City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, August 27, 2014
3:30 p.m.

1. Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on Wednesday, July 30, 2014.

2. Development Variance 13-631844

(REDMS No. 4043731) (File Ref No. Xr: TE 13-631845)

APPLICANT: TM Mobile Inc.

PROPERTY LOCATION: 7411 Nelson Road

Director's Recommendations

1. ***That a Development Variance Permit be issued which would vary the maximum permitted height of an accessory structure in the "Industrial (I)" zone of the Richmond Zoning Bylaw 8500 from 20.0 m to 30.0 m, in order to permit the construction of a telecommunication antenna installation at 7411 Nelson Road; and***
2. ***That Richmond City Council grant concurrence to the proposed telecommunication antenna installation at 7411 Nelson Road.***

3. Development Permit DP 14-664790

(REDMS No. 4243577)

APPLICANT: Penta Homes (Princess Lane) Ltd.

ITEM

PROPERTY LOCATION: 4160 Garry Street

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a five (5) unit townhouse complex at 4160 Garry Street on a site zoned "Town Housing (ZT35) – Garry Street (Steveston)"; and***
2. ***vary Section 4.9.7 of Richmond Zoning Bylaw 8500 to permit the proposed garbage and recycling enclosure to be located within the setback to Yoshida Court.***

4. Development Permit 13-648221

(REDMS No. 4164201)

APPLICANT: Blundell Ventures Ltd.

PROPERTY LOCATION: 5180 Blundell Road (formerly 5160 and 5180 Blundell Road)

Director's Recommendations

That a Development Permit be issued which would permit the construction of 15 townhouse units at 5180 Blundell Road (formerly 5160 and 5180 Blundell Road) on a site zoned "Low Density Townhouses (RTL4)".

5. Development Permit DP 13-638853

(REDMS No. 4247844)

APPLICANT: Citimark-Western Alberta Road Townhouse Ltd.

PROPERTY LOCATION: 9671 Alberta Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a 21-unit townhouse development at 9671 Alberta Road on a site zoned "Medium Density Townhouse (RTM2)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) reduce the minimum lot width from 30.0 m to 26.16 m;***
   - ***(b) reduce the required interior (east) side setback from 3.0 m to 2.25 m; and***

ITEM

(c) reduce the required exterior (northwest corner) side setback from 6.0 m to 4.11 m.

6. New Business

7. Date of Next Meeting: Wednesday, September 10, 2014

8. Adjournment

City of Richmond

Minutes

Development Permit Panel
Wednesday, July 30, 2014

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cathryn Volkering Carlile, General Manager, Community Services John Irving, Director, Engineering

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

1. Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 16, 2014, be adopted.

CARRIED

2. Development Permit 13-634940
(File Ref. No.: DP 13-634940) (REDMS No. 4297370)

APPLICANT: Onni 7731 Alderbridge Holding Corp.

PROPERTY LOCATION: 5311 and 5399 Cedarbridge Way

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to further reduce the visitor parking requirement from 0.15 spaces/unit, as per Development Permit (DP 12-615424), to 0.125 spaces/unit for a portion of the development located at 5311 and 5399 Cedarbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)".

Applicant's Comments

Eric Hughes, Onni 7731 Alderbridge Holding Corp., and Mladen Pecanac, IBI Group, gave a brief overview of the urban design of the development and the methodologies used for the traffic and parking study related to the proposed application to reduce visitor parking on site.

In reply to queries from the Panel, Mr. Hughes noted that the variance application is focused on the west side of the development. He added that all the parking areas in the development are linked via intercom so visitors can access all the visitor parking spaces.

Discussion ensued regarding security requirements for the buildings. Victor Wei, Director, Transportation, noted that commercial parking areas typically have open access but private residences would require security measures for parking areas.

Mr. Hughes commented on the methodology used for the traffic and parking study and noted that nearby developments registered visitor parking rates under the 0.10 spaces/unit level. He added that the variance application is proposing a 0.125 spaces/unit visitor parking rate, which would equal a reduction of eight visitor parking spaces.

Panel Discussion

In reply to queries from the Panel, Mr. Hughes noted that the eight visitor parking spaces would be reallocated for purchasers. Barry Konkin, Program Coordinator, Development, noted that once the visitor parking spaces have been reassigned and sold, they typically are not reassigned back to visitor parking.

Discussion then ensued with regard to the strata corporation's ability to reallocate assigned spaces for additional visitor parking to meet future demand. Mr. Wei noted that the City can examine the policy surrounding parking requirements in the future.

Mr. Pecanac spoke of the parking study methodology and noted that the study only focused on the occupancy of the parking spaces and not the turnover of the vehicles. Also, he was of the opinion that access to public transit contributed to the reduced parking rates in the subject developments used in the study.

In reply to queries from the Panel, Mr. Hughes advised that typically all parking spaces are sold upon the completion of the project, however in the event that there are excess spaces, the developer will retain the parking spaces until they are sold. Mr. Hughes added that if the parking spaces remain unsold for an extended period of time, they could be transferred to the strata corporation. Also, Mr. Hughes noted that due to the supply and the layout of the parking spaces, he anticipates that the all the parking spaces will be sold.

Staff Comments

Mr. Konkin commented on the variance application and noted that the original approval included a reduction for required parking through Transportation Demand Management (TDM) measures of 7.5%. Mr. Konkin noted that parking requirements under Richmond Zoning Bylaw 8500 was 913 resident parking spaces which have been reduced to 865 resident parking spaces through TDM measures.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair spoke of the proposed reduction in visitor parking and noted that the 0.125 spaces/unit rate will provide a buffer in the event that more parking spaces are required. He added that due to undeveloped sidewalk connections, access to the Canada Line is restricted. Also, he expressed concerns that the reduction in visitor parking spaces are only done for the purposes of commoditizing the parking spaces and comes at the expense of public amenities.

Panel Decision

It was moved and seconded
That a Development Variance Permit be issued which would further vary the provisions of Richmond Zoning Bylaw 8500 to further reduce the visitor parking requirement from 0.15 spaces/unit, as per Development Permit (DP 12-615424), to 0.125 spaces/unit for a portion of the development located at 5311 and 5399 Cedarbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)".

CARRIED

3. New Business

It was moved and seconded
That the Wednesday, August 13, 2014 Development Permit Panel meeting be cancelled.

CARRIED

4. Date Of Next Meeting: Wednesday, August 27, 2014

5. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:54 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 30, 2014.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

City of Richmond

To:	Development Permit Panel	**Date:**	July 8, 2014
From:	Wayne Craig Director of Development	**File:**	DV 13-631844 TE 13-631845
Re:	**Application by TM Mobile Inc for a Development Variance Permit at 7411 Nelson Road**		

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the maximum permitted height of an accessory structure in the "Industrial (I)" zone of the Richmond Zoning Bylaw 8500 from 20.0 m to 30 m, in order to permit the construction of a telecommunication antenna installation at 7411 Nelson Road.

2. That Richmond City Council grant concurrence to the proposed telecommunication antenna installation at 7411 Nelson Road.

Wayne Craig
Director of Development

WC:cl
Att.

Staff Report

Origin

TM Mobile Inc. has applied to the City of Richmond for permission to vary the maximum permitted height of an accessory structure in the "Industrial (I)" zone of the Richmond Zoning Bylaw 8500 from 20.0 m to 30 m to develop a telecommunication antenna installation at 7411 Nelson Road. The proposed installation will consist of a tower and an associated mechanical equipment compound at its base. The site currently contains two (2) industrial buildings and a surface parking area (Attachment 1).

The proposed installation has been designed to accommodate one (1) tier containing six (6) antennas, and two (2) future tiers to contain six (6) antennas each, for a potential total of 18 antennas (Plan # 3.a.).

The applicant wishes to upgrade their telecommunications network to provide improved service in this existing industrial neighbourhood of East Richmond.

Related Policies

2041 Official Community Plan Designation
The OCP's Land Use Designation for the subject site is "Industrial". This proposal is consistent with this land use designation.

Policy 5045
Richmond City Council adopted the "Telecommunication Antenna Consultation and Siting Protocol (Policy 5045)" on February 12, 2013 to identify the City's interests in managing telecommunication network elements, in order for network providers to know and follow them, as long as the performance of the telecommunications network is not impaired (Attachment 2).

The Policy identifies:

- the public consultation requirements associated with the placement of certain telecommunication antenna installations within the city;
- the siting design guidelines that are applicable to telecommunication antenna installation proposals, and
- the City's process for providing recommendations of concurrence or non-concurrence under the authority of the federal Radiocommunications Act, as well as exemptions to the process.

This application to vary the provisions of the Richmond Zoning Bylaw 8500 has been reviewed concurrently with an application by TM Mobile Inc. for concurrence to locate a telecommunication antenna installation at the subject site (TE 13-631845). This application has been reviewed for consistency with the "Section 4. Design Guidelines" provisions of Policy 5045.

This development proposal is exempt from the "Section 3. Consultation" provisions of Policy 5045 because the subject site is located on land that is designated "Industrial" in the City's Official Community Plan (OCP) and is more than 150 m from land that is designated for residential use under the OCP. Therefore, the consultation requirement associated with this development proposal is the City's standard process of distributing public notices to all occupants and property owners of land that is located within a 50 m radius of the subject site.

Industry Canada regulations state that if a local government has established a protocol for siting of these installations, including public consultation requirements, so long as the proponent meets the municipal protocol, no other consultation is required.

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.

Background

The subject site is located in the Fraser Lands planning area, a large portion of which is made up of Port Metro Vancouver's industrial operations.

Development surrounding the subject site is as follows:

To the north, across Blundell Road, is an existing warehouse building on a site zoned "Industrial (I)" at 18233 Blundell Road;

To the east, are four (4) warehouse buildings on a site zoned "Industrial (I)" at 7417 and 7451 Nelson Road;

To the south, is an existing warehouse building on a site zoned "Industrial (I)" at 18351 McCartney Way; and

To the west, is a vacant site at 16280 Portside Road, which is zoned "Industrial (I)" and that is owned by Port Metro Vancouver.

Staff Comments

The proposed scheme attached to this report (Plan # 1.a. to # 3.b.) has satisfactorily addressed the objectives of the "Section 4. Design Guidelines" provisions of Policy 5045 and other staff comments identified as part of the review of this Development Variance Permit application. In addition, the proposed scheme is generally in compliance with the "Industrial (I)" zone, with the exception of the accessory structure height variance requested.

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

The applicant requests to vary the maximum permitted height of an accessory structure in the "Industrial (I)" zone of the Richmond Zoning Bylaw 8500 from 20.0 m to 30 m for the proposed telecommunication antenna installation.

Staff recommends support for the proposed variance for the following reasons:

a) the proposed telecommunication antenna installation at the subject site has been determined through radio-frequency simulation to be the ideal height to eliminate the

need to develop an additional structure on another site nearby, while still servicing the industrial facilities located in the required coverage area of Blundell Road and No. 8 Road. Essentially, this proposal to locate a single taller telecommunication antenna installation at this site meets the same service objective as locating shorter antenna structures at two (2) sites. Given the existing industrial context of the area, a single taller telecommunication antenna tower is preferred.

b) the applicant has evaluated the potential to co-locate the proposed antennas on existing telecommunication towers in the area, and determined that the three (3) closest towers are located beyond a 1 km radius from the area of interest and are thus incapable of providing the required service coverage and capacity relief (Attachment 4).

c) the applicant has evaluated the potential to locate the proposed antennas on alternative structures or buildings such as the LaFarge Canada Inc site at 7611 No. 9 Road, and determined these structures are not appropriate to service the required coverage area.

d) the applicant's radio-frequency engineer has confirmed that the proposed telecommunication antenna installation at this site has been designed and engineered to accommodate additional antennas and supporting infrastructure (e.g. mechanical equipment in the proposed compound) in the future, thereby eliminating the need to construct additional structures on the subject site to provide future capacity.

e) the proposed location of the telecommunication antenna installation minimizes the visual impact to existing land uses to the north, east, and south because a large portion of the tower is screened from view by existing surrounding industrial warehouse buildings. Although the property to the west is currently vacant, the Zoning allows for placement of buildings along the shared property line between the two sites, which would further screen the view of the tower from the adjacent property. Attachment 5 provides a photo simulation of the visual impact of the proposed installation.

Analysis

Conditions of adjacency

- Consistent with Policy 5045, the proposed location of the telecommunication antenna installation along the west edge of the subject site, between two (2) existing industrial warehouse buildings, is intended to minimize its visual impact from the adjacent property to the south as well as from the Blundell and Nelson Road frontages (i.e., approximately 195 m south of Blundell Road and 520 m west of Nelson Road).
- The proposed location of the telecommunication installation adjacent along the west edge of the subject site adjacent to vacant industrial land poses a lesser impact to existing surrounding land uses than an alternative location within the centre of the subject site. Potential future development on the adjacent property to the west at 16280 Portside Road would further screen the view of the tower from the west.
- The proposed "sky-grey" colour of the telecommunication antenna tower is intended to allow the structure to blend in with the colour of existing buildings in the industrial complex and with a typical grey sky.

Site planning and design

- Consistent with the siting guidelines in Policy 5045, the proposed telecommunication antenna installation is to be located on the subject site, which:
  - is designated as "Industrial" in the OCP;
  - is located away from properties designated in the OCP for residential, park/open space, and agricultural use;
  - does not contain any designated Environmentally Sensitive Areas, Conservation Areas, or Riparian Management Areas;
- The site survey submitted with this development proposal confirms that there are no bylaw-sized trees on the property, however, a number of undersized trees are located within the surface parking area adjacent to the proposed location of the telecommunication antenna installation. These trees will be retained. Tree protection fencing is required to be installed in accordance with the City's Bulletin Tree-03 and is required to remain in place until construction on the subject site has been completed.
- The applicant's rationale for the selection of the proposed tower and pin-wheel antenna design is to construct a single tower at a height that is ideal for accommodating up to three (3) pin-wheel tiers (each containing 6 antennas), and that has less of a visible impact to the surrounding area. In comparison, a flush-mounted antenna design – although less bulky – only allows three (3) antennas per tier, which would require three (3) additional tiers and an additional 10 m tower height to achieve the same level of service coverage. The applicant considers the proposed 29.6 m tower height and pin-wheel design to be reasonable given the existing condition at the subject site where visibility to the tower is concealed between two (2) warehouse buildings, and the context of the surrounding industrial lands.

Screening and landscaping

Consistent with Policy 5045, the following measures are proposed to secure and screen a portion of the installation, and provide landscaping in the area around the installation:

- the equipment compound at the base of the telecommunication antenna tower is proposed to be enclosed with a chain-link fence complete with green wood privacy slats, to screen and secure the installation. The proposed fencing complies with the requirements of the Zoning Bylaw.
- further screening of the equipment compound is proposed through the use of a combination of emerald green hedging cedar and maple trees (Amur Maple) at a minimum height of 2.0 m. The proposed Landscape Plan, prepared by a registered landscape architect, is illustrated on Plan # 2.
- prior to issuance of the Development Variance Permit, the applicant is required to submit a landscaping security in the amount of $2,673.50 based on 100% of the cost estimate (including installation) prepared by the registered landscape architect.

Conclusion

The applicant has applied to the City of Richmond for permission to vary the maximum permitted height of an accessory structure in the "Industrial (I)" zone of the Richmond Zoning

Bylaw 8500 from 20.0 m to 30 m to develop a telecommunication antenna installation at 7411 Nelson Road.

This development proposal complies with applicable policies contained within the OCP and with the City's Telecommunication Antenna Consultation and Siting Protocol (Policy 5045).

The applicant has addressed the planning and urban design issues and other staff comments identified as part of the application review, and staff feels that the proposal is the preferred development option for this site in terms of minimizing the number of telecommunication installations required to meet the mobile service coverage needs of the area.

On this basis, staff recommends support for the application.

Cynthia Lussier
Planning Technician
(604-276-4108)

CL:rg

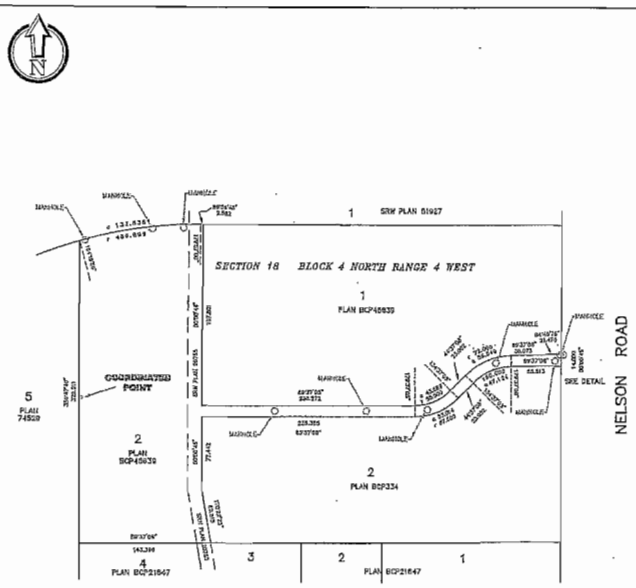
Attachments:
Attachment1: Site Survey.
Attachment 2: Telecommunication Antenna Consultation and Siting Protocol (Policy 5045)
Attachment 3: Development Application Data Sheet
Attachment 4: Map showing existing telecommunication antenna installations nearby
Attachment 5: Photo Simulation of Proposed Installation

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

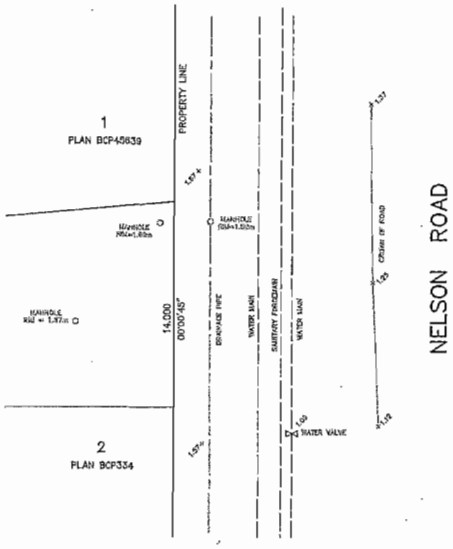
1. Receipt of a landscaping security in the amount of $2,673.50, equal to the cost estimate provided by the Registered Landscape Architect.

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

- Install tree protection fencing around existing trees on the subject site in accordance with the City's Bulletin Tree-03. Tree protection fencing is required to remain in place until construction and landscaping on the subject site has been completed.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*



1 KEY PLAN
1:4000
0 40m 80m 160m



1 DETAIL
1:250
0 2.5m 5m 10m

DESCRIPTION	GEOGRAPHIC LOCATION	ELEVATION
COORDINATED POINT	49° 09' 27.0" N.LATITUDE 123° 01' 12.9" W.LONGITUDE (NAD83)	3.3m (GROUND)

PROFESSIONAL ENGINEER R. M. MARKS 21 PROVINCE OF BRITISH COLUMBIA

JUL 18 2014

LEGAL DESCRIPTION:

OWNER: BONTEBOK HOLDINGS LTD.
PID NO. 028-291-085
LOT 2
SECTION 16 BLOCK 4 NORTH RANGE 4 WEST
NEW WESTMINSTER DISTRICT
PLAN BCP45639

NOTES:

1. DISTANCES ARE IN METRES
2. GRID BEARINGS ARE DERIVED FROM PLAN BCP45639
3. ELEVATIONS ARE GEODETIC IN METRES DERIVED FROM GPS OBSERVATIONS
4. GEOGRAPHIC CO-ORDINATES ARE NAD83, DERIVED FROM GPS OBSERVATIONS

REV.	DESCRIPTION	BY	DATE
7	REVISED PER C OF R	RM	JUL 14/14
6	REISSUED FOR B.P./CONST.	RM	JUN 13/14
5	REVISED PER TELUS	RM	JUN 05/14
4	REVISED PER TELUS	RM	APR 16/14
3	ISSUED FOR B.P./CONST.	RM	FEB 25/13
2	REVISED PER TELUS	RM	FEB 15/13
1	REVISED PER TELUS	RM	NOV 10/11
0	ISSUED FOR REVIEW	RM	SEP 13/11

CLIENT: TELUS

TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: rmail@trkeng.com
WEB: www.trkeng.com

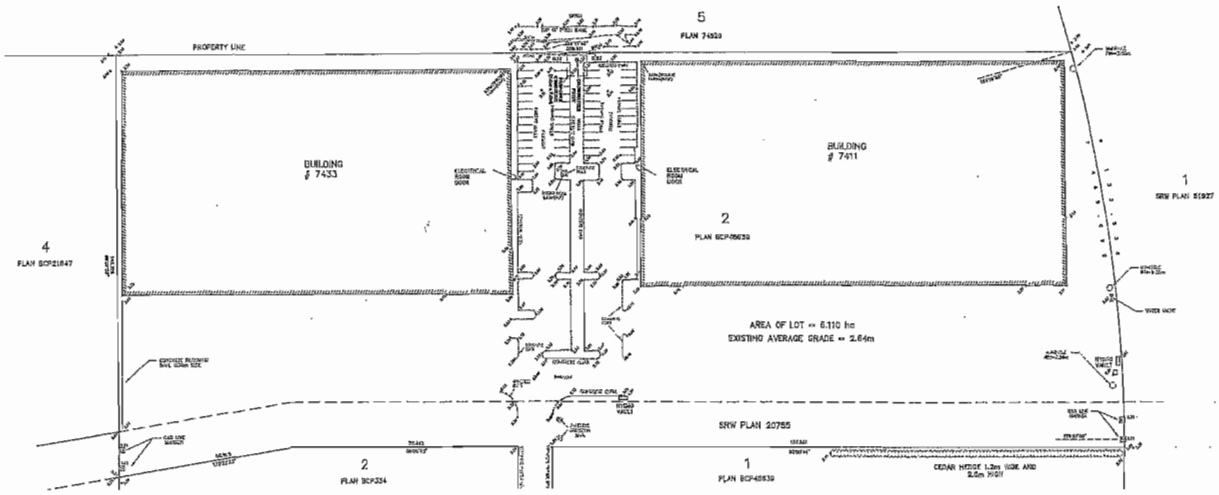
PROJECT:
BC1085
LULU ISLAND
7411 NELSON RD
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
SITE SURVEY-I

SCALE: AS NOTED
CHECK BY: R.M.
DRAWN BY: A.D.
DATE: SEP 13/11
CAD FILE: 1110-061A3
PROJECT NUMBER: 1110-061
DRAWING NO. A-3

NO TREES HAVING A TRUNK DIAMETER OF 20cm OR GREATER MEASURED AT A POINT OF 1.4m ABOVE GROUND LEVEL ARE FOUND ON PROPERTY

THERE ARE NO FIRE HYDRANTS LOCATED WITHIN 90m FROM THE PROPOSED MONOPOLE



DESCRIPTION	GEOGRAPHIC LOCATION	ELEVATION
COORDINATED POINT	49° 09' 27.0" N.LATITUDE 123° 01' 12.9" W.LONGITUDE (NAD83)	3.3m (GROUND)

1 SITE SURVEY
1:1250
0 12.5m 25m 50m

PROFESSIONAL ENGINEER R. M. MARKS 21 PROVINCE OF BRITISH COLUMBIA

JUL 18 2014

LEGAL DESCRIPTION:

OWNER: BONTEBOK HOLDINGS LTD.
PID NO. 028-291-085
LOT 2
SECTION 16 BLOCK 4 NORTH RANGE 4 WEST
NEW WESTMINSTER DISTRICT
PLAN BCP45639

NOTES:

1. DISTANCES ARE IN METRES
2. GRID BEARINGS ARE DERIVED FROM PLAN BCP45639
3. ELEVATIONS ARE GEODETIC IN METRES DERIVED FROM GPS OBSERVATIONS
4. GEOGRAPHIC CO-ORDINATES ARE NAD83, DERIVED FROM GPS OBSERVATIONS

REV.	DESCRIPTION	BY	DATE
7	REVISED PER C OF R	RM	JUL 14/14
6	REISSUED FOR B.P./CONST.	RM	JUN 13/14
5	REVISED PER TELUS	RM	JUN 05/14
4	REVISED PER TELUS	RM	APR 16/14
3	ISSUED FOR B.P./CONST.	RM	FEB 25/13
2	REVISED PER TELUS	RM	FEB 15/13
1	REVISED PER TELUS	RM	NOV 10/11
0	ISSUED FOR REVIEW	RM	SEP 13/11

CLIENT: TELUS

TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: rmail@trkeng.com
WEB: www.trkeng.com

PROJECT:
BC1085
LULU ISLAND
7411 NELSON RD
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
SITE SURVEY-II

SCALE: AS NOTED
CHECK BY: R.M.
DRAWN BY: A.D.
DATE: SEP 13/11
CAD FILE: 1110-061A3A
PROJECT NUMBER: 1110-061
DRAWING NO. A-3a

City of Richmond

Policy Manual

Page 1 of 8	Adopted by Council: February 13, 2012	**Policy 5045**
File Ref: 08-4040-01-2012	Telecommunication Antenna Consultation and Siting **Protocol**	

POLICY 5045

The Federal *Radiocommunications Act* regulates the telecommunications network (e.g. antennas) and supersedes local zoning powers. Nevertheless, the *Telecommunication Antenna Consultation and Siting Protocol* (**Protocol**) identifies the City's interests in managing network elements, in order for network providers to know and follow them, as long as they do not impair the performance of the telecommunications network.

The Protocol addresses:

A. **City zoning**, acknowledging the authority of the *Radiocommunication Act* (**Act**), Industry Canada's role, policy and regulations under this Act, and that local zoning is not applied so as to impair the performance of the telecommunications network.

B. **Public consultation** requirements associated with the placement of certain telecommunication antenna installations within the City of Richmond (**City**), including completing the consultation process **within 120 days** of a Protocol application being received by the City.

C. **Siting design guidelines** applicable to all telecommunication antenna installation proposals described under this **Protocol.**

D. The City's process for Council and staff for providing recommendations of concurrence or non-concurrence under the authority of the **Act** as well as exemptions to this process.

1. Federal Authority and City Regulations

A. **Zoning** - Federal authority over telecommunication antenna **installations** provides that the **City** is not able to prohibit these uses under its zoning, and thus:

   a. **Telecommunication antenna installations (Installations)** are a permitted use in all zones.
   b. **Zoning regulations** apply to the zone in which the **installation** is located (i.e. siting, height, landscaping, etc.).
   c. **Development Variance Permit** applications to vary height or siting provisions under the zoning may be considered if necessary to the extent that they would not reasonably prohibit an Installation.

B. **Siting Design Guidelines** are included in this **Protocol** with a preference for new tower **Installations** to be located outside of the **Residential, Agriculture, Agriculture & Open Space and Public & Open Space** OCP land-use designations or associated zones.

C. **Building permits** are required to be issued by the **City** for foundations for antennas and associated construction of new buildings and building additions to accommodate **Installations**.

D. **Municipal Access Agreements** apply to any **Installations** within the City's roads, rights of way and other public places as defined and permitted in such Municipal Access Agreements.

Notes:

a. For the purposes of this **Protocol**, **"telecommunication antenna Installations"** (**Installations**) can take the form of either antennas mounted on stand-alone towers or building-mounted antennas along with any supporting mechanical rooms, buildings and infrastructure of telephone and data networks that serve public subscribers.

b. "**Residential**" includes all Residential, Neighbourhood Residential, Mixed Use, High-Density Mixed-Use, and Neighbourhood Service Centre land use designations in the OCP and includes all zones consistent with these OCP designations.

c. Subsequent OCP land use designations with similar uses to those described in this Protocol may be used in place of the current OCP land use designations.

d. **"Tower"** includes monopoles, stand-alone towers, masts and similar structures to which antennas are attached, but does not include building-mounted antennas under 6.0m in height.

2. Antennas Requiring Protocol Processing

A. Situations Where Protocol Consultation Provisions Do not Apply

Sections 3 (Consultation), 4A(Co-Location) of this Protocol do not apply to:

Industry Canada Exclusions

a. **Maintenance** of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure.

b. **Addition or modification of an antenna system** (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height.

c. **Maintenance of an antenna system's painting or lighting** in order to comply with Transport Canada's requirements;

d. **Installation, for a limited duration** (typically not more than 3 months), of an antenna system that is used for a **special event**, or one that is used to support local, provincial, territorial or national **emergency operations** during the emergency, and is removed within 3 months after the emergency or special event; and

e. **New antenna systems,** including masts, towers or other antenna-supporting structure, with a height of **less than 15 metres** above ground level.

City Exclusions

f. **New building-mounted Installations** provided they do not extend more than 3.0m above highest point of the building and meet section 4B of the Design Guidelines.

g. **A new stand-alone tower that replaces an existing tower** provided it does not exceed the height of the existing tower and that the new tower is located **not more than 15m from the existing tower**; the Proponent is required to remove the existing tower along with any unused associated foundations, buildings, fencing and other structures to the extent agreed by the landowner and the **City.**

h. Land that is designated in the OCP as Airport, Business and Industry and that is more than 300m (for new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) from land with Residential OCP land-use designations.

i. **Local government Installations** that are solely dedicated to operation of local government utilities and infrastructure.

j. Private receiving antennas and closed telecommunication networks, neither of which serve public subscribers.

B. Situations Where Both Protocol Consultation and Detailed Design Provisions Apply

Sections 3 (Consultation) and Section 4 (Design Guidelines) of this Protocol apply to all new stand-alone Installations on sites that are:

a. **Within the Agriculture and Agriculture & Open Space OCP land-use designations/associated zones[1];**

b. **Residential or Public & Open Space OCP land use designations /associated zones or are within 300m for (new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) of such lands.**

Notes:

a. Broadcasters require licensing approval from the Canadian Radio-Television and Telecommunications (CRTC). Where a broadcaster constructs an **installation**, the broadcaster is required to provide documentation to the **City** confirming the initiation of the applicable (CRTC) licensing process and it's decision when made.

b. Where an **installation** is located on a **City** property the proponent may be required to enter into a specific agreement related to that property, or in the case of a road or SROW the proponent may be required to enter into a Municipal Access Agreement with the **City.**

c. **Transport Canada and other federal transportation regulations and policies, including the current YVR maximum height zoning, is to be followed by the Proponent.**

3. Stepped Consultation Process

A. **For those new Installations to which this Protocol applies**, the process will generally involve the following steps:

a. **Proponent** should undertake initial pre-application consultation with the City to ascertain policy and technical issues as well as alternatives to locations that require consultation.

b. **Proponent** submits the **Protocol** application along with a siting plan that addresses this **Protocol's** Design Guidelines (Section 4) and provides written confirmation of compliance with Industry Canada, Nav Canada and other federal regulations. The City confirms whether the consultation process under this Protocol applies and whether a Development Variance Permit (DVP) to relax zoning regulations is required. If neither of these are required for more minor applications, an application for **Design Review: Staff Concurrence** is made under **Process Stream No. 1** under Section 3B below.

---

[1] See Notes A and B on page 1.

c. **City** reviews the application based on the parameters established in this **Protocol** and provides initial comments

d. **Proponent** undertakes **initial public consultation, at his/her cost,** that includes:

   i. **Advertising** in at least two consecutive weekly issues of a local newspaper and City Hall Bulletin Board to inform the public of a proposed **installation over 30m in height**; and
   ii. **Written notification**, via direct-addressed mail, to all property owners within a radius from the base of the proposed tower equal to 6 times the tower height or adjacent property owners if no other property is located within 6 times tower height (mailing address list is provided by the City).

e. **Proponent receives any public comments, within a 10-day public comment period** commencing on the notice mailing date or second advertisement date (whichever is later), and addresses them with the public via correspondence through explanation or proposed changes to the proposal **within a 10-day Proponent reply period** commencing immediately after the public comment period.

f. Proponent documents all aspects of the public consultation process and provides a summary report to the City not more than 10 days after the end of the Proponent reply period . In addition to highlighting the details of the consultation process, the report must contain all public correspondence received and responses by the proponent to address public concerns and comments. Examples of concerns that proponents are to address, as identified by Industry Canada, include, but are not limited, to issues similar to the following:

   - Why is the use of an existing antenna system or structure not possible?
   - Why is an alternate site not possible?
   - What is the proponent doing to ensure that the antenna system is not accessible to the general public?
   - How is the proponent trying to integrate the antenna into the local surroundings?
   - What options are available to satisfy aeronautical obstruction marking requirements at this site?
   - What are the steps the proponent took to ensure compliance with the general federal requirements including the *Canadian Environmental Assessment Act* (CEAA), Safety Code 6, etc.?

g. **Proponent may be required** to hold a **first public meeting** if there are any outstanding public concerns after responding to any public comments from the initial consultation and reporting them back to the **City.** This meeting may take the form of a general public open house or invitee meeting if there are relatively few people expressing issues of concern. The notification process will be the same of that of initial notification if there is to be a public meeting or notification of only interested parties to an invitee meeting.(As necessary - determined at the discretion of the **City**'s Director of Development, based on public comments from initial mail-out consultation).

h. **Proponent addresses** public comments from the first public or invitee meeting on issues and repeats documentation process as outlined in (e) above.

i. **Proponent may need to make a DVP application** if the proposal does not meet the applicable zoning setbacks, heights or landscaping/screening provisions. The DVP process is coordinated with the **Protocol** consultation process. If the **Installation does not require public consultation as outlined above,** but requires a DVP to relax zoning provisions, the **Proponent** will need to **submit a standard DVP application** following Process Stream 3 below, but with the regular 50m DVP consultation radius.

j. If the proposed **Installation** is located within the ALR, the proposal will also be referred to the City's Agricultural Advisory Committee (AAC) concurrently with the above Proponent consultation process.

B. The application takes one of **Three Process Streams** depending on whether the above public consultation and a DVP are required.

PROCESS STREAMS

1. Staff Concurrence: Design Guidelines Only	**2. Council Concurrence: Regular Consultation Process**	**3. Council Concurrence: Consultation Process With a DVP**
a. If there is no public consultation required as set out above nor a DVP required to relax zoning requirements, City staff will view an application for siting and design.	**a. City undertakes public notification** for formal consideration of application using the consultation area as set out in this **Protocol.**	**a. City undertakes public notification** for formal consideration of a DVP following the **City DVP process,** but using the consultation area as set out in this **Protocol.**
b. Staff prepares a memo reviewing how the proposed **Installation** meets the **Design Guidelines** under Section 4	**b. City staff prepares a report to Planning Committee** that reviews how the proposal meets the **Protocol** Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).	**b. City staff prepares a report to DP Panel** that reviews how the proposal requires a variance to zoning, meets the **Protocol** Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).
c. The Director of Development considers the above memo and either issues a letter with **a recommendation of concurrence or requests changes to design and/or siting.**	**c. City Planning Committee reviews the application and staff report.** This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.	**c. City Development Permit (DP) Panel reviews the application and staff report.** This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.
	d. City Planning Committee makes a recommendation of concurrence or non-concurrence.	**d. City DP Panel makes a recommendation** of concurrence or non-concurrence.
d. Proponent may undertake possible design or siting modifications and/or provides additional documentation on design rationale if required.	**e. Proponent undertakes** possible proposal modifications and commitments, if any, requested by Planning Committee.	**e. Proponent undertakes** possible proposal modifications and commitments, if any, requested by DP Panel.
e. The Director of Planning and Development **issues a letter with a recommendation of concurrence or non-concurrence for design and siting.**	**f. Council considers Planning Committee's Recommendation of concurrence or non-concurrence** that is then forwarded to the proponent and Industry Canada to conclude processing.	**f. Council considers DP Panel Recommendation of concurrence or non-concurrence** that is then forwarded to the proponent and Industry Canada to conclude processing.

Note: The City's DVP notification area is expanded, at City cost, beyond the standard 50m-radius area to a radius of equal to 6 times the proposed tower/antenna height measured from the tower/antenna or includes adjacent properties (whichever is greater) to be consistent with the proponent notification area in this **Protocol.**

4. Design Guidelines

These design guidelines apply to all Installations - whether they involve new towers or are co-located on existing towers or erected on existing buildings. Proponents must also comply with Industry Canada design requirements, some of which are included in these guidelines (Please refer to CPC-2-0-03 – Issue 4 or subsequent Industry Canada Policies and Regulations).

A. Co-Location: The First Choice for All New Installations

a. **Co-Locate on Existing Towers** - Each proponent proposing a new **tower Installation** will need to explore opportunities for co-location on existing towers as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas of the tower. Proponents should contact all other relevant telecommunication service providers to confirm opportunities for or agreements to co-locate on an existing **tower installation.**

b. **Planning for Co-Location** - All new **Installations** should be designed and engineered to accommodate additional antennas and related supporting infrastructure (e.g., mechanical buildings) as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas for stand-alone towers or that accommodates multiple antennas on a building consistent with these guidelines.

c. **Confirming Support for Co-Location -** The proponent is to document whether they will **be co-locating on existing towers** Installations or **providing offers to share for future co-location opportunities** if there are no current opportunities for co-location. Appropriate information from the Proponent's professional consultants, may be required to confirm the extent to which co-location is possible under the above sections.

B. Specific Siting Criteria for All New Installations

The following guidelines apply **to all new Installations** (whether completely new towers or co-located on existing towers or erected on existing structures/buildings):

a. **Comply with Existing Zoning** - All applicable zoning regulations (height, setback, lot coverage and landscaping) apply to both stand-alone and building mounted **Installations** and supporting utility structures unless a DVP is obtained, while acknowledging the *Radiocommunication Act.*

b. **Integrate With Existing Adjacent Buildings and Landscape** – Stand-alone **Installations** should be properly integrated with existing buildings/structures and landscape in a manner that does not unduly affect their technical performance and be located to minimize the visual impact of the Installation on surrounding land uses.

c. **Integrate Into Building Design** - Building-mounted **Installations** should be architecturally integrated into the design of the building with appropriate screening (that does not unduly add the appearance of building mass) in a manner that does not unduly decrease their technical performance and colour

applied to minimize and integrate their appearance to the building. The preference is to have antennas screened only when screening will:

i. Not to increase mass unless appropriately integrated into the building mass; and
ii. Reduce visibility from street level and other major nearby buildings.

d. **Coordinate With Current Building Rooflines** – Building-mounted antennas should not extend beyond 3 m above the highest point of a building nor 3 m above a parapet wall surrounding the main part of a flat-roofed building to which the antenna is affixed. In addition to this guideline, the installation must comply with the maximum permitted building height under the applicable zoning, unless a DVP to relax the height provision is issued by the City.

e. **Conform with Any Applicable Existing Development Permit (DP) and Development Permit Area (DPA) Design Guidelines – Installations** affixed to existing buildings and structures should be consistent with or not defeat the intent of the applicable DP conditions or DPA design guidelines to the extent that conformity does not hamper the functionality of the **Installation**.

C. General Location for <u>New Stand-Alone Installations</u>

The following guidelines **<u>apply to new stand-alone Installations</u>** (where they can not be co-located on existing towers or erected on existing buildings/structures).

a. **Preference to Locate in OCP Industry and Business and Airport Designations** – A new stand-alone **Installation** should be located in the designated or zoned areas provided it is greater than 300m **(for new towers over 30m in height), or more than 150m (for new towers between 15m and 30m in height),** from lands with Residential or Public & Open Space land-use designations or associated zones.
b. **Minimize Environmental Impact** – Do not locate **Installations** in a manner that would negatively impact designated OCP Conservation Areas, Riparian Management Areas, and other areas with ecological habitat.
c. **Minimize Impact to Public & Open Space lands** – Do not locate **installations** in a manner that would negatively impact existing parkland and other public open spaces which include playgrounds, sports fields, trails and other similar recreational features.
d. **Protect and Utilize Existing Vegetation – Installations** should be located to minimize disturbance of and maximize screening from existing trees and landscaping with the objective of minimizing the visual impact of the **Installations**.
e. **Minimize Agricultural Impact** – Proponents should avoid locating **Installations** on land within the Agricultural Land Reserve (ALR) or in the OCP Agriculture and Agriculture & Open Space designations or associated zones. If it is deemed necessary for a proposed **installation** to be located in these areas, the following requirements apply:

i. Comply with ALR regulations, including requiring that all tower and related equipment/buildings **not exceed** a maximum footprint area of 100 sq. m.
ii. If this maximum footprint area is exceeded, a "non-farm use" application to the **City and Agricultural Land Commission will be required prior** to going through the **Protocol** consultation and any applicable DVP application processes.
iii. **Installations** should be located in a manner that maximizes land available for farming and minimize negative impacts to existing and future potential agricultural operations.

D. Screening and Landscaping For New Tower Installations

Proponents are **encouraged** to construct **any new tower Installations** meeting the following screening guidelines:

a. **Fencing** - Appropriate fencing is to be implemented to properly secure **Installations.**
b. **Screening Buffers-** A contiguous, solid decorative fence or planted landscape buffer, consisting of a combination of hedging, trees and shrubs, is to be implemented to screen stand-alone tower **Installations** from **Residential** areas, adjacent buildings and public roads. A minimum height of 2.0 m, and sufficient thickness for vegetation screening to obscure view of the installation, constitutes a landscape buffer.
c. **Maintenance** - Proponents should provide for long-term maintenance and upkeep of appropriate landscaping for its stand-alone telecommunication **Installations**.

City of Richmond

Development Application Data Sheet

Development Applications Division

DV 13-631844 **Attachment 3**

Address: 7411 Nelson Road

Applicant: TM Mobile Inc Owner: Bontebok Holdings Ltd

Planning Area(s): Fraser Lands

	Existing	Proposed
Site Area:	51,059.8 m^2	No change
Land Uses:	Industrial	Warehousing and Logistics
OCP Designation:	Industrial	Industrial
Zoning:	Industrial (I)	Industrial (I)

	Bylaw Requirement	Proposed	Variance
Accessory Structure Height (m):	Max. 20 m	29.6 m	Requested
Floor Area Ratio:	1.0	No change	None permitted
Lot Coverage – Buildings:	Max. 60%	No change	None
Setback – Front Yard:	Min. 3.0 m	• The installation is proposed to be set back well beyond the minimum of 3.0 m • No change to existing building setbacks on-site	None
Setback – Exterior Side Yard:	Min. 3.0 m	• The installation is proposed to be set back well beyond the minimum of 3.0 m • No change to existing building setbacks on-site	None
Setback – Interior Side Yard:	None	• The installation is proposed to be set back well beyond the Interior Side Lot Line. • No change to existing building setbacks on-site	None
Setback – Rear Yard:	None	• The installation is proposed to be set back 1.1 m from the Rear Lot Line. • No change to existing building setbacks on-site	None
Minimum Lot Size:	None	No change	

MAP OF EXISTING STRUCTURES

ATTACHMENT 4

PHOTO SIMULATION OF PROPOSED TOWER

VIEW OF TOWER FROM THE EAST

VIEW OF TOWER FROM THE NORTHWEST (CORNER OF BLUNDELL RD & NO. 8 RD)

City of Richmond

Development Variance Permit

DV 13-631844

To the Holder:	TM MOBILE INC.
Property Address:	7411 NELSON ROAD
Address:	C/O STANDARD LAND COMPANY INC. ATTN: SHAREL LONGHURST SUITE 610-688 WEST HASTINGS STREET VANCOUVER, BC V6B 1P1

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum height of an accessory structure in the "Industrial (I)" zone from 20.0 m to 30.0 m to permit the construction of a telecommunication antenna installation as shown on Plan # 1.a. to Plan # 3.b. attached hereto.
4. As a condition of the issuance of this Development Variance Permit, the City is holding the security in the amount of $2,673.50 to ensure that development and landscaping is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. 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.
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

DV 13-631844

To the Holder:	TM MOBILE INC.
Property Address:	7411 NELSON ROAD
Address:	C/O STANDARD LAND COMPANY INC. ATTN: SHAREL LONGHURST SUITE 610-688 WEST HASTINGS STREET VANCOUVER, BC V6B 1P1

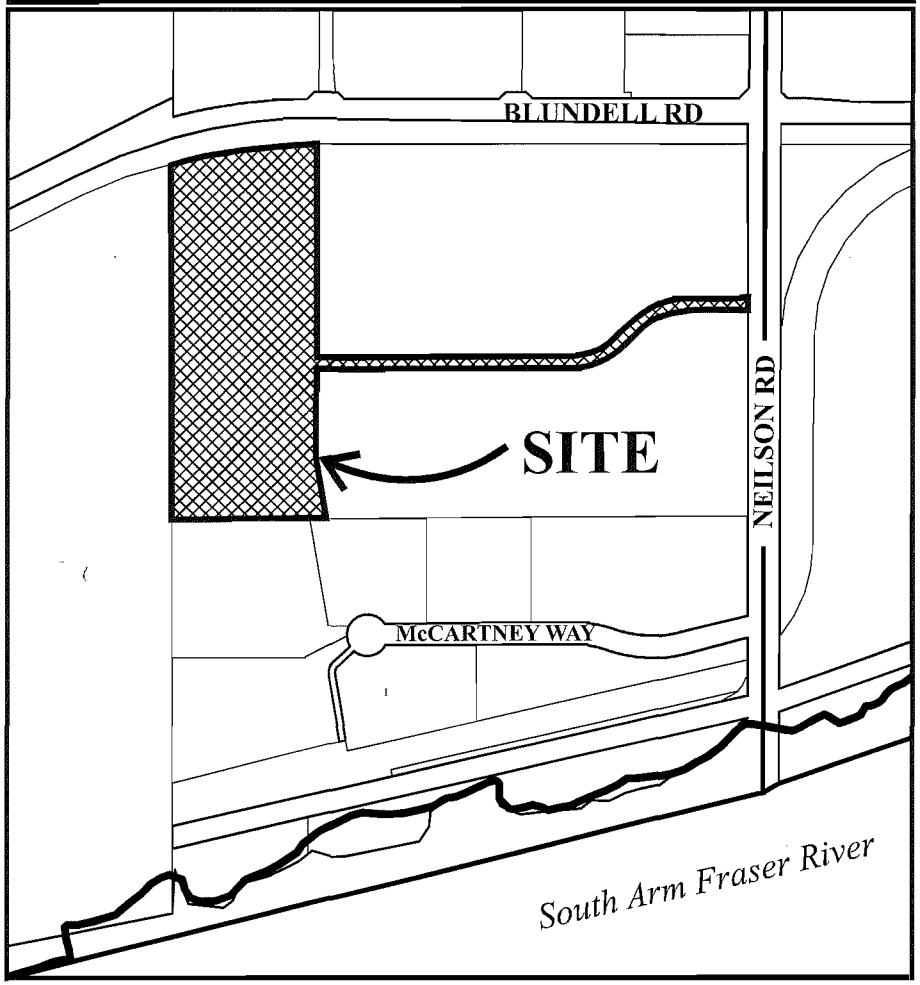
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

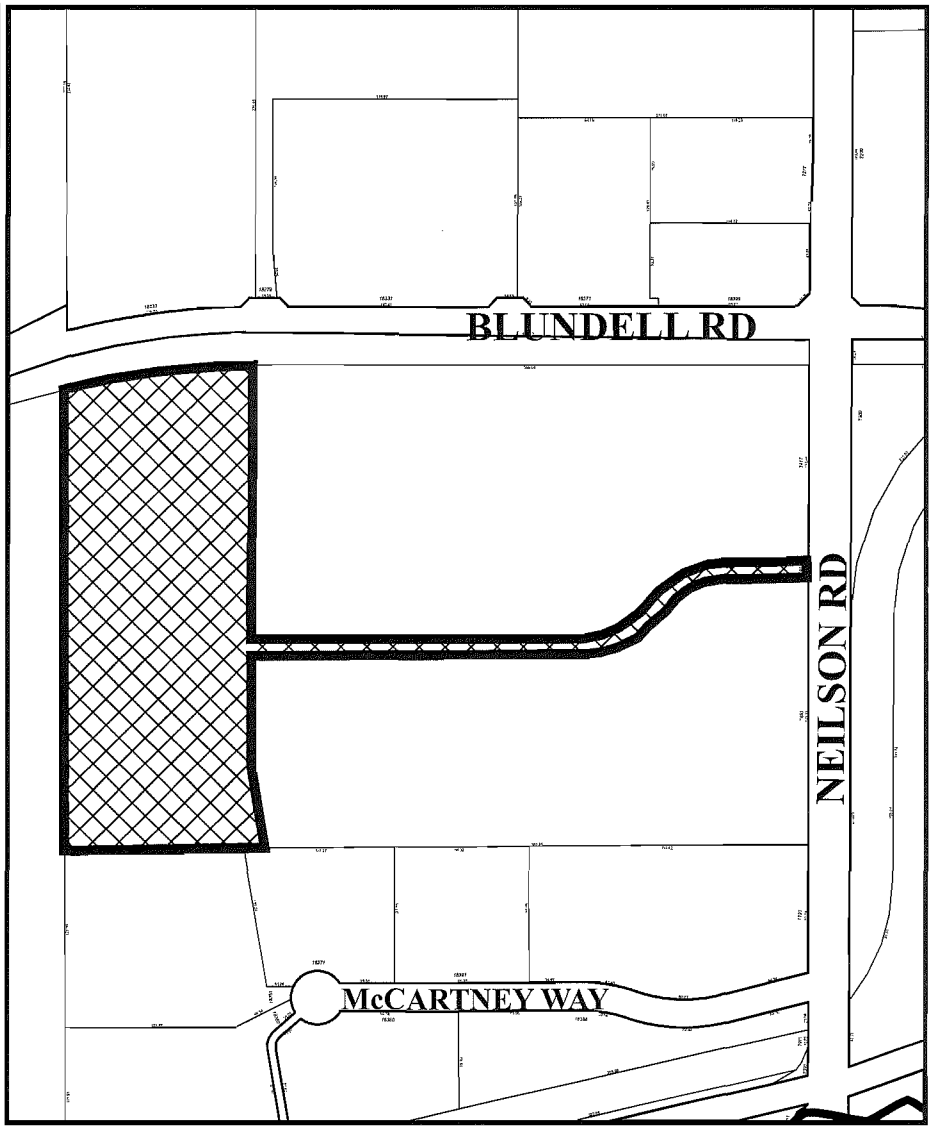
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



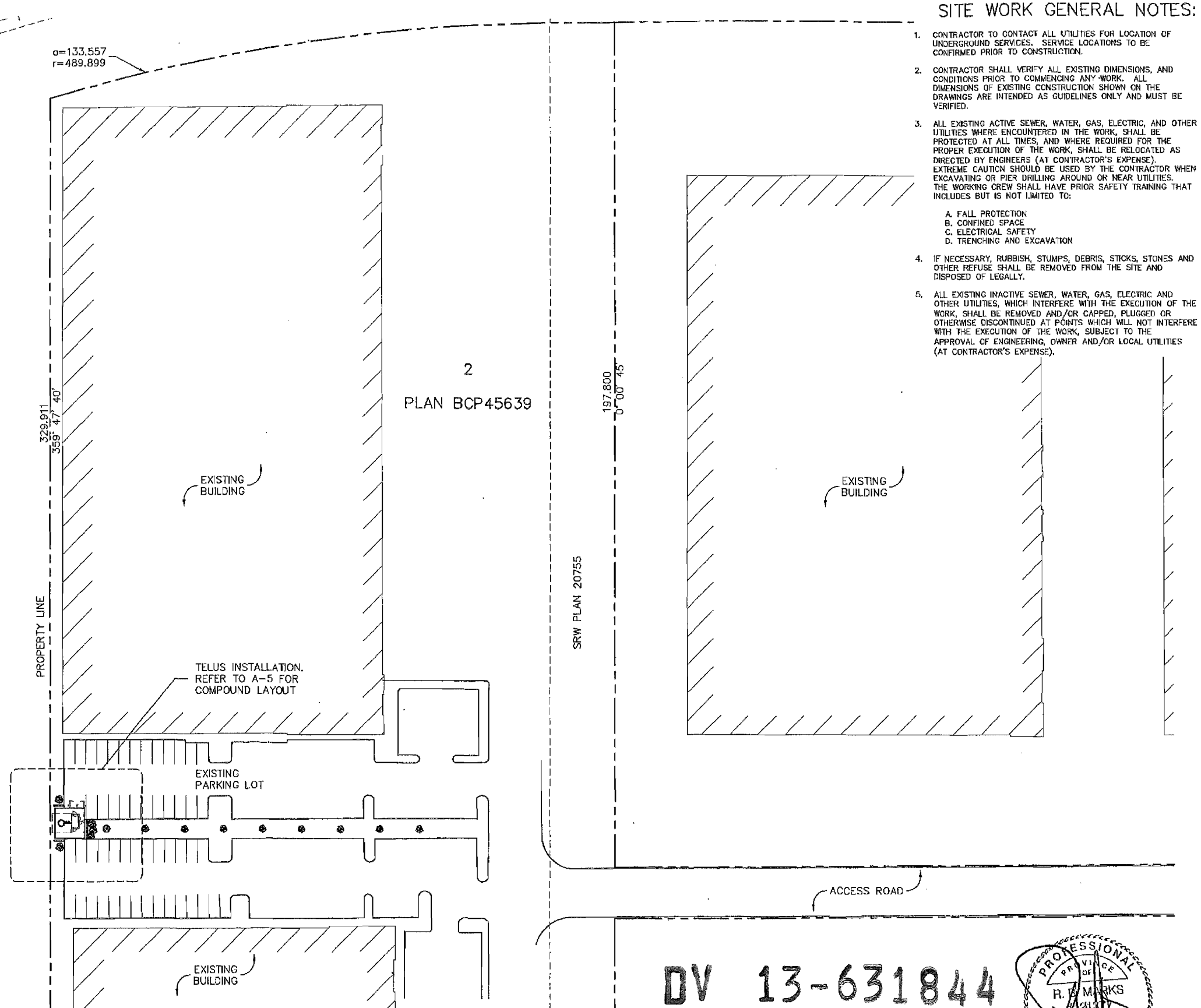


DV 13-631844
SCHEDULE "A"

Original Date: 03/21/13

Revision Date:

Note: Dimensions are in METRES



1 SITE PLAN
1:1000
0 10m 20m 40m

SITE WORK GENERAL NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS (AT CONTRACTOR'S EXPENSE). EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. THE WORKING CREW SHALL HAVE PRIOR SAFETY TRAINING THAT INCLUDES BUT IS NOT LIMITED TO:
   A. FALL PROTECTION
   B. CONFINED SPACE
   C. ELECTRICAL SAFETY
   D. TRENCHING AND EXCAVATION
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES (AT CONTRACTOR'S EXPENSE).

DV 13-631844
Plan #1.a.

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — R. R. MARKS

JUL 18 2014

NOTES:

1. SITE PLAN PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY McELHANNEY ASSOCIATES LAND SURVEYING LTD DATED JUNE 15, 2011 AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED JUNE 1, 2011.

REV.	DESCRIPTION	BY	DATE
7	REVISED PER C OF R	RM	JUL 14/14
6	REISSUED FOR B.P./CONST.	RM	JUN 13/14
5	REVISED PER TELUS	RM	JUN 05/14
4	REVISED PER TELUS	RM	APR 16/14
3	ISSUED FOR B.P./CONST.	RM	FEB 25/13
2	REVISED PER TELUS	RM	FEB 15/13
1	REVISED PER TELUS	RM	NOV 10/11
0	ISSUED FOR REVIEW	RM	SEP 13/11

CLIENT: TELUS

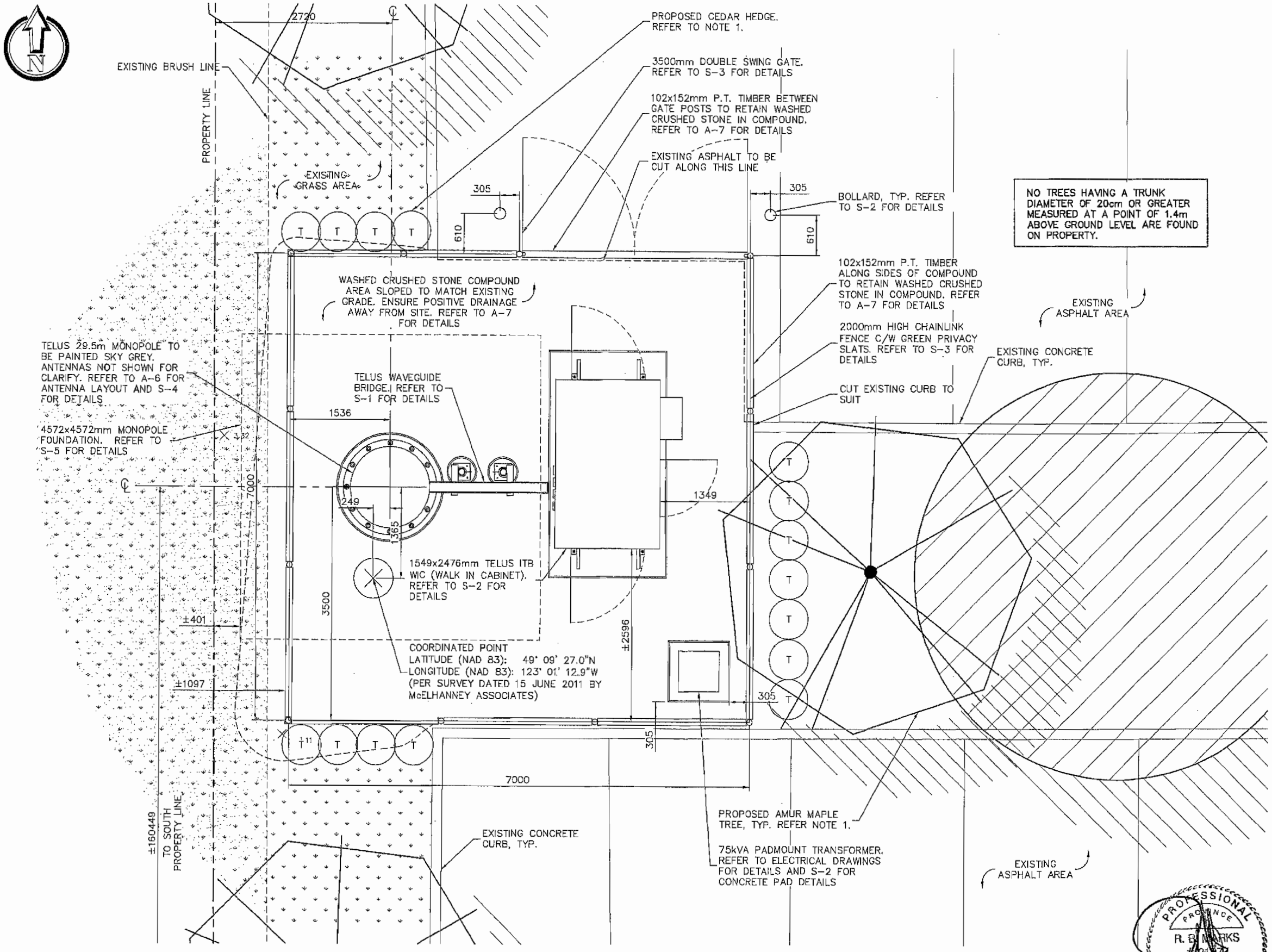
TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:
BC1085
LULU ISLAND
7411 NELSON RD
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
SITE PLAN

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	K.W.
DATE:	SEP 13/11
CAD FILE:	1110-061A4
PROJECT NUMBER:	1110-061

DRAWING NO. A-4



1 COMPOUND LAYOUT
1:60
0 600 1.2m 2.4m

DV 13-631844
Plan # 1.b.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. B. MARKS

JUL 18 2014

NOTES:

1. REFER TO LANDSCAPE PLAN L-1 FOR ALL LANDSCAPING REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
7	REVISED PER C OF R	RM	JUL 14/14
6	REISSUED FOR B.P./CONST.	RM	JUN 13/14
5	REVISED PER TELUS	RM	JUN 05/14
4	REVISED PER TELUS	RM	APR 16/14
3	ISSUED FOR B.P./CONST.	RM	FEB 25/13
2	REVISED PER TELUS	RM	FEB 15/13
1	REVISED PER TELUS	RM	NOV 10/11
0	ISSUED FOR REVIEW	RM	SEP 13/11

CLIENT:

TELUS

TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:

BC1085
LULU ISLAND
7411 NELSON RD

RICHMOND BRITISH COLUMBIA

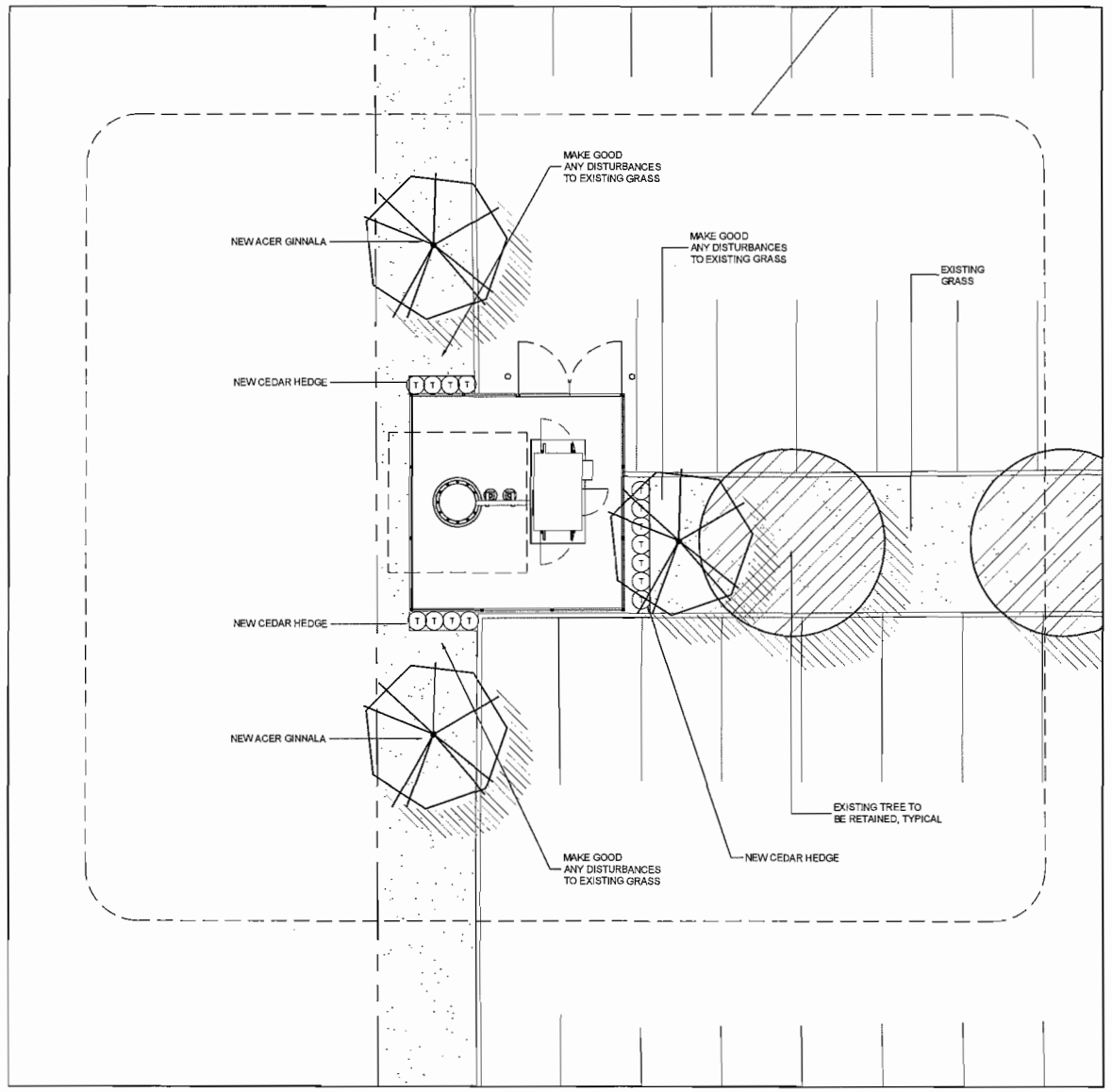
DRAWING TITLE:

COMPOUND LAYOUT

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	K.W.
DATE:	SEP 13/11
CAD FILE:	1110-061A5
PROJECT NUMBER:	1110-061

DRAWING NO.

