicksii'	Hicks Yew Hedge	21	1.2M ht; B&B
<b>VINES &amp; GROUNDCOVERS:</b>				
Je	Pachysandra terminalis	Japanese Spurge	75	10cm pot; 30cm o.c.

LIVE PLANTS AREA CALCULATION	
Total Site Area	5,200 sq. ft.
Total Hard Surfaces Proposed (incl. house, driveway, walkways, patios)	3,315 sq. ft.
Total Live Plants Area Proposed	1,885 sq. ft. = 36 %
Minimum Allowable Live Plants Area	30% = 1,560 sq. ft.

- PROJECT NOTES**
- GENERAL:**
- Locate all underground and overhead utilities on site prior to start of work.
  - Refer to Architectural and Civil plans to confirm final grades and site drainage requirements.
- EXISTING TREES:**
- Retain and protect all existing trees to remain on this site and adjacent properties during construction (to City of Richmond standards).
- PLANTING AREAS:**
- All landscape materials, products, and installation to conform to the latest edition of the BCSLA "BC Landscape Standard".
  - Contractor to provide one year warranty on all plant material and lawns.
  - All planting beds to have 2" deep mulch layer of Hemlock/Douglas Fir mulch on 18" deep approved topsoil growing medium. Provide approved edger material for beds adjacent to lawn areas.
  - All lawn areas to be nursery sod on minimum 6" deep approved topsoil.
- PAVING AREAS:**
- Concrete paving areas for driveway, walkways, and patio to be cast in place concrete - natural colour with broom finish.
  - Concrete walkway slabs to be approved precast slabs; or CIP concrete slabs 12" wide x 48" long with 4" spacing between slabs.
- RIVER ROCK BORDERS:**
- River rock areas to be 1 1/2" - 3" diameter smooth, round, river stone to approval. Install 6" deep on approved weed barrier fabric. Install T.T. wood edgers (2"x6") as required - to approval.
  - Landscape boulders to be 30" - 36" diameter; rounded local granite only - no sharp edges or split faces; place 1/3 to 1/2 mass below grade.
- FENCES:**
- All wood fences and gates to be cedar wood with 2 coats of approved wood stain (colour to approval).
  - Use galvanized and/or stainless steel hardware (nails, screws, latches, hinges, fittings, etc.) to provide rust proof connections.
  - Wood fence posts to be preservative treated and installed in concrete footings.

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Prior to commencement of the Work, the Contractor shall review items shown on this drawing, drawing dimensions, and existing site conditions to identify all discrepancies between the information on this drawing and actual site conditions and information on other drawings. The Contractor shall bring any discrepancies to attention of the Landscape Architect for clarification before proceeding with work.

**CONTACT INFORMATION:**

**K.R. ROSS & ASSOCIATES**  
Landscape Architecture  
Urban Design & Planning

1372 Chartwell Drive  
West Vancouver BC V7S 2R5

Tel: (604) 418-9917  
Email: krr@shaw.ca

REVISIONS:	
1.	25 JULY 2016
2.	21 JULY 2016 CITY REVIEW / DFP

FILE # DV15-718208

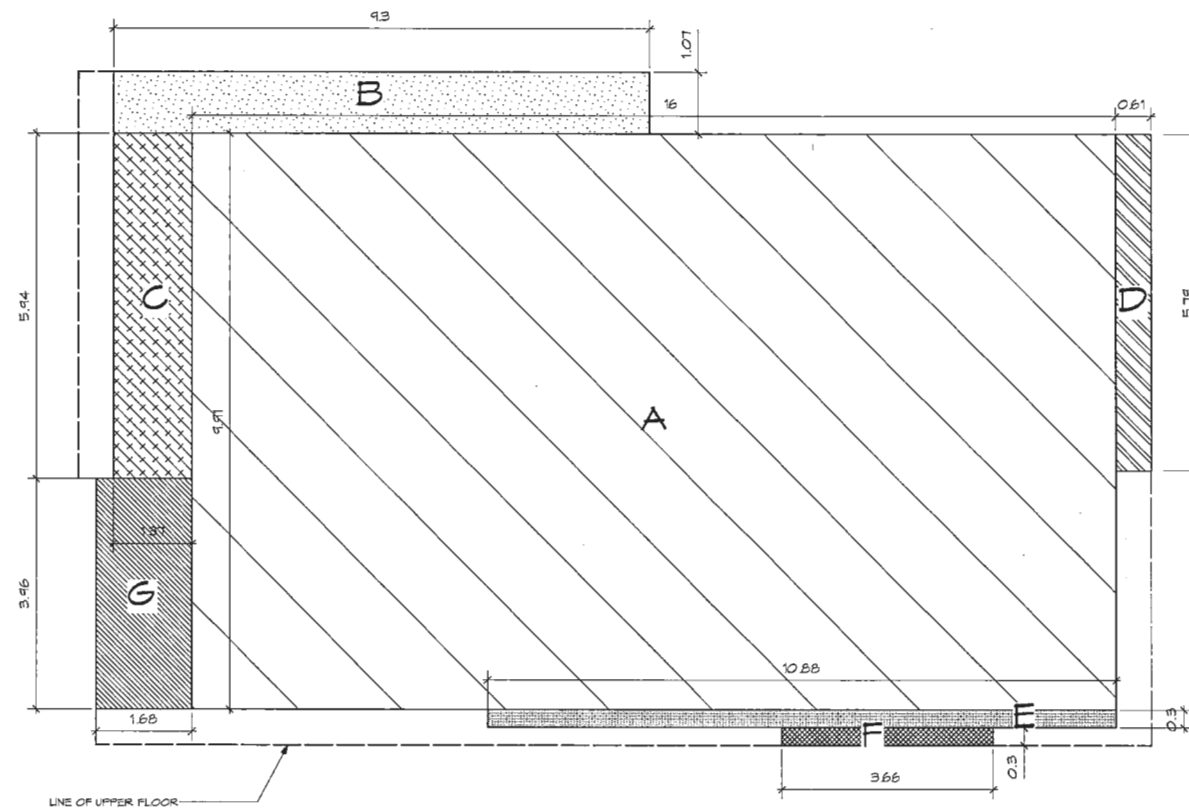
**K.R. ROSS & ASSOCIATES**  
Landscape Architects

**LEUNG RESIDENCE**  
11400 KINGFISHER DRIVE  
Richmond, B.C.

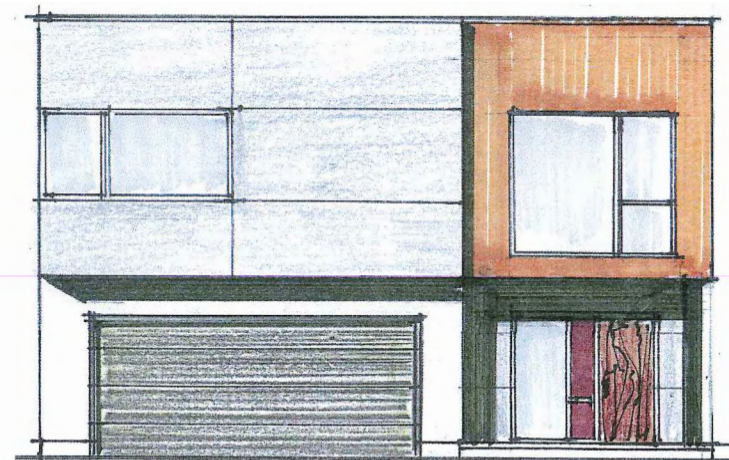
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DESIGNED K.R.	DRAWN K.R.
SCALE 25' SHOWN	DATE 2016 JUL 21
DRAWING NO. <b>L-1</b>	

DV 15-718208

PLAN #2



LOT COVERAGE CALCULATIONS		
A	16M X 9.91M	158.56 SQM
B	10.7M X 9.3M	9.95 SQM
C	13.7M X 5.94M	8.14 SQM
D	5.79M X 0.61M	3.53 SQM
E	10.88M X 0.3M	3.26 SQM
F	3.66M X 0.3M	1.09 SQM
G	3.96M X 1.68M	6.65 SQM
TOTAL AREA:		191.18 SQM



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Revision Date

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RESIDENCE

11400 KINGFISHER DR.  
RICHMOND, B.C.

Date 06/13/2016  
Scale 1:50  
Drawn By JN  
Checked By JT

Drawing Title  
LOT COVERAGE  
PLAN & WEST  
ELEVATION  
RENDERING

Project No. Drawing No.  
1498 A1

2015-05-15-Kingfisher-SURVEY.dwg

CV 15-718208

PLAN #3.a.

