



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, September 13, 2017
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on August 9, 2017.



1. **DEVELOPMENT PERMIT 16-728670**
(REDMS No. 5336686)

APPLICANT: Anwer Kamal

PROPERTY LOCATION: 6571/6573 No. 4 Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of six townhouse units at 6571/6573 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".



2. **DEVELOPMENT PERMIT 17-763780**
(REDMS No. 5513700)

APPLICANT: Oris (TLP) Developments Corp.

PROPERTY LOCATION: 5071 Steveston Highway

ITEM

Director's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of nine townhouses at 5071 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *allow 50% of the required resident vehicle parking spaces to be small-sized; and*
 - (b) *reduce the minimum lot width from 50 m to 24 m.*



3. New Business

4. Date of Next Meeting: September 27, 2017

ADJOURNMENT



**Development Permit Panel
Wednesday, August 9, 2017**

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

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on July 26, 2017, be adopted.

CARRIED

1. Development Permit 16-735564
(REDMS No. 5450776 v. 2)

APPLICANT: Pinnacle Living (Capstan Village) Lands Inc.

PROPERTY LOCATION: 3328 Carscallen Road and 3233 and 3299 Sexsmith Road

INTENT OF PERMIT:

1. Permit the construction of the second phase of a four-phase, high-rise, mixed use development comprised of 418 residential units (including 12 affordable housing units), street-oriented commercial uses, and an Early Childhood Development (ECD) Hub at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the road setback by 0.3 m at the Carscallen Road cul-de-sac and Private

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Road;

- (b) allow unenclosed balconies to project into the required road setback by up to 2.0 m; and
- (c) allow architectural features to project into the required road setback by up to 2.4 m.

Applicant's Comments

John Bingham, Bingham Hill Architects, and Peter Kreuk, Durante Kreuk Ltd. Landscape Architecture, with the aid of a video presentation (copy on file, City Clerk's Office), provided background information on the proposed development and highlighted the following:

- the subject development is Phase 2 of the overall four-phase mixed use project;
- the design of the four elevations of the subject development responds to the scale of the roads fronting all sides of the development and existing and proposed developments in the area;
- townhouses with extended canopies at the entrances essentially surround the development;
- entry to the retail unit is located at the Carscallen Road cul-de-sac at the northwest corner of the site;
- pedestrian entrance to the three-storey Early Childhood Development (ECD) Hub is located along Carscallen Road;
- public art is proposed at the corner of Carscallen Road and Hazelbridge Way, complementing the public art across the street and at the Neighbourhood Park;
- scale of the buildings builds up along Sexsmith Road and a row of trees are proposed along the edge of the midrise roof deck facing Sexsmith Road to provide visual interest;
- the two vehicular entries to the development are proposed off Hazelbridge Way and the Private Road along the northern edge of the site;
- ground level ECD parking and drop-off in the building parkade provides direct access into the ECD area;
- a large vestibule and automatic doors are proposed at the ECD entrance to provide convenient access to parents and children in strollers;
- the ECD outdoor amenity area faces the Neighbourhood Park to the west and is sited to receive maximum solar exposure and screened with coloured glazing ;
- shared outdoor amenity areas, including community gardens, gathering and seating areas, and children's play areas, are proposed over five rooftop locations;
- extensive green roofs are proposed on the roof decks of the three towers;

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- the building elevations have been broken down into a series of elements to provide a varied streetscape; and
- a neutral colour palette for the building elevations is proposed.

Panel Discussion

In response to queries from the Panel, the design team advised that (i) a large hospital-sized elevator will be used to transport materials and equipment for maintenance of the outdoor amenity areas on the upper levels of the building, (ii) a pedestrian crosswalk will be installed to provide safe pedestrian connection from the ECD Hub to the Neighbourhood Park, (iii) streetscape enhancements are proposed to offset the reduced road setback, (iv) the balconies projecting into the required road setback are not enclosed, and (v) the siting of the proposed towers in the subject phase preserves the view corridors of Phase 1 towers.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement for frontage improvements along Carscallen Road and Hazelbridge Way as well as design coordination for the Private Road, (ii) 12 Affordable Housing Units are dispersed on several levels of the proposed development, (iii) 85 Basic Universal Housing Units (BUH) units are proposed, including all of the Affordable Housing Units, (iv) proposed variances related to balcony and architectural projections into the required road setback are located above grade and will not impact pedestrian circulation around the perimeter of the site, (v) a transitional parking strategy and voluntary contribution for the future Capstan Canada Line Station will be provided by the applicant prior to issuance of Building Permit for the subject application, and (vi) the development has been designed to meet the City's aircraft noise acoustical standards and to be connected to a future City District Energy Utility (DEU) system.

In response to a query from the Panel, Mr. Craig confirmed that (i) construction of the Neighbourhood Park will occur in phases, (ii) interim and some ultimate works in the park are associated with Phase 1 of the overall development and are ongoing, and (iii) a significant portion of the park will be constructed in the subject phase.

Gallery Comments

None.

Correspondence

None.

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Panel Discussion

The Panel expressed support for the project and commended the design team for the significant work done for the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of the second phase of a four-phase, high-rise, mixed use development comprised of 418 residential units (including 12 affordable housing units), street-oriented commercial uses, and an Early Childhood Development (ECD) Hub at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the road setback by 0.3 m at the Carscallen Road cul-de-sac and Private Road;*
 - (b) *allow unenclosed balconies to project into the required road setback by up to 2.0 m; and*
 - (c) *allow architectural features to project into the required road setback by up to 2.4 m.*

CARRIED

2. Development Permit 17-771210

(REDMS No. 5473126 v. 2)

APPLICANT: Trellis Seniors Services Ltd.

PROPERTY LOCATION: 23100, 23120 and 23140 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of a 135 unit senior's care facility at 23100, 23120 and 23140 Westminster Highway on a site zoned "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum parking aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.);
 - (b) increase the maximum permitted projection into the rear yard setback from 0.60 m (2.0 ft.) to 2.0 m (6.6 ft.) for an architectural feature;
 - (c) increase the maximum permitted roof projection into the north interior side

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yard setback from 1.2 m (3.9 ft.) to 2.2 m (7.2 ft.); and

- (d) reduce the south interior side yard setback for a small portion of the building from 10.0 m (32.8 ft.) to 8.0 m (26.2 ft.).

Applicant's Comments

Mary McDougall, Trellis Seniors Services Ltd., introduced the project, noting that (i) the proposed 135-bed seniors care facility complements the future assisted and independent living facilities across the New Road, (ii) the project has been designed to provide quality of life care to residents mostly with cognitive and physical impairments, and (iii) the project prioritizes energy and environmental sustainability and offers economic benefits to the area.

Mitch Vance, Derek Crawford Architects Inc., with the aid of a video presentation (copy on file, City Clerk's Office) provided background information on the proposed development and highlighted the following:

- the proposed three wings of the building, which have a more residential than an institutional feel, create two enclosed courtyards;
- all three floors of the building are provided with covered decks and a south-facing sun deck above the port cochere is proposed on the third floor; and
- a multi-purpose room is proposed on the third floor adjacent to the sun deck.

Pat Wheeler, Derek Crawford Architects Inc., with the aid of a video presentation (copy on file, City Clerk's Office), briefed the Panel on the architectural form and character of the proposed development, noting that (i) the contemporary architecture of the building is consistent with its site context, (ii) high quality materials are proposed to reinforce the residential character of the building, (iii) the colour palette is neutral and wood accents help provide a residential feel to the building, (iv) the well-articulated building façade visually breaks up the mass of the building, and (v) breaks in building materials at key places add visual interest to the building.

In response to queries from the Panel, Mr. Vance acknowledged that the wood-screened generator and transformer at the southeast corner of the site near the main entrance to the building could not be located on the parkade due to the City's flood bylaw requirements.

Panel Discussion

In response to queries from the Panel, Travis Martin, van der Zalm +Associates Inc., acknowledged that (i) the north courtyard is not totally shaded and the portion with sun exposure will be planted with evergreen and flowering plants, (ii) the two internal courtyards are enclosed and can only be accessed from inside the building, and (iii) residents with family members will have to exit the building through the main entrance to access the greenway.

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In response to further queries from the Panel, the design team advised that the applicant will consider (i) redesigning the indented curb in the loading area at the southeast corner of the site adjacent to the temporary placement of garbage and recycling bins to provide more sidewalk space for the greenway entry, and (ii) installing heating elements on the curved and steep driveway to the parkade to enhance the safety of vehicles during snowy conditions in winter.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement for frontage improvements along Westminster Highway, the New Road portions on the subject site, and the north-south greenway, (ii) the applicant is proposing LEED Gold equivalency for the project, (iii) proposed plantings on the Environmentally Sensitive Area (ESA) along the northern and western edges of the subject site were developed in consultation with a Qualified Environmental Professional (QEP) and, (iv) the applicant's maintenance obligations for ESA plantings will be subject to a legal agreement.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the building massing has been nicely broken down visually through the incorporation of balconies and variation of materials. Also, the Panel reiterated its recommendation for (i) redesigning the curb at the northeast corner of the site to provide more space to the greenway entry, and (ii) installing heating elements on the driveway to the parkade.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of a 135 unit senior's care facility at 23100, 23120 and 23140 Westminster Highway on a site zoned "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum parking aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.);*

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- (b) increase the maximum permitted projection into the rear yard setback from 0.60 m (2.0 ft.) to 2.0 m (6.6 ft.) for an architectural feature;*
- (c) increase the maximum permitted roof projection into the north interior side yard setback from 1.2 m (3.9 ft.) to 2.2 m (7.2 ft.); and*
- (d) reduce the south interior side yard setback for a small portion of the building from 10.0 m (32.8 ft.) to 8.0 m (26.2 ft.).*

CARRIED

3. Date of Next Meeting: September 13, 2017

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:25 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, August 9, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk



**City of
Richmond**

Report to Development Permit Panel

To: Development Permit Panel

Date: August 22, 2017

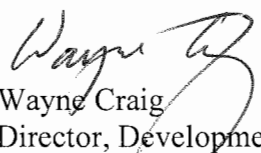
From: Wayne Craig
Director, Development

File: DP 16-728670

Re: Application by Anwer Kamal for a Development Permit at 6571/6573 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of six townhouse units at 6571/6573 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".


Wayne Craig
Director, Development

EL:blg
Att. 2

Staff Report

Origin

Anwer Kamal has applied to the City of Richmond for permission to develop six townhouse units at 6571/6573 No. 4 Road. The site is being rezoned from “Single Detached (RS1/F)” zone to “Town Housing (ZT-60) – North McLennan (City Centre)” for this project under Bylaw 9491 (RZ 11-578758), which received third reading following the Public Hearing on December 15, 2015. The site is currently vacant. A Servicing Agreement for frontage upgrades and service connections is required prior to Building Permit issuance.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, a 12-unit townhouse complex at 6551 No. 4 Road with access from No. 4 Road. A Cross-Access Easement is registered on Title of 6551 No. 4 Road to provide vehicle access to the subject site.
- To the south, right-in only driveway to A. R. MacNeill Secondary School and parking lots for the school. The school site is zoned “School & Institutional Use (SI)”.
- To the east, across No. 4 Road, large single-family lots zoned “Agriculture (AG1)” located within the Agriculture Land Reserve (ALR).
- To the west, a landscaped area and internal drive aisle within the A. R. MacNeill Secondary School property.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on December 15, 2015. No concerns regarding the rezoning application was expressed at the Public Hearing.

Staff Comments

The Official Community Plan (OCP) designates the subject property as “Neighbourhood Residential” (i.e., areas where the principal uses are single-family, two-family and multiple-family housing). The City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C), designates the property as “Residential Area 3” for two-family dwelling and two-storey & three-storey townhouses with 0.65 base floor area ratio (FAR). The proposed two-storey and three-storey townhouse development will comply with both the OCP and the McLennan North Sub-Area Plan land use designations.

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 (ZT-60) – North McLennan (City Centre)” zone.

Advisory Design Panel Comments

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

Analysis

Conditions of Adjacency

- Both the form and massing of the proposed development are consistent with the existing surrounding townhouse developments which are comprised of two-storey and three-storey townhouses.
- Two-storey end units would be in keeping with the character of adjacent townhouse development to the north.
- An ALR buffer is proposed along the No. 4 Road frontage (see details in the *Landscape Design and Open Space Design* section below).
- A 1.8 m tall wood fence and four new trees are proposed along the north property lines to provide some privacy screening between the proposed development and the existing townhouse development to the north.
- No tree planting is permitted along the west property line on existing statutory right-of-way (SRW) for sanitary sewer.
- A 1.8 m tall wood fence is proposed to be installed on top of an approximately 1.2 m tall retaining wall along the west property line between the parking lot of A. R. MacNeill Secondary School and the subject site. This interface with the A.R. MacNeill Secondary School is consistent with the interface provided between the adjacent development to the north (at 6551 No. 4 Road) and the school.
- A 0.9 m tall metal picket fence is proposed to be installed on top of an approximately 1.0 m tall retaining wall along the south property line between the entry driveway and walkway of A. R. MacNeill Secondary School and the subject site. A 2.4 m tall trellis with 1.5 m tall solid fence is also proposed at the end of the drive aisle to screen the headlight glare from the townhouse development onto the school driveway.
- Landscaping is also proposed on the A. R. MacNeill Secondary School, along the west and south property line of the subject site, to screen the view of the proposed retaining walls on the townhouse site from the school. A landscape plan prepared by a registered landscape architect will be required prior to Development Permit issuance to the satisfaction of the Richmond School District.

- Perimeter drainage will be secured through the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The proposal consists of six units provided in two townhouse clusters. Three units will have direct access from the street and three units will have access from the internal drive aisle.
- The proposal provides for a pedestrian-oriented streetscape fronting No. 4 Road with a landscaped edge treatment, low metal fencing, and metal gates to the street fronting units. A separate pedestrian entrance from No. 4 Road to the development site is proposed along the south property line.
- Vehicle access will be through the existing access easement registered on the neighbouring townhouse development to the north at 6551 No. 4 Road. No direct vehicle access to No. 4 Road is permitted for the subject site.
- The number of residential parking spaces proposed for this townhouse development exceeds the minimum parking requirement within the City Centre area, and all units will have two vehicle parking spaces.
- Tandem parking is permitted under the ZT60 zone, and two out of six townhouse units will have tandem garages (four tandem stalls in total). A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area will be secured as a condition of rezoning approval.
- Two visitor parking spaces are proposed, which meet the minimum bylaw requirement.
- Both residential and visitor bicycle parking are provided in compliance with the zoning bylaw minimum requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines (30 m² per unit) of the OCP. All units have private outdoor spaces consisting of front or rear yard and balconies on the second floors.
- Outdoor amenity space is proposed at the southeast corner of the site for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units.
- Additional outdoor amenity space (10% of the site area) as per the City Centre Amenity Space Provisions in the City Centre Area Plan is provided as a walkway and landscaped areas throughout the site.
- The required garbage, recycling and organic waste storage enclosures have been incorporated into the design of the west (rear) building to minimize the visual impact of these enclosures.

Architectural Form and Character

- The proposed building design is compatible to the adjacent townhouse development to the north. The architectural language proposed for the development is similar to conventional single-family homes with slope roofs.

- A pedestrian scale is generally achieved along the public streets and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The overall appearance of the proposal conforms to the design guidelines of the North McLennan area and should fit in well with the character of the surrounding area.
- The proposed building materials (asphalt roof shingles, hardi-siding/panel with trim) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the character of the surrounding neighbourhood.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage: one 42 cm calliper Western Red Cedar tree located at the southwest corner of the site will be protected and retained on-site. To ensure that this tree will be protected, no landscape security for the proposed development will be returned until the post-construction assessment report confirming the protected tree survived the construction, prepared by the Arborist, is reviewed and approved by staff.
- Based on the 2:1 tree replacement ratio goal stated in the OCP, two replacement trees are required for the removal of one tree. The applicant is proposing to plant eight new trees on-site, including three conifers and five deciduous trees.
- An agricultural landscape buffer is required within the subject site, along the eastern edge of the No. 4 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 4 Road. The landscape proposal was referred to the Agricultural Advisory Committee (AAC) on September 24, 2015 for their review and comments. Overall, the AAC was supportive of the proposal, but requests that the proposed Heavenly Bamboo be replaced as it is considered an invasive species. The landscape architect has replaced this plant species with Rhododendron on the final landscape plan.
- Along No. 4 Road, several types of low hedges, small trees and some small ornamental grasses are proposed to create layered landscape with rich texture and colour contrast and year round visual interest.
- Adjacent to the school driveway, low metal picket fencing is proposed along the south property line and a trellis is proposed at the terminus of the internal driveway to provide strong spatial definition
- Each unit will have a private yard with landscaping, a small lawn area and/or a small patio. Various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A children's play area designed for children aged two to five years old is proposed for the outdoor amenity area. The play equipment includes a playhouse and two spring toys which were chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. Two benches are provided within the outdoor amenity space for caregivers.

- Surface parking stalls and pedestrian walkways will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Pavers proposed for the internal drive aisle and visitor parking stalls match the colour scheme used on the adjacent townhouse site for consistency. Salmon colored pavers are proposed on the surface residential parking stalls to differentiate the residential parking stalls from the visitor parking stalls.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$100,049.00 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$6,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- Site lighting and clear sight lines provide unobstructed views of surrounding area.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
- All entrances are visible and overlooked by pedestrians or by neighbour's windows.

Sustainability

- The applicant has committed to achieving an EnerGuide rating of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.

Accessible Housing

- The proposed development includes one 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 A1A of the street fronting building (east building)) 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.

Conclusion

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 meet applicable policies and Development Permit Guidelines, and fits into the existing context. The applicant has agreed to the list of Development Permit Considerations (signed concurrence on file) outlined in Attachment 2. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Development Permit Considerations



DP 16-728670

Attachment 1

Address: 6571 and 6573 No. 4 Road

Applicant: Anwer Kamal

Owner: Anwer Kamal

Planning Area(s): North McLennan Sub-Area (City Centre)

Floor Area Gross: 956.5 m²

Floor Area Net: 690.4 m²

	Existing	Proposed
Site Area:	1,115 m ²	1,091m ² (net after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 North McLennan Sub-Area Plan: "Residential Area 3" - two-family dwelling and 2 & 3-storey townhouses with 0.65 base FAR	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	2	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.64	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Setback – Front Yard (m):	Min. 6.0 m	6.2 m	none
Setback – North Side Yard (m):	Min. 3.0 m	3.1 m	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m	none
Setback – Rear Yard (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	10.61 m (3 storeys)	none
Lot Area:	Min. 1,010 m ²	1,091 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	9 (R) and 2 (V)	12 (R) and 2 (V)	none
Tandem Parking Spaces:	Permitted	4 spaces	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	2 (surplus spaces)	none

Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 6 units = 36 m ²	36.7 m ²	none



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 6571/6573 No. 4 Road

File No.: DP 16-728670

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw 9491.
2. Submission of a landscape plan prepared by a registered landscape architect identifying landscaping to be planted on the A. R. MacNeill Secondary School, along the west and south property line of the subject site, to screen the view of the proposed retaining walls on the townhouse development from the school.
3. Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$100,049.00. No landscaping and tree survival security will be released until:
 - a) a Letter of Assurance from the Landscape Architect, confirming that all on site and off site landscaping are installed in accordance with the landscape plans, has been submitted;
 - b) an Arborist Post Construction Impact Assessment Report, confirming survival of the protected tree, has been submitted; and
 - c) physical inspection has been undertaken by staff.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements:
 - a) Water Works:
 - i. Using the OCP Model, there is 651 L/s of water available at a 20 psi residual at the hydrant at 6620 No 4 Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
 - ii. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Install a fire hydrant at No 4 Road frontage to service the proposed townhouse development. Coordination with the City's Fire department to confirm the location of the proposed hydrant is also required.
 - iii. At the Developer's cost, the City will:
 - Cut and cap at main the existing water service connection at No. 4 Road frontage.
 - Install new water connection to service the proposed site. Details of the new water service shall be finalized via the servicing agreement design review.
 - b) Storm Sewer Works:
 - i. At the Developer's cost, the City will:
 - Cut and cap at main the existing storm sewer service connections at No. 4 Road frontage. Remove existing IC.
 - Install new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.
 - c) Sanitary Sewer Works:
 - i. The Developer is required to:
 - Provide a 3 meter wide utility SRW along the entire west property line of the proposed site.

Initial: _____

- Install a new sanitary sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.

d) Frontage Improvements:

i. The Developer is required to:

- Removing existing sidewalk and create a 1.5m grass & treed boulevard behind the existing curb (trees to be Littleleaf Linden), with a 1.5 m sidewalk behind that which will abut the new property line. All works are at the client's sole cost; i.e. no credits apply. The works are an extension of SA06-326784 from the north at 6551 No 4 Road. Improvements shall be built to the ultimate condition wherever possible.
- Provide street lighting along No. 4 Road frontage.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1) BC Hydro PMT – 4mW X 5m (deep)
 - 2) BC Hydro LPT – 3.5mW X 3.5m (deep)
 - 3) Street light kiosk – 1.5mW X 1.5m (deep)
 - 4) Traffic signal kiosk – 1mW X 1m (deep)
 - 5) Traffic signal UPS – 2mW X 1.5m (deep)
 - 6) Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - 7) Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

e) General Items:

i. The Developer is required to:

- Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing sanitary sewer along the proposed site's west property line, proposed utility installations, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.
 - Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
 3. Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 4. Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
 5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 6. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

7. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond

Development Permit

No. DP 16-728670

To the Holder: ANWER KAMAL

Property Address: 6571 AND 6573 NO. 4 ROAD

Address: C/O ERIC LAW
ERIC LAW ARCHITECT INC.
#216 – 288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$100,049.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 16-728670

To the Holder: ANWER KAMAL
Property Address: 6571 AND 6573 NO. 4 ROAD
Address: C/O ERIC LAW
ERIC LAW ARCHITECT INC.
#216 – 288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

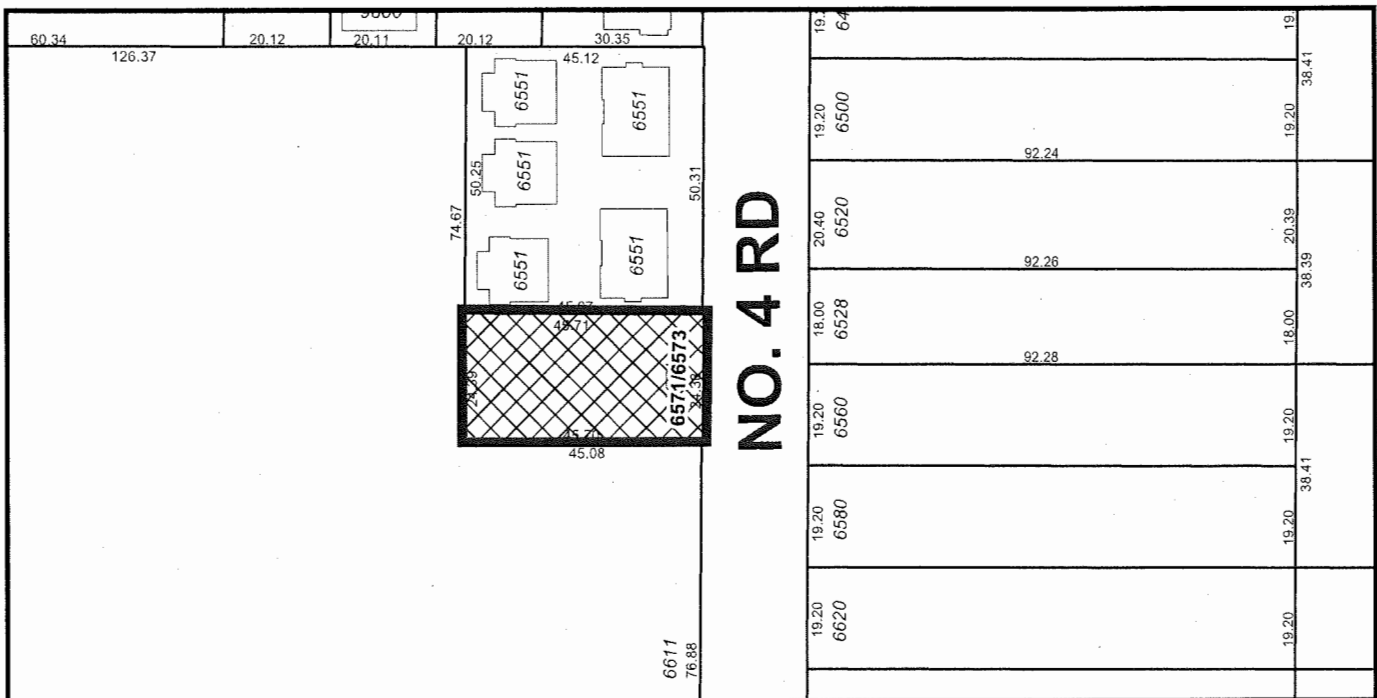
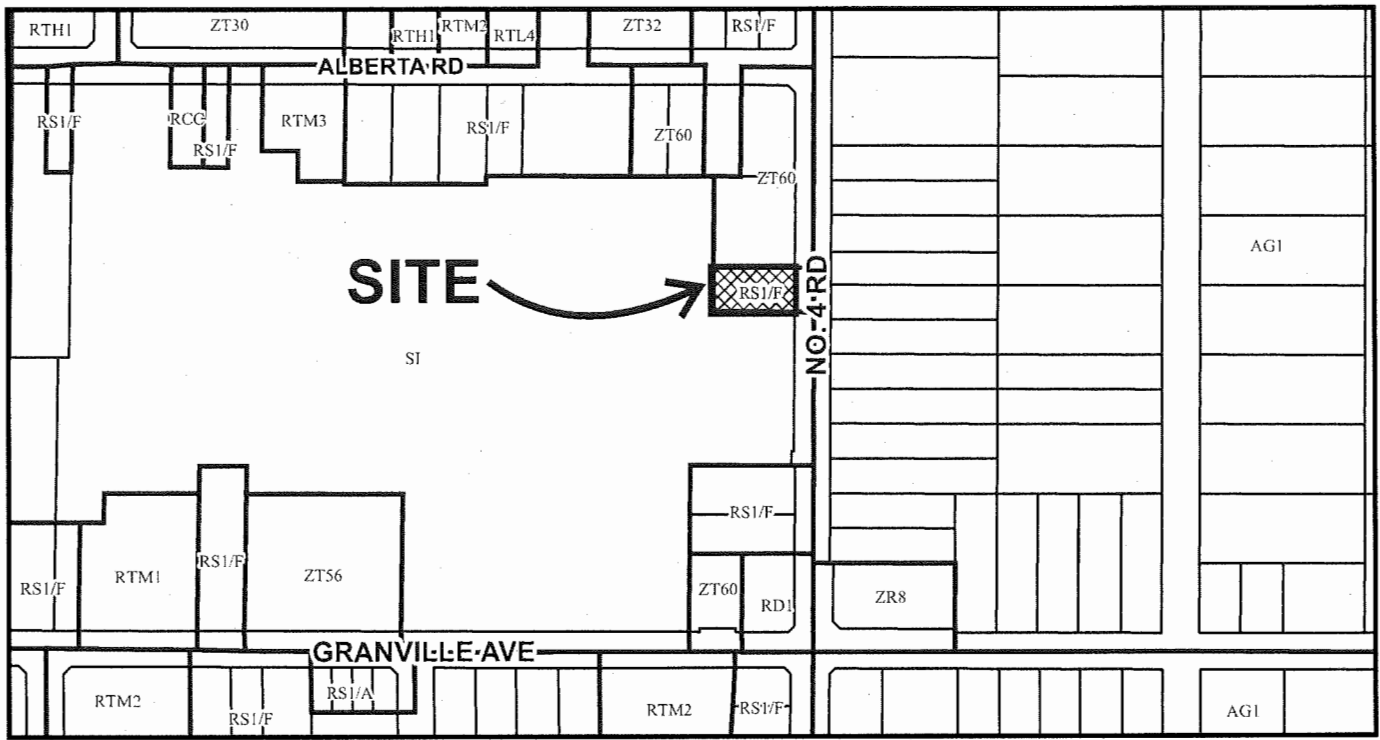
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 16-728670
SCHEDULE "A"