A-5



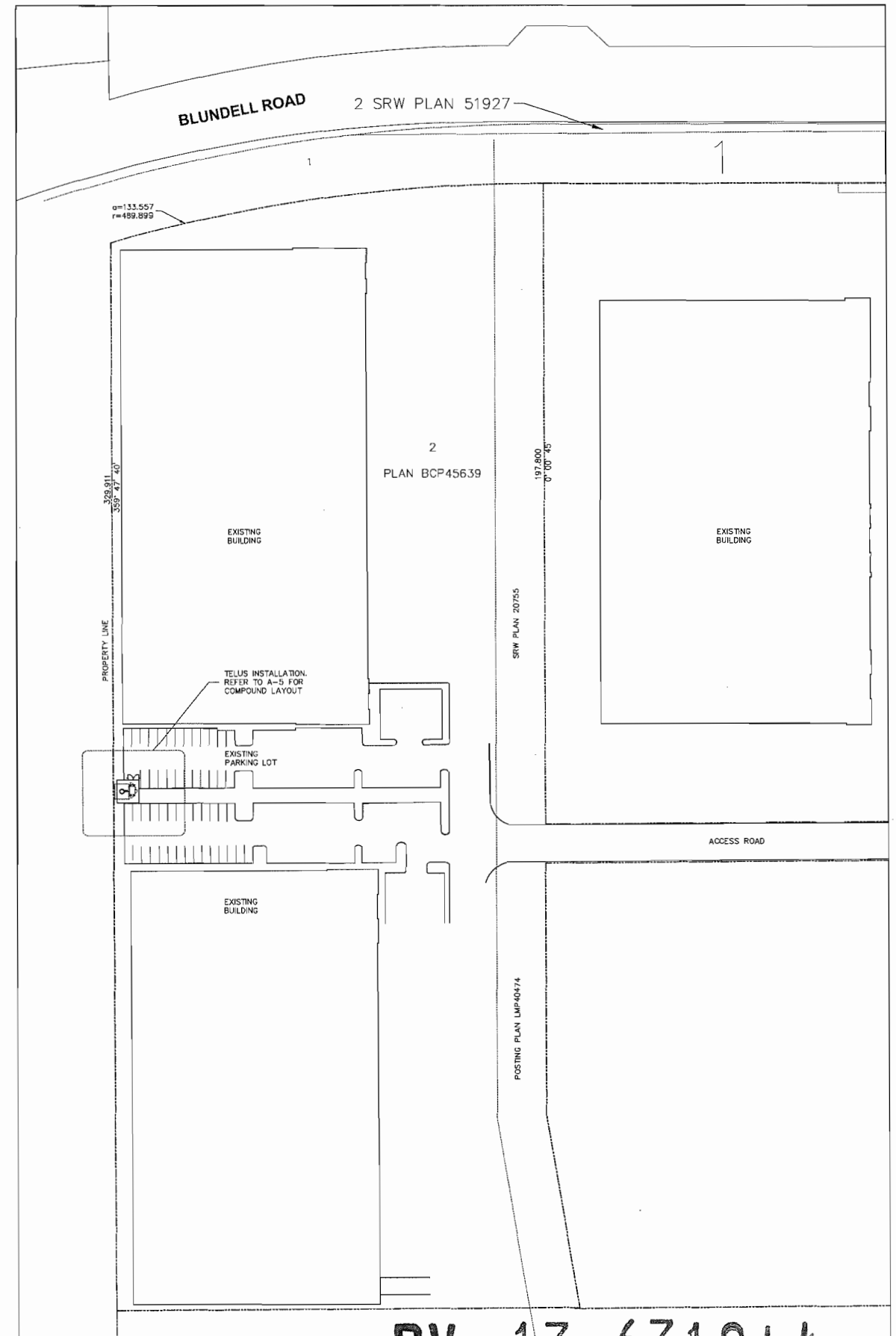
LANDSCAPE PLAN
1:100

PLANT SCHEDULE

PMG PROJECT NUMBER: 14-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
SHRUB				
	3	ACER GINNALA	AMUR MAPLE	6CM CAL; 1.8M STD; B&B
	15	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B

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



KEY PLAN
1:750

DV 13-631844
Plan#2

14073-1.ZIP

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	14.JULY.2014	CHAINLINK FENCE	

CLIENT:

PROJECT:

BC1085

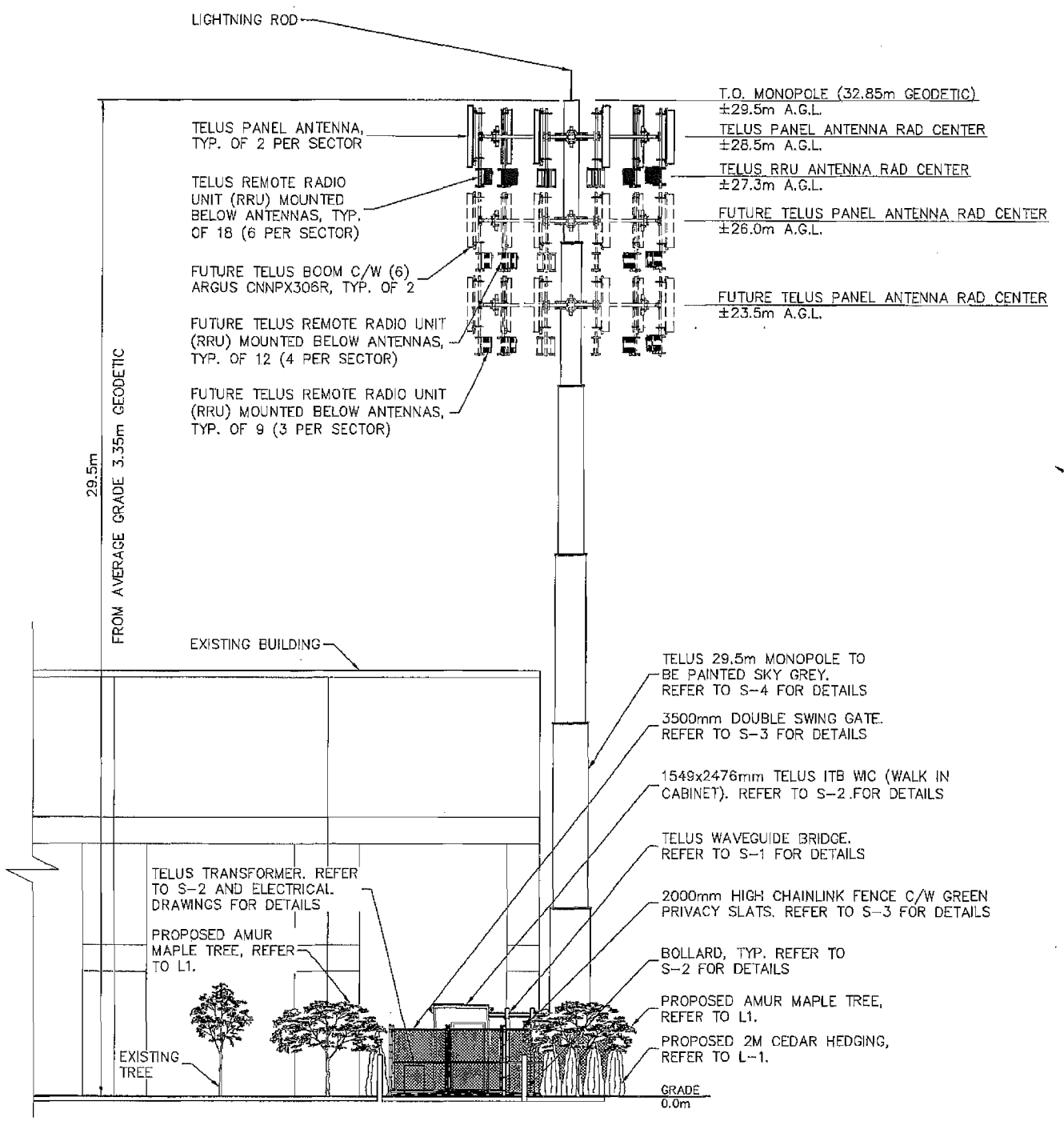
7411 NELSON ROAD
LULU ISLAND
RICHMOND, BC

DRAWING TITLE:

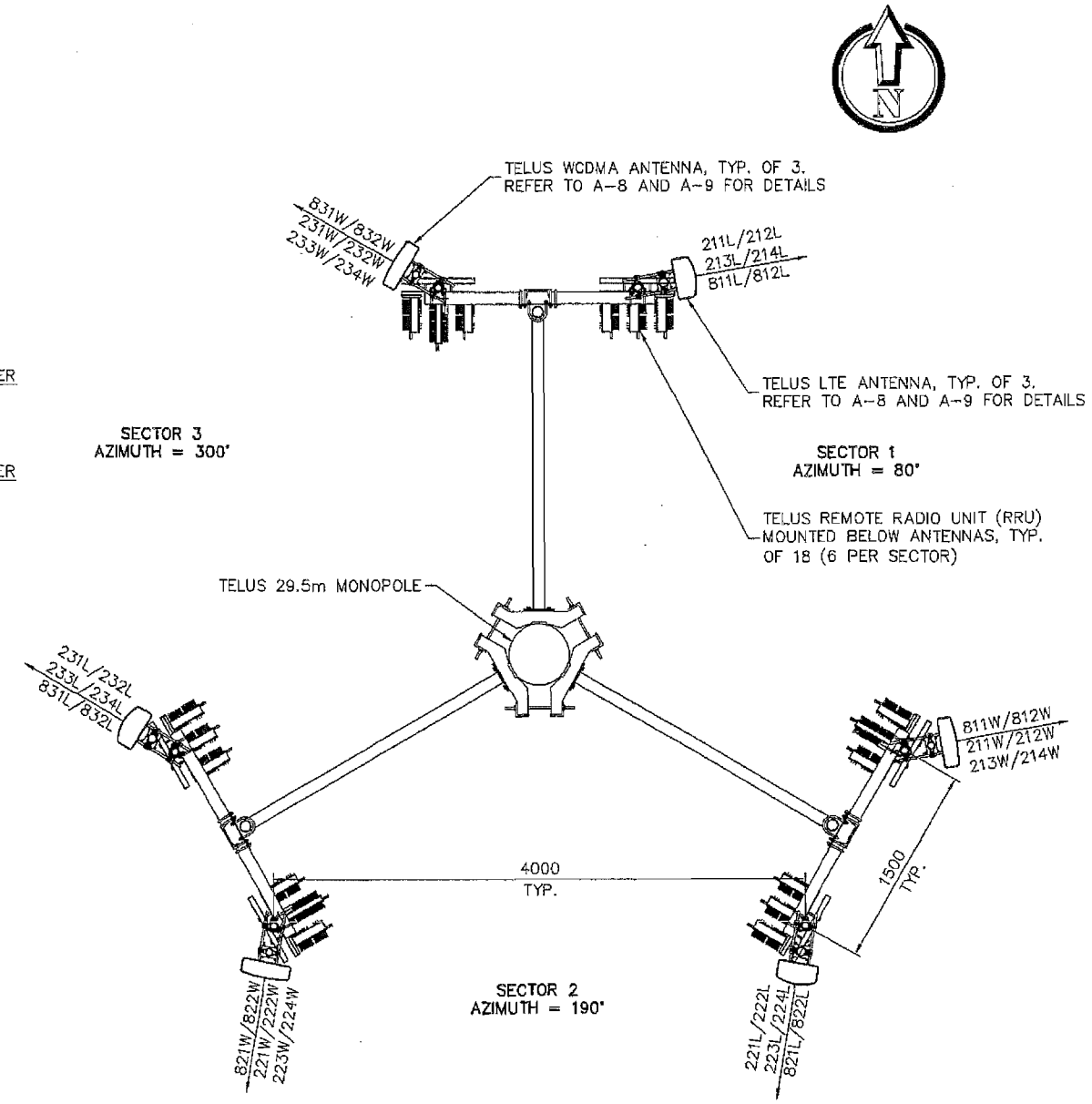
LANDSCAPE PLAN

DATE:	14.JUN.12	DRAWING NUMBER:
SCALE:	AS SHOWN	**L1**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 1

PMG PROJECT NUMBER: **14-073**



1 NORTH ELEVATION
1:150
0 1.5m 3m 6m



2 ANTENNA LAYOUT
1:40
0 400 800 1.6m

DV 13-631844
Plan # 3.a.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. E. MARKS
JUL 18 2014

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
7	REVISED PER C OF R	RM	JUL 14/14
6	REISSUED FOR B.P./CONST.	RM	JUN 13/14
5	REVISED PER TELUS	RM	JUN 05/14
4	REVISED PER TELUS	RM	APR 16/14
3	ISSUED FOR B.P./CONST.	RM	FEB 25/13
2	REVISED PER TELUS	RM	FEB 15/13
1	REVISED PER TELUS	RM	NOV 10/11
0	ISSUED FOR REVIEW	RM	SEP 13/11

CLIENT:

TELUS

TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:

LULU ISLAND
7411 NELSON RD
BC1085

RICHMOND BRITISH COLUMBIA

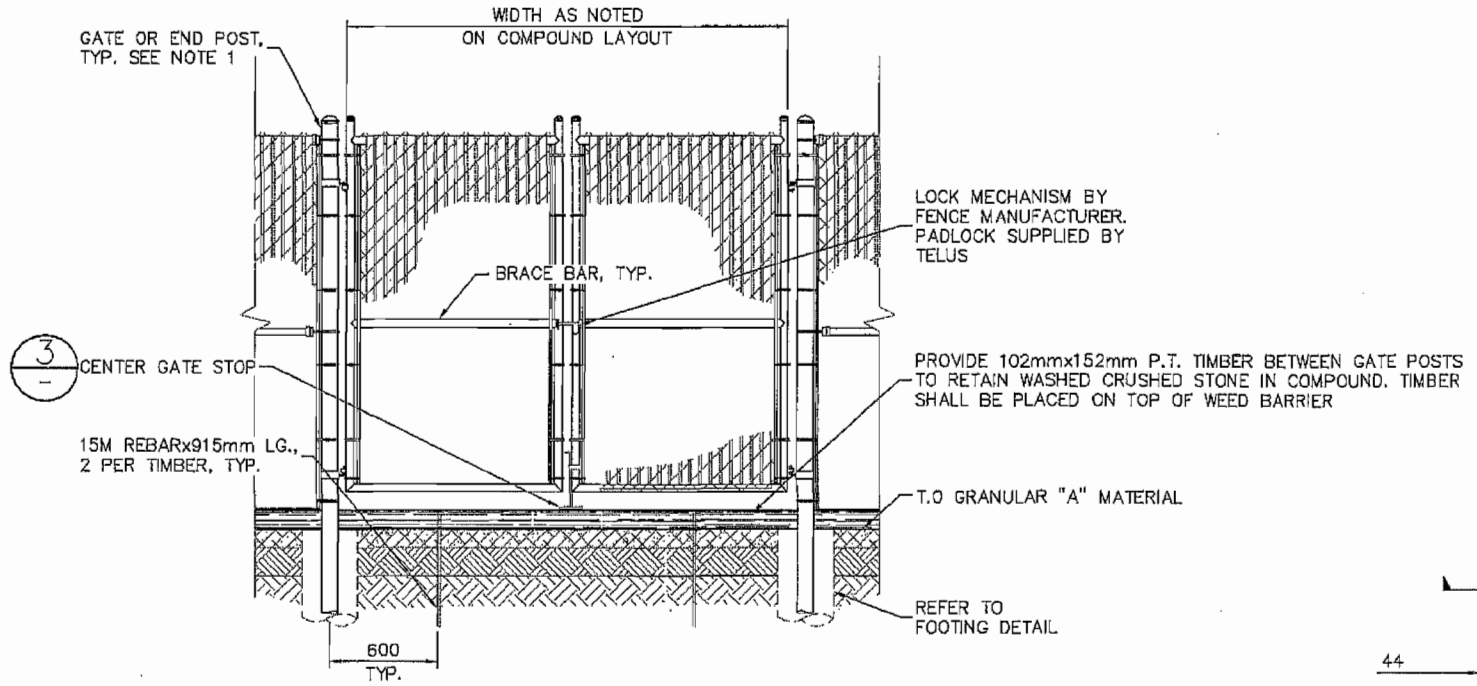
DRAWING TITLE:

NORTH ELEVATION

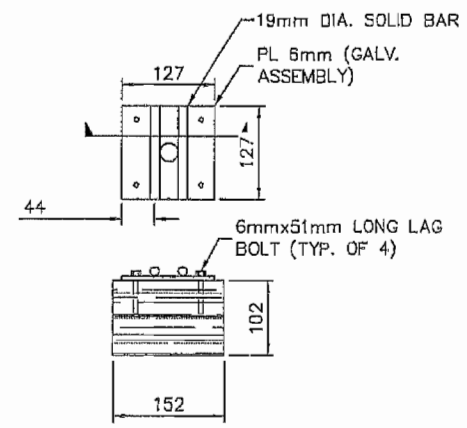
SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	K.W.
DATE:	SEP 13/11
CAD FILE:	1110-061A6
PROJECT NUMBER:	1110-061

DRAWING NO.

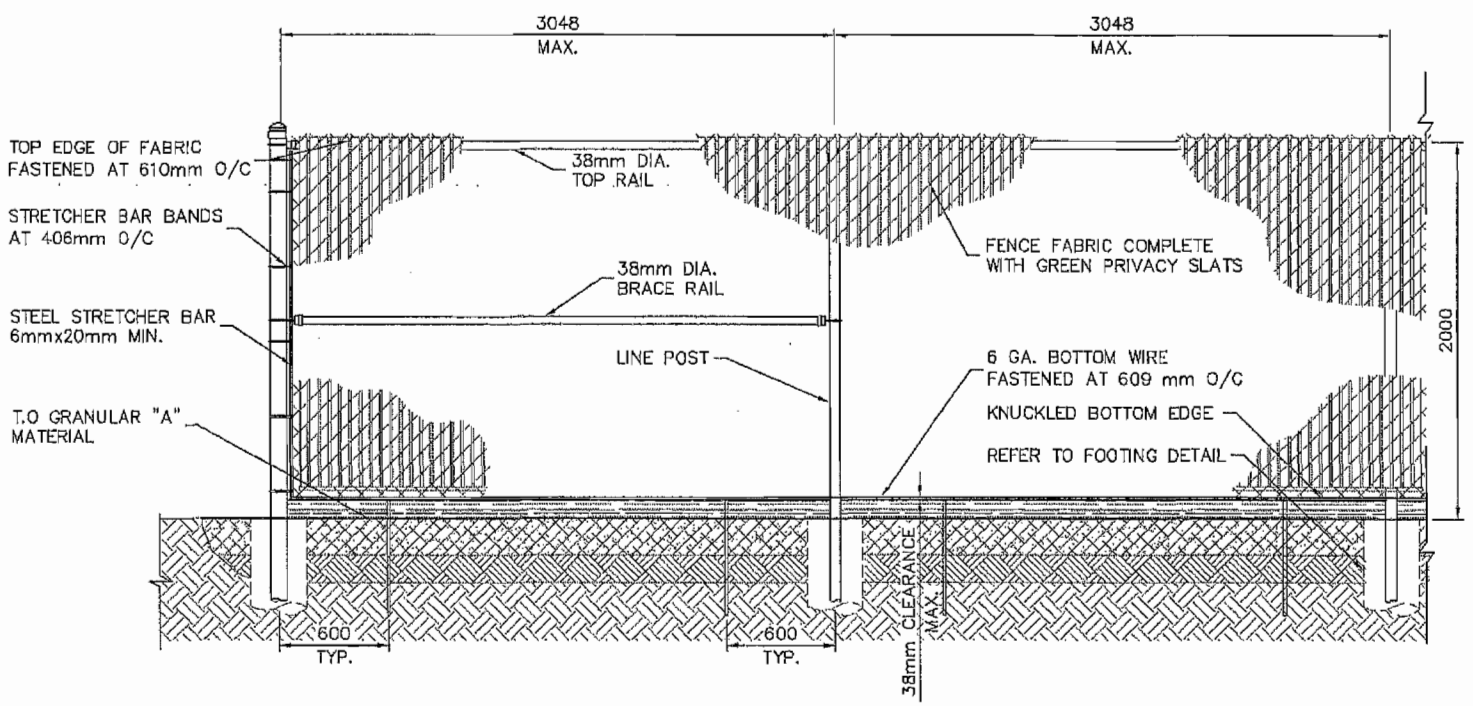
A-6



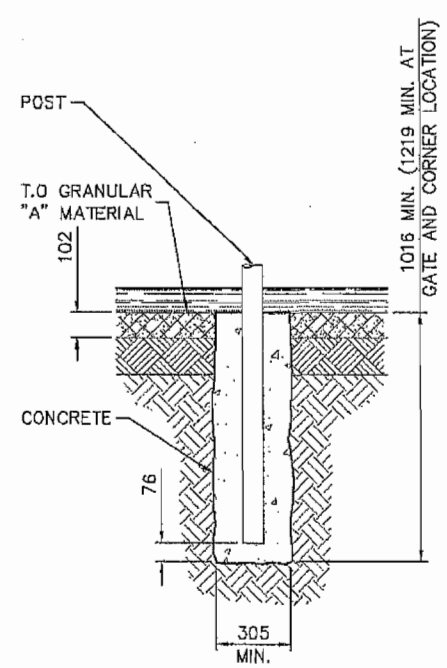
1 TYPICAL FENCING GATE AND PANEL
1:40
0 400 800 1.6m



3 GATE STOP PANEL
1:10
0 50 100 200



2 CHAINLINK FENCE WITH TOP RAIL
1:40
0 400 800 1.6m



4 FOOTING PANEL
1:30
0 300 600 1.2m

POST DETAILS		
POST TYPE	OUTSIDE DIAMETER	POST LENGTH STANDARD
LINE POST	60mm	SIZE TO SUIT
GATE, CORNER, END OR PULL POST	89mm	SIZE TO SUIT

TYPICAL FENCING NOTES:

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)

1. GATE POST, CORNER, END OR PULL POST 79mm NOMINAL (88.9mm O.D.) SCHEDULE 40, FOR GATE WIDTHS UP TO 1829mm OR 3658mm FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POSTS: 50mm (60.325mm O.D.) SCHEDULE 40 PER ASTM-F1083.
3. GATE FRAME: 38mm (47.625 O.D.) SCHEDULE 40 PER ASTM-F1083.
4. TOP RAIL AND BRACE RAIL: 38mm (47.625 O.D.) PIPE SCHEDULE 40 PER ASTM-F1083.
5. FABRIC: 9 GA. CORE WIRE SIZE 50mm MESH, CONFORMING TO ASTM-A392. GREEN PRIVACY SLATS TO BE PROVIDED
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. PROVIDE A SINGLE WRAP OF FABRIC TIE AT POSTS, RAILS, AND AT TENSION WIRE BY HOG RINGS. MAX. SPACING 609mm O/C.
7. TENSION WIRE: MINIMUM 6 GA. GALVANIZED STEEL.
8. GATE LATCH: 35mm O.D. PLUNGER ROD W/ MUSHROOM TYPE CATCH.
9. HEIGHT = 2000mm

DV 13-631844
Plan #3.b.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. B. MARKS
JUL 18 2014

NOTES:

1. REFER TO TELUS CONSTRUCTION SPECIFICATIONS SECTION: 02440 FOR FENCING REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
7	REVISED PER C OF R	RM	JUL 14/14
6	REISSUED FOR B.P./CONST.	RM	JUN 13/14
5	REVISED PER TELUS	RM	JUN 05/14
4	REVISED PER TELUS	RM	APR 16/14
3	ISSUED FOR B.P./CONST.	RM	FEB 25/13
2	REVISED PER TELUS	RM	FEB 15/13
1	REVISED PER TELUS	RM	NOV 10/11
0	ISSUED FOR REVIEW	RM	SEP 13/11

CLIENT:

TELUS

TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:
BC1085
LULU ISLAND
7411 NELSON RD
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
CHAINLINK FENCE DETAILS

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	J.V.
DATE:	SEP 13/11
CAD FILE:	1110-061S3
PROJECT NUMBER:	1110-061

DRAWING NO.
S-3

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	July 18, 2014
From:	Wayne Craig Director of Development	**File:**	DP 14-664790
Re:	**Application by Penta Homes (Princess Lane) Ltd. for a Development Permit at 4160 Garry Street**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a five (5) unit townhouse complex at 4160 Garry Street on a site zoned "Town Housing (ZT35) – Garry Street (Steveston)"; and
2. Vary Section 4.9.7 of Richmond Zoning Bylaw 8500 to permit the proposed garbage and recycling enclosure to be located within the setback to Yoshida Court.

Wayne Craig
Director of Development

CL:blg
Att.

Staff Report

Origin

Penta Homes (Princess Lane) Ltd. has applied to the City of Richmond for permission to develop a five (5) unit townhouse complex at 4160 Garry Street on a site zoned "Town Housing (ZT35) – Garry Street (Steveston)". The subject site is currently vacant.

The site is being rezoned from "Single Detached (RS1/A)" to "Town Housing (ZT35) – Garry Street (Steveston)" for this project under Bylaw 9108 (RZ 13-641596).

A Servicing Agreement is required as part of the proposed development (prior to final adoption of the rezoning bylaw) for the design and construction of frontage works along Garry Street and Yoshida Court.

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

Existing development immediately surrounding the site is as follows:

- To the north, across Garry Street, are 23 dwelling units within a townhouse complex on a site zoned "Town Housing (ZT35) – Garry Street (Steveston)".
- To the east, is a single-detached dwelling on a lot zoned "Single Detached (RS1/A)", which fronts Garry Street.
- To the south, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Yoshida Court.
- To the west, across Yoshida Court, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Garry Street.

Rezoning and Public Hearing Results

During the rezoning process, staff worked with the applicant to:

- Develop an acceptable site plan that generally meets all zoning and policy requirements, despite the size constraints of the subject site.
- Ensure that the form and character of the proposed development conforms with the Official Community Plan (OCP) design guidelines for town houses.
- Review the requested variance to permit the garbage and recycling enclosure to be located within the setback to Yoshida Court at the west end of the internal drive-aisle, along the west property line.

The Public Hearing for the rezoning application at this site was held on June 16, 2014, and the Zoning Amendment Bylaw 9108 was given 3rd reading.

Staff also identified the following design issues to be resolved at the Development Permit stage:

- Opportunities to enhance the design of the public amenity space along Garry Street for public access.
- Opportunities to enhance on-site permeability through the use of additional porous surface materials.
- Opportunities to minimize the differences in grade elevations between the public sidewalk and the main living area.
- A detailed review of architectural form and character, landscape design, and the design of architectural elevations, including opportunities for further refinements to exterior cladding materials, window openings, and facade articulation.
- Opportunities for accessibility and aging-in-place features to be incorporated into unit design.
- The applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Through the review of this Development Permit application, staff have worked with the applicant to ensure that the proposed architectural form and character is of a high quality, is consistent with the design guidelines contained within the Official Community Plan (OCP), and is compatible with that of existing townhouse developments in the neighbourhood while aiming to respect the adjacent single-detached housing to the east, south, and west. Specifically, the applicant has addressed the following issues through the design review:

- Clear pedestrian access to the on-site public amenity space is provided directly from the sidewalk on the south side of Garry Street in front of the Fir tree that is to be retained within the boulevard on City-owned property. The surface used to access the amenity space is to consist of lawn and wood plank decking that is relatively consistent with the grade elevation of the sidewalk.

- Improvements have been made to the hard landscaping proposed, with a resulting increase in permeable surface area.

- Improvements have been made to the screening of the proposed garbage and recycling enclosure with plant material on its exposed elevation along Yoshida Court.

- Improvement has been made to the difference in grade elevation between the public sidewalk and the entry to the main living area by incorporating steps inside the foyer of the dwelling units.

- Refinements have been made to building elevations through added variation in cladding materials, which provides visual interest and assists with breaking the building down into individual components (e.g. a distinct base, middle, and top).

- Incorporation of aging-in-place features in all units, and demonstration of a functional convertible unit design in one (1) unit.

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 OCP and is generally in compliance with the "Town Housing (ZT35) – Garry Street (Steveston)" zone except for the variance noted below.

Zoning Compliance/Variance Request (staff comments in **bold**).

The applicant has requested to vary Section 4.9.7 of Richmond Zoning Bylaw 8500 to permit the proposed garbage and recycling enclosure to be located within the setback to Yoshida Court, between the internal drive-aisle and the west property line (Plan # 1), to enable weekly garbage and recycling collection from Yoshida Court.

This variance request was identified in the rezoning staff report and the only correspondence received regarding the proposed garbage and recycling enclosure in response to the Public Hearing notification was that as much screening as possible be incorporated on the subject site on the exposed side of the enclosure along Yoshida Court.

(Staff considers the proposed location of the garbage and recycling enclosure within the setback to Yoshida Court to be supportable on the following basis:

- ***The revised site plan developed by the applicant responds to concerns of neighbourhood residents about the proposed vehicle access to the subject site. The revised site plan and drive-aisle configuration resulted in a change to the type of garbage and recycling collection required for the subject site i.e., from "door-to-door" collection, to collection from a common enclosure. The proposed enclosure is centrally located for ease of access by future residents of the town house complex and is located adjacent to Yoshida Court where weekly garbage and recycling collection will occur.***
- ***The enclosure is integrated into the Yoshida Court side yard landscaping treatment and is proposed to be screened with a wood trellis and canopy structure, along with ground cover and climbing vines on the exposed elevation (i.e., Astible, Japanese Wisteria Vine).***
- ***In addition to the proposed screening, the proposed treed boulevard and sidewalk improvements required with the development proposal enhance the aesthetic experience along Yoshida Court and provide a visual buffer to the garbage and recycling enclosure.)***

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The proposed townhouses are designed to complement the existing form, character and scale of the surrounding neighbourhood, which includes both townhouses and single-family residences.
- The subject site is bordered on the north side by the Garry Street road allowance with treed and grassed boulevards. The site is bordered on the west side by the Yoshida Court road allowance and boulevards. These conditions, along with the required yards on the subject site, provide an adequate buffer to existing adjacent development to the north and west. In addition, the large Fir tree that is to be retained to the north within the Garry Street boulevard will provide screening of the proposed town house units on the subject site.
- The use of a variety of cladding materials as well as articulated building facades on all elevations provide a visually interesting interface to adjacent properties.
- The approximate 6.0 m wide drive-aisle along the northeast side of the site provides an increased distance between the north building and the existing single-family dwelling to the east, while the 6.1 m wide treed rear yard provides a landscaped buffer adjacent to the existing single-family dwelling to the south and exceeds the setback requirements of the ZT35 zone (3.0 m).

Urban Design and Site Planning (Plan # 1)

- The site plan consists of one (1) two-unit building fronting Garry Street, and a building containing three (3) units on the south portion of the site. The buildings are located to the north and south of an L-shaped internal drive-aisle with access to and from Garry Street.
- Multiple locations along both Garry Street and Yoshida Court are proposed for pedestrian access to the site and for on-site pedestrian circulation. The main unit entries for the north building are oriented to Garry Street and pedestrian access to these units is proposed at the north-east corner of the site from Garry Street and at the northwest corner of the site from Yoshida Court. The main unit entries for the south building are oriented to the rear yard and pedestrian access to these units is proposed from a pathway along the south property line to Yoshida Court.
- Vehicle access to the site is proposed from Garry Street via a drive-aisle along the east property line, which will provide direct vehicle access to each unit's garage.
- Consistent with the parking requirements of the Zoning Bylaw, a total of 10 resident vehicle parking spaces are proposed (two (2) spaces per unit in individual garages). Eight (8) resident vehicle parking spaces are proposed in a side-by-side arrangement, and two (2) resident vehicle parking spaces are proposed in a tandem arrangement within the middle unit of the triplex building (20% of required parking spaces). The ratio of tandem parking spaces proposed is well below the maximum amount permitted in Richmond Zoning Bylaw 8500 (i.e., 50% of required parking spaces). A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title prior to rezoning approval.

- Consistent with the parking requirements of the Zoning Bylaw, one (1) visitor parking space is proposed in the east side yard of the site, south of the internal drive-aisle.
- Consistent with the Zoning Bylaw, 10 resident bicycle parking spaces (Class 1) are proposed; with space for two (2) bicycles in the garages of each unit, and a bicycle rack for one (1) visitor bicycle parking space (Class 2) is proposed along the east side of the two (2) unit building, near the vehicle access point at Garry Street.
- The City's OCP requires that a minimum of 20% of on-site parking spaces be provided with a 120V receptacle for electric vehicle charging equipment, and that an additional 25% of parking spaces be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring). The applicant proposes to provide a 120V receptacle within the garage of each unit so that 100% of on-site parking spaces are equipped to charge an electric vehicle.
- Outdoor amenity space is to be located along the north of the site and in the southeast corner portion of the site. Further details on the outdoor amenity space are provided below.
- As mentioned above, the required garbage and recycling enclosure is to be located within the setback to Yoshida Court, between the internal drive-aisle and the west property line. The enclosure is to be integrated into the Yoshida side yard landscaping treatment and is to be screened with a wood trellis and canopy structure, along with ground cover and climbing vines on the exposed elevation (i.e., Astible, Japanese Wisteria).

Indoor/Outdoor Amenity Space

- Consistent with the OCP and Council Policy 5041, the applicant is proposing a contribution in the amount of $5,000 ($1,000/unit) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.
- The applicant is proposing outdoor amenity space as follows:
    - A private on-site amenity space that is designed for passive use is proposed in the southeast corner of the subject site.
    - A public amenity space is proposed to be provided in a prominent location at the front of the subject site along Garry Street around a large conifer tree within the boulevard that is to be retained as part of the development proposal. Note: a right-of-way for public access over the on-site portion of this amenity space on is required to be registered on title prior to rezoning.

  When combined, the area of the two (2) outdoor amenity spaces exceeds the minimum area guideline for townhouse projects in the OCP.

  Landscaping and furnishings within the outdoor amenity spaces is proposed to consist of permeable plank decking, permeable unit pavers, a checker-board paver area, and benches for seating. The final design for the public amenity space along Garry Street is to be reviewed by City staff as part of the Servicing Agreement process.

  The applicant has identified that the subject site is located approximately 400 m southeast of Lord Byng School Neighbourhood Park, and approximately 100 m north of Steveston Community Park, which provide abundant opportunities for children to play within the

immediate surrounding area. On this basis, the outdoor amenity space has been designed as an area for residents' passive use, rather than to facilitate children's play.

Landscape Design and Open Space Design (Plan # 2.a. & 2.b.)

- The proposed on-site landscape concept is designed to enhance the character of the buildings and to blend the project into the neighbourhood. Key landscaping components are: edging to define buffers and screens, trees scaled to outline outdoor rooms at the patio areas, and the use of permeable pavers on portions of the site to maximize drainage.
- On-site tree retention and removal was assessed as part of the rezoning application review process, and it was determined that 16 replacement trees were required to be planted and maintained on-site and up to six (6) trees were required to be planted and maintained on City-owned property to compensate for the trees agreed for removal as part of the development proposal. The Landscape Plan illustrates that a total of six (6) replacement trees are proposed to be planted on-site (i.e., Japanese Maples, minimum 6 cm calliper). To compensate for the remaining 10 required replacement trees not planted, the City will accept a contribution in the amount of $5,000 ($500/tree) to the City's Tree Compensation Fund for tree planting elsewhere in the City ($3,000 prior to rezoning approval and an additional $2,000 prior to issuance of the Development Permit). The number, size, and species of replacement trees required to be planted within the improved boulevard on Yoshida Court will be determined by Parks Department arboriculture staff as part of the Servicing Agreement review process.
- In addition to the required replacement trees proposed on-site, soft landscaping with a variety of shrubs, perennials, and ground cover is proposed in the front, rear, and side yards (e.g., Rhododendron, Yew, Wisteria, Orange, Lily, Spurge, Cinquefoil, Black-Eyed Susan).
- Decorative treatment of hard surfaces is proposed over a portion of the internal drive-aisle near the entrance to add visual interest and to identify a change of use, and permeable pavers are proposed for the outdoor amenity space, patios, and walkways to soften their visual impact and maximize the permeability of the site.
- Low wood picket-type fencing (0.9 m/3 ft. high) is proposed along parts of the site perimeter, which is set back slightly from the property line to incorporate low-lying perennials and ground cover. The existing wood fence and retaining wall along the east property line of the site is to be retained.

Architectural Form and Character (Plan # 3.a to 3.c.)

- Both buildings are designed to complement the existing form, character and scale of the surrounding neighbourhood. Key building elements are used to create variation and articulation to the overall massing and scale of the buildings, such as similar roof forms and shapes, roof brackets, window bays, dormer windows, covered porches and decks.
- Although the buildings are three (3) storeys in height, the buildings present as 2 ½ storeys on Garry Street and along the interface with the single-detached dwelling to the south, as:
    - The lot grade transitions down from street-level towards the centre of the site.
    - The garages that face the internal drive-aisle are partially concealed below sidewalk level.

  - The front entries to the units are accessed through landscaped terraces from the street-level.
  - Two (2) interior steps within the foyers of four (4) out of (5) units minimizes the grade elevation difference between the street-level and the main living area.

- Building facades are treated with a variety of exterior cladding materials to define each level and the proposed colour scheme works to define individual building components. A cementitious vertical board and batten is proposed to define a more durable lower section while cementitious horizontal siding and polymer shingles are proposed to define the main and upper sections.

Crime Prevention Through Environmental Design

- Each town house unit is to have its own ground-level access and front patio defined by low picket-type fencing, gates, and primarily low-level landscaping, which assists in defining the public versus private areas and in providing natural access control. Appropriate low-level lighting is also to be provided along pathways and steps to assist with visibility at night to each of the units' front patio and entry stairs.
- The proposed low fencing, gates, and landscaping also provide opportunities for natural surveillance of the areas in front of each unit. The floor plans of each unit also provides for natural surveillance of side yards and the internal drive-aisle because the windows in the main living area and kitchen, as well as a small outdoor deck, overlook these areas as well. The passive outdoor amenity area within the southeast side yard and adjacent to the visitor parking area has also been designed with natural surveillance in mind as it contains benches, low-level landscaping around its' edges, and has direct overlook from the family room of the southeast unit.
- Front yard patios include layers of planting materials and are slightly raised above street level to define the private spaces in front of each unit and to provide residents with usable spaces in front of each unit, indicative of territoriality. Visibility is maintained between the street edge and the building edge.
- To ensure safety and security, the future strata-council of the town house complex must undertake regularly scheduled maintenance of landscaping and lighting fixtures to ensure that sightlines are not obstructed and that pathways and front entries remain visible at night.

Sustainability

- At rezoning stage, the applicant committed 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 key elements proposed in the units that enable this rating to be achieved are:
  - A domestic hot water heat recovery unit;
  - R22 insulated walls; and
  - Heat recovery mechanical ventilation.

- 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.

Accessible Housing

- The proposed development includes one (1) convertible unit in the middle of the south building that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (see Plan # 1 and Reference Plans). The potential conversion of this unit will require the installation of a stair lift.
- 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.

Affordable Housing

- Consistent with the Affordable Housing Strategy, the applicant is providing a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of $2.00 per buildable square foot prior to rezoning approval (i.e., $14,273).

Site Servicing & Frontage Improvements

- Servicing issues were dealt with as part of the Rezoning application, at which time no upgrades were identified to support the proposed development.
- Prior to rezoning approval, the applicant is required to enter into a Servicing Agreement for the design and construction of frontage improvements along Yoshida Court and portions of Garry Street, as outlined at rezoning stage.

Conclusions

This proposal is for a five (5) unit town house development fronting Garry Street, at the corner of Yoshida Court.

The applicant has addressed design issues identified through the rezoning process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design. The development proposal aims to fit in with the existing form, character and scale of the surrounding neighbourhood, which includes both town houses and single-family residences, and conforms to the design guidelines of applicable sections of the OCP.

The development proposal generally complies with the requirements of the "Town Housing (ZT35) – Garry Street (Steveston)" zone, except for the zoning variance discussed.

On this basis, staff recommends support for this Development Permit application.

Cynthia Lussier
Planning Technician

CL:blg

Attachment 1: Development Application Data Sheet

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

1. Receipt of a Letter-of-Credit for landscaping in the amount of $175,211.19 (including 10% contingency cost).
2. Registration of a legal agreement on title 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.

At future Building Permit* stage, the developer is required to complete the following:

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

Note:

*this requires a separate application.

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-664790 **Attachment 1**

Address: 4160 Garry Street

Applicant/Owner: Penta Homes (Princess Lane) Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	1,020 m^2	1,020 m^2
Land Uses:	Single detached dwelling	Five (5) townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Single-Family Lot Size Policy Designation:	The subject site is eligible for townhouse development	No change
Zoning:	Single Detached (RS1/A)	Town Housing (ZT35) – Garry Street (Steveston), as amended
Number of Units:	1	5

	OCP Guideline/ Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.63	none permitted
Lot Coverage:	Max. 40%	39%	none
Setback – Front Yard:	Min. 6.0 m	6.1 m	none
Setback – Rear Yard:	Min. 3.0 m	6.1 m	none
Setback – Interior Side Yard:	Min. 3.0 m	3.2 m	none
Setback – Yoshida Court:	Min. 2.0 m proposed	2.0 m	**Variance requested for the garbage/recycling enclosure**
Height (m):	Max. 11.3 m	10.44 m	none
Lot Size:	1,015 m^2 proposed	1,020 m^2	none
On-site Vehicle Parking Spaces	• 10 Resident Spaces • 1 Visitor Space	• 10 Resident Spaces • 1 Visitor Space	none
Tandem Parking Spaces	Max. 50% of Resident Spaces Permitted	20% (2 Resident Spaces)	none
Amenity Space – Indoor:	Min. 70 m^2	Cash-in-lieu ($5,000)	none
Amenity Space – Outdoor:	Min. 6 m^2/unit = Min. 30 m^2	30 m^2	none

City of Richmond

Development Permit

No. DP 14-664790

To the Holder:	PENTA HOMES (PRINCESS LANE) LTD.
Property Address:	4160 GARRY STREET
Address:	12235 NO. 1 ROAD RICHMOND, BC V7E 1T6

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. Section 4.9.7 of "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) permit the garbage and recycling enclosure to be located within the setback to Yoshida Court.
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 #3.c 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 $175,211.19. 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.

No. DP 14-664790

To the Holder:	PENTA HOMES (PRINCESS LANE) LTD.
Property Address:	4160 GARRY STREET
Address:	12235 NO. 1 ROAD RICHMOND, BC V7E 1T6

---

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

   This Permit is not a Building Permit.

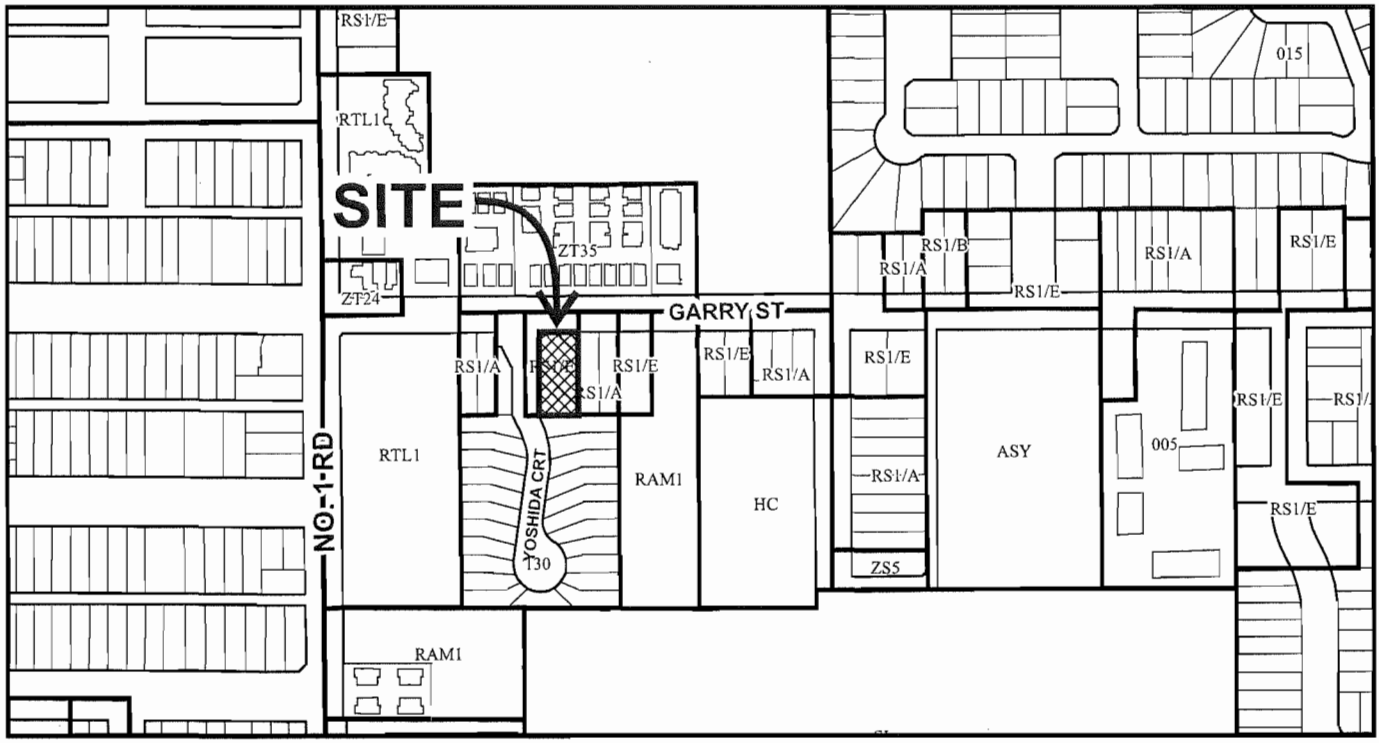
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

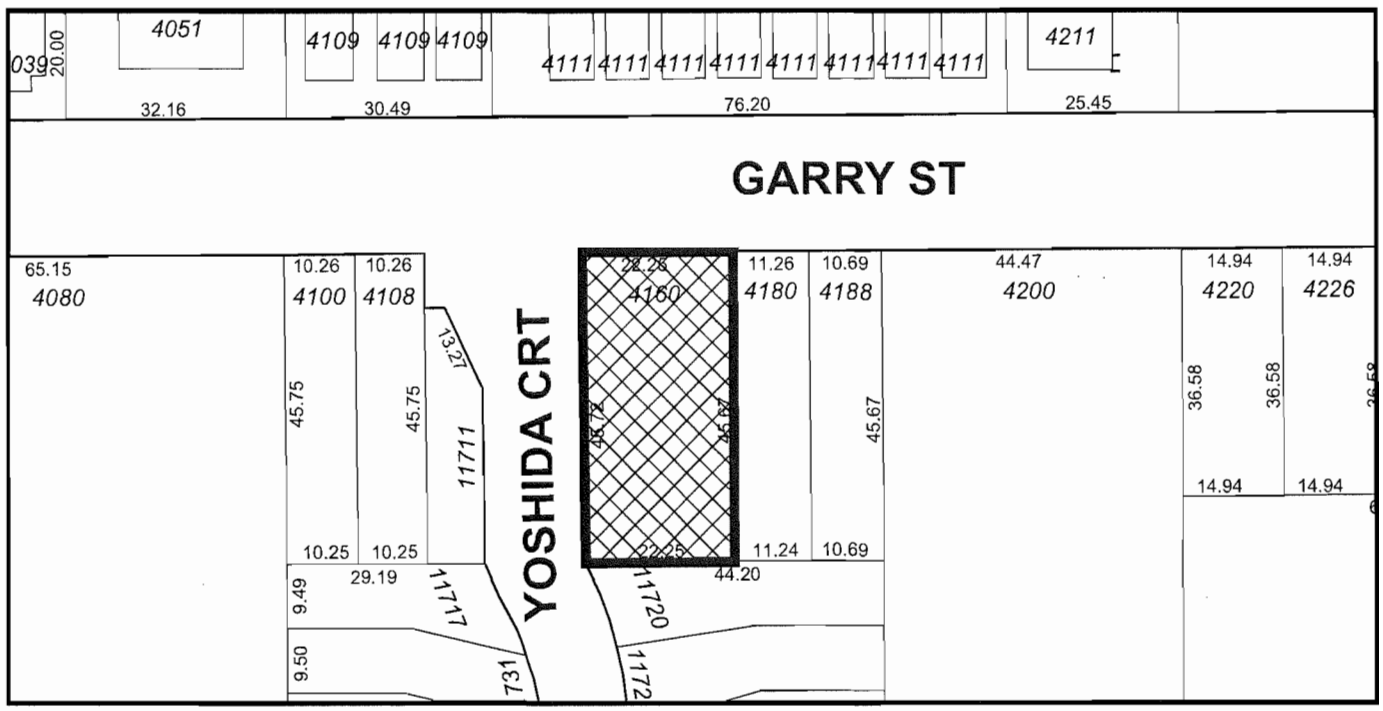
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 14-664790
SCHEDULE "A"

Original Date: 06/09/14

Revision Date:

Note: Dimensions are in METRES

Note: off-site works to be designed & reviewed through the Servicing Agreement process

PROJECT DEVELOPMENT SUMMARY

CIVIC ADDRESS	4160 GARRY STREET, RICHMOND B.C.
LEGAL DISCRIPTION	LOT 2, SECTION 2, BLOCK 3 NORTH, RANGE 7, NWD, PLAN 23406
CURRENT DISTRICT ZONE	RS1/A
PROPOSED DISTRICT ZONE	ZT35 / CD (GARRY STREET / STEVESTON)
SITE AREA	1,020m² (Refer to Olsen & Associates Survey)

ZONING REQUIREMENTS

	ALLOWED	PROPOSED
SITE COVERAGE	40%	39%
FLOOR AREA RATIO (F.A.R.)	0.65	0.63
FLOOR AREA (PERTAINING TO F.A.R.)	663m²	635.7m²
MAXIMUM BUILDING HEIGHT (AVG. GRADE TO T.O. RIDGE)	11.3m	10.44m

BUILDING SETBACKS

NOTE: VARIANCE REQUESTED FOR GARBAGE & RECYCLING ENCLOSURE TO BE WITHIN YOSHIDA SETBACK

	ALLOWED	PROPOSED
FRONT YARD: NORTH (GARRY STREET)	6.0m MIN.	6.1m MIN.
REAR YARD: SOUTH (ADJACENT EXISTING PROPERTY)	3.0m MIN.	6.1m MIN.
YOSHIDA: WEST @ BLDG A (ADJACENT EXISTING PROPERTY)	2.0m MIN.	2.0m MIN.
YOSHIDA: WEST @ BLDG B (ADJACENT EXISTING PROPERTY)	2.0m MIN.	2.0m MIN.
INTERIOR SIDE YARD: EAST (ADJACENT EXISTING PROPERTY)	3.0m MIN.	3.2m MIN.

F.A.R.

REFER TO DWG A 2.01 FOR DETAIL CALCAULATIONS

TOWNHOUSE UNITS	NET AREAS (m²)	TOTAL AREA (m²)
UNIT 1 GARAGE	0.0	
UNIT 1 MAIN FLOOR	69.9	
UNIT 1 UPPER FLOOR	64.1	
TOWNHOUSE UNIT 1		134.0
UNIT 2 GARAGE	0.0	
UNIT 2 MAIN FLOOR	71.5	
UNIT 2 UPPER FLOOR	64.1	
TOWNHOUSE UNIT 2		135.6
UNIT 3 GARAGE	0.0	
UNIT 3 MAIN FLOOR	68.4	
UNIT 3 UPPER FLOOR	62.2	
TOWNHOUSE UNIT 3		130.6
UNIT 4 GARAGE	3.2	
UNIT 4 MAIN FLOOR	46.9	
UNIT 4 UPPER FLOOR	52.8	
TOWNHOUSE UNIT 4		104.9
UNIT 5 GARAGE	0.0	
UNIT 5 MAIN FLOOR	68.4	
UNIT 5 UPPER FLOOR	62.2	
TOWNHOUSE UNIT 5		130.6
	TOTAL SQ. MTRS.	635.7

FINISHED GRADE FOR PROPOSED BLDGS.

	LOCATION	PROPOSED GRADE
1	A - BUILDING A NORTH WEST CORNER	2.10
2	B - BUILDING A NORTH EAST CORNER	2.10
3	C - BUILDING A SOUTH EAST CORNER	1.00
4	D - BUILDING A SOUTH WEST CORNER	1.00
5	E - BUILDING B NORTH WEST CORNER	1.00
6	F - BUILDING B NORTH EAST CORNER	1.00
7	G - BUILDING B SOUTH EAST CORNER	2.10
8	H - BUILDING B SOUTH WEST CORNER	2.10
9	PROP. FINISHED GRADE SOUTHWEST CORNER	1.09
10	PROP. FINISHED GRADE NORTH WEST CORNER	1.55
11	PROP. FINISHED GRADE NORTHEAST CORNER	1.90
12	PROP. FINISHED GRADE SOUTHEAST CORNER	1.55
	TOTAL	18.19
	PROP. AVG. FINISHED SITE GRADE: 18.20/12 =	1.52

AUTOMOBILE PARKING REQUIREMENTS

USE	PARKING CALCULATION	REQUIRED	PROPOSED
TOWN HOUSE	2 PER UNIT	10	10
VISITOR	0.2 PER UNIT	1	1
ELECT. VEHICLE CHARGING EQUIP.	20% OF PROPOSED PARKING SPACES TO BE PROVIDED W/120V RECEPTACLES	2	5
	ADDITIONAL 25% OF PROPOSED PARKING SPACES TO ACCOMMODATE FUTURE CHARGING EQUIPMENT	3	N/A

DRAWING INDEX

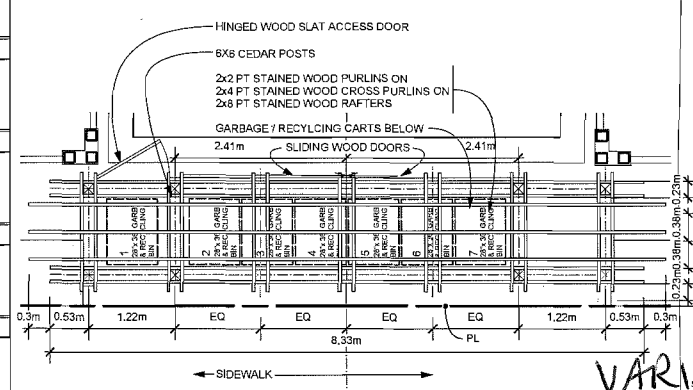
SHEET NUMBERS	SHEET NAME
ARCHITECTURAL	
A 1.01	SITE PLAN, CONTEXT KEY PLAN, NOTES
A 2.01	LOT COVERAGE PLANS
A 2.10	T.H. UNITS 1 & 2 - GARAGE PLAN
A 2.11	T.H. UNITS 1 & 2 - MAIN LEVEL PLAN
A 2.12	T.H. UNITS 1 & 2 - UPPER LEVEL PLAN
A 2.20	T.H. UNITS 3,4 & 5 - GARAGE PLAN
A 2.21	T.H. UNITS 3,4 & 5 - MAIN LEVEL PLAN
A 2.22	T.H. UNITS 3,4 & 5 - UPPER LEVEL PLAN
A 3.01	ELEVATIONS
A 3.02	ELEVATIONS
A 3.03	ELEVATIONS

CONSULTANT LIST

LANDSCAPING CONTACT:	CIVIL CONTACT:
ROD MARUYAMA MARUYAMA LANDSCAPE ARCHITECTS 680C LEG IN BOOT SQUARE VANCOUVER BC V5Z 4B4 Tel: 604.874.9987 Email: maruyama@telus.net	JOSE PEREZ CORE CONCEPT CONSULTING LTD 220-2539 VIKING WAY RICHMOND BC V6V 3B7 Tel: 604.249.5040 Email: www.coreconceptconsulting.com

BICYCLE PARKING REQUIREMENTS

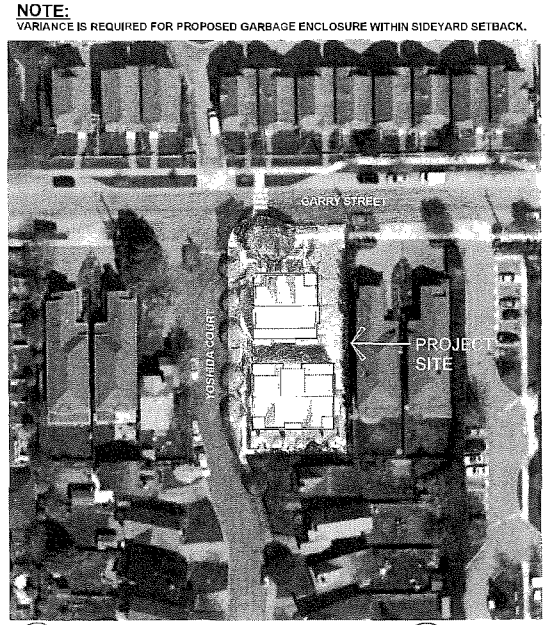
USE	PARKING CALCULATION	REQUIRED	PROPOSED
TWNHSE (CLASS 1)	1.25 PER UNIT	6	10
VISITOR (CLASS 2)	0.2 PER UNIT	1	1



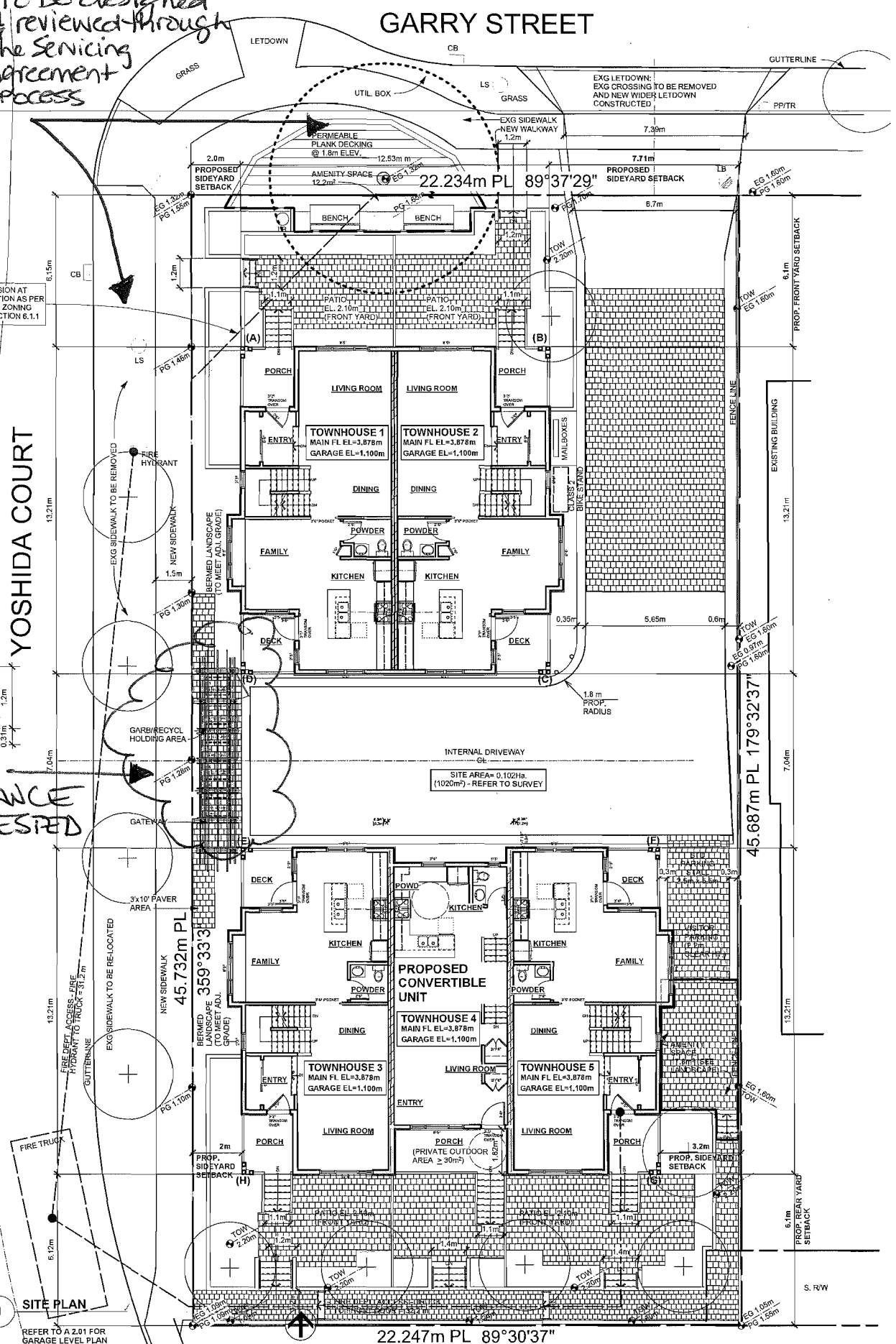
2 GARBAGE ENCLOSURE DETAIL PLAN
Scale: 1:48

VARIANCE REQUESTED

NOTE:
VARIANCE IS REQUIRED FOR PROPOSED GARBAGE ENCLOSURE WITHIN SIDEYARD SETBACK.