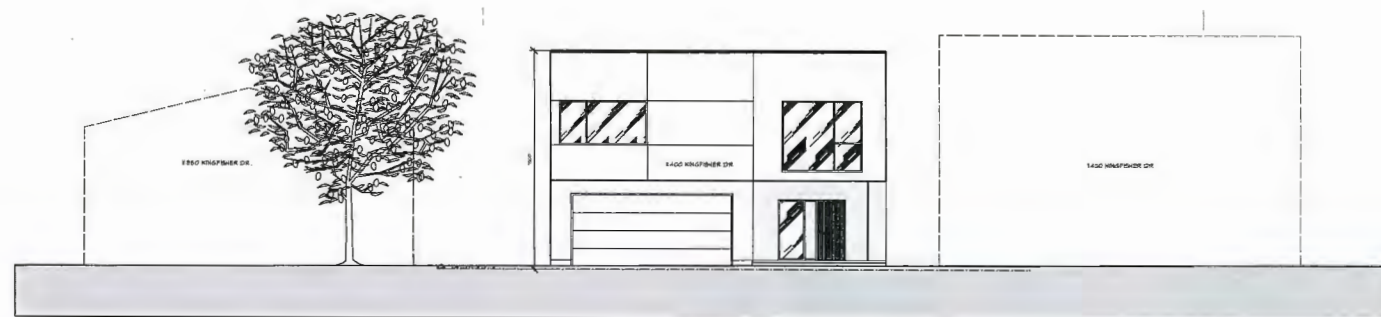




1 AERIAL PLAN



2 EXISTING STREETScape IMAGE



3 STREETScape ELEVATION  
SCALE: 1:100



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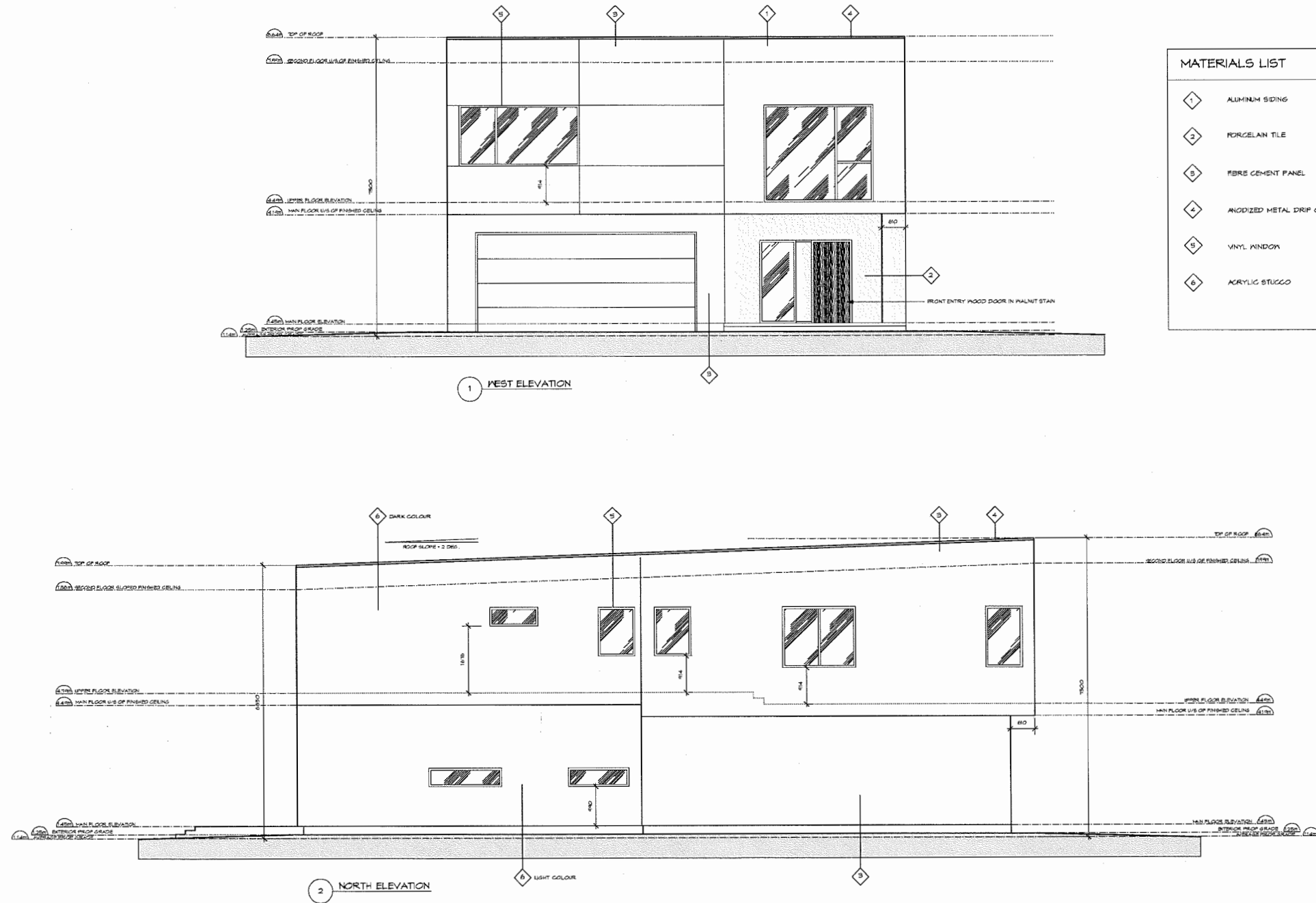
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Drawn By AN  
Checked By JF

Drawing Title  
**STREETScape  
ELEVATION /  
CONTEXT**

Project No. Drawing No.  
1498 A2

**DV 15-718208**

PLAN # 3.b.



MATERIALS LIST	
1	ALUMINUM SIDING
2	PORCELAIN TILE
3	FIBRE CEMENT PANEL
4	ANODIZED METAL DRIP CAP
5	VINYL WINDOW
6	ACRYLIC STUCCO

SPATIAL CALCULATIONS  
 WALL AREA 129.65 SQM  
 LIMITING DISTANCE 1.22m  
 PERMITTED OPENINGS 9.08 SQM (7%)  
 PROPOSED OPENINGS 8.50 SQM

DV 15-718208

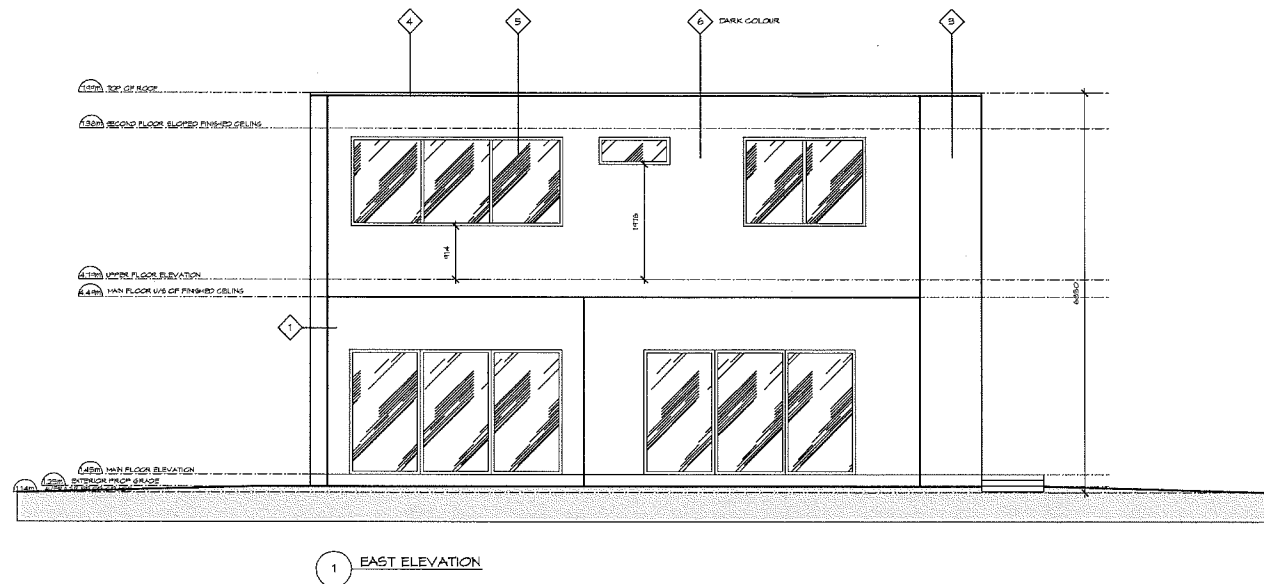
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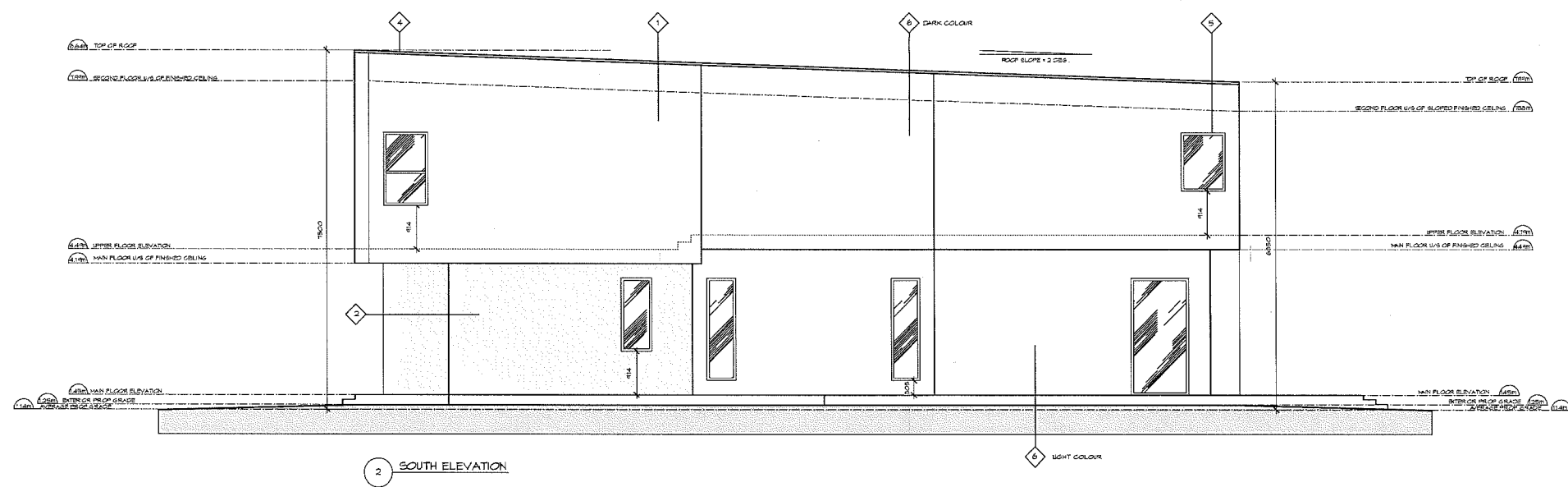
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Revision	Date
<p><b>LEUNG RESIDENCE</b></p> <p>11400 KINGFISHER DR.          RICHMOND, B.C.</p> <p>Date 06/13/2016          Scale 1:50          Drawn By AN          Checked By JT</p> <p>Drawing Title  <b>EXTERIOR ELEVATION</b></p> <p>Project No. Drawing No.          1498 A5</p>	

PLAN # 3.c.



MATERIALS LIST	
1	ALUMINUM SIDING
2	PORCELAIN TILE
3	FIBRE CEMENT PANEL
4	ANODIZED METAL DRIP CAP
5	VINYL WINDOW
6	ACRYLIC STUCCO



SPATIAL CALCULATIONS  
 WALL AREA 129.65 SQM  
 LIMITING DISTANCE 3.66m  
 PERMITTED OPENINGS 9.08 SQM (7%)  
 PROPOSED OPENINGS 9.04 SQM

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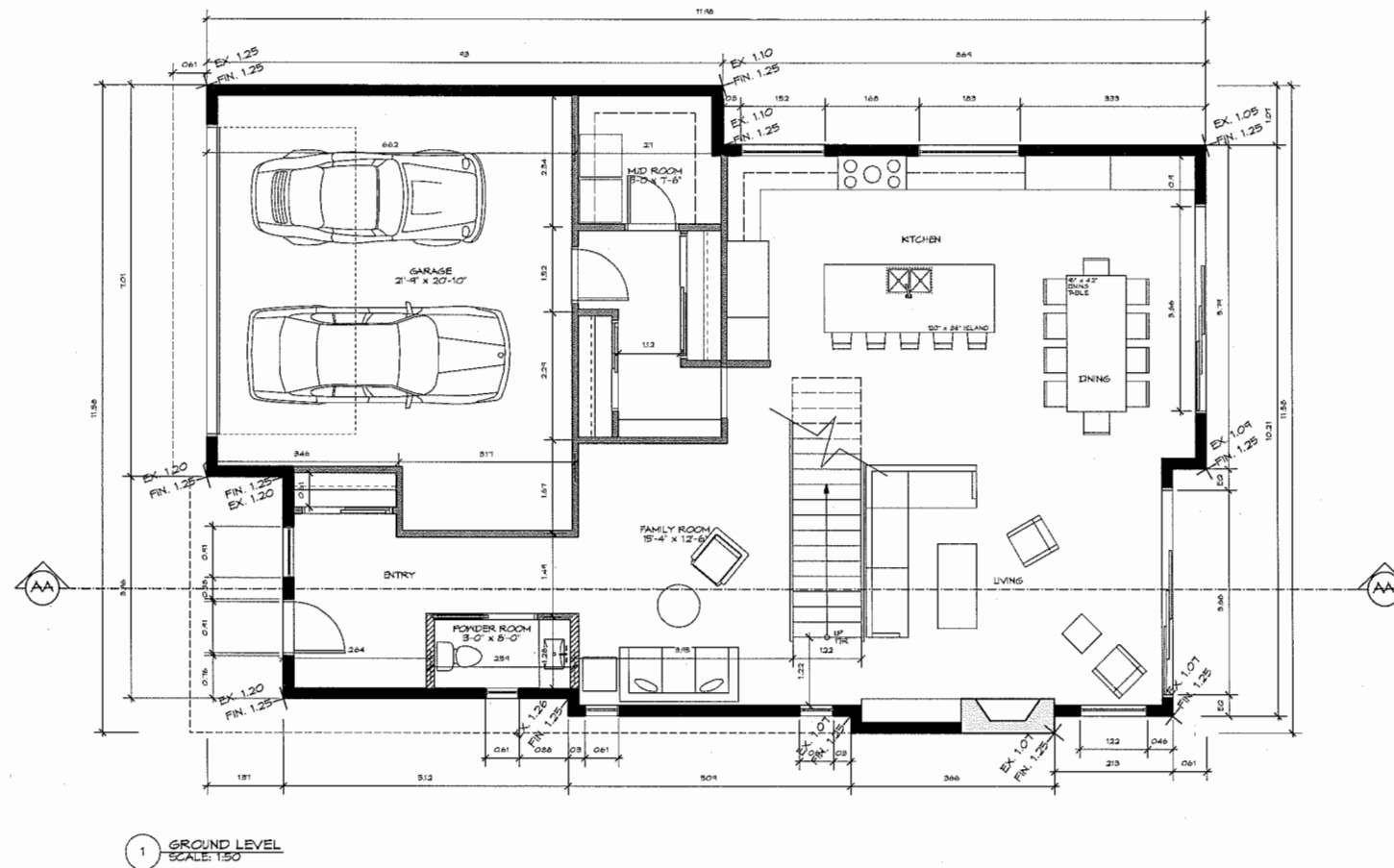
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Drawn By	AN
Checked By	JT