Original Date: 04/15/16

Revision Date: 08/17/17

Note: Dimensions are in METRES

**PROPOSED TOWNHOUSE DEVELOPMENT AT
6571-6573 NO. 4 ROAD, RICHMOND, BC**

DEVELOPMENT DATA

(A) **CIVIC ADDRESS:** 6571-6573 NO. 4 ROAD, RICHMOND, BC

(B) **LEGAL DESCRIPTION:** LOT 65 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 46723

(C) **LOT AREA:** 1,114 SM (11,991 SF) (BEFORE ROAD DEDICATION)
1,091 SM (11,743 SF) (AFTER ROAD DEDICATION)

(D) **ZONING USE** CURRENT: RS1/F, PROPOSED: ZT60

CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (ZT60)	PROPOSED

(E) FLOOR AREA RATIO	0.55 TO 454.5 SM	0.65	0.633
	0.3 TO REST OF SITE	AREA TOTAL	GROSS FLOOR AREA
		0.65 X 1,091 SM = 709.15 SM	7432 SF NET GROSS FLOOR AREA
		(7,633 SF)	
(F) NUMBER OF UNIT:	1 PER LOT	NA	6 UNITS
(G) BUILDING COVERAGE:	MAX - 45%	MAX - 40%	40.0% (4702 SQ. FT.)
(H) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 10.85M (35'7")
(H) SETBACK:	FRONTYARD - 6M	FRONTYARD FACING NO. 4 RD - 6M	FRONTYARD FACING NO 4 - 6.07M (19'11")
	SIDEYARD - 2M	NORTH AND SOUTH SIDEYARD - 3M	(TO NEW PROPERTY LINE)
	REARYARD - 6M	REAR YARD - 3M	NORTH SIDEYARD - 3.11M (10'2")
			SOUTH SIDEYARD - 3.54M (11'7")
			REAR YARD - 3.16M (10'4")

(1) PARKING:

1.4 PER DWELLING UNITS X6 = 9
0.2 VISITOR PARKING / UNIT X6 = 2
TOTAL = 11 REQUIRED
ZT60 ZONING ALLOW TANDEM PARKING

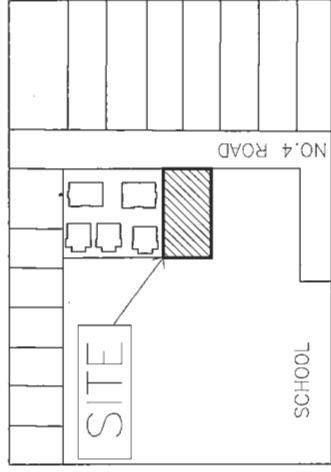
VISITOR BICYCLE
0.2 PER DWELLING UNIT X6 = 2
RESIDENTIAL BICYCLE STORAGE
1.25 PER DWELLING UNIT X6=8

OUTDOOR AMENITY SPACE
6SM PER UNIT X6= 36 SM (388SF)

OUTDOOR AMENITY SPACE PROVIDED:
CHILDREN PLAYGROUND: 36.7 SM 395 SQ. FT.

TOTAL LIVE PLANT / LAWN AREA: 2998 SQ. FT. / 11743 SQ. FT. = 25.5%

TOTAL NON POROUS AREA: 6897 SQ. FT. / 11743 SQ. FT. = 58.7%



DRAWING LIST

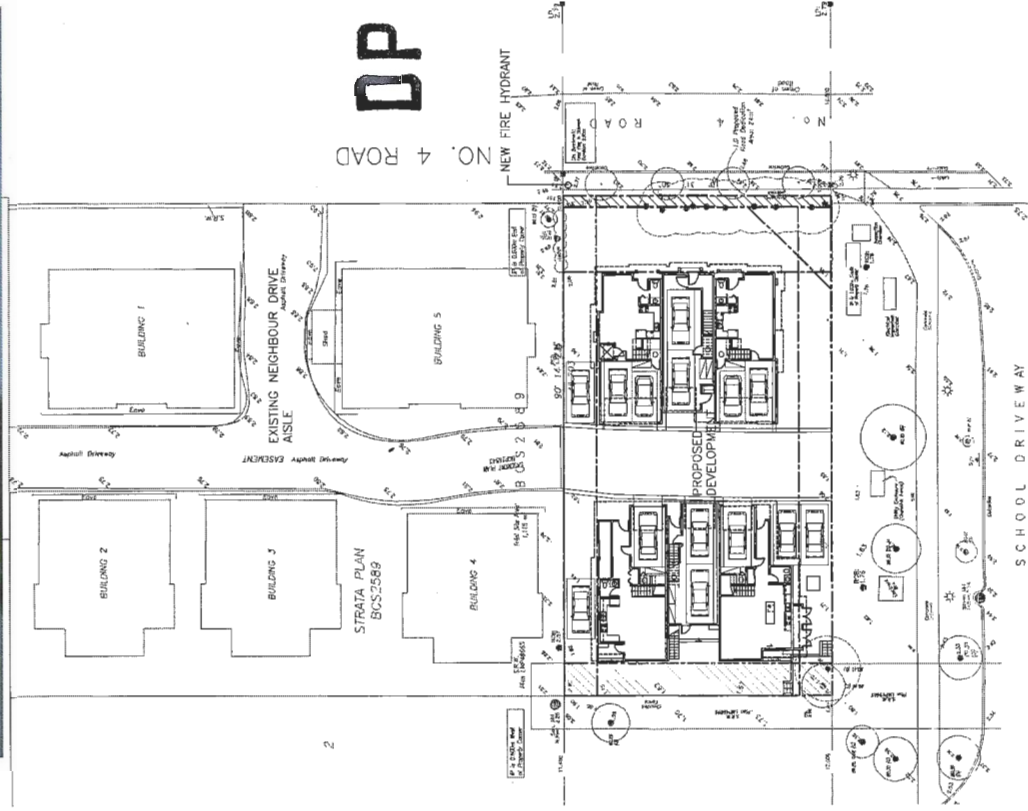
- A1— DEVELOPMENT SUMMARY
A1A—UPGRADE NOTE
A2— SITE PLAN (1/F)
A2A— SITE PLAN ENVELOPE
A3— PARKING PLAN
A4— SITE PLAN (2/F & 3/F)
A5— UNIT PLANS
A6— UNIT PLANS
A7— ELEVATIONS
A8— ELEVATIONS & SECTIONS
A9— ELEVATIONS COLOR
A10— OPEN SPACE AREA
A11—FAR DIAGRAM



ISSUED	
1	2016.04.04 FOR DP APPLICATION
2	2016.10.25 FOR DP RESUBMISSION
3	2017.02.28 FOR CITY DP REVIEW
4	2017.05.24 FOR CITY DP RESUBMISSION
5	2017.07.21 FOR CITY DP RESUBMISSION
6	2017.07.27 FOR CITY DP RESUBMISSION
7	2017.08.02 FOR CITY DP PANEL

DP 16-728670
PLA2#1

AUG 22 2017



2

1

NORTH

SITE PLAN WITH ADJACENT LOTS

NTS

**PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC**

DEVELOPMENT SUMMARY

PROJECT NUMBER:12-03
ISSUED: 8/22/2017
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-03_SFD_170822A-DP.DWG

A

DP 16-728670

DEVELOPMENT PERMIT

Proposed Policy Compliance Construction Specifications Review: Row Houses (middle & end units)

All construction specifications are compliant with BCBC Code Sections 9.36 and 9.32 and all upgrades beyond the Base Case are listed below in BOLD:

Slab on grade	R12 full under slab insulation and R12 slab edge insulation
Above Grade Wall Construction	2x6 @ 16" o.c. R22 insulation
Door Specification	Fiberglass or metal-skin polyurethane core doors. Glazing in doors: Double glazed, soft coat low E, insulated spacer, argon gas fill, picture windows; maximum USI 1.70
Ventilation Specification	Heat Recovery Ventilator (55% SRE@0C/45%SRE@-25C); distribution and ventilation rates as per BCBC Section 9.32
Air Tightness	5.5 ACH@50Pa; an estimate based on typical local construction. Refer to Note 3 below
Space Heating System	Air source heat pump (7.1 HSPF and 14.5 SEER minimum) with electric resistance heater in fan coil as back up
Energy Credits:	
Low energy lighting	50% of lighting is EnergyStar rated; 190kWh/year credit
Energy Star appliances	EnergyStar fridge, dishwasher and clothes washer: 95kWh/year credit
Solar Hot Water Ready	All units must comply with the BC Solar Hot Water Ready Regulation (refer to Guide to the Province of BC Solar Hot Water Ready Regulation 2013 for details)

CONCLUSION

From the results obtained in this energy model the PMV is 0.06 which is between the -0.5 and + 0.5 PMV acceptable bandwidth for thermal comfort conditions under ISO-7730 and ASHRAE standard 55. Therefore, air conditioning is required for this building design to adequately satisfy the cooling requirements and maintain human comfort levels in accordance with ASHRAE-55 standards and International Standards Organization (ISO) 7730.

1. Roof Assembly

The proposed roof construction assumed to be:

- asphalt shingles
- ½" plywood sheathing
- pre-engineered wood truss
- R40 batt insulation
- 1 layer 5/8" gypsum wall board

will provide adequate noise isolation to all interior spaces.

2. Exterior Wall

The proposed exterior wall construction assumed to be:

Location: Level 1

- Hardi- panel siding
- ½" plywood sheathing
- 2 x 6 wood studs @ 16" o/c
- R20 batt insulation
- ½" Type X gypsum wall board

Location: Levels 2 and 3

- Vinyl siding
- ½" plywood sheathing
- 2 x 6 wood studs @ 16" o/c
- R20 batt insulation
- ½" Type X gypsum wall board

will provide adequate noise isolation to all interior spaces except for all east-facing bedrooms in the East townhouse with direct exposure to No. 4 Road. These bedrooms require an additional layer of ½" type X gypsum wall board on all north, south, and east walls.

3. Exterior Windows and Balcony/Patio Doors

Windows with a standard glazing detail, assumed to be two layers of 3 mm glass separated by a 13 mm airspace (QITC 24), and sliding glass doors with a standard glazing detail, assumed to be one layer of 5 mm glass and one layer of 3 mm glass separated by a 13 mm airspace (QITC 26), will provide adequate noise isolation to all interior spaces with the exception of bedroom windows on the east facade of the building. The following table summarizes the required minimum Outdoor Indoor Transmission Class (QITC) ratings, including example window glazing, for all locations which require upgrading:

Minimum QITC Rating	Example Window Glazing	Location of Window
30	6Lam-16.6 two layers of 6mm glass (one layer laminated) separated by one 16mm airspace	All second floor bedrooms in east townhouse with direct exposure to No. 4 Road
32	6-10-4-10-8 one pane of 6mm glass and one pane of 4mm glass and one pane of 8mm glass separated by 10 mm air spaces	All third floor bedrooms in east townhouse with direct exposure to No. 4 Road

The locations of required window upgrades have been indicated on the architectural elevation/plan as shown in Figure 4.

All of the windows should be specified to meet the A3 performance rating for Air Tightness found in the CSA standard CAN/CSA-A440-08, or latest revision. Any other windows meeting the required QITC ratings are acceptable. Where a single laminated pane is specified and if there are no overriding considerations, the laminated pane should be installed on the interior side of the building since its acoustic performance will be somewhat temperature dependant. Note that the QITC rating varies with panel dimensions. As such, any test data or predicted QITC performance must reasonably reflect the panel dimensions adopted for this project. Any increase in window pane thickness or separating airspace thickness beyond that shown above is also acceptable. Effective weatherstripping should be installed on the exterior doors.

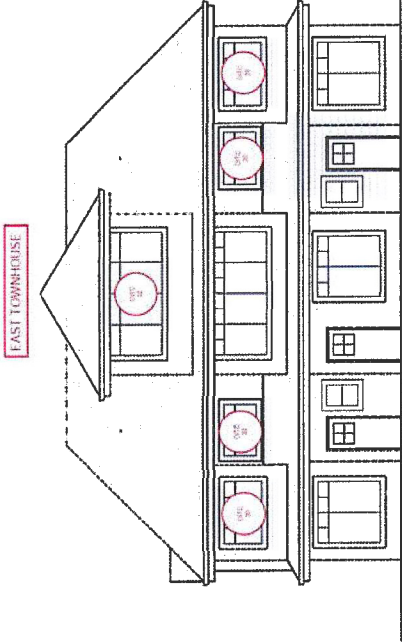
4. Certification of Installation

There is also a requirement in Richmond's Restrictive Covenant that the building can not be occupied until a Registered Professional approved by Richmond's Planning and Development Manager certifies that the building has been constructed in accordance with the design reviewed and the recommendations of the approved acoustic report. As stated in our proposal dated February 17, 2016,

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
218 288 WEBB AVENUE VANCOUVER BC
V6T 1Y6
TEL (604) 545-2289
FAX (604) 595-2827

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF ERIC LAW ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS FOR USE IN THIS PROJECT ONLY. ANY REUSE OF THIS DRAWING BEYOND THE PROJECT SHALL BE VOID. OTHERWISE, WITHOUT WRITTEN PERMISSION.



File: S05-1cA

Figure 4: East Elevation Showing Required Window Upgrades

Date: July 2016

ISSUED	
1	2016.04.04 FOR DP APPLICATION
2	2016.10.25 FOR DP RESUBMISSION
3	2017.02.28 FOR CITY DP REVIEW
4	2017.05.24 FOR CITY DP RESUBMISSION
5	2017.07.21 FOR CITY DP RESUBMISSION
6	2017.07.27 FOR CITY DP RESUBMISSION
7	2017.08.22 FOR CITY DP PANEL

PLAN # 1A

DP 16-728670
AUG 2-2 2017

5	2017.08.21 ADJUSTED ROOF AND BALCONY ADDED
4	2017.07.21 ADJUSTED REMAINABLE DIMEN
3	2017.05.15 ADJUSTED BACK REMAINING WALL HEIGHT
2	2017.02.28 PER CITY DP EMAIL COMMENTS
1	2016.06.27 PER CITY DP COMMENTS
	REVISION

PROPOSED TOWNHOUSE

6571-6573 NO. 4 RD

RICHMOND BC

UPGRADE NOTES

PROJECT NUMBER:	12-03
ISSUED:	B/22/2017
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-03_SFD_170622A-DP.DWG

A1A

DP 16-728670

DEVELOPMENT PERMIT

ISSUED
1 2016.04.04 FOR DP APPLICATION
2 2016.10.25 FOR DP RESUBMISSION
3 2017.02.26 FOR CITY DP REVIEW
4 2017.06.24 FOR CITY DP RESUBMISSION
5 2017.07.21 FOR CITY DP RESUBMISSION
6 2017.07.21 FOR CITY DP RESUBMISSION

16-728670

AUG 22 2017

5	2017.08.21	ADJUSTED ROOF AND BALCONY ADDED
4	2017.07.21	ADJUSTED PERMEABLE DIAGRAM
3	2017.05.15	ADJUSTED BACK RETAINING WALL HEIGHT
2	2017.02.28	PER CITY DP EMAIL COMMENTS
1	2016.08.27	PER CITY DP COMMENTS

PROPOSED TOWNHOUSE

6571-6573 NO. 4 RD

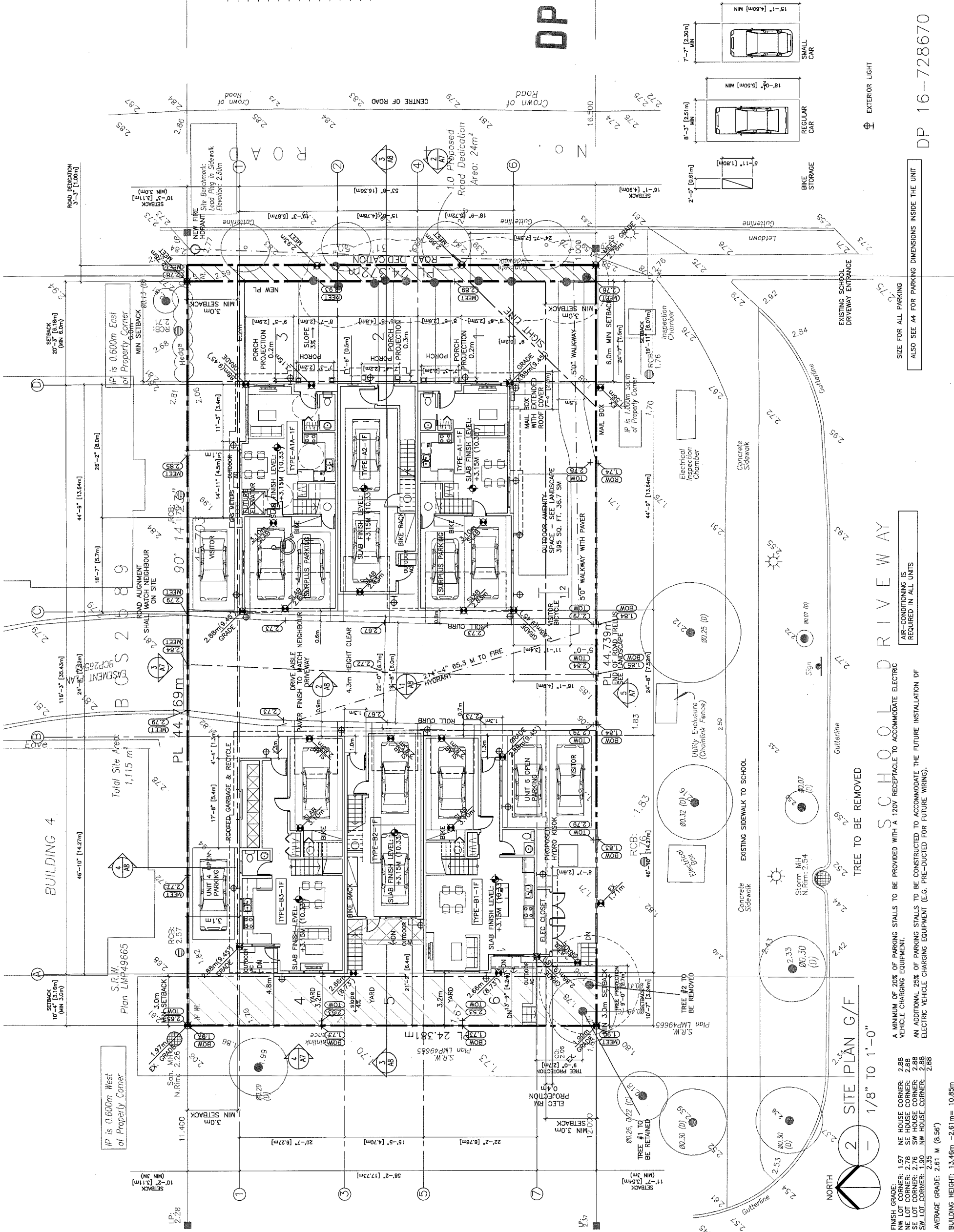
RICHMOND BC

SITE PLAN (1/F)

PROJECT NUMBER: 12-03
ISSUED: 8/22/2017
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-03_SFD_170822A-0P.DWG

A2

DEVELOPMENT PERMIT



FINISH GRADE: NE HOUSE CORNER: 2.88
NW LOT CORNER: 1.97 SE HOUSE CORNER: 2.86
SE LOT CORNER: 2.78 SW HOUSE CORNER: 2.88
SE LOT CORNER: 1.96 NW HOUSE CORNER: 2.86
SW LOT CORNER: 1.70

AVERAGE GRADE: 2.61 M (8.56")
BUILDING HEIGHT: 13.46m -2.61m= 10.85m

ERIC LAW
ARCHITECT

215 288 WEST AVENUE, VANCOUVER BC
V6V 1Y6
TEL: (604) 555-2888
FAX: (604) 555-2887
eric.law.architect@gmail.com

NOTING

DESIGNER'S NOTE: THIS PLAN AND ALL DIMENSIONS TO REMAIN ARE AT ALL TIMES TO REMAIN AS SHOWN. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS FOR USE IN THE SUBMITTAL OF A DEVELOPMENT PERMIT. ANY OTHER USE WITHOUT WRITTEN PERMISSION IS PROHIBITED.