3 CONTEXT KEY PLAN
N.T.S.



1 SITE PLAN
REFER TO A 2.01 FOR GARAGE LEVEL PLAN

DP 14-664790

This drawing, as an instrument of service, is the property of The Andrews Architects Inc., and may not be reproduced without their permission, and versus the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	FEB 11 2014	RE-ISSUED FOR RE-ZONING
D	MAY 12 2014	ISSUED FOR PLANNING REVIEW
E	MAY 29 2014	ISSUED FOR D.P. APPLICATION
F	JUN 13 2014	ISSUED FOR D.P. APPLICATION
G	JUL 02 2014	ISSUED FOR D.P. APPLICATION
H	JUL 25 2014	RE-ISSUED FOR D.P. APPLIC'N

SITE PLAN NOTE:
DESIGN OF OFF-SITE WORKS INCLUDING THE PROVISION OF UP TO 6 STREET TREES TO BE REVIEWED AND CONFIRMED THROUGH THE SERVICE AGREEMENT. PARKS TO CONFIRM PROPOSED TREE SPECIES.

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT
Garry Street TOWNHOUSES
4160 Garry Street
Richmond, British Columbia

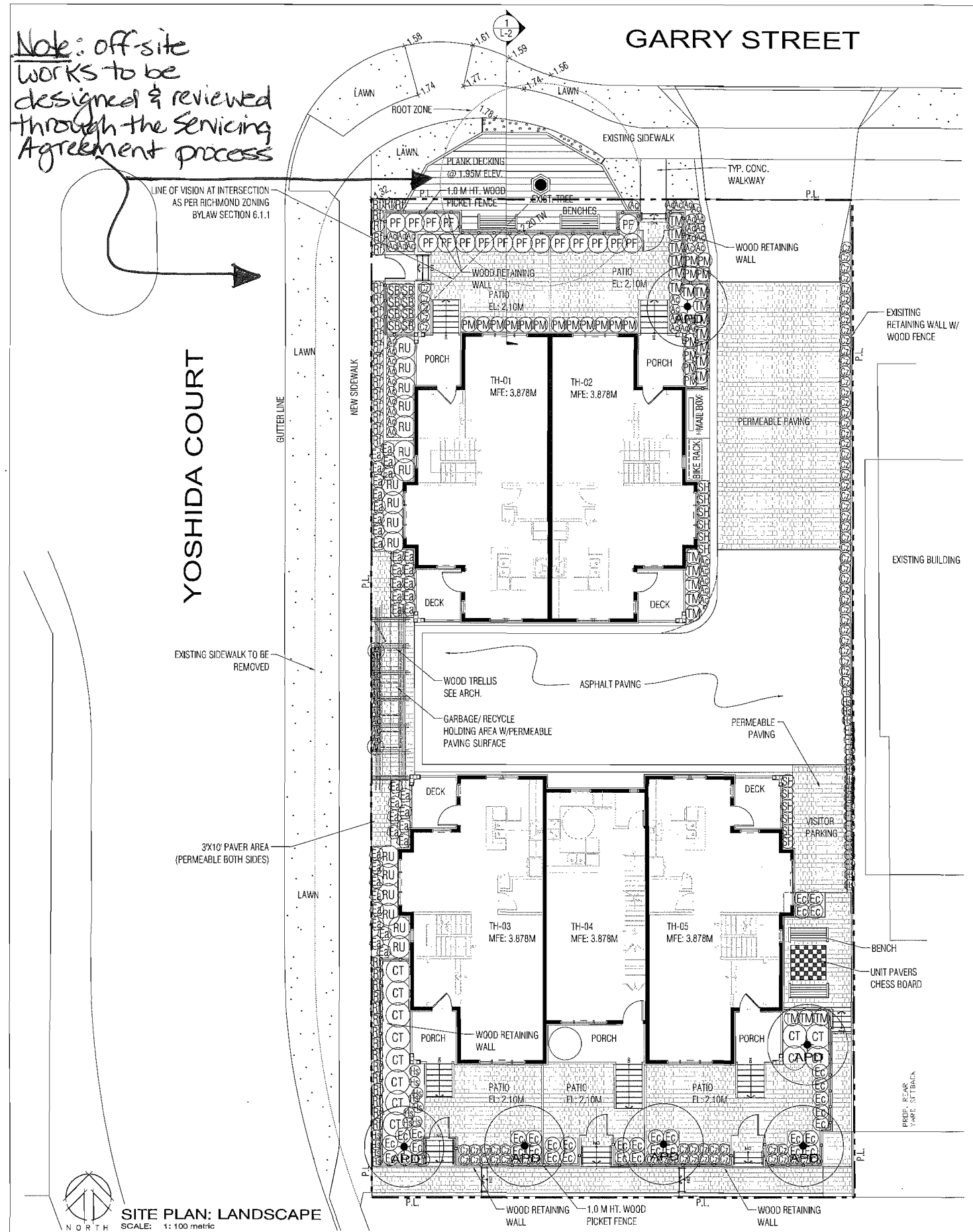
REZONING FILE#
RZ 13-641596

TITLE
SITE PLAN
CONTEXT PLAN
NOTES

SCALE	1:100
DATE	DEC 10 '13
DRAWN	WA
CHECKED	GA
PROJECT NO.	1314
DRAWING NO.	A 1.01

Plan #1

Note: off-site works to be designed & reviewed through the Servicing Agreement process



SITE PLAN: LANDSCAPE
SCALE: 1: 100 metric

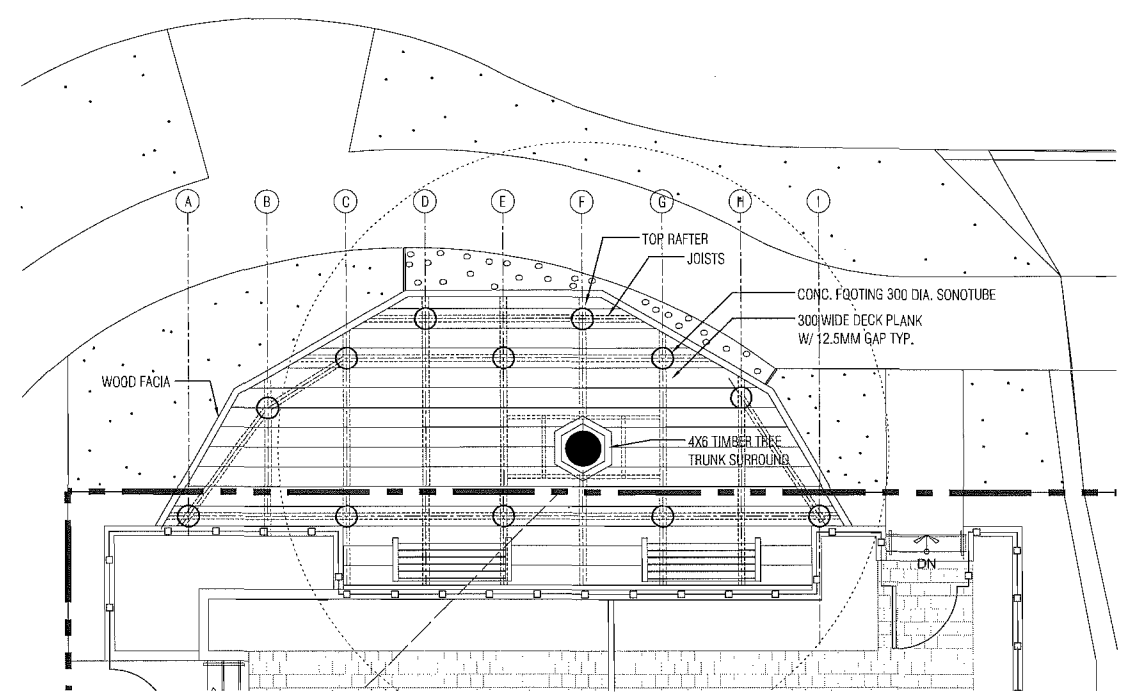
LEGEND:

- LAWN
- PERMEABLE UNIT PAVING
- FENCE
- PROPOSED SHRUB PLANTING
- PROPOSED DECIDUOUS TREE
- EXISTING TREE

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 6" (150MM)
   B. GROUND COVERS: 12" (300MM)
   C. SHRUBS: 18" (450MM)
   D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
7. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. ROCK AND BOULDER MATERIALS
   ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD, DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE, THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
9. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
		TREES			
APD	6	ACER PALMATUM	JAPANESE MAPLE	6CM CAL.	B & B
		SHRUBS			
CT	11	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3	CONTAINER
PF	17	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3	CONTAINER
PM	20	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
RU	17	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	12	SPIRAEA BUMALDA 'DART'S RED'	DART'S RED	#3	CONTAINER
SH	12	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	#3	CONTAINER
TM	22	TAXUS MEDIA HICKSII	HICKS YEW	#5	CONTAINER
Wi	2	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	STAKE TO SCREEN
		GROUND COVERS/PERRENIALS			
Ac	52	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
Ec	36	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	CONTAINER
Ea	38	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
Cz	84	COREOPSIS VERTICILLATA ZAGREB	MOONBEAM TICKSEED	#1	CONTAINER
HS	33	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
Rf	36	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
Pt	200	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER



AMMENITY AREA: DECKING PLAN - FRAMING DIAGRAM
SCALE: 1: 50 metric

REVISIONS/ISSUED
1. OCT. 24, 2013 - ISSUED FOR RE-ZONING
2. JAN. 23, 2014 - REVISED & ISSUED FOR RE-ZONING
3. JAN. 27, 2014 - REVISED & ISSUED FOR RE-ZONING
4. MAY 12, 2014 - REVISED & ISSUED FOR RE-ZONING
5. JUNE 11, 2014 - REVISED & ISSUED FOR D.P.
6. JUN. 27, 2014 - REVISED & ISSUED FOR D.P.
7. JULY 29, 2014 - REVISED & ISSUED FOR DESIGN PANEL.

COPYRIGHT RESERVED. THIS DRAWING AND DATA IS AT ALL TIMES THE PROPERTY OF RON MARUYAMA & ASSOCIATES, 890 C. EDWARD BOOT SQUARE, VANCOUVER, B.C. V6B 1V5 TEL: (604) 687-0200

PROJECT
GARRY STREET TOWNHOUSE
GARRY STREET, RICHMOND, B.C.

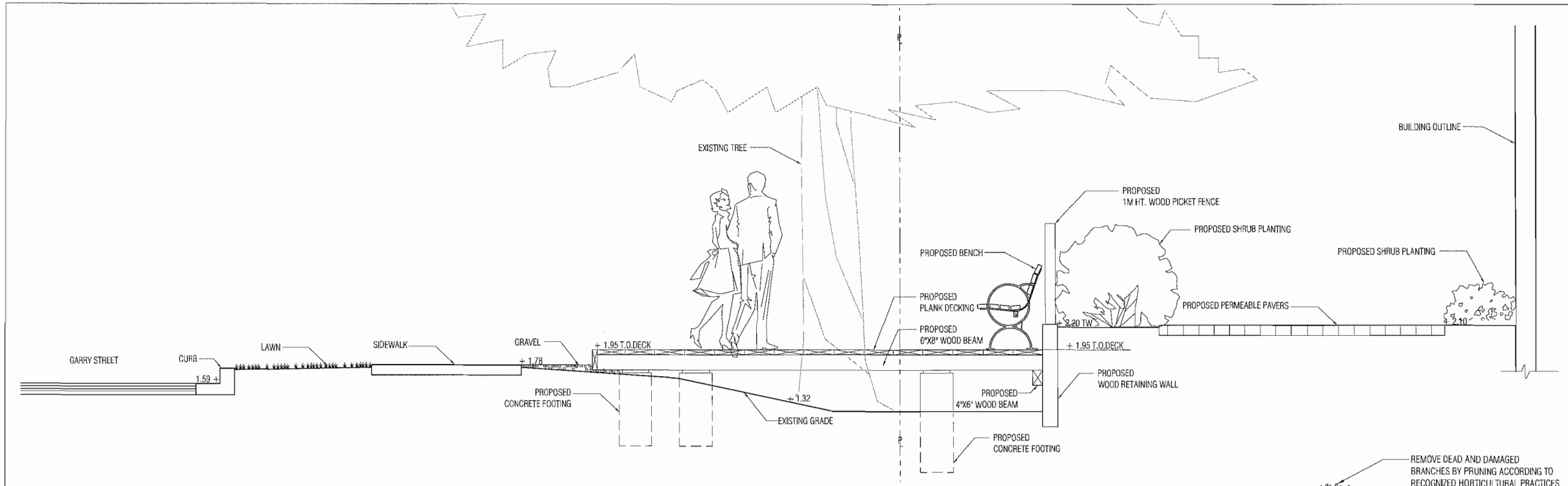
ARCHITECT: AJH ARCHITECTURE INC.
RON MARUYAMA & ASSOCIATES 890 C. EDWARD BOOT SQUARE, VANCOUVER, B.C. V6B 1V5 PH: (604) 974-0907 FX: (604) 974-9931 EM: maruyama@shaw.ca
MARUYAMA LANDSCAPE ARCHITECTS

DATE	OCT. 08, 2013
DESIGN	JZ, RMM
DRAWN	JZ, PG
CHECKED	RMM
SCALE	1:100
JOB NO.	M1506

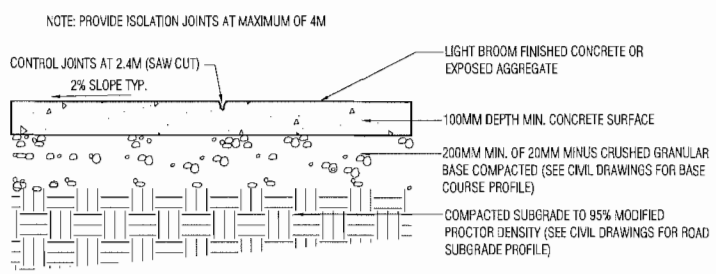
SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-1

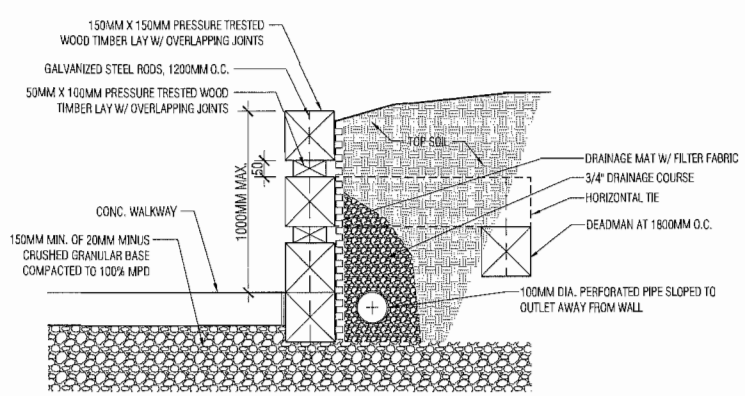
DP 14-664790 Plan #2.a



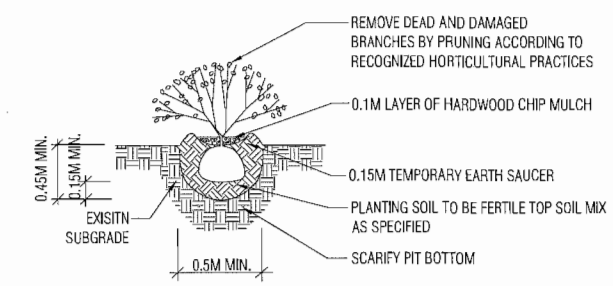
1 SECTION
1 : 20



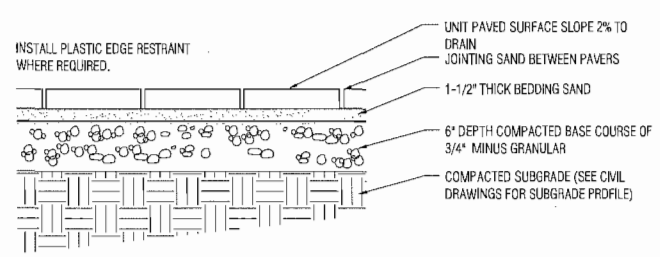
2 CONC. PAVING
1 : 10



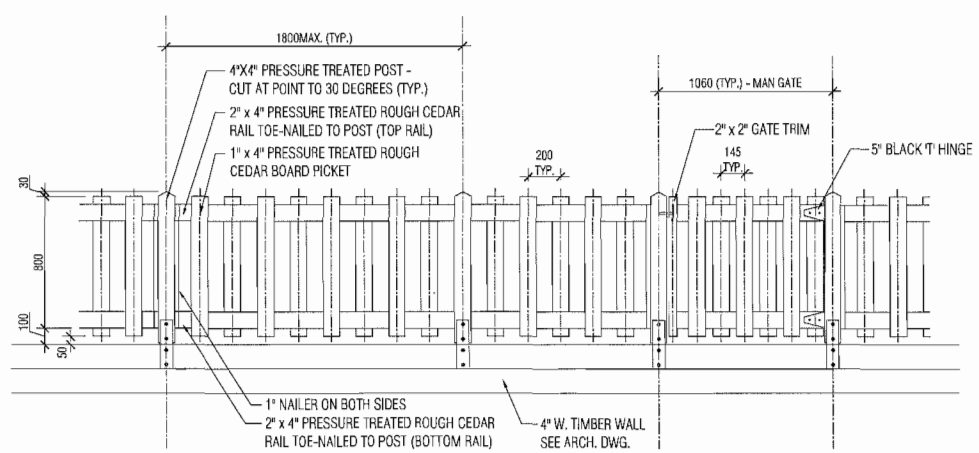
4 WOOD RETAINING WALL
1 : 10



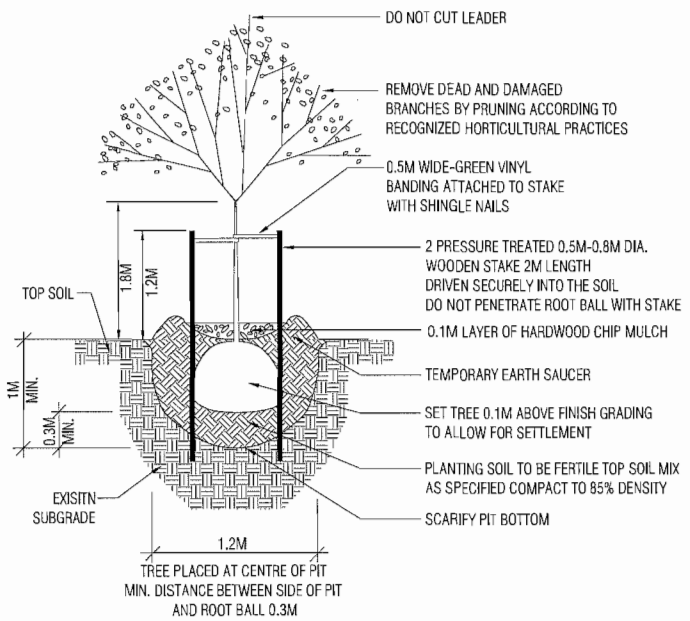
6 SHRUB PLANTING DETAIL
NTS



3 UNIT PAVERS
1 : 10



5 WOOD PICKET FENCE
1 : 20



7 DECIDUOUS TREE PLANTING DETAIL
NTS

REVISIONS/ISSUED
1. OCT. 24, 2013 - ISSUED FOR RE-ZONING
2. FEB. 11, 2014 - REVISED & ISSUED FOR RE-ZONING
3. FEB. 13, 2014 - REVISED & ISSUED FOR RE-ZONING
4. MAY 12, 2014 - REVISED & ISSUED FOR RE-ZONING
5. MAY 26, 2014 - REVISED & ISSUED FOR D.P.
6. JUN. 23, 2014 - REVISED & ISSUED FOR D.P.
7. JULY. 22, 2014 - REVISED & ISSUED FOR VESTION PANEL.

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AT ALL TIMES THE EXCLUSIVE PROPERTY OF ROD MARUYAMA & ASSOCIATES AND CANNOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT.

ROD MARUYAMA & ASSOCIATES. 680 C, LEG IN BOOT SQUARE, VANCOUVER, B.C. V6Z-1B7A. PH: (604)-874-6907 FX: (604)-874-0031 EM: rdmaryama@shaw.net

PROJECT
GARRY STREET TOWNHOUSE
GARRY STREET, RICHMOND, B.C.
ARCHITECT: AJH ARCHITECTURE INC.

MARUYAMA
LANDSCAPE ARCHITECTS

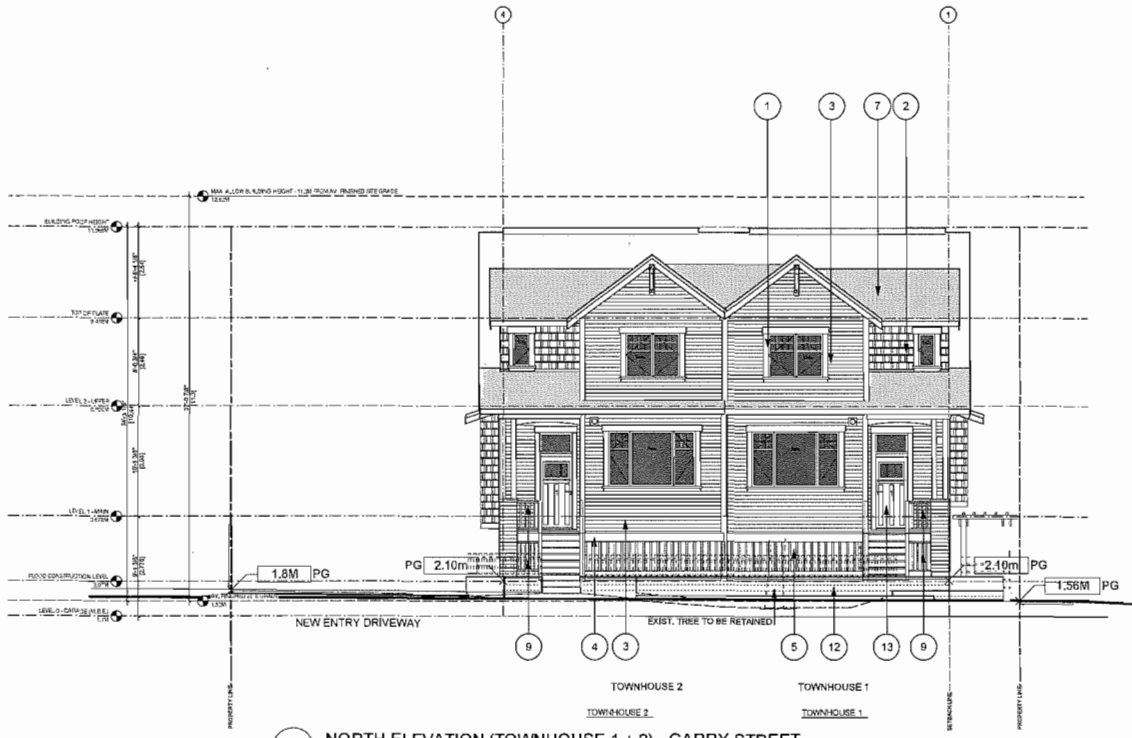
DATE	OCT. 09, 2013
DESIGN	JZ / RMM
DRAWN	JZ / KG
CHECKED	RMM
SCALE	AS SHOWN
JOB NO.	M1566

SHEET TITLE
LANDSCAPE DETAILS

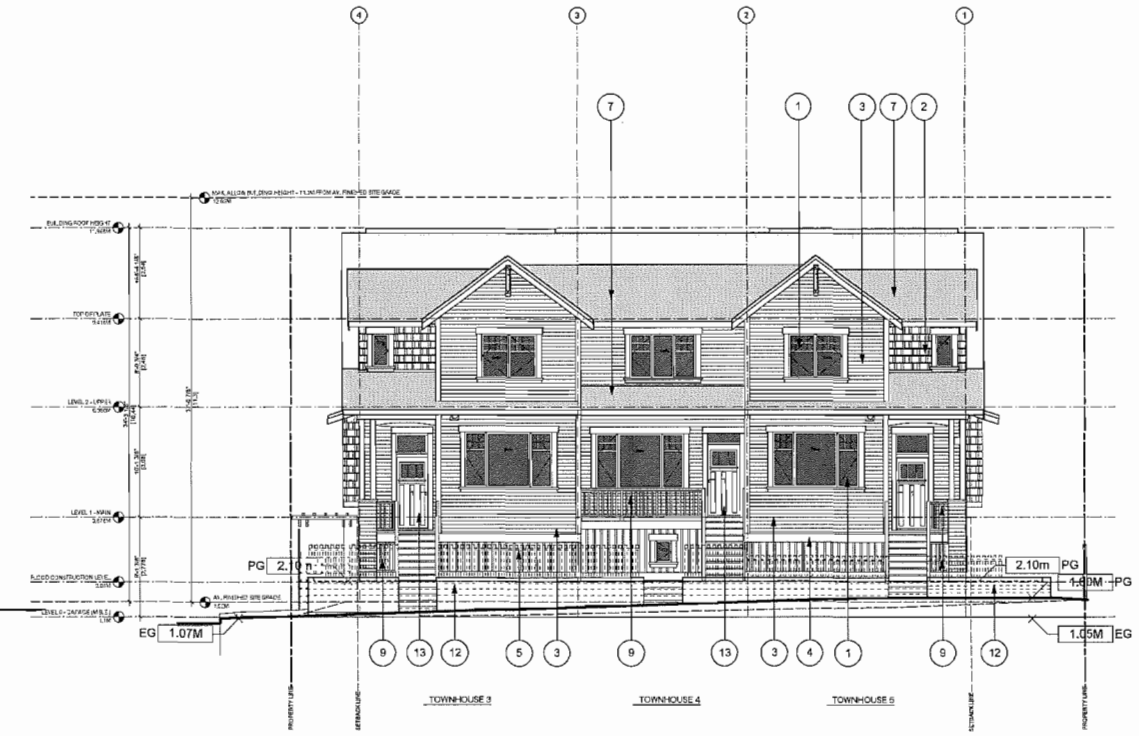
SHEET NO.
L-2

DP 14-664790

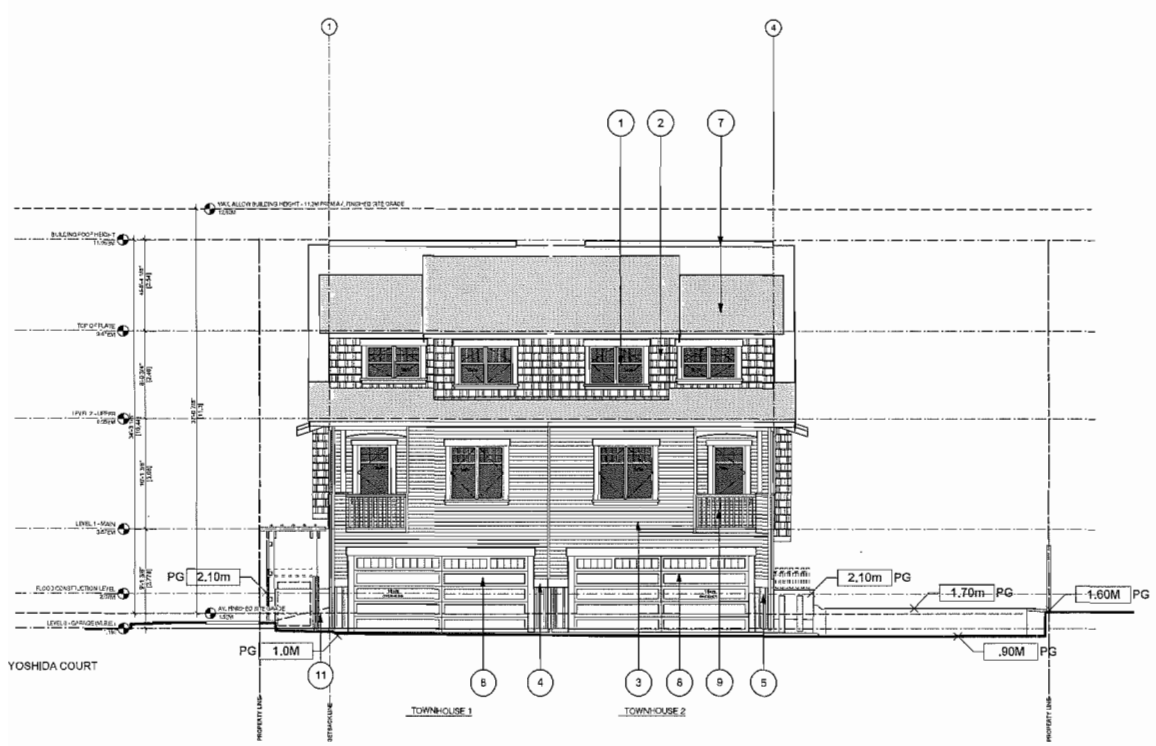
Plan #2.b



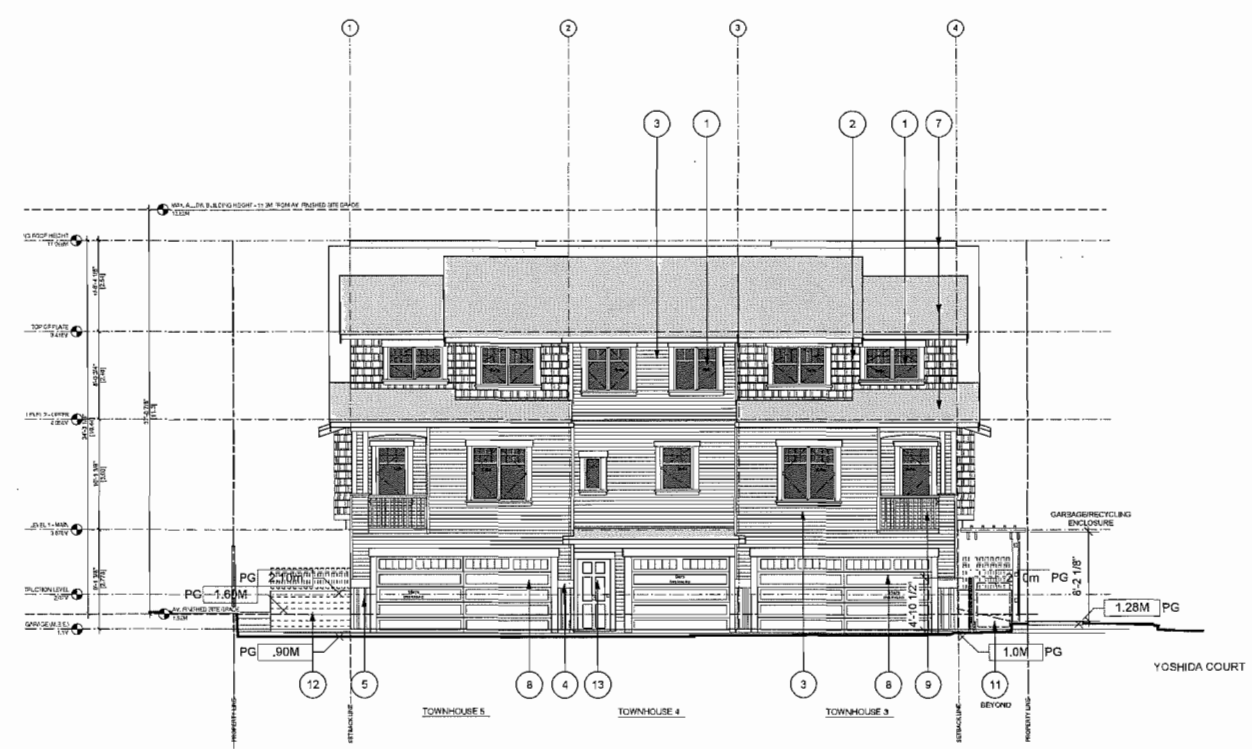
1 NORTH ELEVATION (TOWNHOUSE 1 + 2) - GARRY STREET
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION (TOWNHOUSES 3+4+5)
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION (TOWNHOUSE 1 + 2) ALONG DRIVEWAY
Scale: 1/8" = 1'-0"



4 NORTH ELEVATION (TOWNHOUSES 3+4+5) ALONG DRIVEWAY
Scale: 1/8" = 1'-0"

This drawing, as an instrument of service, is the property of The Andrews Architects Inc and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	FEB 11 2014	RE-ISSUED FOR RE-ZONING
D	MAY 12 2014	ISSUED FOR PLANNING REVIEW
E	JUN 11 2014	ISSUED FOR DP APPLICATION
F	JULY 2 2014	ISSUED FOR DP APPLICATION
G	JULY 25 2014	REISSUED FOR DP APPLICATION

EXTERIOR MATERIALS LEGEND

1. DOUBLE GLAZED VINYL WINDOWS
2. POLYMER CLADDING/SHINGLE - PRE-FINISHED
3. CEMENTITIOUS CLADDING - PTD. SMOOTH, 4" EXPOSURE
4. PAINTED 2X TRIM BOARD
5. CEMENTITIOUS BOARD AND BATTEN - PTD.
6. ALUMINUM GUTTERS & RWL - PRE-FIN
7. ASPHALTIC ROOFING SHINGLES
8. INSULATED GARAGE DOORS - PTD
9. WOOD GUARDRAIL/PICKETS
10. CONCRETE
11. LANDSCAPE / BERM
12. 4X6 /4X6 TREATED LANDSCAPE TIE RETAINING WALL
13. UNIT ENTRY DOOR - PTD
14. ALUMINUM FLASHING - PRE-FIN

GRADE LEGEND

PG = PROPOSED FINISHED GRADE — 2.10M PG

EG = EXISTING GRADE FROM SURVEY — 2.0M EG

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT

Garry Street Townhouses
4160 Garry Street
Richmond, British Columbia

Townhouse Development
REZONING FILE# RZ 13-641596

TITLE

ELEVATIONS

SCALE	1/8"=1'0"
DATE	DEC 10 '13
DRAWN	GA
CHECKED	WA
PROJECT NO.	1314
DRAWING NO.	A 3.01

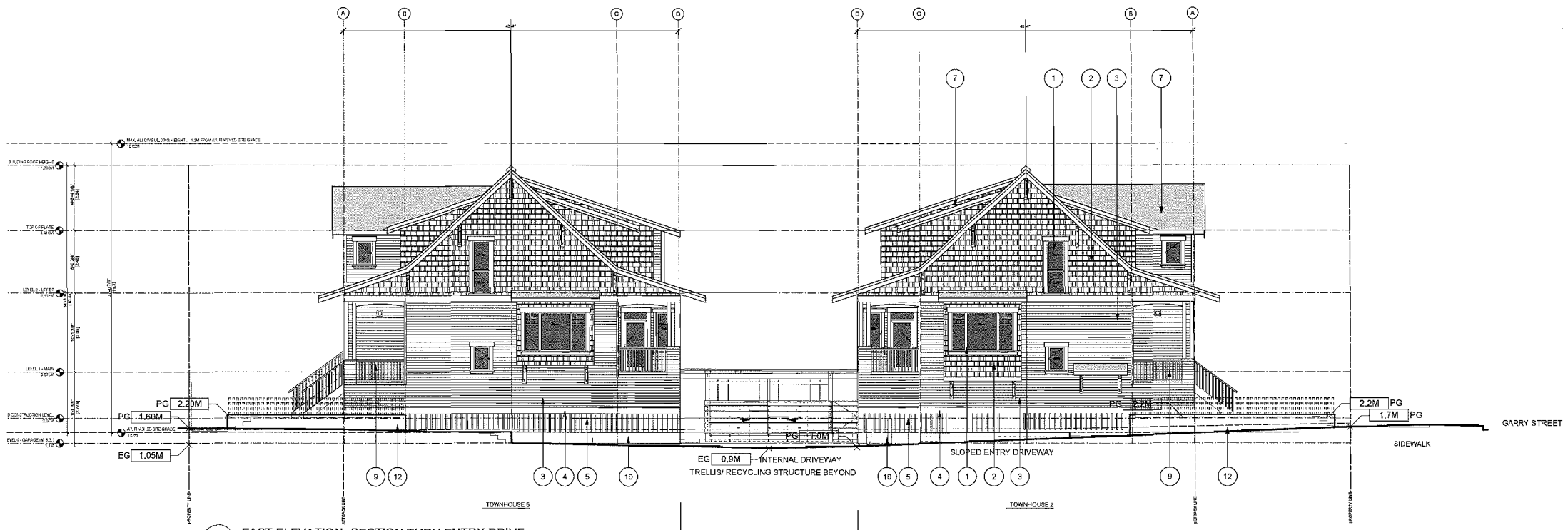
DP 14-664790

Plan #3.a

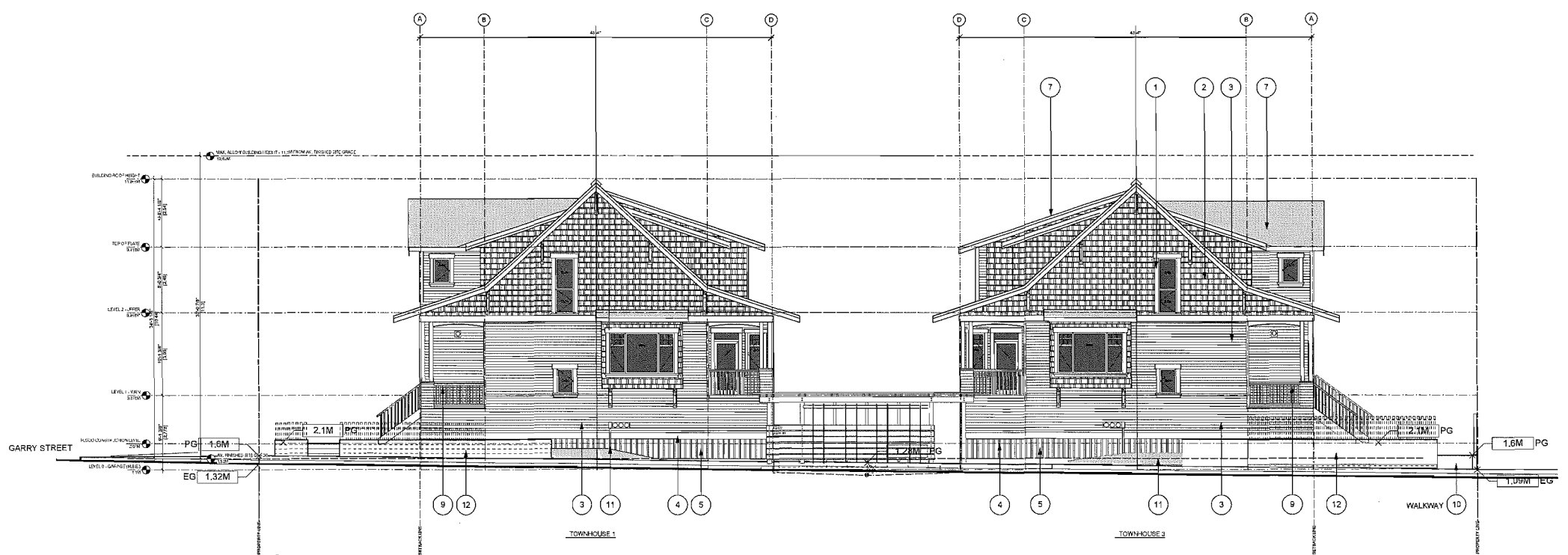
This drawing, as an instrument of service, is the property of The Andrews Architects Inc. and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	FEB 11 2014	RE-ISSUED FOR RE-ZONING
D	MAY 12 2014	ISSUED FOR PLANNING REVIEW
E	JUN 11 2014	ISSUED FOR DP APPLICATION
F	JULY 2 2014	ISSUED FOR DP APPLICATION
G	JULY 25 2014	RE-ISSUED FOR DP APPLICATION



1 EAST ELEVATION -SECTION THRU ENTRY DRIVE
Scale: 1/8" = 1'-0"



2 WEST ELEVATION - ALONG YOSHIDA COURT
Scale: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

1. DOUBLE GLAZED VINYL WINDOWS
2. POLYMER CLADDING/SHINGLE - PRE-FINISHED
3. CEMENTITIOUS CLADDING - PTD. SMOOTH, 4" EXPOSURE
4. PAINTED 2X TRIM BOARD
5. CEMENTITIOUS BOARD AND BATTEN - PTD.
6. ALUMINUM GUTTERS & RWL - PRE-FIN
7. ASPHALTIC ROOFING SHINGLES
8. INSULATED GARAGE DOORS - PTD
9. WOOD GUARDRAIL/PICKETS
10. CONCRETE
11. LANDSCAPE / BERM
12. 4X6 ,6X6 TREATED LANDSCAPE TIE RETAINING WALL
13. UNIT ENTRY DOOR - PTD
14. ALUMINUM FLASHING - PRE-FIN

GRADE LEGEND

PG = PROPOSED FINISHED GRADE — 2.10M PG

EG = EXISTING GRADE FROM SURVEY — 2.0M EG

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT

Garry Street Townhouses
4160 Garry Street
Richmond, British Columbia

Townhouse Development
REZONING FILE# RZ 13-641596

TITLE

ELEVATIONS

SCALE	1/8"=1'0"
DATE	DEC 10 '13
DRAWN	GA
CHECKED	WA
PROJECT NO.	1314
DRAWING NO.	A 3.02

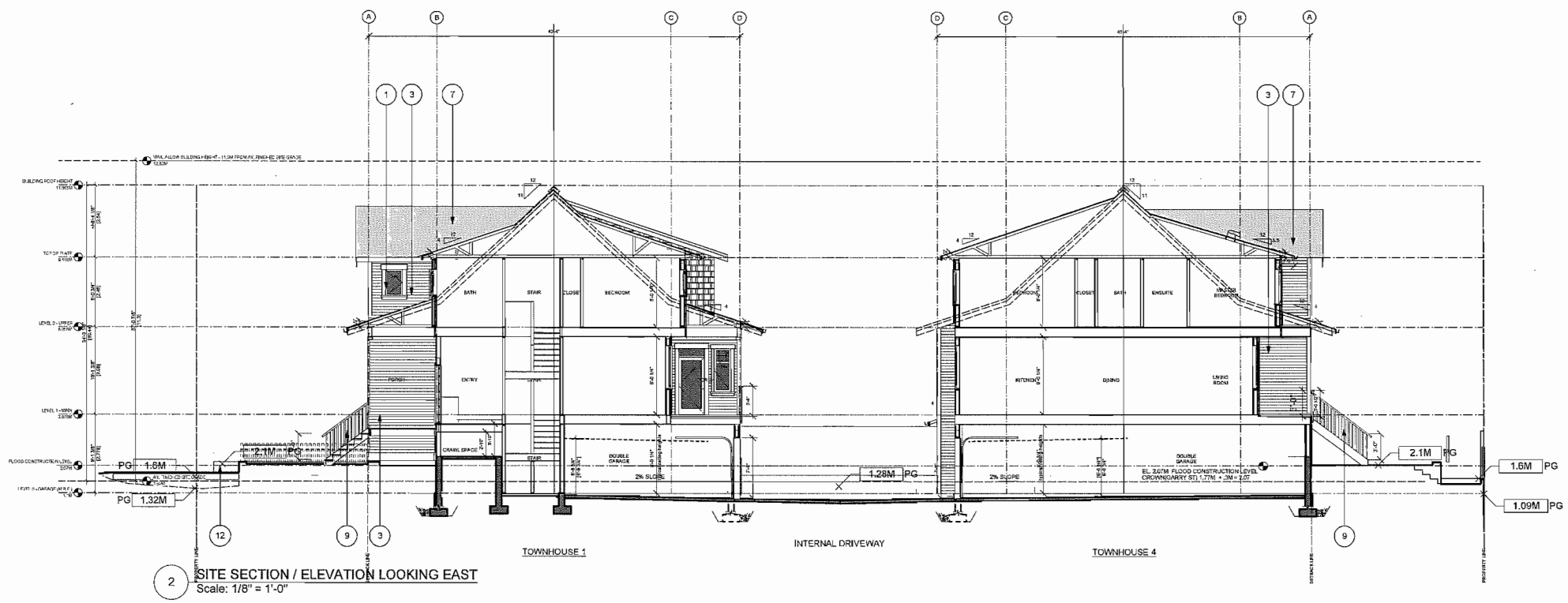
DP 14-664790

Plan #3.b

This drawing, as an instrument of service, is the property of The Andrews Architects Inc., and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	FEB 11 2014	RE-ISSUED FOR RE-ZONING
D	MAY 12 2014	ISSUED FOR PLANNING REVIEW
E	JUN 11 2014	ISSUED FOR DP APPLICATION
F	JULY 2 2014	ISSUED FOR DP APPLICATION



2 SITE SECTION / ELEVATION LOOKING EAST
Scale: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

1. DOUBLE GLAZED VINYL WINDOWS
2. POLYMER CLADDING/SHINGLE - PRE-FINISHED
3. CEMENTITIOUS CLADDING - PTD, SMOOTH, 4" EXPOSURE
4. PAINTED 2X TRIM BOARD
5. CEMENTITIOUS BOARD AND BATTEN - PTD
6. ALUMINUM GUTTERS & RWL - PRE-FIN
7. ASPHALTIC ROOFING SHINGLES
8. INSULATED GARAGE DOORS - PTD
9. WOOD GUARDRAIL/PICKETS
10. CONCRETE
11. LANDSCAPE / BERM
12. 4X6 ,6X6 TREATED LANDSCAPE TIE RETAINING WALL
13. UNIT ENTRY DOOR - PTD
14. ALUMINUM FLASHING - PRE-FIN

GRADE LEGEND

PG = PROPOSED FINISHED GRADE — 2.10M PG

EG = EXISTING GRADE FROM SURVEY — 2.0M PG

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT

Garry Street Townhouses
4160 Garry Street
Richmond, British Columbia

Townhouse Development
REZONING FILE# RZ 13-641596

TITLE

SITE+BLDG CROSS SECTIC

SCALE	1/8"=1'0"
DATE	DEC 10 '13
DRAWN / CHECKED	GA / WA
PROJECT NO.	1314
DRAWING NO.	A 3.03

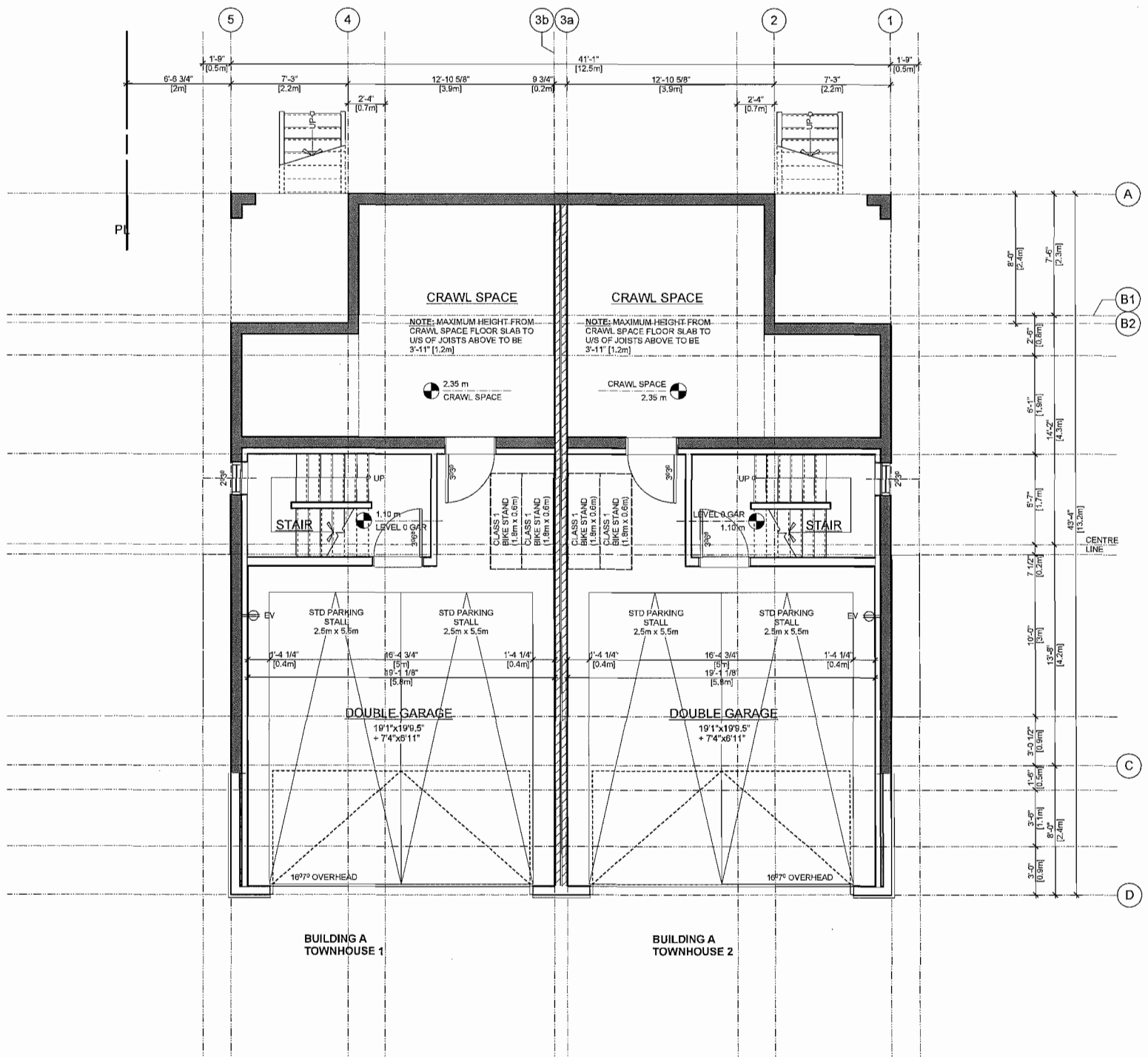
DP 14-664790

Plan # 3.c

This drawing, as an instrument of service, is the property of The Andrews Architects Inc., and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	MAY 12 2014	ISSUED FOR PLANNING REVIEW
D	MAY 29 2014	ISSUED FOR D.P. APPLICATION
E	JUN 13 2014	ISSUED FOR D.P. APPLICATION
F	JUL 02 2014	ISSUED FOR D.P. APPLICATION
G	JUL 25 2014	RE-ISSUED FOR D.P. APPLIC'N



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

AGING IN PLACE MEASURES (ALL UNITS):

- OUTLETS & SWITCHES AT ACCESSIBLE HEIGHT
- TURNING DIAMETER FOR FRONT PORCH
- WALL REINFORCEMENT FOR FUTURE GATE
- SOLID BLOCKING PROVIDED FOR STAIRWELL HANDRAILS BOTH SIDES
- LEVER TYPE HANDLES PROVIDED FOR DOORS & PLUMBING FIXTURES
- SOLID BLOCKING PROVIDED IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB & SHOWER

DP 14-664790

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT
Garry Street TOWNHOUSES
4160 Garry Street
Richmond, British Columbia

REZONING FILE#
RZ 13-641596

TITLE
TOWNHOUSES 1&2
LEVEL 0 (GARAGE)
PLANS

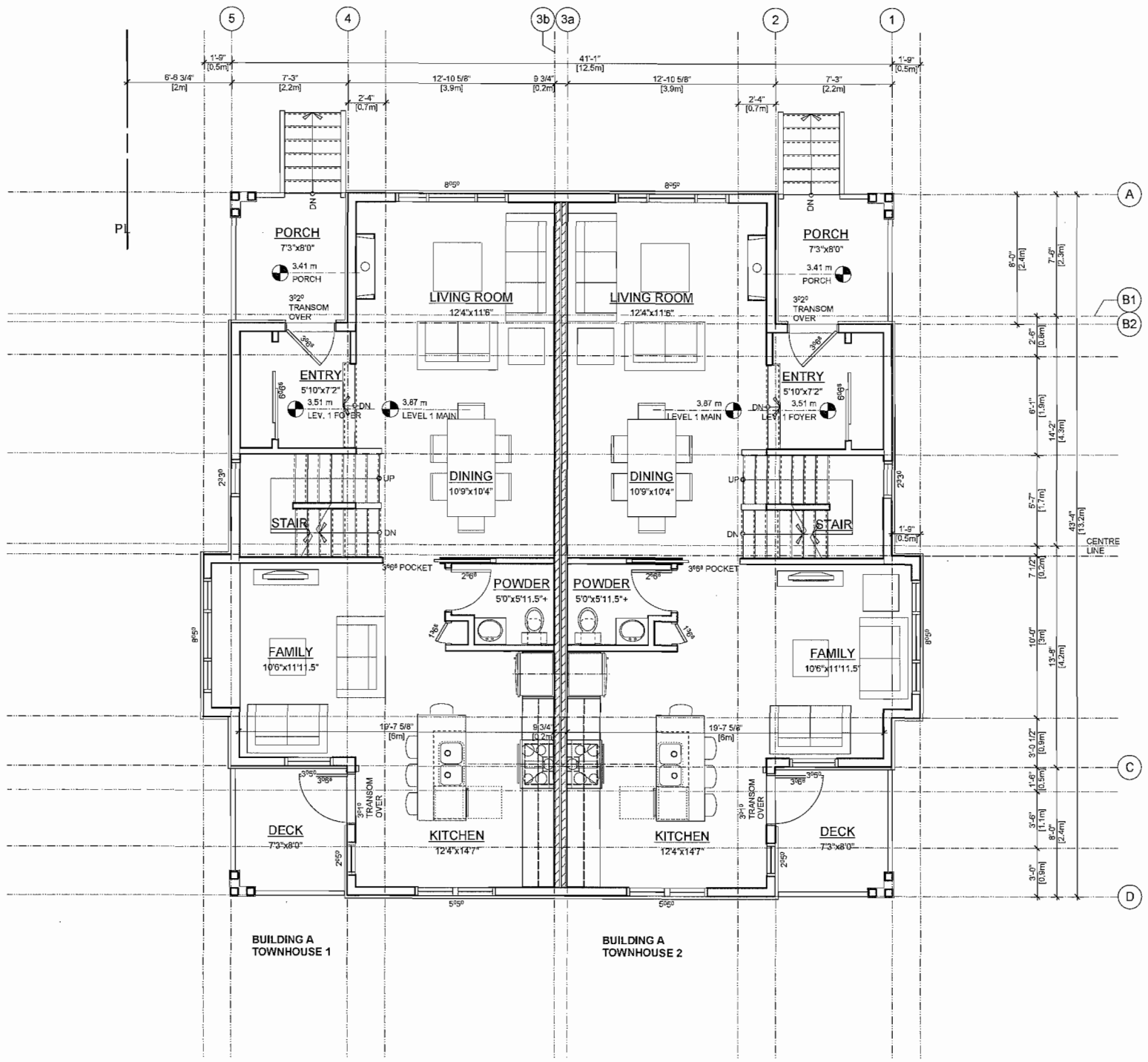
SCALE 1/4"=1'0"
DATE Dec 10 '13
DRAWN WA
CHECKED GA
PROJECT NO. 1314
DRAWING NO. A 2.10

Reference Plans

This drawing, as an instrument of service, is the property of The Andrews Architects Inc., and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without written permission of the office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	MAY 12 2014	ISSUED FOR PLANNING REVIEW
D	MAY 29 2014	ISSUED FOR D.P. APPLICATION
E	JUN 13 2014	ISSUED FOR D.P. APPLICATION
F	JUL 02 2014	ISSUED FOR D.P. APPLICATION
G	JUL 25 2014	RE-ISSUED FOR D.P. APPLICN



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

AGING IN PLACE MEASURES (ALL UNITS):

- OUTLETS & SWITCHES AT ACCESSIBLE HEIGHT
- TURNING DIAMETER FOR FRONT PORCH
- WALL REINFORCEMENT FOR FUTURE GATE
- SOLID BLOCKING PROVIDED FOR STAIRWELL HANDRAILS BOTH SIDES
- LEVER TYPE HANDLES PROVIDED FOR DOORS & PLUMBING FIXTURES
- SOLID BLOCKING PROVIDED IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB & SHOWER

DP 14-664790

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT

Garry Street TOWNHOUSES
4160 Garry Street
Richmond, British Columbia

REZONING FILE#
RZ 13-641596

TITLE

TOWNHOUSES 1&2
LEVEL 1 (MAIN) PLANS

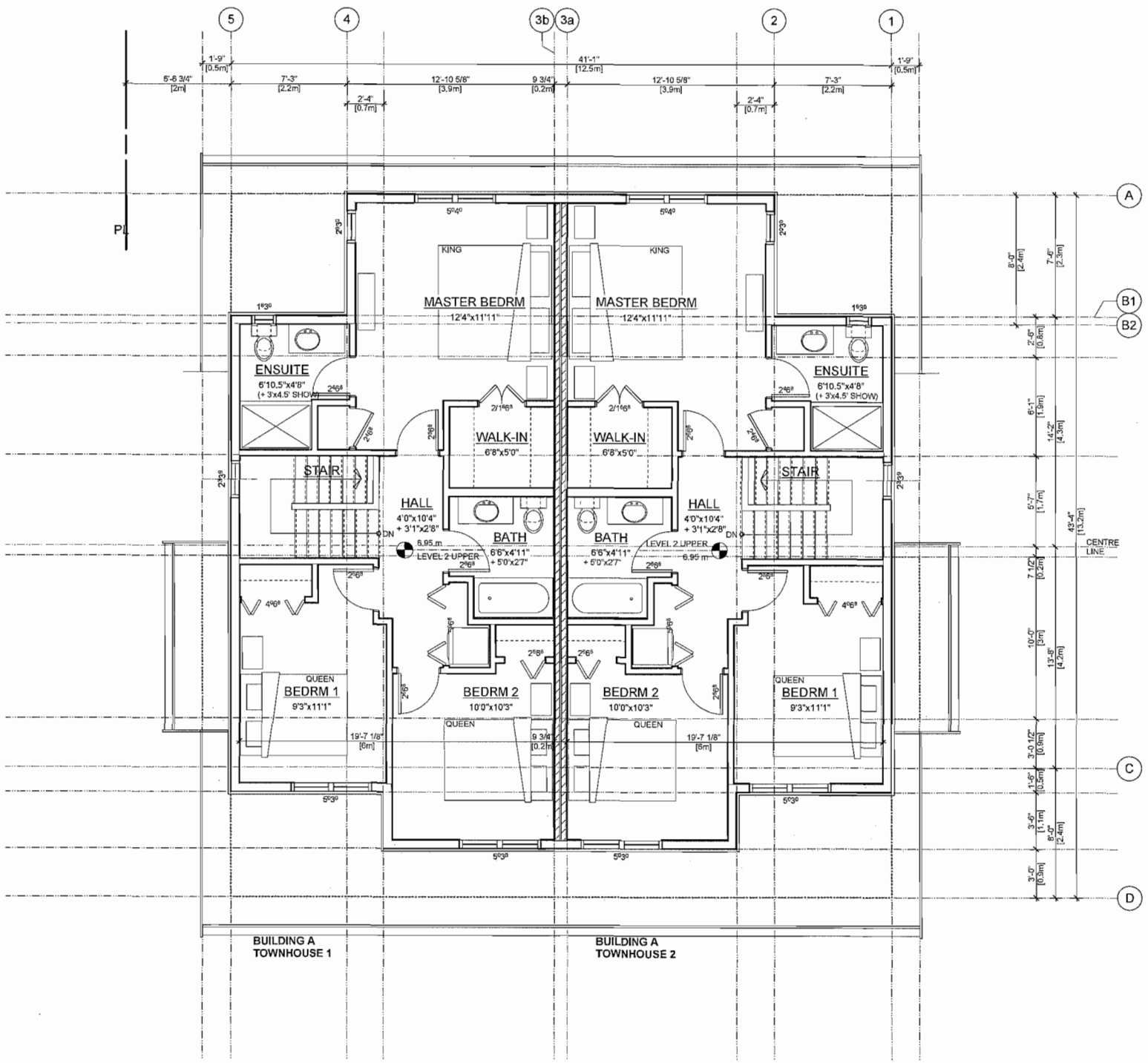
SCALE	1/4"=1'0"
DATE	Dec 10 '13
DRAWN	WA
CHECKED	GA
PROJECT NO.	1314
DRAWING NO.	A 2.11

Reference Plans

This drawing, as an instrument of service, is the property of The Andrews Architects Inc., and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	MAY 12 2014	ISSUED FOR PLANNING REVIEW
D	MAY 29 2014	ISSUED FOR D.P. APPLICATION
E	JUN 13 2014	ISSUED FOR D.P. APPLICATION
F	JUL 02 2014	ISSUED FOR D.P. APPLICATION
G	JUL 25 2014	RE-ISSUED FOR D.P. APPLICN



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

AGING IN PLACE MEASURES (ALL UNITS):

- OUTLETS & SWITCHES AT ACCESSIBLE HEIGHT
- TURNING DIAMETER FOR FRONT PORCH
- WALL REINFORCEMENT FOR FUTURE GATE
- SOLID BLOCKING PROVIDED FOR STAIRWELL HANDRAILS BOTH SIDES
- LEVER TYPE HANDLES PROVIDED FOR DOORS & PLUMBING FIXTURES
- SOLID BLOCKING PROVIDED IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB & SHOWER

DP 14-664790

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT
Garry Street TOWNHOUSES
4160 Garry Street
Richmond, British Columbia

REZONING FILE#
RZ 13-641596

TITLE
TOWNHOUSES 1&2
LEVEL 2 (UPPER)
PLANS

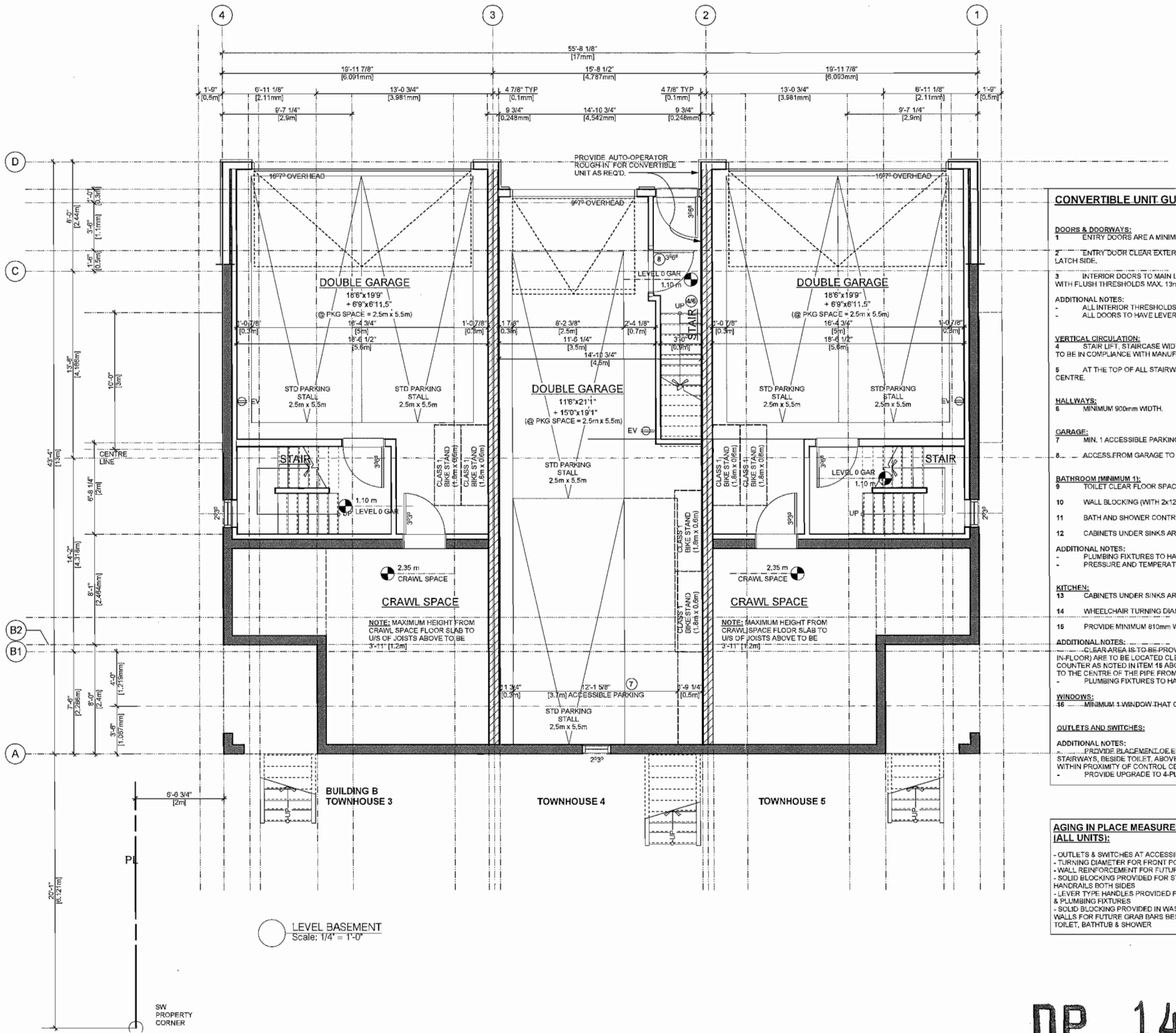
SCALE	1/4"=1'0"
DATE	Dec 10 '13
DRAWN / CHECKED	WA / GA
PROJECT NO.	1314
DRAWING NO.	A 2.12

Reference Plans

This drawing, as an instrument of service, is the property of The Andrews Architects Inc., and may not be reproduced without their permission, and unless the reproduction carries this statement. All designs and other information shown on this drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (A.H ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	MAY 12 2014	ISSUED FOR PLANNING REVIEW
D	MAY 29 2014	ISSUED FOR D.P. APPLICATION
E	JUN 13 2014	ISSUED FOR D.P. APPLICATION
F	JUL 02 2014	ISSUED FOR D.P. APPLICATION
G	JUL 25 2014	RE-ISSUED FOR D.P. APPLIC'N



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

CONVERTIBLE UNIT GUIDELINE (TOWNHOUSE 4)

DOORS & DOORWAYS:

1 ENTRY DOORS ARE A MINIMUM 914mm (3') & HAVE CLEAR ACCESS.

2 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN.1220mm DEPTH BY DOOR WIDTH + 660mm ON LATCH SIDE.