Drawing Title  
**EXTERIOR ELEVATION**

Project No.	Drawing No.
1498	A6

OV 15-718208

PLAN # 3.d.



OV 15-718208



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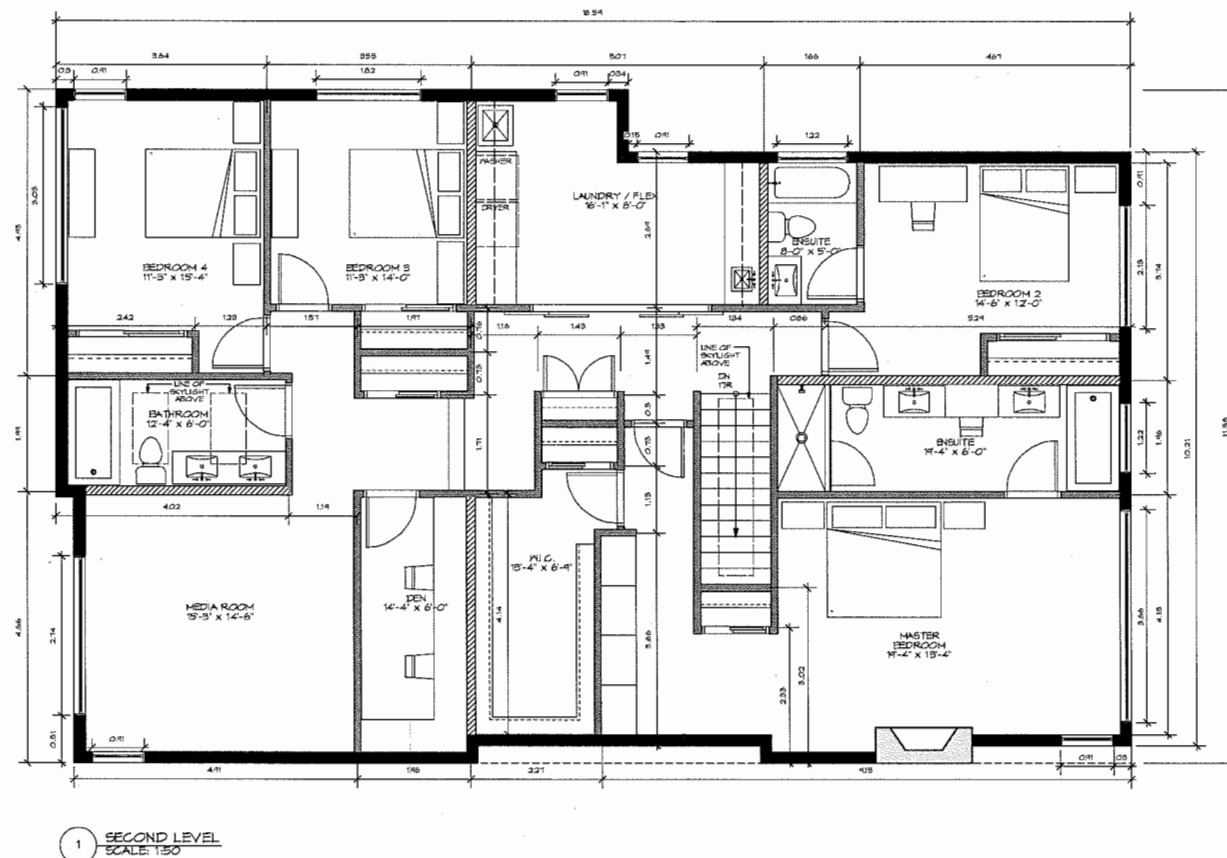
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Drawn By AN  
Checked By JT

Drawing Title  
**INTERIOR  
FLOOR PLAN  
GROUND LEVEL**

Project No. Drawing No.  
**1498 A3**

REFERENCE PLANS





1 SECOND LEVEL  
SCALE: 1/50



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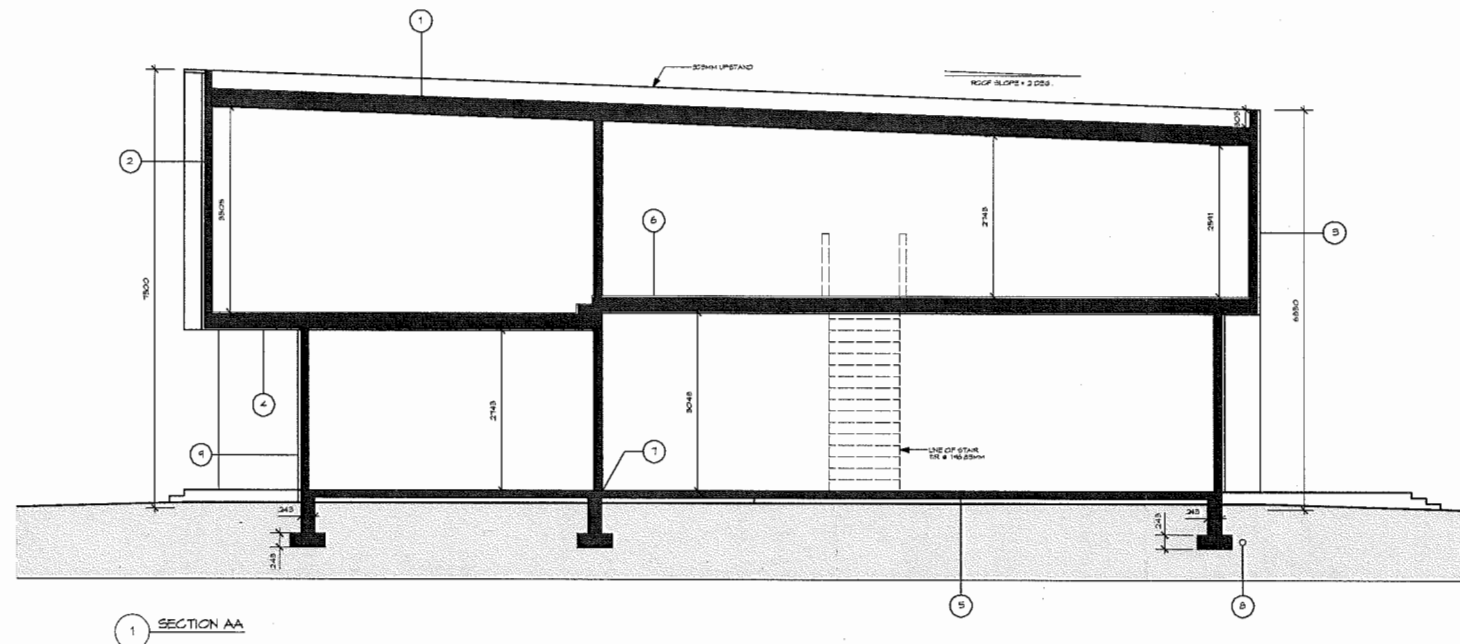
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Drawn By AN  
Checked By JT

Drawing Title  
**INTERIOR  
FLOOR PLAN  
SECOND LEVEL**

Project No. Drawing No.  
**1498 A4**

**DV 15-718208**

REFERENCE PLANS



## ASSEMBLIES

1. - TWO FLY TORCH ON ROOFING MEMBRANE  
- 6" ROOF SHEATHING PER ENGINEER'S SPECIFICATIONS  
- 2X4 CROSS PURLINS @ 24" O.C. (MIN 2% SLOPE 4 MIN  
1/2" HT. & LOW POINT)  
- 2X6 BATT INSULATION AS PER ENGINEER'S SPECIFICATIONS  
- 2" BATT INSULATION (MIN R40 VALUE)  
- 6 MIL POLY VAPOUR BARRIER (V RESISTANT)  
- 1 LAYER OF 5/8" GYPSUM BOARD CEILING FINISH
2. - ALUMINUM SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CSGS-B-41.24. ATTACHMENT TO CONFORM TO REQUIREMENTS IN DIRECTION B.C.B.C. 1175  
- WEATHER TREATED LUMBER 1X4 VERTICAL STRAPPING @ 16" O.C. TO PROVIDE T AIRSPACE BETWEEN GLADDING AND SHEATHING MEMBRANE  
- 2 LAYERS OF SOXN BUILDING PAPER TO CONFORM TO CAN/CSGS-B1 33-M  
- 5/8" PLY OR OSB SHEATHING  
- 2X6 STUDS @ 16" O.C.  
- R20 BATT INSULATION AS PER B.C.B.C. 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL, FULL WIDTH AND LENGTH OF FRAMING WITH ONE FACE IN FULL CONTACT WITH SHEATHING  
- POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOISTS, TAPE OR SEAL AIR-TIGHT  
- PROVIDE CONTINUOUS SEAL AT PENETRATIONS  
- TO CONFORM TO CAN/CSGS-B1 33-M  
- TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE = 60N6/PS/M<sup>2</sup> MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4  
- 1/2" TYPE "X" GYPSUM WALL BOARD
3. - 3-COAT ACRYLIC STUCCO ON METAL LATH  
- BUILDING PAPER  
- RAINSCREEN DRAINAGE MAT  
- BUILDING PAPER  
- 5/8" PLY OR OSB SHEATHING  
- 2X6 STUDS @ 16" O.C.  
- R20 BATT INSULATION  
- 6 MIL POLY VAPOUR BARRIER  
- 1/2" GYPSUM WALL BOARD
4. - ALUMINUM SOFFIT  
- 2X10 STUDS @ 16" O.C.  
- R20 BATT INSULATION  
- 6 MIL POLY VAPOUR BARRIER  
- 5/8" T&S FLYWOOD  
- FINISH FLOORING
5. - 4" THICK INSURET SLAB (20 MPa CONCRETE), CONTINUOUS POLYETHYLENE SHEET, LAP MIN 4" AT JOISTS, 12" @ 2% SLOPE, AIR-TIGHT  
- N12 NOD POLYSTYRENE INSULATION  
- MIN 5" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED)  
- CALKING BEAD TO SEAL SLAB & WALL C/JM EXPANSION JOINT
6. - FINISHED FLOOR  
- 10" TIBER JOIST (SPACING PER ENGINEER'S SPECIFICATIONS)  
- R10 NOISE BLANKET, SECTION AT EACH JOIST SPACE  
- 1 LAYER OF 5/8" GYPSUM BOARD CEILING FINISH
7. - 5/8" ANCHOR BOLT @ 4' O.C.  
- 2X6 WOOD SILL PLATE C/JM MOISTURE BARRIER  
- TYPE 16" R.O.L. ROOFING SILL GASKET  
- 6" CONCRETE FOUNDATION
8. - 4" PERFORATED DRAIN TILE TO CONFORM TO CAN/CSA-B182.1 AS PER B.C.B.C. 114.3.1  
- INSTALLED AS PER B.C.B.C. 114.3.5. C/JM MIN 6" GRANULAR MATERIAL OR CRUSHED STONE
9. - PORCELAIN TILE  
- WEATHER TREATED LUMBER 1X4 VERTICAL STRAPPING @ 16" O.C. TO PROVIDE T AIRSPACE BETWEEN GLADDING AND SHEATHING MEMBRANE  
- 2 LAYERS OF SOXN BUILDING PAPER TO CONFORM TO CAN/CSGS-B1 33-M  
- 5/8" PLY OR OSB SHEATHING  
- 2X6 STUDS @ 16" O.C.  
- R20 BATT INSULATION AS PER B.C.B.C. 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL, FULL WIDTH AND LENGTH OF FRAMING WITH ONE FACE IN FULL CONTACT WITH SHEATHING  
- POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOISTS, TAPE OR SEAL AIR-TIGHT  
- PROVIDE CONTINUOUS SEAL AT PENETRATIONS  
- TO CONFORM TO CAN/CSGS-B1 33-M  
- TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE = 60N6/PS/M<sup>2</sup> MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4  
- 1/2" TYPE "X" GYPSUM WALL BOARD