ISSUED	
1	2016.04.04 FOR IP APPLICATION
2	2016.10.25 FOR DP RESUBMISSION
3	2017.02.28 FOR CITY DP REVIEW
4	2017.05.24 FOR CITY DP RESUBMISSION
5	2017.07.21 FOR CITY DP RESUBMISSION
6	2017.07.27 FOR CITY DP RESUBMISSION
7	2017.08.22 FOR CITY DP PANEL

PLAN #1C

DP 16-728670

AUG 2 2 2017

5	2017.08.21 ADJUSTED ROOF AND BALCONY AZIMUTH
4	2017.02.21 ADJUSTED REMAINING DIMENSIONS
3	2017.05.15 ADJUSTED BACK FENCING WALL HEIGHT
2	2017.02.28 FOR CITY DP E-MAIL COMMENTS
1	2016.08.27 FOR CITY DP COMMENTS
1	REVISION

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC

SITE PLAN ENVELOPE

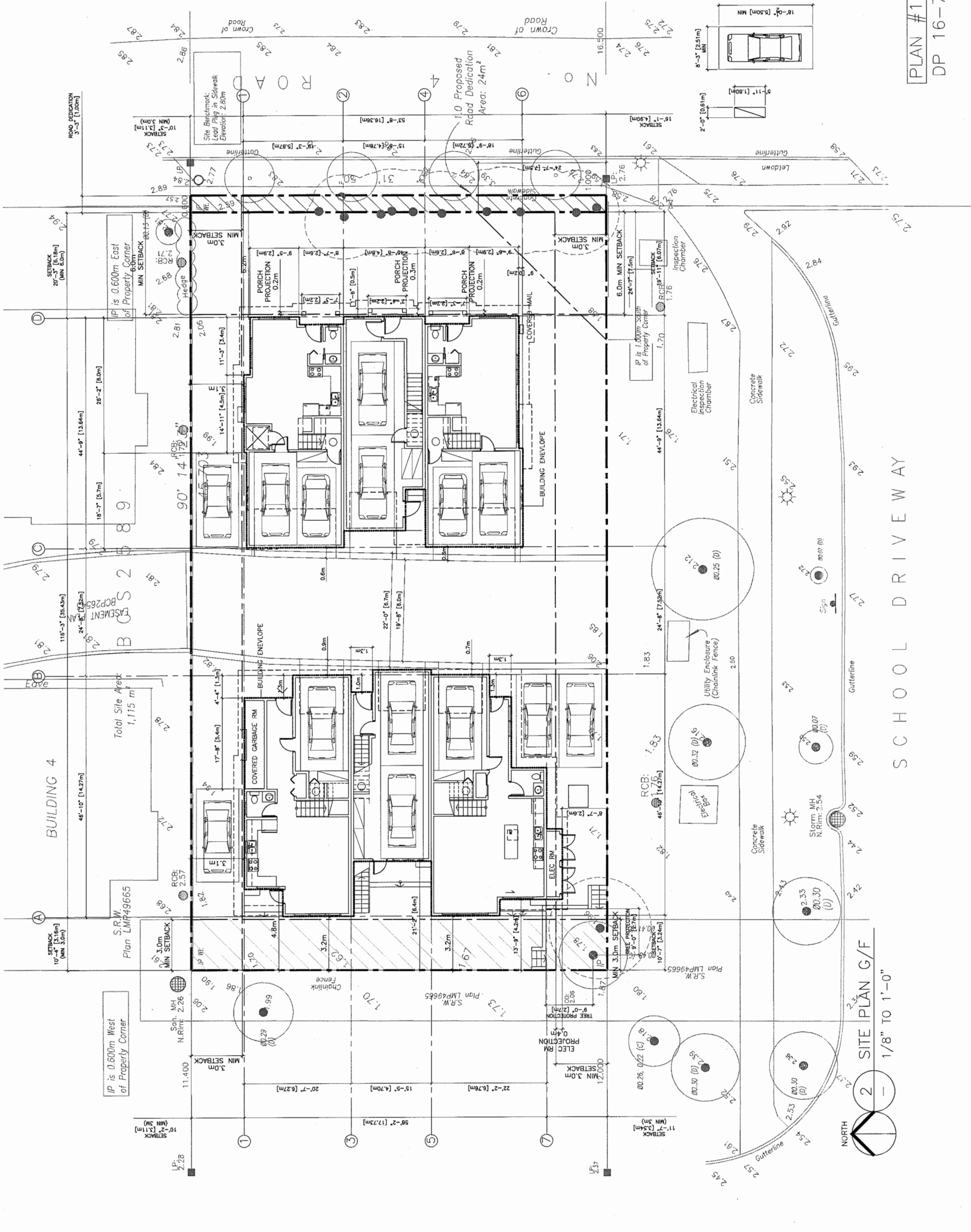
PROJECT NUMBER: 12-03
ISSUED: 8/22/2017
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-03_SFD_170822A-DP.DWG

A2A

PLAN #1

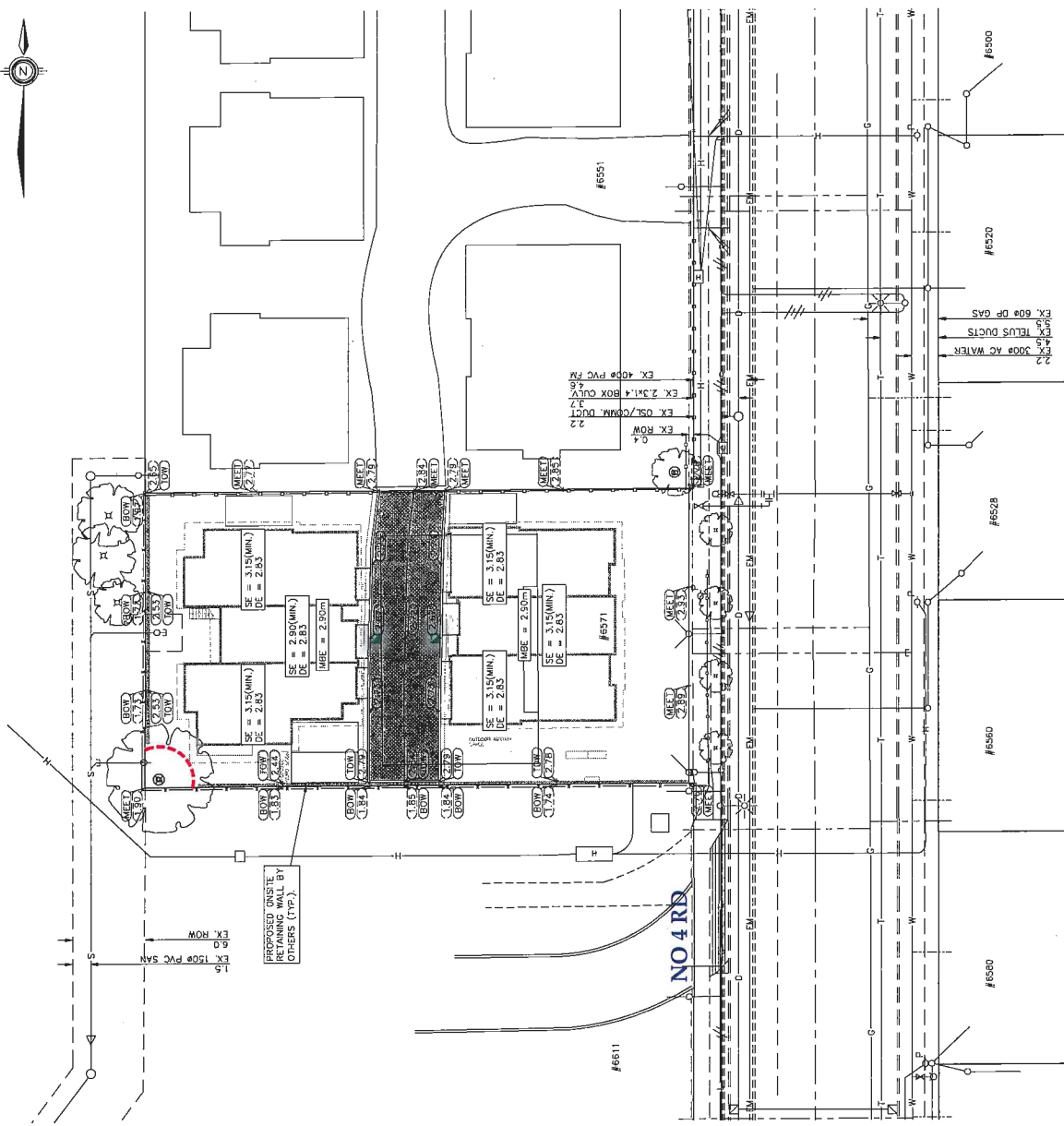
DP 16-728670

DEVELOPMENT PERMIT

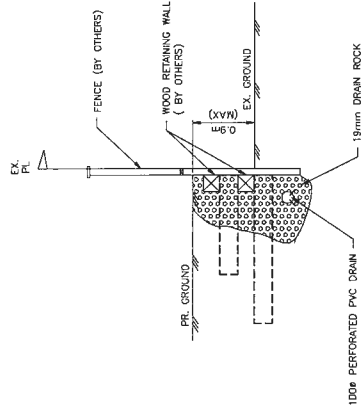




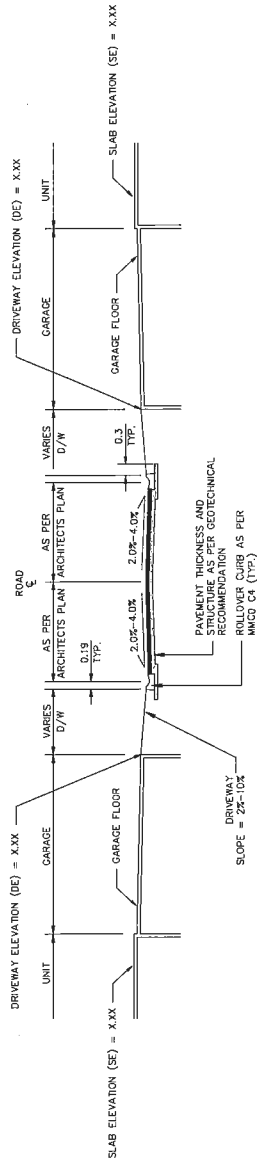
- ROADWORKS NOTES:**
1. ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RICHMOND ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 2. ASPHALT AND ROAD STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL REPORT.
 3. SUBGRADE TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBBASE MATERIAL.
 4. ALL SUBBASE AND BASE COURSE MATERIALS TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (MMD) OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 5. ALL ROAD ELEVATIONS ARE PAVEMENT AND OUTER ELEVATIONS.
 6. ALL ROADWAY CURBS ARE ROLLED CURBS AS PER MASTER MUNICIPAL CONSTRUCTION DRAWING NO. C4.
 7. ALL PARKING CURBS ARE AS PER DETAIL THIS SHEET. WHERE PARKING CURBS CONNECT TO ROADWAY CURBS THE PARKING CURB SHALL BE ADJUSTED TO PROVIDE A SMOOTH TRANSITION.
 8. CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
 9. GEOMETRIC CURB DATA REFERS TO THE BACK OF CURB.
 10. FOR CONCRETE PAVING AND ROAD PAVEMENT LOCATIONS AND DETAILS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
 11. ELEVATIONS SHOWN AS THUS (0.85%) ARE EXISTING ELEVATIONS.
 12. ELEVATIONS SHOWN AS THUS (1.35%) ARE PROPOSED FINISHED SURFACE ELEVATIONS.
 13. ELEVATIONS SHOWN AS THUS (1.35%) ARE PROPOSED FINISHED TOP OF RETAINING WALL ELEVATIONS.
 14. COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS PREPARED BY OTHERS.



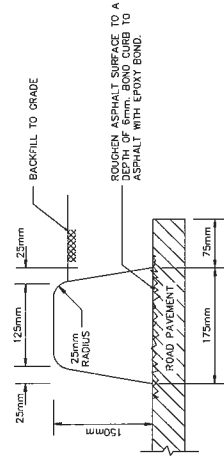
PLAN
SCALE: 1:250



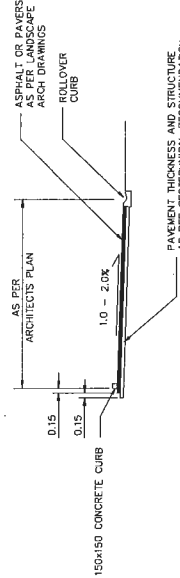
CRIBBING WALL DETAIL
N.T.S.



TYPICAL ROADWAY / UNIT CROSS-SECTION
SCALE: 1:100 HOR., N.T.S. VERT.



CONCRETE PARKING CURB DETAIL
SCALE: N.T.S.



PARKING STALL DETAIL
SCALE: 1:100 HOR., N.T.S. VERT.

DP 16-728670

PLAN #11

AUG 22 2017

City of Richmond
8311 NO. 3 ROAD RICHMOND B.C. V6V 2C1

TITLE: ROADWORKS

6571 NO. 4 ROAD

CITY FILE: ----

DESIGN: CA	DWG. NO.: .	DATE: NOV 2016
DRAWN: CC	CHECKED: BOD	SCALE: 1:1 250
ENGINEER: RF	SEC. NO.: 10-4-6	SHEET NO.: 1 OF 1

NOT FOR CONSTRUCTION

10 FEB 2017

REV	DATE	BY	CH	DESCRIPTION
0	10 FEB 2017	S.	RF	ISSUED FOR COORDINATION

CoreConcept CONSULTING LTD.
#220-2639 Viking Way Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

ANWER KAMAL
Core Concept Consulting Project No. 10052
DWG. 3 OF 4

tel: 604.249.3040
fax: 604.249.3041

NOTES:

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER.

HPN #190, CONTROL MONUMENT 64H1824
LOCATED IN E. SIDE NO. 5 ROAD OPP. CL GRANVILLE AVE.

ELEVATION = 2.353 m (7ft 8.6in)

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MATERIAL SPECIFICATIONS AND THE CURRENT CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS, UNLESS OTHERWISE NOTED.

EXISTS & SERVICES

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING CONDITIONS AND SERVICES AT THE PROJECT LOCATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THEIR RELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE PROPOSED SERVICES. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:

BC ONE CALL SERVICE RECORDS DEPARTMENT
TELEPHONE: (604) 257-1900

FORTS REQUIRES TO GIVE NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

[illegible]

AUG 22 2017

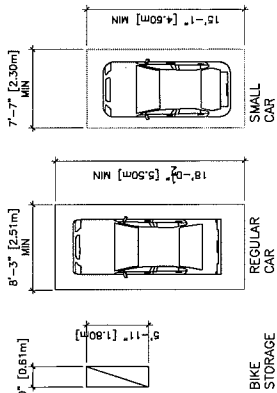
5	2017.08.21	ADJUSTED ROOF AND BALCONY ADDED
4	2017.07.21	ADJUSTED PERMEABLE DIAGRAM
3	2017.05.15	ADJUSTED BACK RETAINING WALL HEIGHT
2	2017.02.26	PER CITY DP EMAIL COMMENTS
1	2016.06.27	PER CITY DP COMMENTS
	REVISION	

RICHMOND BC

PROJECT NUMBER:12-03
ISSUED: 8/22/2017
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 12-03_SFD_170822A-0P.DWG

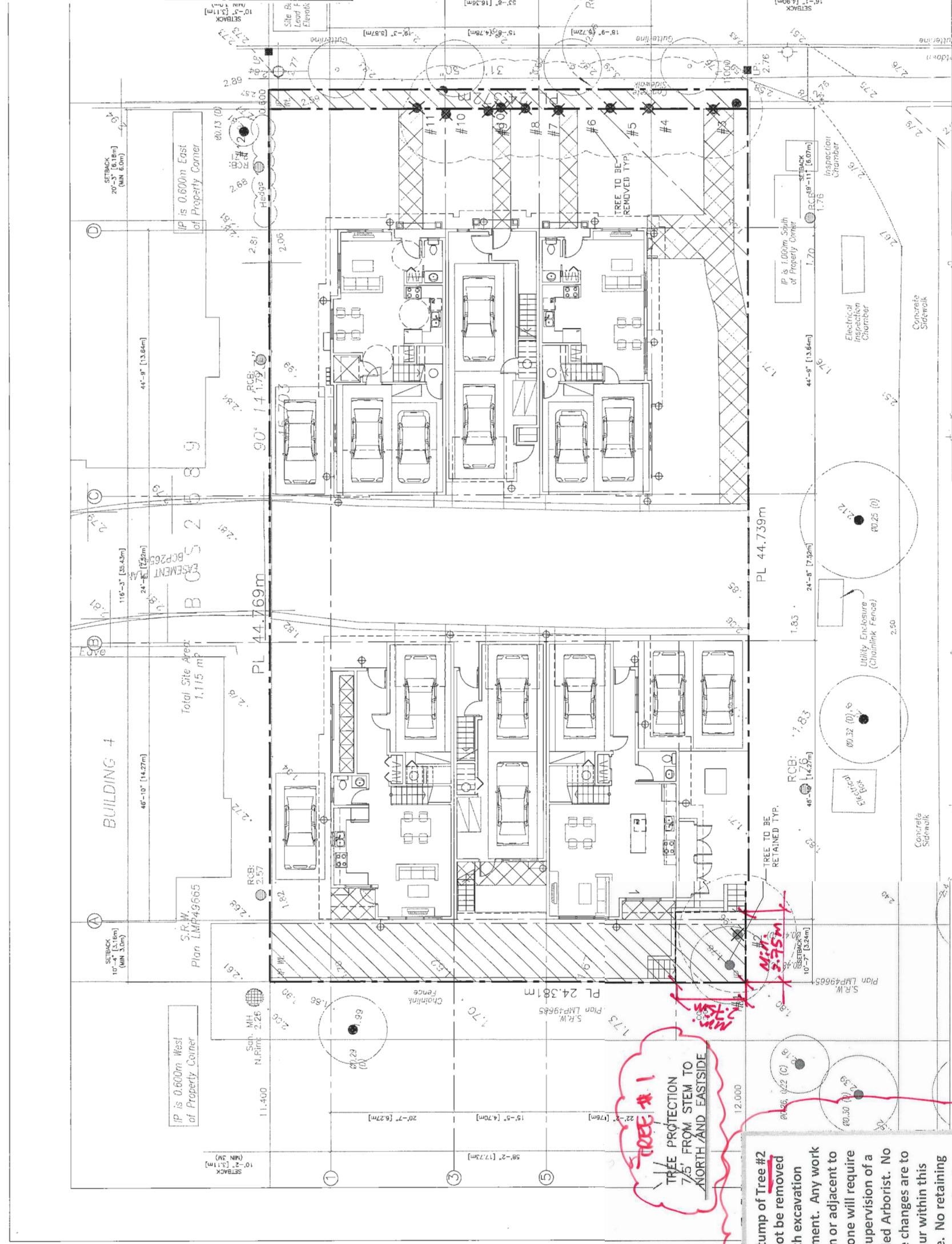
DP 16-728670

DEVELOPMENT PERMIT



(ZTB0)	PROPOSED
1.4 PER DWELLING UNITS X6 = 9	RESIDENTIAL PARKING: 6 REGULAR PARKING
0.2 VISITOR / UNIT X6 = 2	2 TANDEM PARKING (4 REGULAR)
TOTAL = 11 REQUIRED	2 SMALL PARKING (SURPLUS)
ZTB0 ZONING ALLOW TANDEM PARKING	2 REGULAR
	VISITOR PARKING:
	BICYCLE
0.2 PER DWELLING UNIT X6 = 2	2
RESIDENTIAL BICYCLE STORAGE	2
1.25 PER DWELLING UNIT X6=8	8 (INSIDE GARAGE)
	TOWNHOUSE
	VISITOR BIKE RACK

TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Cedar (<i>Thuja plicata</i>)	44	4
2	Birch (<i>Betula sp.</i>)	45	4.5
3	Cedar (<i>Thuja plicata</i>)	27	4
4	Cedar (<i>Thuja plicata</i>)	31	3.5
5	Cedar (<i>Thuja plicata</i>)	41	3.5
6	Cedar (<i>Thuja plicata</i>)	46	3.5
7	Cedar (<i>Thuja plicata</i>)	29	3.5
8	Cedar (<i>Thuja plicata</i>)	24	3.5
9	Cedar (<i>Thuja plicata</i>)	30	3.5
10	Cedar (<i>Thuja plicata</i>)	34	3.5
11	Cedar (<i>Thuja plicata</i>)	39	4



PLAN # 3
DP 16-728670
LP: 2.79

AUG 22 2017

NOTE:
FOR DETAILED INFO ON TREE REMOVAL AND
RETENTION, SEE ARBORIST'S REPORT.

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DATE	REVISIONS
April, 16	DP Submission
Oct., 16	DP Revision Submission
Feb., 17	DP Revision Submission
March, 17	DP Revision Submission
Aug., 17	DP Revision Submission

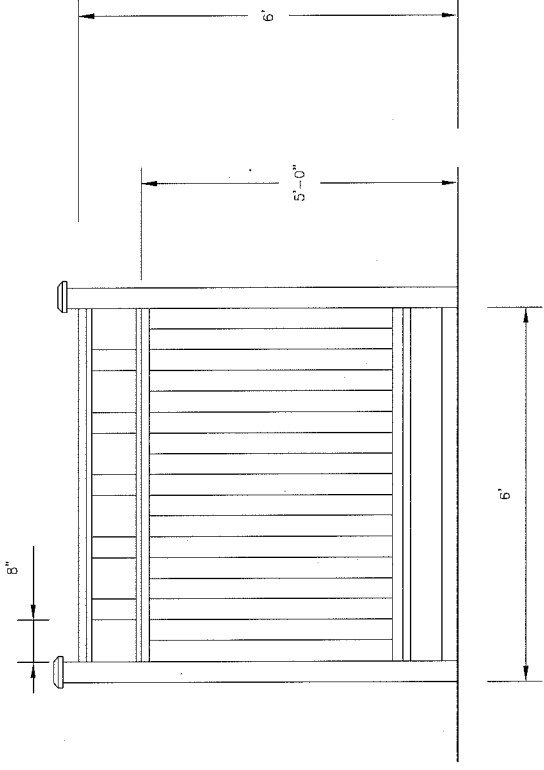
JHL Design Group Inc.
Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
Tel: 604-263-8813
Fax: 1-888-277-9504
Email: jhl@jhl.ca

SCALE	1/8"=1'-0"
DATE	Aug., 17
DRAWN	
JOB NO.	

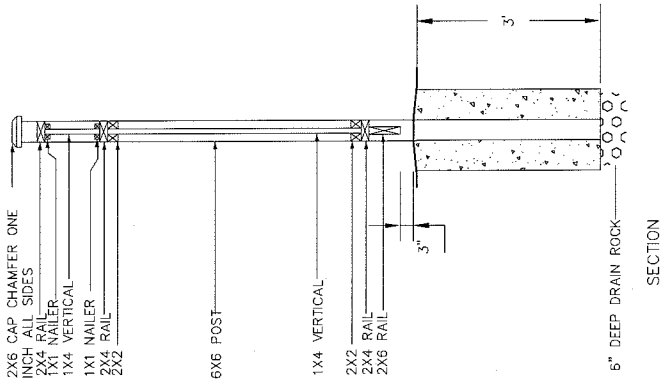
PROJECT TITLE
TOWNHOUSE DEVELOPMENT
6571-6573 NO. 4 ROAD, RICHMOND, BC

DRAWING TITLE
INFO ON EXISTING TREE
RETENTION AND REMOVAL



ELEVATION

6' HIGH CEDAR FENCE DETAIL



SECTION

2X6 CAP CHAMFER ONE
INCH ALL SIDES
1X4 VERTICAL
1X4 NAILER
1X4 VERTICAL
1X1 NAILER
2X4 RAIL
2X2

6X6 POST

1X4 VERTICAL

2X2

2X4 RAIL

2X6 RAIL

6" DEEP DRAIN ROCK

8"

1'

8"

3'

2"

6"

3'

2"

8"

CONC. BASE

2"x3" STEEL TOP RAIL

2"x3" STEEL MIDDLE RAIL

2"x3" STEEL BOTTOM RAIL

1"x1" STEEL PICKET

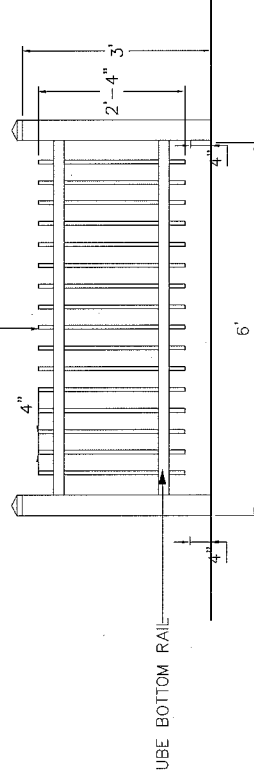
ENTRANCE GATE DETAIL

PLAN#3C

DP 16-728670

COLOR: DARK GREY

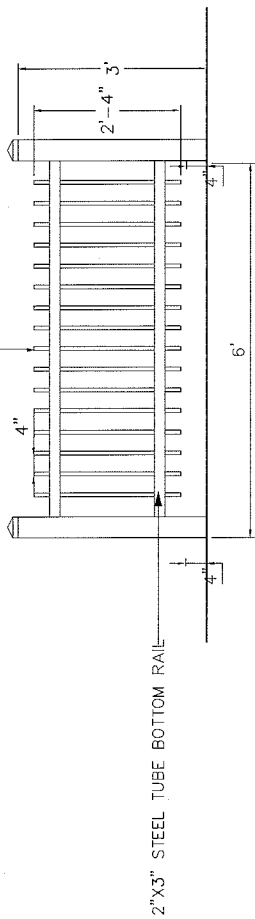
1" x1" STEEL PICKET



METAL FENCE 3' HIGH DETAIL

COLOR: DARK GREY

1" x1" STEEL PICKET



2"x3" STEEL TUBE BOTTOM RAIL

CONC. RE. WALL

DETAIL OF 3' H METAL FENCE
ON TOP OF RETAINING WALL

4'-9"

3'-6"

STONE VENEER

SIGNAGE DETAIL

AUG 22 2017

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DATE	REVISIONS
April, 16	DP Submission
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Feb., 17	DP Revision Submission
March, 17	DP Revision Submission
Aug., 17	DP Revision Submission

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Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
Tel: 604-263-8613
Fax: 1-866-277-8554
Email: jhl@jhl.ca

SCALE	3/4"=1'-0"
DATE	AUG, 17
DRAWN	
JOB NO.	

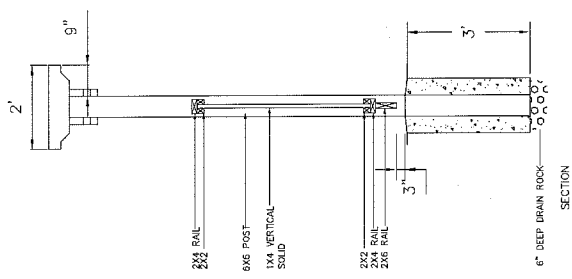
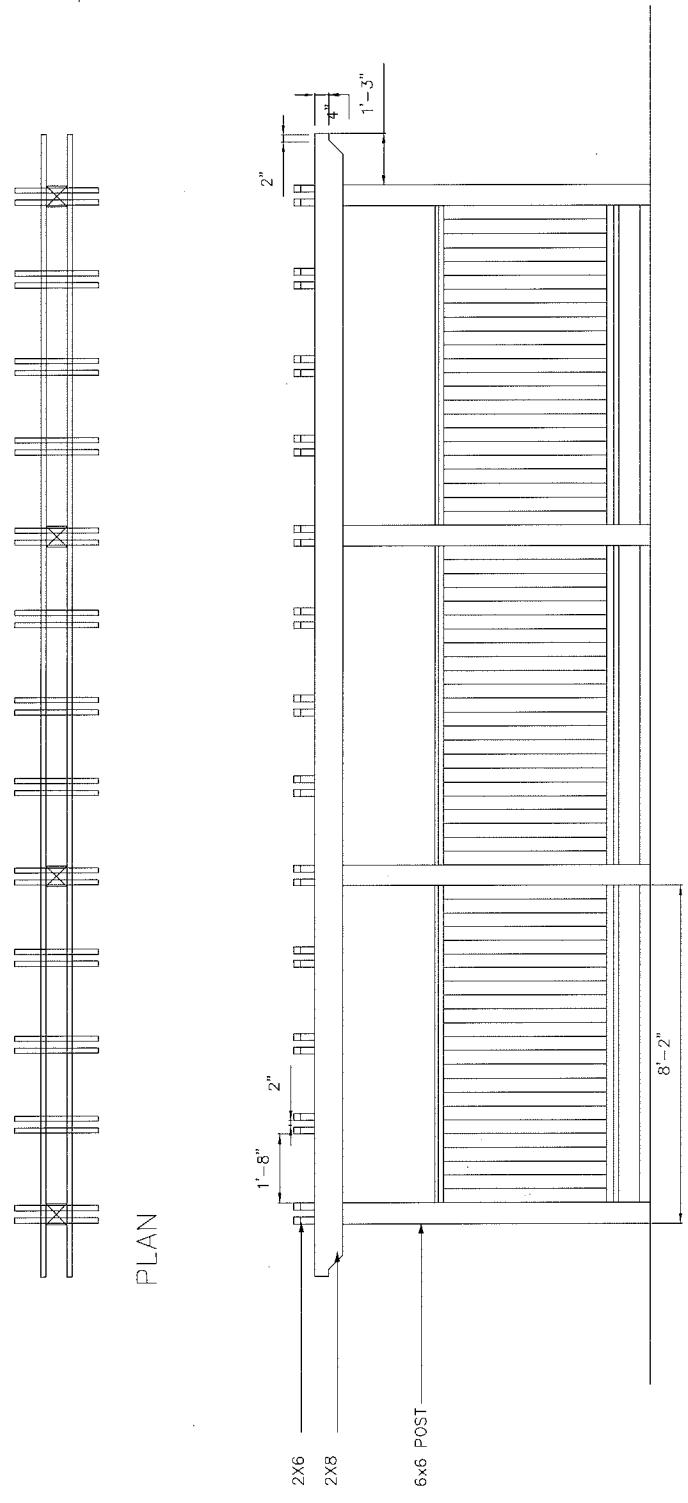
PROJECT TITLE
TOWNHOUSE DEVELOPMENT
6571-6573 NO. 4 ROAD, RICHMOND, BC

DRAWING TITLE
DETAILS

L-4

PLAN # 3D
DP 16-728670

AUG 22 2017

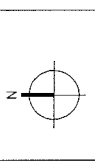


ELEVATION

FRONT ELEVATION

○ ROAD END TRELLIS DETAIL

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Oct., 16	DP Revision Submission
Feb., 17	DP Revision Submission
March, 17	DP Revision Submission
Aug., 17	DP Revision Submission

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Landscape Architecture + Urban Design

4370 Maple Street, Vancouver, BC
Tel: 604-283-8613
Fax: 1-866-277-8554
Email: jhl@jhlinc.ca

SCALE: 1/2"=1'-0"
DATE: Aug., 17
DRAWN
JOB NO.