3 INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 800mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.

ADDITIONAL NOTES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL DOORS TO HAVE LEVER TYPE HANDLES.

VERTICAL CIRCULATION:

4 STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORTAND LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.

5 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2x12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:

6 MINIMUM 900mm WIDTH.

GARAGE:

7 MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.

8 ACCESS FROM GARAGE TO LIVING AREA MIN. 800mm CLEAR OPENING.

BATHROOM (MINIMUM 1):

9 TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT.

10 WALL BLOCKING (WITH 2x12 SOLID LUMBER)FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.

11 BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2012.

12 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

ADDITIONAL NOTES:
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE TO BE INSTALLED ON ALL SHOWER FAUCETS.

KITCHEN:

13 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

14 WHEELCHAIR TURNING DIAMETER TO BE 1500mm.

15 PROVIDE MINIMUM 810mm WIDE UNDER COUNTER FUTURE WORKSPACE.

ADDITIONAL NOTES:
- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (INWALL & IN-FLOOR) ARE TO BE LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & COUNTER AS NOTED IN ITEM 16 ABOVE. ALL PIPES ARE TO BE BROUGHT IN NO HIGHER THAN 304mm to 355mm TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.

WINDOWS:

16 MINIMUM 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND.

OUTLETS AND SWITCHES:

ADDITIONAL NOTES:
- PROVIDE PLACEMENT OF ELECTRICAL SWITCHES FOR ACCESSIBILITY: BESIDE WINDOWS, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (INSIDE & OUT), ON FRONT FACE OF KITCHEN COUNTER WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

AGING IN PLACE MEASURES (ALL UNITS):

- OUTLETS & SWITCHES AT ACCESSIBLE HEIGHT
- TURNING DIAMETER FOR FRONT PORCH
- WALL REINFORCEMENT FOR FUTURE GATE
- SOLID BLOCKING PROVIDED FOR STAIRWELL HANDRAILS BOTH SIDES
- LEVER TYPE HANDLES PROVIDED FOR DOORS & PLUMBING FIXTURES
- SOLID BLOCKING PROVIDED IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB & SHOWER

DP 14-664790

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT
Garry Street TOWNHOUSES
4160 Garry Street
Richmond, British Columbia

REZONING FILE#
RZ 13-641596

TITLE
TOWNHOUSES 3,4,5
LEVEL 0 (GARAGE)
PLANS

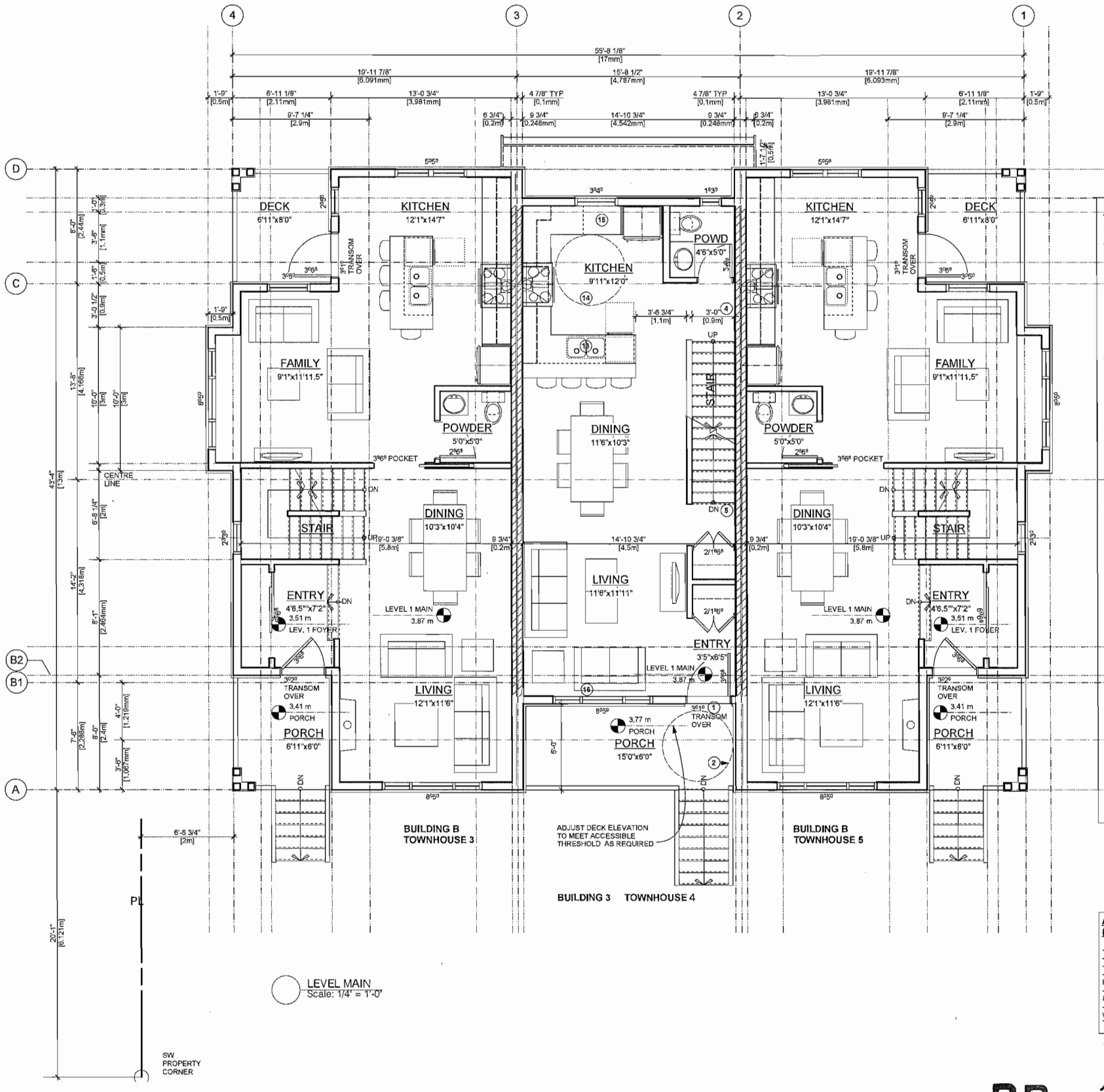
SCALE	1/4"=1'0"
DATE	Dec 10 '13
DRAWN	WA
CHECKED	GA
PROJECT NO.	1314
DRAWING NO.	A 2.20

Reference Plans

This drawing, as an instrument of service, is the property of The Andrews Architects Inc. and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on the drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	MAY 12 2014	ISSUED FOR PLANNING REVIEW
D	MAY 29 2014	ISSUED FOR D.P. APPLICATION
E	JUN 13 2014	ISSUED FOR D.P. APPLICATION
F	JUL 02 2014	ISSUED FOR D.P. APPLICATION
G	JUL 25 2014	RE-ISSUED FOR D.P. APPLICN



CONVERTIBLE UNIT GUIDELINE (TOWNHOUSE 4)

DOORS & DOORWAYS:

1 ENTRY DOORS ARE A MINIMUM 914mm (3') & HAVE CLEAR ACCESS.

2 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN.1220mm DEPTH BY DOOR WIDTH + 660mm ON LATCH SIDE.

3 INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 800mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.

ADDITIONAL NOTES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL DOORS TO HAVE LEVER TYPE HANDLES.

VERTICAL CIRCULATION:

4 STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORTANG LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.

5 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2x12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:

6 MINIMUM 900mm WIDTH.

GARAGE:

7 MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.

8 ACCESS FROM GARAGE TO LIVING AREA MIN. 800mm CLEAR OPENING.

BATHROOM (MINIMUM 1):

9 TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT.

10 WALL BLOCKING (WITH 2x12 SOLID LUMBER)FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.

11 BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2012.

12 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

ADDITIONAL NOTES:
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE TO BE INSTALLED ON ALL SHOWER FAUCETS.

KITCHEN:

13 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

14 WHEELCHAIR TURNING DIAMETER TO BE 1500mm.

15 PROVIDE MINIMUM 810mm WIDE UNDER COUNTER FUTURE WORKSPACE.

ADDITIONAL NOTES:
- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (INWALL & IN-FLOOR) ARE TO BE LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & COUNTER AS NOTED IN ITEM 15 ABOVE. ALL PIPES ARE TO BE BROUGHT IN NO HIGHER THAN 304mm to 355mm TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.

WINDOWS:

16 MINIMUM 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND.

OUTLETS AND SWITCHES:

ADDITIONAL NOTES:
- PROVIDE PLACEMENT OF ELECTRICAL SWITCHES FOR ACCESSIBILITY: BESIDE WINDOWS, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (INSIDE & OUT), ON FRONT FACE OF KITCHEN COUNTER WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS..
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE .

AGING IN PLACE MEASURES (ALL UNITS):

- OUTLETS & SWITCHES AT ACCESSIBLE HEIGHT
- TURNING DIAMETER FOR FRONT PORCH
- WALL REINFORCEMENT FOR FUTURE GATE
- SOLID BLOCKING PROVIDED FOR STAIRWELL HANDRAILS BOTH SIDES
- LEVER TYPE HANDLES PROVIDED FOR DOORS & PLUMBING FIXTURES
- SOLID BLOCKING PROVIDED IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB & SHOWER

DP 14-664790

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT

Garry Street TOWNHOUSES
4160 Garry Street
Richmond, British Columbia

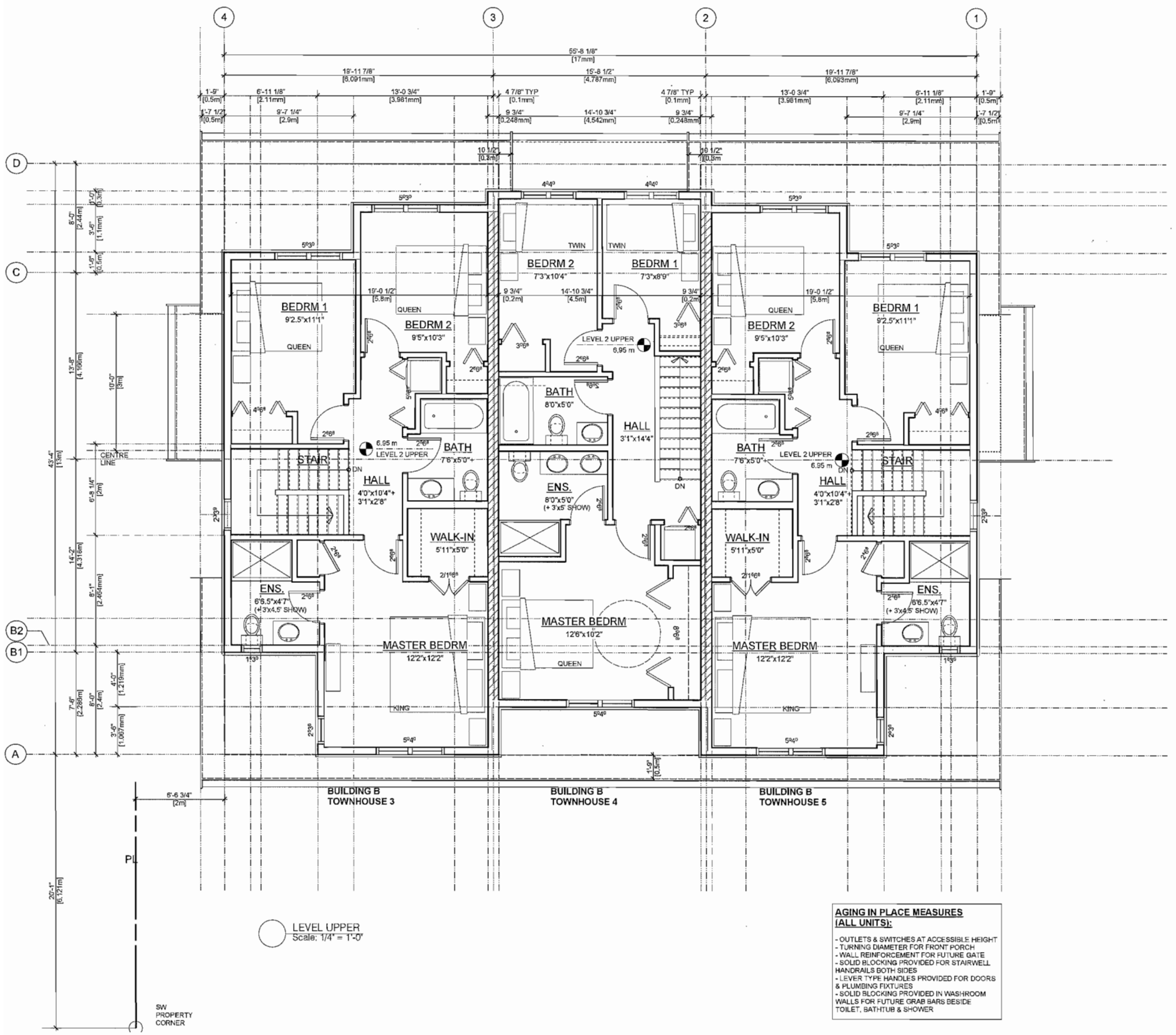
REZONING FILE#
RZ 13-641596

TITLE

TOWNHOUSES 3,4,5
LEVEL 1 (MAIN) PLANS

SCALE	1/4"=1'0"
DATE	DEC 10 '13
DRAWN	WA
CHECKED	GA
PROJECT NO.	1314
DRAWING NO.	A 2.21

Reference Plans



CONVERTIBLE UNIT GUIDELINE (TOWNHOUSE 4)

DOORS & DOORWAYS:

1 ENTRY DOORS ARE A MINIMUM 914mm (3') & HAVE CLEAR ACCESS.

2 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN.1220mm DEPTH BY DOOR WIDTH + 660mm ON LATCH SIDE.

3 INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 800mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.

ADDITIONAL NOTES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL DOORS TO HAVE LEVER TYPE HANDLES.

VERTICAL CIRCULATION:

4 STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORTAND LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.

5 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2x12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:

6 MINIMUM 900mm WIDTH.

GARAGE:

7 MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.

8 ACCESS FROM GARAGE TO LIVING AREA MIN. 800mm CLEAR OPENING.

BATHROOM (MINIMUM 1):

9 TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT.

10 WALL BLOCKING (WITH 2x12 SOLID LUMBER)FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.

11 BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2012.

12 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

ADDITIONAL NOTES:
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE TO BE INSTALLED ON ALL SHOWER FAUCETS.

KITCHEN:

13 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.

14 WHEELCHAIR TURNING DIAMETER TO BE 1500mm.

15 PROVIDE MINIMUM 810mm WIDE UNDER COUNTER FUTURE WORKSPACE.

ADDITIONAL NOTES:
- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (INWALL & INFLOOR) ARE TO BE LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & COUNTER AS NOTED IN ITEM 15 ABOVE. ALL PIPES ARE TO BE BROUGHT IN NO HIGHER THAN 304mm to 355mm TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.

WINDOWS:

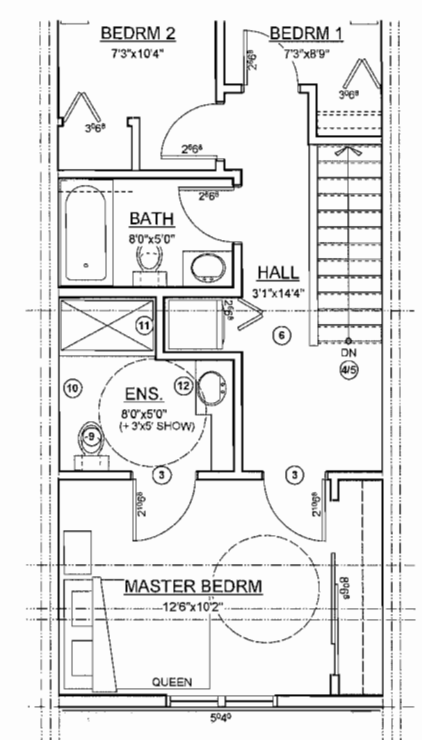
16 MINIMUM 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND.

OUTLETS AND SWITCHES:

ADDITIONAL NOTES:
- PROVIDE PLACEMENT OF ELECTRICAL SWITCHES FOR ACCESSIBILITY: BESIDE WINDOWS, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (INSIDE & OUT), ON FRONT FACE OF KITCHEN COUNTER WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

AGING IN PLACE MEASURES (ALL UNITS):

- OUTLETS & SWITCHES AT ACCESSIBLE HEIGHT
- TURNING DIAMETER FOR FRONT PORCH
- WALL REINFORCEMENT FOR FUTURE GATE
- SOLID BLOCKING PROVIDED FOR STAIRWELL HANDRAILS BOTH SIDES
- LEVER TYPE HANDLES PROVIDED FOR DOORS & PLUMBING FIXTURES
- SOLID BLOCKING PROVIDED IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB & SHOWER



CONVERTIBLE UNIT OPTION (PARTIAL PLAN) FOR:
BUILDING B
TOWNHOUSE 4

This drawing, as an instrument of service, is the property of The Andrews Architects Inc., and may not be reproduced without their permission, and unless the reproduction carries their name. All designs and other information shown on this drawing are for the use of the specified project only and shall not be used otherwise without written permission of this office.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
A	OCT 29 2013	ISSUED FOR RE-ZONING (AJH ARCHITECTURE INC.)
B	JAN 24 2014	RE-ISSUED FOR RE-ZONING
C	MAY 12 2014	ISSUED FOR PLANNING REVIEW
D	MAY 29 2014	ISSUED FOR D.P. APPLICATION
E	JUN 13 2014	ISSUED FOR D.P. APPLICATION
F	JUL 02 2014	ISSUED FOR D.P. APPLICATION
G	JUL 25 2014	RE-ISSUED FOR D.P. APPLICTN

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT
Garry Street TOWNHOUSES
4160 Garry Street
Richmond, British Columbia

REZONING FILE#
RZ 13-641596

TITLE
TOWNHOUSES 3,4,5
LEVEL 2 (UPPER)
PLANS

SCALE	1/4"=1'0"
DATE	DEC 10, 2013
DRAWN	WA
CHECKED	GA
PROJECT NO.	1314
DRAWING NO.	A 2.22a

DP 14-664790

Reference Plans

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	July 16, 2014
From:	Wayne Craig Director of Development	**File:**	DP 13-648221
Re:	**Application by Blundell Ventures Ltd. for a Development Permit at 5180 Blundell Road (formerly 5160 and 5180 Blundell Road)**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of 15 townhouse units at 5180 Blundell Road (formerly 5160 and 5180 Blundell Road) on a site zoned "Low Density Townhouses (RTL4)".

Wayne Craig
Director of Development

EL:blg
Att.

Staff Report

Origin

Blundell Ventures Ltd. has applied to the City of Richmond for permission to develop 15 townhouse units (nine (9) two-storey and six (6) three-storey townhouse) at 5180 Blundell Road (formerly 5160 and 5180 Blundell Road). The subject site is being rezoned from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)" for this project under Bylaw 9055 (RZ 13-627627), which received third reading following the Public Hearing on October 21, 2013. The properties are currently vacant.

Frontage improvements were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-655982), which must be entered into prior to final adoption of the rezoning bylaw. Works include, but are not limited to: removal of the existing sidewalk, and construction of a new 1.5 m wide sidewalk along the property line and a 1.41 m grass and treed boulevard between the new sidewalk and the existing curb.

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, across Blundell Road, a mix of newer and older, larger single-family dwellings on lots zoned "Single Detached (RS1/E)".

To the east, three (3) lots zone "Single Detached (RS1/E)" with a mix of newer and older homes, and then two (2) lots zoned "Single Detached (RS1/K)" with a temporary shared access.

To the south, existing single-family dwellings on lots zoned "Single-Detached (RS1/E)" fronting onto Chetwynd Avenue.

To the west, a Montessori school on a large lot zoned "Single Detached (RS1/E)" and a mix of newer and older homes on lots zoned "Single Detached (RS1/E)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 21, 2013. At the Public Hearing, the property owner of the adjacent property to the southwest at 5151 Chetwynd Avenue requested clarification on tree preservation on the subject site and the neighbouring Montessori school site at 5120 Blundell Road.

As noted in the Report to Committee at the rezoning stage, 17 bylaw-sized trees on the subject development site are proposed to be removed due to poor condition. This includes three (3) Lombardy Poplar trees located at the northwest portion of the subject development site along the common property line between 5120 Blundell Road and the subject site. While the three (3) Western Red Cedar trees located at the southwest corner of the site are identified for removal, the developer will make an effort to retain them on site. Tree protection fencing around these trees will be installed at demolition and construction stage; a re-assessment of these trees will be

undertaken during the course of construction. Replacement trees will be provided, regardless of future retention potential of these trees. An Arborist Contract has been secured at rezoning; the Certified Arborist will monitor on-site works to be conducted near/within the tree protection zone of the trees to be retained.

Six (6) bylaw-sized trees, under joint ownership located along the east property line, as well as all trees located on the neighbouring Montessori school site are to be retained on site. A Tree Preservation Plan is included in the Development Permit.

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 in compliance with the requirements of the "Low Density Townhouses (RTL4)" zone.

Advisory Design Panel Comments

The Advisory Design Panel supported the project and suggested design changes have been incorporated in the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, February 19, 2014 is attached for reference (Attachment 3). 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 respect the massing of the existing single-family homes adjacent to the site.
- Three-storey units are proposed along Blundell Road. The end units adjacent to the side yards are stepped down from three (3) storeys to two (2) storeys.
- Two-storey detached and duplex units are proposed on the southern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setbacks of 6.0 m on the ground floor and 6.9 m on the second floor exceed the minimum rear yard setback of 3.0 m specified in the RTL4 zone and 4.5 m to 6.0 m specified in the Arterial Road Guidelines for Townhouses in the OCP.
- A combination of White Wonder Dogwood trees and Saucer Magnolia trees are proposed in the rear yards to increase privacy in the yard spaces of the proposed development as well as in the rear yards of the existing single-family homes to the south.
- A 1.8 m tall wood fence is proposed along the south property line to protect the privacy of the neighbouring single-family homes.
- Adjacent properties to the east and west have future potential for redevelopment as townhouses, and the proposed development does not reduce this potential. A public right-of-passage (PROP) statutory right-of-way (SRW) on-site allowing access to/from the adjacent future development sites via the subject site has been secured at rezoning.
-

Urban Design and Site Planning

- The internal road layout is a T-shape with future cross-access connections to the neighbouring properties to the east and west.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in the three-storey units (6 units in total) only. A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area has been secured at rezoning.
- A total of three (3) visitor parking spaces, including one (1) accessible visitor parking space, are provided throughout the site. The number of visitor parking spaces proposed complies with the bylaw requirement. Both inside and external bicycle parking is provided and is also in compliance with the zoning bylaw requirements.
- Outdoor amenity space is proposed at 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 convenient to all of the units. A covered mailbox kiosk is provided within the outdoor amenity area.
- The garbage, recycling and organic storage enclosures have been incorporated into the design of Building No. 1 to minimize their visual impact.

Architectural Form and Character

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of variation in building height, building projections, recesses, entry porches, varying material combinations, landscape features, and individual unit entrances. All units along Blundell Road have direct access from the street.
- Gables with 8/12 slope are proposed to break up the main roof line. Recessed third floor gables projecting from a secondary roof are proposed to break up the massing of the street fronting buildings. The 3rd floor adjacent to the entry driveway is set back to create a stepped massing.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands along the drive aisle.
- Natural colours have been used for all siding materials to fit with the context of the neighbourhood. Strong contrasting colours are used on the accent walls to provide visual interest.
- The proposed building materials (asphalt roof shingles, hardipanel board, hardi-plank, board and batten, wood trim/post/band/bracket and metal doors/guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.

Landscape Design and Open Space Design

- The landscape design was developed to maximize possible tree retention. Six (6) Douglas Fir trees are to be retained. A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone, including the construction of the suspended deck, has been secured at the rezoning stage. To ensure the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, no Landscaping Security will be

returned to the developer until the post-construction assessment report, prepared by the Arborist, confirming the protected trees have survived the construction, is reviewed by staff.

- Three (3) Western Red Cedar trees located at the southwest corner of the site are identified for removal at Rezoning stage but the developer has agreed to make an effort to retain them on site. Tree protection fencing around these trees will be installed at demolition and construction stage; a re-assessment of these trees will be undertaken during the course of construction. Replacement trees will be provided on site, regardless of future retention potential of these trees.
- Seventeen (17) trees were identified for removal; 34 replacement trees are required. The applicant is proposing to plant 34 replacement trees on-site, including 21 conifers and 13 deciduous trees. Hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- Each unit will have a private yard with a shade tree, shrub/groundcover planting, patio, and lawn area.
- The street side landscape defines the private yard boundaries with low fences along the back of sidewalk and low hedges inside the yards. The front yards are internally separated by fencing and hedging to create privacy.
- A children's play area designed for children aged 2 to 5 years old is proposed for the outdoor amenity area. The play equipment was chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities such as social, imagination, balance, and motor skills.
- A bench is also provided for caregivers to sit on.
- Feature paving will highlight road transitions at the site entrance and the dead ends, as well as in front of the outdoor amenity area, and will provide a break to the asphalt internal driveway.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of $124,746.33 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A $15,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- The site plan and individual unit designs create opportunities for passive surveillance of the street frontage, outdoor amenity space, and the internal drive aisle.
- Individual unit entrances will be visible from either the public street or the internal drive aisle.
- Low planting is proposed along edges of buildings to keep the entry area to the units open and visible.
- Windows overlooking the outdoor amenity space will be integrated in the building design to increase surveillance opportunity.
- A pedestrian pathway connecting the sidewalk and the internal driveway is proposed for increased natural access flow.
- Bollard lights will be provided in amenity area.

Sustainability

- The subject application was submitted and achieved Third Reading (in October 2013) prior to the energy efficiency policies for townhouse developments was added to the OCP (in July 2014). The developer advises that they will strive to achieve Energuide 82 rating prior to Building Permit issuance.
- The developer also advises that the following sustainability features will be incorporated into the development:
  - Use of permeable paving for the patios, visitor parking stalls and key areas of the internal driveway.
  - Maximum number of trees will be saved by the proposed building and grading design.
  - Energy Star appliances and low flow fixtures; windows with Low-E glass.
  - Drought tolerant plants are proposed.

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 this unit will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit C4) 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
Planning Technician-Design

EL:blg

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

- Final adoption of the Zoning Amendment Bylaw 9055.
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of $124,746.33; Letter-of-Credit will not be released until the Letter of Assurance that landscaping installed from Landscape Architect as well as the Post Construction Impact Assessment Report confirming the protected trees survived the construction from Arborist are reviewed by staff.

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

- Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges, etc.
- Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

Attachment 1: Development Application Data Sheet
Attachment 2: Excerpt from the Minutes of the Advisory Design Panel Meeting – February 19, 2014

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 13-648221 **Attachment 1**

Address: 5180 Blundell Road (formerly 5160 and 5180 Blundell Road)

Applicant: Blundell Ventures Ltd. Owner: 0955335 B.C. Ltd.

Planning Area(s): Blundell

Floor Area Gross: 2,799.8 m^2 Floor Area Net: 2,040.2 m^2

	Existing	Proposed
Site Area:	3,400m^2 (36,600.3 ft^2)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/E)	Low-Density Townhouses (RTL4)
Number of Units:	2	15

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces	Max. 65%	59.8%	none
Lot Coverage – Landscaping:	Min. 25%	25.4%	none
Setback – Front Yard (m):	Min. 6.0 m	6.9 m	none
Setback – Side Yard (East) (m):	Min. 3.0 m	3.7 m Min.	none
Setback – Side Yard (West) (m):	Min. 3.0 m	3.0 m Min.	none
Setback –Rear Yard (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	10.6 m (3 storeys)	none
Lot Size (min. dimensions):	Min. 50 m wide x 35 m deep	Approx. 65.61 m wide x 51.82 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2.0/unit x 15 = 30 (R) 0.2/unit x 15 = 3 (V)	30 (R) and 3 (V)	none
Off-street Parking Spaces – Total:	33	33	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (30 x Max. 50% = 15)	12	none

Small Car Parking Spaces	50% permitted when 31 or more spaces are provided on site (33 x 50% = 16)	0	none
Handicap Parking Spaces:	2% when 3 or more visitor parking spaces are required (3 x 2% = 1)	1	none
Bicycle Parking Spaces (Class 1 / Class 2):	1.25/unit x 15 = 19 (Class 1) 0.2/unit x 15 = 3 (Class 2)	21 (R) and 4 (V)	none
Off-street Parking Spaces – Total:	22	25	none
Amenity Space – Indoor:	Min. 70 m^2 or Cash-in-lieu	$15,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 15 units = 90 m^2	142 m^2	none

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, February 19, 2014 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Comments from the Panel were as follows:

- appreciate the detailed drawings of unit designs which show accessibility and convertibility features; unit designs provide for the future needs of the residents;

  Thank you.

- security is a main concern as Blundell Road is a very busy road; note that the proposed grass and treed boulevard and concrete sidewalk adjacent to the road will provide a buffer between the road and the proposed development;

  New 1.41 m grass and treed boulevard provided, front yard setback at 6.9m to provide an extra buffer between the road and development.

- appreciate the location of the bench area in the middle of the proposed development as it will contain foot traffic in the children's play area;

  Thank you.

- suggest that lighting at the townhouse units be increased; consider using photo sensor lighting or timer to save on energy consumption;

  Extra lighting to be provided where possible; will be coordinated with the electrical engineer.

- appreciate the tree management plan; fencing outline shows that critical root zones are protected;

  Tree management plan updated to show all information clearly on the plan.

- entry corners coming into the site with chamfered fences provide a weak signal for the site entry; consider opportunities to strengthen the sense of arrival to the project; look at the legibility of the entry signage;

  Entry sign will be legible.

- look at the safety zones for the play equipment, in particular the required safety zones appear to overlap;

  Safety zones reviewed, although overlapping, there is enough room for multiple children to safely play in the play area.

- the project is nice; appreciate the two-storey buildings at the back;

  Thank you.

- agree with the staff comment to "consider stepping down Building 7 from 3-storeys to 2-storeys towards the main entry driveway to provide a more balanced streetscape on either side of the driveway"; consider sliding the building out and introducing planting to maintain the density and improve the building facade;

  Building 7 has been shifted to the east in order to enlarge the ground and second floor of Unit Aa, while reducing the width of the 3rd floor in order to create a stepped massing.

- appreciate the permeable surface on the proposed development;

  Permeable surface increased, updated Data Sheet provided.

- consider adding more windows on the ground level to improve surveillance and provide additional articulation;

  Additional windows provided where possible.

- form and character are good; colour palette and landscaping are nice;

  Thank you.

- very well planned complex; fits well with the single-family neighbourhood;

  Thank you.

- like the level of planting; appreciate the landscaping and provision of pedestrian walkway.

  Thank you.

City of Richmond

Development Permit

No. DP 13-648221

To the Holder:	BLUNDELL VENTURES LTD.
Property Address:	5180 BLUNDELL ROAD (FORMERLY 5160 AND 5180 BLUNDELL ROAD)
Address:	C/O KAREN MA YAMAMOTO ARCHITECTURE INC. 2386 OAK STREET VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $124,746.33 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 13-648221

To the Holder:	BLUNDELL VENTURES LTD.
Property Address:	5180 BLUNDELL ROAD (FORMERLY 5160 AND 5180 BLUNDELL ROAD)
Address:	C/O KAREN MA YAMAMOTO ARCHITECTURE INC. 2386 OAK STREET VANCOUVER, BC V6H 4J1

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

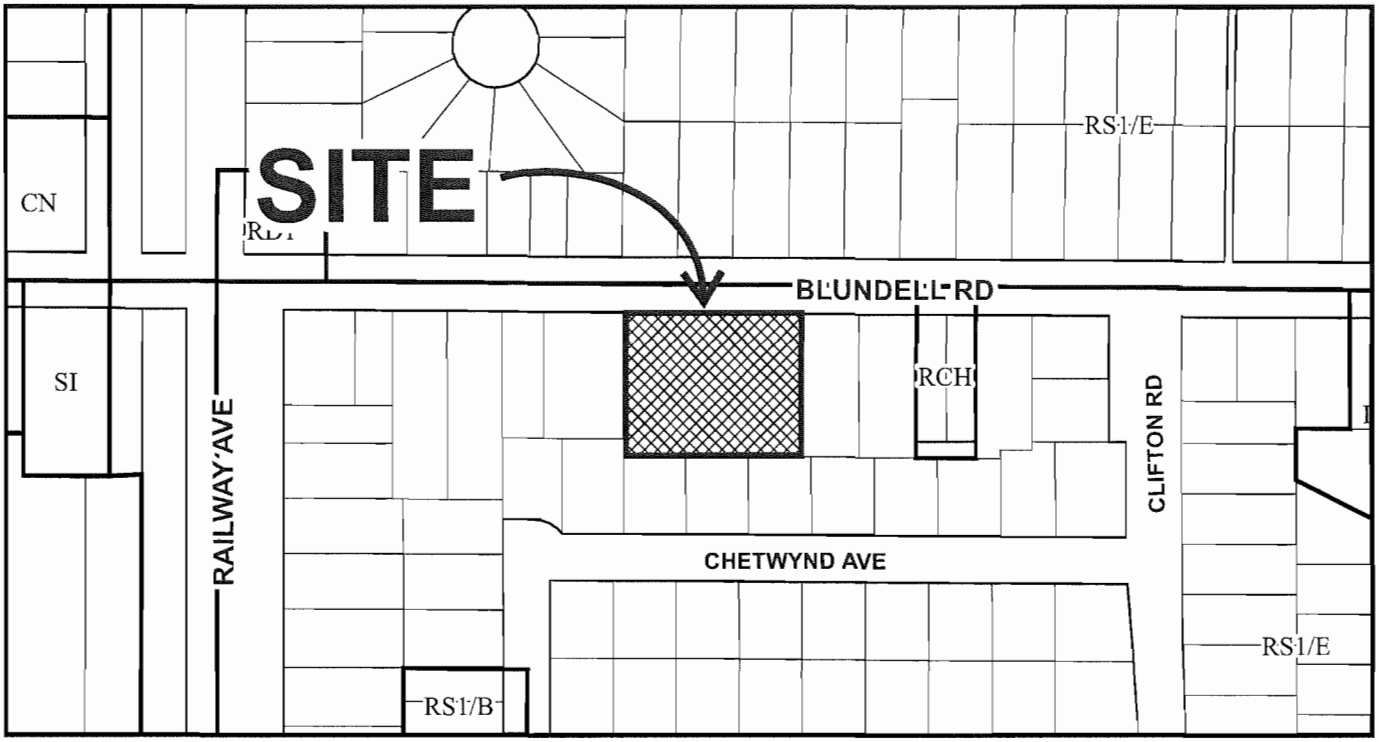
   This Permit is not a Building Permit.

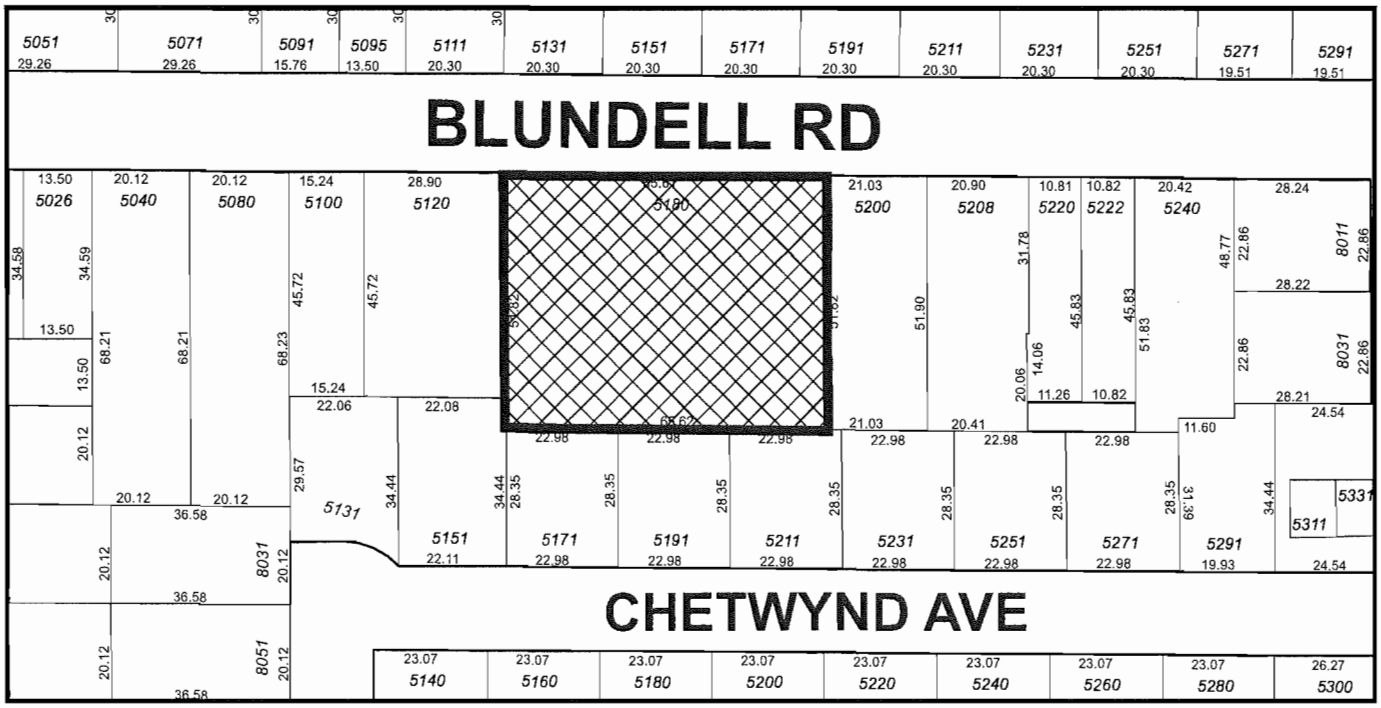
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DP 13-648221
SCHEDULE "A"

Original Date: 07/16/14

Revision Date:

Note: Dimensions are in METRES

STATISTICS:

CIVIC ADDRESS: 5160, 5180 BLUNDELL ROAD
LEGAL DESCRIPTION:

ZONING: RTL4

LOT AREA: 36,600.3 SQ.FT. (3,400 SQ.M.)

MAX. LOT COVERAGE: 36,600.3 SQ.FT. x 40 % = 14,640.1 SQ.FT.

PROPOSED:	14004.3 SQ.FT.	(BUILDINGS)
	473.7 SQ.FT.	(PORCHES)
	175.0 SQ.FT.	(GARB/RECYCL. ENCL.)
TOTAL	14653.0 SQ.FT.	(40.0%)

MAX. BUILDING HEIGHT : 12.0 M (THREE STOREYS)
PROPOSED : 10.5 M (THREE STOREYS)

F.A.R. :

MAX. ALLOWED FLOOR AREA (0.60): 36,600.3 SQ.FT. X 0.60 = 21,960.2 SQ.FT.
MAX. ALLOWED GARAGE AREA: 538.2 SQ.FT. x 15 UNITS =8,073.0 SQ.FT.

PROPOSED FLOOR AREA :

	GROSS AREA:	STAIR (EXCL.):*	NET AREA:					GARAGE AREA	PORCH AREA
UNIT-A (3 BRS + DEN)	2079.0 SQ.FT.	147.1 SQ.FT.	1397.5 SQ.FT.	x 5	UNITS	=	6987.5 SQ.FT.	534.4 SQ.FT.	45.0 SQ.FT.
UNIT-Aa (3 BRS)	2069.6 SQ.FT.	147.2 SQ.FT.	1401.1 SQ.FT.	x 1	UNIT	=	1401.1 SQ.FT.	521.3 SQ.FT.	24.7 SQ.FT.
UNIT-B (4 BRS + DEN)	1907.9 SQ.FT.	90.8 SQ.FT.	1420.8 SQ.FT.	x 1	UNIT	=	1420.8 SQ.FT.	396.3 SQ.FT.	74.7 SQ.FT.
UNIT-Ba (4 BRS + DEN)	1774.6 SQ.FT.	90.8 SQ.FT.	1290.8 SQ.FT.	x 1	UNIT	=	1290.8 SQ.FT.	393.0 SQ.FT.	74.6 SQ.FT.
UNIT-B1 (4 BRS + DEN)	1907.9 SQ.FT.	90.8 SQ.FT.	1420.8 SQ.FT.	x 1	UNIT	=	1420.8 SQ.FT.	396.3 SQ.FT.	74.7 SQ.FT.
UNIT-C/C1/C5 (4 BRS)	2009.3 SQ.FT.	92.3 SQ.FT.	1527.1 SQ.FT.	x 3	UNITS	=	4581.3 SQ.FT.	389.9 SQ.FT.	0.0 SQ.FT.
UNIT-C2/C3 (4 BRS)	2024.3 SQ.FT.	95.4 SQ.FT.	1539.0 SQ.FT.	x 1	UNIT	=	1539.0 SQ.FT.	389.9 SQ.FT.	0.0 SQ.FT.
UNIT-C4 (4 BRS)	2014.8 SQ.FT.	92.3 SQ.FT.	1532.6 SQ.FT.	x 2	UNITS	=	3065.2 SQ.FT.	389.9 SQ.FT.	0.0 SQ.FT.
SUBTOTAL				15	UNITS	=	21706.5 SQ.FT. (59.2%)	4908.6 SQ.FT.	473.7 SQ.FT.

ADDITIONAL AREA :

CARDBOARD/RECYCL. ROOM :	175.0 SQ.FT.	x 1	ROOM	=	175.0 SQ.FT.
ELEC. ROOMS :		2	ROOMS	=	78.5 SQ.FT.
TOTAL				=	21960.0 SQ.FT. (60.0%)

*10 SQ.M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCL.

PARKING:

REQUIRED :	2.0 SPACES x 15 UNITS	=	30	SPACES (RESIDENTS)
	0.2 SPACES x 15 UNITS	=	3	SPACES (VISTORS)
	TOTAL	=	33	SPACES
PROVIDED :	2 CAR GARAGES x 15 UNITS	=	30	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	3	SPACES (VISITORS)
	TOTAL	=	33	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 15 UNITS	=	18.8	SPACES (CLASS 1)
	0.2 SPACES x 15 UNITS	=	3	SPACES (CLASS 2)
	TOTAL	=	21.8	SPACES
PROVIDED BICYCLE :	2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
	1 SPACE x 9 GARAGES	=	9	SPACES (CLASS 1)
	BICYCLE RACK	=	4	SPACES (CLASS 2)
	TOTAL	=	25	SPACES

AMENITY AREA

REQUIRED	INDOOR	:	MIN. 70 SQ.M. (753.5 SQ.FT.)
	OUTDOOR	:	108 SQ.M. (1162 SQ.FT.)
PROVIDED	INDOOR	:	PAYMENT IN LIEU
	OUTDOOR	:	142 SQ.M. (1535 SQ.FT.)

PRIVATE OUTDOOR SPACE: MIN. 30 SQ.M. PER UNIT

CONTEXT PLAN
N.T.S.

ADDITIONAL NOTES:

ONE CONVERTIBLE UNIT PROVIDED - UNIT C4 IN BUILDING 5

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :
- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES

LEGEND:
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	GENERAL REVISIONS
	MAY 8, 2013	GENERAL REVISIONS
	DEC. 17, 2012	ISSUED FOR REZONING APPL.

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing is an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

PLAN #1

Yamamoto Architecture Inc.
2388 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

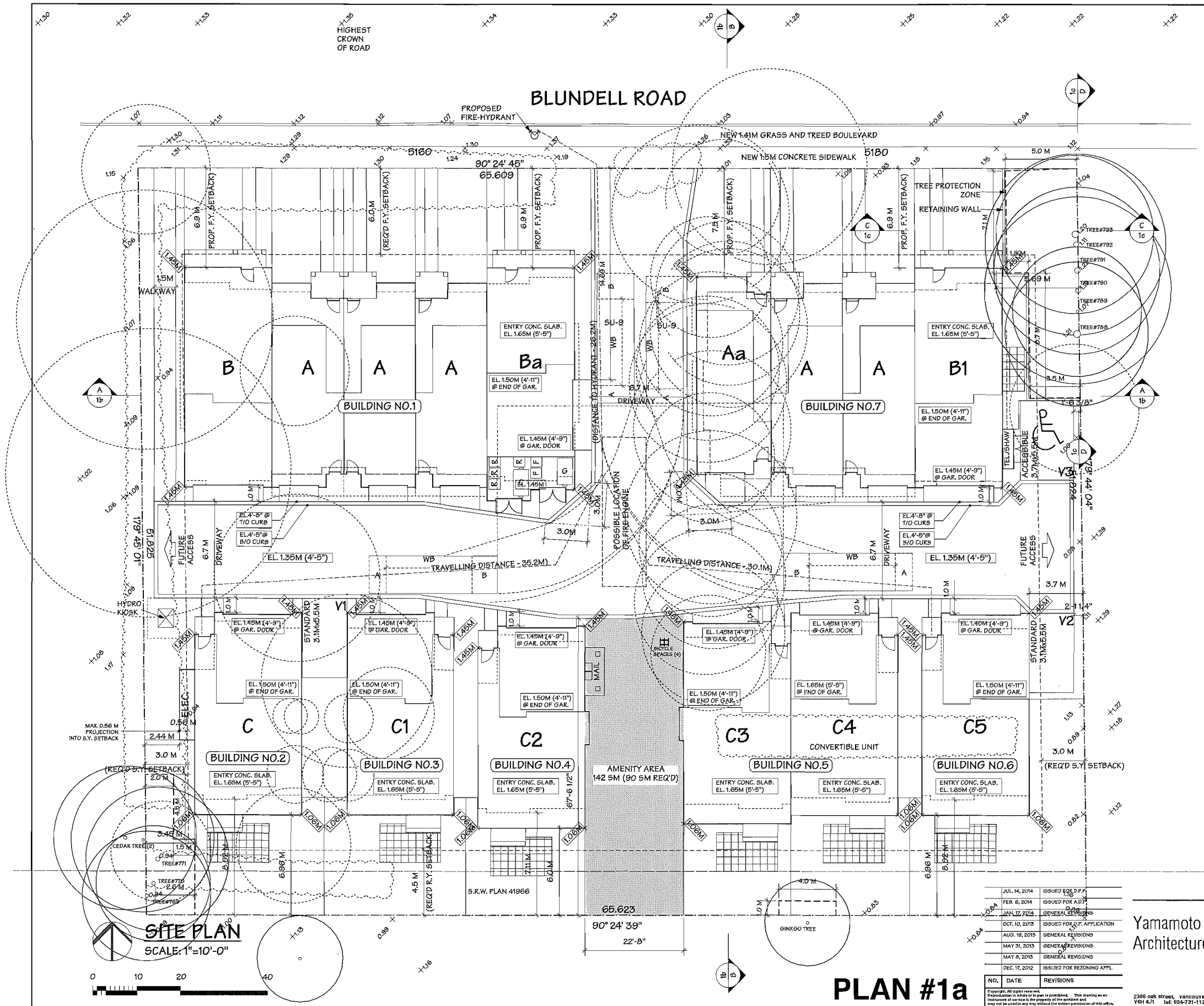
PROJECT
15 UNIT
TOWNHOUSE DEVELOPMENT
5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

DRAWING TITLE
STATISTICS
CONTEXT PLAN

SCALE 1" = 10'-0"	SHEET NO.
DATE NOV. 22, 2012	
DRAWN KM	DP 13-648221
CHECKED	PROJ. NO. 1230

JUL 2 2 2014

DP 13-648221



NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	FEB. 8, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	GENERAL REVISIONS
	MAY 8, 2013	GENERAL REVISIONS
	DEC. 17, 2012	ISSUED FOR REZONING APPL.

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

PLAN #1a

Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c. V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT
15 UNIT
TOWNHOUSE DEVELOPMENT

5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

DRAWING TITLE
SITE PLAN

SCALE 1" = 10'-0"	SHEET NO.
DATE NOV. 22, 2012	
DRAWN KM	DP 13-648221
CHECKED	PROJ. NO. 1230

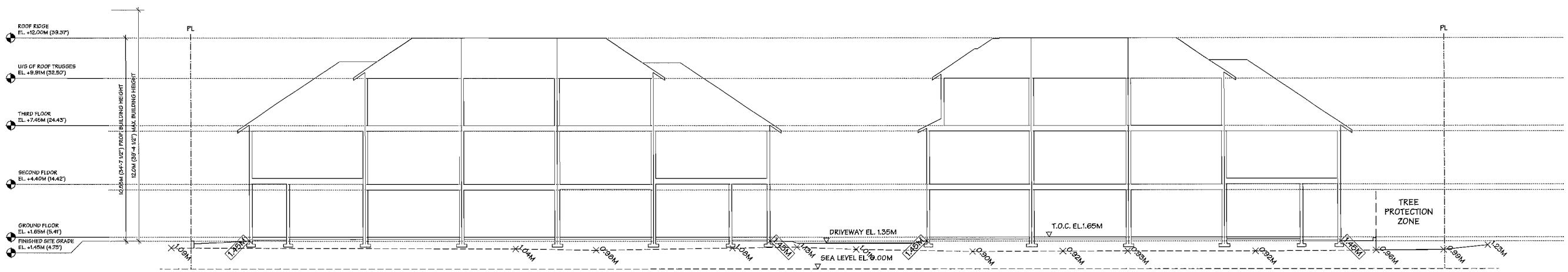
JUL 2 2 2014

DP 13-648221

5200 BLUNDELL ROAD

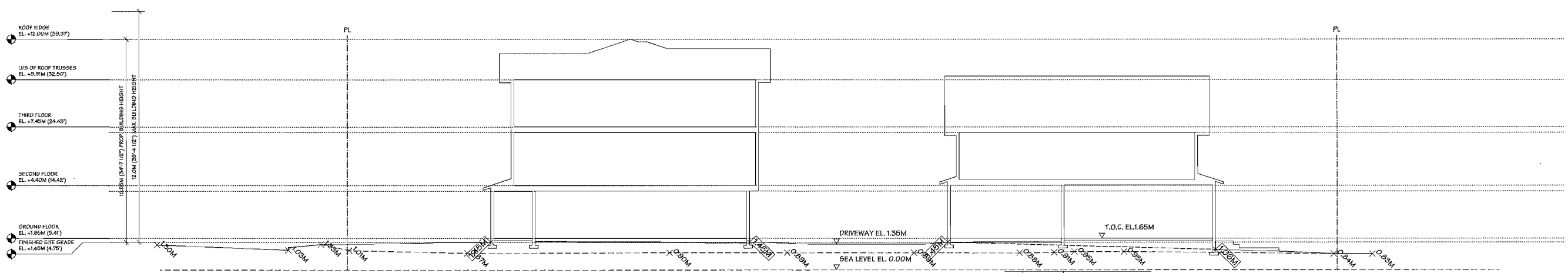
STREETSCAPE - BLUNDELL ROAD (NORTH ELEVATION)

5120 BLUNDELL ROAD - TRUE LIGHT SCHOOL



SITE SECTION - A

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



SITE SECTION - B

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

PLAN #1b

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 18, 2013	GENERAL REVISIONS
	MAY 31, 2013	GENERAL REVISIONS
	MAY 8, 2013	GENERAL REVISIONS
	DEC. 17, 2012	ISSUED FOR REZONING APPL.

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without due written permission of this office.

Yamamoto Architecture Inc.
2388 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT
15 UNIT
TOWNHOUSE DEVELOPMENT

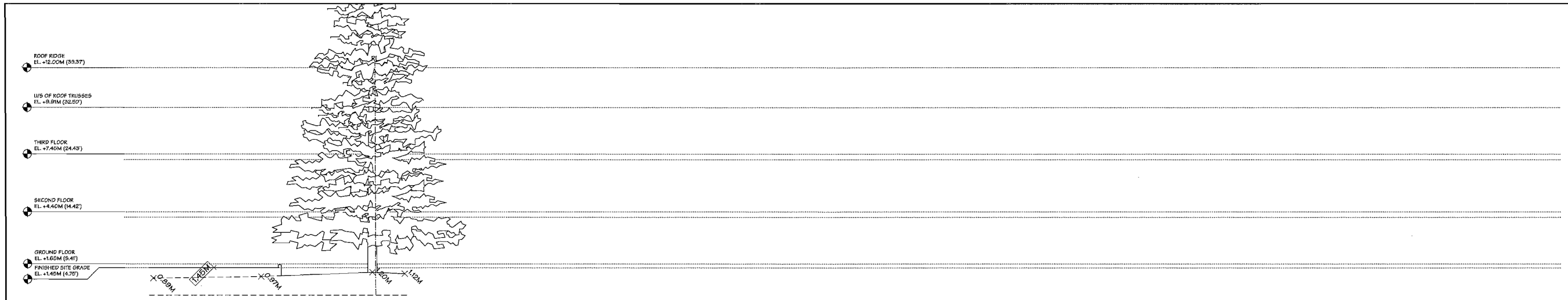
5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

DRAWING TITLE
SITE PLAN
STATISTICS

SCALE 1" = 10'-0"	SHEET NO.
DATE NOV. 22, 2012	
DRAWN KM	DP 13-648221
CHECKED	PROJ. NO. 1230

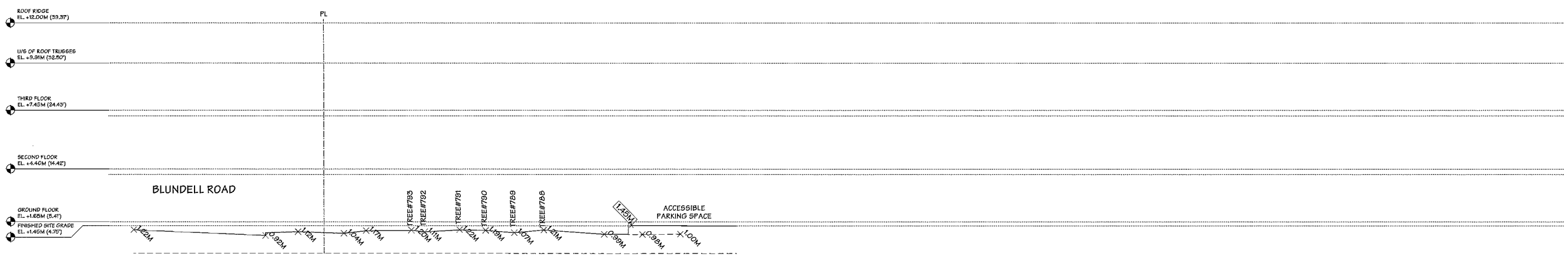
JUL 2 2 2014

DP 13-648221



SITE SECTION - C

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



SITE SECTION - D

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

PLAN #1c

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	GENERAL REVISIONS
	MAY 8, 2013	GENERAL REVISIONS
	DEC. 17, 2012	ISSUED FOR REZONING APPL.

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

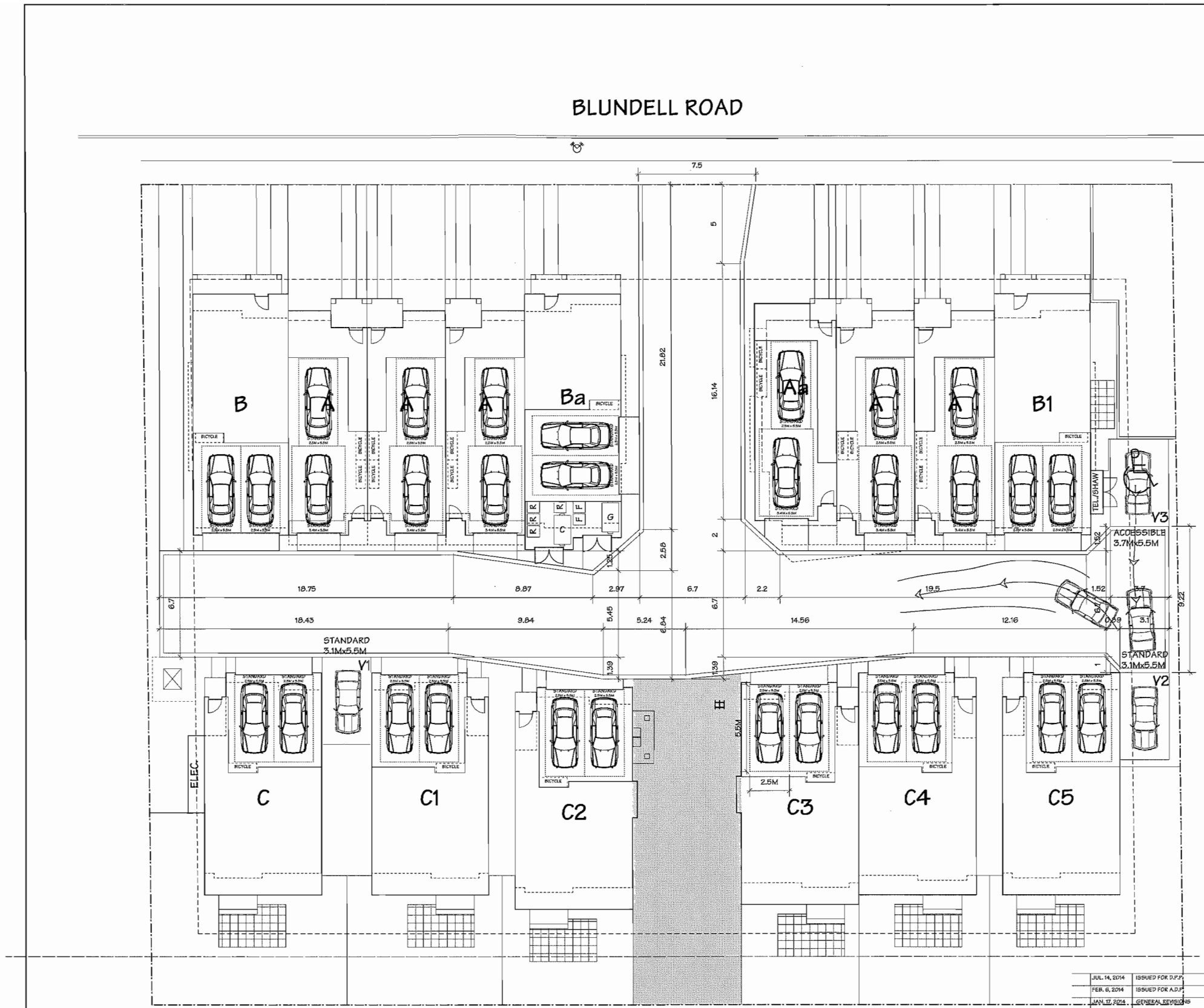
PROJECT
15 UNIT
TOWNHOUSE DEVELOPMENT
5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

DRAWING TITLE
SITE PLAN
STATISTICS

SCALE 1" = 10'-0"	SHEET NO.
DATE NOV. 22, 2012	
DRAWN KM	DP 13-648221
CHECKED	PROJ. NO. 1230

JUL 2 2 2014

DP 13-648221



AS PER THE 2041 OCP REQUIREMENT FOR ELECTRIC VEHICLES:

- A MINIMUM OF 20% OF PARKING STALLS TO BE PROVIDED WITH A 120V RECEPTACLE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT.
- AN ADDITIONAL 25% OF PARKING STALLS TO BE CONSTRUCTED TO ACCOMMODATE THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (E.G. PRE-DUCTED FOR FUTURE WIRING).