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LEUNG  
RESIDENCE

11400 KINGFISHER DR.  
RICHMOND, B.C.

Date	06/13/2016
Scale	1:50
Drawn By	AN
Checked By	JT

Drawing Title

**SECTION**

Project No.	Drawing No.
1498	A7

DV 15-718208

## REFERENCE PLANS

**Lussier,Cynthia**

**From:** niti sharma <niti.tana@gmail.com>  
**Sent:** Thursday, 4 August 2016 12:13 PM  
**To:** Lussier,Cynthia  
**Subject:** Variance application DV15-718-208 for 11400, Kingfisher drive

<b>To Development Permit Panel</b>	
<b>Date:</b>	August 24, 2016
<b>Item #</b>	2
<b>Re:</b>	11400 KINGFISHER DRIVE
	DV 15-718208

Hi Cynthia,

Thank you for meeting with me on Monday ,the 25th of July, to share details of the submitted home and landscape design for the new proposed home on 11400 Kingfisher drive . Please let me know if a date has been decided to for the variance board meeting for the permit and I will try my best to attend it.

The owners on 11400 Kingfisher drive are planning to remove the current cedar hedge that borders their lot on the north (and mine on the south) and replace the fence on that boundary in the back yard. They have also proposed that they would like to replant a new hedge material in the front yard.

Currently the last six feet or so of the existing cedar hedge functions as the main barrier between our properties and is part of my side yard . It is likely that the hedge will be the first thing to be removed during demolition and the the new fence will be the first thing to be put up after demolition. To minimize the impact on my side yard and garden I would like to request the new owners to add one additional fence panel to the already existing fence. I would be willing to pay for this additional cost .

By extending the length of the existing fence by one panel, I will still have a privacy barrier between our properties and my side yard and garden will be impacted less during the 4-6 months of construction and demolition. Also I would like that part of my side yard to have a 6 foot barrier rather than a hedge that will take probably a year or two to grow to be its full height.

You had mentioned that the new owners have proposed a slow growing hedge material , Hicks yew, as the replacement hedge material. My second request is that if possible could the new material be fast growing. I went to a local nursery for some advice about a fast growing hedge material and they proposed : Fothergilla Intermedia or Endless summer hydrangea or Limelight hydrangea as fast growing plants suitable for being used as hedges.

I will also directly communicate with the new home owners to communicate my requests to them, but I wanted to let you know what has been on my mind about the bordering fence and hedge between the proposed new home and my home.

Thank you for your time and patience.

Niti

11380 Kingfisher drive  
Richmond V7E 3X5  
Phone: 604-277-4783







City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** August 2, 2016

**From:** Wayne Craig  
Director of Development

**File:** DV 16-732402

**Re:** Application by Jasbir Dhaliwal for a Development Variance Permit at  
11871 Pintail Drive

---

### Staff Recommendation

That a Development Variance Permit be issued that would vary the maximum lot coverage permitted under "Land Use Contract (036) Bylaw No. 3173" from 33% to 40% to permit construction of a new two-storey single detached dwelling at 11871 Pintail Drive.

: Wayne Craig  
Director of Development

SDS:blg  
Att.

## **Staff Report**

### **Origin**

Jasbir Dhaliwal has applied to the City of Richmond for permission to vary the maximum lot coverage permitted under “Land Use Contract (036) Bylaw No. 3173” from 33% to 40%, to develop a new two-storey single detached dwelling at 11871 Pintail Drive (Attachment 1). The site is currently occupied by a single detached dwelling, which is proposed to be demolished (Attachment 2).

Although Council adopted Richmond Zoning Bylaw 8500, Amendment Bylaw 9336 and LUC 036 Early Termination Bylaw No. 9337 on November 24, 2015, to establish the underlying zoning for the subject site and to terminate the LUC, the LUC remains on the land title record until November 24, 2016. For the one-year period while both the Zoning and the LUC are operative, the provisions of the LUC prevail. Any development proposed at the subject site during the one-year period must be consistent with the LUC, and where it is not, the applicant must seek a Development Variance Permit to vary the provisions of the LUC.

The use and development of the subject property is governed by Land Use Contract (036), which was approved under Bylaw No. 3171 in 1975 (hereafter referred to as “Land Use Contract”). The maximum building height under Land Use Contract (036) is three (3) storeys above natural grade and the maximum building lot coverage is 33%.

The applicant is seeking permission to vary the maximum lot coverage from 33% to 40% in order to accommodate the proposed floor area within a two-storey detached dwelling on the subject property, which would allow the construction of a dwelling that is more consistent with the character of the existing two-storey dwellings in the surrounding neighbourhood.

### **Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant bylaw requirements.

### **Surrounding Development**

Development surrounding the subject site is as follows:

To the North: Single-family dwellings on lots governed by Land Use Contract (012) fronting Plover Court.

To the South and East, single-family dwellings on lots governed by Land Use Contract (036) fronting Pintail Drive.

To the West: Single-family dwellings on lots governed by Land Use Contract (032) fronting Pintail Drive.

## Related Policies

### Official Community Plan/Steveston Area Plan

The Official Community Plan (OCP) and Steveston Area Plan land use designations for the subject site are “Neighbourhood Residential” and “Single-Family”. The proposal would comply with these designations.

### Staff Comments

The proposed development plans attached to this report (Plan #1 & Plan #2) have addressed the planning and design issues identified as part of the review of this Development Variance Permit application. In addition, this development proposal complies with the applicable policies contained within the Official Community Plan (OCP) and would comply with all aspects of the Land Use Contract with the exception of the lot coverage variance requested.

### Land Use Contract Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the maximum lot coverage permitted under “Land Use Contract (036) Bylaw No. 3173” from 33% to 40% to permit construction of a new two-storey single detached dwelling at 11871 Pintail Drive.

***Staff recommends support for the proposed variance to the Land Use Contract to increase the permitted lot coverage from 33% to 40% for the following reasons:***

- a) ***The proposal is an acceptable option to enable construction of a single detached dwelling that is lower in height than what is permitted under the Land Use Contract.***
- b) ***The proposal is similar in character to that of dwellings constructed under the standard “Single Detached (RS1)” zone, which are limited to a maximum height of two and a half (2 ½) storeys and maximum lot coverage of 45%. The table below provides a comparison of the relevant requirements of the LUC, underlying RS1/E zoning, and the proposal at the subject property:***

<b>Requirement</b>	<b>Proposed Dwelling</b>	<b>LUC (036)</b>	<b>Single Detached (RS1/E)</b>
<i>Principle Dwelling Size:</i>	<i>Approx. 483.5 m<sup>2</sup> (5,204 ft<sup>2</sup>) incl. garage/covered areas</i>	<i>Max. 708.8 m<sup>2</sup> (7,630 ft<sup>2</sup>) incl. garage/covered areas</i>	<i>Approx. 414.0 m<sup>2</sup> (4,456 ft<sup>2</sup>) incl. garage/covered areas</i>
<i>Lot Coverage:</i>	<i>39.91%</i>	<i>33%</i>	<i>45%</i>
<i>Building Height:</i>	<i>Two (2) storeys (8.88 m from average grade to top of roof)</i>	<i>Max. three (3) storeys above natural grade</i>	<i>Max. 2 ½ storeys (9.0 m from average grade to top of roof)</i>

- c) ***Staff worked with the applicant to achieve architectural and landscape designs that respond to the objectives contained within the OCP.***
- d) ***The proposal results in a smaller floor area than what is permitted under the Land Use Contract, and is more consistent in size with what would be permitted for new dwellings in the underlying “Single Detached (RS1/E)” zoning.***
- e) ***The applicant has provided letters of support from all six (6) adjacent neighbouring properties.***



***f) Discharging the LUC is not requested by the applicant at this time.***

**Analysis**

***Conditions of Adjacency***

- The subject site is bordered to the south by Pintail Road (consisting of pavement width, curb, gutter, and boulevard) which measures approximately 17 m. This, along with a proposed 8.06 m front yard setback, would provide adequate separation between the proposed dwelling and properties to the south.
- To the north, east, and west of the subject site are two-storey single detached dwellings on adjacent properties. The proposed siting of the dwelling on the subject site would provide a 15.69 m (51 ft.) rear setback, 1.24 m (4 ft.) side yard setback to the east, and a 1.20 m (4 ft.) side yard setback to the west, which is consistent with the Land Use Contract and what is permitted on adjacent properties.
- An existing 1.8 m (6 ft.) high fence along the shared property line between the neighbouring properties to the north, east, and west will be retained to ensure privacy between the properties and the subject site.
- Significant landscaping in the form of existing trees and hedges and proposed planting of additional trees will provide added screening from adjacent properties. More information is provided in the “Landscape Design and Open Space Design” section of this report.