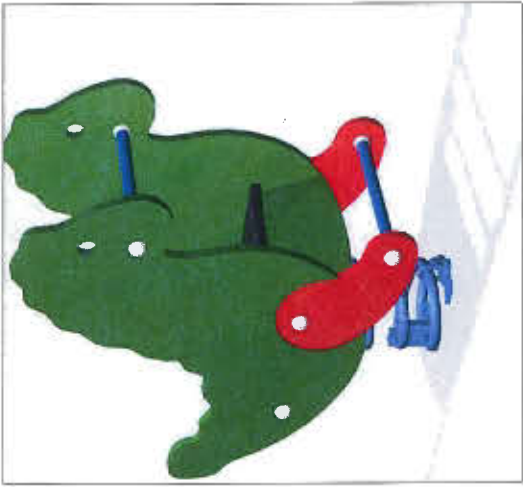
PROJECT TITLE
TOWNHOUSE DEVELOPMENT
6571-5573 NO. 4 ROAD, RICHMOND, BC

DRAWING TITLE
DETAILS

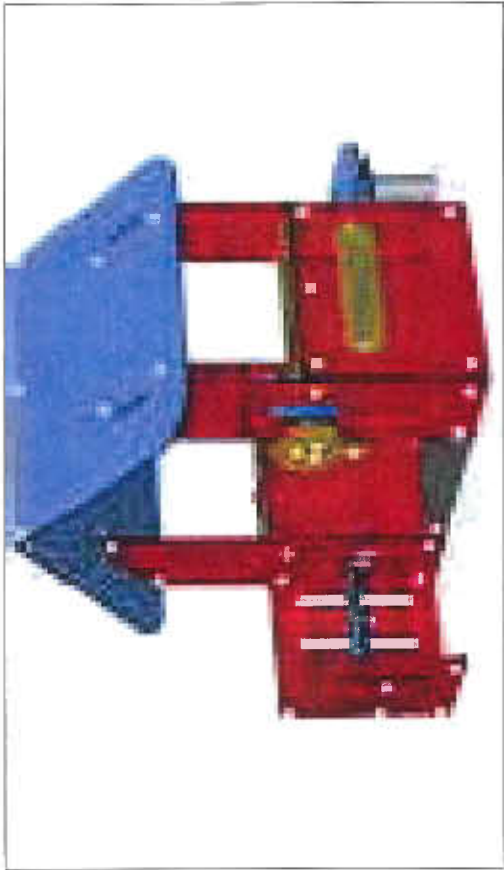
L-5



IMAGEOF SPRING TOY BY KOMPAN



IMAGEOF SPRING TOY BY KOMPAN



IMAGEOF PLAY HOUSE BY KOMPAN
(RED HOUSE, M7000)



IMAGEOF BOLLARD LIGHTING
(BY FAIRWEATHER, DOWNLIGHT LED 36" HIG)



IMAGEOF BIKE RACK
(BY CORA CANADA)



IMAGEOF BENCH
(www.imageof.com)
MODEL: MLD 720W

PLAN # 3E

DP 16-728670

AUG 2 2 2017

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DATE	REVISIONS
April, 16	DP Submission
Oct., 16	DP Revision Submission
Feb., 17	DP Revision Submission
March, 17	DP Revision Submission
Aug., 17	DP Revision Submission

JHL Design Group Inc.
Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
Tel: 604-283-8811
Fax: 1-866-277-9854
Email: jhldesign@shaw.ca

SCALE: 1/2"=1'-0"
DATE: Aug., 17
DRAWN:
JOB NO.:

PROJECT TITLE
TOWNHOUSE DEVELOPMENT
6571-6573 NO. 4 ROAD, RICHMOND, BC

DRAWING TITLE
IMAGES

L-6

(A) → WHITE COLOUR
 (B) → SHERWIN-WILLIAMS SW 6135 — ECRU
 (C) → SHERWIN-WILLIAMS SW 6013 — BITTER CHOCOLATE
 (D) → (ACCENT) SHERWIN-WILLIAMS SW 7061 — NIGHT OWL
 (E) → (ACCENT) SHERWIN-WILLIAMS SW 6027 — CORDOVAN

	ISSUED	
1	2016.04.04	FOR DP APPLICATION
2	2018.10.25	FOR DP RESUBMISSION
3	2017.02.28	FOR CITY DP REVIEW
4	2017.05.24	FOR CITY DP RESUBMISSION
5	2017.07.21	FOR CITY DP RESUBMISSION
6	2017.07.27	FOR CITY DP RESUBMISSION
7	2017.08.22	FOR CITY DP PANEL

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4#24Δ

16-728670

AUG 22 2017

5	2017.08.21	ADJUSTED ROOF AND BALCONY ADD'D
4	2017.07.21	ADJUSTED PERMEABLE DIAGRAM
3	2017.05.15	ADJUSTED BACK RETAINING WALL HEIGHT
2	2017.02.28	PER CITY DP EMAIL COMMENTS
1	2016.06.27	PER CITY DP COMMENTS
	REVISION	

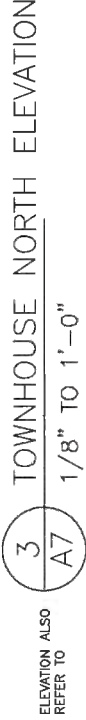
**PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC**

ELEVATIONS -COLOR

PROJECT NUMBER: 12-03
ISSUED: 8/22/2017
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-03_SFD_170622A-DP.DWG

A9

DEVELOPMENT PERMIT



DP 16-728670

EXTERIOR FINISH LEGEND

- 1 → ASPHALT SHINGLE ROOFING
 - 2 → HARDI SIDING (COLOUR 1)
 - 3 → HARDI SIDING WITH WOOD TRIM (COLOUR 2)
 - 4 → WHITE VINYL WINDOW WITH TRIM
 - 5 → GARAGE DOOR
 - 6 → WOOD FENCE ON CONCRETE RETAINING WALL
 - 7 → HARDI PANEL WITH TRIM
 - 8 → WOOD PANEL COLUMN BASE
- EXTERIOR COLOUR
- A → WHITE COLOUR
 - B → SHERWIN-WILLIAMS SW 6135 - ECRU
 - C → SHERWIN-WILLIAMS SW 6013 - BITTER CHOCOLATE
 - D → (ACCENT) SHERWIN-WILLIAMS SW 7061 - NIGHT OWL
 - E → (ACCENT) SHERWIN-WILLIAMS SW 6027 - CORDOVAN
- ALL HARDIE TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR

ALL WINDOW TRIM COLOUR SHALL BE WHITE
ALL GARAGE DOOR SHALL BE WHITE
ALL SECONDARY DOOR SHALL BE WHITE

SCHOOL ENTRANCE AND PARKING LOT

PROPOSED TOWNHOUSE

ADJACENT TOWNHOUSE

EXISTING 3 STOREY TOWNHOUSE

SCHOOL OPEN PARKING

1 TOWNHOUSE EAST ELEVATION WITH NEIGHBOUR HOUSE
A7 3/32" TO 1'-0"

NOTE: THIS EAST ELEVATION BEDROOMS SHALL BE UPGRADED WITH ADDITION LAYER OF 1/2" TYPE X GWB FOR ACOUSTIC PURPOSE SEE NOTE ON A1A

WINDOWS TO BE UPGRADE TO HIGHER OTC AS SHOWN ON ELEVATIONS

NOTE: THIS NORTH ELEVATION BEDROOMS SHALL BE UPGRADED WITH ADDITION LAYER OF 1/2" TYPE X GWB FOR ACOUSTIC PURPOSE SEE NOTE ON A1A

2 TOWNHOUSE EAST ELEVATION (NO 4 ROAD)
A7 1/8" TO 1'-0"

3 TOWNHOUSE NORTH ELEVATION
A7 1/8" TO 1'-0"

4 TOWNHOUSE WEST ELEVATION
A7 1/8" TO 1'-0"

5 TOWNHOUSE SOUTH ELEVATION
A7 1/8" TO 1'-0"

EXTERIOR LIGHT

EXISTING NEIGHBOUR WOOD RETAINING WALL
SEE CIVIL DRAWING

EXISTING NEIGHBOUR WOOD RETAINING WALL

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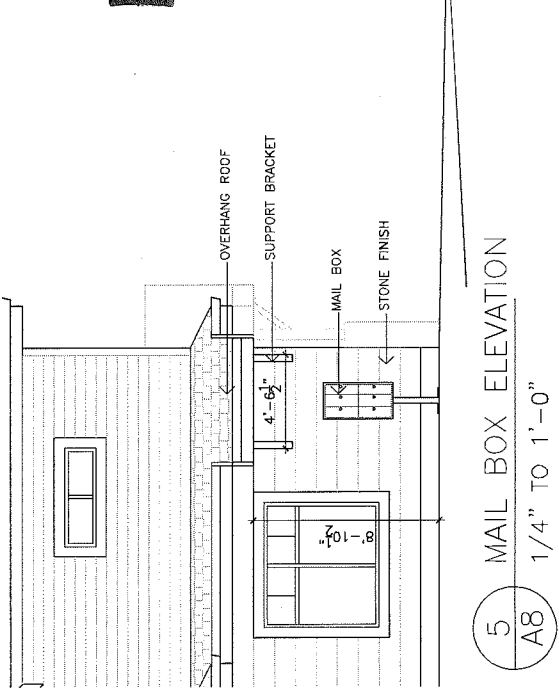
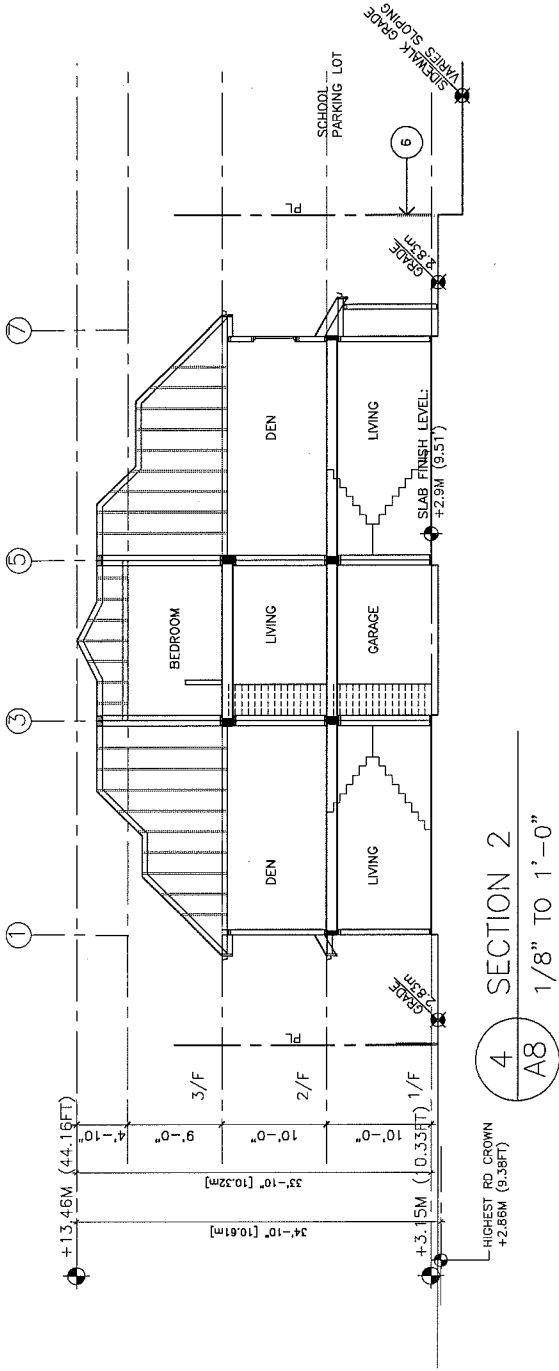
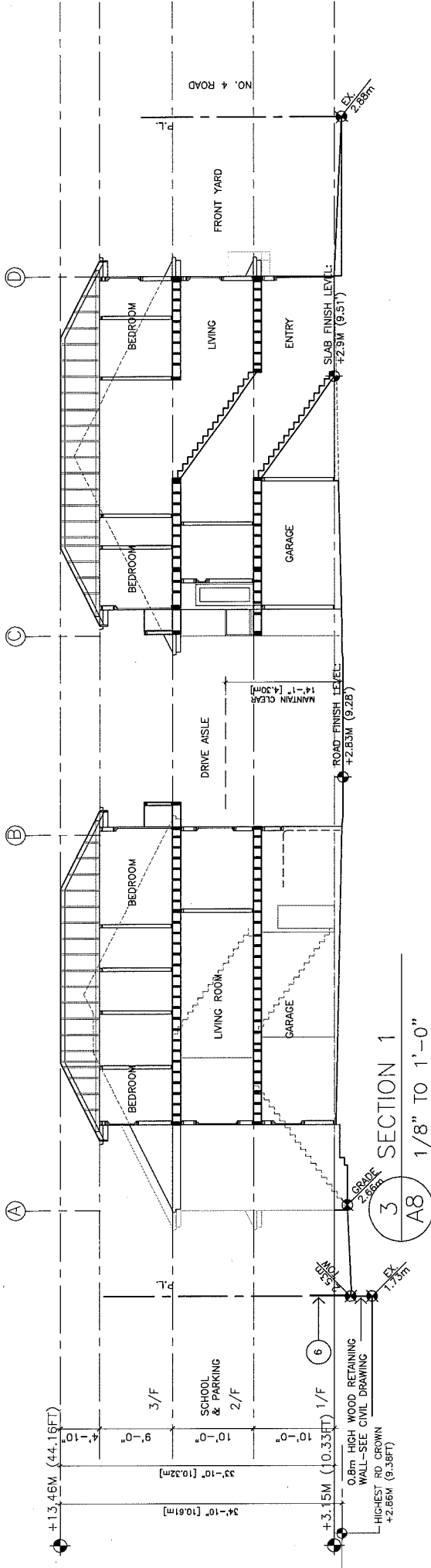
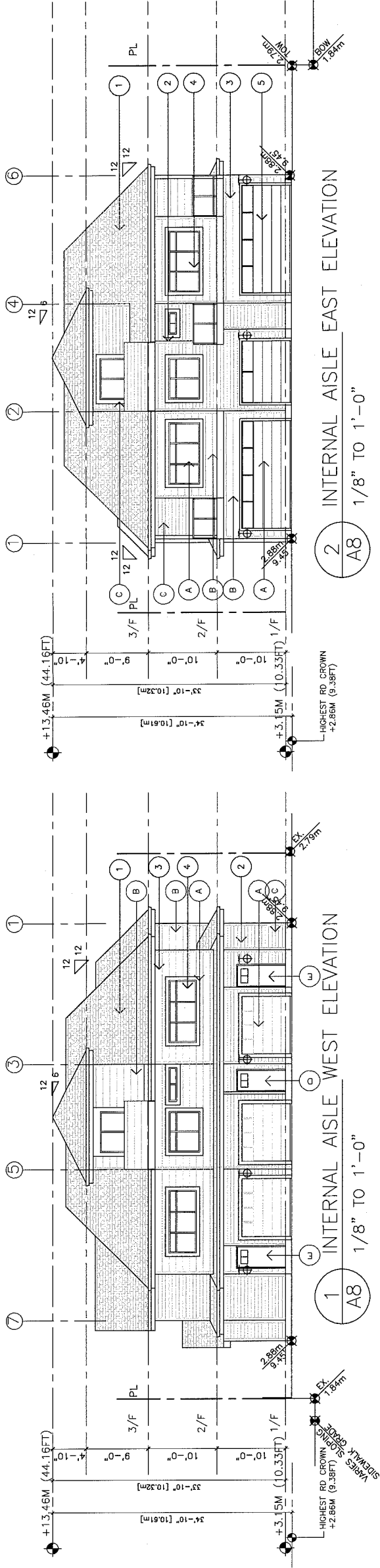
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ERIC LAW ARCHITECT

218 288 WEST AVENUE VANCOUVER BC
 V6V 1Y6
 TEL (604) 552-2888
 FAX (604) 552-2887
 ericlaw.architect@gmail.com

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2	2016.10.25	FOR DP RESUBMISSION
3	2017.02.28	FOR CITY DP REVIEW
4	2017.05.24	FOR CITY DP RESUBMISSION
5	2017.07.21	FOR CITY DP RESUBMISSION
6	2017.07.27	FOR CITY DP RESUBMISSION
7	2017.08.22	FOR CITY DP PANEL

5	2017.08.21	ADJUSTED ROOF AND BALCONY ADDED
4	2017.07.21	ADJUSTED KITCHEN/CLOSET
3	2017.05.15	ADJUSTED BACK FENCING WALL HEIGHT
2	2017.02.28	PER CITY DP PANEL COMMENTS
1	2016.08.27	PER CITY DP COMMENTS
		REVISION

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC

ELEVATIONS & SECTIONS

PROJECT NUMBER:	12-03
ISSUED:	8/22/2017
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-03_SFD_170822A-DP.DWG

A8

PLAN #5

DP 16-728670

DEVELOPMENT PERMIT

NOTE: THIS EAST ELEVATION BEDROOMS SHALL BE UPGRADED WITH ADDITION LAYER OF 1/2" TYPE X GWB FOR ACOUSTIC PURPOSE SEE NOTE ON A1

WINDOWS FACING NO.4 RD TO BE UPGRADE TO HIGHER QITC AS SHOWN ON ELEVATIONS

**ERIC LAW
ARCHITECT**

eric.law@erill.com
1000 AVENUE WASHINGTON
VOTING

TUL (646) 509-2887
FAX (646) 509-2897

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	(ISSUED)	
1	2016.04.04 FOR DP APPLICATION	
2	2016.10.25 FOR DP RESUBMISSION	
3	2017.02.28 FOR CITY DP REVIEW	
4	2017.05.24 FOR CITY DP RESUBMISSION	
5	2017.07.21 FOR CITY DP RESUBMISSION	
6	2017.07.27 FOR CITY DP RESUBMISSION	
7	2017.08.32 FOR CITY DP PANEL	

REFERENCE PLAN

DP 16-728670

AUG 22 2017

[illegible]

PROPOSED TOWNHOUSE

**6571-6573 NO. 4 RD
RICHMOND BC**

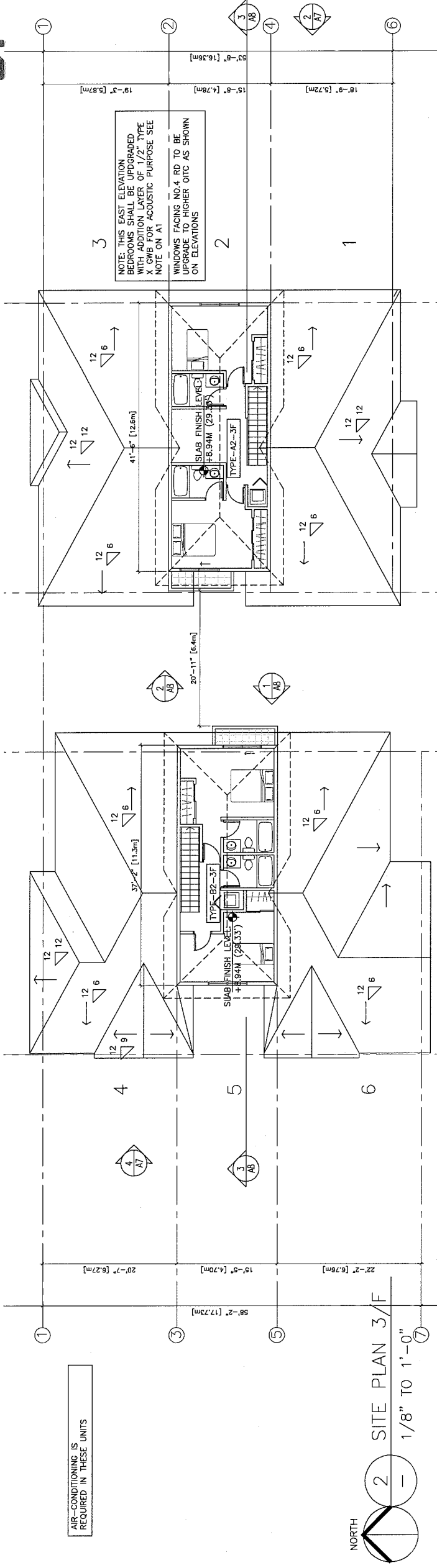
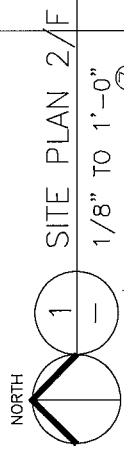
SITE PLAN (2/F & 3F)

PROJECT NUMBER: 12-03
ISSUED: 8/22/2017
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-03_SFD_170822A-DP.DWG