SMALL PARKING SPACE (GARAGE)
2.3M x 4.6M

VERTICAL BICYCLE SPACE (GARAGE)
0.6M x 1.0M

HORIZONTAL BICYCLE SPACE (GARAGE)
0.6M x 1.8M

STANDARD PARKING SPACE (GARAGE)
2.5M x 5.5M

VISITOR PARKING
STANDARD
2.5M x 5.5M

ACCESSIBLE
3.7Mx5.5M

PARKING:

REQUIRED :	2.0 SPACES x 15 UNITS	=	30	SPACES (RESIDENTS)
	0.2 SPACES x 15 UNITS	=	3	SPACES (VISTORS)
	TOTAL	=	33	SPACES
PROVIDED :	2 CAR GARAGES x 15 UNITS	=	30	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	3	SPACES (VISITORS)
	TOTAL	=	33	SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE :	1.25 SPACES x 15 UNITS	=	18.8	SPACES (CLASS 1)
	0.2 SPACES x 15 UNITS	=	3	SPACES (CLASS 2)
	TOTAL	=	21.8	SPACES
PROVIDED BICYCLE :	2 SPACES x 6 GARAGES	=	12	SPACES (CLASS 1)
	1 SPACE x 9 GARAGES	=	9	SPACES (CLASS 1)
	BICYCLE RACK	=	4	SPACES (CLASS 2)
	TOTAL	=	25	SPACES

PARKING PLAN

SCALE: 1"=10'-0"

0 10 20 40

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 18, 2013	GENERAL REVISIONS
	MAY 31, 2013	GENERAL REVISIONS
	MAY 8, 2013	GENERAL REVISIONS
	DEC. 17, 2012	ISSUED FOR REZONING APPL.

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

PLAN #2

Yamamoto Architecture Inc.
2386 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

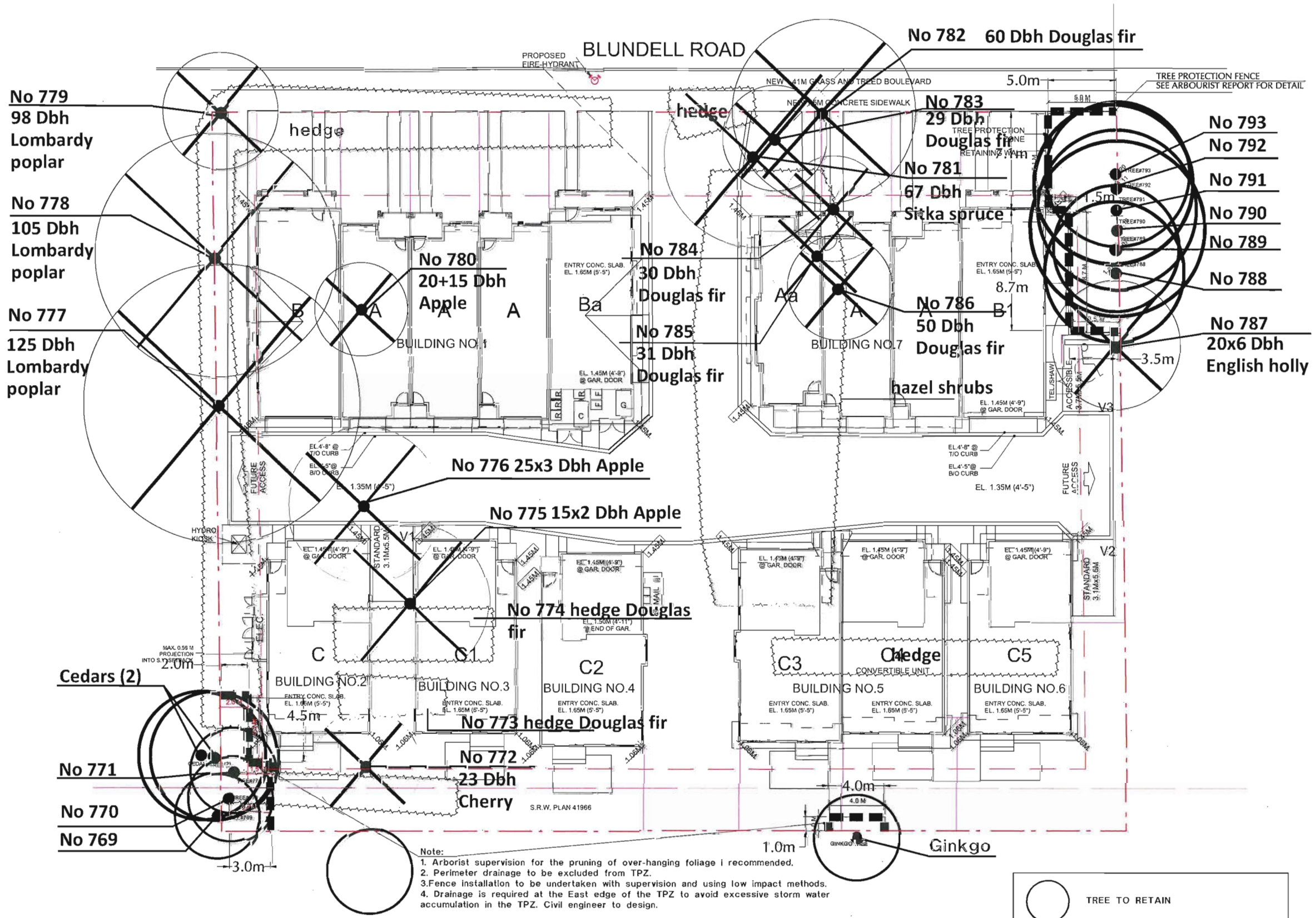
PROJECT
15 UNIT
TOWNHOUSE DEVELOPMENT
5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

DRAWING TITLE
PARKING PLAN

SCALE 1" = 10'-0"	SHEET NO.
DATE APR. 4, 2013	
DRAWN KM	DP 13-648221
CHECKED	PROJ. NO. 1230

JUL 2 2 2014

DP 13-648221



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 : f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.JUL.15	NEW SITE PLAN	DD
10	14.JUL.08	NEW SITE PLAN	DD
9	14.MAR.28	CITY COMMENTS	DD
8	14.MAR.11	NEW SITE PLAN	DD
7	14.MAR.10	AS PER ARP COMMENTS	DD
6	14.FEB.06	NEW SITE PLAN	DD
5	14.JAN.03	NEW SITE PLAN / CITY COMMENTS	DD
4	13.OCT.10	DEVELOPMENT PERMIT APPLICATION	DD
3	13.OCT.03	NEW SITE PLAN	DD
2	13.MAR.31	AS PER NEW ARBORIST REPORT	DD
1	13.MAR.27	NEW SITE PLAN	DD

CLIENT:
KENSINGTON HOMES

PROJECT:
15 UNIT TOWNHOUSE DEVELOPMENT

5160 AND 5180 BLUNDELL ROAD
RICHMOND

WITH:
YAMAMOTO ARCHITECTURE INC.

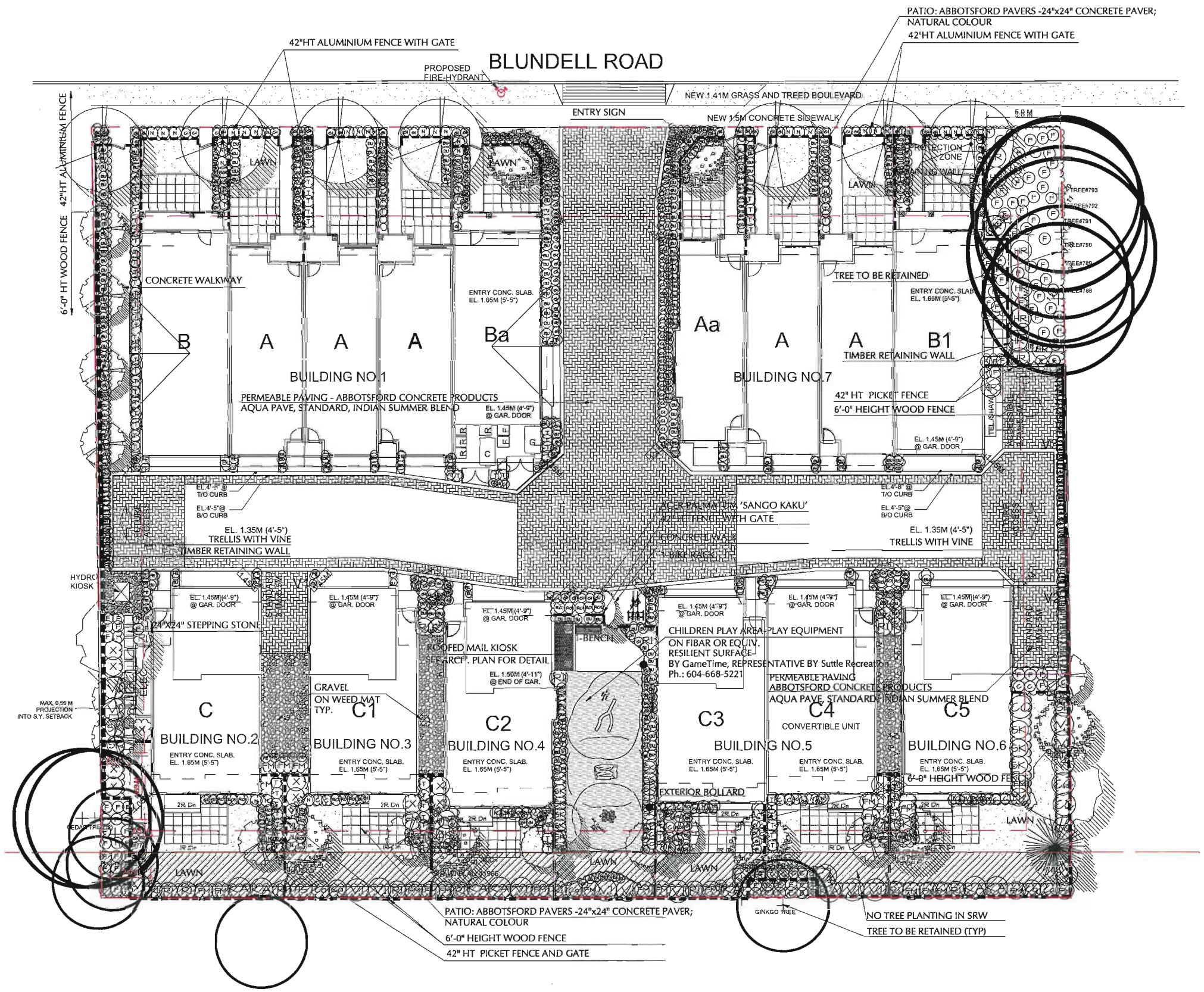
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: April 23, 2013
SCALE: 3/32 =1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER: **3** OF 6

13058-11.ZIP
PMG PROJECT NUMBER: 13-058

JUL 2 2 2014 DP 13-648221 PLAN #3



JUL 2 2 2014 DP 13-648221

13058-11.ZIP

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.JUL.15	NEW SITE PLAN	DD
10	14.JUL.03	NEW SITE PLAN	DD
9	14.MAY.23	CITY COMMENTS	DD
8	14.MAR.31	NEW SITE PLAN	DD
7	14.MAR.14	AS PER ADP COMMENTS	DD
6	14.FEB.06	NEW SITE PLAN	DD
5	14.JAN.08	NEW SITE PLAN/ CITY COMMENTS	DD
4	13.OCT.10	DEVELOPMENT PERMIT APPLICATION	DD
3	13.OCT.09	NEW SITE PLAN	DD
2	13.MAY.31	AS PER NEW ARBORIST REPORT	DD
1	13.MAY.27	NEW SITE PLAN	DD

CLIENT:
KENSINGTON HOMES

PROJECT:
15 UNIT TOWNHOUSE DEVELOPMENT

5160 AND 5180 BLUNDELL ROAD RICHMOND

WITH:
YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: April 23, 2013
SCALE: 3/32 =1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER:
3A
OF 6

PMG PROJECT NUMBER: 13-058

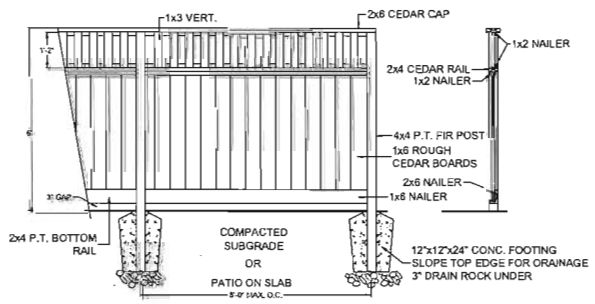
FRANCES ANDREW BENCH
CENTENNIEA- MODEL C22-3A
BLACK COLOR

CORA BIKE RACK
MODEL W2704, BLACK COLOUR

HADCO;
ALUMINIUM BOLLARD
DB30, BLACK COLOUR

LOG BALANCE BEAM

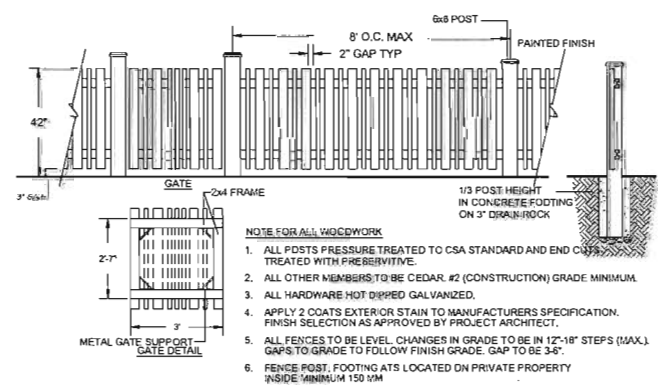
LOG CROW TUNNEL



NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-8".

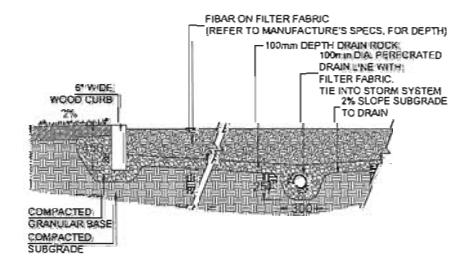
1 / 3B 6'-0" HEIGHT WOOD FENCE
3 /8" = 1'-0"



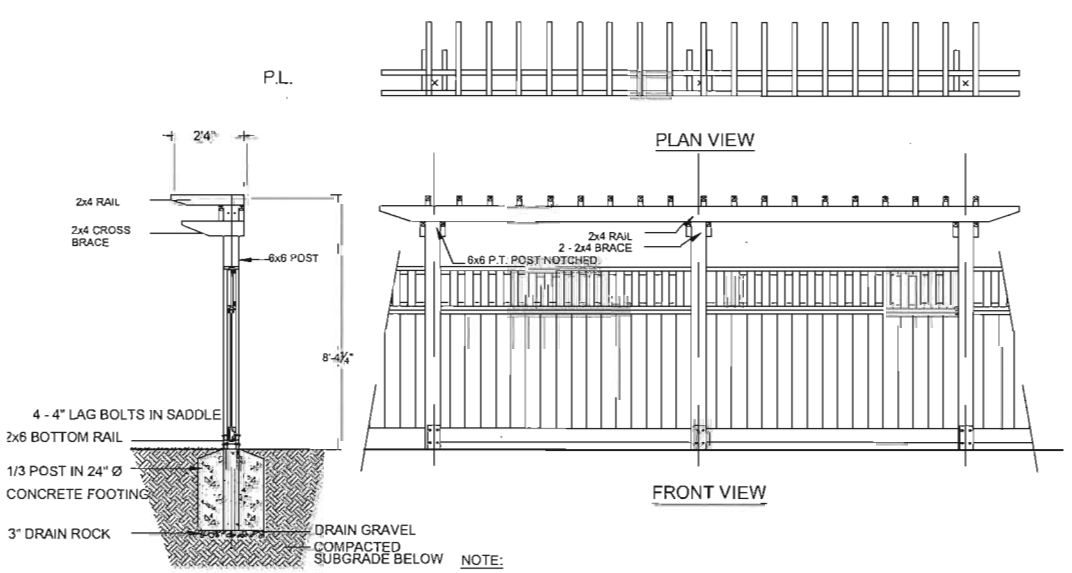
NOTE FOR ALL WOODWORK

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-4".
6. FENCE POST, FOOTING ATS LOCATED ON PRIVATE PROPERTY INSIDE MINIMUM 150 MM

2 / 3B 42" HT PICKET FENCE AND GATE
3/8"= 1'-0"



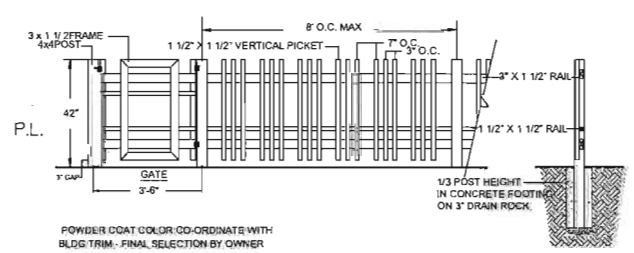
7 / 3B PLAYGROUND SAFETY SURFACE
3/8" = 1'-0"



NOTE:

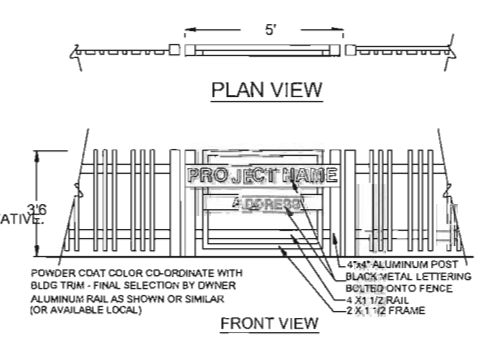
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. MATCH TRIM COLOUR PER ARCH SPEC, CONFIRM WITH ARCHITECT
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

5 / 3B TRELLIS STRUCTURE
3 /8 "= 1'-0"



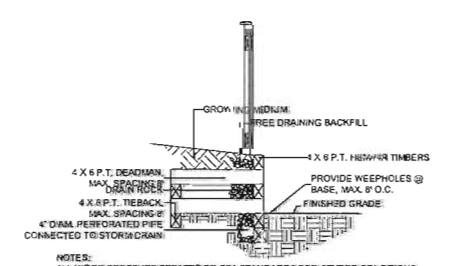
POWDER COAT COLOR CO-ORDINATE WITH BLDG TRIM - FINAL SELECTION BY OWNER ALUMINUM RAIL AS SHOWN OR SIMILAR (OR AVAILABLE LOCAL)

3 / 3B 42"HT ALUMINIUM FENCE WITH GATE
STREET FRONTAGE
3 /8" = 1'-0"



POWDER COAT COLOR CO-ORDINATE WITH BLDG TRIM - FINAL SELECTION BY OWNER ALUMINUM RAIL AS SHOWN OR SIMILAR (OR AVAILABLE LOCAL)

4 / 3B ENTRANCE SIGN
3/8"= 1'-0"



NOTES:
ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS (RETENTION 0.63 LBS. PER CU. FT. OF WOOD). TREAT ALL CUT SURFACES.
DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE
DRILL AND NAIL EACH TIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 48" O.C., TWO EACH END.
TIEBACK AT 8'0" O.C. MAXIMUM (DEADMEN CONTINUOUS REBAR PINS AS SHOWN) 4'-0" INTO COMPACTED SUBGRADE.
BACKFILL IN 12" LAYERS; COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY; FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING).
PROVIDE GAPS IN BOTTOM ROW OF WALL(S) AS WEEP HOLES.
TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN; FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL. WALL MUST BE WITHIN THE PROPERTY LINE.

7 / 3B TIMBER RETAINING WALL
3 /8" = 1'-0"

JUL 2 2 2014 DP 13-648221

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.JUL.15	NEW SITE PLAN	DD
10	14.JUL.08	NEW SITE PLAN	DD
9	14.MAY.23	CITY COMMENTS	DD
8	14.MAY.12	NEW SITE PLAN	DD
7	14.MAR.18	AS PER ROP COMMENTS	DD
6	14.FEB.06	NEW SITE PLAN	DD
5	14.JAN.03	NEW SITE PLAN / CITY COMMENTS	DD
4	13.DEC.10	DEVELOPMENT PERMIT / HERITAGE	DD
3	13.OCT.03	NEW SITE PLAN	DD
2	13.MAR.21	AS PER NEW ARBORIST REPORT	DD
1	13.MAR.27	NEW SITE PLAN	DD

CLIENT:
KENSINGTON HOMES

PROJECT:
15 UNIT TOWNHOUSE DEVELOPMENT

5160 AND 5180 BLUNDELL ROAD RICHMOND

WITH:
YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: April 23, 2013
SCALE: 3 /32 =1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER:
3B
OF 6

PLANT SCHEDULE

PMG JOB NUMBER: 13-058

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	4M HT; B&B;
	4	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	8CM CAL; B&B
	2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	4M HT; CLUMP; B&B
	11	CORNUS NUTTALLII 'WHITE WONDER'	WHITE WONDER DOGWOOD	4M HT; B&B
	7	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	8 CM CAL, 1.2M STD
	1	PICEA OMORIKA	SERBIAN SPRUCE	4M HT; B&B
	2	POPULUS TREMULOIDES ERECTA	COLUMNAR TREMBLING ASPEN	8CM CAL; 2M STD; B&B

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE

PMG JOB NUMBER: 13-058

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BU	210	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
CC	4	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT; 50CM
C	27	CORNUS SERICEA 'KELSEYII'	DAWRF REDTWIG DOGWOOD	#2 POT; 50CM
FM	27	FOTHERGILLA MAJOR	FOTHERGIA	#2 POT; 60CM
HS	1	HIBISCUS SYRIACUS	ROSE OF SHARON	#3 POT; 50CM
X	12	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT; 80CM
HR	11	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA	#2 POT; 30CM
N	50	NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO	#2 POT; 20CM
RI	17	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
RO	68	ROSA EXPLORER 'SIMON FRASER'	SIMON FRASER ROSE; MED. PINK	#2 POT; 40CM
SK	20	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
T	94	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.00M B&B
VI	22	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
KA	10	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
FE	41	FESTUCA OVINA 'GLAUCA ELIJAH'S BLUE'	BLUE FESCUE	11 CM POT
PI	258	PENNISETUM ALOPECUROIDES `HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT; HEAVY
VINE				
CS	4	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM;STAKED
PERENNIAL				
CA	6	CAMASSIA LEICHTLINII & ARMERIA MARITIMA	CAMASSIA & THRIFT, IN GROUPS	#1 POT
CI	66	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	#1 POT
SI	61	SAXIFRAGA X ARENDSII PINK	PINK SAXIFRAGE	11 CM POT
GC				
F	119	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	14.JUL.15	NEW SITE PLAN	DD
10	14.JUL.03	NEW SITE PLAN	DD
9	14.MAY.23	CITY COMMENTS	DD
8	14.MAR.31	NEW SITE PLAN	DD
7	14.MAR.14	AS PER ADP COMMENTS	DD
6	14.FEB.06	NEW SITE PLAN	DD
5	14.JAN.03	NEW SITE PLAN/ CITY COMMENTS	DD
4	13.OCT.10	DEVELOPMENT PERMIT APPLICATION	DD
3	13.OCT.03	NEW SITE PLAN	DD
2	13.MAY.31	AS PER NEW ARBORIST REPORT	DD
1	13.MAY.27	NEW SITE PLAN	DD

CLIENT:
KENSINGTON HOMES

PROJECT:
15 UNIT TOWNHOUSE DEVELOPMENT

5160 AND 5180 BLUNDELL ROAD RICHMOND

WITH:
YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:
PLANT LIST

DATE: April 23, 2013
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM

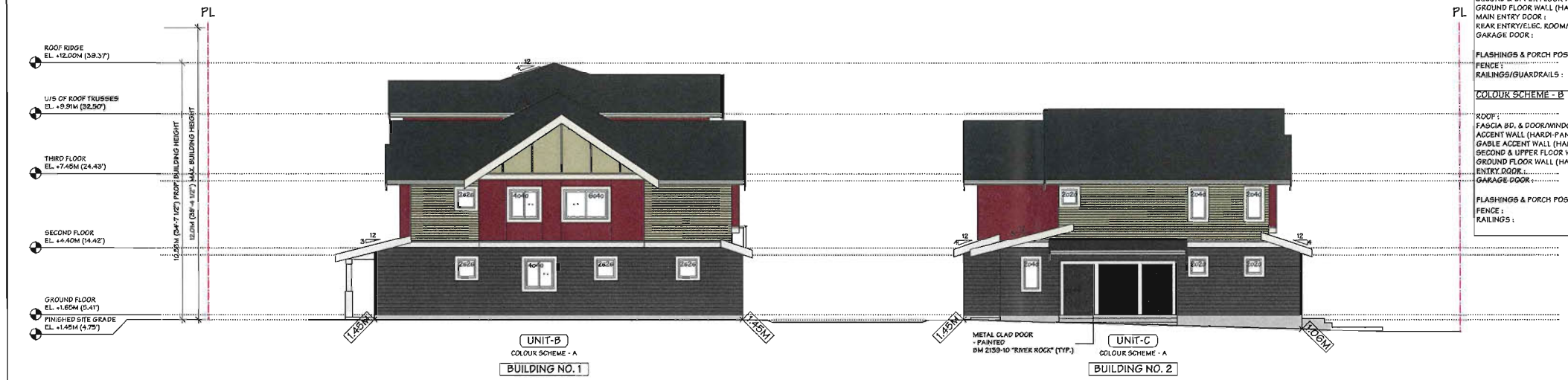
DRAWING NUMBER:
3C
OF 6

PMG PROJECT NUMBER: 13-058

13058-11.ZIP

JUL 2 2 2014 DP 13-648221

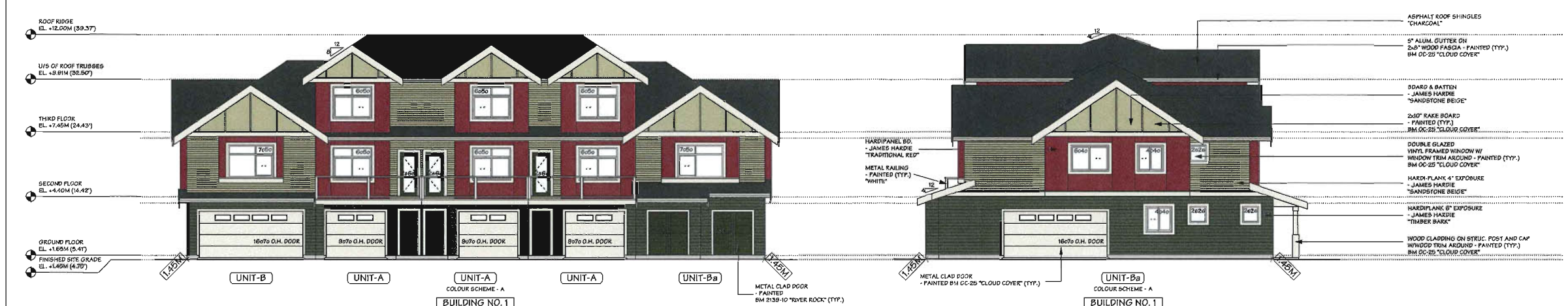
STREETSCAPE - BLUNDELL ROAD (NORTH ELEVATION)



WEST ELEVATION

COLOUR SCHEME - A	
ROOF :	IKO / CAMBRIDGE 30 / CHARCOAL
FASCIA BD. & DOOR/WINDOW TRIM :	BENJAMIN MOORE / OC-25 (CLOUD COVER)
ACCENT WALL (HARDI-PANEL) :	JAMES HARDIE PLUS / JH80-10 (TRADITIONAL RED)
GABLE ACCENT WALL (HARDI-PANEL) :	JAMES HARDIE PLUS / JH30-20 (SANDSTONE BEIGE)
SECOND & UPPER FLOOR WALL (HARDIPLANK SID'G) :	JAMES HARDIE PLUS / JH30-20 (SANDSTONE BEIGE)
GROUND FLOOR WALL (HARDIPLANK SID'G) :	JAMES HARDIE PLUS / JH40-30 (TIMBER BARK)
MAIN ENTRY DOOR :	BENJAMIN MOORE / CC-62 (SUNDRIED TOMATO)
REAR ENTRY/ELEC. ROOM/GARB./RECYC. ROOM DOOR :	BENJAMIN MOORE / 2139-10 (RIVER ROCK)
GARAGE DOOR :	BENJAMIN MOORE / OC-25 (CLOUD COVER)
FLASHINGS & PORCH POSTS :	BENJAMIN MOORE / OC-25 (CLOUD COVER)
FENCE :	METAL "WHITE"
RAILINGS/GUARDRAILS :	METAL "WHITE"

COLOUR SCHEME - B	
ROOF :	IKO / CAMBRIDGE 30 / CHARCOAL
FASCIA BD. & DOOR/WINDOW TRIM :	BENJAMIN MOORE / OC-25 (CLOUD COVER)
ACCENT WALL (HARDI-PANEL) :	JAMES HARDIE PLUS / JH80-10 (TRADITIONAL RED)
GABLE ACCENT WALL (HARDI-PANEL) :	JAMES HARDIE PLUS / JH40-30 (TIMBER BARK)
SECOND & UPPER FLOOR WALL (HARDIPLANK SID'G) :	JAMES HARDIE PLUS / JH30-20 (SANDSTONE BEIGE)
GROUND FLOOR WALL (HARDIPLANK SID'G) :	JAMES HARDIE PLUS / JH40-30 (TIMBER BARK)
ENTRY DOOR :	BENJAMIN MOORE / CC-270 (BAFFIN ISLAND)
GARAGE DOOR :	BENJAMIN MOORE / OC-25 (CLOUD COVER)
FLASHINGS & PORCH POSTS :	BENJAMIN MOORE / OC-25 (CLOUD COVER)
FENCE :	METAL "WHITE"
RAILINGS :	METAL "WHITE"



SOUTH ELEVATION

EAST ELEVATION

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	MAY 22, 2014	GENERAL REVISIONS
	APR. 29, 2014	GENERAL REVISIONS
	FEB. 8, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	ISSUED FOR REZONING

CONSULTANT

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

PROJECT

15 UNIT TOWNHOUSE DEVELOPMENT

5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO. DP 13-648221
DATE APR. 12, 2013	
DRAWN KM	
CHECKED	PROJ. NO. 1230

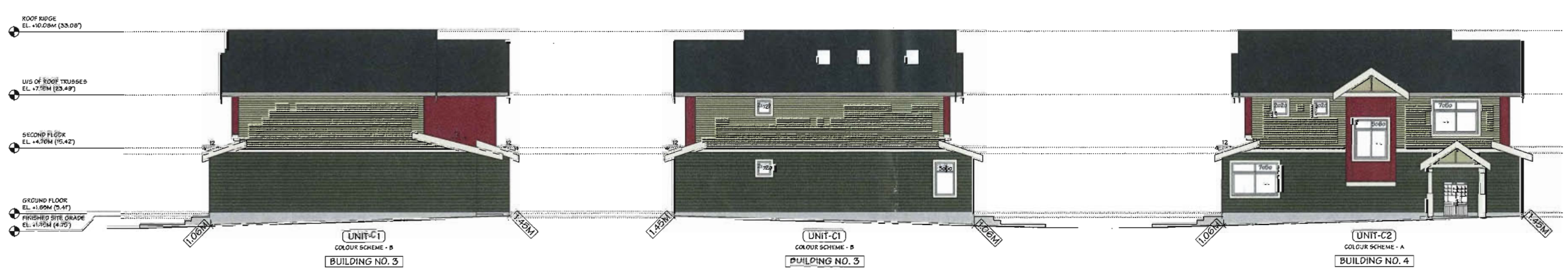
PLAN #4

JUL 2 2 2014 DP 13-648221

SOUTH ELEVATION

EAST ELEVATION

EAST ELEVATION



EAST ELEVATION

WEST ELEVATION

EAST ELEVATION

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	MAY 22, 2014	GENERAL REVISIONS
	APR. 29, 2014	GENERAL REVISIONS
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	ISSUED FOR REZONING

CONSULTANT

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the architect.

PROJECT

15 UNIT TOWNHOUSE DEVELOPMENT

5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2388 oak street, van, b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

ELEVATIONS

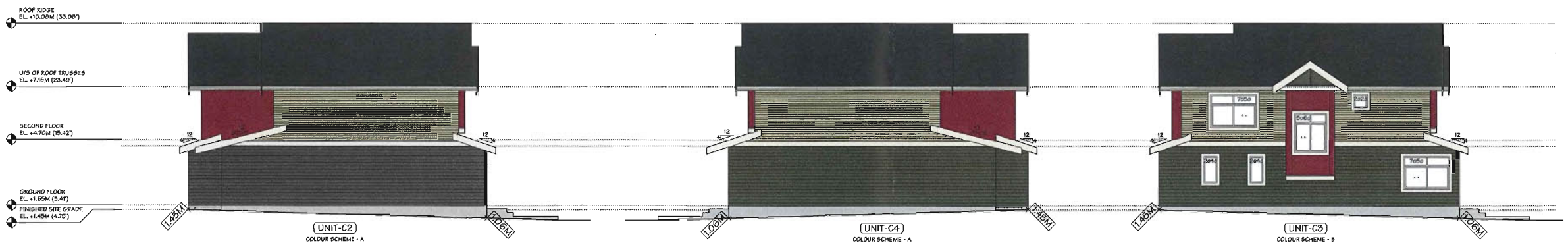
SCALE 1/8" = 1'-0"	SHEET NO. DP 13-648221
DATE APR. 12, 2013	
DRAWN KM	
CHECKED	PROJ. NO. 1230

PLAN #5

JUL 2 2 2014

DP 13-648221

NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

WEST ELEVATION

WEST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	MAY 22, 2014	GENERAL REVISIONS
	APR. 29, 2014	GENERAL REVISIONS
	FEB. 6, 2014	ISSUED FOR A.O.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	ISSUED FOR REZONING

CONSULTANT

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing is an instrument of service in the property of the architect and may not be used in any way without the written permission of this office.

PROJECT

15 UNIT TOWNHOUSE DEVELOPMENT

5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2388 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

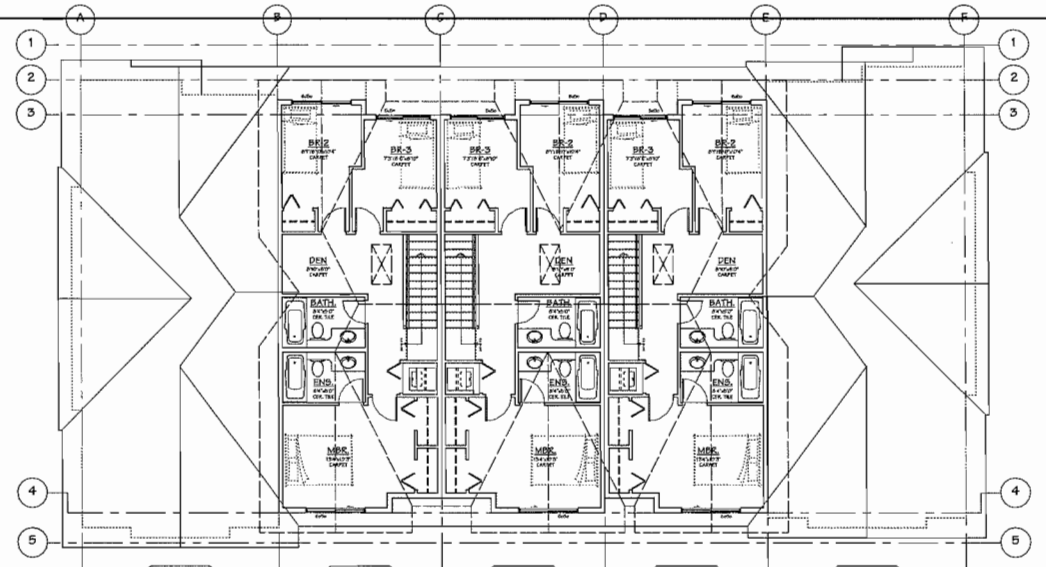
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO. DP 13-648221
DATE APR. 12, 2013	
DRAWN KM	
CHECKED	PROJ. NO. 1230

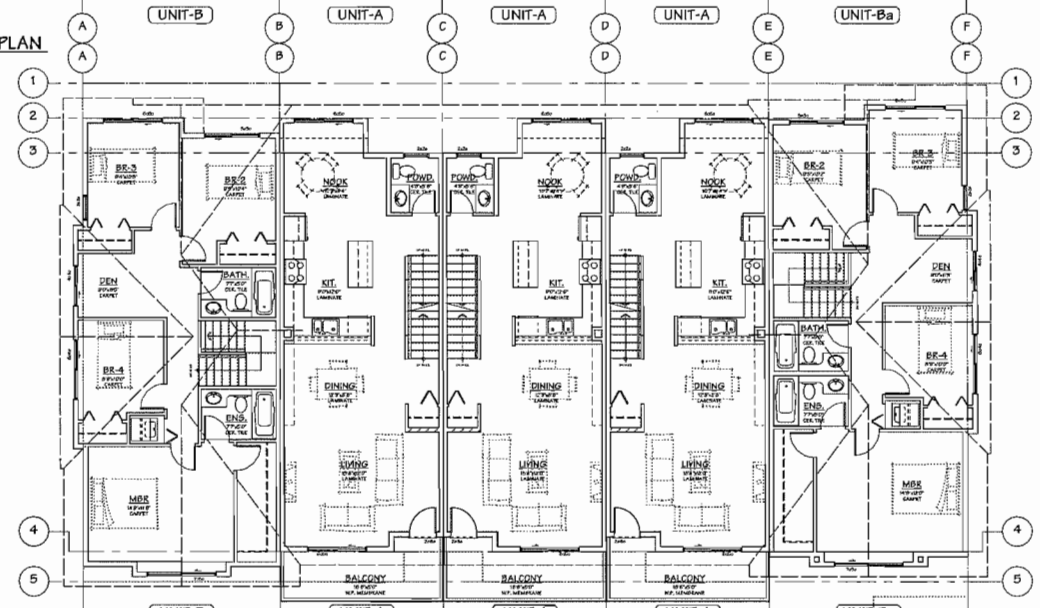
PLAN #6

JUL 2 2 2014

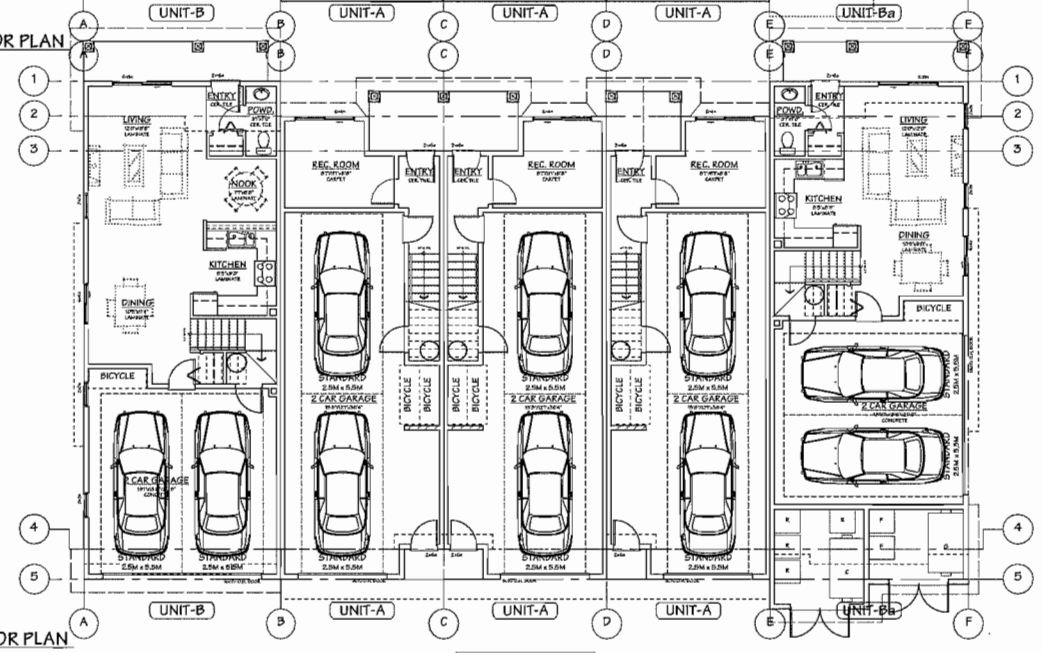
DP 13-648221



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



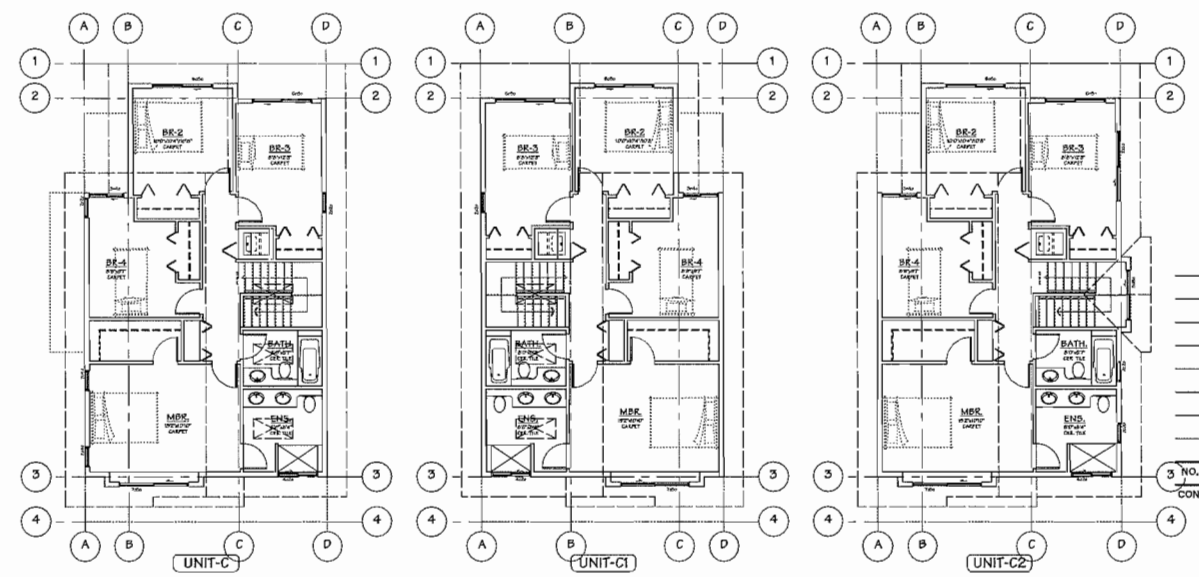
SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



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

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

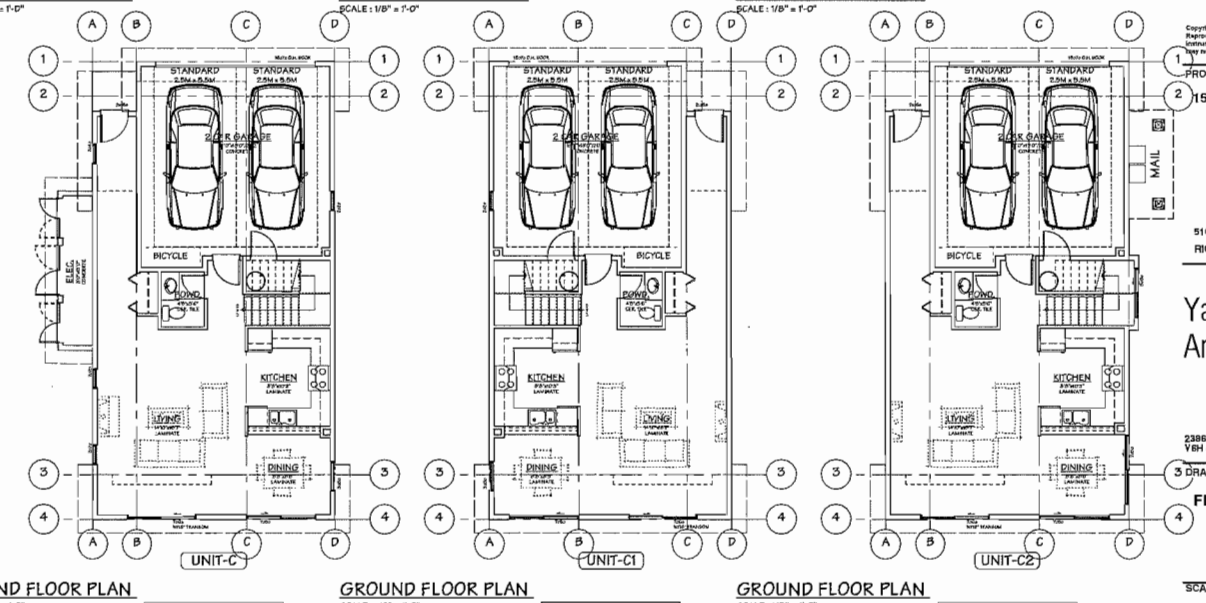
SUSTAINABILITY FEATURES
(TO BE PROVIDED IN ALL UNITS) :
- DOUBLE GLAZED VINYL FRAMED WINDOW WILOW E GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES



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

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

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



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"
BUILDING NO. 2

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"
BUILDING NO. 3

GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"
BUILDING NO. 4

PLAN #7

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	MAY 22, 2014	GENERAL REVISIONS
	APR. 29, 2014	GENERAL REVISIONS
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	ISSUED FOR REZONING

CONSULTANT

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

PROJECT
15 UNIT TOWNHOUSE DEVELOPMENT

5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	APR. 12, 2013	DP 13-648221
DRAWN	KM	
CHECKED		PROJ. NO. 1230

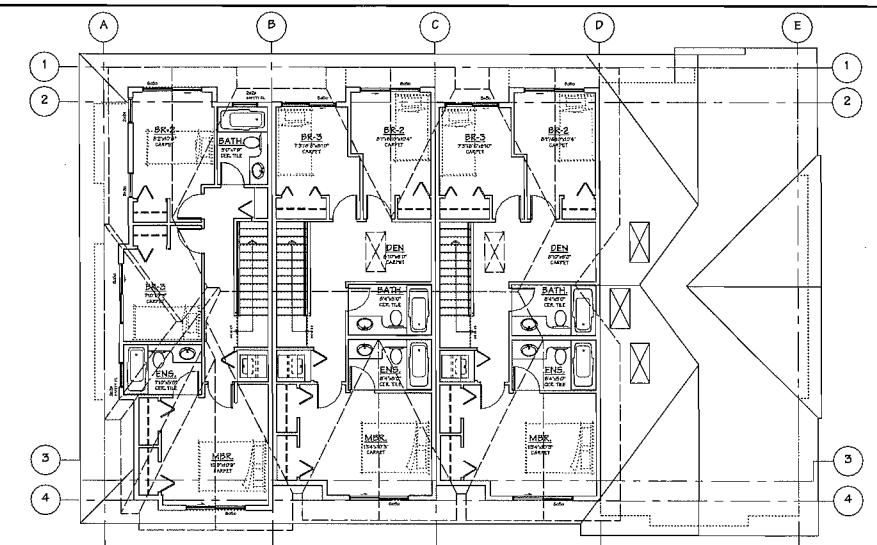
JUL 2 2 2014 DP 13-648221 REFERENCE PLAN

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

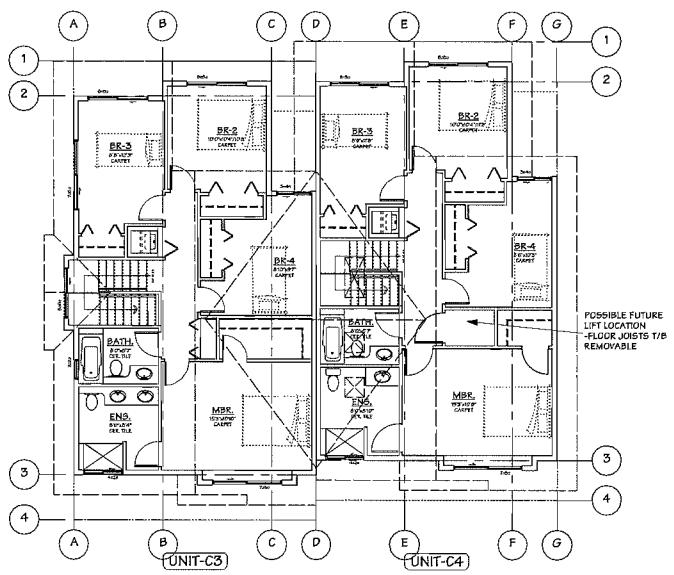
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :

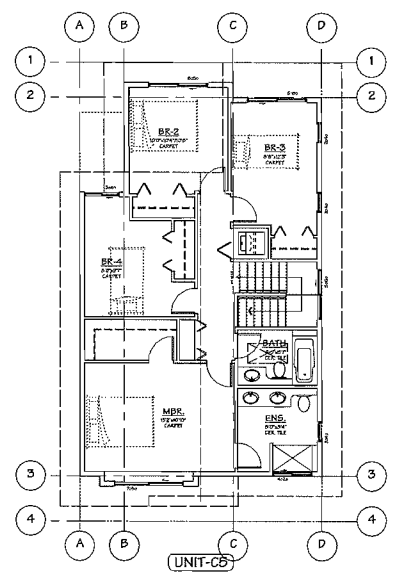
- DOUBLE GLAZED VINYL FRAMED WINDOW WILDW E GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES

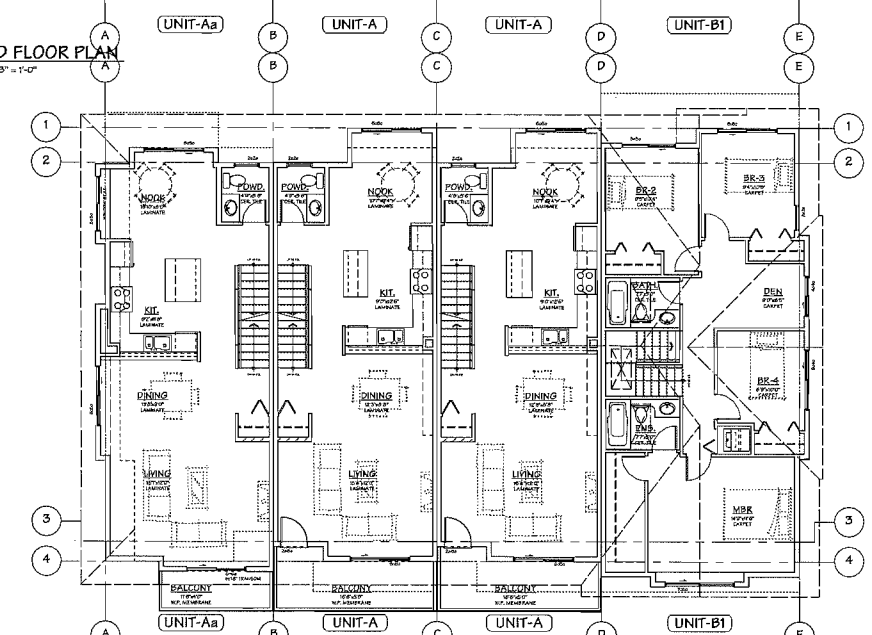


THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

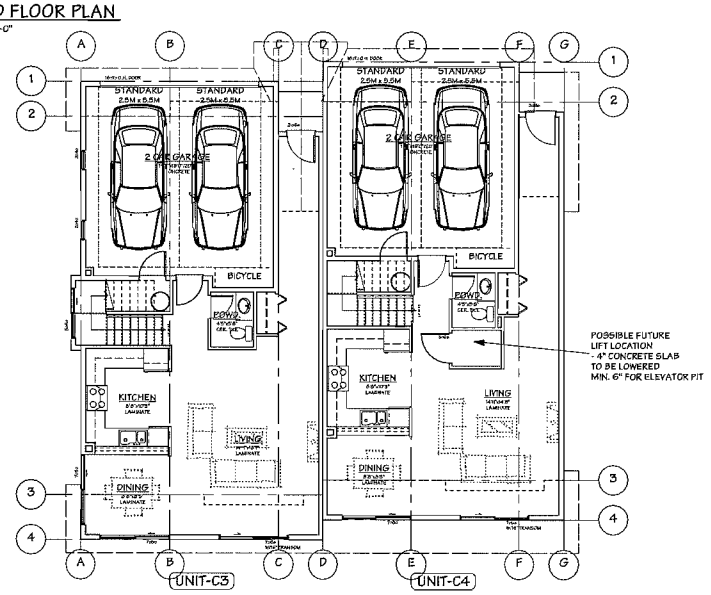


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



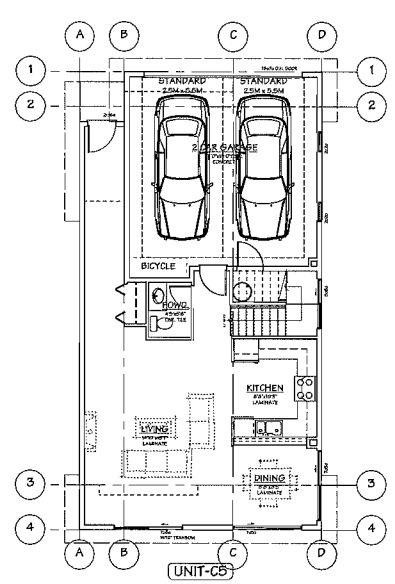


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



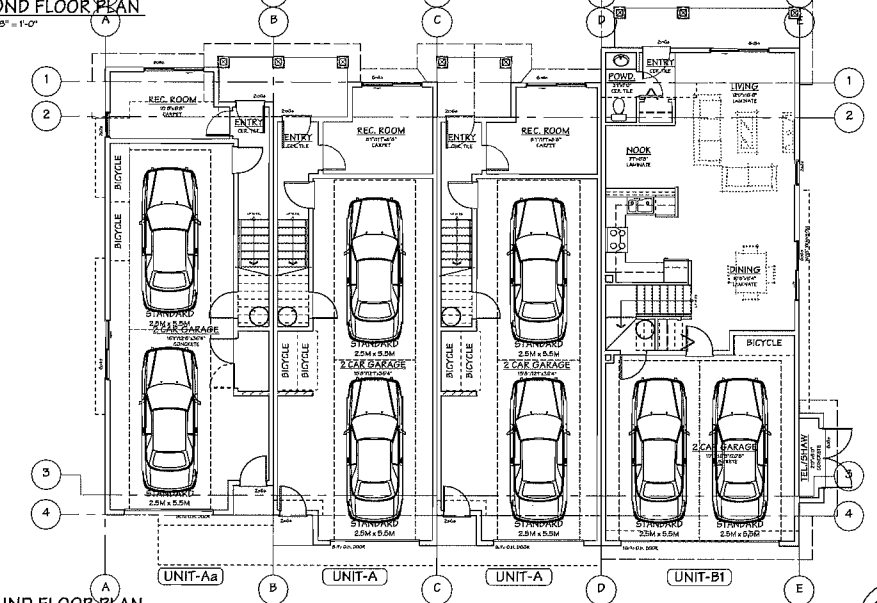
GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING NO. 5



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

BUILDING NO. 6



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

BUILDING NO. 7

PLAN #8

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	MAY 22, 2014	GENERAL REVISIONS
	APR. 29, 2014	GENERAL REVISIONS
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	ISSUED FOR REZONING

CONSULTANT

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of the office.

PROJECT

15 UNIT TOWNHOUSE DEVELOPMENT

5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

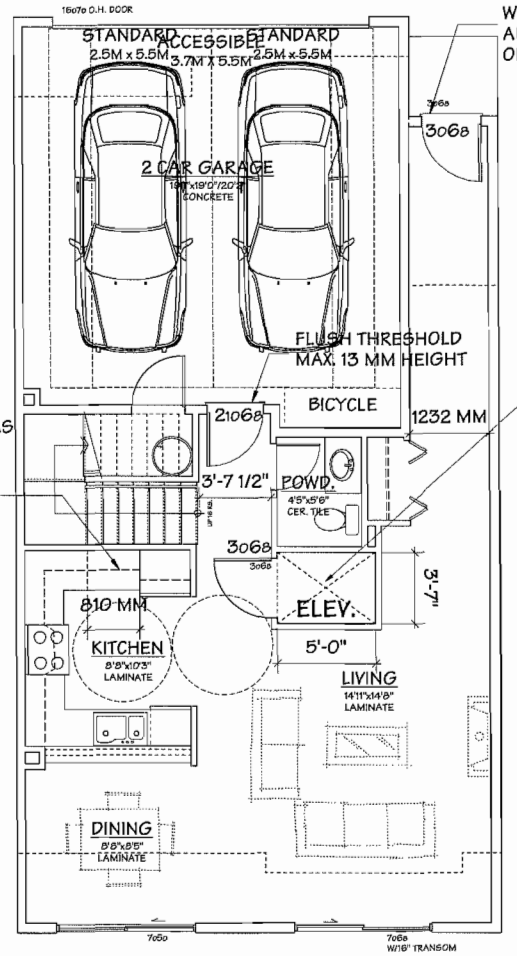
2386 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO. DP 13-648221
DATE APR. 12, 2013	
DRAWN KM	
CHECKED	PROJ. NO. 1230

JUL 2 2 2014 DP 13-648221 REFERENCE PLAN

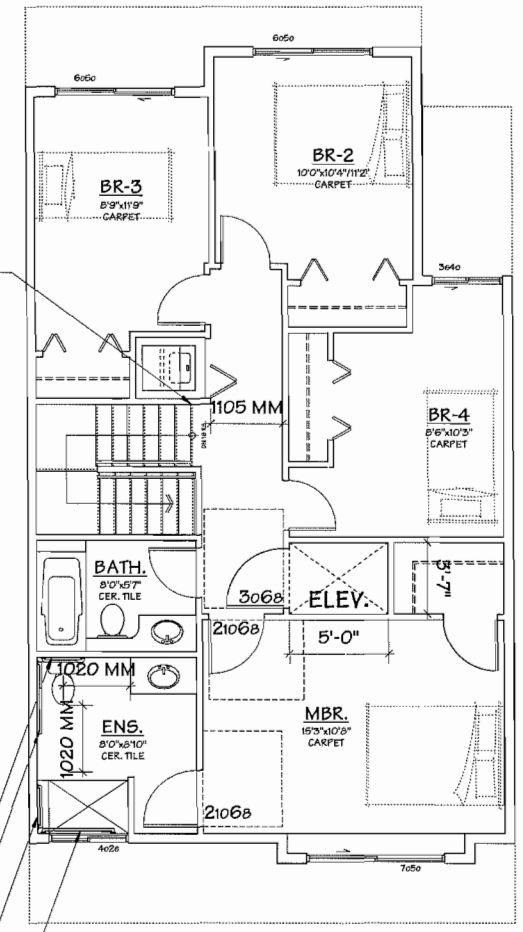


PROVIDE WIRING IN WALL FOR FUTURE AUTOMATIC DOOR OPENER

PLUMBING & GAS PIPES LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE

2 STOREY LIFT
RISE LIFT BY THYSSENKRUPP ACCESS
MIN. CLEAR HOISTWAY SIZE : 43" x 60"
(TYP.)

UNIT-C4



WALLS TO BE REINFORCED WITH 2"X 12" SOLID LUMBER AT 914 MM TO CENTRE.

SOLID WOOD BLOCK'G TO BE INSTALLED FOR GRAB BARS IN ALL BATHROOMS (INCLUD'G TYP. UNITS) & LEVER HANDLES TO BE USED

UNIT-C4

ALT. UNIT C4 CONVERTIBLE PLAN

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

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :
- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS) :
- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.)
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES

CHECKLIST - CONVERTIBLE UNIT FEATURES		
DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	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).	ROUGH IN WIRING PROVIDED.
	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	COMPLIES.
	PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	N/A
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
	LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
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.	COMPLIES.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.
HALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.
BATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	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.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.
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.	COMPLIES.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
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.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

NO.	DATE	REVISIONS
	JUL. 14, 2014	ISSUED FOR D.P.P.
	MAY 22, 2014	GENERAL REVISIONS
	APR. 29, 2014	GENERAL REVISIONS
	FEB. 6, 2014	ISSUED FOR A.D.P.
	JAN. 17, 2014	GENERAL REVISIONS
	OCT. 10, 2013	ISSUED FOR D.P. APPLICATION
	AUG. 19, 2013	GENERAL REVISIONS
	MAY 31, 2013	ISSUED FOR REZONING

CONSULTANT

Copyright. All rights reserved.
Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

PROJECT

15 UNIT TOWNHOUSE DEVELOPMENT

5160, 5180 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2388 oak street, van., b.c.
V6H 4J1 tel: 731-1127 fax: 731-1327

DRAWING TITLE

CONVERTIBLE UNIT PLAN

PLAN #9

SCALE 1/4" = 1'-0"	SHEET NO. DP 13-648221
DATE APR. 12, 2013	
DRAWN KM	
CHECKED	PROJ. NO. 1230

JUL 2 2 2014 DP 13-648221 REFERENCE PLAN

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	August 5, 2014
From:	Wayne Craig Director of Development	**File:**	DP 13-638853
Re:	**Application by Citimark-Western Alberta Road Townhouse Ltd. for a Development Permit at 9671 Alberta Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 21-unit townhouse development at 9671 Alberta Road on a site zoned "Medium Density Townhouse (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Reduce the minimum lot width from 30.0 m to 26.16 m;
   b) Reduce the required interior (east) side setback from 3.0 m to 2.25 m; and
   c) Reduce the required exterior (northwest corner) side setback from 6.0 m to 4.11 m.

Wayne Craig
Director of Development

WC:jh

Staff Report

Origin

Citimark-Western Alberta Road Townhouse Ltd. has applied to the City of Richmond for permission to develop a 21-unit townhouse complex at 9671 Alberta Road on a site zoned "Medium Density Townhouse (RTM2)". The site currently contains one single detached dwelling which will be demolished.

The site is being rezoned from "Single Detached (RS1/F)" to "Medium Density Townhouse (RTM2)" for this project under Bylaw 9117 (RZ 13-638852).

A separate Servicing Agreement application (SA 14-661280) has been made as a condition of rezoning for road upgrades and frontage improvements to Alberta Road and at the intersection of Hemlock Drive and Birch Street. This Servicing Agreement will also include improvements along the pedestrian walkway, and service connections for water, storm upgrades and sanitary sewer to the subject site.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: At 6300 Birch Street, a 98-unit, two-storey townhouse complex zoned "Town Housing (ZT32) – North McLennan (City Centre)", and designated "Residential Area 4" in the McLennan North Sub-Area Plan, the local neighbourhood plan.