***Urban Design, Site Planning, and Architectural Form & Character***

- The siting of the proposed dwelling is relatively consistent with the existing dwelling on the property and complies with the minimum setbacks under the Land Use Contract, which requires a 6.1 m (20 ft.) front yard setback, 7.6 m (25 ft.) rear yard setback, and a 1.2 m (4 ft.) side yard setback.
- The proposed height of the dwelling (two (2) storeys, 8.88 m) is significantly lower than what is permitted under the Land Use Contract (three (3) storeys), which would be generally consistent with the existing dwellings in the surrounding neighbourhood.
- The development proposal includes an adequately sized and well-located private outdoor space and patio in the rear yard (see Reference Plans).
- The proposed vehicle access to the subject site is via a driveway from Pintail Drive that will be located at the east of the property.
- The design of the exposed building elevations include adequate articulation, a variety of exterior cladding materials (brick stone, painted stucco, and wood trim), and window openings to provide for visual interest and maintain a pedestrian scale.
- The proposed design of the dwelling is consistent with the character of new single-family dwellings being constructed city-wide.

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

- A Landscape Plan, prepared by a registered Landscape Architect, has been submitted by the applicant; which addresses proposed tree retention, tree planting, and landscape design (Plan #2).
- No existing on-site or off-site trees are proposed to be removed and an additional five (5) trees are proposed to be planted and maintained on-site, three (3) in the front yard and two (2) in the rear yard.

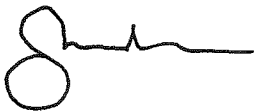
- One (1) undersized (16 dbh) City conifer tree located south of the subject property is proposed to be retained and protected.
- The proposed Landscape Plan also outlines the protection of existing on-site and off-site trees. Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin (TREE-03), and must remain in place until construction and landscaping on-site is completed.
- The Landscape Plan includes a combination of deciduous and coniferous trees, which will be planted and maintained on-site.
- Additional landscaping, including a variety of shrubs, grasses, low-lying vegetation, lawn, river rock, and concrete pavers, are also included in the Plan. Existing Cedar fencing (1.8 m) will be retained along the rear yard and interior side yards, and a Cedar lattice fence (1.2 m) is proposed along a portion of the interior side yards in the front yard.
- In order to ensure the five (5) additional trees are planted and maintained, and the proposed tree protection and landscaping work is undertaken, the applicant is required to submit a Landscaping Security in the amount of \$28,743 (100% of the cost estimate provided by the Landscape Architect) prior to this application being forwarded to Council for approval. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period.

### Conclusions

The applicant has applied to the City of Richmond for permission to vary the maximum lot coverage permitted under "Land Use Contract (036) Bylaw No. 3173" from 33% to 40% to permit construction of a new two-storey single detached dwelling at 11871 Pintail Drive.

The proposed development complies with applicable policies contained within the OCP and Area Plan, and would comply with all aspects of the Land Use Contract, with the exception of the variance discussed.

The applicant has addressed the planning and design issues identified as part of the application review. The proposal maintains a building height that is consistent with the character of existing single detached dwellings in the surrounding neighbourhood and city-wide. On this basis, staff recommends support for the application.



Steven De Sousa  
Planning Technician – Design  
(60-276-8529)

SDS:blg

Attachment 1: Location Map

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

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

1. Submission of a Landscaping Security to the City in the amount of \$28,743 based on 100% of the cost estimate provided by the Landscape Architect to ensure replacement trees are planted and that the proposed landscaping works are undertaken.

Prior to demolition of the existing dwelling on the subject site, the developer is required to complete the following:

1. Installation of tree protection fencing to City standard around on-site and off-site protected trees in accordance with the City's tree protection information bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping of the proposed dwelling on the subject site is completed.

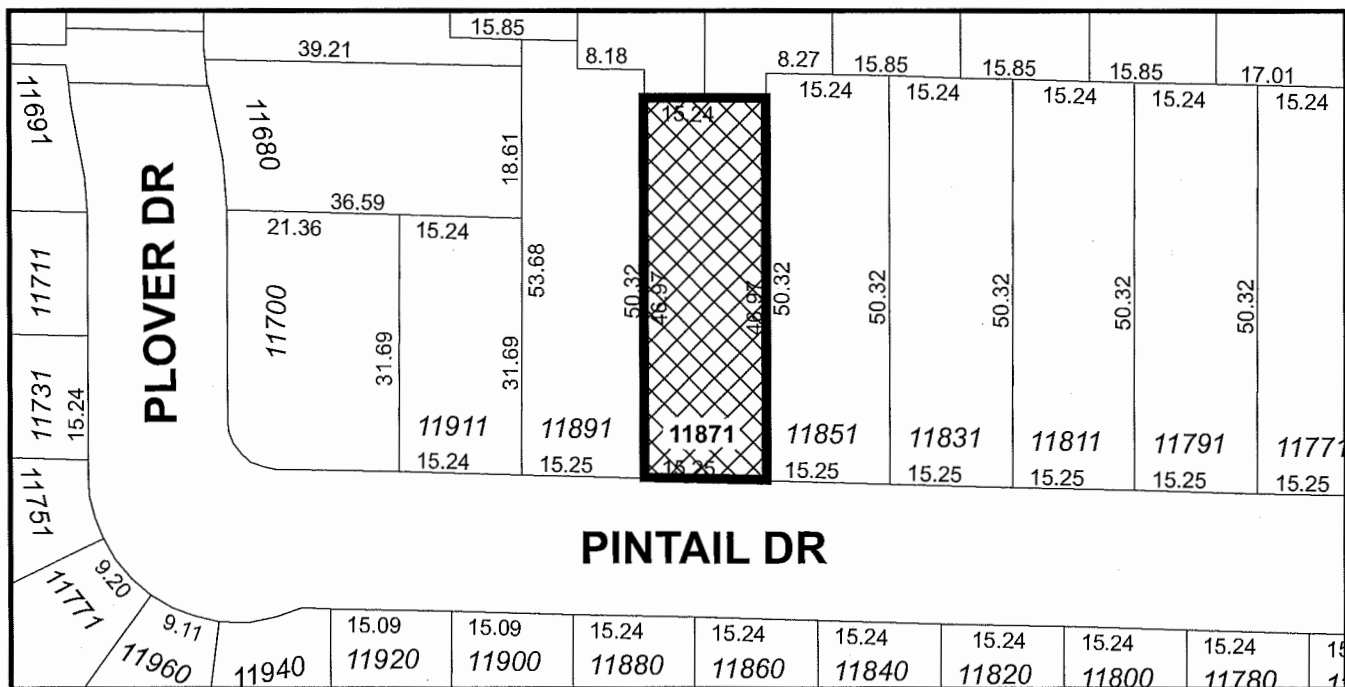
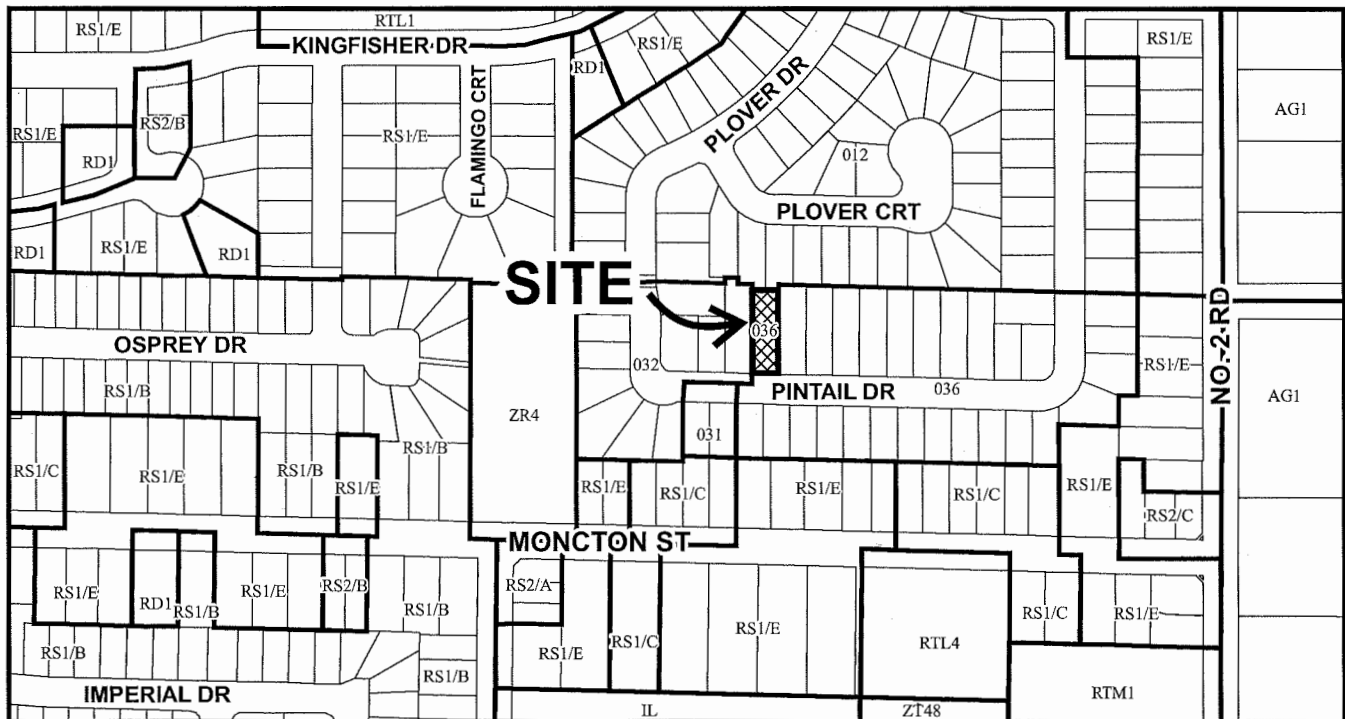
Prior to future Building Permit issuance, the developer is required to complete the following:

1. Submit Building Permit plans that are consistent with Plan #1 and Plan #2.
2. 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.*
3. Submission of construction traffic and parking management plan to the satisfaction of the City's Transportation Department, if applicable (<http://www.richmond.ca/services/tp/special.htm>).





City of  
Richmond



DV 16-732402

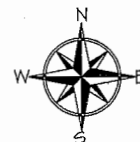
Original Date: 06/09/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY OF LOT 245**  
**SECTION 12 BLOCK 3 NORTH RANGE 7 WEST**  
**NEW WESTMINSTER DISTRICT PLAN 49644**

#11871, PINTAIL DRIVE,  
 RICHMOND, B.C.  
 P.I.D. 003-581-535



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED

**LEGEND:**

- DLP ■ denotes lead plug found
- IP ● denotes iron post set
- OIP ● denotes iron post found
- Wt. denotes witness
- (D) denotes deciduous
- denotes catch basin
- ⊕ denotes water valve
- ⊕ denotes water meter
- ⊕ denotes cleanout

**NOTE:**

Elevations shown are based on City of  
 Richmond HPN Benchmark network.  
 Benchmark: HPN #231  
 Control Monument 19713  
 Elevation: 3.419m  
 Benchmark: HPN #205  
 Control Monument 77H4827  
 Elevation: 1.044m

**NOTE:**

Use site Benchmark Tag #385 for  
 construction elevation control.

IP is 1.000m East  
 of Property Corner  
 BCT Service Box  
 (Concrete Cover)

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J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: office@jctam.com  
 Website: www.jctam.com  
 Job No. 6064  
 FB-280 P146-150  
 Drawn By: IO

Nail in aluminum  
 Tag #385  
 Site Benchmark  
 Elevation: 0.83m

**PINTAIL DRIVE**

DWG No. 6064-Topo-01

RE-INSPECTED:

*Johnson C. Tam*  
 JOHNSON C. TAM, B.C.L.S.  
 APRIL 11th, 2016.