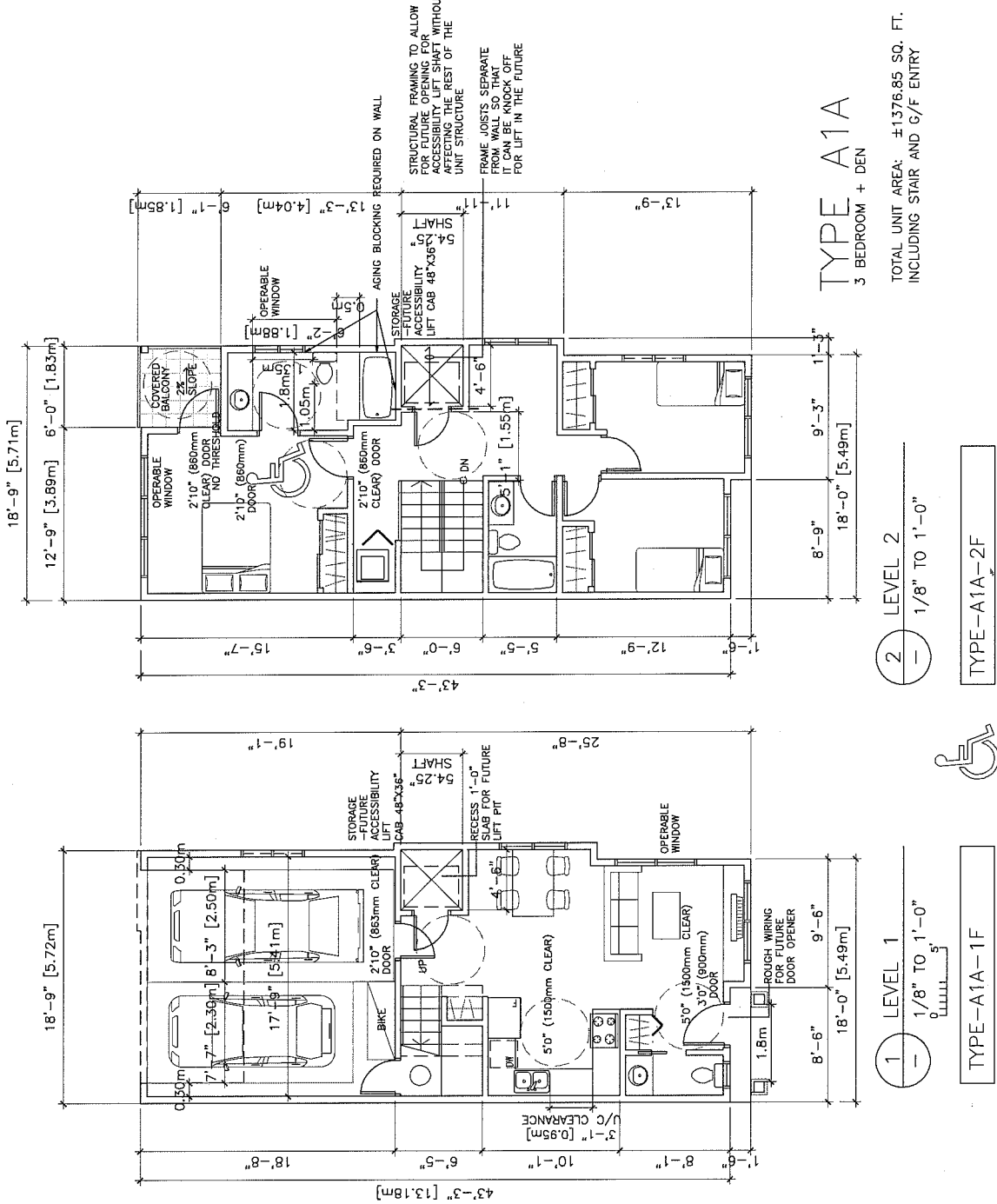
A4

DEVELOPMENT PERMIT

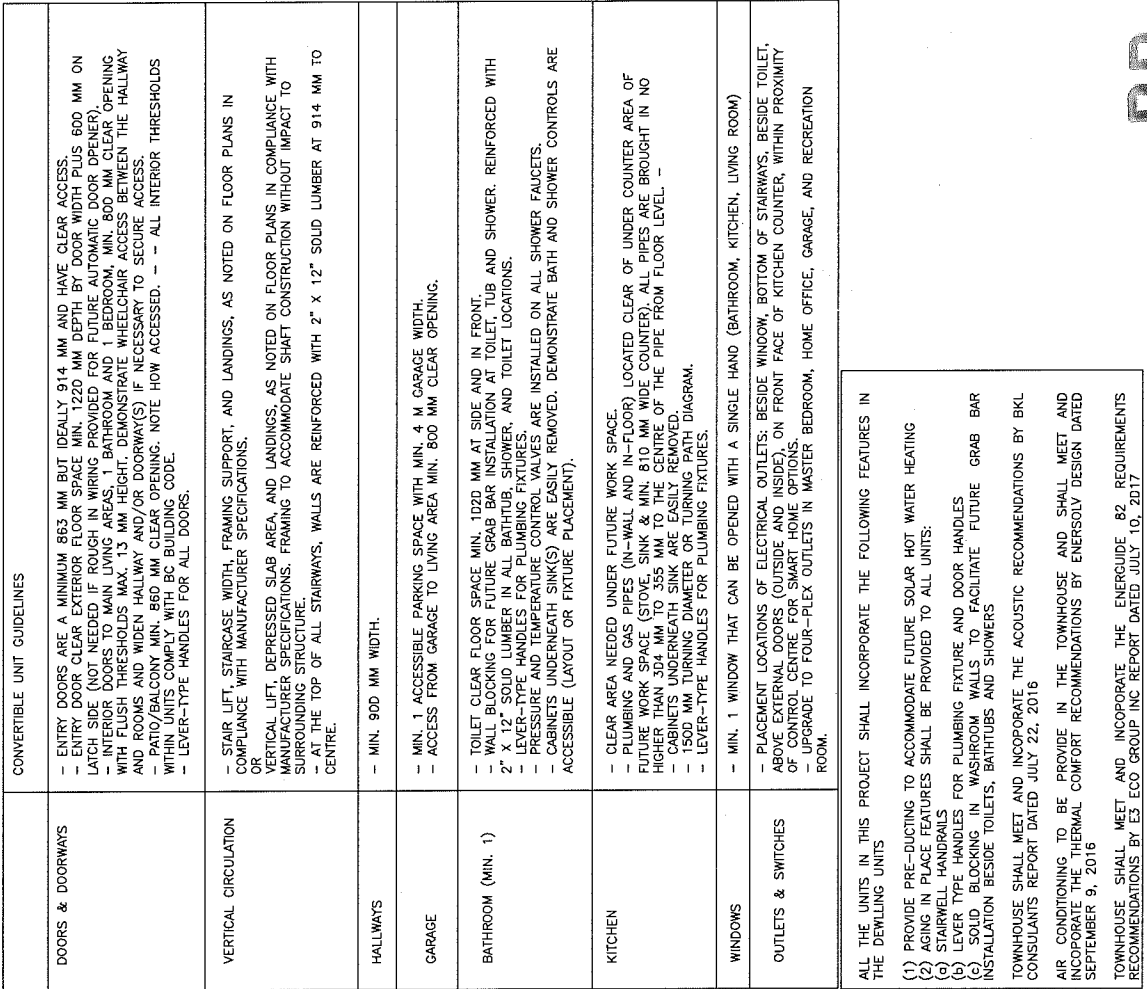
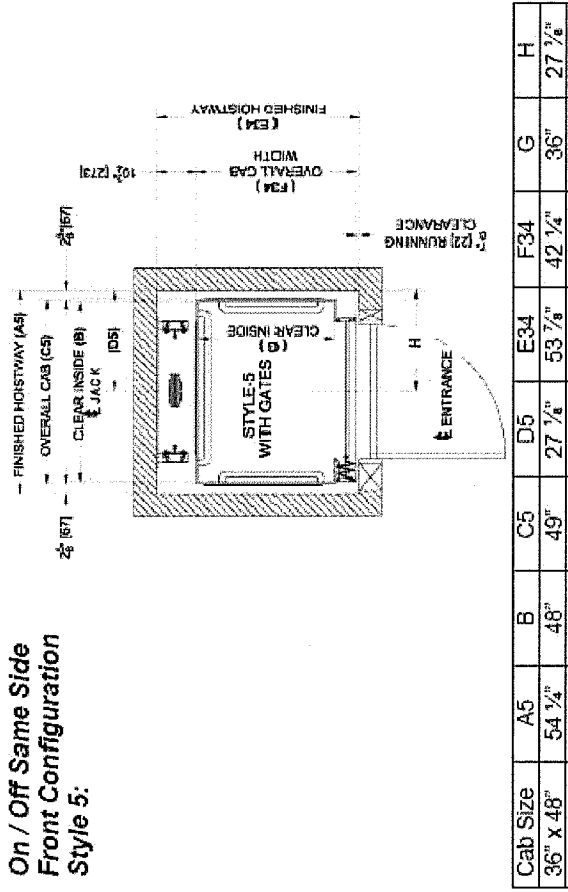
AIR-CONDITIONING IS
REQUIRED IN THESE UNITS



DP 16-728670



On / Off Same Side
Front Configuration
Style 5:



ERIC LAW
ARCHITECT

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TEL: (604) 265-2865
FAX: (604) 265-2867
eric.law.architect@gmail.com

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ISSUED	
1	2016/04/24 FOR DP APPLICATION
2	2016/10/25 FOR DP RESUBMISSION
3	2017/02/28 FOR CITY DP REVIEW
4	2017/03/24 FOR CITY DP RESUBMISSION
5	2017/07/21 FOR CITY DP RESUBMISSION
6	2017/07/27 FOR CITY DP RESUBMISSION
7	2017/08/22 FOR CITY DP PANEL

REFERENCE PLAN

DP 16-728670

AUG 2 2 2017	
5	2017/08/21 ADJUSTED ROOF AND BALCONY ADDED
4	2017/08/21 ADJUSTED REMAINABLE DIAGRAM
3	2017/08/15 ADJUSTED BACK REMAINING WALL HEIGHT
2	2017/08/28 PER CITY DP EMAIL COMMENTS
1	2016/06/27 PER CITY DP COMMENTS
	REVISION

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC

UNIT PLANS

PROJECT NUMBER:12-03	
ISSUED: 8/22/2017	
DRAWN BY: EL	
CHECKED BY: EL	
FILENAME: 12-03_SFD_170822A-DP.DWG	

A6



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 28, 2017

From: Wayne Craig
Director, Development

File: DP 17-763780

Re: Application by Oris (TLP) Developments Corp. for a Development Permit at
5071 Steveston Highway

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of nine townhouses at 5071 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Allow 50% of the required resident vehicle parking spaces to be small-sized; and
 - b) Reduce the minimum lot width from 50 m to 24 m.



Wayne Craig
Director, Development

CL:blg
Att. 2

Staff Report

Origin

Oris (TLP) Developments Corp. has applied to the City of Richmond for permission to develop nine townhouses at 5071 Steveston Highway on a site zoned “Low Density Townhouses (RTL4)”, with vehicle access from Steveston Highway. The site currently contains a single detached dwelling, which will be demolished at future development stage.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 9705 (RZ 16-734445). The Bylaw was given third reading at the Public Hearing held on May 15, 2017.

Off-site improvements to the boulevard along Steveston Highway and to the rear lane are required as part of the proposed development, and will be undertaken as part of a Servicing Agreement to be entered into prior to final adoption of the rezoning bylaw.

Development Information

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

Background

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across the rear lane, is a single-family dwelling on a lot zoned “Single Detached (RS1/B)”, which fronts Hollymount Drive.
- To the south, immediately across Steveston Highway, is a townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.
- To the east are single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)”, which front Steveston Highway and Hollymount Drive.
- To the west is a neighbourhood pub and liquor store on a lot zoned “Pub & Sales (CP2)” on the northeast corner of the intersection of Railway Avenue and Steveston Highway.

Rezoning and Public Hearing Results

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

- Increasing the amount of live plant material proposed and enhancing on-site permeability by incorporating additional non-porous surface materials;
- Improving the delineation and surface treatment of visitor parking spaces and the public pedestrian pathway on-site;
- Consideration of alternate locations for some of the proposed replacement trees to ensure no conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line;

- Review of the proposed colour palette and exterior building material samples;
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features will be incorporated into all units;
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED);
- Gaining an understanding of the proposed sustainability features to be incorporated into the project; and
- Providing a concept for the off-site boulevard improvements along Steveston Highway.

The Public Hearing for the rezoning of this site was held on May 15, 2017, at which time no concerns were identified and Zoning Amendment Bylaw 9705 was given third reading.

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, consistent with the design guidelines contained within the Official Community Plan (OCP), and provides an appropriate interface to the adjacent single-family development. The applicant has made modifications to their proposal to address the urban design issues identified at the rezoning stage, as follows:

- The amount of live plant material proposed on-site has increased through more efficient site planning, which resulted in additional opportunities for the use of soft landscaping;
- Additions to the Landscape Plan enable a better understanding of the required off-site improvements along Steveston Highway, including the new wide treed/grass boulevard at the curb, followed by the new concrete sidewalk. The final design of the Steveston Highway frontage is to be determined as part of the Servicing Agreement design review process;
- The delineation of visitor parking spaces and the publicly-accessible pedestrian pathway on-site has been improved through revised surface treatments and the addition of low landscaping to separate adjacent functions;
- The proposed location of replacement trees on-site has been revised to ensure no conflict with the required vehicle drive-aisle width and with an existing right-of-way along a portion of the west property line;
- The proposed materials and colour scheme is of a high-quality that will blend in with the character of adjacent single-family development;
- Aging-in-place features are proposed in all units, and one Convertible Unit is also proposed in the east unit of the three-storey building along Steveston Highway, which will meet all of the Convertible Unit guidelines; and
- The applicant has provided statements on how their proposal responds to environmental sustainability and CPTED principles, which are summarized in the "Analysis" section below.

Staff Comments

The proposed scheme attached to this report (Plans # 1 to 3.e) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the

applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Density Townhouses (RTL4)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

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

- a) Allow 50% of the required resident vehicle parking spaces to be small-sized.
- b) Reduce the minimum lot width from 50 m to 24 m.

Staff supports the requested variances for the following reasons:

- ***The parking provisions of the Zoning Bylaw do not permit any small-sized parking spaces on a site unless the total resident parking requirement is 31 or more spaces. Due to the small size of the proposed development (i.e., nine townhouse units), the total on-site resident parking requirement is only 18 spaces. The variance request to allow 50% of the required parking spaces to be small-sized enables the majority of the spaces to be provided within the garages of each unit in a side-by-side arrangement, as well as provides for more functional and efficient use of the livable space on the ground floor of all units.***
- ***The lot geometry at the subject site is unique relative to the rest of the properties in this block. Specifically, the lot depth is approximately 88 m (after the required 2 m road dedication along the entire frontage of Steveston Highway) and has both street and lane frontage. A functional site plan that meets the design guidelines in the OCP is achievable for this townhouse proposal. The opportunity exists for the remaining residential lots to the east to form a larger land assembly with the potential for shared vehicle access via the subject site through a statutory right-of-way (ROW) for public right-of-passage (PROP) that is to be registered on Title of the subject site prior to rezoning. A concept plan for future redevelopment of the adjacent properties to the east has been submitted by the applicant and is on file.***

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 at the subject site are designed with consideration of the adjacent single-family context to the northwest, north, and east.
- The proposed buildings along the interface with the rear yards of adjacent single-family lots are a maximum of two-storeys in height, one of which is proposed in a duplex form (Building C) and one of which is proposed to contain four units that is designed to reflect a duplex form through careful façade articulation to break down the building massing into two smaller components (Building B).

- The two-storey units provide adequate separation from the adjacent single-family development to the west and east through varied side yard setbacks ranging from 3.9 m to 7.8 m, respectively. A physical separation of at least 7.2 m is provided to the north due to the existing 6 m wide rear lane.

Urban Design and Site Planning (Plans # 1.a to 1.c)

- This proposal is to develop nine townhouse units on a site that would be approximately 2,175 m² (23,420 ft²) in area after the required road dedication along Steveston Highway.
- The proposed site layout consists of:
 - One three-storey triplex building along Steveston Highway (“Building A”).
 - One two-storey building containing four units mid-way through the site to the east of a north-south internal drive-aisle (“Building B”).
 - One two-storey duplex building at the north end of the internal drive-aisle (“Building C”).
- Vehicle access to the seven units in Buildings A and B is proposed from Steveston Highway, while vehicle access to the remaining two units in Building C is proposed to be from the existing City rear lane that connects to Hollymount Drive. Pedestrian access to the site is proposed from Steveston Highway and from the existing rear lane in the form of a defined pathway that extends through the site over a portion of the drive-aisle.
- Prior to final adoption of the rezoning bylaw, the applicant is required to register a Statutory Right-of-Way (SRW) on title for public-right-of-passage on Title over the entire area of the drive-aisle and the pedestrian pathway from the existing rear lane. This will enable future shared vehicle access to the adjacent properties to the northwest and to the east, as well as enable a pedestrian linkage between the residential neighbourhood to the north and Steveston Highway.
- The main pedestrian entries to the units in Building A are proposed to front onto Steveston Highway, and are clearly defined with pathways, patios, and covered porches. The main pedestrian entries to the remaining units in Buildings B and C are accessed from defined pedestrian pathways off the internal drive-aisle.
- The proposed development is consistent with the parking requirements of Richmond Zoning Bylaw 8500 for resident and visitor parking spaces: 18 resident vehicle parking spaces are proposed within the garages of the units, six of which are provided in a tandem arrangement within Building A. Two surface parking spaces are also proposed on-site for visitors. A total of 17 resident bicycle parking spaces (Class 1) are proposed within the garages of the units in excess of the Zoning Bylaw requirements, and a rack for two visitor bicycles is also proposed on-site (Class 2).

Landscape Design and Open Space Design (Plans # 2.a to 2.c)

Landscaping

- On-site tree retention and removal was assessed as part of the rezoning application, at which time the City’s Tree Preservation Coordinator concurred with the applicant’s proposal to remove six bylaws-sized trees on-site due to poor condition. Consistent with the 2:1 tree

replacement ratio in the OCP, the applicant is required to plant and maintain a minimum of 12 replacement trees on-site.

- The proposed Landscape Plan includes a mix of 18 deciduous and coniferous trees, as well as a variety of evergreen and flowering vines, perennials, shrubs, and grasses. The proposed tree and plant species include: Maple, Dogwood, Beech, and Spruce trees, as well as Clematis, Golden Sedge Grass, Blue Fescue, Lily, Hydrangea, Honeysuckle, Sword Fern, Viburnum, Skimmia, Laurel, Yew, and Cedar hedges.
- To define the street edge along Steveston Highway, low wood picket fencing with a gate to the front yards of each unit in Building A is proposed, with 1.5 m high solid wood privacy fencing proposed elsewhere around the perimeter of the site. Separate solid wood privacy fencing with an overhead trellis and gate for maintenance (1.5 m high) is also proposed between the yards of units in Building B and C. A 1.5 m high open trellis structure is proposed in the northwest corner where the lane meets the publicly-accessible pedestrian pathway on-site, while a 1.5 m high picket gate is proposed for residents and maintenance purposes in the northeast corner where the lane meets the east side yard.
- A variety of hardscape materials are proposed on-site to distinguish between pedestrian and vehicle areas. Specifically: coloured, stamped concrete is proposed for the pedestrian pathway that parallels the internal drive-aisle and connects to the rear lane, and two types of porous paving stones are proposed for the two surface parking spaces, as well as for each unit's patios and pathways.
- The main pedestrian and vehicle access point to the site from Steveston Highway is proposed to be treated with a wide band of porous paving stones to highlight the dual use of the access point.

Outdoor Amenity Space

- The common outdoor amenity space is proposed on-site in a central location that is visible from the main entry to the site, and is consistent with the minimum size specified in the OCP guidelines (i.e., min. 6 m² per unit, for a total of 54 m²).
- The outdoor amenity space is proposed to contain a small children's play structure, a mounded lawn area with boulders and natural features for climbing, bench seating, trellis structures with vines, the mail kiosk, and a combination of grasses, shrubs, hedging, and trees.

Private Open Space

- Private outdoor space for the units is proposed primarily in the form of clearly defined yards with patios at grade, and the three-storey triplex building along Steveston Highway will also feature private balconies on the south elevation.
- The size and configuration of the private outdoor space proposed for each unit is consistent with the OCP guidelines for ensuring that the spaces are usable and livable (i.e., 30 m² each, with minimum 4.5 m deep yards).

Indoor Amenity Space

- Consistent with Council Policy 541, the applicant will be contributing \$9,000 (\$1,000/unit) prior to final adoption of the rezoning bylaw in-lieu of providing on-site indoor amenity space.

Architectural Form and Character (Plans # 3.a to 3.e)

- Key building elements are used to create variation and articulation to the overall massing and scale of the buildings, and to provide a pedestrian-oriented character. For the three-storey building along Steveston Highway (Building A), the lower storeys are defined by covered porches at grade and main-floor balconies with deep shed roof overhangs above. Strong pitched roofs are proposed on all buildings, with gable ends facing the street and internal drive-aisle. For the rear buildings (Buildings B and C), the proposed roof form is a key element used to break up the buildings and to create a rhythm that mimics the character of single-family dwellings.
- A varied building setback is proposed for Building A along Steveston Highway, which will provide articulation and avoids a continuous wall along the street. Variations to the building face are also proposed for Building B along both the internal drive-aisle and along the interface with adjacent single-family development by way of deep recesses and marked changes in the roof form at key areas within the building cluster (i.e., the middle and ends) to break up the building.
- Building facades are treated with a variety of exterior cladding materials to define each storey and the proposed colour scheme works to define individual building components. Charcoal grey asphalt shingles are proposed for the roofs of all buildings, a taupe-coloured vertical board and batten is proposed to define the first storey of all buildings and as an accent for the window projections on the second storey of the rear buildings, while a lighter-toned polymer shake siding is proposed for the upper storeys of all buildings. Wood trim, roof brackets, porch columns, and fascia and barge board is proposed to be painted off-white. A blue accent colour is proposed for the unit entry doors, providing further visual interest.

Accessible Housing

- The proposed development includes one convertible unit in Building A 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 the installation of a stair lift.
- The applicant has indicated that the floor plan of one of the units in Building C can also be modified upon request by a purchaser so that it can accommodate a resident in a wheelchair.
- 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.

Sustainability

- At rezoning stage, the applicant committed to achieving an EnerGuide Rating System (ERS) score of 82 for the proposed townhouses and to pre-ducting all units for solar hot water heating. Prior to rezoning bylaw adoption, a restrictive covenant is required to be registered on Title, specifying that all units are to be built to ERS 82 or higher, and that all units are to be solar hot water-ready.
- A Certified Energy Advisor has confirmed that the proposed townhouse units are designed to achieve an EnerGuide rating of 82. The key technical elements that enable this rating to be achieved will be specified in the legal agreement registered on Title to ensure that they are included in the building design at Building Permit stage (i.e., a condensing hot water tank, R22 rated walls, and increased air tightness).
- The applicant has also identified the following features are proposed to be provided in all units:
 - Double-glazed vinyl framed windows with low E glass;
 - Low-flow toilets, showers, and sinks;
 - Energy Star-rated appliances;
 - LED lighting in exterior common areas and where possible within the units; and
 - Low (or no) VOC paint on painted surfaces.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has identified that the proposal includes the following features consistent with the four principles of CPTED, as encouraged in the design guidelines contained within the OCP:

Natural Access Control

- The formal access point to the site is clearly identified off Steveston Highway, and is proposed to be treated with a combination of coloured, stamped concrete and porous paving stones to highlight its dual use by both vehicles and pedestrians.
- Pedestrian access and on-site circulation is clearly delineated via the marked pathway which largely parallels the internal drive-aisle and via the individual pathways to the main unit entries.
- Signage clearly identifying individual units is proposed for simple wayfinding.

Natural Surveillance

- The common outdoor amenity space is centrally-located and clearly visible from the main entry to the site.
- Low landscaping is designed to provide clear unobstructed views of pathways and areas throughout the site.
- Units in Buildings B and C face the internal drive-aisle, providing for “eyes on the street”. The west unit in Building C is designed with window openings on the west elevation, providing for natural surveillance over the pedestrian pathway in the northwest corner of the site.

Territoriality/Defensible Space

- Semi-public space is defined by differing hard surface treatment and low landscaping.
- Place making techniques in the common outdoor amenity space include a seating area, central mail kiosk, and play structure all of which encourage people to congregate.
- Lighting is proposed at individual unit entries and in common areas to provide for safety and security, while reducing glare, shadows, and overall light pollution.
- Private yards are clearly defined through low fencing and landscaping, complete with pedestrian entry gates.

Maintenance

- All low planting will be kept to a maximum height of 1.2 m to provide good sightlines for safety and security.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping
- Long-term maintenance of buildings and landscaping on-site is to be undertaken by contractors engaged by the future strata corporation.

Site Servicing & Off-site Improvements

- Servicing requirements and off-site improvements to support the proposed development were identified as part of the rezoning application, and include:
 - A 2.0 m wide road dedication along the entire Steveston Highway frontage for future road improvements.
 - Entrance into a Servicing Agreement (SA) for the design and construction of off-site improvements to current City standards along Steveston Highway and the rear lane, as well as the required water, storm, and sanitary service connections. The scope of work includes (but is not limited to) a new treed/grass boulevard at the curb, followed by a new concrete sidewalk along Steveston Highway, as well as rear lane roadworks, drainage and lighting.

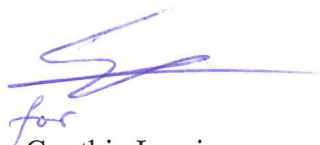
Conclusion

This proposal is for a nine-unit townhouse development at 5071 Steveston Highway, with vehicle access from Steveston Highway.

The applicant has addressed the 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 identified as part of the Development Permit application review process. The proposal provides an appropriate interface to the rear yards of the adjacent single-family lots and conforms to the applicable design guidelines contained within the OCP.

The development proposal complies with the requirements of the “Low Density Townhouses (RTL4)” zone, with the exception of the zoning variances discussed.

On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Cynthia Lussier
Planner 1
(604-276-4108)
CL:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$146,784.71 (including a 10% contingency).

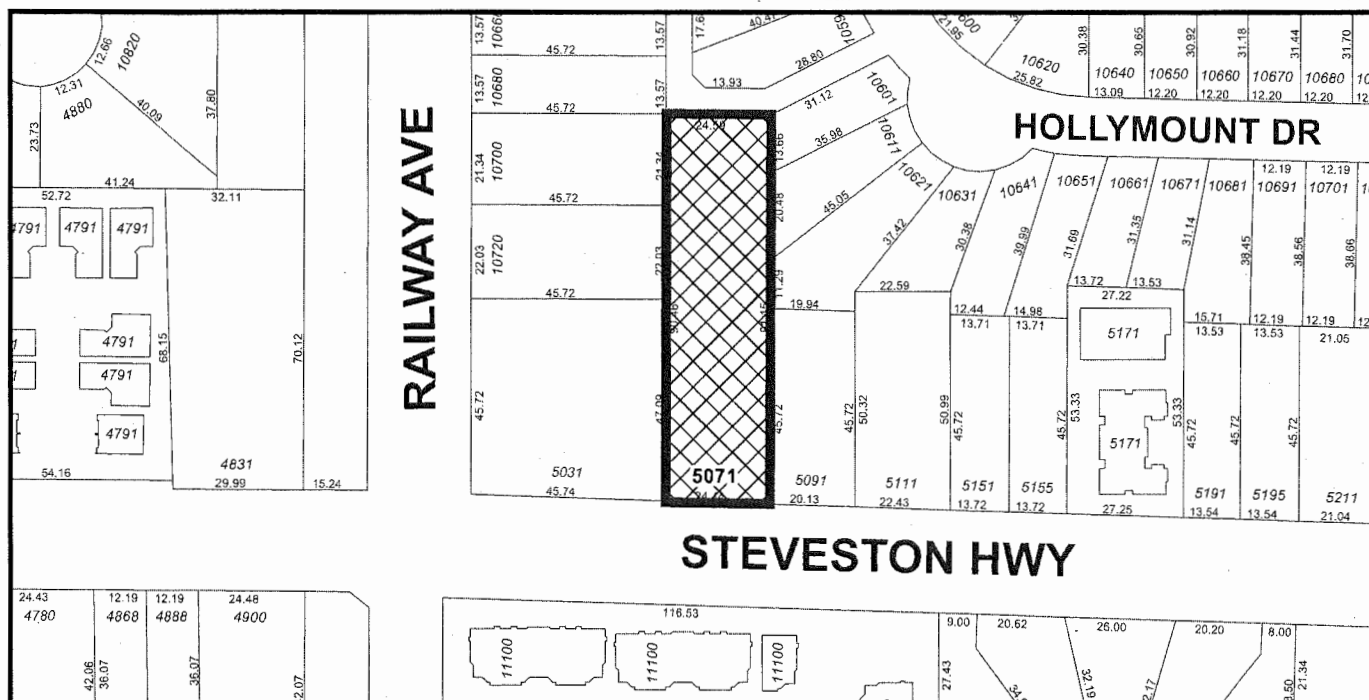
Prior to future Building Permit issuance, the applicant is required to complete the following:

- Incorporation of accessibility measures (e.g. Convertible Unit features and Aging-in-place features) in Building Permit plans as determined via the Rezoning and Development Permit processes.
- Incorporation of energy efficiency measures and pre-ducting for solar hot water heating in Building Permit plans to achieve an EnerGuide rating of 82, as specified in the legal agreement that is required via the Rezoning process.
- Submission of a Construction Parking and Traffic Management Plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtaining a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



City of Richmond

ATTACHMENT 1



DP 17-763780

Original Date: 03/01/17

Revision Date:

Note: Dimensions are in METRES



DP 17-763780

Attachment 2

Address: 5071 Steveston Highway

Applicant: Oris (TLP) Developments Corp.