To the East: At 9691 Alberta Road, a 24-unit, three-storey townhouse complex zoned "Low Density Townhouses (RTL4)", and designated "Residential Area 4" in the McLennan North Sub-Area Plan.

To the South: Across Alberta Road, single family homes on lots zoned "Single Detached (RS1/F)" and designated "Residential Area 4" in the McLennan North Sub-Area Plan.

To the West: At 9651 Alberta Road, a 22-unit, three-storey townhouse complex zoned "High Density Townhouses (RTH1)" and designated "Residential Area 3" in the McLennan North Sub-Area Plan.

Overview

The proposed 21-unit, three-storey townhouse complex would integrate with the recently built 22-unit townhouse complex to the west (9651 Alberta Road [RZ 10-518827]) and with the 24-unit townhouse complex to the east (9691 Alberta Road [RZ 11-590114]) which is currently under construction. The proposal would have six detached three-storey townhouse buildings accessed from an internal drive aisle, in three or four unit clusters, and each unit would have a two-car garage. The proposal would include outdoor amenities including a children's play area, benches, and improvements to the north-south pedestrian walkway west of the site that connects Alberta Road with Hemlock Drive and Birch Street. All of the townhouse units would have

aging-in-place accessibility features and one unit is proposed for easy conversion to provide universal access.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 20, 2014. There were no concerns 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 Zoning Bylaw 8500, except for the zoning variances noted below.

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

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

1) Reduce the minimum lot width from 30.0 m to 26.16 m.

   Staff supports the proposed variance as the subject property is bordered by two recently developed townhouse sites with a similar lot width and there is no opportunity for the owner to acquire additional property to meet the lot width requirements of the RTM2 zone. This variance will not negatively impact the adjacent properties as the site plan integrates with the adjacent townhouse projects.

2) Reduce the required interior (east) side setback from 3.0 m to 2.25 m.

   Staff supports the proposed variance for the proposed building facing Alberta Street as this will allow retention of 4 mature trees in the southwest corner of the site. This variance will not negatively impact the adjacent property to the east as a drive-aisle provides an adequate separation between the proposed building and an existing townhouse building.

3) Reduce the required exterior (northwest corner) side setback from 6.0 m to 4.11 m.

   Staff supports the proposed variance for the northeast corner of the building closest to the Hemlock Drive and Birch Street corner as it will allow adequate vehicular circulation for the three units in the building. Further, this variance is largely due to the road dedication required at this corner. This variance will not negatively impact the adjacent properties and will not affect site lines for vehicular or pedestrian traffic.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposal and identified several areas for design development and consideration. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 20, 2013 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 red text (Attachment 3).

Analysis

Conditions of Adjacency

- The subject site is located in the North McLennan area, where there has been significant redevelopment over the last several years, with many of the surrounding parcels being redeveloped from single detached houses to townhouses. The proposed development will be of similar height and density as compared to recent townhouse developments, and will meet the intent of the guidelines set out in the neighbourhood plan.
- The site plan integrates with the recently built 22-unit townhouse complex to the west and the 24-unit townhouse complex to the east which is currently under construction, including completing the pedestrian walkway to the west.
- Properties along the south side of Alberta Road currently have single detached homes, but are designated for townhouses in the McLennan North Sub-Area Plan.

Urban Design and Site Planning

- The site design on this long and narrow lot contains six detached three-storey townhouse buildings accessed from an internal drive aisle. One of the detached buildings faces Alberta Road, providing a street frontage consistent with adjacent townhouse developments. Another detached building faces the corner of Hemlock Drive and Birch Street, providing a similar condition. The remaining four buildings face the pedestrian walkway to the west.
- Each detached building would have three or four units, and each unit would have a two-car garage. No tandem parking spaces are proposed.
- A pedestrian walkway would provide access to the front door of the units facing the pathway, similar to the existing units on the west side of the pathway.

Architectural Form and Character

- The proposed form and massing of the buildings meets the intent of the guidelines set out in the neighbourhood plan, and is consistent with the existing and expected future developments in the neighbourhood.
- The style in this proposal reflects a Georgian style of architecture with stone sills, wood shutters, windows arranged in symmetrical bays and the cornice emphasized with decorative moulding. Feedback from the Advisory Design Panel was positive in that it will provide adequate variety along the Alberta Road streetscape.
- The dominant choice of materials used on the facade of the buildings is brick, combined with horizontal wood siding and shingle siding, and is consistent throughout the site. The material choice is consistent with what has been used in other projects in the area.
- The colour choice for the proposal is considered appropriate to the architectural character being proposed. Feedback from Staff and the Advisory Design Panel are supportive. The colour choices and application add interest to the townhouse clusters and help identify the individual units within the building.

Access & Parking

- Vehicular access will be from 9691 Alberta Road which is the neighbouring property to the east, through a statutory right-of-way registered on the title of 9691 Alberta Road in favour of the subject property during the rezoning process (RZ 11-590114). The right-of-way was secured to allow a future drive aisle to connect to the subject property at 9671 Alberta Road.

- The internal drive aisle would also provide access to four visitor parking stalls and one handicapped stall, in addition to garbage and recycling containers and a shed for gardening supplies located in the centre of the site.
- Eight (8) visitor parking stalls would cross the property line with 9691 Alberta Road and are designed to include four (4) visitor parking stalls for the project under construction at 9691 Alberta Road. A private cross-access easement has already been secured on both properties. A restrictive covenant will be registered on the subject property to ensure the visitor parking remains.
- Long term bike storage is located within the individual garages and in weather protected areas of the front patio for the ground floor units. Short term bike parking is supplied through bike racks next to the outdoor amenity area. The total number of bike stalls meets the requirements of the Zoning Bylaw.
- There are no new road construction requirements, but frontage improvements for sidewalk and boulevard improvements along Alberta Road and at the intersection of Hemlock Drive and Birch Street will be implemented through a separate Servicing Agreement. The Servicing Agreement will secure the installation of sidewalk, grassed and treed boulevard, and curb and gutter along Alberta Road in accordance with City standards.

Pedestrian Walkway

- The existing north-south pedestrian walkway would be improved along the western edge of the site connecting Alberta Road with the intersection of Hemlock Drive and Birch Street. Improvements include repaving from asphalt to concrete and using pavers to create nodes along the walkway. Also, seating areas and decorative landscaping will be provided along the walkway.
- The pedestrian walkway would provide pedestrian access to the units facing the pathway and access to the outdoor amenity area through a central node, and access to the outdoor amenity area to the townhouse complex on the west side.
- The improved pedestrian walkway will be 3.0 m wide with the only exception where the path is adjacent to the 4 trees to be retained at the southwest corner of the site where the pathway will narrow to 2.0 m wide. This design has been supported by Staff in Transportation, Tree Protection, and Planning.

Landscape Design and Open Space Design

- The submitted landscape plan will provide a mixture of soft and hard landscaping that defines a consistent treatment of edges throughout the site. The front yards of each unit will be bordered with metal fences and brick columns, and will provide access to the public walkway.
- The hard surfacing includes permeable decorative pavers at the centre of the site adjacent to the outdoor amenity area. They also help to identify key locations within the site such as resident parking for the separate ground floor units and visitor parking stalls. The amount of permeable paving and landscaping is approximately 31% of the site.
- The soft landscaping being proposed is a variety of native trees and shrub plantings. Trees on the Alberta Road frontage and along the west property line will provide a softening of the buildings and break long views into the site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide good illumination on the site but will avoid unwanted illumination spilling directly onto adjacent properties.

- Decorative pavers are provided to the main drive-aisle, helping to identify key locators within the site such as:
  - the outdoor amenity area, garbage enclosure and mail kiosk;
  - handicapped parking stall;
  - east-west pedestrian pathway; and
  - front and back end of the drive-aisle.

Tree Retention, Removal and Replacement

- An Arborist report was submitted at the rezoning application stage and was reviewed by City staff. The report identified 38 trees that would be impacted by the proposed development. Of these trees, 7 trees have been identified to be retained. The remaining 31 trees, including 22 on-site and 9 off-site trees, have been identified for removal because they are either in poor condition or are located within the proposed development footprint.
- In accordance with City Policy, the applicant must provide at least 44 trees to meet the 2:1 replacement ratio policy. In response, the applicant will meet this requirement by proposing 44 new trees to be planted. The table below summarizes the on-site tree planting requirement.

Number of on-site trees to be removed	Number of trees to be retained or relocated	Required number of trees to be planted	Proposed number of trees to be planted	Surplus (deficit)
22	7* *4 of these trees are located at the south west corner of the site adjacent to the pedestrian walkway	44	44	0

Amenity Space

- The applicant is not proposing any indoor amenity space with this application. Instead, the applicant is making a voluntary contribution in lieu of providing indoor amenity space through the rezoning process. In accordance with the OCP, a minimum of 70 m^2 (753 ft^2) of indoor amenity space would be required. In accordance with Policy 5041, the owner will be providing a cash-in-lieu payment of $23,000 to the Recreation Facility Reserve Fund.
- The applicant is providing an outdoor amenity space, located near the middle of the site adjacent to the pedestrian pathway making it easily accessible from all units on the site. The 6.4 m^2 (68.9 ft^2) area of outdoor amenity space meets the minimum area requirements outlined in the neighbourhood plan and provides adequate space to house a seating area, lawn space and a children's play area.

Garbage and Recycling
The garbage and recycling area is centrally located along the eastern edge of the property and is accessed by the main drive aisle. The number of bins meets the requirements of Environmental Programs, and the location of the enclosure is accessible to facilitate collection.

Affordable Housing
The applicant is not providing any affordable housing units, but is making a voluntary contribution of $55,134.90 to the Affordable Housing Reserve Fund in accordance with the City's Affordable Housing Strategy. This contribution was secured during the rezoning stage.

Sustainability Measures
- The applicant has committed to achieving an EnerGuide rating of 82 for the proposed development, in addition to pre-ducting all units for future installation of a solar hot water system.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major public transit corridor and close to bus stops for convenience of use.
- A permeable paving system covering more than 30% of the overall paved area within the complex is proposed.
- The proposed landscaping provides a variety of planting, including native species that are appropriate for the geographical area and are low maintenance.

Accessible Housing
- All of the proposed units will 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; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The applicant has provided a unit plan for one unit to allow for the easy conversion for residents who require use of a wheelchair. Items that have been taken into consideration in designing this unit layout includes:
  - wider doors for easier access to the unit;
  - proper design of the kitchen, bathroom and bedroom layout for wheelchair mobility; and
  - additional backer blocks behind the finished walls for the future installation of grab bars (dimensions and notations reflecting these provisions are to be confirmed on the Building Permit drawings).

Acoustical Mitigation

The subject site is located within the City's Aircraft Noise Sensitive Area, where residential use is listed as a noise sensitive use. To show the internal noise levels can achieve the City policy, the applicant has submitted an acoustical report outlining the proposed materials for the building envelope will achieve the desired indoor noise levels outlined by CMHC and internal thermal conditions with doors and windows closed. This satisfies the policies set out in the OCP.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge treatment, featuring low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light directly onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance over the outdoor amenity area. There are enough windows looking out onto all common areas that will facilitate casual surveillance.
- The improved north-south pedestrian pathway would provide a safe route for pedestrian travel.

Conclusions

The proposed development has gone through some design adjustments in coordination with staff and has received favourable comments from the Advisory Design Panel. The result is a design proposal that addresses the design guidelines for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and adds to the character of the neighbourhood.

for: John Hopkins, MCIP
Senior Planner
(604-276-4279)

WC:jh

Attachment 1 Development Application Data Sheet
Attachment 2 Excerpt from November 20, 2013 Advisory Design Panel Notes
Attachment 3 Design Response to Advisory Design Panel Comments

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of $23,000; and
- Receipt of a Letter-of-Credit for landscaping in the amount of $92,796.32.
- Enter into a legal agreement to ensure that the visitor's parking area is maintained in perpetuity.

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

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be

required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).
- Incorporation of Construction Measure required to achieve CMHC noise standards.

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 13-638853 **Attachment 1**

Address: 9671 Alberta Road

Applicant: Citimark-Western Alberta Road Townhouse Ltd.

Planning Area: McLennan North Sub-Area Plan

Floor Area: 2,561.1 m^2 (27,567.45 ft^2)

	Existing	Proposed
Site Area:	3,957.3 m^2 (42,596 ft^2)	3,945 m^2 (42,464 ft^2)
Land Uses:	Single detached house	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
Number of Units:	1	21

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 with a contribution to the Affordable Housing Reserve Fund	0.65	none permitted
Lot Coverage – Buildings:	Max. 40%	33%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	62%	none
Lot Coverage – Soft Landscaping:	Min. 25%	31%	none
Lot Size (depth):	Min. 35 m	151 m	none
Lot Size (width):	Min. 30 m	26.16 m	**variance required 3.84 m**
Setback – Front:	Min. 6.0 m	6.8 m	none
Setback – Interior (west):	Min. 3.0 m	5.0 m	none
Setback – Interior (east):	Min. 3.0 m	2.25 m	**variance required 0.75 m**
Setback – Exterior (northwest corner):	Min. 6.0 m	4.11 m	**variance required 1.89 m**
Setback – Rear:	Min. 3.0 m	6.0 m	none
Height (m):	Max. 12.0 m	11.9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R) and 0.2 (V) per unit	2.0 (R) and 0.2 (V) per unit	None

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	Min. 47	47	none
Tandem Parking Spaces:	not permitted	none	none
Bicycle Parking Space – Class-1:	1.25 spaces per unit = 27 spaces	2.0 spaces per unit = 42 spaces	none
Bicycle Parking Space – Class-2:	0.2 spaces per unit = 5 space	0.2 spaces per unit = 5 spaces	none
Amenity Space – Outdoor:	Min. 6.0 m^2 (64.6 ft^2)	6.4 m^2 (68.9 ft^2)	none

Attachment 2

Excerpt from the Notes of the
The Advisory Design Panel Meeting

Wednesday, November 20, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. DP- 13-638853 – 21 UNIT TOWNHOUSE

APPLICANT: Citimark-Western Alberta Road Townhouse Ltd.

PROPERTY LOCATION: 9671 Alberta Road

Applicant's Presentation

Wayne Fougere, Fougere Architecture, Inc., and Rajinder Singh, van der Zalm + Associates, Inc., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- appreciate the convertible unit and aging-in-place features in all of the units;
- consider pocket doors in the ensuite washroom and corridor on the upper floor of A and B units to increase accessibility;
- the proposed convertible unit has good lay-out; ensure that the stairway width can accommodate a stair climber;
- concern on the public pathway on the western side of the subject property; the southern end of the public pathway is a little narrow for emergency access; the length of the public pathway may be a concern and should be well illuminated;
- the proposed development is well resolved; the public pathway is an interesting well scaled feature; will add a lot of value to the project;
- the orchard is a nice feature but future maintenance of fruit trees could be an issue;
- the arborist's recommendation should be followed for existing trees to address future safety and maintenance issues;
- consider adding planting between the garage doors, similar to the treatment applied to Block 2, at each building to soften the area on top of the auto court;
- generally, good materials and colours; nice residential look unique to the proposed development but complementary to the adjacent development;

- the island between the subject development and the adjacent property to the east may not provide adequate separation and privacy between the two properties; more visual separation may be necessary;
- the southern end of the public pathway is a restricted; and
- overall, a well resolved project.

Due to the absence of a quorum, a Panel recommendation could not be considered.

9671 ALBERTA ROAD

January 29th, 2014

The following comments are in response to an email received from David Johnson, dated December 24th, 2013. The email title was DP 13-638853 - ADP comments.

Panel Discussion

Comments from the Panel were as follows:
The response follows in red

- Appreciate the convertible unit and aging-in-place features in all of the units;

  Thank you.

- Consider pocket doors in the ensuite washroom and corridor on the upper floor of A and B units to increase accessibility;

  We have considered changing the doors but we prefer the swing doors based on the developer's preference for market acceptable standards and maximizing useable wall space.

- The proposed convertible unit has good lay-out; ensure that the stairway width can accommodate a stair climber;

  The stairs are 3'- 4" wide. Please refer to the attached document about the technical specifications of the stair climber.

- Concern on the public pathway on the western side of the subject property; the southern end of the public pathway is a little narrow for emergency access; the length of the public pathway may be a concern and should be well illuminated;

  The southern end of the walkway is being maintained at its existing width to retain the 4 mature Norway spruce trees. There are existing pole lights along the East side of the pathway that will be retained to illuminate the pathway.

- The proposed development is well resolved; the public pathway is an interesting well scaled feature; will add a lot of value to the project;

  Thank you.

- The orchard is a nice feature but future maintenance of fruit trees could be an issue;

Ornamental Snow Goose Cherry Blossom cherry trees will be planted as an alternative. These trees will provide spring blossoms that will be enjoyed by both properties. The cherry blossoms will also provide an opportunity for the development to share and participate in the annual Cherry Blossom celebrations that occur throughout the lower mainland.

- The arborist's recommendation should be followed for existing trees to address future safety and maintenance issues;

  We will add a note on future technical drawings to refer to arborist report for the recommended tree retention and protection.

- Consider adding planting between the garage doors, similar to the treatment applied to Block 2, at each building to soften the area on top of the auto court;

  Due to the 6.7m drive aisle requirements, with the exception of Block 2 (Units 4A, 5C, 6A) there is no space for any softscape and planting between the garage and drive aisle.

- Generally, good materials and colours; nice residential look unique to the proposed development but complementary to the adjacent development;

  Thank you.

- The island between the subject development and the adjacent property to the east may not provide adequate separation and privacy between the two properties; more visual separation may be necessary;

  The intent of the shared boulevard that acts as a central space between both 9671 and neighbouring 9691 Alberta Road is to create a more integrated layout that provides improved parking, tree and shrub planting potential, and improved open space. We think this open concept between the two properties is both a more interesting 'neighbourly' design, and one that provides safe sight lines within and between the developments. This design is supported by both property developers.

- The southern end of the public pathway is a restricted; and

  The southern end of the walkway is being maintained at its existing width to retain the 4 mature Norway spruce trees.

- Overall, a well resolved project.

  Thank you.

City of Richmond

Development Permit

No. DP 13-638852

To the Holder:	Citimark-Western Alberta Road Townhouse Ltd.
Property Address:	9671 Alberta Road
Address:	250 – 8833 Odlin Crescent Richmond, B.C., V6X 3Z7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the minimum lot width from 30.0 m to 26.16 m;
   b) Reduce the required interior (east) side yard setback from 3.0 m to 2.25 m; and
   c) Reduce the required exterior (northwest corner) side yard setback from 6.0 m to 4.11 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #31 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 $92,796.32 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 13-638853

To the Holder:	Citimark-Western Alberta Road Townhouse Ltd.
Property Address:	9671 Alberta Road
Address:	250 – 8833 Odlin Crescent Richmond, B.C., V6X 3Z7

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

   This Permit is not a Building Permit.

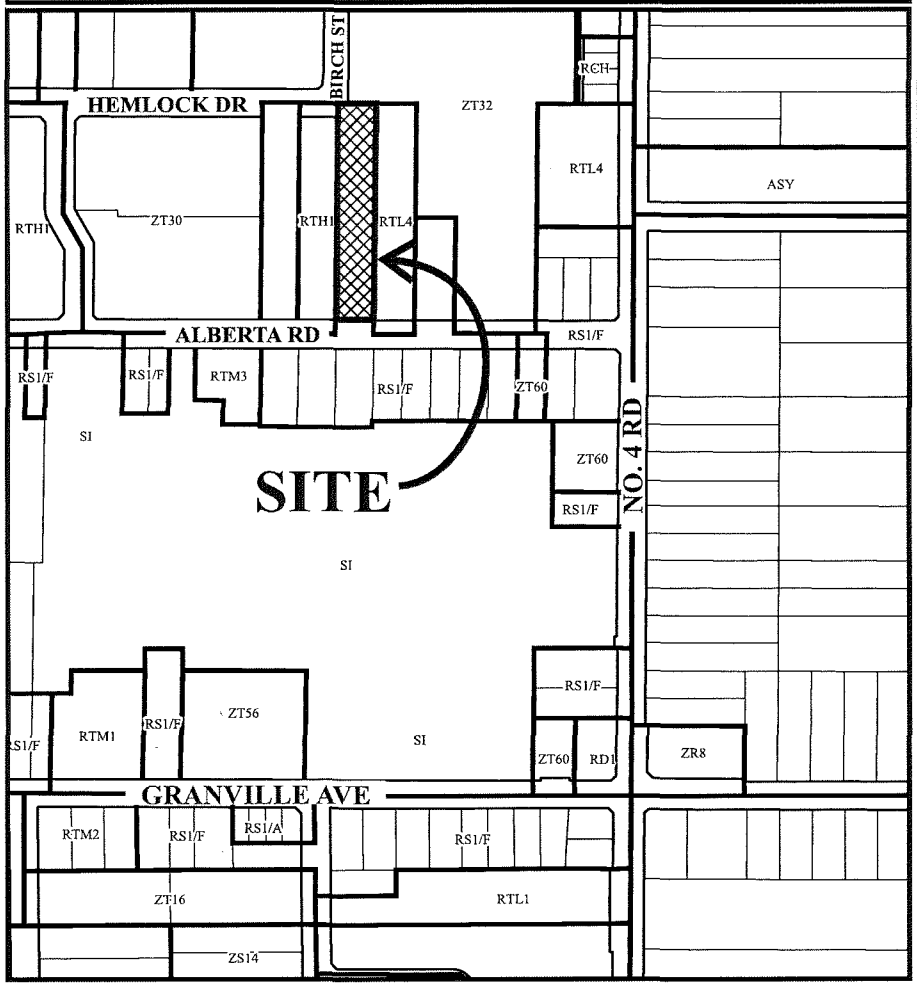
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

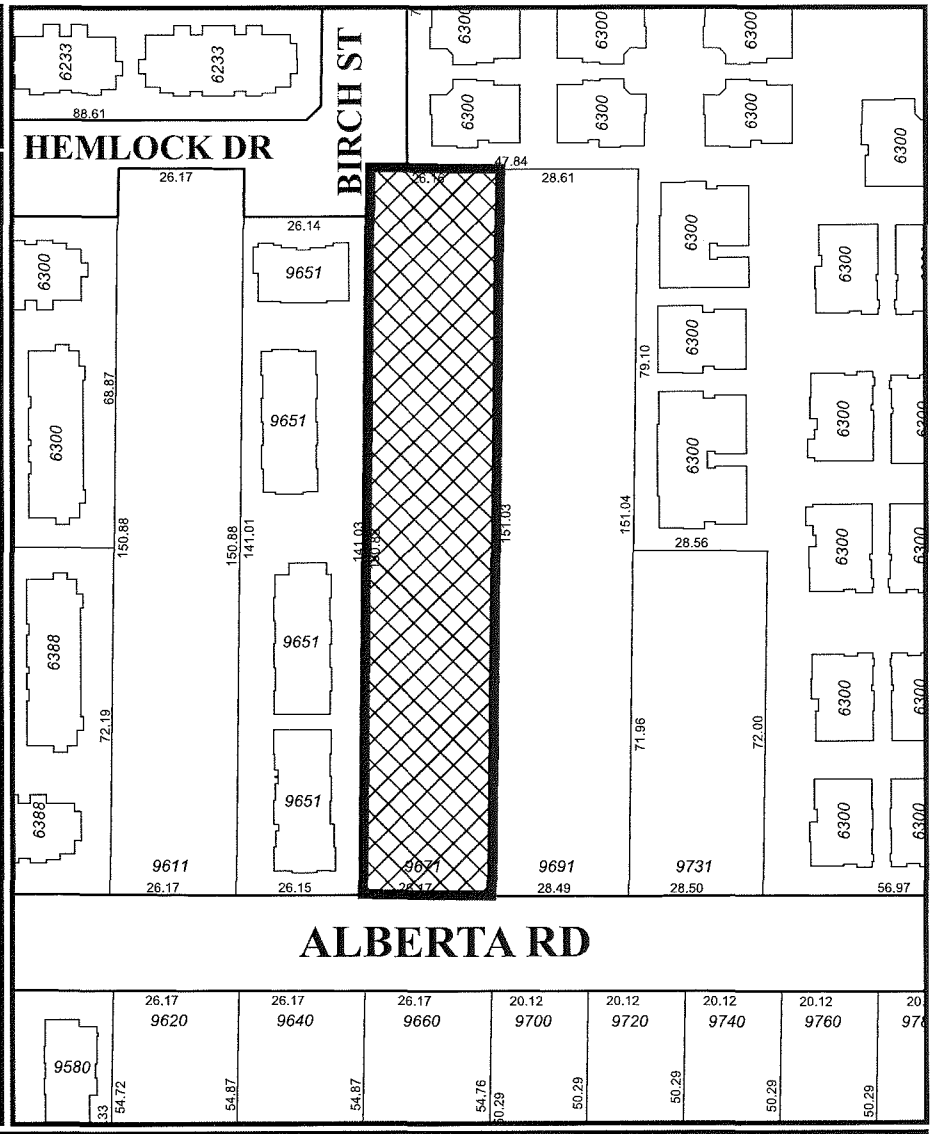
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 13-638853
SCHEDULE "A"

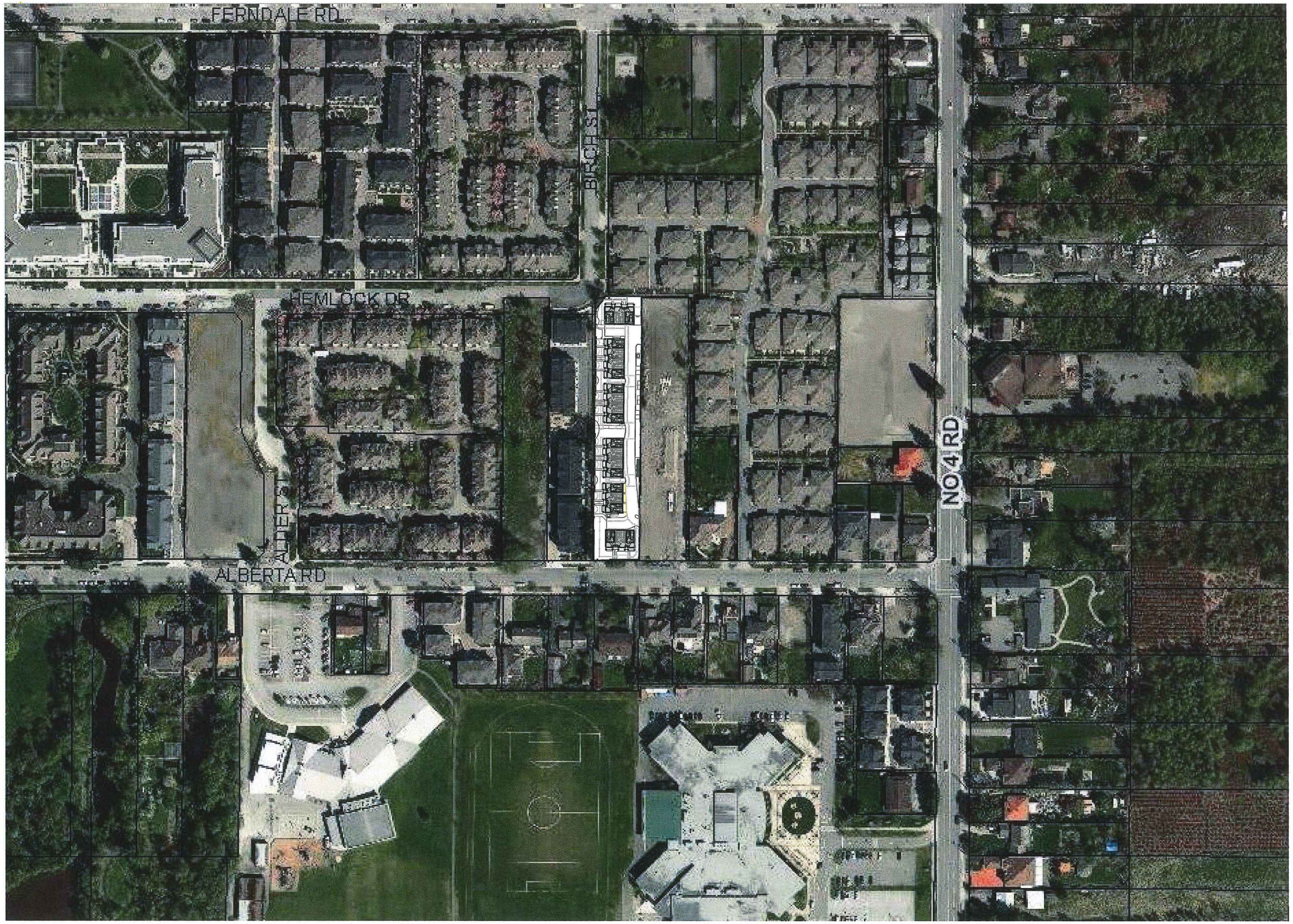
Original Date: 06/18/13

Revision Date:

Note: Dimensions are in METRES

AUG 0 5 2014

DP 13-638853



AUG 0 5 2014

DP 13-638853

21 THREE-STOREY TOWNHOMES

CONTEXT PLAN

NTS

9671 ALBERTA ROAD

for Western and Citimark

0 40m 80m 160m

JULY 18, 2014

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

2

ZONING ANALYSIS

RTM2 Zoning District	Zoning Requirement	Our Design
8.7.1 Purpose	Medium Density Town Housing	complies
8.7.2 Permitted uses	Housing, Town	complies
8.7.4.2. a) Permitted Density	0.65 FAR	complies
8.7.5. Lot Coverage		
1. buildings	40% maximum	complies
2. non-porous	65% maximum	complies
3. live plants	25% minimum	complies
8.7.6. Yards & Setbacks		
1. front yards	6.0 m	complies
2. interior side yards	3.0 m	varience required 2.25 m at east PL
3. exterior side yards	6.0 m	variance required 5.02 m at Birch PL
4. rear yards	3.0 m	complies
5. Hemlock-Birch Intersection	6.0 m	4.11 m
8.7.7.1 Permitted Height	12.0 m (3 storeys)	complies
8.7.8. Minimum Lot Size		
1. minimum lot width	30.0 m	variance required 26.160m
2. minimum lot depth	35.0 m	complies
8.7.10 On-Site Parking and Loading		
7.7.2.1 residential	42 stalls (2.0 cars/unit)	complies
visitors	5 stalls (0.2 cars/unit)	complies
7.5.13 small car	21 stalls (50% maximum)	complies
7.5.14 handicap	1 stall (2% of stalls)	complies
7.14.10 On-site Bicycle		
Class 1	1.25 spaces/unit	complies
Class 2	0.2 spaces/unit	complies
8.7.11 Other Regulations		complies
4.4.1. density calulation exclusion		
10% of floor area for covered area		complies
maximum of 50 sm for garage		complies
exclusion of 10 sm of stairs & entry		complies
4.9.4. bay window projection		
front yard	1.0 m maximum	complies
side or rear yard	0.6 m maximum	complies
4.9.5. entry stairs projection		
front lot line	no closer than 3.0 m	complies
side or rear lot line	no closer than 1.5 m	complies
4.9.6. balconies & porches projection		porch at 3.19m
front, exterior side & rear yard	1.5 m maximum	at Bich PL
4.12.3. catilevered roofs, eaves & gutters		
into the yard	1.2 m maximum	complies
4.16. accessable unit		complies

FLOOR AREA CALCULATION

Proposed Zoning RTM2 Site Area 3,945.01 sm (42,464 sf)

Unit Count	Unit Type	Ground Gross Floor Area	Main Gross Floor Area	Upper Gross Floor Area	Unit Gross Floor Area		Total Gross Floor Area		Ground Floor Stair Exemption	Main Floor Staircaise Exemption	Upper Floor Staircaise Exemption	Garage Area Exemption	Covered Area Exemption	Unit Net Floor Area	Total Net Area	
12	A	61.5	62.7	58.5	182.7	sm	2192.4	sm	6.1	3.9	3.4	35.3	12.0	122.0	1464.0	sm
8	B	61.5	62.7	58.5	182.7	sm	1461.6	sm	6.1	3.9	3.4	35.3	12.0	122.0	976.0	sm
1	C	61.5	62.7	60.1	184.3	sm	184.3	sm	6.2	3.8	3.4	34.5	12.0	124.4	124.4	sm
21	UNIT TOTAL					sm	3838.3	sm							2564.4	sm

Proposed FAR	0.650

UNIT DENSITY		SITE COVERAGE CALC.				ACCESSORY CALC.			COVERED AREA CALC.		
Unit Count	Unit Type	Foot Print		Total Area		Garage Area	Total Garage Area		Covered Area	Total Covered Area	
12	A	61.5	sm	738.0	sm	35.3	423.6	sm	12.0	144.0	sm
8	B	61.5	sm	492.0	sm	35.3	282.4	sm	12.0	96.0	sm
1	C	61.5	sm	61.5	sm	34.5	34.5	sm	12.0	12.0	sm
2	El. Kiosk	3.5	sm	7.0	sm	3.5	7.0	sm			
1	Garb/Rec	10.8	sm	10.8	sm	10.8	10.8	sm			
21				1309.3	sm		758.3	sm		252.0	sm

Site Area 3,945.01 sm (0.98 acres)		Maximum Lot Coverage	40.0%	Maximum Accessory Area	50 sm	Maximum Covered Area	10.0%
Proposed Density	21.4 upa	Proposed Lot Coverage	33.3%	Proposed Average Accessory Area	36 sm	Proposed Covered Area	9.84%

AUG 05 2014

DP 13-638853

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

JULY 18, 2014

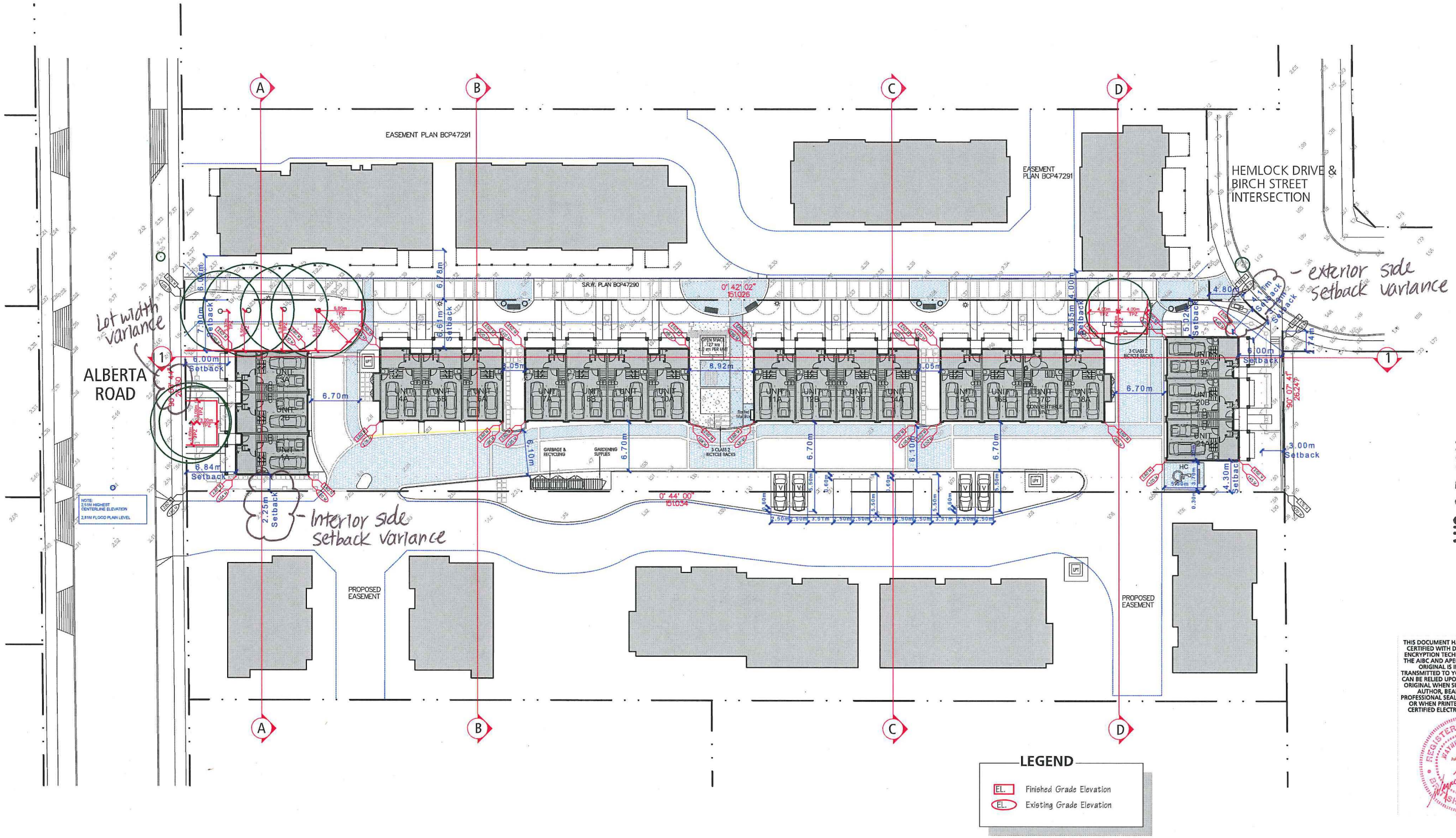
9671 ALBERTA ROAD

for Western and Citimark

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

PLAN#00

3



AUG 0 5 2014

DP 13-638853

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

SITE PLAN

NTS

9671 ALBERTA ROAD

for Western and Citimark

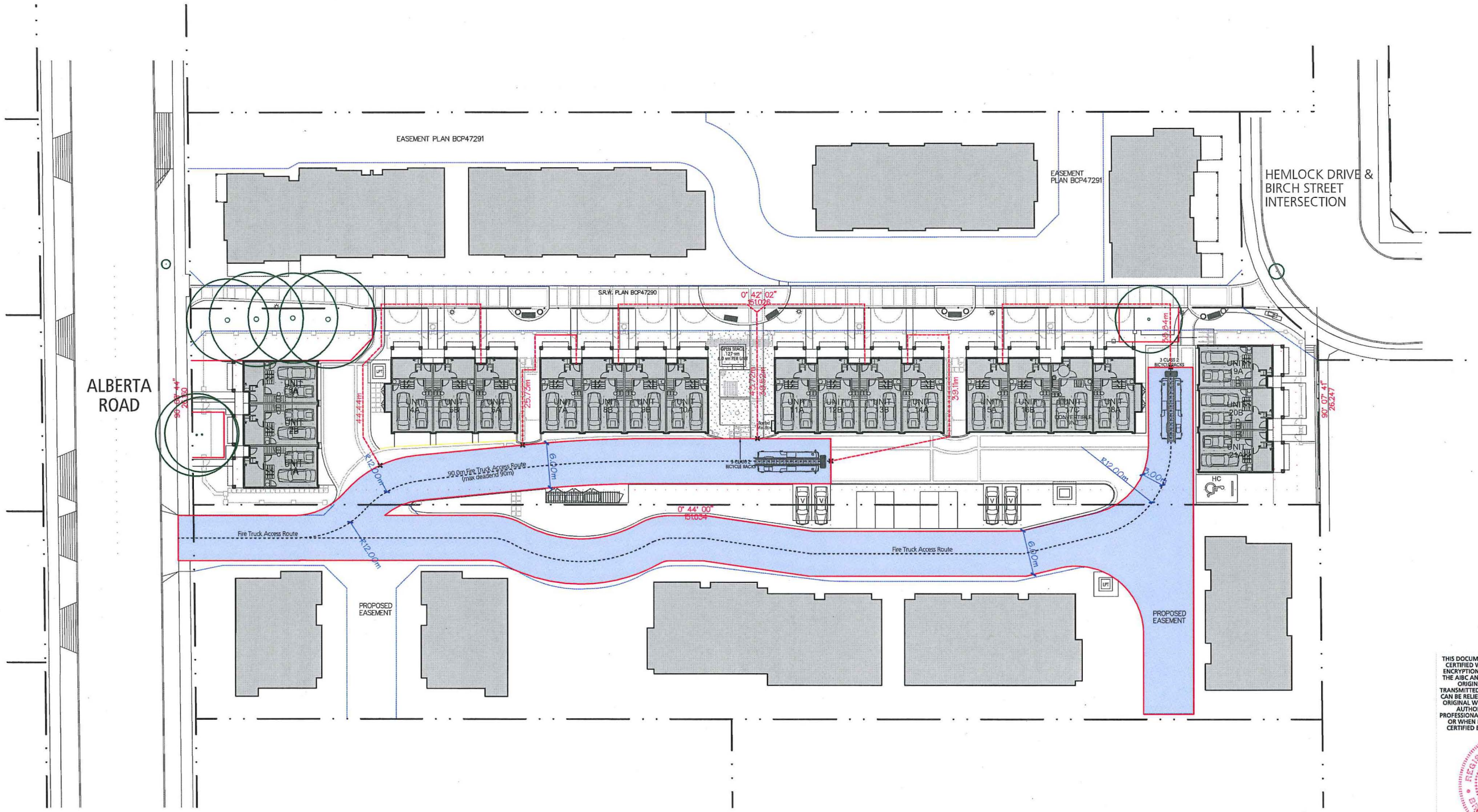
0 10m 20m 40m

JULY 18, 2014

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

PLAN#01

4



AUG 05 2014

DP 13-638853

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

FIRE TRUCK ACCESS

NTS

Fire Truck Access Route

Fire Access Path

6m Road Width

9671 ALBERTA ROAD

for Western and Citimark

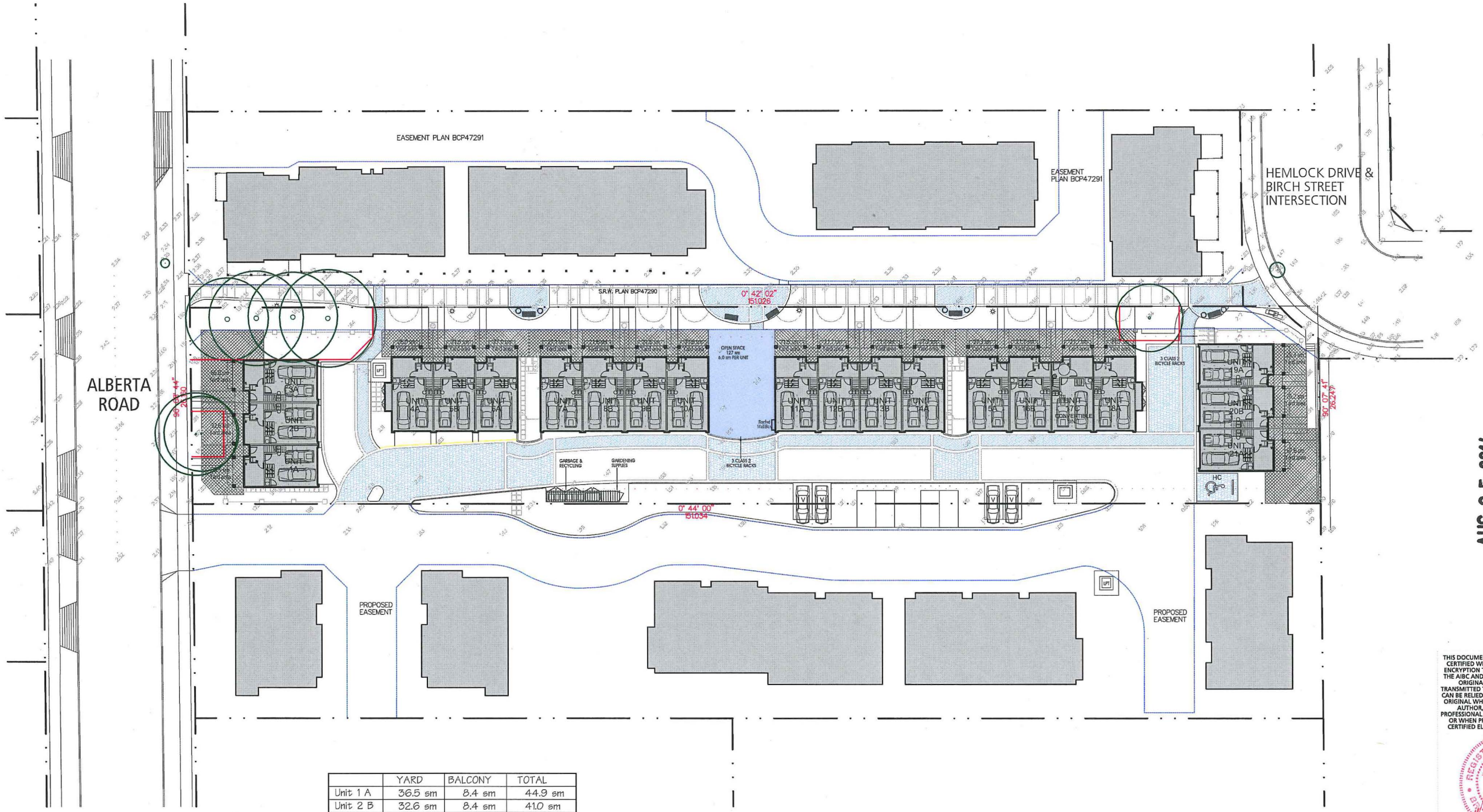
0 10m 20m 40m

PLAN#01a

JULY 18, 2014

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

5



	YARD	BALCONY	TOTAL
Unit 1 A	36.5 sm	8.4 sm	44.9 sm
Unit 2 B	32.6 sm	8.4 sm	41.0 sm
Unit 3 A	66.0 sm	8.4 sm	74.4 sm
Unit 4 A	26.0 sm	8.4 sm	34.4 sm
Unit 5 C	21.6 sm	8.4 sm	30.0 sm
Unit 6 A	27.0 sm	8.4 sm	35.4 sm
Unit 7 A	27.1 sm	8.4 sm	35.5 sm
Unit 8 B	21.6 sm	8.4 sm	30.0 sm
Unit 9 B	21.6 sm	8.4 sm	30.0 sm
Unit 10 A	21.6 sm	8.4 sm	30.0 sm
Unit 11 A	21.6 sm	8.4 sm	30.0 sm
Unit 12 B	21.7 sm	8.4 sm	30.1 sm
Unit 13 B	21.7 sm	8.4 sm	30.1 sm
Unit 14 A	27.2 sm	8.4 sm	35.6 sm
Unit 15 A	27.3 sm	8.4 sm	35.7 sm
Unit 16 B	21.7 sm	8.4 sm	30.1 sm
Unit 17 B	21.7 sm	8.4 sm	30.1 sm
Unit 18 A	21.7 sm	8.4 sm	30.1 sm
Unit 19 A	25.3 sm	8.4 sm	33.7 sm
Unit 20 B	26.2 sm	8.4 sm	34.6 sm
Unit 21 A	67.6 sm	8.4 sm	76.0 sm

Lot Coverage - Building Required	max 40%
Lot Coverage - Building Proposed	33.3%

PRIVATE OPEN SPACE CALCULATION

NTS

9671 ALBERTA ROAD

for Western and Citimark

0 10m 20m 40m

PLAN#01b

JULY 18, 2014

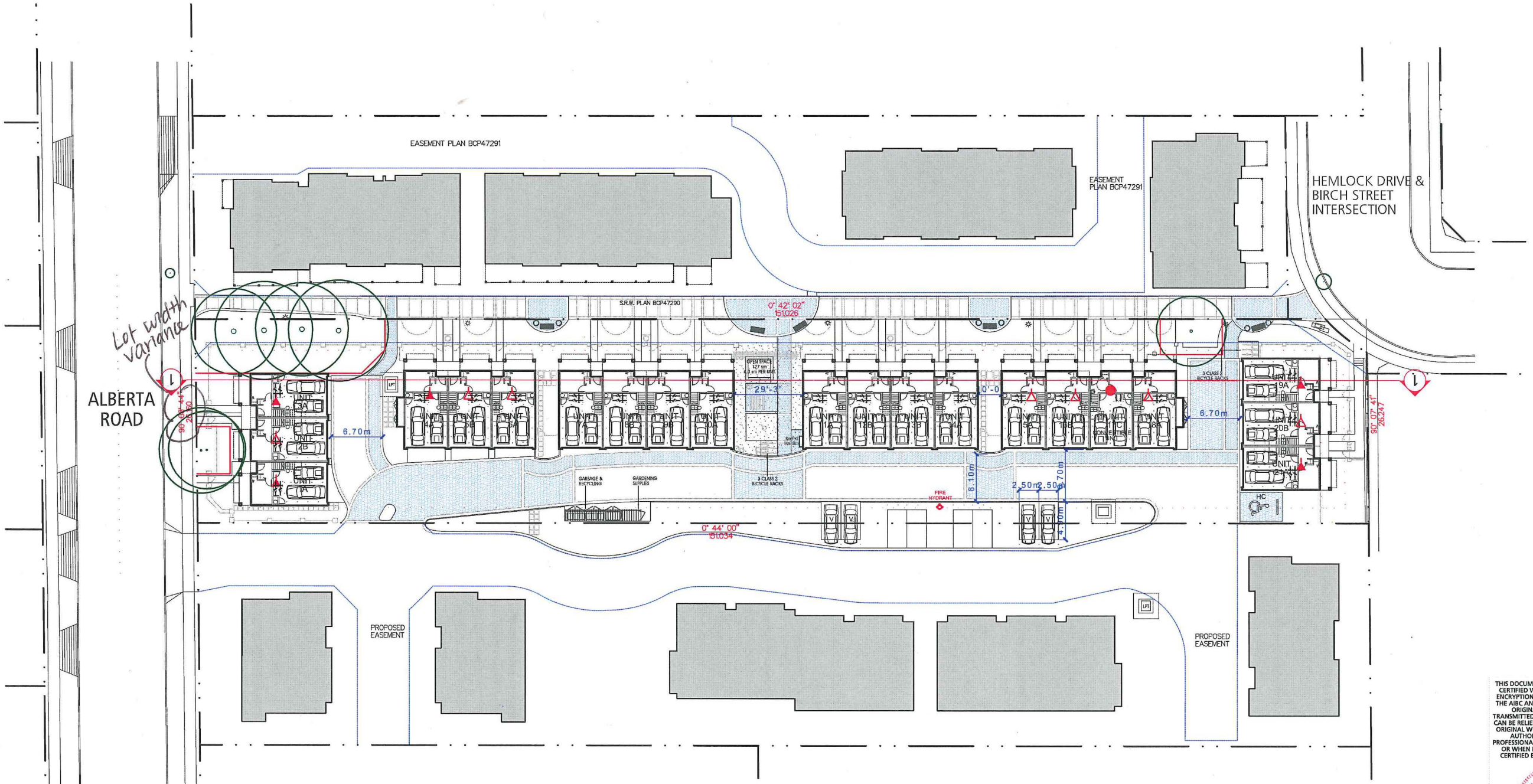
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

AUG 0 5 2014
13-638853
DP

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

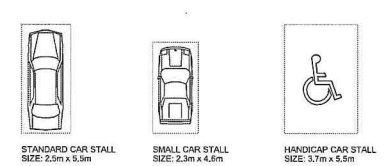
6



PARKING & BICYCLE DATA

Residential 2.0 cars/unit	42
Visitor 0.2 cars/unit	5
Total Required	47
Required Handicap Stall	
2% of the total required parking spaces	1
Permitted Small Parking stall	
50% of provided parking spaces	23
Parking Provided	
Standard Stall	21
Small Stall	21
Visitor Provided	5
Total Provided	47
On-site Bicycle Parking Requirements	
Class 1 Required: 1.25 stalls/unit	27
Class 1 Stalls Provided	42
Class 2 Required: 0.2 stall/unit	5
Class 2 Stalls Provided	5

PARKING LEGEND



LEGEND

- Electric Vehicle Plug-ins 5 Units (24%)
- Pre-Ducting for Future Wiring 7 Units (33%)
- Convertible Unit 1 Unit (Unit 17C)

PARKING PLAN

NTS

9671 ALBERTA ROAD

for Western and Citimark

0 10m 20m 40m

PLAN#02

JULY 18, 2014

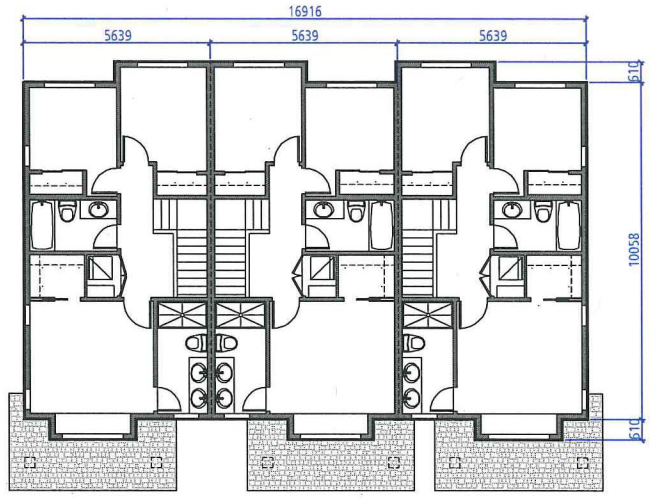
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

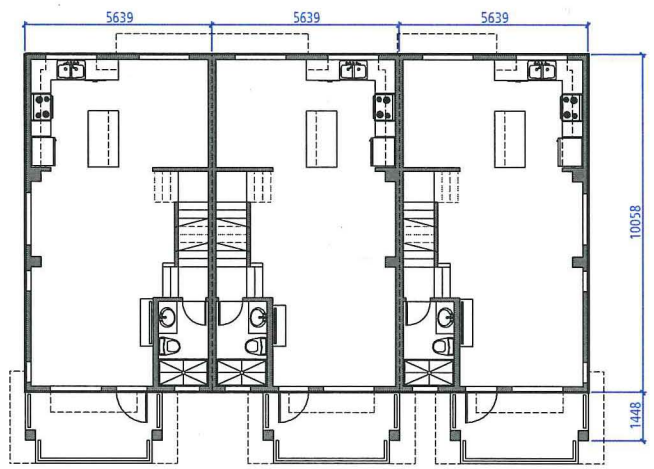
AUG 05 2014

DP 13-638853



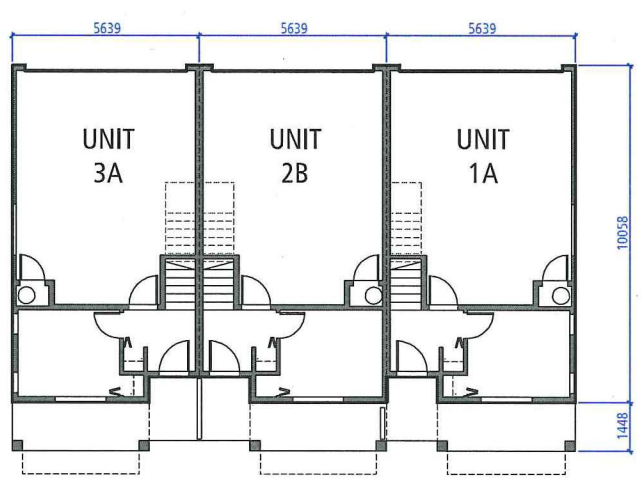
BLOCK 1 - UPPER FLOOR

NTS



BLOCK 1 - MAIN FLOOR

NTS



BLOCK 1 - GROUND FLOOR

NTS

BLOCK 1 - SOUTH ELEVATION

NTS

BLOCK 1 - WEST ELEVATION

NTS

BLOCK 1 - NORTH ELEVATION

NTS

BLOCK 1 - EAST ELEVATION

NTS

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS
ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHINGLES	IKO - Asphalt Shingles - Weathered Wood
2	WOOD FASCIA	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
3	WOOD TRIMS	SHERWIN WILLIAMS - SW 7008 Alabaster
4	WOOD POST	SHERWIN WILLIAMS - SW 7008 Alabaster
5	SHINGLE SIDING	JAMES HARDIE - HardieShingle Siding - Timber Bark
6	HORIZONTAL LAP SIDING	JAMES HARDIE - HardiePlank Lap Siding - Monterey Taupe
7	BRICK	MUTUAL METERIAL - Columbia Red Used
8	VINYL WINDOWS	Black
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6991 Black Magic
10	GARAGE DOOR	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
11	RAILING	Black
12	METAL FLOWER BOX	Black
13	WOOD FLOWER BOX	SHERWIN WILLIAMS - SW 7008 Alabaster
14	SHUTTERS	SHERWIN WILLIAMS - SW 6991 Black Magic
15	GUTTERS AND DOWNSPOUT	GENTEK - Black
16	METAL ORNAMENT OVER VENT	Black
17	WINDOW SILL OVER BRICK	ARRISCRAFT - Grey Watertable/Sill
18	VINYL SOFFIT	White
19	SERVICE DOOR (ELECTRICAL)	SHERWIN WILLIAMS - SW 7045 Intellectual Gray

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

AUG 05 2014

DP 13-638853

NOTE: All dimensions are given in millimetres

JULY 18, 2014

9671 ALBERTA ROAD

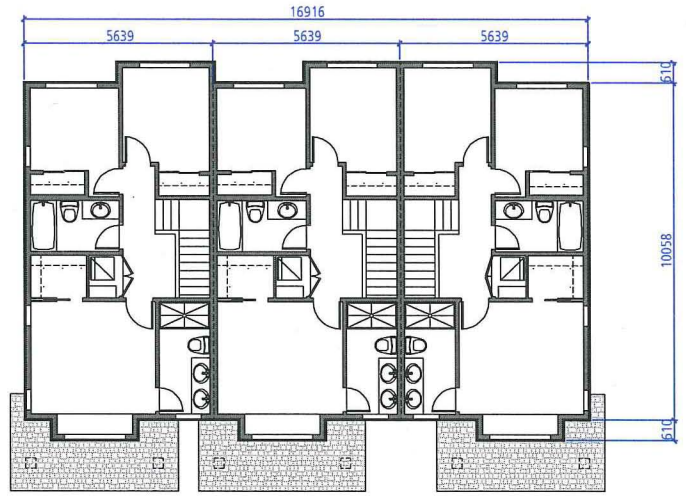
for Western and Citimark

0.0m 4.0m 8.0m 16.0m

PLAN#04

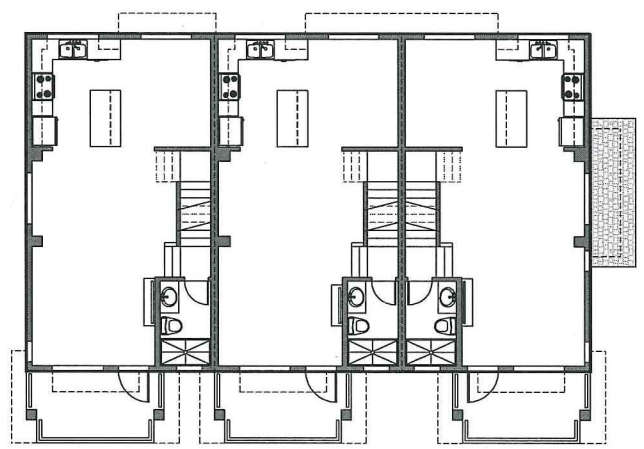
FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

B



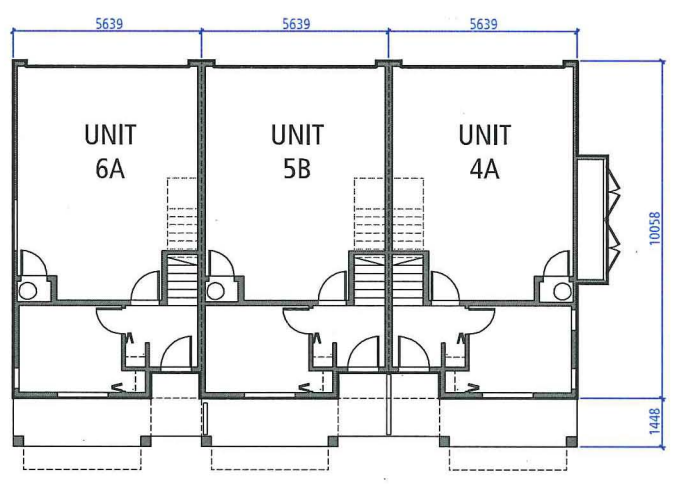
BLOCK 2 - UPPER FLOOR

NTS



BLOCK 2 - MAIN FLOOR

NTS

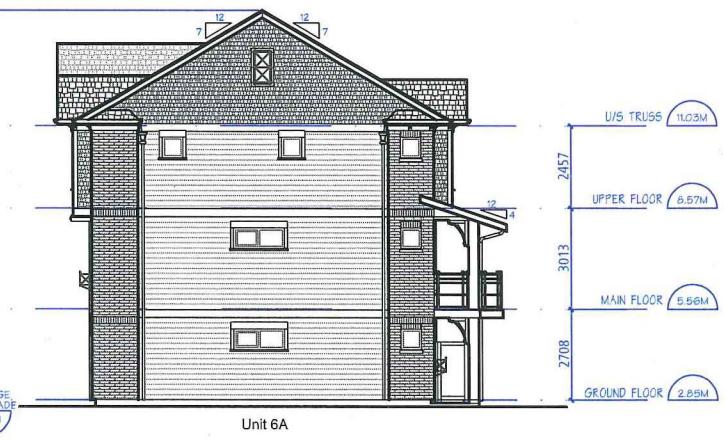


BLOCK 2 - GROUND FLOOR

NTS

BLOCK 2 - WEST ELEVATION

NTS



BLOCK 2 - NORTH ELEVATION

NTS

BLOCK 2 - EAST ELEVATION

NTS

BLOCK 2 - SOUTH ELEVATION

NTS

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS
ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHINGLES	IKO - Asphalt Shingles - Weathered Wood
2	WOOD FASCIA	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
3	WOOD TRIMS	SHERWIN WILLIAMS - SW 7008 Alabaster
4	WOOD POST	SHERWIN WILLIAMS - SW 7008 Alabaster
5	SHINGLE SIDING	JAMES HARDIE - HardieShingle Siding - Timber Bark
6	HORIZONTAL LAP SIDING	JAMES HARDIE - HardiePlank Lap Siding - Monterey Taupe
7	BRICK	MUTUAL METERIAL - Columbia Red Used
8	VINYL WINDOWS	Black
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6991 Black Magic
10	GARAGE DOOR	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
11	RAILING	Black
12	METAL FLOWER BOX	Black
13	WOOD FLOWER BOX	SHERWIN WILLIAMS - SW 7008 Alabaster
14	SHUTTERS	SHERWIN WILLIAMS - SW 6991 Black Magic
15	GUTTERS AND DOWNSPOUT	GENTEK - Black
16	METAL ORNAMENT OVER VENT	Black
17	WINDOW SILL OVER BRICK	ARRISCRAFT - Grey Watertable/Sill
18	VINYL SOFFIT	White
19	SERVICE DOOR (ELECTRICAL)	SHERWIN WILLIAMS - SW 7045 Intellectual Gray