**CERTIFIED CORRECT:**  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.

*Johnson C. Tam*  
 JOHNSON C. TAM, B.C.L.S.  
 JUNE 18th, 2015.



# City of Richmond

## Development Application Data Sheet

Development Applications Division

DV 16-732402

Attachment 3

Address: 11871 Pintail Drive

Applicant: Jasbir Dhaliwal

Owner: Jasbir Dhaliwal

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	Approx. 716.00 m <sup>2</sup> (7,706 ft <sup>2</sup> )	No change
Land Uses:	One (1) single-family dwelling	No change
Designations: OCP Steveston Area Plan	Neighbourhood Residential Single-Family	No change
Zoning:	Land Use Contract (036)	No change

On Future Subdivided Lots	LUC 036	Proposed	Variance
Floor Area Ratio:	N/A	N/A	None permitted
Buildable Floor Area (incl. garage/covered areas):	33% Lot Coverage x 3 Storeys = Approx. 708.8 m <sup>2</sup> (7,630 ft <sup>2</sup> )	Approx. 483.5 m <sup>2</sup> (5,204 ft <sup>2</sup> )	None permitted
Lot Coverage: Buildings Non-Porous Landscaping	Max. 33.00% (236.28 m <sup>2</sup> ) N/A N/A	39.91% (285.77 m <sup>2</sup> ) 53.78% (385.04 m <sup>2</sup> ) 42.22% (302.40 m <sup>2</sup> )	Variance requested None None
Setbacks: Front Yard Interior Side Yards Rear Yard	Min. 6.1 m Min. 1.2 m Min. 7.6 m	8.06 m 1.20 m (West) & 1.24 m (East) 15.69 m	None
Height:	Max. three (3) storeys above natural grade	Two (2) storeys above natural grade (8.88 m from average grade to top of roof)	None



# City of Richmond

## Development Variance Permit

No. DV 16-732402

To the Holder: JASBIR DHALIWAL  
Property Address: 11871 PINTAIL DRIVE  
Address: C/O AMAN DHALIWAL  
5491 COLBECK ROAD  
RICHMOND, BC V7C 3E6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Land Use Contract (036) Bylaw No. 3173" is hereby varied to increase the permitted maximum lot coverage from 33% to 40%.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening shall be developed generally in accordance with the terms, conditions, and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan #1 & Plan #2).
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 \$28,743 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 the 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.

This Permit is not a Building Permit.



# Development Variance Permit

No. DV 16-732402

To the Holder: JASBIR DHALIWAL  
Property Address: 11871 PINTAIL DRIVE  
Address: C/O AMEN DHALIWAL  
5491 COLBECK ROAD  
RICHMOND, BC V7C 3E6

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AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

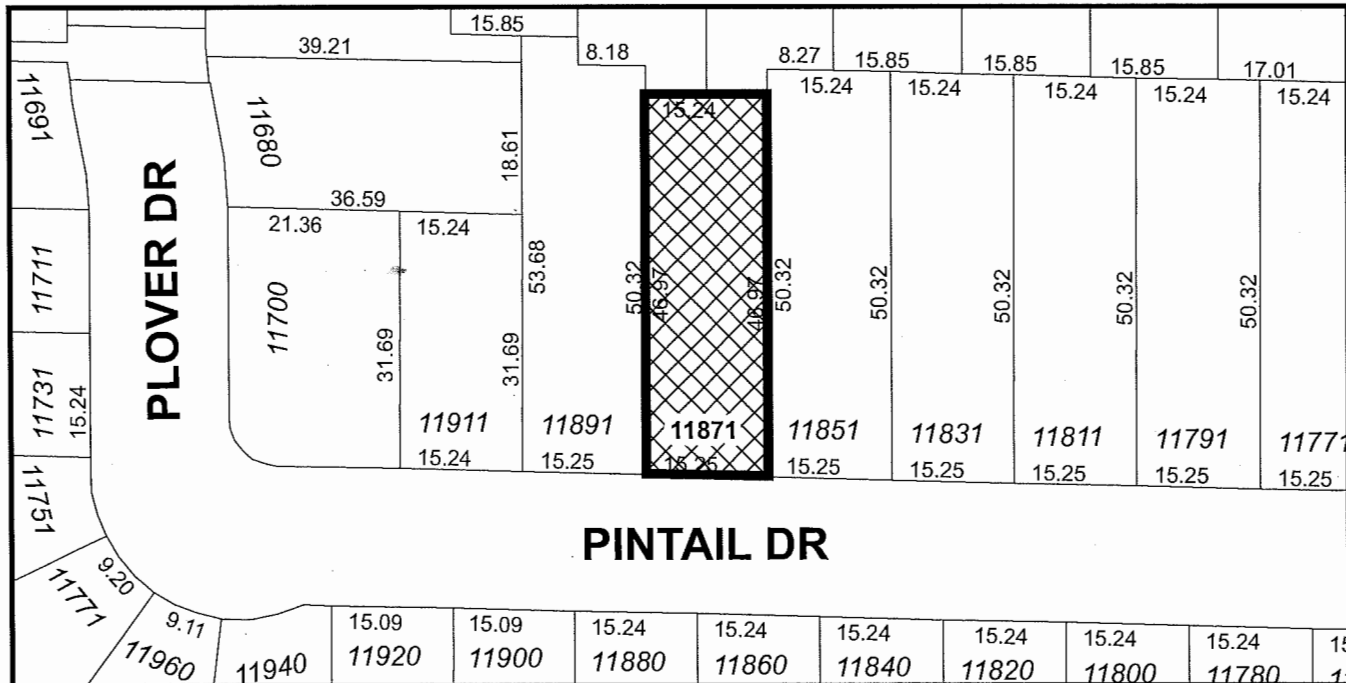
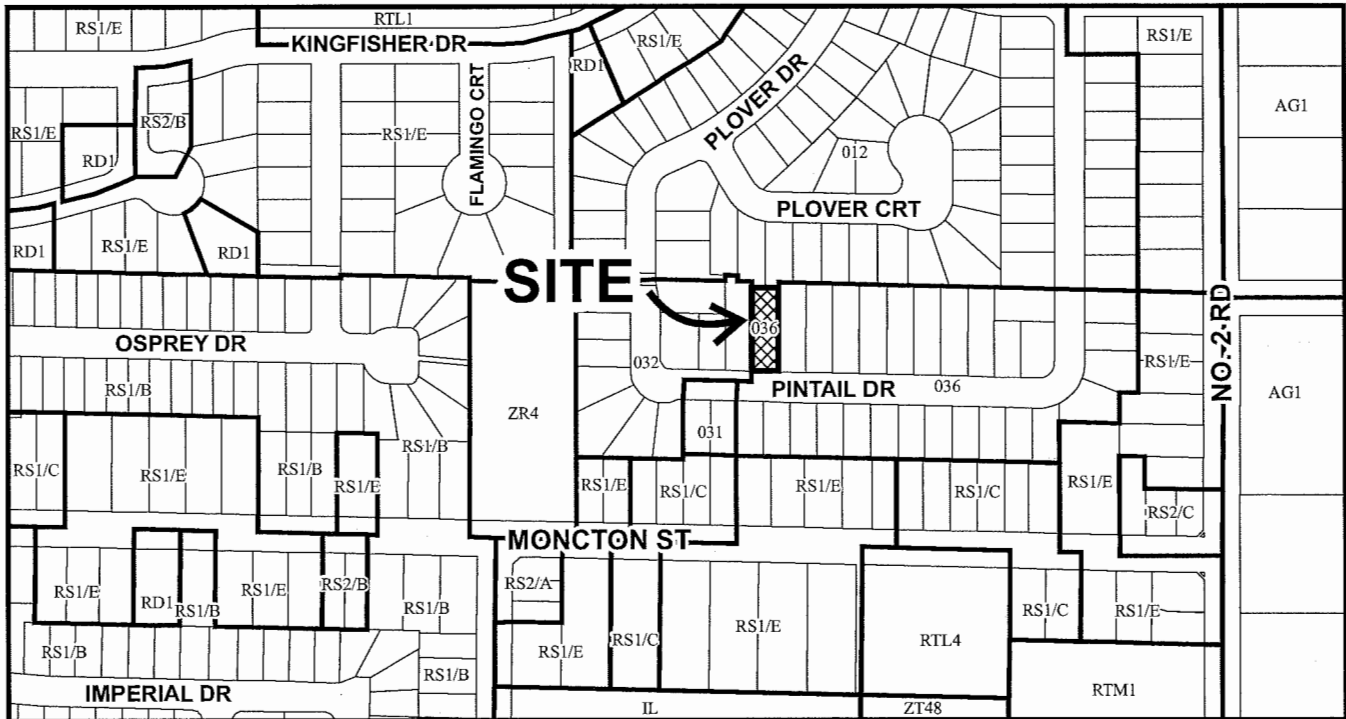
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



**DV 16-732402**  
**SCHEDULE "A"**

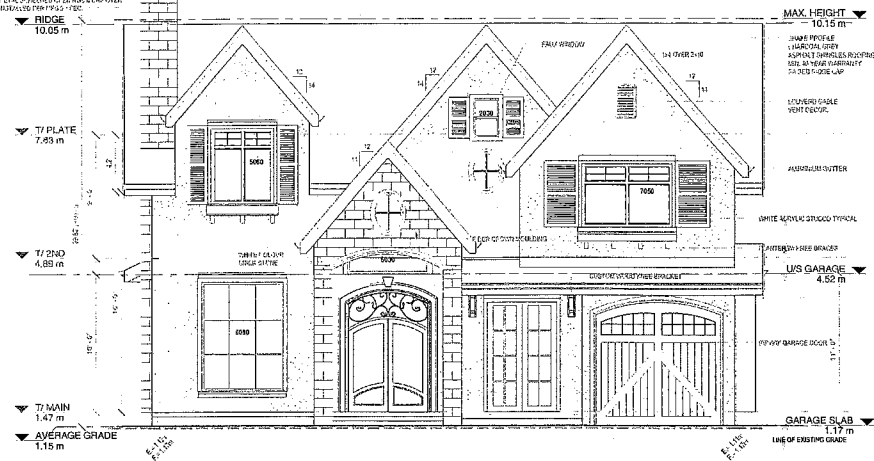
Original Date: 06/09/16

Revision Date:

Note: Dimensions are in METRES



JZ 400 CHAIRBY FRAME C/W TYP.  
ACEIL C/STRACCO FINISH W/SHOULD-UP RIGID  
ARMED STUCCO TRIM BATHING C/W PEPERIN  
METAL C/DEEDED STAIRNGS & CAP OVER  
HALLWAY PER FIGS. 1-2C. - - -