Owner: Same

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	2,224.70 m ² (23,946 ft ²)	2,175.84 m ² (23,420 ft ²) After road dedication of 48.86 m ² (526 ft ²)
Land Uses:	One Single-family dwelling	Nine Townhouses
2041 OCP Land Use Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Arterial Road Housing Development Map Designation:	Arterial Road Townhouse	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	9

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.59	none permitted
Buildable Floor Area *:	1,305.50 m ² (14,052 ft ²)	1,271.42 m ² (13,685 ft ²)	none permitted
Lot Coverage:	Buildings: Max. 40% Non-porous surfaces (including buildings/ structures): Max. 65% Live plant material: Min. 25%	Buildings: 40% Non-porous surfaces (including buildings/ structures): 62% Live plant material: 25%	none
Min. Lot Area:	N/A	2,175.84 m ²	none
Min. Lot Width:	50 m	24.43 m	Variance requested to reduce the min. lot width from 50 m to 24 m
Min. Lot Depth:	35 m	88.43 m	none

* not inclusive of items excluded from FAR as per Richmond Zoning Bylaw 8500

	Bylaw Requirement	Proposed	Variance
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – East Side Yard:	Min. 3.0 m	Building A – 7.5 m Building B – 4.5 m Building C – 3.0 m	none
Setback – West Side Yard:	Min. 3.0 m	Building A – 3.0 m Building B – 7.4 m Building C – 3.9 m	
Setback – Rear Yard:	Min. 1.2 m (with the proposed site-specific text amendment to the RTL4 zone)	1.2 m	none
Height (m):	Max. 12.0 m (3 storeys)	Building A – 11.4 m (3 storeys) Building B – 10.2 m Building C – 9.6 m (2 storeys)	none
On-Site Parking Spaces – Resident (R)/Visitor (V):	2 (R) per unit = 18 (R) (standard spaces)	9 (R) standard spaces 9 (R) small spaces	Variance requested to allow 50% of required vehicle parking spaces to be small-sized
	0.2 (V) per unit = 2 (V) (standard Spaces)	2 (V) standard spaces (standard spaces)	none
On-Site Parking Spaces – Accessible:	N/A	none	none
Tandem Parking Spaces	Max. 50% = 9 spaces	3 spaces	none
Amenity Space – Indoor:	OCP Guideline	Proposed	
	Min. 70 m ² or Cash-in-lieu (\$1,000/unit)	Cash-in-lieu (\$9,000)	
Amenity Space – Outdoor:	Min. 6 m ² /unit = 54 m ²	54 m ²	



City of Richmond

Development Permit

No. DP 17-763780

To the Holder: ORIS (TLP) DEVELOPMENTS CORP.
Property Address: 5071 STEVESTON HIGHWAY
Address: C/O #100 - 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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Allow 50% of the required resident vehicle parking spaces to be small-sized; and
 - b) Reduce the minimum lot width from 50 m to 24 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.a to #3.e 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 \$146,784.71 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 17-763780

To the Holder: ORIS (TLP) DEVELOPMENTS CORP.

Property Address: 5071 STEVESTON HIGHWAY

Address: C/O #100 - 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.
DAY OF , .

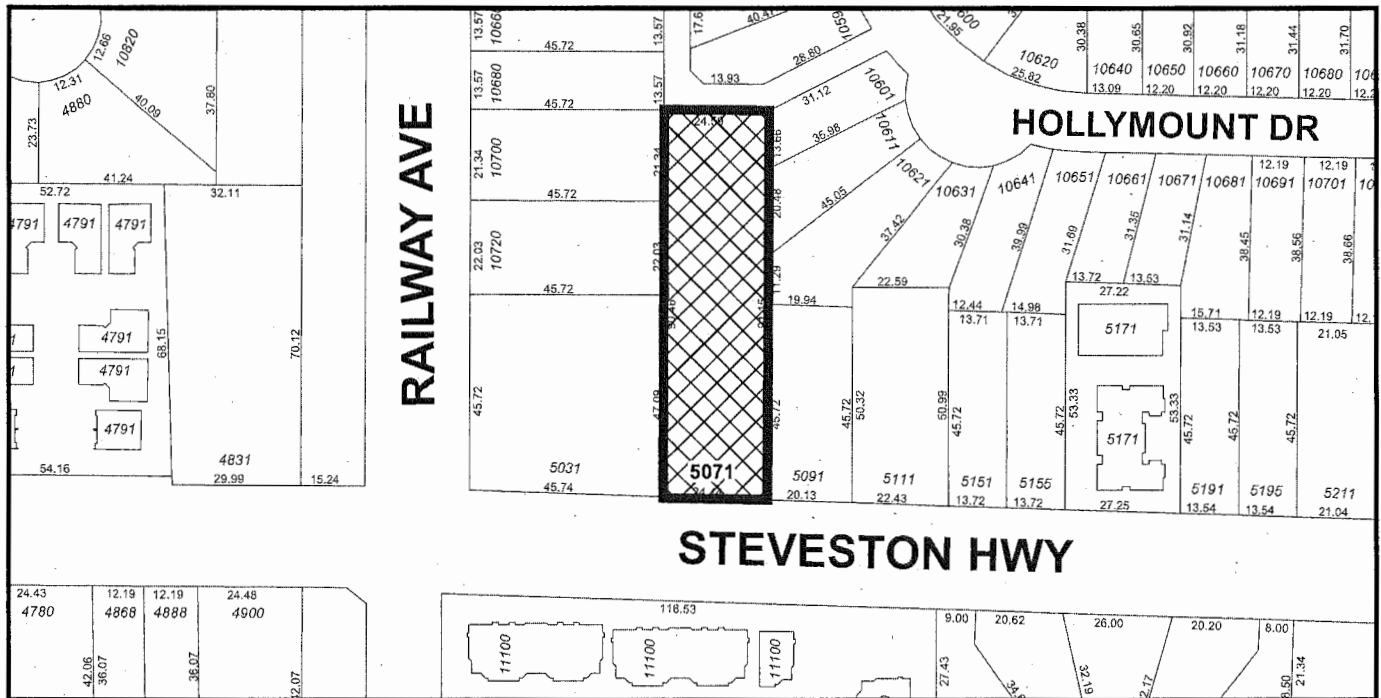
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

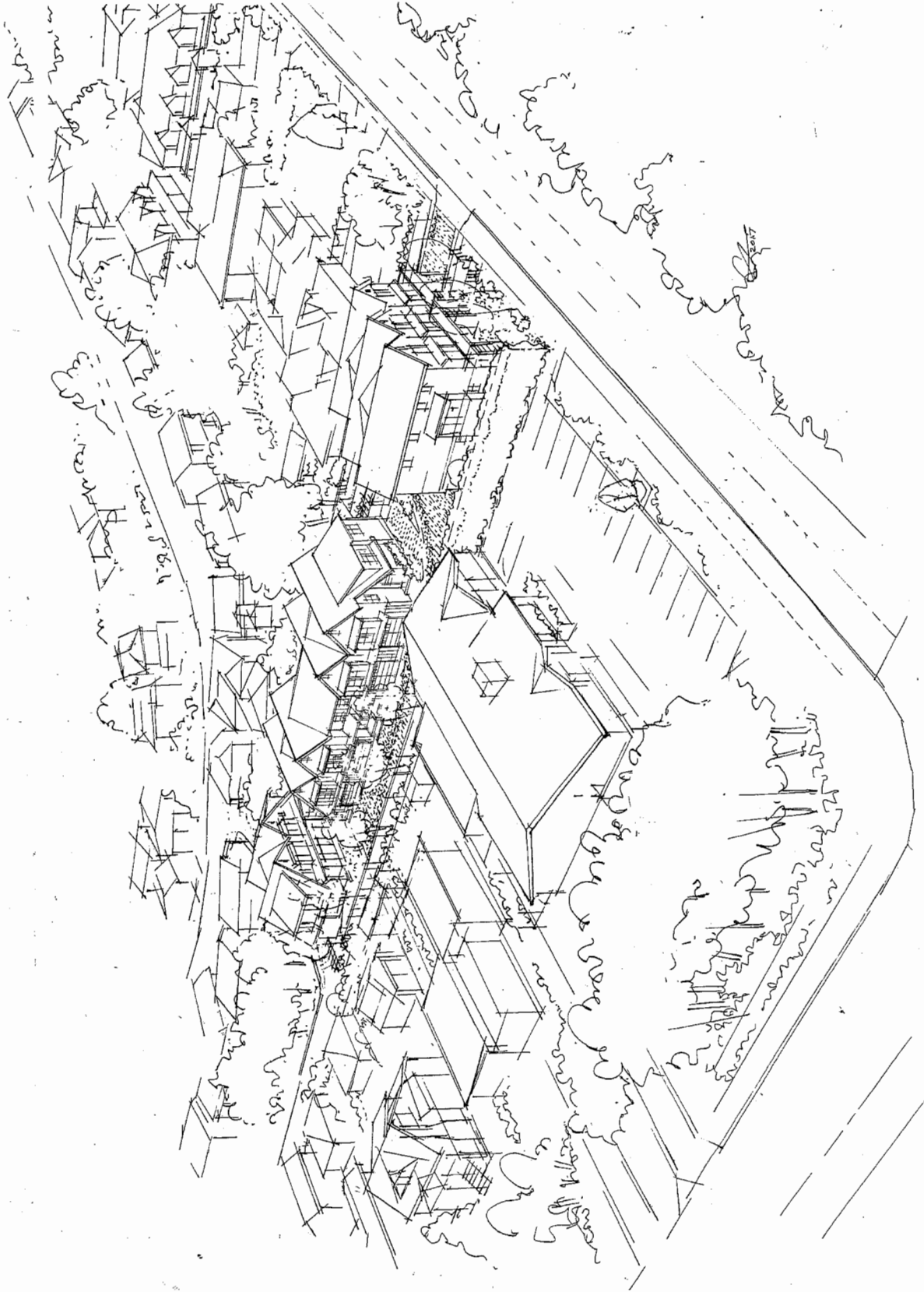


City of Richmond



5071 STEVESTON HIGHWAY

PROPOSED 9 UNIT TOWNHOUSE DEVELOPMENT



AERIAL VIEW SKETCH FROM RAILWAY AVE. AT STEVESTON HIGHWAY, LOOKING NORTH-EAST

PROJECT SUMMARY	
CIVIC ADDRESS	5071 STEVESTON HIGHWAY, RICHMOND B.C.
LEGAL DESCRIPTION	14 SEC 36 BLK 4N RD 1W PL 3807T Except Plan 37390 & 33481
P.L.D.	007-561-371
ZONING	RS1E CURRENT, RTL-4 PROPOSED.
LOT AREA	2,263.7 m ² (23,942.26 SF) (refer to survey, 2016)
ULTIMATE LOT AREA	2,176 m ² (23,442.26 SF) (refer to survey, 2016)

PROPOSED ZONING : RTL-4
PERMITTED F.A.R. : .60
PROPOSED F.A.R. : .60

PERMITTED LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 40%

SETBACKS:	NORTH (LANE):	EAST:	WEST:	SOUTH:
	1.2 m	3.0 m	3.0 m	6.0 m
	7.5 m (BLDG A), 4.5 m (BLDG B)	3.0 m (BLDG C)		

OUTDOOR AMENITY: 9 UNITS @ 6m² = 54 m² required
54 m² provided

RESIDENT PARKING: 9 UNITS @ 2 = 18 REQUIRED, 50% small cars
VISITOR PARKING: Includes 3 UNITS w/ TANDEM PARKING
VARIANCE REQUEST: 9 UNITS @ 2 = 1.8 REQUIRED, 2 PROVIDED, regular stalls
50% SMALL CAR PARKING

ON SITE BICYCLE PARKING REQUIREMENTS: CLASS 1 = 1.25 @ 9 UNITS = 12 REQUIRED,
2 @ 9 UNITS = 18 PROVIDED
CLASS 2 = 2 @ 9 UNITS = 2 REQUIRED,
PROVIDED = 2 STALLS

MAX. BUILDING HT: 12 m PERMITTED ABOVE AVERAGE FINISHED GRADE

AVERAGE FINISHED GRADE = 1.69m (SEE CALCULATION ON DWG A1.02)
THEREFORE, MAXIMUM HEIGHT PERMITTED = 1.69 + 12 = 13.69 m
BLDG. HEIGHT PROPOSED = 11.39 m (BLDG A), 10.19 m (BLDG B), 9.58 m (BLDG C)

AREAS:

BUILDING AREAS: (m ²)		DEDUCTIONS		GROSS		TOTAL		DED'NS		NET		PORCH	
LEV 1	LEV2	LEV3	AGE	ENTRY/ STAIRS	GAR/ ELECT	AGE	ENTRY/ STAIRS	AGE	ENTRY/ STAIRS	AGE	ENTRY/ STAIRS	AGE	ENTRY/ STAIRS
BUILDING A													
UNIT 1	52.26	55.53	51.04	158.83	(43.96)	(10.00)	(43.96)	(10.00)	(43.96)	(10.00)	104.87	6.06	6.06
UNIT 2	61.31	63.58	60.07	184.96	(44.49)	(10.00)	(44.49)	(10.00)	(44.49)	(10.00)	130.47	7.25	7.25
UNIT 3	64.41	64.17	60.89	189.47	(44.65)	(10.00)	(44.65)	(10.00)	(44.65)	(10.00)	132.02	7.25	7.25
				533.26							367.36		20.56
BUILDING B													
UNIT 1	104.62	96.20		200.82	(39.46)	(10.00)	(39.46)	(10.00)	(39.46)	(10.00)	151.36	9.98	9.98
UNIT 2	106.88	101.28		208.16	(39.34)	(10.00)	(39.34)	(10.00)	(39.34)	(10.00)	158.82	10.49	10.49
UNIT 3	106.88	101.28		208.16	(39.34)	(10.00)	(39.34)	(10.00)	(39.34)	(10.00)	158.82	10.49	10.49
UNIT 4	104.62	96.20		200.82	(39.46)	(10.00)	(39.46)	(10.00)	(39.46)	(10.00)	151.36	9.98	9.98
				817.96							620.36		40.94
BUILDING C													
UNIT 1	104.08	92.56		196.64	(46.00)	(10.00)	(46.00)	(10.00)	(46.00)	(10.00)	140.64	3.69	3.69
UNIT 2	104.08	92.56		196.64	(36.87)	(10.00)	(36.87)	(10.00)	(36.87)	(10.00)	143.06	3.69	3.69
				393.28							283.70		7.38
TOTALS				1,744.50							1,271.42		
										1,271.42m ² / 2176m ² = .60 F.A.R.			
										68.88 = 5% OF PERMITTED FAR			

NOTE:

ONE CONVERTIBLE UNIT OPTIONAL LAYOUT PROVIDED - UNIT 1, BUILDING A.

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

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
- DOUBLE GLAZED VINYL FRAMED WINDOW, WITH LOW E GLASS, TYP.
- WATER EFFICIENT TOILETS

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

MINIMUM ENERGY GUIDE 82 RATING AND PRE-DUCTING FOR SOLAR HOT WATER TO BE PROVIDED.

AUG 28 2017

DP 17-763780

PLAN # 1a

DATE: 2017-08-07
BY: GREG ANDREWS
REVISION: 2017-02-20
REVISION: 2017-07-13
REVISION: 2017-08-31

CONSULTANTS:

ARCHITECTURAL:
THE ANDREWS ARCHITECTS INC.
1100-1100 STEVESTON HIGHWAY
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PHONE: 604-271-7959
CONTACT: GREG ANDREWS

LANDSCAPE:
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CONTACT: JON LOSEE

CIVIL ENGINEER:
C.D. CONSULTING ENGINEERING LTD.
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CONTACT: JOSE PEREZ

SURVEY:
OLSEN AND ASSOCIATES LAND SURVEYING
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PHONE: 604-581-4067
CONTACT: GARY ROWBOTHAM

ARBORIST REPORT:
RADIX TREE AND LANDSCAPE CONSULTING
#554-718 333 BROOKSBANK AVENUE
RICHMOND, B.C. V7C 3Y8
PHONE: 778-518-8151
CONTACT: MICHELLE MEWEN

DRAWING LIST
ARCHITECTURAL:
A 1.00 SITE SKETCH, PROJECT DATA
A 1.01 SITE CONTEXT INFITURE
A 1.02 LOT COVERAGE PLAN
A 1.03 AREA OVERLAY - BUILDING A
A 1.04 AREA OVERLAY - BUILDING B
A 1.05 AREA OVERLAY - BUILDING C
A 1.06 AREA OVERLAY - BUILDING D
A 1.07 BUILDING A - FLOOR & ROOF PLANS
A 1.08 BUILDING B - FLOOR PLANS
A 1.09 BUILDING C - FLOOR PLANS
A 1.10 BUILDING D - FLOOR PLANS
A 1.11 BUILDING A - ELEVATIONS
A 1.12 BUILDING B - ELEVATIONS
A 1.13 BUILDING C - ELEVATIONS
A 1.14 BUILDING D - ELEVATIONS
A 1.15 COLOUR AND MATERIALS



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PROJECT

9-JUNIT TOWNHOUSE
DEVELOPMENT

5071 STEVESTON HIGHWAY
RICHMOND, BC

ORIS (L.P.) DEVELOPMENTS CORP.

SITE PLAN &
PROJECT DATA

SCALE AS NOTED

DATE FEBRUARY 6, 2017

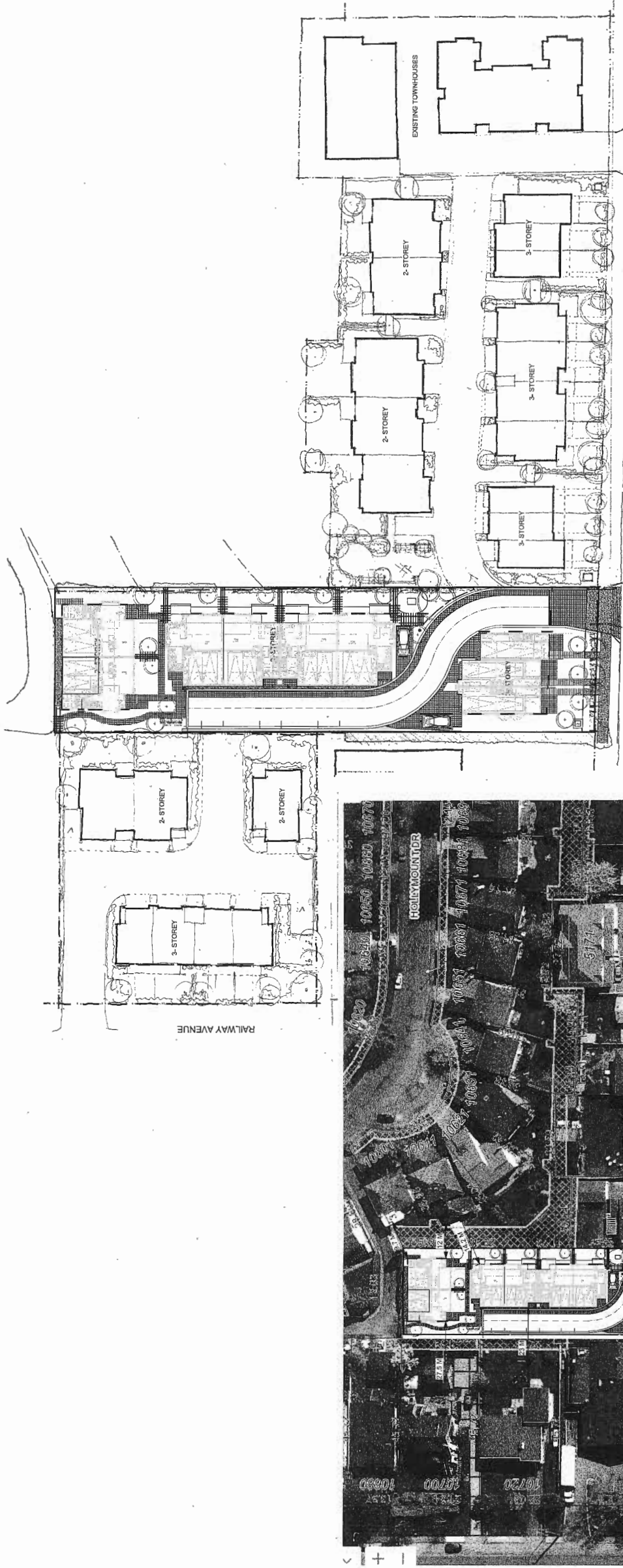
DRAWN GA WB

PROJECT NO. 1511

DRAWING NO.

A 1.00

REVISION	DATE	DESCRIPTION
A	2016-05-07	ISSUED FOR RESIZING
B	2017-02-13	ISSUED FOR D.P.
C	2017-07-13	REISSUED FOR D.P.
D	2017-08-31	REISSUED FOR D.P.



5071 STEVESTON HWY

3 POTENTIAL FUTURE CONTEXT DIAGRAM
FOR DISCUSSION

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PROJECT

9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVESTON HIGHWAY
RICHMOND, BC

LOUIS D.L.P. DEVELOPMENTS CORP.

CONTEXT &
POSSIBLE FUTURE DEV'T.

SCALE	AS NOTED
DATE	FEBRUARY 8, 2017
DRAWN	GA
CHECKED	WB
PROJECT NO.	1511
DRAWING NO.	

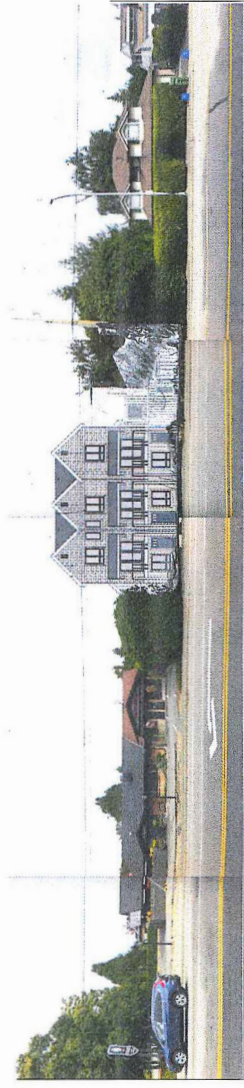
A 1.01

PLAN #1b

AUG 2 8 2017

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

DP 17-763780



2 STEVESTON HIGHWAY STREETSCAPE



1 EXISTING CONTEXT

ISSUE	A.	B.	C.	D.
1. The first step in the process of identifying a problem is to define the problem.	True	False	True	False
2. The second step in the process of identifying a problem is to identify the causes of the problem.	True	False	True	False
3. The third step in the process of identifying a problem is to identify the effects of the problem.	True	False	True	False
4. The fourth step in the process of identifying a problem is to identify the stakeholders involved in the problem.	True	False	True	False
5. The fifth step in the process of identifying a problem is to identify the resources available to solve the problem.	True	False	True	False
6. The sixth step in the process of identifying a problem is to identify the constraints on the problem.	True	False	True	False
7. The seventh step in the process of identifying a problem is to identify the potential solutions to the problem.	True	False	True	False
8. The eighth step in the process of identifying a problem is to identify the best solution to the problem.	True	False	True	False
9. The ninth step in the process of identifying a problem is to implement the solution.	True	False	True	False
10. The tenth step in the process of identifying a problem is to evaluate the results of the solution.	True	False	True	False



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9-UNIT TOWNHOUSE DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS (TLP) DEVELOPMENTS CORP.

SITE PLAN

SCALE
AS NOTED

FEBRUARY 8, 2017

RAMIN	CHECK
100	100

PROJECT NO. 1511

DRAWING NO.