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

AUG 05 2014

DP 13-638853

NOTE: All dimensions are given in millimetres

JULY 18, 2014

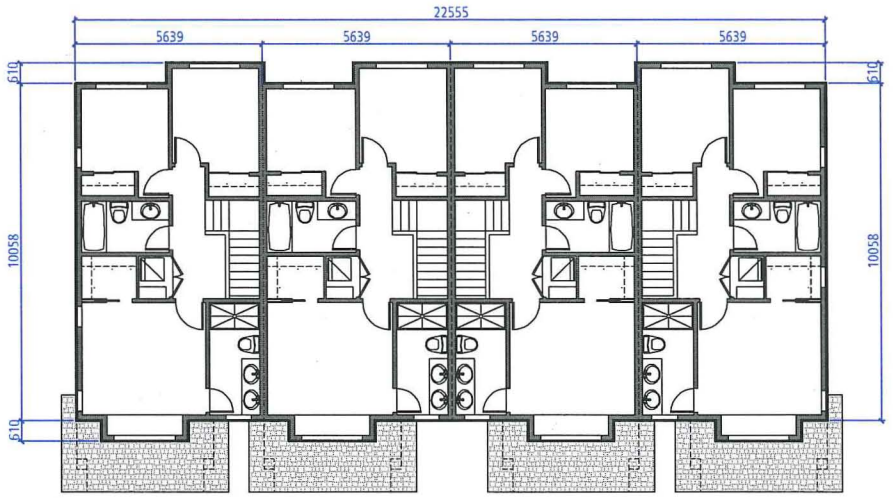
9671 ALBERTA ROAD

for Western and Citimark

0.0m 4.0m 8.0m 16.0m

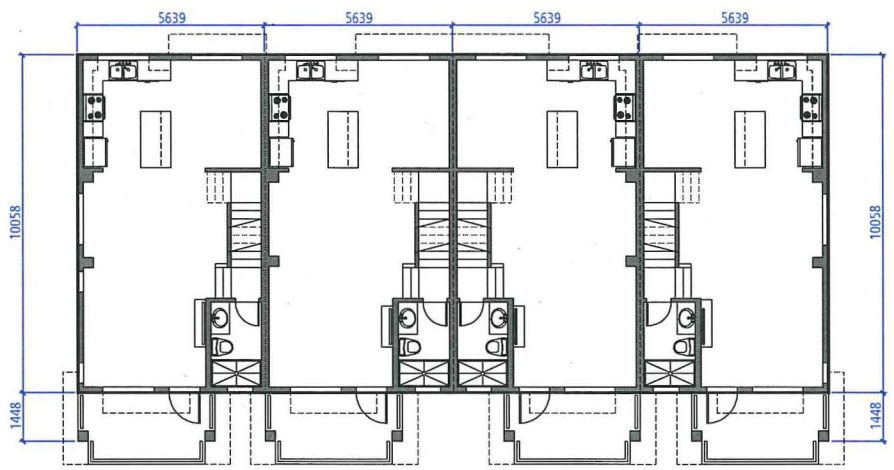
PLAN#05

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



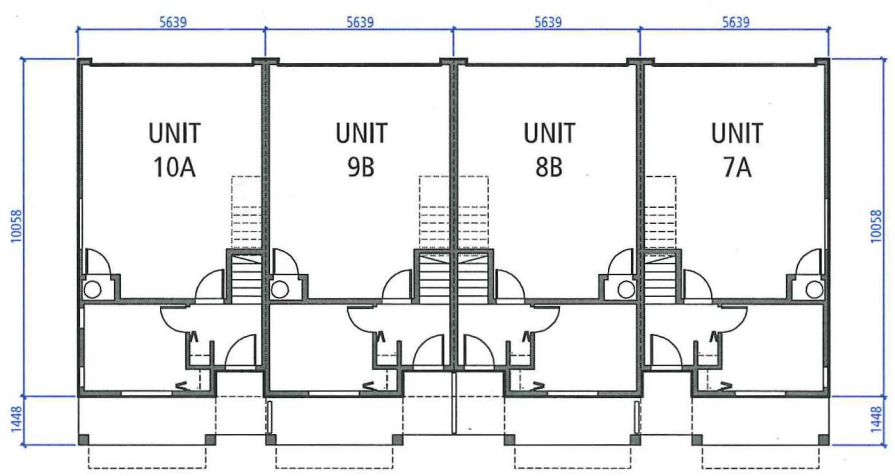
BLOCK 3 - UPPER FLOOR

NTS



BLOCK 3 - MAIN FLOOR

NTS



BLOCK 3 - GROUND FLOOR

NTS

BLOCK 3 - WEST ELEVATION

NTS

BLOCK 3 - NORTH ELEVATION

NTS

BLOCK 3 - EAST ELEVATION

NTS

BLOCK 3 - SOUTH ELEVATION

NTS

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHINGLES	IKO - Asphalt Shingles - Weathered Wood
2	WOOD FASCIA	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
3	WOOD TRIMS	SHERWIN WILLIAMS - SW 7008 Alabaster
4	WOOD POST	SHERWIN WILLIAMS - SW 7008 Alabaster
5	SHINGLE SIDING	JAMES HARDIE - HardieShingle Siding - Timber Bark
6	HORIZONTAL LAP SIDING	JAMES HARDIE - HardiePlank Lap Siding - Monterey Taupe
7	BRICK	MUTUAL METERIAL - Columbia Red Used
8	VINYL WINDOWS	Black
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6991 Black Magic
10	GARAGE DOOR	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
11	RAILING	Black
12	METAL FLOWER BOX	Black
13	WOOD FLOWER BOX	SHERWIN WILLIAMS - SW 7008 Alabaster
14	SHUTTERS	SHERWIN WILLIAMS - SW 6991 Black Magic
15	GUTTERS AND DOWNSPOUT	GENTEK - Black
16	METAL ORNAMENT OVER VENT	Black
17	WINDOW SILL OVER BRICK	ARRISCRAFT - Grey Watertable/Sill
18	VINYL SOFFIT	White
19	SERVICE DOOR (ELECTRICAL)	SHERWIN WILLIAMS - SW 7045 Intellectual Gray

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT
WAYNE A. FOUGERE
July 22 2014
BRITISH COLUMBIA

AUG 0 5 2014
DP 13-638853

NOTE: All dimensions are given in millimetres

JULY 18, 2014

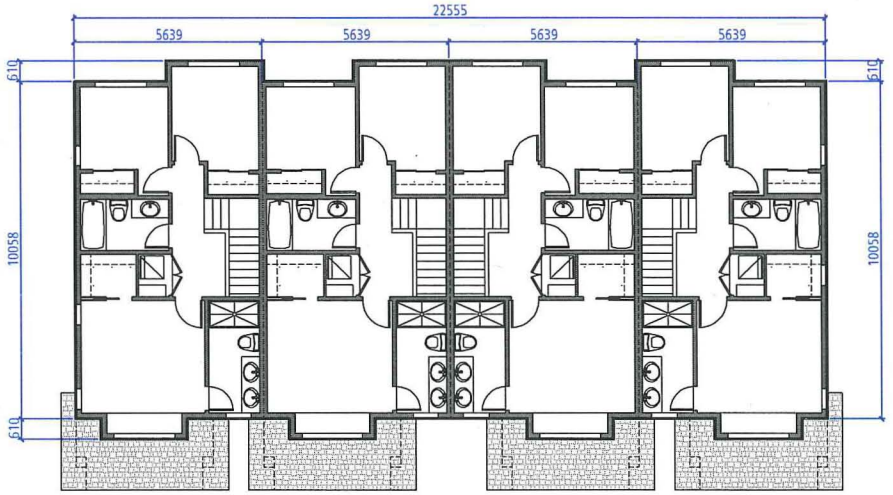
9671 ALBERTA ROAD

for Western and Citimark

0.0m 4.0m 8.0m 16.0m

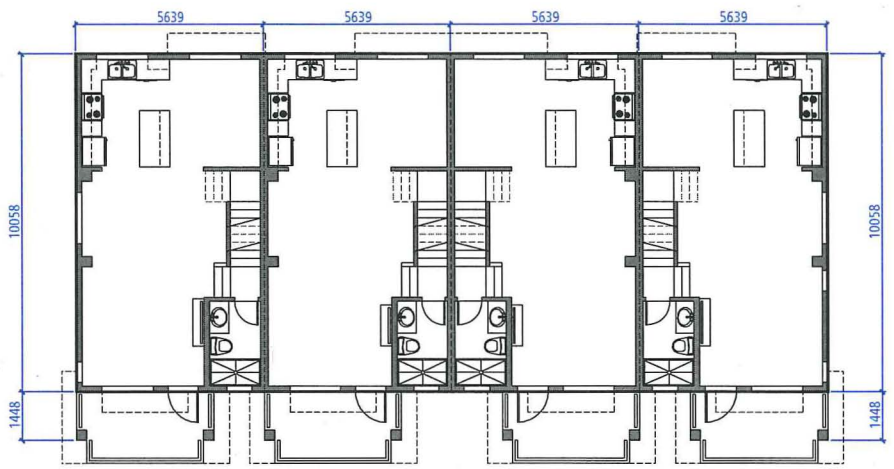
PLAN#06

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



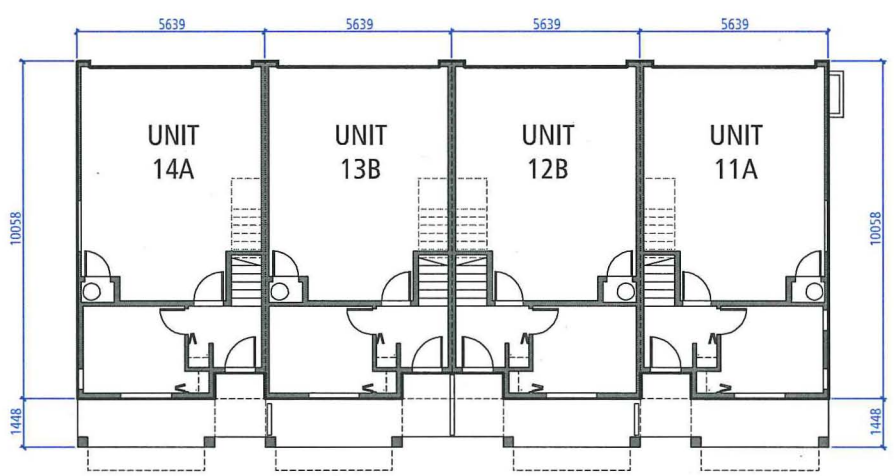
BLOCK 4 - UPPER FLOOR

NTS



BLOCK 4 - MAIN FLOOR

NTS



BLOCK 4 - GROUND FLOOR

NTS

BLOCK 4 - WEST ELEVATION

NTS

BLOCK 4 - NORTH ELEVATION

NTS

BLOCK 4 - EAST ELEVATION

NTS

BLOCK 4 - SOUTH ELEVATION

NTS

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS
ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHINGLES	IKO - Asphalt Shingles - Weathered Wood
2	WOOD FASCIA	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
3	WOOD TRIMS	SHERWIN WILLIAMS - SW 7008 Alabaster
4	WOOD POST	SHERWIN WILLIAMS - SW 7008 Alabaster
5	SHINGLE SIDING	JAMES HARDIE - HardieShingle Siding - Timber Bark
6	HORIZONTAL LAP SIDING	JAMES HARDIE - HardiePlank Lap Siding - Monterey Taupe
7	BRICK	MUTUAL METERIAL - Columbia Red Used
8	VINYL WINDOWS	Black
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6991 Black Magic
10	GARAGE DOOR	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
11	RAILING	Black
12	METAL FLOWER BOX	Black
13	WOOD FLOWER BOX	SHERWIN WILLIAMS - SW 7008 Alabaster
14	SHUTTERS	SHERWIN WILLIAMS - SW 6991 Black Magic
15	GUTTERS AND DOWNSPOUT	GENTEK - Black
16	METAL ORNAMENT OVER VENT	Black
17	WINDOW SILL OVER BRICK	ARRISCRAFT - Grey Watertable/Sill
18	VINYL SOFFIT	White
19	SERVICE DOOR (ELECTRICAL)	SHERWIN WILLIAMS - SW 7045 Intellectual Gray

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

AUG 0 5 2014

13-638853

DP 1

NOTE: All dimensions are given in millimetres

JULY 18, 2014

9671 ALBERTA ROAD

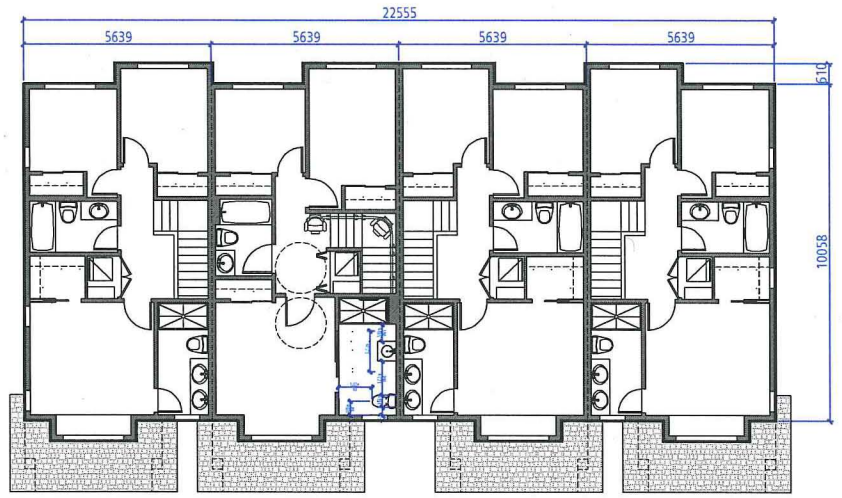
for Western and Citimark

0.0m 4.0m 8.0m 16.0m

PLAN#07

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

11



BLOCK 5 - UPPER FLOOR

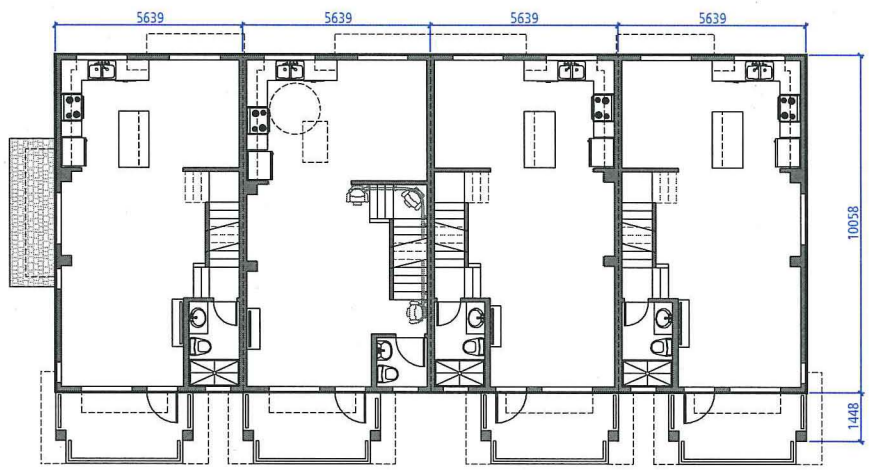
NTS

BLOCK 5 - WEST ELEVATION

NTS

BLOCK 5 - NORTH ELEVATION

NTS



BLOCK 5 - MAIN FLOOR

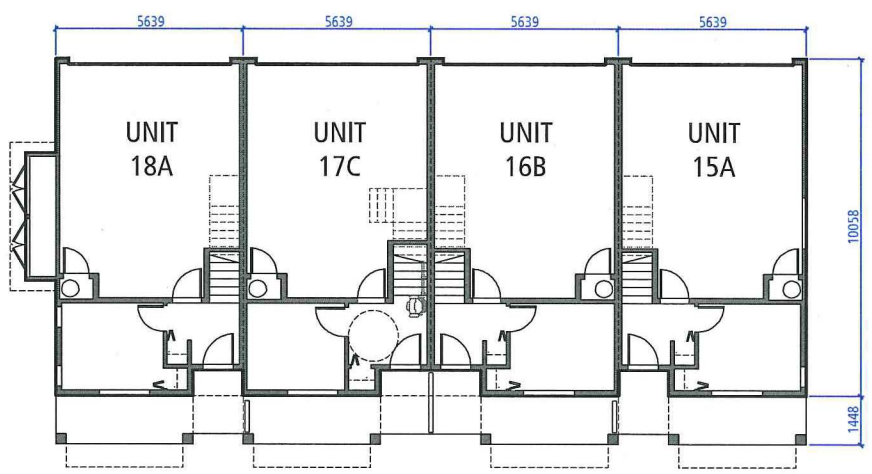
NTS

BLOCK 5 - EAST ELEVATION

NTS

BLOCK 5 - SOUTH ELEVATION

NTS



BLOCK 5 - GROUND FLOOR

NTS

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS
ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHINGLES	IKO - Asphalt Shingles - Weathered Wood
2	WOOD FASCIA	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
3	WOOD TRIMS	SHERWIN WILLIAMS - SW 7008 Alabaster
4	WOOD POST	SHERWIN WILLIAMS - SW 7008 Alabaster
5	SHINGLE SIDING	JAMES HARDIE - HardieShingle Siding - Timber Bark
6	HORIZONTAL LAP SIDING	JAMES HARDIE - HardiePlank Lap Siding - Monterey Taupe
7	BRICK	MUTUAL METERIAL - Columbia Red Used
8	VINYL WINDOWS	Black
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6991 Black Magic
10	GARAGE DOOR	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
11	RAILING	Black
12	METAL FLOWER BOX	Black
13	WOOD FLOWER BOX	SHERWIN WILLIAMS - SW 7008 Alabaster
14	SHUTTERS	SHERWIN WILLIAMS - SW 6991 Black Magic
15	GUTTERS AND DOWNSPOUT	GENTEK - Black
16	METAL ORNAMENT OVER VENT	Black
17	WINDOW SILL OVER BRICK	ARRISCRAFT - Grey Watertable/Sill
18	VINYL SOFFIT	White
19	SERVICE DOOR (ELECTRICAL)	SHERWIN WILLIAMS - SW 7045 Intellectual Gray

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

AUG 05 2014
DP 15-638853

NOTE: All dimensions are given in millimetres

JULY 18, 2014

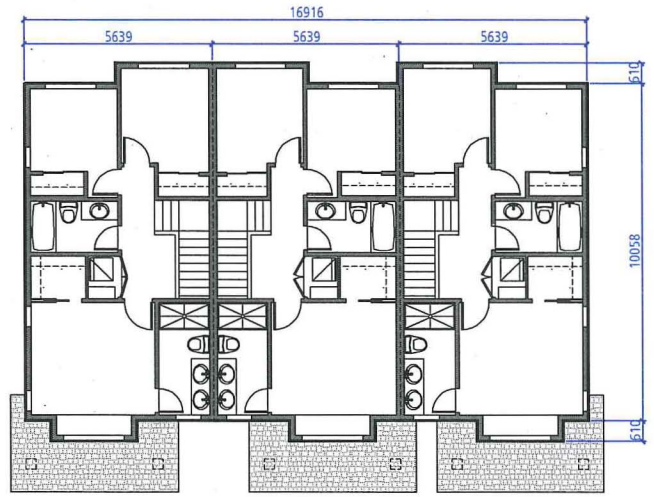
9671 ALBERTA ROAD

for Western and Citimark

0.0m 4.0m 8.0m 16.0m

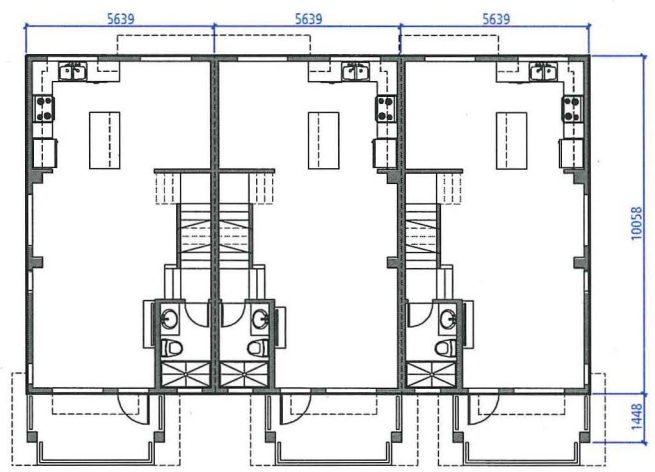
PLAN#08

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca



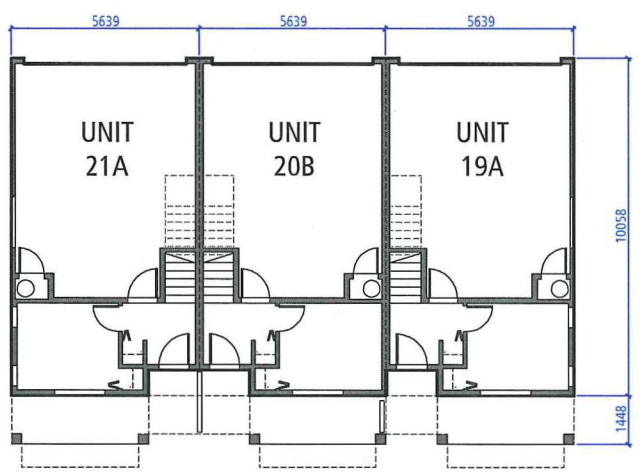
BLOCK 6 - UPPER FLOOR

NTS



BLOCK 6 - MAIN FLOOR

NTS

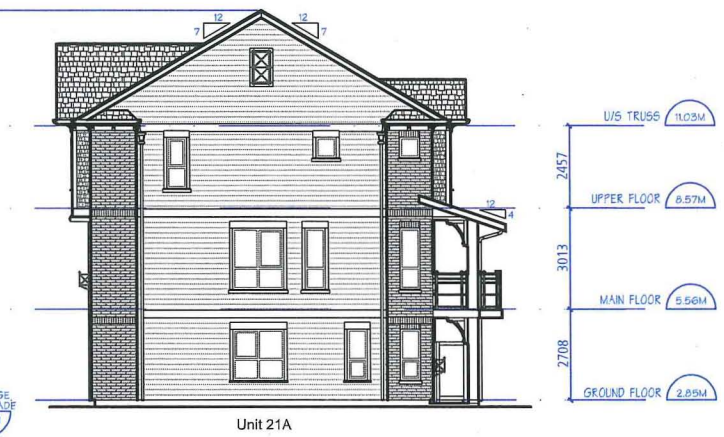


BLOCK 6 - GROUND FLOOR

NTS

BLOCK 6 - NORTH ELEVATION

NTS



BLOCK 6 - EAST ELEVATION

NTS

BLOCK 6 - SOUTH ELEVATION

NTS

BLOCK 6 - WEST ELEVATION

NTS

PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHINGLES	IKO - Asphalt Shingles - Weathered Wood
2	WOOD FASCIA	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
3	WOOD TRIMS	SHERWIN WILLIAMS - SW 7008 Alabaster
4	WOOD POST	SHERWIN WILLIAMS - SW 7008 Alabaster
5	SHINGLE SIDING	JAMES HARDIE - HardieShingle Siding - Timber Bark
6	HORIZONTAL LAP SIDING	JAMES HARDIE - HardiePlank Lap Siding - Monterey Taupe
7	BRICK	MUTUAL METERIAL - Columbia Red Used
8	VINYL WINDOWS	Black
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6991 Black Magic
10	GARAGE DOOR	SHERWIN WILLIAMS - SW 7045 Intellectual Gray
11	RAILING	Black
12	METAL FLOWER BOX	Black
13	WOOD FLOWER BOX	SHERWIN WILLIAMS - SW 7008 Alabaster
14	SHUTTERS	SHERWIN WILLIAMS - SW 6991 Black Magic
15	GUTTERS AND DOWNSPOUT	GENTEK - Black
16	METAL ORNAMENT OVER VENT	Black
17	WINDOW SILL OVER BRICK	ARRISCRAFT - Grey Watertable/Sill
18	VINYL SOFFIT	White
19	SERVICE DOOR (ELECTRICAL)	SHERWIN WILLIAMS - SW 7045 Intellectual Gray

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

AUG 0 5 2014

DP 13-638853

NOTE: All dimensions are given in millimetres

JULY 18, 2014

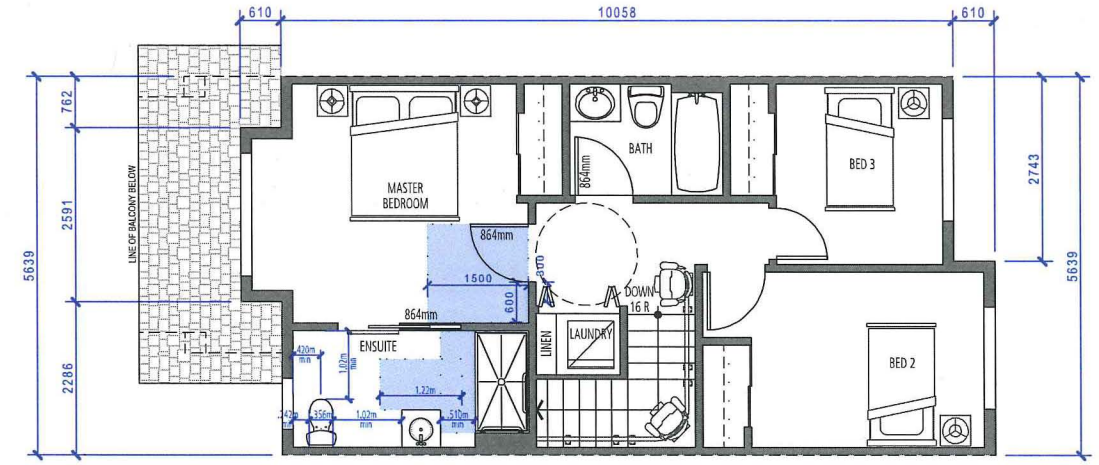
9671 ALBERTA ROAD

for Western and Citimark

0.0m 4.0m 8.0m 16.0m

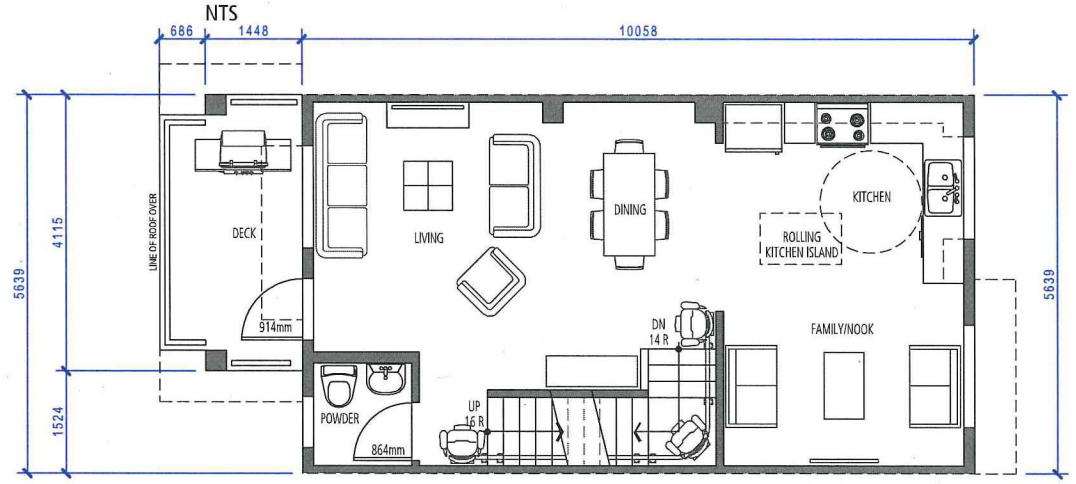
PLAN#09

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



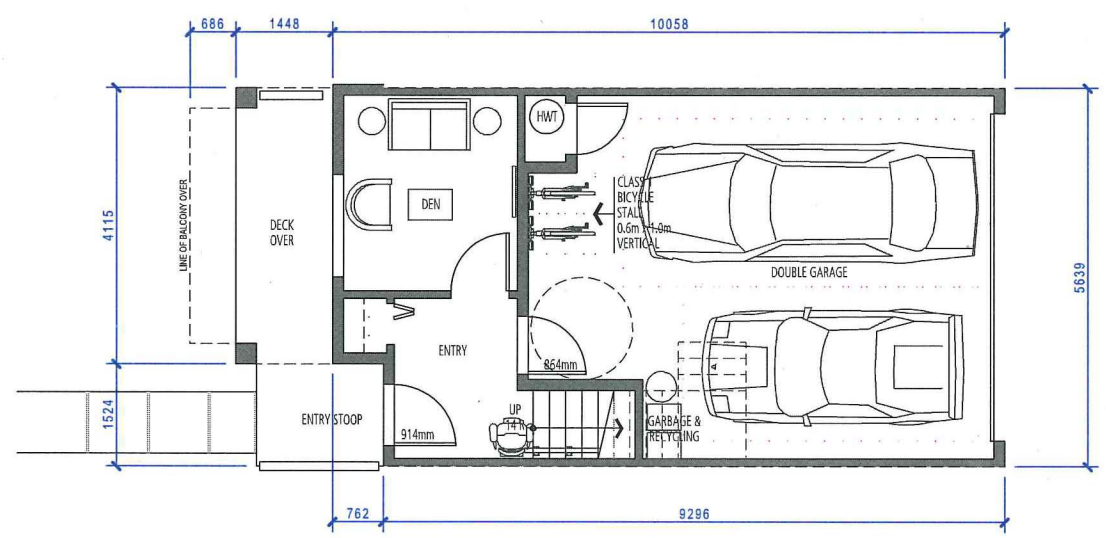
UPPER FLOOR

NTS



MAIN FLOOR

NTS



GROUND FLOOR

NTS

Summary of the Convertible Unit Features Checklist as Submited

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side.
- Interior doors to entry & main living areas, min. 800 mm clear opening (2'8" sliding or 2'10" swinging door spec.) with flush thresholds max. 13 mm height.
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Min. clear opening 3' swinging door to Patios and Balconies.
- Toilet clear floor space min. 1020 mm at side and in front
- Min. clear opening 2' 10" swinging door to bedroom.
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Min. 800 mm clear door opening (2' 8" sliding or 2' 10" swinging door spec.) with flush thresholds max. 13 mm height
- 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)
- 1500 mm turning diameter or turning path diagram
- Min. 800 mm clear door opening (2' 8" sliding or 2' 10" swinging door spec.) with flush thresholds max. 13 mm height
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

UNIT C
CONVERTIBLE UNIT FLOOR PLAN

GROUND FLOOR	61.5 sm
MAIN FLOOR	62.7 sm
UPPER FLOOR	60.1 sm
GROSS	184.3 sm
entry stair exemption	6.2 sm
main stair exemption	3.8 sm
upper stairs exemption	3.4 sm
garage exemption	34.5 sm
covered area exemption	12.0 sm
TOTAL NET	124.4 sm

AUG 05 2014

DP 13-638853

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

NOTE: All dimensions are given in millimetres

JULY 18, 2014

9671 ALBERTA ROAD

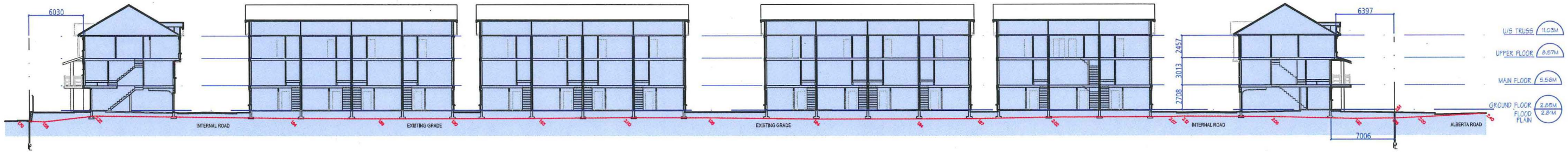
for Western and Citimark

0.0m 2.0m 4.0m 8.0m

PLAN#10

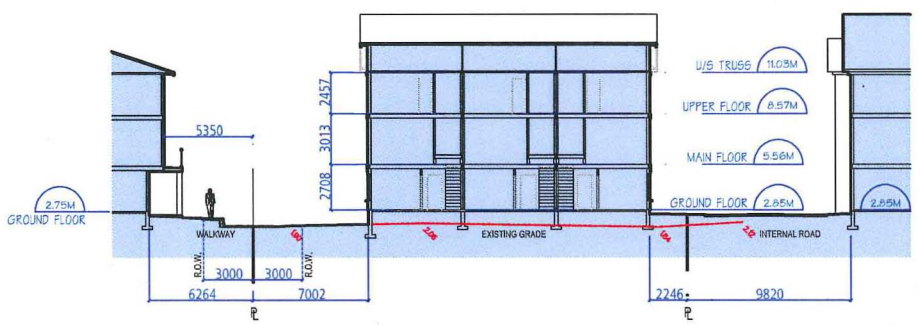
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

14



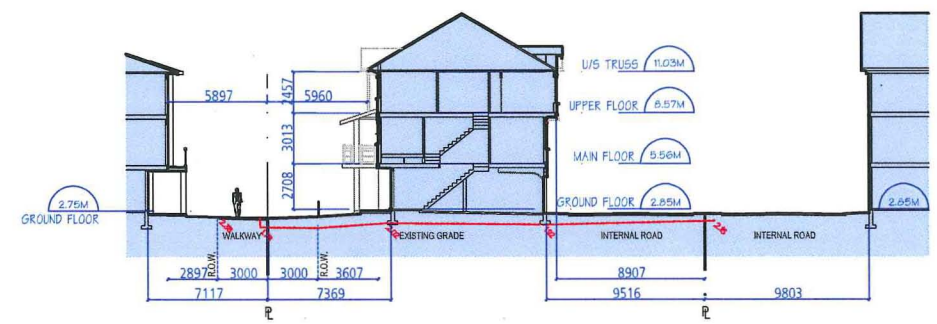
SECTION 1

NTS



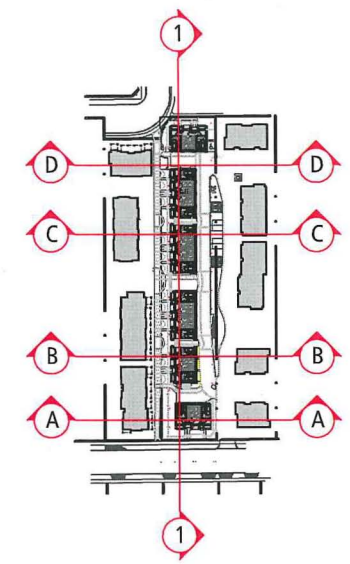
SECTION A

NTS



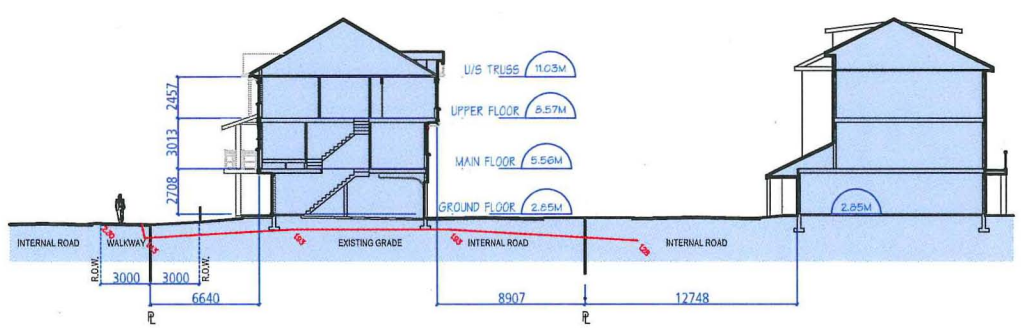
SECTION B

NTS



KEY PLAN

NTS



SECTION C

NTS

SECTION D

NTS

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

AUG 0 5 2014
DP 13-638853

NOTE: All dimensions are given in millimetres

JULY 18, 2014

9671 ALBERTA ROAD

for Western and Citimark

0.0m 8.0m 16.0m 32.0m

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

PLAN#11

15

GREEN WAY YARDSCAPE

NTS

INTERNAL STREETSCAPE

NTS

ALBERTA ROAD STREETSCAPE

NTS

YARD SCAPE

NTS

AUG 0 5 2014

13-638853

DP

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

JULY 18, 2014

9671 ALBERTA ROAD

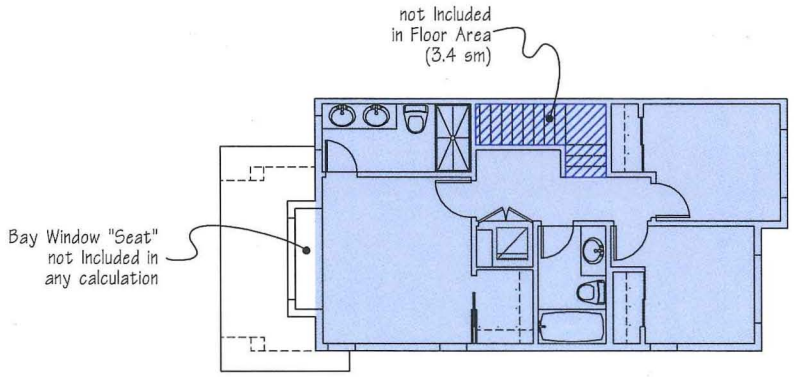
for Western and Citimark

0.0m 8.0m 16.0m 32.0m

PLAN#12

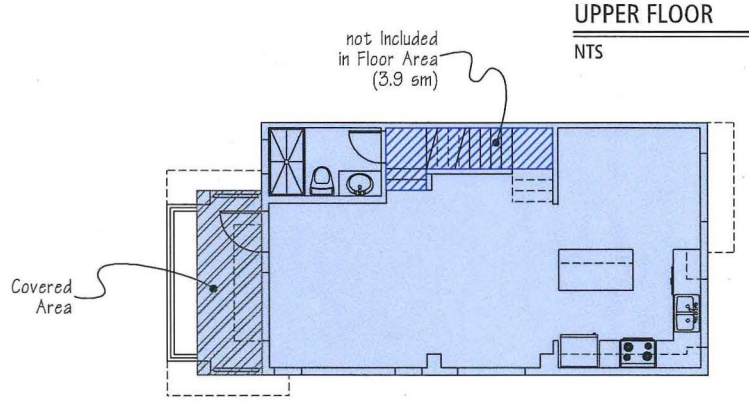
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

16



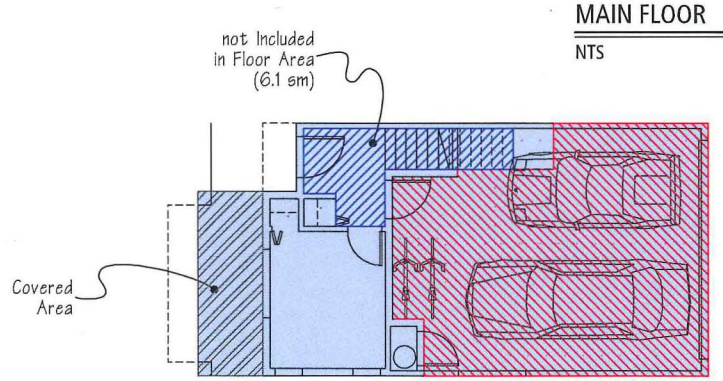
UPPER FLOOR

NTS



MAIN FLOOR

NTS

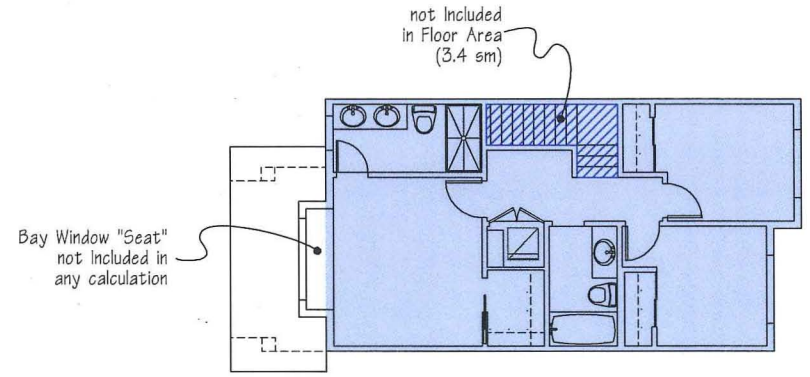


GROUND FLOOR

NTS

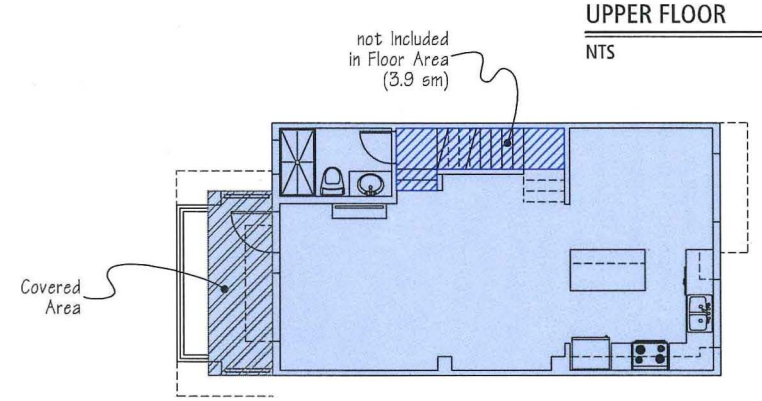
UNIT A
FLOOR PLAN

GROUND FLOOR	61.5 sm
MAIN FLOOR	62.7 sm
UPPER FLOOR	58.5 sm
GROSS	182.7 sm
entry stair exemption	6.1 sm
main stair exemption	3.9 sm
upper stairs exemption	3.4 sm
garage exemption	35.3 sm
covered area exemption	12.0 sm
TOTAL NET	122.0 sm



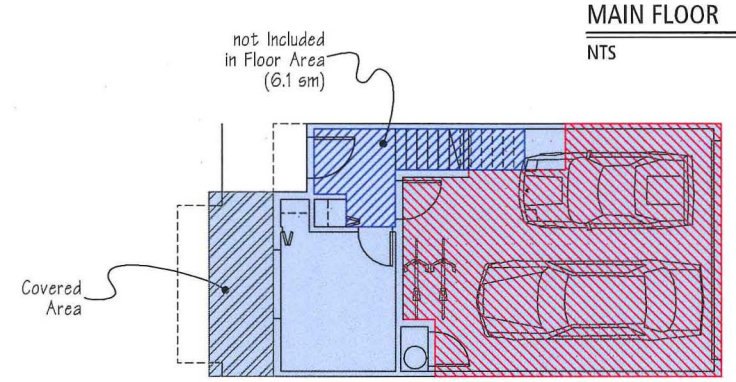
UPPER FLOOR

NTS



MAIN FLOOR

NTS

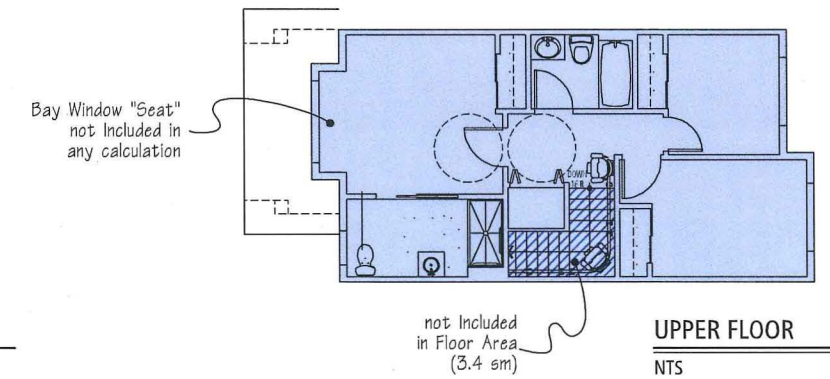


GROUND FLOOR

NTS

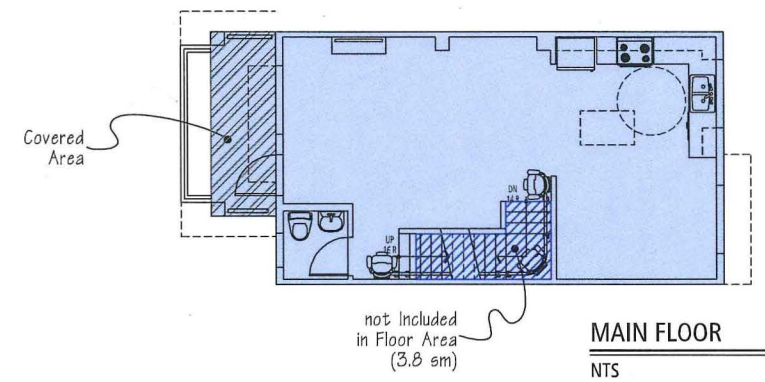
UNIT B
FLOOR PLAN

GROUND FLOOR	61.5 sm
MAIN FLOOR	62.7 sm
UPPER FLOOR	58.5 sm
GROSS	182.7 sm
entry stair exemption	6.1 sm
main stair exemption	3.9 sm
upper stairs exemption	3.4 sm
garage exemption	35.3 sm
covered area exemption	12.0 sm
TOTAL NET	122.0 sm



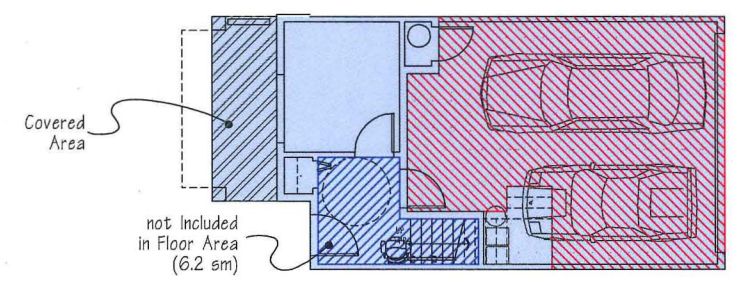
UPPER FLOOR

NTS



MAIN FLOOR

NTS



GROUND FLOOR

NTS

UNIT C
FLOOR PLAN

GROUND FLOOR	61.5 sm
MAIN FLOOR	62.7 sm
UPPER FLOOR	60.1 sm
GROSS	184.3 sm
entry stair exemption	6.2 sm
main stair exemption	3.8 sm
upper stairs exemption	3.4 sm
garage exemption	34.5 sm
covered area exemption	12.0 sm
TOTAL NET	124.4 sm

AUG 0 5 2014

DP 13-638853

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

JULY 18, 2014

AREA CALCULATION
FAR TRACING OVERLAYS

9671 ALBERTA ROAD

for Western and Citimark

0.0m 3.0m 6.0m 12.0m

PLAN#13

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

17

AERIAL VIEW FROM NORTH WEST

AERIAL VIEW FROM SOUTH EAST

VIEW FROM SOUTH (ALBERTA ROAD)

VIEW FROM SOUTH EAST (ALBERTA ROAD)

AUG 0 5 2014

DP 13-638853

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

JULY 18, 2014

9671 ALBERTA ROAD

for Western and Citimark

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

PLAN#14

INTERIOR VIEW FROM SOUTH EAST

INTERIOR VIEW FROM SOUTH WEST (GREENWAY)

VIEW FROM NORTH WEST

VIEW FROM NORTH WEST

AUG 05 2014

DP 13-638853

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

REGISTERED ARCHITECT WAYNE A. FOUGERE July 22 2014 BRITISH COLUMBIA

JULY 18, 2014

9671 ALBERTA ROAD

for Western and Citimark

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202–2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907 fougerearchitecture.ca

PLAN#15

9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

Development Permit

Legal Description:
EAST HALF LOT 18 BLOCK "B" SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1305

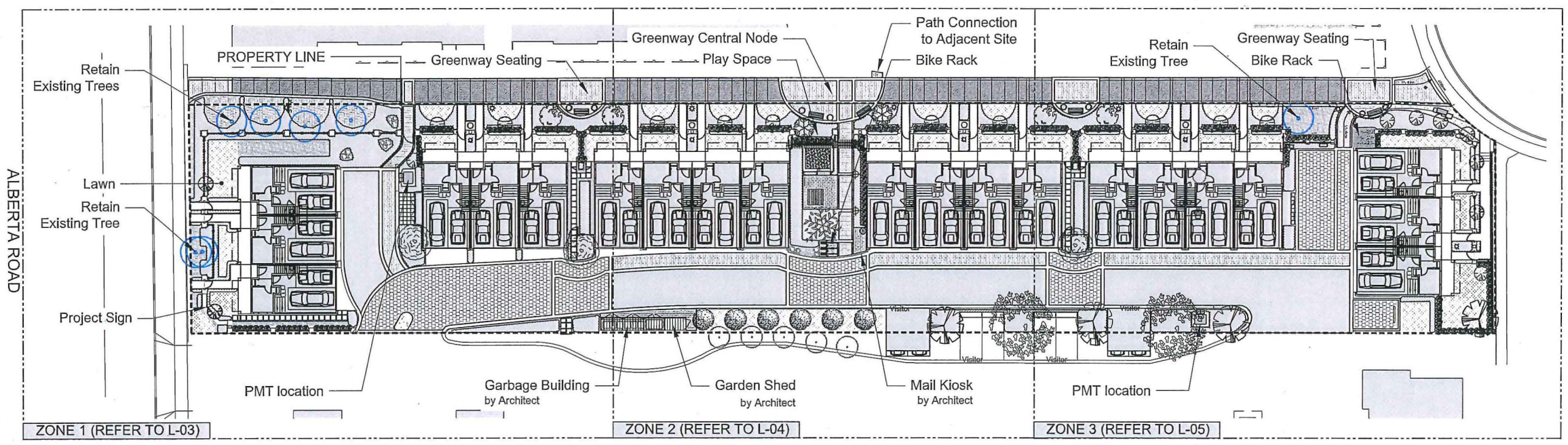
1 LOCATION MAP
SCALE: NTS

General Notes

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exists, field adjustments must be approved by the landscape architect prior to installation.
3. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
4. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
5. Work shall conform to BCLNA Standards.
6. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
7. The landscape architect reserves the right to reject landscape material on site whether stock piled or installed in place.
8. All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted correctly at no additional expense to the owner.
9. Fine grade, fertilize and sod/seed all disturbed areas within the construction limits as shown. All areas shall drain completely and shall not pond nor puddle.
10. Where planting beds meet turf areas, the contractor shall provide a cultivated edge. Mulch all shrub beds to the line shown.
11. For trees planted in turf areas, provide a 900mm (3'-0") diameter mulch ring (remove existing turf) at 50mm (2") thick with a cultivated edge.
12. An approved pre-emergent herbicide shall be applied in all planting beds at a rate specified by manufacturer for each plant variety.
13. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work as outlined in bid document.

Sheet List Table

Sheet Number	Sheet Title
Plan #3a	COVER SHEET
Plan #3b	TREE REMOVAL PLAN
Plan #3c	SITE AND TREE PLAN
Plan #3d	PLANTING PLAN - ZONE 1
Plan #3e	PLANTING PLAN - ZONE 2
Plan #3f	PLANTING PLAN - ZONE 3
Plan #3g	DETAILS 1
Plan #3h	DETAILS 2
Plan #3i	DETAILS 3
Plan #3j	DETAILS 4
Plan #3k	AREA CALCULATIONS
Plan #3l	CRITICAL LANDSCAPE NOTES



2 SITE PLAN
SCALE: 1:250

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2807
fougerearchitecture.ca

CLIENT:
Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Review	Sept. 9, 2013
3	For Review	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

DRAWING TITLE: COVER SHEET

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

PROJECT NO. DP 2012-37

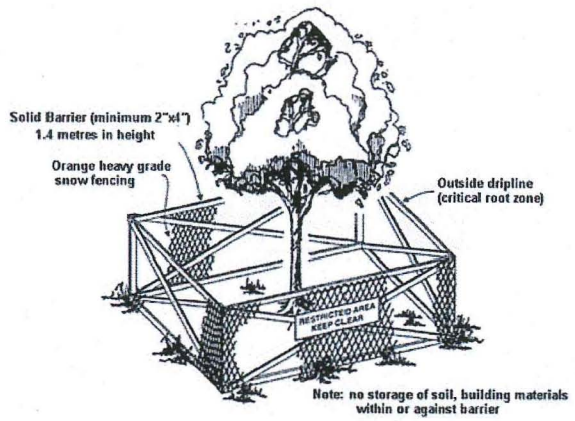
DRAWN: TD, TM	
CHECKED: RJ	
APPROVED: MVDZ	CAD FILE: L-00 COVER SHEET.DWG
SCALE: AS SHOWN	DATE: Dec 14, 2012

DRAWING NO. Plan #3a

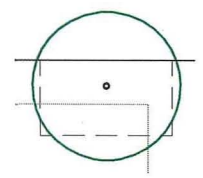
AUG 05 2014
DP 13-638853

(20)

Tree Protection Fencing Detail



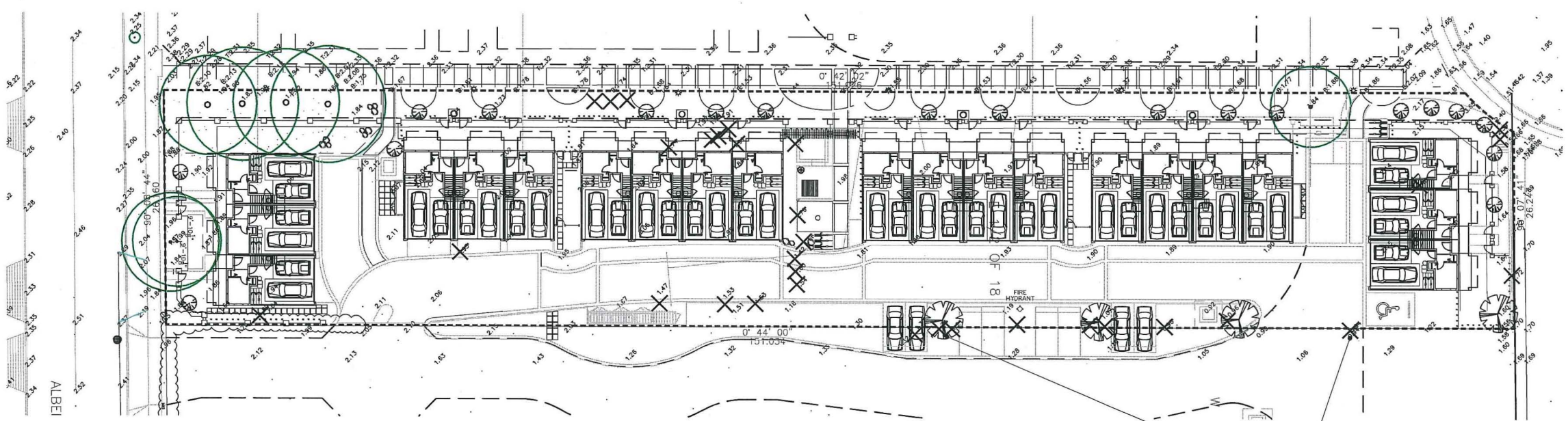
2 TREE PROTECTION DETAIL
SCALE: NTS



TREE TO BE RETAINED

×

TREE TO BE REMOVED



1 TREE REMOVAL PLAN
SCALE: 1:250

Adjacent off-site trees to be removed as per neighbours development plans and arborist report.

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

CLIENT:
Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Reveiw	Sept. 9, 2013
3	For Reveiw	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

DRAWN: TD, TM
CHECKED: RS
APPROVED: MVDZ
CAD FILE: PLAN FOR TREE REMOVAL & RETENTION PLAN.DWG
SCALE: 1/250
DATE:

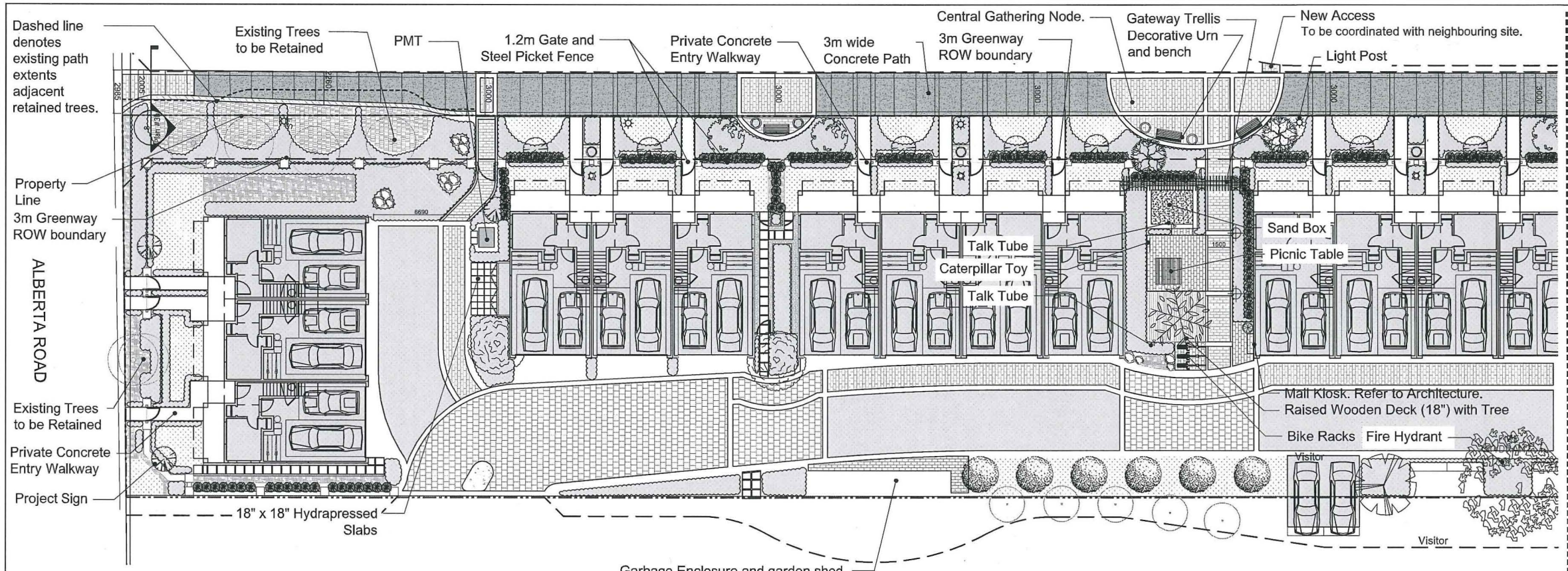
DRAWING TITLE: TREE REMOVAL & RETENTION PLAN

PROJECT NO. DP 2012-37

DRAWING NO. Plan #3b

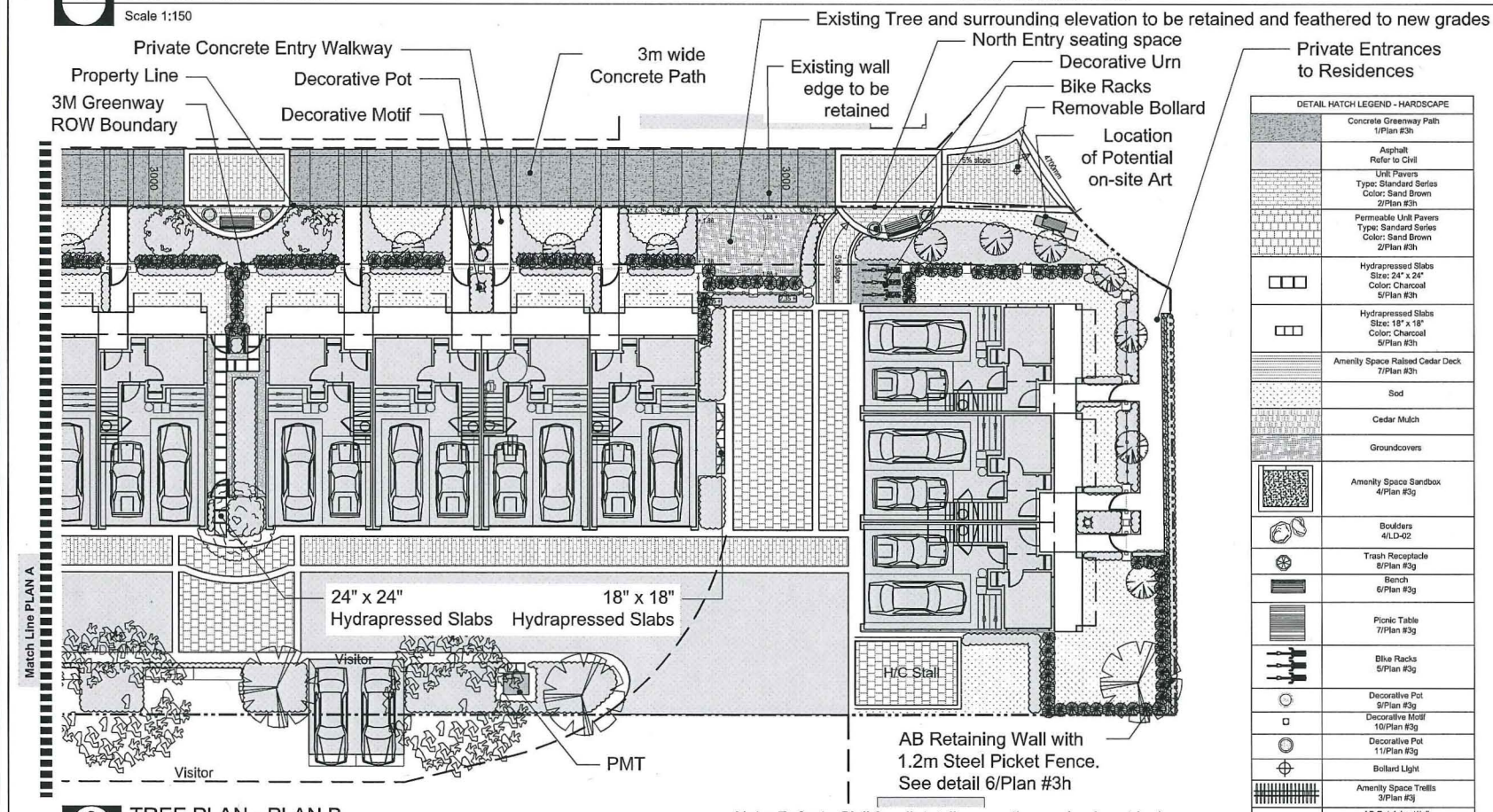
AUG 05 2014
DP 13-638853

21



Note: Refer to Civil for all details regarding paving in vehicular areas.