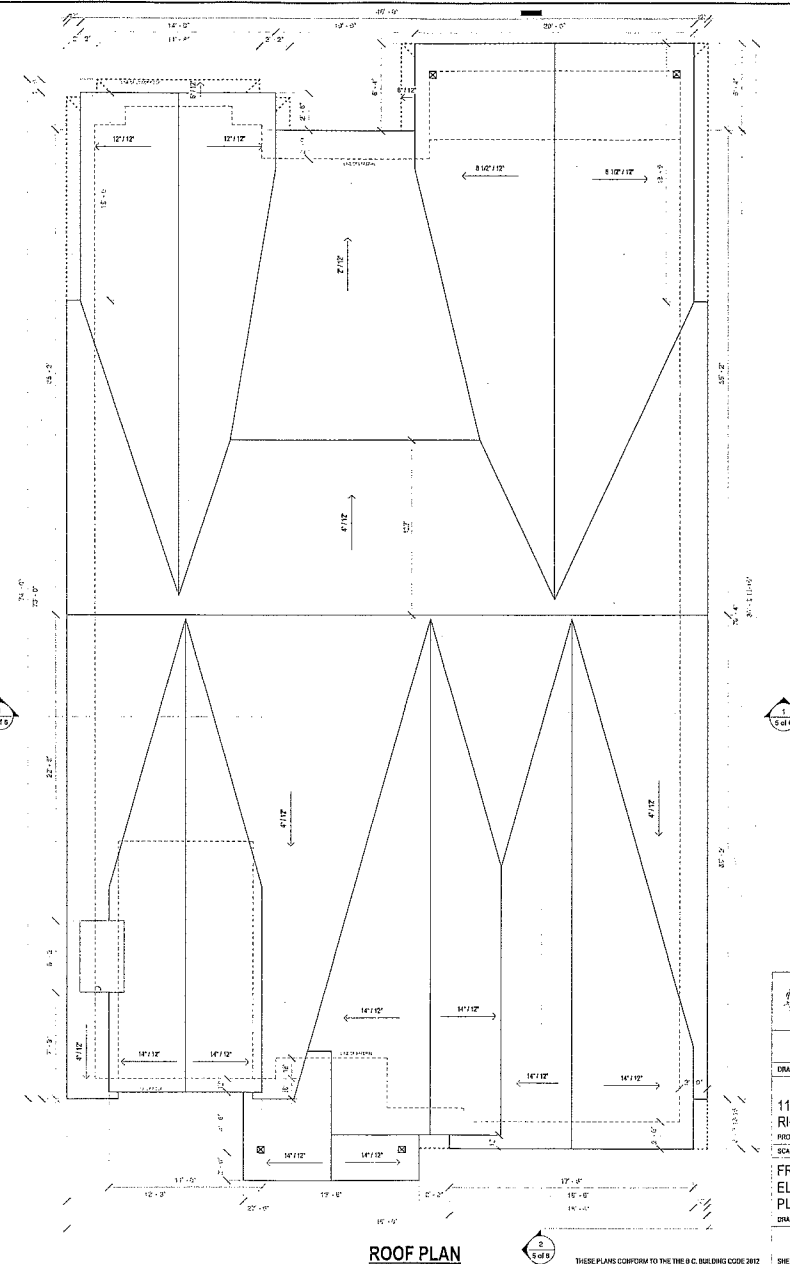



FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION

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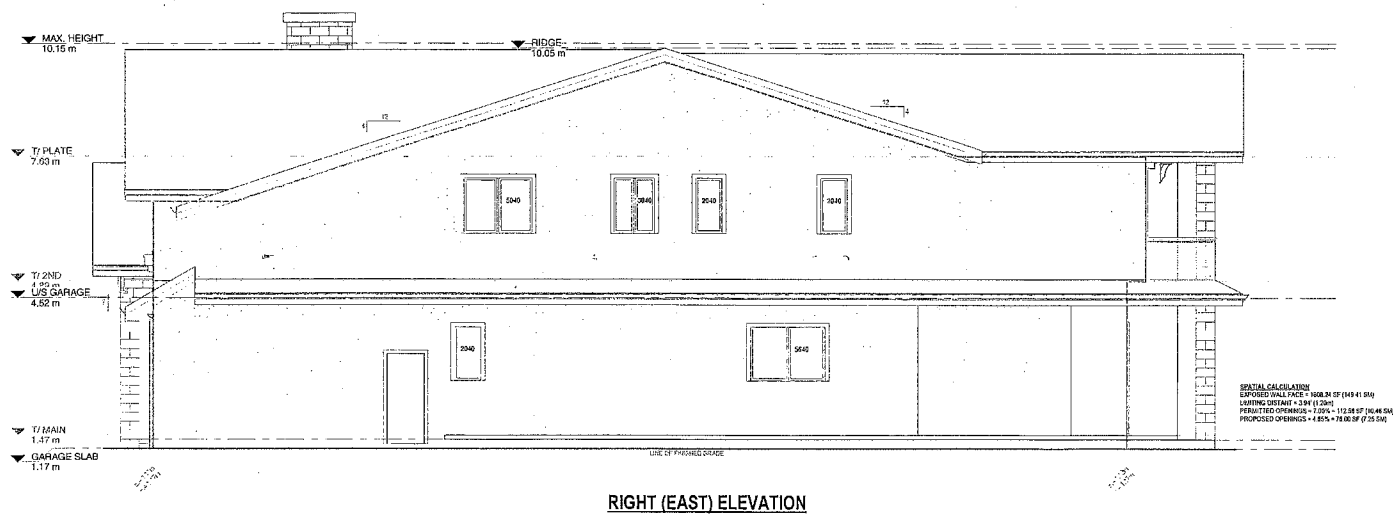
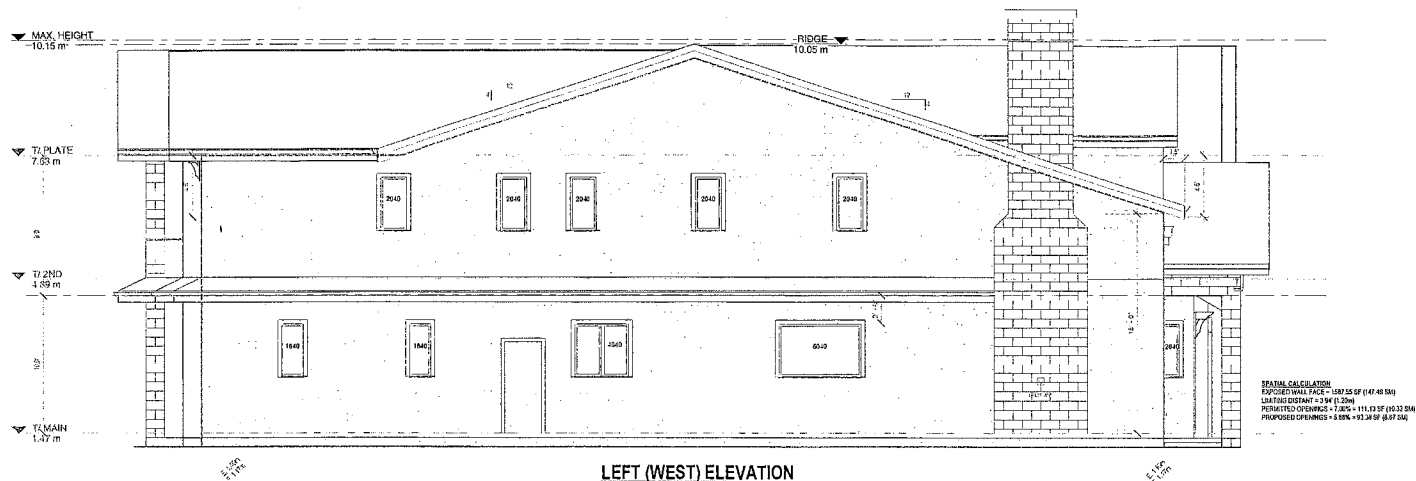
 <h1>JOSS</h1>	
1205-22691 FRASER RIDGE, RICHMOND, 23401-1400 • JOSS@FRASERIDGEC.COM TEL. 778-223-8100	
DRAWN	JS
DATE: 06.20.2006	
<h2>11871 PINTAIL DRIVE, RICHMOND</h2>	
PROJECT	
SCALE	1/4"=1'-0"
<h2>FRONT &amp; REAR ELEVATIONS, ROOF PLAN</h2>	
DRAWING TITLE	
SHEET NUMBER	

DV 16 732402

AUG 02 2016

PLAN # 1.3





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THESE PLANS CONFORM TO THE 1997 B.C. BUILDING CODE 2012

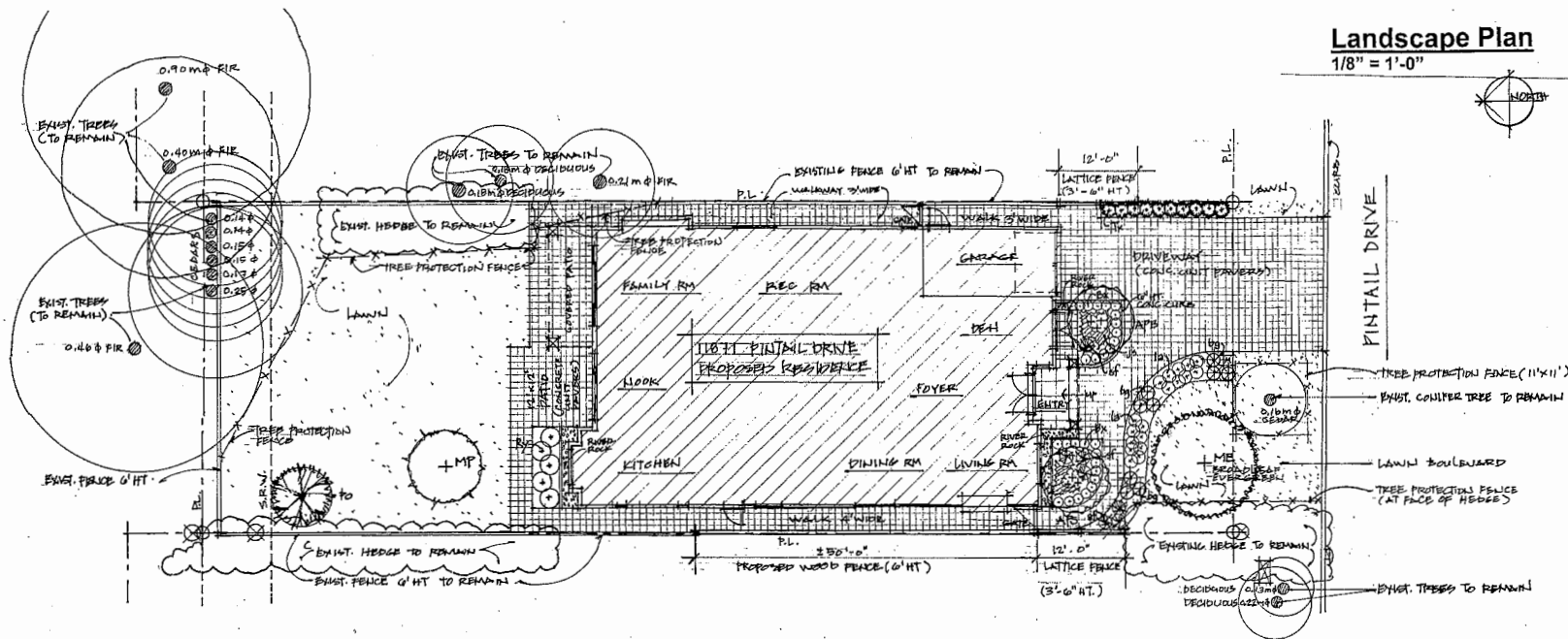
11871 PINTAIL DRIVE, RICHMOND, B.C. EMAIL: INFO@JOSSDESIGN.COM TEL: 779-2545	
DRAWN: JSS	DATE: 2016
11871 PINTAIL DRIVE, RICHMOND	
PROJECT	
SCALE: 1/4" = 1'-0"	
LEFT & RIGHT ELEVATIONS	
DRAWING TITLE	
3 of 6	
SHEET NUMBER	

DV 16 732402

AUG 02 2016

PLAN #1.C

1/8" = 1'-0"



Total Site Area	7,707 sq. ft.
Total Hard Surfaces Proposed (incl. house, driveway, walkways, patios)	4,452 sq. ft.
Total Live Plants Area Proposed	3,255 sq. ft. = 42 %
Minimum Allowable Live Plants Area	30%

Technical drawing of two types of fences: a Wood Fence and a Lattice Fence.