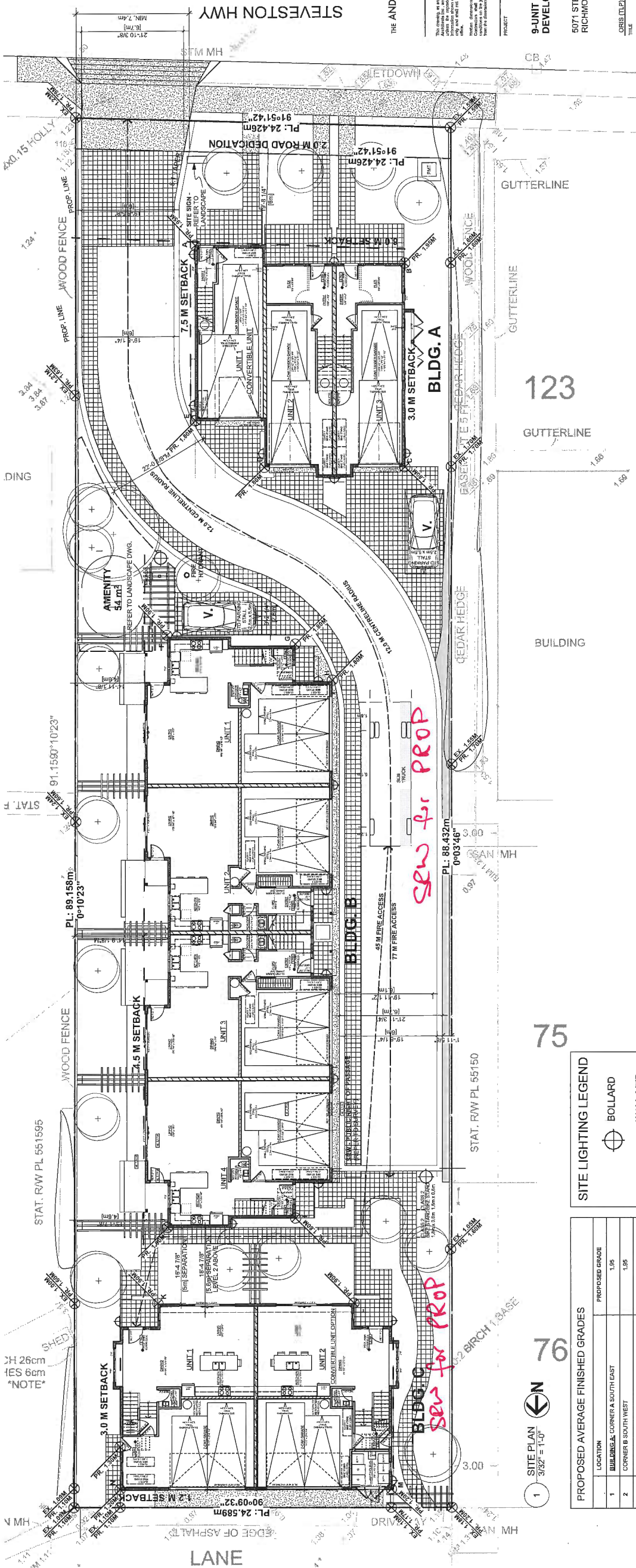
A 1.02

PLAN #10

AUG 28 2017

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

17-763780





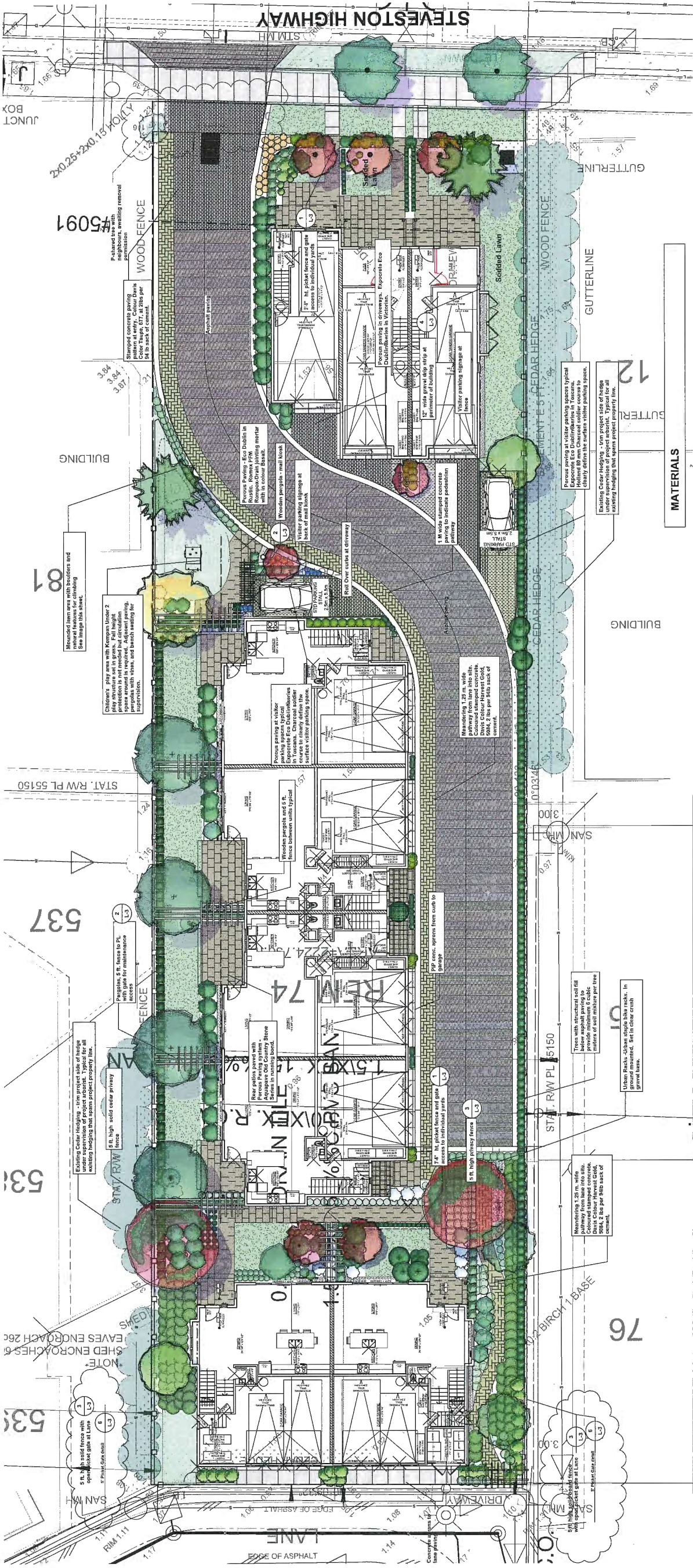
5071 STEVESTON HIGHWAY

PROPOSED 9 UNIT TOWNHOUSE DEVELOPMENT

PROPOSED AVERAGE FINISHED GRADES		LOCATION	PROPOSED GRADE
1	BUILDING A, CORNER A SOUTH EAST		1.95
2	CORNER B SOUTH WEST		1.95
3	CORNER C NORTH WEST		1.90
4	CORNER D NORTH		1.90
5	CORNER E NORTH EAST		1.90
6	BUILDING B, CORNER F SOUTH EAST		1.90
7	CORNER G SOUTH WEST		1.80
8	CORNER H GARAGE		1.90
9	CORNER NORTH WEST		1.80
10	CORNER J NORTH EAST		1.90
11	BUILDING C, CORNER K SOUTH EAST		1.90
12	CORNER L SOUTH WEST		1.90
13	CORNER M NORTH WEST		1.20
14	CORNER N NORTH EAST		1.20
15	E.L.L. PROP. FINISHED GRADE SOUTH EAST CORNER		1.79
16	E.L.L. PROP. FINISHED GRADE SOUTH WEST CORNER		1.59
17	E.L.L. PROP. FINISHED GRADE NORTH WEST CORNER		1.20
18	E.L.L. PROP. FINISHED GRADE NORTH EAST CORNER		1.10
TOTAL			30.38
PROP. AVG. FINISHED SITE GRADE 30.38 / 18 =			1.688m

SITE LIGHTING LEGEND

	BOLLARD
	WALL MTD



KOMPAN Play Equipment Model # MSC54

MAGLIN Bench Model # MLB-720

Urban Racks
Urban Staple Bike
Rack

SITE FURNITURE



IMAGE OF MOUNDED LAWN WITH BOULDERS AND NATURAL MATERIALS TO ENHANCE THE SMALL PLAY AREA. WORK FOR THIS AREA WILL BE CUSTOM PLACED ROUND ROCKS, SANDED LOGS FOR SITTING, AND A SLIGHTLY MOUNDED LAWN AREA.

MATERIALS

- Coloured stamped concrete, Davis Colour Harvest Gold, 5084, 2 lbs per 54lb sack of cement.
- Porous paving at visitor parking spaces typical Exposed Aggregate in Victorian.
- Porous Paving - Eco Dublin in Rustic, Romex FPM Romex-Drain jointing mortar with in colour Basalt.
- Porous paving in driveways, Exposed Aggregate in Victorian.
- Non-sanded Sand-based soil.
- Gravel Strip or clear crush gravel 19 mm along building edge and in window wells.
- Proposed concrete sidewalks.

AUG 28 2017

DP 17-763780

PLAN # 2a

Aug 31, 2017 Re-issued for R2/DP
July 11, 2017 Issued with Revisions
June 29, 2017 Issued with Revisions
Feb 20, 2017 Issued for R2/DP
Feb 15, 2017 for review

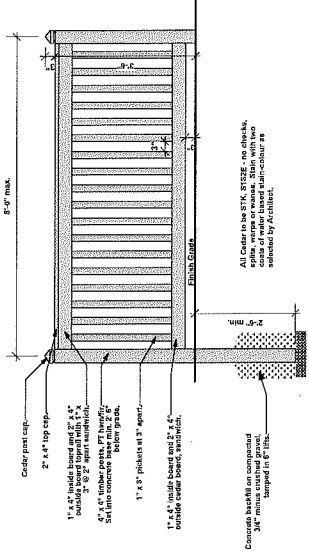
Jonathan Corbett Ltd.
Landscape Architecture
1002-1860-1111
1002-1860-1111
1002-1860-1111
1002-1860-1111

Project:
Townhome Development
5071 Steveston Highway
Richmond, BC

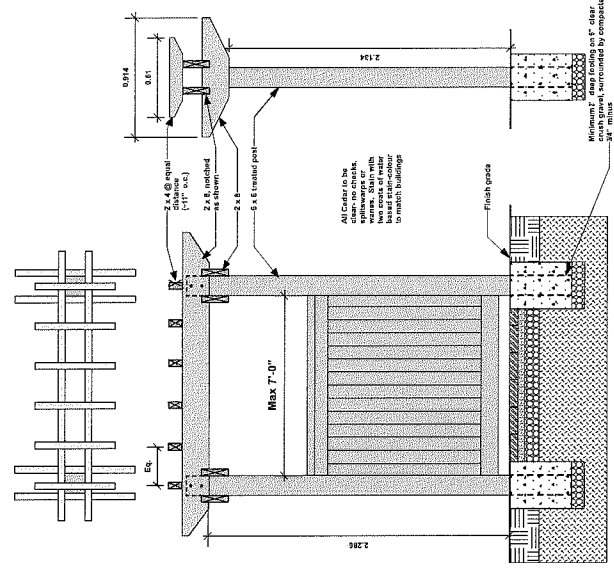
Sheet Title:
Landscape Plan

Scale:
1:1000
Date:
2017-08

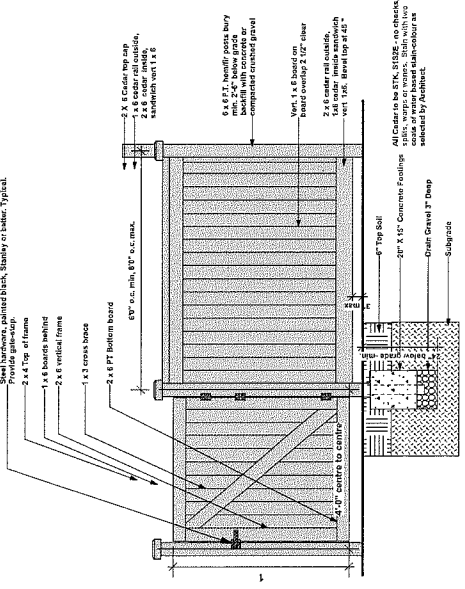
L-1



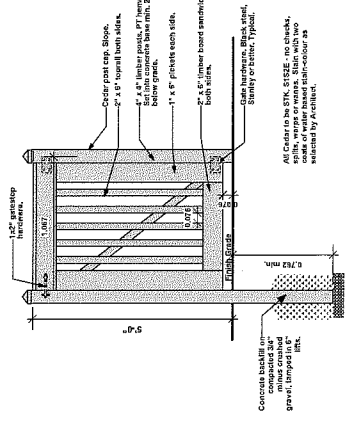
1 3'-6" picket fence and gate
Scale: 1:25



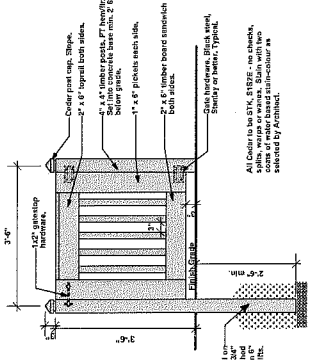
2 Trellis and fence between units and at mail kiosk
Scale: 1:25



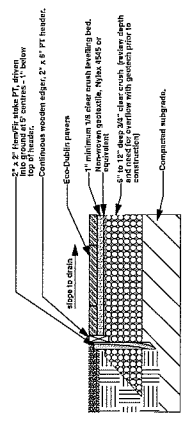
3 5'-0" Solid Board Fence and Gate, Typ. Between Units
Scale: 1:25



6 5'-0" Picket Gate at North East Corner
Scale: 1:25




4 Gravel Drain Strip at Building
Scale: 1:25



5 Permeable Pavers on Grade
Scale: 1:25

* Use same trellis without fence at Right of Way Access at Lane

Aug. 31, 2017	Re-issued for RZDP
July 11, 2017	Issued with Revisions
June 28, 2017	Issued with Revisions
Feb 20, 2017	Issued for RZDP
Feb 15, 2017	for review
Revisions:	
	
Jonathan Loses Ltd. Landscape Architecture	
#102 - 1661 W. 2nd Ave. Vancouver, B.C. V6J 1H3 Ph: 604-659-1003 Email: info@jonathanloses.com	
Project: Townhome Development 5071 Steveston Highway Richmond, BC	
Sheet Title: Landscape Details	
Scale: As Noted	L-3
Date:	Project No. 2017-08

DP 17-763780
PLAN #2C
AUG 28 2017

BUILDING A

PROPOSED

1	WALL CLADDING
2	ROOF GUTTER
3	FLASHING
4	ROOF BU
5	ROOF FIN
6	STILE RT
7	WALLS
8	SKYLINE
9	WOOD TR
10	WOOD TR
11	WOOD TR
12	WOOD TR
13	WOOD TR
14	WOOD TR
15	WOOD TR
16	WOOD TR
17	WOOD TR

LEVEL 1 MAIN

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 5

LEVEL 6

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LEVEL 11

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- [illegible]

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9-UNIT TOWNHOUSE DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

TITLE	ORIS (TLP) DEVELOPMENTS CORP.
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BUILDING A ELEVATIONS:

AS NOTED
SCALE

DATE FEBRUARY 8, 2017

DRAWN	CHECK
WA	qa

PROJECT NO. 1511

DRAWING NO.

A 3.01

4 BLDG. A ELEVATION: EAST
1/4" = 1'-0"

3 BLDG. A ELEVATION: SOUTH
1/4" = 1'-0"

RE-ISSUED / OK'D
2017 - AUG - 28
AUG 28 2017

DP 17-763780

PLAN#30

A.	2016-08-07	ISSUED FOR REZONING
B.	2017-02-20	REISSUED FOR REZONING
C.	2017-07-13	REISSUED FOR D.P.
D.	2017-08-31	REISSUED FOR D.P.



10 11 9 12 16 1

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PROJECT

5071 STEVSTON HIGHWAY
RICHMOND, BC

TITLE	ORIS (TLP) DEVELOPMENTS CORP.
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**BUILDING B ELEVATIONS:
WEST & SOUTH**

SCALE
AS NOTED

DATE FEBRUARY 8, 2017

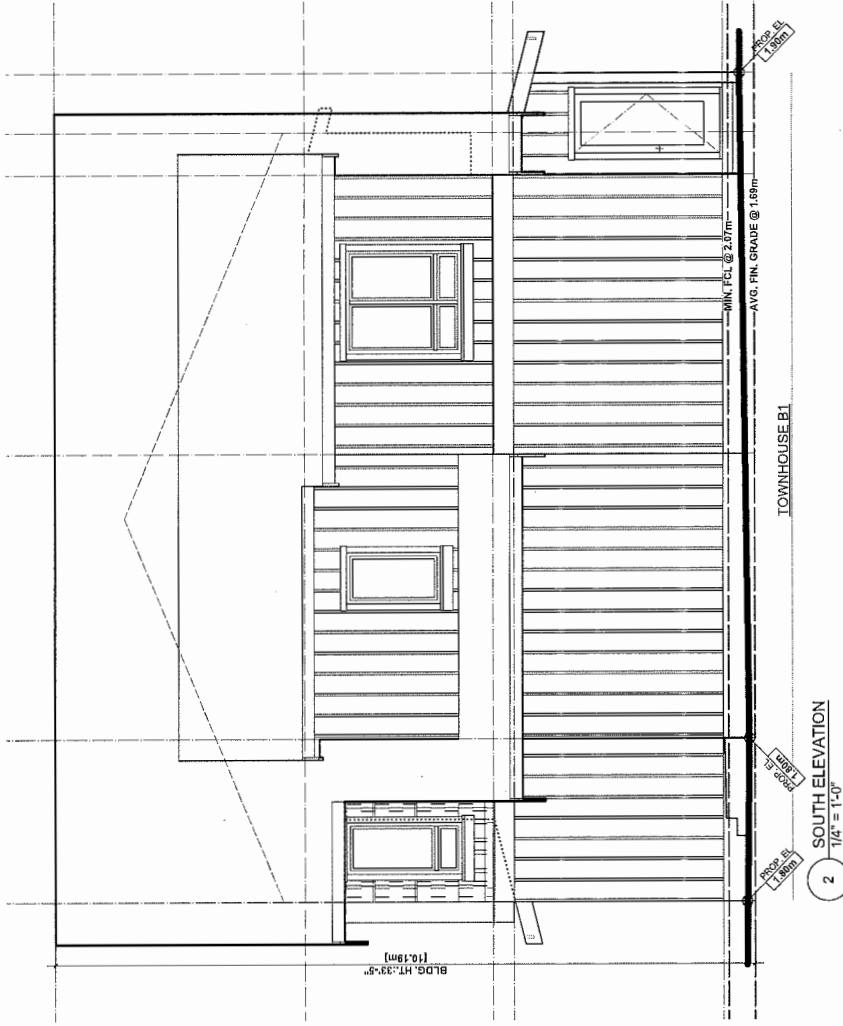
DISCUSSION WA 661

PROJECT NO. 1511

DRAWING NO.

2017, AUG - 28

A 3.11



AUG 28 2017

1	WOODING, ADRIAN. SHAKE - STYLIC SWINGS.
2	KID GUFF (AN UNAPPROVED ALTERNATE ID). CHARCUT MEAT
3	PLANNING, ROBERT. METAL BLACK
4	3 DOOR GUTTERS AND DOWNSPOUTS. PREPRESSED METAL WHITE
5	SCOTT PAINTEL. POLYMER PAINT. PREPRESSED. HEAD-BONE
6	8 INCH TUBS WITH CONCRETE TENTS
7	8 INCH TUBS WITH CONCRETE TENTS
8	WOOD TRIM & TRIM. PREPRESSED OR PAINTED WOOD.
9	IN WHITE COLE DO IT
10	SHAKE SWINGS. PREPRESSED WOOD (TYPE 100) PAINT W/AL.
11	STAINLESS STEEL. STAINLESS STEEL. STAINLESS STEEL. STAINLESS STEEL
12	BOARD A BATTER SING. CEMENTITIOUS BOARD.
13	BOARD A BATTER SING. CEMENTITIOUS BOARD.
14	BOARD A BATTER SING. CEMENTITIOUS BOARD.
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7/27/23

ISSUE	ISSUED FOR REZONING
A.	2016-06-07
B.	2017-02-20
C.	2017-07-13
D.	2017-08-31



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PROJECT

**9-JUNIT TOWNHOUSE
DEVELOPMENT**

**5071 STEVESTON HIGHWAY
RICHMOND, BC**

	ORIS (TLP) DEVELOPMENTS CORP.
	<u>TITLE</u>

**BUILDING ELEVATIONS:
EAST & NORTH**

SCALE

DATE FEBRUARY 8, 2017

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BALANCE
1/1/20	OPENING BALANCE			100.00
1/5/20	PAYROLL	50.00	101	50.00
1/10/20	RECEIVED	25.00	102	75.00
1/15/20	PAYROLL	50.00	103	25.00
1/20/20	RECEIVED	75.00	104	100.00
1/25/20	PAYROLL	50.00	105	50.00
1/30/20	RECEIVED	50.00	106	100.00
2/5/20	PAYROLL	50.00	107	50.00
2/10/20	RECEIVED	50.00	108	100.00
2/15/20	PAYROLL	50.00	109	50.00
2/20/20	RECEIVED	50.00	110	100.00
2/25/20	PAYROLL	50.00	111	50.00
2/28/20	RECEIVED	50.00	112	100.00
3/5/20	PAYROLL	50.00	113	50.00
3/10/20	RECEIVED	50.00	114	100.00
3/15/20	PAYROLL	50.00	115	50.00
3/20/20	RECEIVED	50.00	116	100.00
3/25/20	PAYROLL	50.00	117	50.00
3/30/20	RECEIVED	50.00	118	100.00
3/31/20	CLOSING BALANCE			100.00

PROJECT NO. 1511

DRAWING NO.

A 3.12

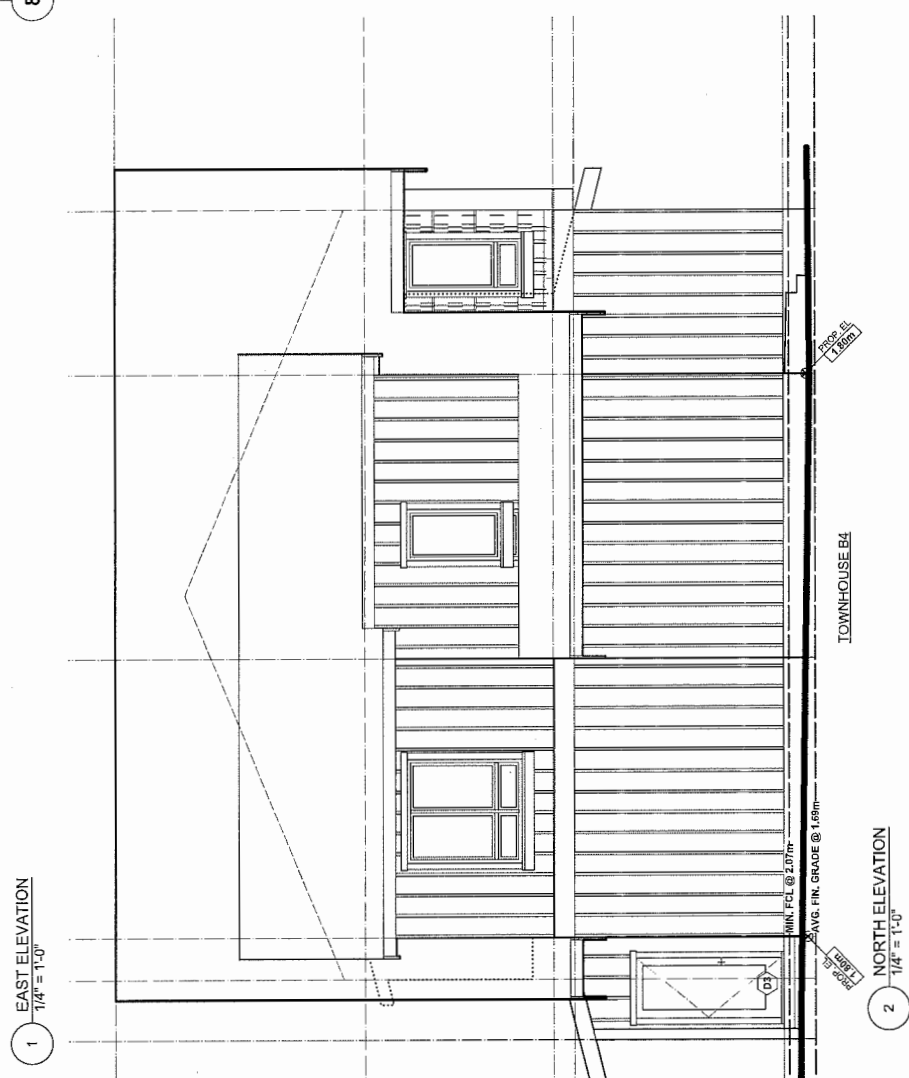
PROPOSED EXTERIOR MATERIALS	
1	ROOFING: ASPHALT SHALE - STYLE SINGLE, LOW SLOPE, DRAPED/PAVED, 18" DRAINAGE, ONE RAY
2	PLUMBING: PREFINISHED METAL, BLACK
3	WOOD: OUTLETS AND COMPOSITE: PREFINISHED METAL, WHITE
4	SKYFILL PANELS: POLYMER UNIT, PREFINISHED, BLACK/GRAY
5	WOOD: TRIM: POLYMER UNIT, PREFINISHED OR PAINTED WOOD, WHITE DOVE GLOSS
6	WOOD: TRIM & POSTS: PREFINISHED OR PAINTED WOOD, WHITE DOVE GLOSS
7	SKYFILL SKY: PREFINISHED POLYESTER METAL UNIT, 18" DRAINAGE, 18" SLOPE, DRAPED/PAVED, 18" DRAINAGE, ONE RAY
8	WOOD: A BATTEN SKY: CEMENT/WHITE IS BROWN, 18" DRAINAGE, 18" SLOPE, DRAPED/PAVED, 18" DRAINAGE, ONE RAY
9	ASBESTOS PAINT: POLYMER UNIT, DOORWAY
10	WOOD: TRIM: POLYMER UNIT, DOORWAY
11	FOUNDATIONS: EXPOSED CONCRETE
12	WOOD: TRIM: POLYMER UNIT, DOORWAY
13	WOOD: TRIM: POLYMER UNIT, DOORWAY
14	WOOD: TRIM: POLYMER UNIT, DOORWAY
15	WOOD: TRIM: POLYMER UNIT, DOORWAY
16	WOOD: TRIM: POLYMER UNIT, DOORWAY
17	WOOD: TRIM: POLYMER UNIT, DOORWAY

DP 17-763780

RE-ISSUED FOR D.P.
2017 - AUG - 28

AUG 28 2017

PLAN # 3C



1 EAST ELEVATION
 $\frac{1}{4}'' = 1'-0''$

2 NORTH ELEVATION
 $1/4" = 1'-0"$

DATE: 2017-08-07
REVISION: 1
2017-08-20
2017-09-13
2017-09-21

PROPOSED EXTERIOR MATERIALS:

1. ROOFING: ASPHALT SHINGLE - STYLE SHINGLE, IKOR, GAFF OR APPROVED ALTERNATE, NO, CHARCOAL GREY
2. FLASHING: PREFINISHED METAL, BLACK
3. ROOF GUTTERS AND DOWNSPOUTS: PREFINISHED METAL, WHITE
4. SOFFIT PANELS: POLYMER VINYL, PREFINISHED, BEAD-BOARD STYLE WITH CONCEALED VENTS
5. FASCIA, BARGE BOARDS: PREFINISHED OR PAINTED WOOD, BM WHITE DOVE OC-17
6. WOOD TRIM & POSTS: PREFINISHED OR PAINTED WOOD, BM WHITE DOVE OC-17
7. SHAKE SIDING: PREFINISHED WOOD-STYLE POLYMER VINYL, FOUNDRY SPECIALTY SIDING OR APPROVED ALTERNATE, 821 SANDAL WOOD
8. BOARD & BATTEN SIDING: CEMENTITIOUS BOARD, BM REVERE PEWTER HC-172
9. ACCENT PAINT COLOUR (ENTRY DOORS): BM HC-156 VAN DEUSEN BLUE
10. ACCENT PAINT COLOUR (GARAGE DOORS): BM 1609 TEMPTATION
11. FOUNDATIONS: EXPOSED CONCRETE
12. WINDOW FRAMES: PREFINISHED VINYL, BLACK COLOUR, DOUBLE GLAZED LOW E, CLEAR GLAZING UNITS
13. PANEL FENCE: STAINED WOOD
14. TRELLIS/SCREEN STRUCTURE: STAINED WOOD
15. DECK RAILING: TEMPERED GLASS GUARD W/ PREFINISHED STANCHIONS, BM 1609 TEMPTATION (OR CHARCOAL)
16. LANDSCAPE RETAINING WALLS: WOOD CRIBBING OR "ALLAN BLOCK"
17. EXTERIOR LIGHTS / LIGHTING TBC