1 TREE PLAN - PLAN A
Scale 1:150



Note: Refer to Civil for all details regarding paving in vehicular areas.

2 TREE PLAN - PLAN B
Scale 1:150

DETAIL HATCH LEGEND - HARDSCAPE	
	Concrete Greenway Path 1/Plan #3h
	Asphalt Refer to Civil
	Unit Pavers Type: Standard Series Color: Sand Brown 2/Plan #3h
	Permeable Unit Pavers Type: Sandard Series Color: Sand Brown 2/Plan #3h
	Hydrapressed Slabs Size: 24" x 24" Color: Charcoal 5/Plan #3h
	Hydrapressed Slabs Size: 18" x 18" Color: Charcoal 5/Plan #3h
	Amenity Space Raised Cedar Deck 7/Plan #3h
	Sod
	Cedar Mulch
	Groundcovers
	Amenity Space Sandbox 4/Plan #3g
	Boulders 4/LD-02
	Trash Receptacle 8/Plan #3g
	Bench 6/Plan #3g
	Picnic Table 7/Plan #3g
	Bike Racks 5/Plan #3g
	Decorative Pot 9/Plan #3g
	Decorative Motif 10/Plan #3g
	Decorative Pot 11/Plan #3g
	Bollard Light
	Amenity Space Trellis 3/Plan #3j
	AB Retaining Wall 6/Plan #3h
	Brick Pillars and Picket Fence 1+2/Plan #3j

NOTES:
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GROUNDCOVERS: 300MM
   B. SHRUBS: 450MM
   C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
6. 50MM OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

TREE LEGEND

*N	*N	*N	
Eddies White Wonder Dogwood	Oregon Ash	Vine maple	Bowhall Red Maple

Pyramidal Beech	Snow Goose Cherry	Japanese Snowbell	Pink Japanese Dogwood	Retained Tree

TREES SCHEDULE (On Site)

	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	DECIDUOUS TREES					
*N	AC	Acer circinatum	Vine maple	3	B+B, 6cm Cal;1.2m std	Plant as shown
	AR	Acer rubrum 'Bowhall'	Bowhall Red Maple	1	B+B, 6cm Cal;1.8m std	Plant as shown
	CK	Cornus kousa 'Satomi'	Pink Japanese Dogwood	2	B+B, 2.5m Ht.	Plant as shown
*N	CN	Cornus nuttallii 'Eddies White Wonder'	Eddies White Wonder Dogwood	4	#20	Plant as shown
	FS	Fagus sylvatica 'Fastigiata'	Pyramidal Beech	20	B+B, 6cm Cal;1.2m std	Plant as shown
*N	FL	Fraxinus latifolia	Oregon Ash	2	B+B,6cm Cal; 1.8m std	Plant as shown
	P	Prunus 'Snow Goose'	Snow Goose Cherry	6	B+B, 6cm Cal;1.2m std	Plant as shown
	SJ	Styrax japonicus Snowcone	Japanese Snowbell	4	#10 Pot	Plant as shown

*N - Denotes a native tree species

	CONIFEROUS TREES					
	TO	Thuja occidentalis 'Smaragd'	Emerald Cedar	233	B+B, 1.5 mHt.	Plant as shown

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.7997
fougerearchitecture.ca

CLIENT:
Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Reveiw	Sept. 9, 2013
3	For Reveiw	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

DRAWN: TD, TM
CHECKED: RS
APPROVED: MVDZ
CAD FILE: PLAN#3C SITE AND TREE PLANDWG
SCALE: 1/150
DATE:

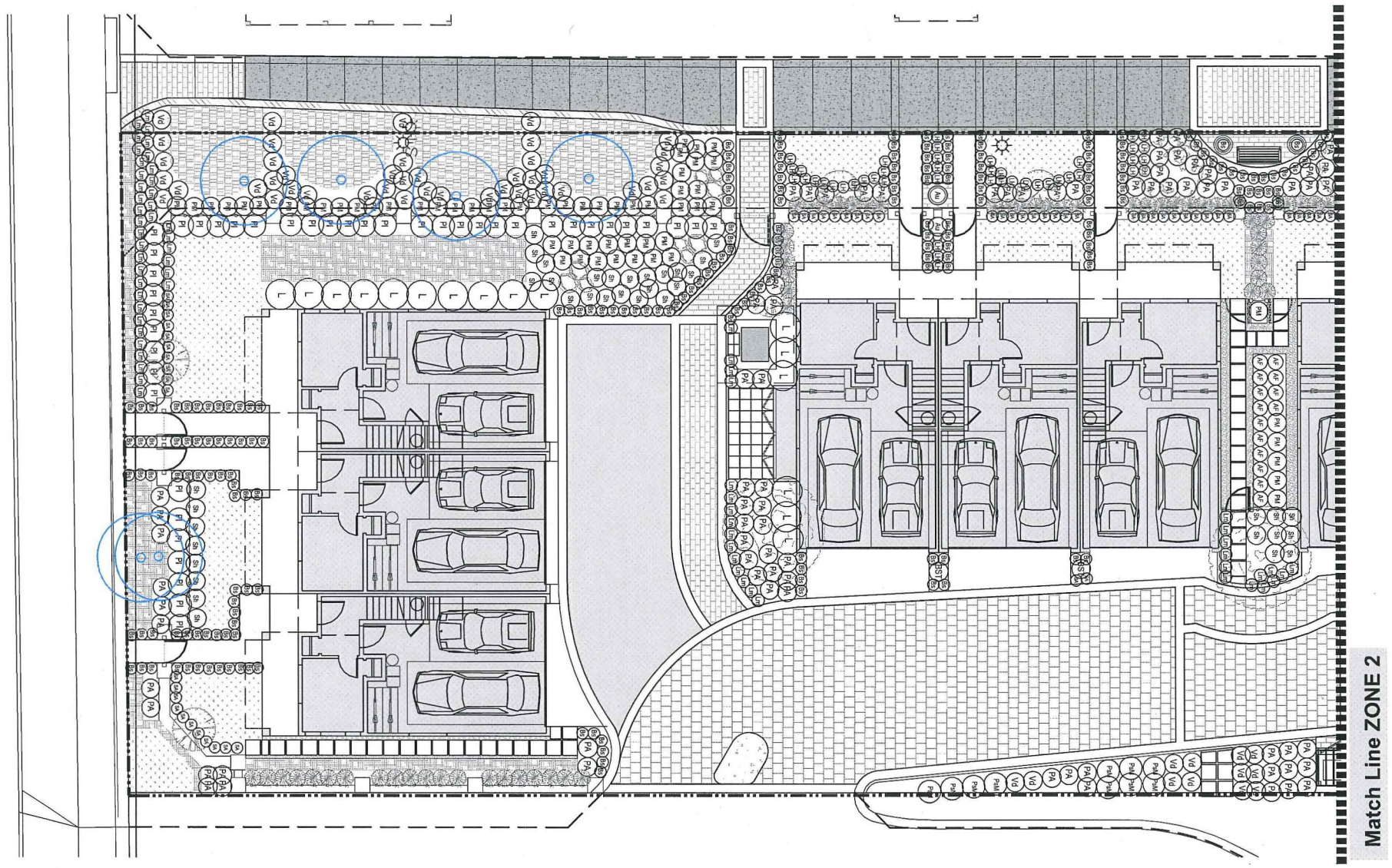
DRAWING TITLE: SITE AND TREE PLAN

PROJECT NO. DP 2012-37

DRAWING NO. Plan #3c

AUG 05 2014
DP 13-638853

22



SHRUBS SCHEDULE (On Site)

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
AF	Athyrium niponicum var. pictum	Japanese Painted Fern	28	#2 Pot	600mm O.C.
Au	Arbutus unedo 'Compacta'	Compact Strawberry Bush	8	#3 Pot	750mm O.C.
Bs	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	613	#2 Pot	450mm O.C.
HE	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	17	#2 Pot	500mm O.C.
L	Ligustrum 'Lemon & Lime'	Lemon & Lime Privet	30	#3 Pot	1200mm O.C.
Lm	Liriope muscari 'Big Blue'	Big Blue Lilyturf	119	#2 Pot	500mm O.C.
PA	Pennisetum alopecuroides 'Hameln'	Dwarf fountain grass	244	#2 Pot	750mm O.C.
Pl	Prunus lusitanica	Portuguese Laurel	60	#3 Pot	900mm O.C.
PsM	Pinus mugo	Mugo Pine	15	#3 Pot	900mm O.C.
PM	Polystichum munitum	Western Sword Fern	65	#2 Pot	750mm O.C.
SA	Sedum Autumn Joy	Autumn Stonecrop	161	#2 Pot	450mm O.C.
Sh	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	114	# 3 Pot	750mm O.C.
Vd	Viburnum davidii	David Viburnum	75	# 3 Pot	750mm O.C.

TOPIARY SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
BST	Buxus sempervirens TOPIARY	English Boxwood Spiral Topiary	6	4' High	300mm O.C.

GROUNDCOVER SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Arctostaphylos uva-ursi	Kinnikinnick	766	# Sp 4	300mm O.C.

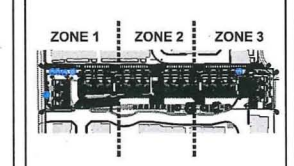
van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2997
fougerearchitecture.ca

CLIENT:

Western and CitiMark



© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Reveiw	Sept. 9, 2013
3	For Reveiw	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

DRAWING TITLE: PLANTING PLAN - ZONE 1

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:

9671 ALBERTA ROAD
TOWNHOUSE
DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

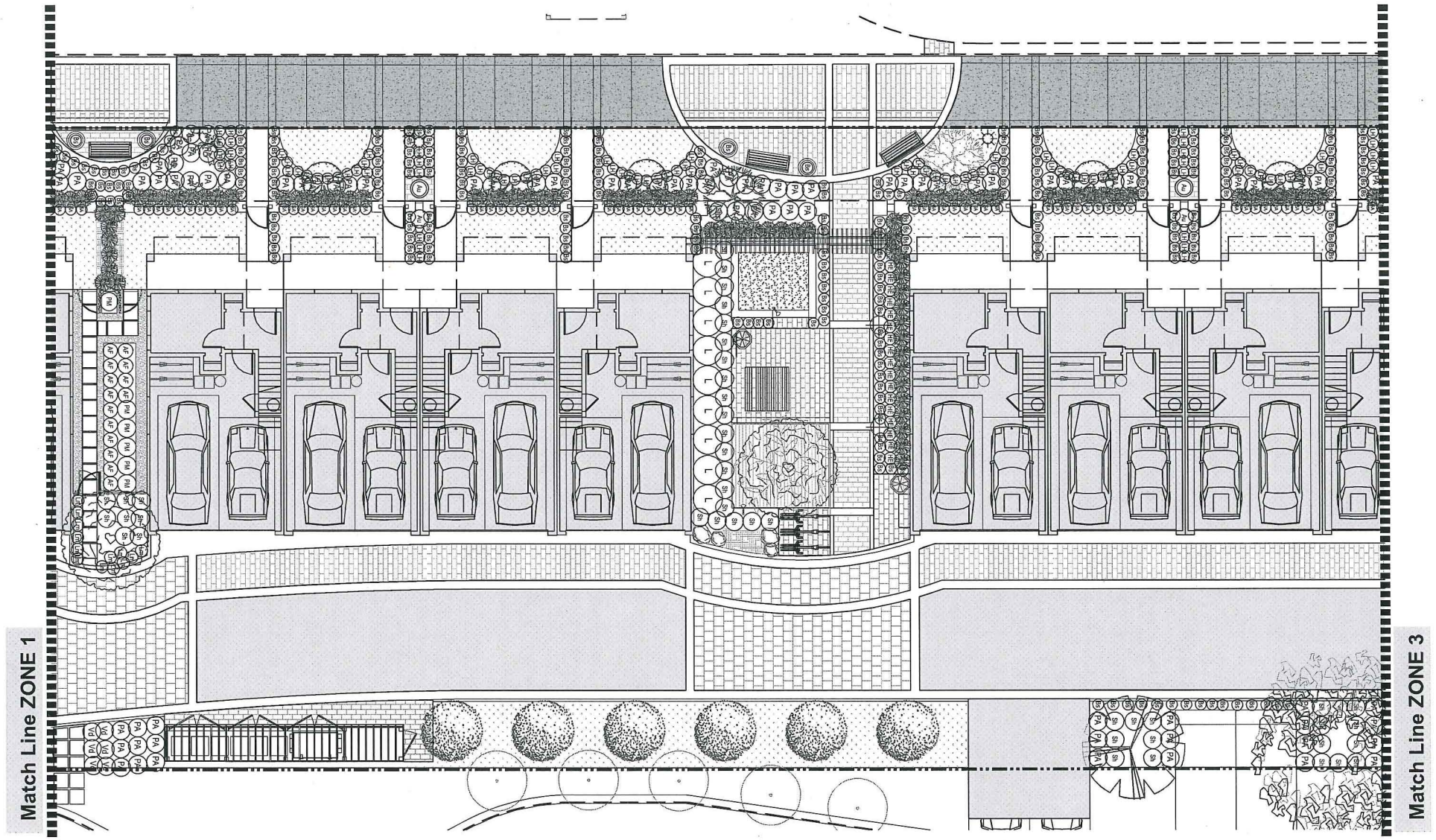
PROJECT NO. DP 2012-37

DRAWN: TD, TM	
CHECKED: RS	
APPROVED: MVDZ	CAD FILE: PLAN #3F PLANTING PLAN - ZONE 3.DWG
SCALE: 1/100	DATE:

DRAWING NO. Plan #3d

AUG 05 2014
DP 13-638853

(23)



SHRUBS SCHEDULE (On Site)

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
AF	Athyrium niponicum var. pictum	Japanese Painted Fern	28	#2 Pot	600mm O.C.
Au	Arbutus unedo 'Compacta'	Compact Strawberry Bush	8	#3 Pot	750mm O.C.
Bs	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	613	#2 Pot	450mm O.C.
HE	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	17	#2 Pot	500mm O.C.
L	Ligustrum 'Lemon & Lime'	Lemon & Lime Privet	30	#3 Pot	1200mm O.C.
Lm	Liriope muscari 'Big Blue'	Big Blue Lilyturf	119	#2 Pot	500mm O.C.
PA	Pennisetum alopecuroides 'Hameln'	Dwarf fountain grass	244	#2 Pot	750mm O.C.
Pl	Prunus lusitanica	Portuguese Laurel	60	#3 Pot	900mm O.C.
PsM	Pinus mugo	Mugo Pine	15	#3 Pot	900mm O.C.
PM	Polystichum munitum	Western Sword Fern	65	#2 Pot	750mm O.C.
SA	Sedum Autumn Joy	Autumn Stonecrop	161	#2 Pot	450mm O.C.
Sh	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	114	# 3 Pot	750mm O.C.
Vd	Viburnum davidii	David Viburnum	75	# 3 Pot	750mm O.C.

TOPIARY SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
BST	Buxus sempervirens TOPIARY	English Boxwood Spiral Topiary	6	4' High	300mm O.C.

GROUNDCOVER SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Arctostaphylos uva-ursi	Kinnikinnick	766	# Sp 4	300mm O.C.

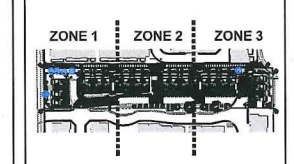
van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

CLIENT:

Western and CitiMark



© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Reveiw	Sept. 9, 2013
3	For Reveiw	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

DRAWING TITLE: PLANTING PLAN - ZONE 2

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:

9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:

9671 ALBERTA ROAD
RICHMOND - BC

PROJECT NO. DP 2012-37

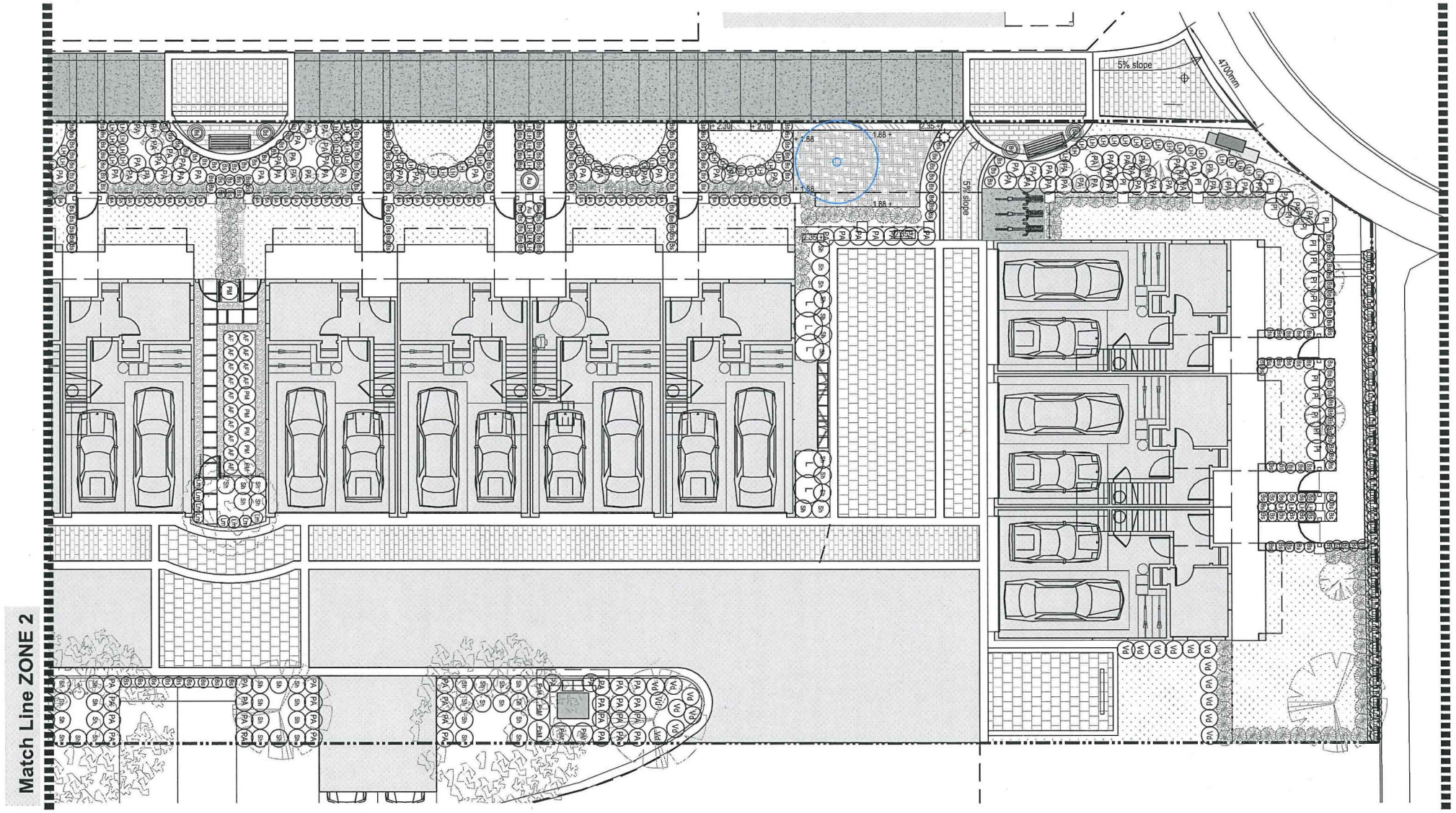
DRAWN: TD, TM	
CHECKED: RS	
APPROVED: MVDZ	CAD FILE: PLAN-ASP-PLANTING PLAN - ZONE 3.DWG
SCALE: 1/100	DATE:

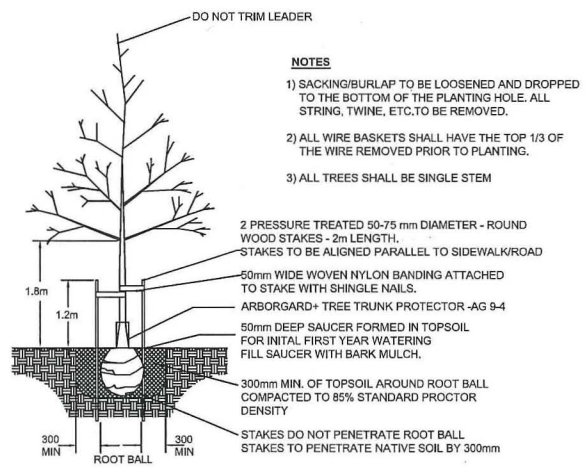
DRAWING NO. Plan #3e

AUG 05 2014

DP 13-638863

(24)


5% slope
4700mm
1:20
1:20
1:35
1:88
1:88
1:88



NOTES

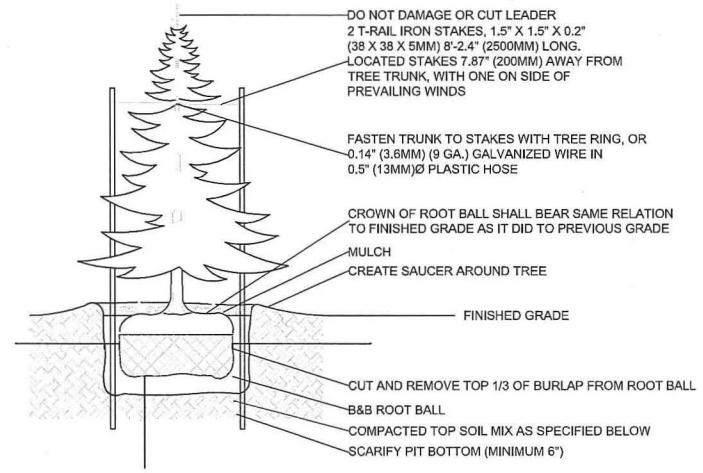
1) SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC.TO BE REMOVED.

2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.

3) ALL TREES SHALL BE SINGLE STEM

1 DECIDUOUS PLANTING DETAIL

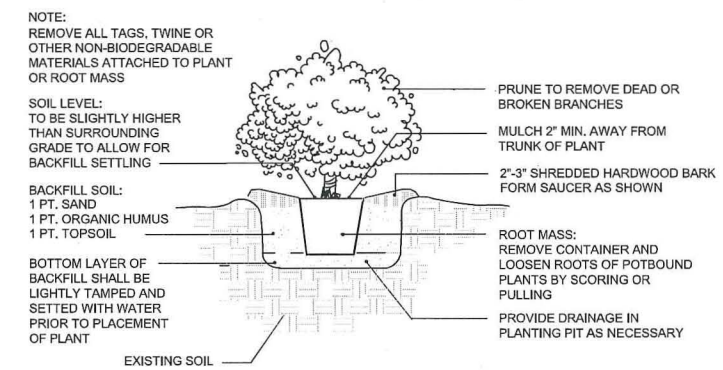
SCALE: NTS



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, SEE SPEC.

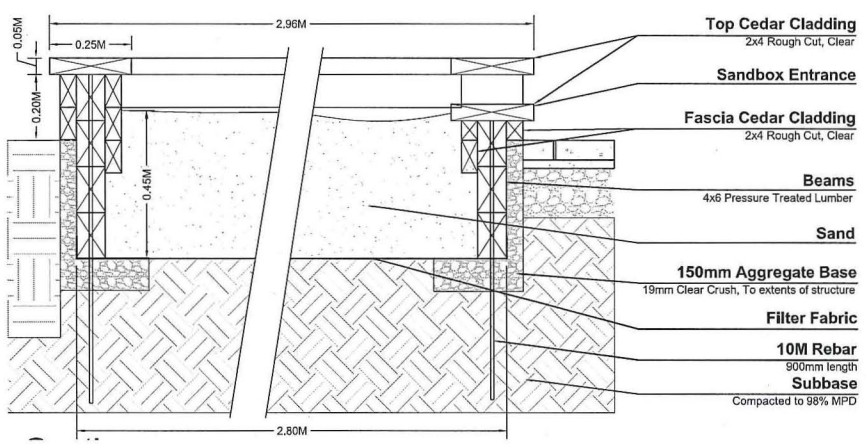
2 CONIFEROUS PLANTING DETAIL

SCALE: NTS



3 SHRUB DETAIL

SCALE: NTS



4 SECTION OF AMENITY SPACE SANDBOX

SCALE: 1:10

NOTES:
1. SUPPLIER: Maglin
2. MODEL: MBR970
3. MOUNT: Direct Burial
4. COLOUR: Black

5 BIKE RACK

SCALE: NTS

NOTES:
1. SUPPLIER: Maglin
2. MODEL: MLB700W
3. MOUNT: Surface
4. COLOUR: Black (metal components)
5. SLATS: Ipe Hardwood

6 BENCH

SCALE: NTS

NOTES:
1. SUPPLIER: Maglin
2. MODEL: MLPT722W
3. MOUNT: Surface
4. COLOUR: Black (metal components)
5. SLATS: Ipe Hardwood

7 PICNIC TABLE

SCALE: NTS

NOTES:
1. SUPPLIER: Maglin
2. MODEL: MLWR700W-32
3. MOUNT: Surface
4. COLOUR: Black (metal components)
5. SLATS: Ipe Hardwood

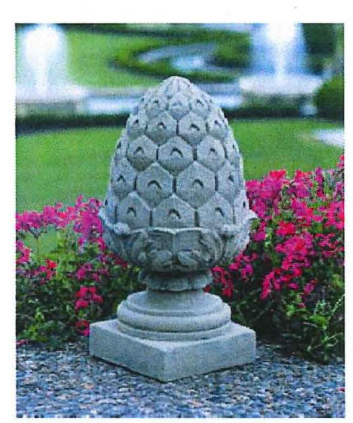
8 TRASH RECEPTACLE

SCALE: NTS

NOTES:
1. SUPPLIER: Campania
2. MODEL: Berkeley Large Planter (P-512)
3. SIZE: 31.25" x 25"

9 DECORATIVE POT (GREENWAY RESIDENCE ENTRANCE)

SCALE: NTS



NOTES:
1. SUPPLIER: Campania
2. MODEL: Longwood Pineapple Finial (S-255)
3. SIZE: 9" x 17.75"
4. To be Installed on Pedestal

10 DECORATIVE MOTIF (GREENWAY RESIDENCE ENTRANCE)

SCALE: NTS

NOTES:
1. SUPPLIER: Campania
2. MODEL: Rustic Hampton Urn
3. SIZE: 27" X 26.5"

11 DECORATIVE URN WITH BOXWOOD TOPIARY (GREENWAY SEATING NODE)

SCALE: NTS

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

CLIENT:

Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc, and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Reveiw	Sept. 9, 2013
3	For Reveiw	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

DRAWING TITLE: DETAILS 1

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:

9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:

9671 ALBERTA ROAD
RICHMOND - BC

PROJECT NO. DP 2012-37

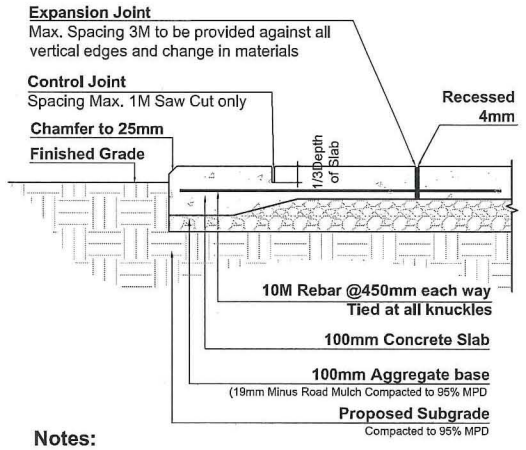
DRAWN: TM	
CHECKED: RS	
APPROVED: MVDZ	CAD FILE: PLAN #3G DETAILS 1.DWG
SCALE: AS SHOWN	DATE:

DRAWING NO. Plan #3g

AUG 0 5 2014

DP 13-638853

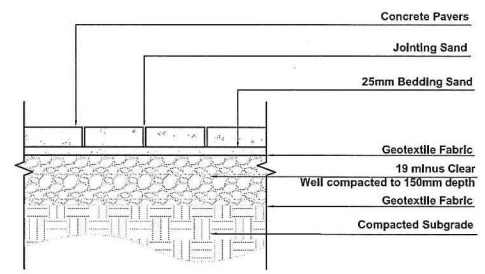
26



Notes:
1. Saw cut control joints to be on a 1m grid and to be chalk outlined and approved by landscape architect prior to completion.
2. Broom Finish.

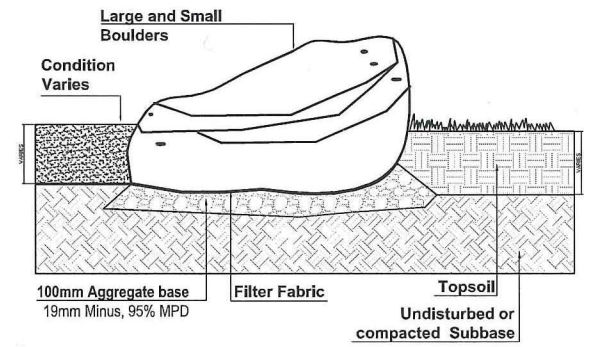
1 CONCRETE DETAIL
SCALE: 1:10

NOTES:
- SUPPLIER: ABBOTSFORD CONCRETE OR APPROVED EQUAL.
- MODEL: OLD COUNTRY STONE
- SIZE: TYPE 2
- COLORS: RED/BLACK BLEND AND CHARCOAL



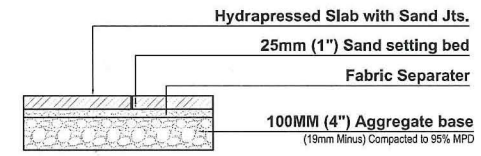
Notes:
1. Install all components as per manufacturer's specifications.

2 PAVER DETAIL
SCALE: 1:10



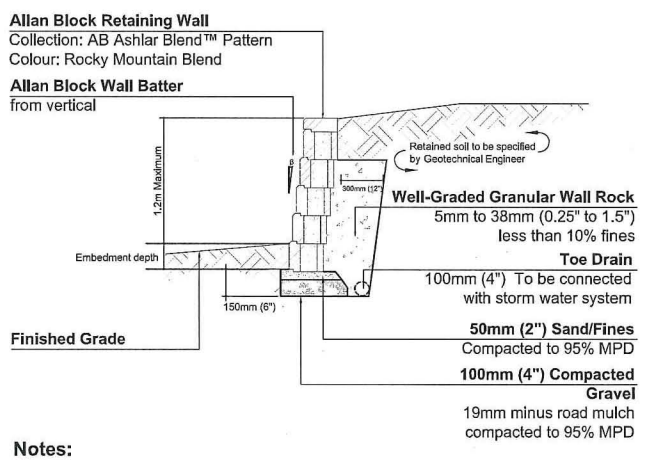
Notes:
- Refer to landscape key.
- Provide digital photos of boulders to landscape architect prior to purchase and installation.
- Final location to be reviewed on site with Landscape Architect.

4 BOULDER DETAIL
SCALE: 1:25



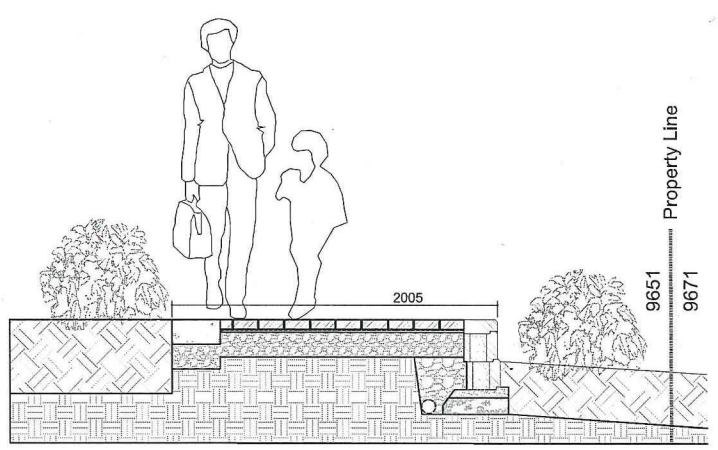
Notes:
1. Install all components as per manufacturer's specifications.
2. Supplier: Abbotsford Concrete or approved Equal
3. Type: Texada
4. Sizes: 24" x 24", 18" x 18"
5. Color: Charcoal

5 HYDRAPRESSED SLAB DETAIL
SCALE: 1:10



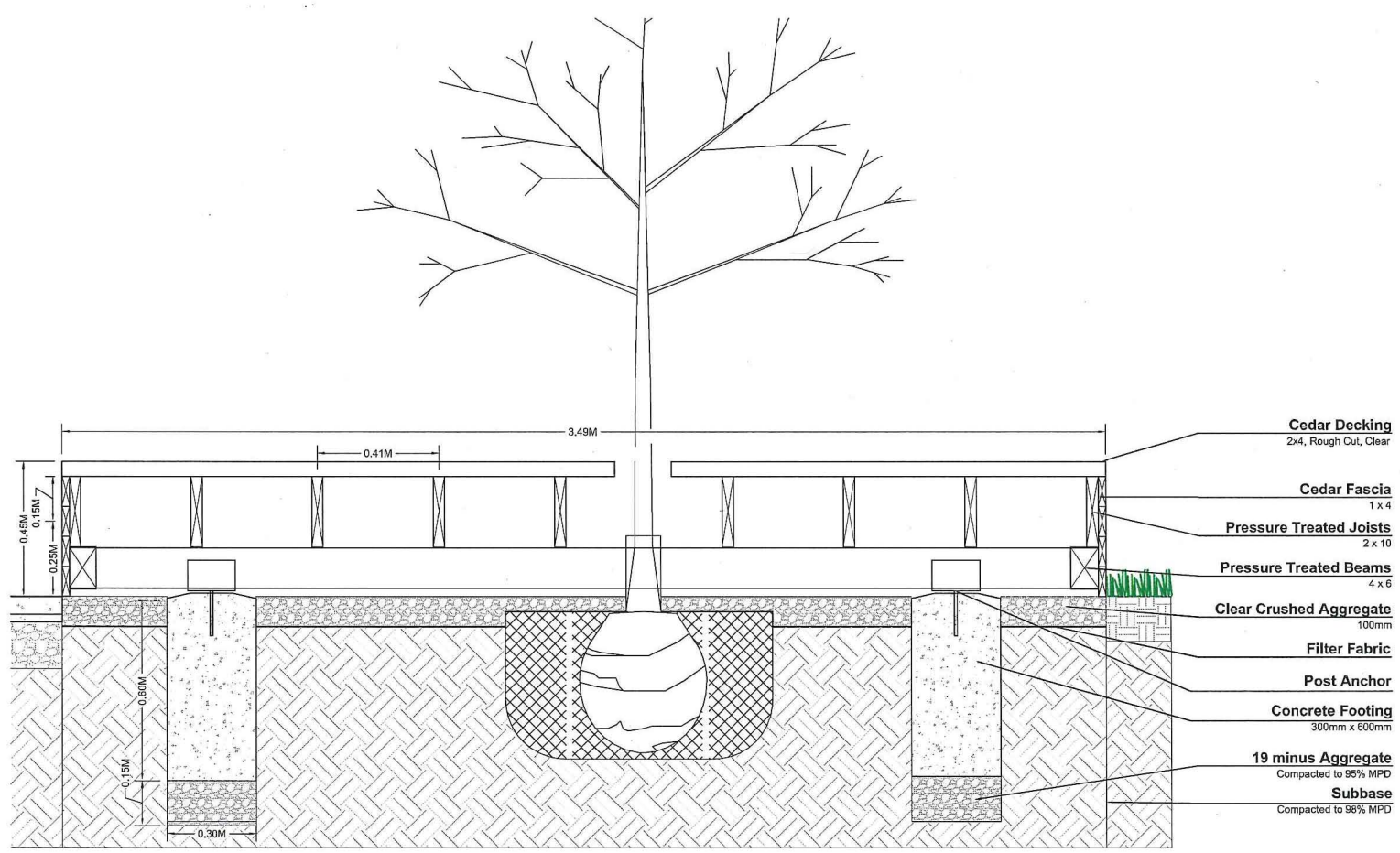
Notes:
1. Install Allan Block Retaining Wall as per manufacturer's specifications
2. Retained soil to be specified by Geotechnical Engineer.
3. Wall structure to be coordinated by Structural Engineer.
4. Wall Drainage to be coordinated by Civil Engineer.

6 NORTH PERIMETER RETAINING WALL DETAIL
SCALE: 1:20



8 GREENWAY PATH CROSS-SECTION
SCALE: 1:20

(Refer to Plan Drawing Number 1/Plan #3c)



Front Section

Notes:
1. All exposed decking and fascia to be sanded smooth.
2. Apply Sikkens Cetol SRD to all Cedar elements. Colour #077-Cedar.
3. All hardware to be hot dipped galvanized.

7 SECTION OF AMENITY SPACE LOUNGING DECK
SCALE: 1:10

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2807
fougerearchitecture.ca

CLIENT:

Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Review	Sept. 9, 2013
3	For Review	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

DRAWN: TM	
CHECKED: RS	
APPROVED: MVDZ	CAD FILE: PLAN #3H DETAILS 2.DWG
SCALE: AS SHOWN	DATE

DRAWING TITLE: DETAILS 2

PROJECT NO.: DP 2012-37

DRAWING NO.: Plan #3h

AUG 0 5 2014

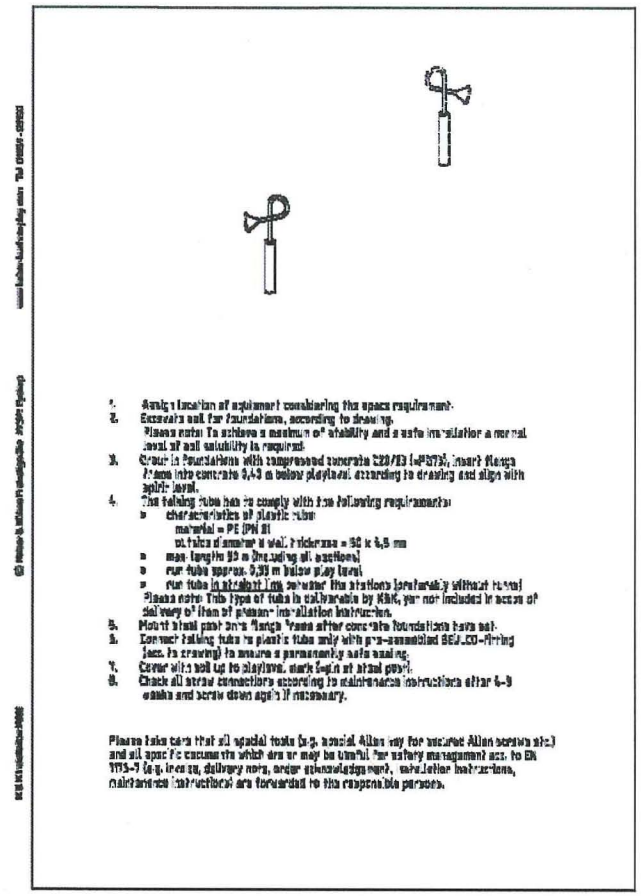
DP 13-638853

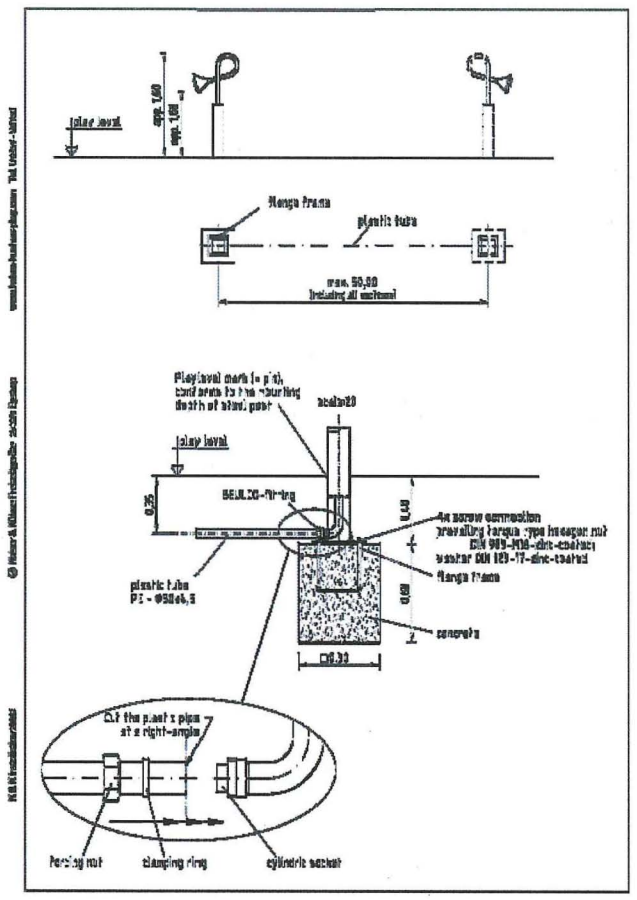
(27)

NOTES:
- SUPPLIER: RECTEC INDUSTRIES OR APPROVED EQUAL
- CONTACT: SHELDON KENNEDY
- PHONE: 604-940-0067

1 CATERPILLAR PLAYGROUND TOY

SCALE: AS NOTED





NOTES:
- SUPPLIER: RECTEC INDUSTRIES OR APPROVED EQUAL
- CONTACT: SHELDON KENNEDY
- PHONE: 604-940-0067

2 TALKING TUBES

SCALE: AS NOTED

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604 879.2997
fougerearchitecture.ca

CLIENT:
Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Reveiw	Sept. 9, 2013
3	For Reveiw	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
9671 ALBERTA ROAD
TOWNHOUSE
DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

DRAWN: TM
CHECKED: RS
APPROVED: MVDZ
CAD FILE: PLAN #3I DETAILS 3.DWG
SCALE: AS SHOWN
DATE:

DRAWING TITLE: DETAILS 3

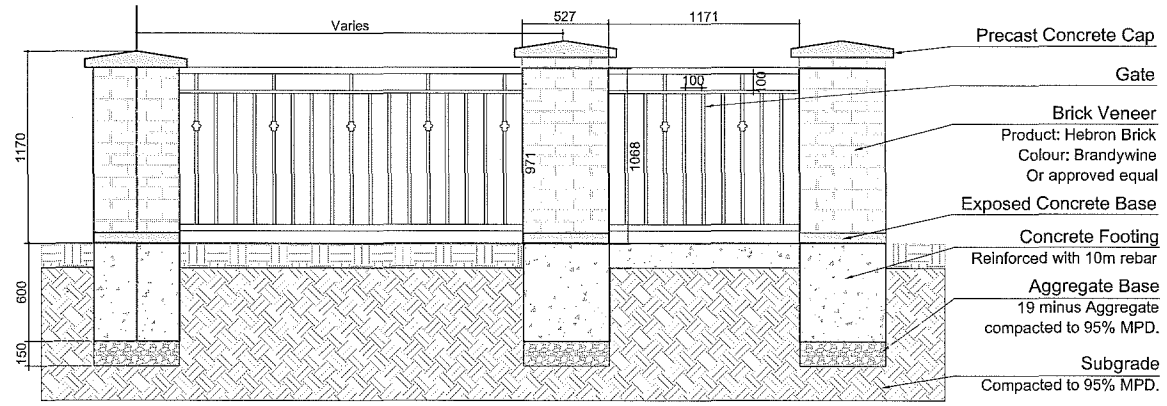
PROJECT NO.: DP 2012-37

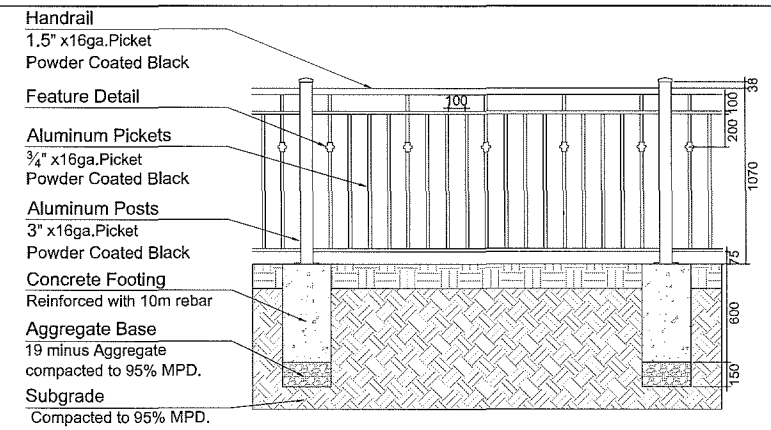
DRAWING NO.: Plan #3i

AUG 0 5 2014

DP 13-638853

28

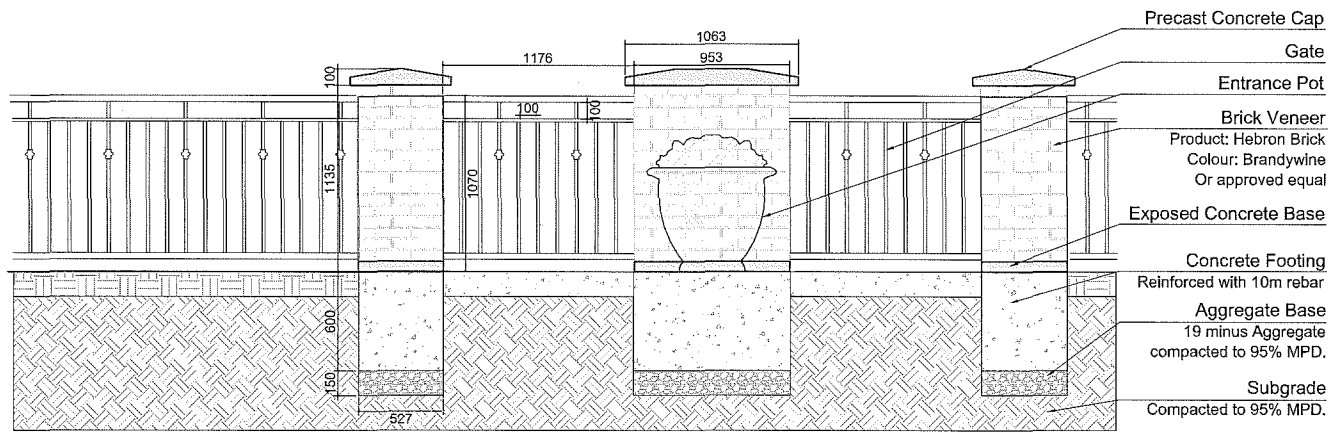




Notes:
1. Contractor to provide shop drawings of fence and gates for approval by Landscape Architect.
2. Install all components as per manufacturer's specifications
3. Footing and trellis to be reviewed by structural engineer.

1 FRONT YARD PILLARS AND FENCE DETAIL

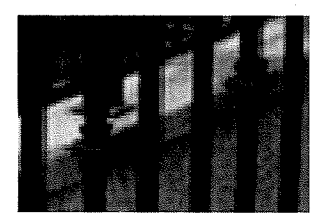
SCALE: 1:10



Notes:
1. Contractor to provide shop drawings of fence and gates for approval by Landscape Architect.
2. Install all components as per manufacturer's specifications
3. Footing and trellis to be reviewed by structural engineer.

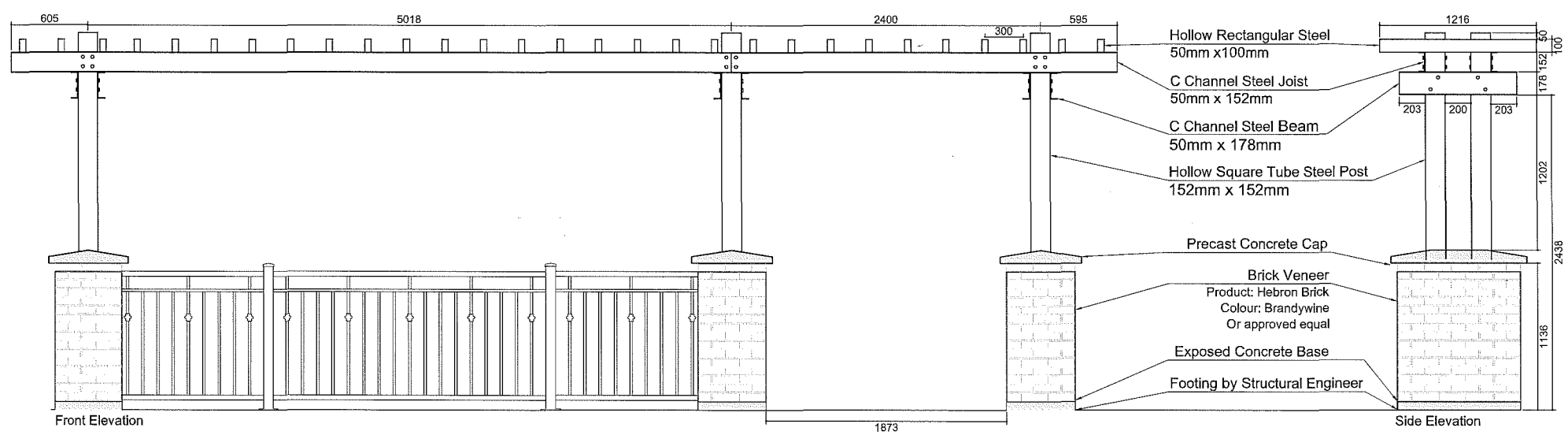
2 GREENWAY PILLARS AND FENCE

SCALE: 1:10



FENCE PRECEDENT IMAGES

Notes:
1. Contractor to provide shop drawings of trellis for approval by Landscape Architect.
2. Install all components as per manufacturer's specifications
3. Footing and trellis to be reviewed by structural engineer.
4. All metal components to be powder coated black.



3 AMENITY SPACE TRELLIS

SCALE: 1:10

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0204
F 604.882.0042
info@www.vdz.ca

ARCHITECT:

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

CLIENT:

Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Review	Sept. 9, 2013
3	For Review	Sept. 4, 2013
2	For Review	Aug. 16, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

DRAWING TITLE: DETAILS 4

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:

9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

PROJECT NO. DP 2012-37

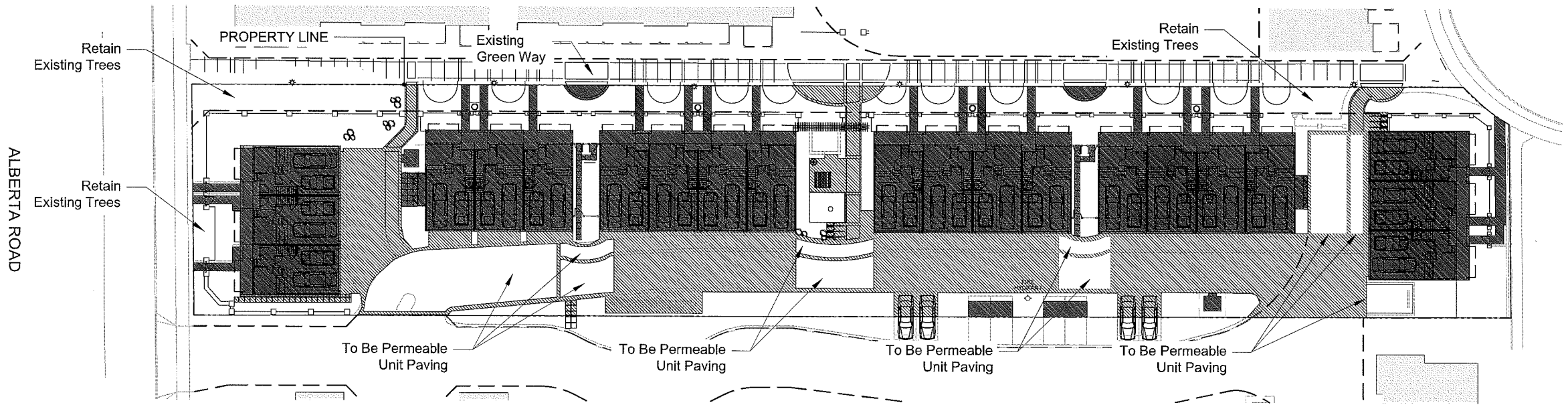
DRAWN: TM	
CHECKED: RS	
APPROVED: MVDZ	CAD FILE: PLAN #3J DETAILS 4.DWG
SCALE: AS SHOWN	DATE

DRAWING NO. Plan #3j

AUG 0 5 2014

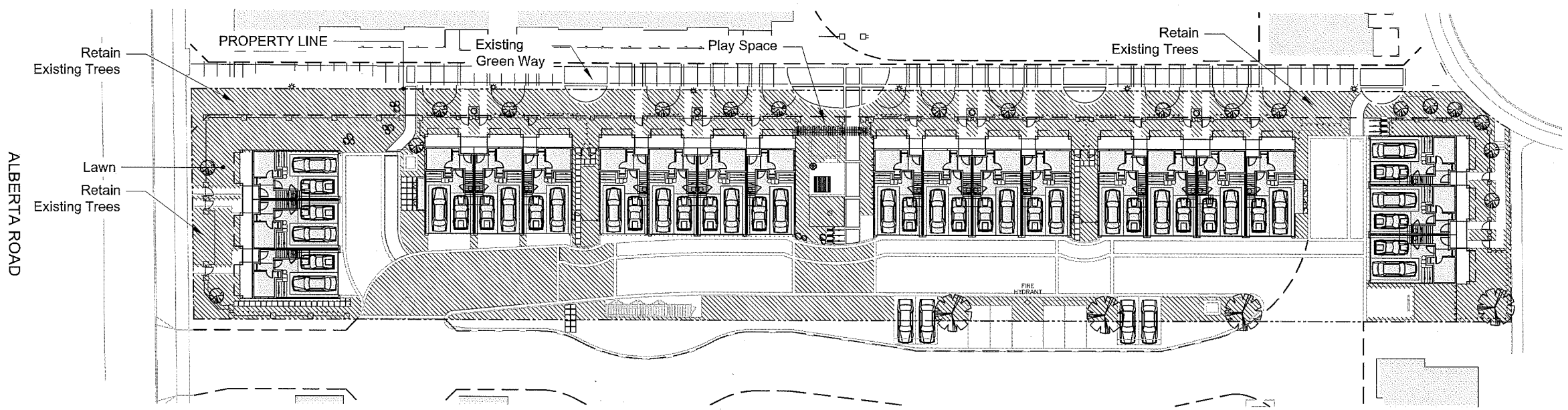
DP 12-638863

29



1 AREA PLAN - 62% NON-POROUS ACHIEVED (Max Requirement 65%)
SCALE: 1:250

NOTE:
IN ORDER TO ACHIEVE 65% NON-PORUS, PORTIONS OF THE ROADWAY WILL BE PERMEABLE PAVING.



2 AREA PLAN - 31 % SOFTSCAPE ACHIEVED (Min Requirement 25%)
SCALE: 1:250

van der Zalm + associates inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:
FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver BC V5T 4L6
604.873.2907
fougerearchitecture.ca

CLIENT:
Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 25, 2014
10	Issued for Building Permit	June 6, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Reveiw	Sept. 9, 2013
3	For Reveiw	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

DRAWN: TD, TM
CHECKED: RJ
APPROVED: MVDZ
CAD FILE: PLAN #3K-AREA CALCULATIONS.DWG
SCALE: 1:250
DATE: Dec 14, 2012

DRAWING TITLE: AREA CALCULATIONS

PROJECT NO. DP 2012-37

DRAWING NO. Plan #3k

AUG 0 5 2014

DP 13-638853

30

CRITICAL LANDSCAPE NOTES:

PROJECT CONTACT:
1.1 Inquiries regarding landscape drawings should be addressed to:

PRIMARY CONTACT:
Raj Singh , Senior Project Manager (raj@vdz.ca)
P. 604 882 0024 x 29 F. 604 882 0042

ALTERNATE CONTACT (IN CASE OF ABSENCE):
Travis Martin, Landscape Designer (travis@vdz.ca)
P. 604 882 0024 x 25 F. 604 882 0042

Mark van Zalm, Principal Landscape Architect and Landscape Architect of Record (mark@vdz.ca)
P. 604 882 0024 x 22 F. 604 882 0042

PROJECT COORDINATION:
2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "Division 1 General Requirements" of the master specification (complete).

DRAWINGS AND SPECIFICATIONS:
3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.

3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

3.3 Examples of key specifications that relate to landscape are inclusive of:
- Division 1, General Requirements
- Division 2, Existing Conditions
- Division 3, Concrete
- Division 4, Masonry
- Division 5, Metals
- Division 6, Wood and plastics
- Division 7, Thermal and Moisture Protection
- Division 9, Painting and Coating
- Division 31, Earthwork
- Division 32, Exterior Improvements

3.4 The contractor(s) responsible for completing hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under Division 1. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

LANDSCAPE CONCRETE WORK:
4.1 All concrete shall conform to all standards identified under Division 3 of the master specification and specifications by the Civil Engineer (refer to civil drawings, with references to MMCD specs) (complete)

4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in structural drawing.

4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise

4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise

4.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls

UNIT PAVING:
5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications
5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings

METALS:
6.1 All metal work shall conform to Division 4 of the master specification for the project (complete)

6.2 Additional references that apply to metal work (may not necessarily be included under Division 4):

SPEC NOTE: Edit the following for the specific project.
- .1 American Society for Testing and Materials International, (ASTM).
- .1 ASTM A53/A53M_[02], Specification for Pipe, Steel, Black and Hot_Dipped, Zinc_Coated, Welded and Seamless.
- .2 ASTM A121_[99], Specification for Zinc_Coated (Galvanized) Steel Barbed Wire.
- .3 ASTM D5116_[97], Standard Guide For Small_Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- .2 Canadian General Standards Board (CGSB).
- .1 CAN/CGSB_1.28_[98], Alkyd, Exterior House Paint.
- .2 CAN/CGSB_1.69_[98], Aluminum Paint.
- .3 CAN/CGSB_1.181_[99], Ready_Mixed Organic Zinc_Rich Coating.
- .4 CAN/CGSB_1_GP_138M_[97], Paint Exterior Latex Type Flat.
- .3 Canadian Standards Association (CSA International).
- .1 CAN/CSA-A23.1-[00]/A23.2-[F00], Concrete Materials and Methods of Concrete Construction/Methods of Test for Concrete.
- .2 CSA G42_[1964(R1998)], Galvanized (Zinc_Coated) Steel Farm_Field Wire Fencing.
- .3 CSA_O80 Series_[97], Wood Preservation.
- .4 Environmental Choice Program (ECP).
- .1 CCD-047a-[98], Paints, Surface Coatings.
- .2 CCD-47b-[98], Stains, Surface Coatings.
- .3 CCD-47c-[98], Varnishes, Surface Coatings.
- .4 CCD-048-[95], Surface Coatings -Recycled Water-Borne.

6.3 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and predrilled to prevent wood splitting unless specified otherwise

6.5 All anchor plates, hangers, and affiliated fastener joining materials must meet flush between joining surfaces without gaps, unless specified otherwise

6.6 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Sanding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining

6.8 All railing heights, picket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - Z614-07 and affiliated ASTM standards

6.9 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the direction of the project electrical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect

IRRIGATION: (Design and Build)
7.1 Irrigation work should be completed to comply with the Canadian Electrical Code and Canadian Plumbing Code

7.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work

7.3 Irrigation drawings to be submitted for City and Landscape Architect Review. City uses Toro components.

PLANTING AND SOFTSCAPES:
8.1 All landscape materials, planting and softscaping shall conform to standards defined under Division 32 and BCLNA standards, latest edition.

8.2 Warranty of plant material shall conform to BCLNA Standard, latest edition.

8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

8.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BCLNA standard, latest edition. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BCLNA standards. Installation and maintenance specifications of sod and seed shall apply as defined through BCLNA standard, latest edition.

8.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the BCLNA Standard, latest edition. This should be compliant with "Maintenance Levels - Level 3 Moderate".

8.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the BCLNA Standard, latest edition. This should be compliant with "Maintenance Levels - Level 3 Moderate".

8.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or BCLNA standards at any time, despite any review of said materials.

8.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the BCLNA Standard, latest edition for "Maintenance Levels - Level 3 Moderate".

8.9 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.
Pacific Soil Analysis Inc.
Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9
Telephone 604 273 8226

8.10 Landscape mulch shall conform to BCLNA standards and be installed at depths specified under BCLNA standard, latest edition. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.

8.11 Filter fabric must be provided in any areas were drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

8.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.

8.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

8.14 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification

EXTERIOR SITE FURNISHINGS:

9.1 Site furnishings shall all be provided via shop drawing submittals through the submittal processes defined under Division 1 of the master specification.

9.2 It is expected that the landscape architect shall see a shop drawing for every piece of landscape site furnishing specified in landscape drawings. It is the contractor's responsibility to receive approval from the landscape architect on all colours, installation options and affiliated finishes through shop drawing submittals prior to the purchase or installation of site furnishings.

9.3 All site furnishings should be installed as per the manufacturer's specifications.

9.4 It is the contractor's responsibility to notify the landscape architect if a conflict occurs between the installation requirements defined by manufacturers and the landscape site plan, specifications, or details.

9.5 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification.

van der Zalm + associates Inc.
Landscape Architecture * Urban Design * Parks & Recreation
Suite 1, 20177 97 Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0024
F 604.882.0042
info@www.vdz.ca

ARCHITECT:

FOUGERE architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 – 2425 Quebec Street
Vancouver, BC V5T 4L6
604.879.2907
fougerearchitecture.ca

CLIENT:
Western and CitiMark

© Copyright reserved. This drawing and design is the property of van der Zalm + associates Inc. and may not be reproduced or used for other projects without permission.

No.	Description	Date
13	DP Resubmission	July 18, 2014
12	For Review	July 14, 2014
11	For Review	June 26, 2014
10	Issued for Building Permit	June 9, 2014
9	DP Resubmission	Mar 6, 2014
8	DP Resubmission	Feb 24, 2014
7	DP Resubmission	Jan 29, 2014
6	DP Resubmission	Nov 8, 2013
5	DP Resubmission	Oct 2, 2013
4	Greenway For City Review	Sept. 9, 2013
3	For Review	Sept. 4, 2013
2	For Review	Aug. 19, 2013
1	DP Submission	June 5, 2013

REVISIONS-DRAWING ISSUE

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
9671 ALBERTA ROAD
TOWNHOUSE
DEVELOPMENT

LOCATION:
9671 ALBERTA ROAD
RICHMOND - BC

DRAWN: TD, TM
CHECKED: RJ
APPROVED: MVDZ
CAD FILE: PLAN-EVL CRITICAL LANDSCAPE NOTES.DWG
SCALE: 1:250
DATE: Dec 14, 2012

DRAWING TITLE: CRITICAL LANDSCAPE NOTES

PROJECT NO. DP 2012-37

DRAWING NO. Plan #31

AUG 0 5 2014

DP 13-638853

(31)