**Wood Fence:**

- Height: 6'-0" HT.
- Width: 8'-0" W.C.
- Labels: CEDAR CAPS, CEDAR TOP BOARD 2"x4", CEDAR BOARDS 1"x6"
- Base: 2x6 TT. BASE

**Lattice Fence:**

- Height: 3'-0" HT.
- Width: 8'-0" W.C.
- Labels: CEDAR TOP BOARD 2"x4", CEDAR LATTICE 1"x2" (10"X10")
- Base: 2x4 CEDAR BASE

Key	Scientific Name	Common Name	Qty	Size / Notes
	<b>TREES:</b>			
APB	<i>Acer palmatum</i>	Bloodgood Japanese Maple	1	6cm cal; B&B 160-stem / semi-dwarf
APS	<i>Acer palmatum</i> <i>'Sango Kaku'</i>	Coral Bark Maple	1	5cm cal; B&B 160-stem / specimen
ME	<i>Magdolia grandiflora</i> <i>'Victoria'</i>	Southern Magnolia	1	6cm cal; B&B 160-stem / "broadsided"
MP	<i>Magdolia x soulangeana</i> <i>'Husda Rubra'</i>	Purple Star Magnolia	1	6cm cal; B&B 160-stem / specimen
FO	<i>Shorea amoena</i>	Elephant Spruce	1	2M tall
	<b>SHRUBS &amp; GRASSES:</b>			
Rx	<i>Buxus sempervirens</i> <i>'Suffruticosa'</i>	Swart Boxwood	35	1" pot; 25cm pot
Ry	<i>Rhododendron yakushimense</i>	Yak. Rhodo (pink-spik + white)	5	45 cm pot
bx	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	10	1.2M tall B&B
tg	<i>Helipodium asperipinnis</i>	Blue Owl Grass	9	45 cm pot
la	<i>Levanderia angustifolia</i> <i>'Hidotea'</i>	English Lavender	18	45 cm pot
sf	<i>Polycahnum minimum</i>	Sword Fern	7	45 cm pot
	<b>GARDENING/CROPS:</b>			
js	<i>Pachyandra terminalis</i>	Japanese Spurge	25	10cm pot

**GENERAL:**

- Locate all underground and overhead utilities on site prior to start of excavation.
- Refer to Architectural and Civil plans to confirm final grades and size drainage requirements.

**EXISTING TREES:**

- Retain and protect all existing trees on adjacent properties during construction (to City of Richmond standards).
- Implement protection barrier fencing as shown on plans to protect City of Richmond Tree Bylaw requirements (Bulletin TRE-03, "Protection of Existing Trees During Demolition and Construction").

**PLANT AREAS:**

- All landscape materials, products, and installation to conform to the latest edition of the BCSCA "Tree Landscape Standards".
- Provide a 10' wide open access way to all plant materials and lawn areas.
- All planting beds to have a 2" deep mulch layer of Hemlock/Douglas Fir mulch on 18" deep approved topsoil growing medium. Provide approved material for beds adjacent to minimum 9" deep approved topsoil.
- All lawn areas to be mowed and on minimum 9" deep approved topsoil.

**PAVING AREAS:**

- Concrete unit pavers to be "Old Country Stone" per AbsolutSoft Concrete Products (or equal). Colour: Shadow Blend; mixed shades. Provide "Open Joint Offset Pattern". Install as per manufacturer's specifications – conform with Inbrex sales representative to approval.

**RIVER ROCK BORDER:**

- River rock areas to be 1 1/2" - 3" diameter smooth, round, river stone approved. Install 4" deep approved weed barrier fabric. Install T.T. wood edging 2x6 @ 8' on centre. – to approve.

**FENCES:**

- Wood fences and posts to be cedar wood with all plant materials of wood stain – colour to approve.
- Use galvanized and/or stainless steel hardware (nails, screws, latches, hinges, fittings, etc.) to provide full product connections.
- Wood fence posts to be preservative treated and installed in concrete footings.

Tel: (804) 418-9917  
Email: [krg@shaw.ca](mailto:krg@shaw.ca)

K.R. ROSS & ASSOCIATES  
Landscape Architects

Richmond, B.C.

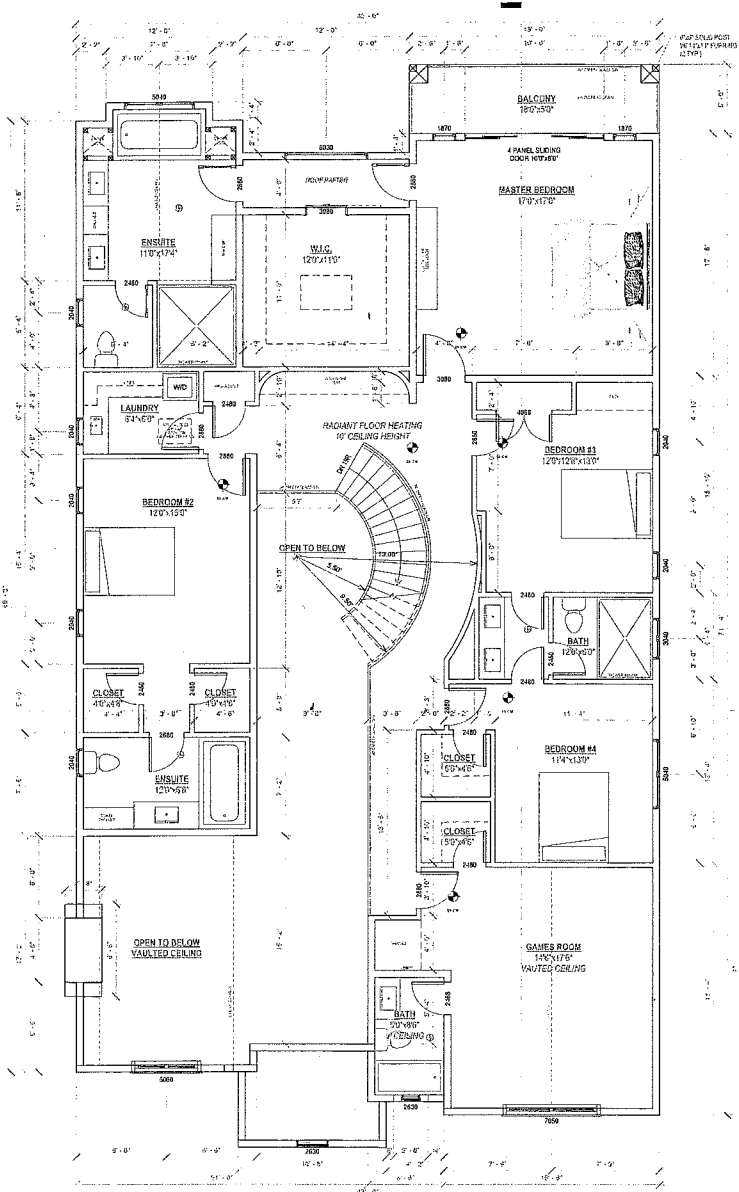
DRAWING TITLE

DESIGNED <i>K.F.</i>	DRAWN <i>K.F.</i>
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	DATE <i>2016 MAY 18</i>
	DRAWING NO.  <b>L-1</b>

DV 16 732402

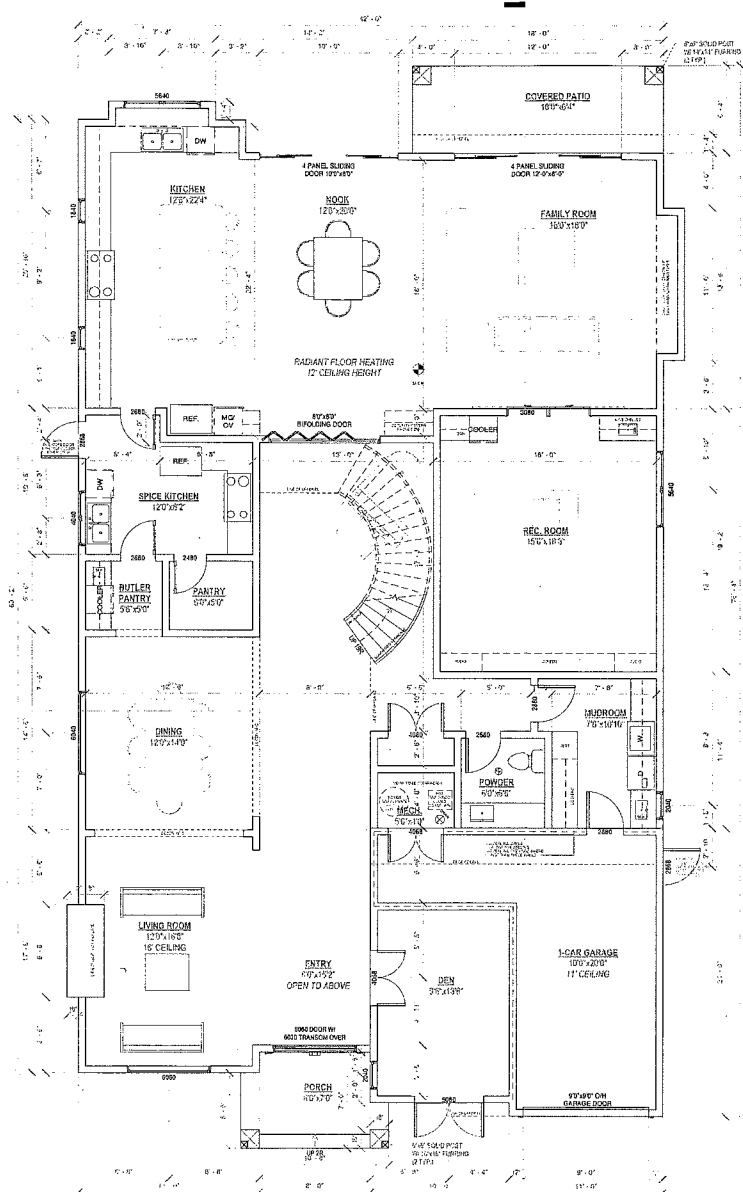
AUG 02 2016

PLAN # 2



UPPER FLOOR PLAN

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MAIN FLOOR PLAN

THESE PLANS CONFORM TO THE R.C. BUILDING CODE 2012

11871 PINTAIL DRIVE, RICHMOND, VA 23238 TEL: 703.334.4444	
PROJECT 11871 PINTAIL DRIVE, RICHMOND, VA 23238	DRAWN BY J.O.S. DESIGN, INC.
SCALE: 1/8" = 1'-0"	
UPPER & MAIN FLOOR PLANS	
SHEET NUMBER 4 of 6	

REFERENCE PLAN

DV 16 732402

AUG 02 2016