ROOF:



PREFINISHED FOUNDRY SIDING, VINYL SPLIT SHAKE:



HARDIEBOARD, PRIMED W/ CUSTOM COLOUR



White Dove OC-17



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ACCENT COLOURS:



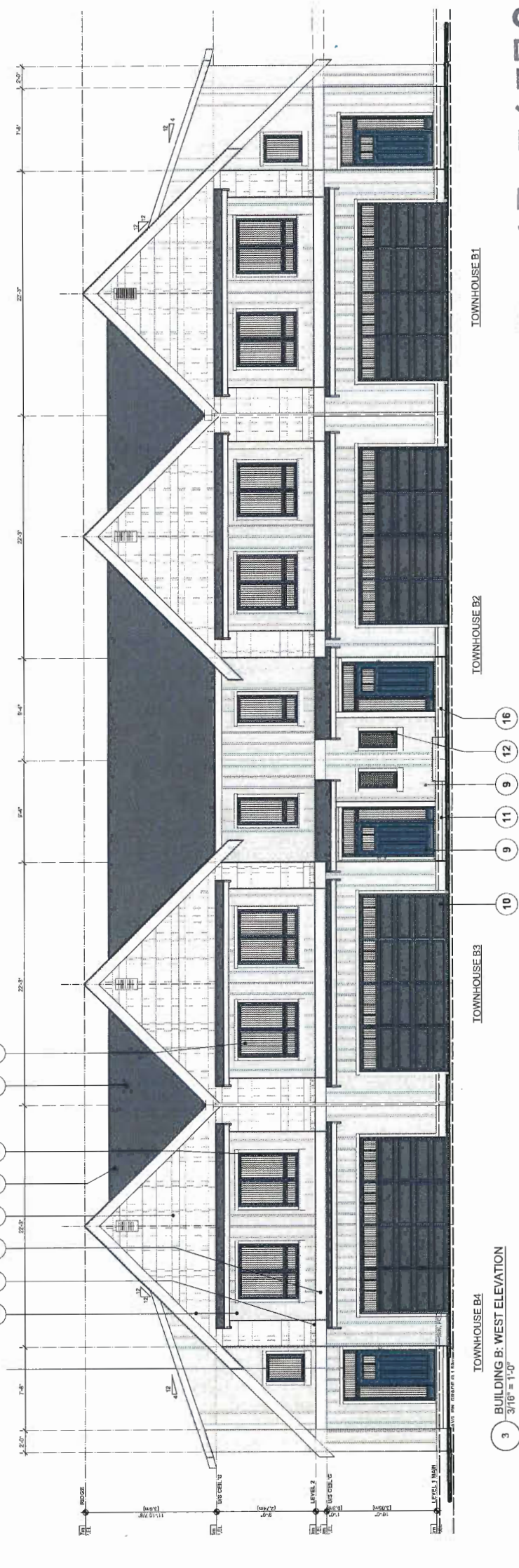
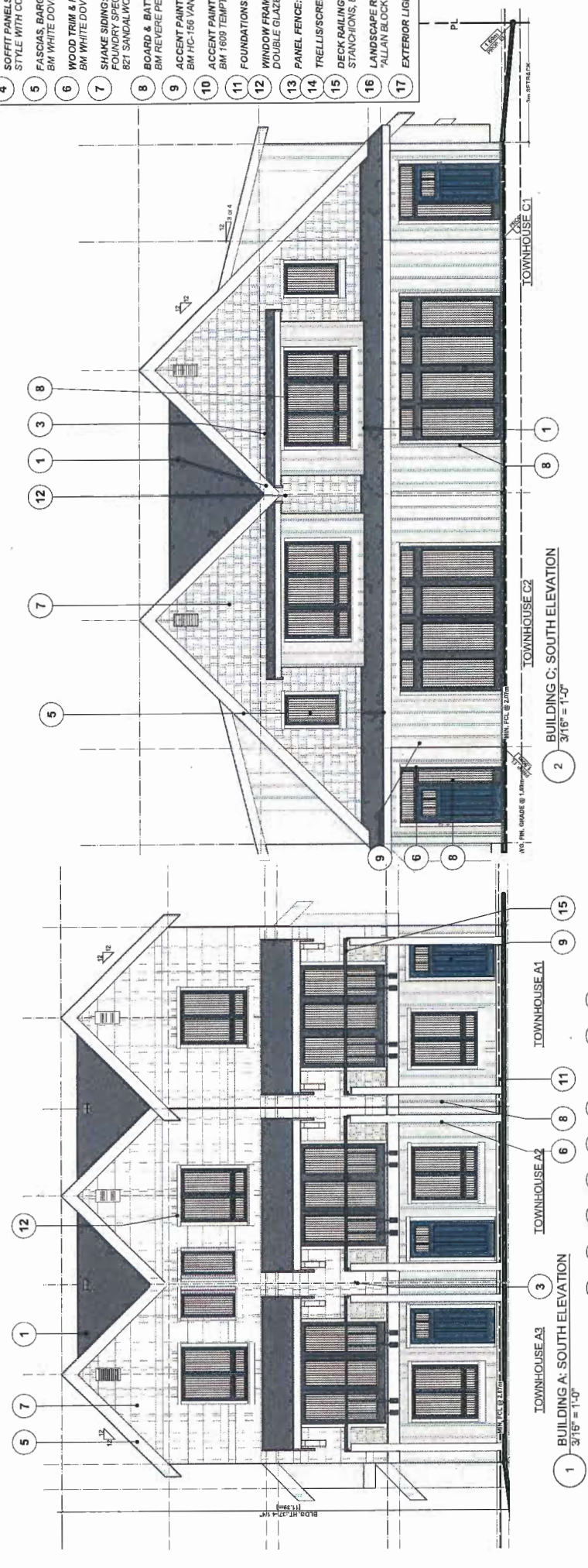
PROJECT: 9-UNIT TOWNHOUSE DEVELOPMENT
5071 STEVSTON HIGHWAY
RICHMOND, BC

CLIENT: ORIS (LTP) DEVELOPMENTS CORP.
ELEVATIONS: COLOUR SCHEME

SCALE: AS NOTED
DATE: FEBRUARY 8, 2017
DRAWN: HR GB
PROJECT NO.: 1511
DRAWING NO.: 3.31

A 3.31

PLAN # 3e



DP 17-763780

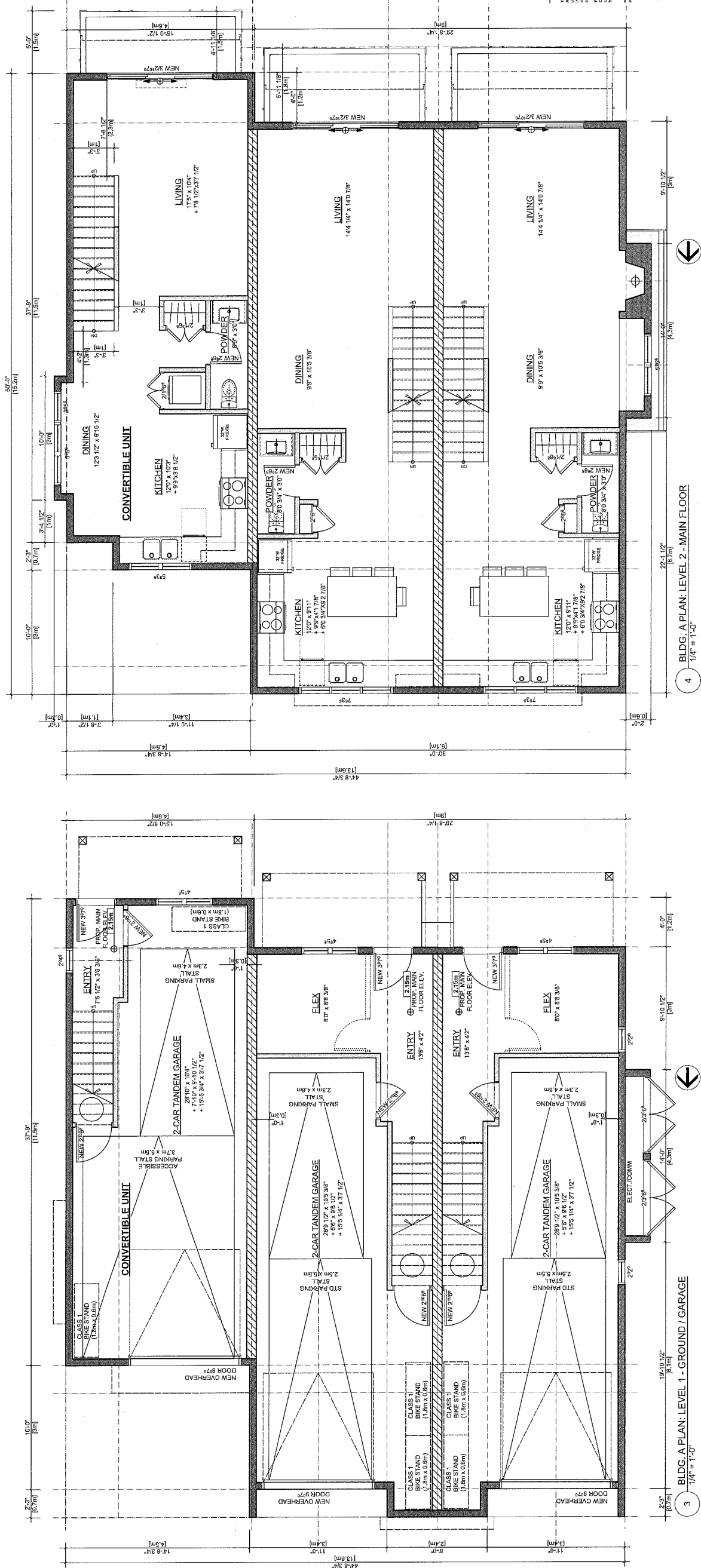
RE-ISSUED FOR D.P.
2017 - AUG - 28

AUG 28 2017

A 3.31

DATE	DESCRIPTION
2017-08-07	ISSUED FOR PERMITTING
2017-08-22	REVISED FOR REZONING
2017-09-13	REVISED FOR D.P.
2017-09-21	REVISED FOR D.P.

BUILDING A



ADDITIONAL NOTES ON "AGING IN PLACE" FEATURES:

- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL UNITS TO INCLUDE:
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER

CONVERTIBLE UNIT GUIDELINE (FOR UNIT A-1)

DOORS & DOORWAYS:

- ENTRY DOORS ARE A MINIMUM 914mm (3') & HAVE CLEAR ACCESS.
- ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220mm DEPTH, BY DOOR WIDTH + 660mm ON LATCH SIDE.
- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 800mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.
- PATIO/BALCONY MIN. 860mm CLR OPENING; FLUSH THRESHOLD W/ TAPERED LETDOWN FOR ACCESSIBILITY.

ADDITIONAL NOTES:

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

VERTICAL CIRCULATION:

- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT AND LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS: BRUNO CRE-2110 ELITE CURVE (UNIT C)
- SRE-3000 ELAN STRAIGHT (UNIT A), OR GARAVENTA X3 - UNIT A - OR APPROVED ALTERNATE
- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2X12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:

- MINIMUM 900mm WIDTH.

- GARAGE:**
- MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.
 - ACCESS FROM GARAGE TO LIVING AREA MIN. 800mm CLEAR OPENING.
 - PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

BATHROOM (MINIMUM 1):

- TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT.
- WALL BLOCKING (WITH 2X12 SOLID LUMBER) FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.
- BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2012.
- 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:

- CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.
- WHEELCHAIR TURNING DIAMETER TO BE 1500mm.
- PROVIDE MINIMUM 810mm WIDE UNDER COUNTER FUTURE WORKSPACE.

ADDITIONAL NOTES:

- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL & 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.

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.

DP 17-763780

REFERENCE PLAN

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

AUG 28 2017



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www.andrewsarchitects.com

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PROJECT

9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

CRIS TUD DEVELOPMENTS CORP.
TITLE

BUILDING A PLANS:
LEVEL 1, LEVEL 2

SCALE
AS NOTED

DATE
FEBRUARY 8, 2017

DRAWN
WA

CHECKED
GB

PREDICTED
1511

DRAWING NO.

A 2.01

BUILDING A

NAME	5/16/2017
DATE	2017-05-20
REVISION	2017-05-20
REVISION	2017-05-20
REVISION	2017-05-20



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PROJECT

9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS (L) DEVELOPMENTS CORP.

BUILDING A PLANS:
LEVEL 3, ROOF

SCALE
AS NOTED

DATE
FEBRUARY 8, 2017

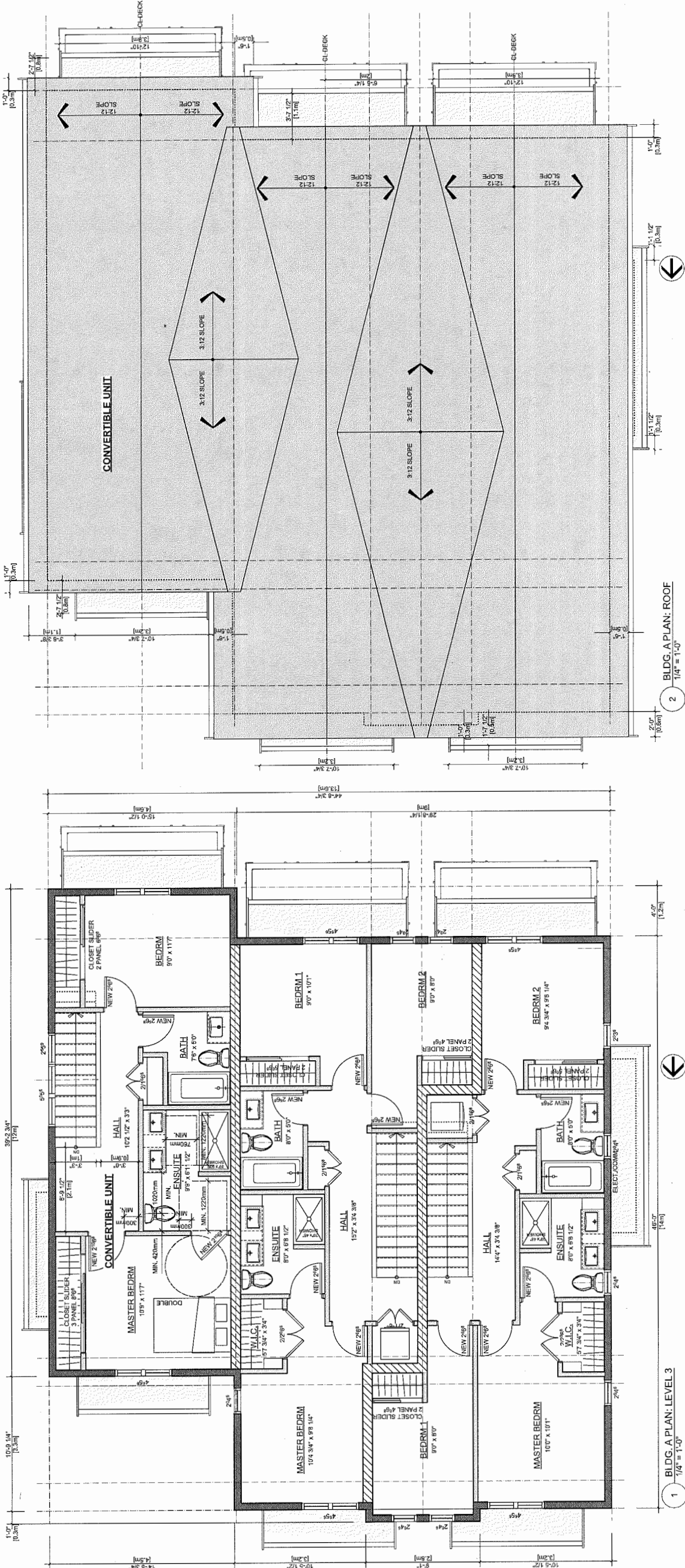
DESIGN
WA DB

PROJECT NO.
1511

DRAWING NO.



A 2.02



ADDITIONAL NOTES ON "AGING IN PLACE" FEATURES:

- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
- ALL UNITS TO INCLUDE
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER

CONVERTIBLE UNIT GUIDELINE (FOR UNIT A-1)

DOORS & DOORWAYS:

- ENTRY DOORS ARE A MINIMUM 914mm (3') & HAVE CLEAR ACCESS.
- ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220mm DEPTH. BY DOOR WIDTH + 660mm ON LATCH SIDE.
- INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 800mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.
- PATIO/BALCONY MIN. 860mm CLR OPENING; FLUSH THRESHOLD W/ TAPERED LETDOWN FOR ACCESSIBILITY.

ADDITIONAL NOTES:

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

VERTICAL CIRCULATION:

- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT AND LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS: BRUNO, CRE-2110 ELITE CURVE (UNIT C) SRE-3000 ELAN STRAIGHT (UNIT A), OR GARAVENTA X3 - UNIT A - OR APPROVED ALTERNATE.
- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2x12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:

- MINIMUM 900mm WIDTH.

GARAGE:

- MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.
- ACCESS FROM GARAGE TO LIVING AREA MIN. 800mm CLEAR OPENING.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

BATHROOM (MINIMUM 1):

- TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT.
- WALL BLOCKING (WITH 2x12 SOLID LUMBER) FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.
- BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2012.
- 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:

- CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.
- WHEELCHAIR TURNING DIAMETER TO BE 1500mm.
- PROVIDE MINIMUM 810mm WIDE UNDER COUNTER FUTURE WORKSPACE.

ADDITIONAL NOTES:

- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL & 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:

- 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 COUNTERS WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

DP 17-763780

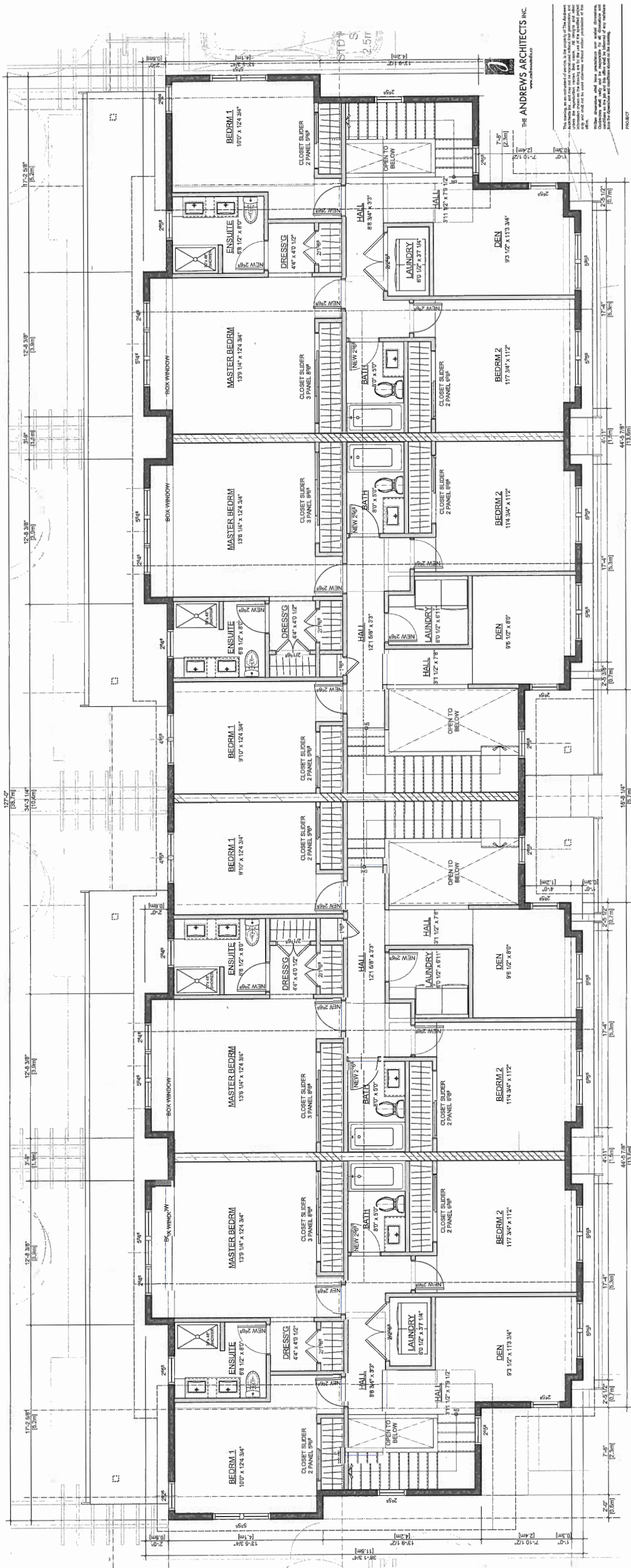
REFERENCE PLAN

AUG 28 2017

RE-ISSUED FOR D.P.
2017 - AUGUST - 31

BUILDING B

DATE: 2016-05-07
ISSUED FOR REZONING
A
2017-02-20
REISSUED FOR D.P.
B
2017-07-13
REISSUED FOR D.P.
C
2017-08-31



1 BLDG. B PLAN: LEVEL 2
1/4" = 1'-0"

- ADDITIONAL NOTES ON "AGING IN PLACE" FEATURES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2012.
 - STAIRWELL HANDRAILS
 - LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
 - SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER



9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVSTON HIGHWAY
RICHMOND, BC

ORIS LTD DEVELOPMENTS CORP.
TITLE

BUILDING B PLAN:
LEVEL 2

SCALE
AS NOTED

DATE
FEBRUARY 8, 2017

DRAWN
WA GB

PROJECT NO.
1511

PROFESSOR



A 2.12

AUG 2 8 2017

DP 17-763780

REFERENCE PLAN
RE-ISSUED FOR D.P.
2017 - AUGUST - 31

ISSUE	
A.	2016-06-07
B.	2017-02-20
C.	2017-07-13
D.	2017-08-31



DP 17-763780

REFERENCE PLAN

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www.andrewsinc.co.ca

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TITLE	ORIS (TLP) DEVELOPMENTS CORP.
1. TITLE	
2. PROJECT NUMBER	
3. PROJECT NAME	
4. PROJECT LOCATION	
5. PROJECT DESCRIPTION	
6. PROJECT STATUS	
7. PROJECT CONTACT	
8. PROJECT CONTACT ADDRESS	
9. PROJECT CONTACT PHONE	
10. PROJECT CONTACT FAX	
11. PROJECT CONTACT EMAIL	
12. PROJECT CONTACT WEBSITE	
13. PROJECT CONTACT SOCIAL MEDIA	
14. PROJECT CONTACT OTHER	
15. PROJECT CONTACT COMMENTS	
16. PROJECT CONTACT NOTES	
17. PROJECT CONTACT HISTORY	
18. PROJECT CONTACT CHANGES	
19. PROJECT CONTACT APPROVALS	
20. PROJECT CONTACT SIGNATURES	
21. PROJECT CONTACT DATES	
22. PROJECT CONTACT DURATION	
23. PROJECT CONTACT BUDGET	
24. PROJECT CONTACT COSTS	
25. PROJECT CONTACT REVENUE	
26. PROJECT CONTACT PROFIT	
27. PROJECT CONTACT RISK	
28. PROJECT CONTACT COMPLIANCE	
29. PROJECT CONTACT LEGAL	
30. PROJECT CONTACT TAX	
31. PROJECT CONTACT ACCOUNTING	
32. PROJECT CONTACT FINANCIAL	
33. PROJECT CONTACT OPERATIONAL	
34. PROJECT CONTACT TECHNICAL	
35. PROJECT CONTACT ENVIRONMENTAL	
36. PROJECT CONTACT SOCIAL	
37. PROJECT CONTACT CULTURAL	
38. PROJECT CONTACT HISTORICAL	
39. PROJECT CONTACT ARCHITECTURAL	
40. PROJECT CONTACT ENGINEERING	
41. PROJECT CONTACT SCIENCE	
42. PROJECT CONTACT ARTS	
43. PROJECT CONTACT RECREATION	
44. PROJECT CONTACT EDUCATION	
45. PROJECT CONTACT HEALTHCARE	
46. PROJECT CONTACT TRANSPORTATION	
47. PROJECT CONTACT UTILITIES	
48. PROJECT CONTACT INFRASTRUCTURE	
49. PROJECT CONTACT COMMUNICATIONS	
50. PROJECT CONTACT SECURITY	
51. PROJECT CONTACT DEFENSE	
52. PROJECT CONTACT SPACE	
53. PROJECT CONTACT AEROSPACE	
54. PROJECT CONTACT MARINE	
55. PROJECT CONTACT AGRICULTURE	
56. PROJECT CONTACT FORESTRY	
57. PROJECT CONTACT MINING	
58. PROJECT CONTACT ENERGY	
59. PROJECT CONTACT MANUFACTURING	
60. PROJECT CONTACT CONSTRUCTION	
61. PROJECT CONTACT REAL ESTATE	
62. PROJECT CONTACT HOUSING	
63. PROJECT CONTACT COMMUNITY DEVELOPMENT	
64. PROJECT CONTACT ENVIRONMENTAL IMPACT	
65. PROJECT CONTACT SOCIAL IMPACT	
66. PROJECT CONTACT ECONOMIC IMPACT	
67. PROJECT CONTACT CULTURAL IMPACT	
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**BUILDING C PLANS:
LEVEL 1, LEVEL 2
CONVERTABLE UNIT**

CRAYING NO. **A 2.21CU** 