



**Development Permit Panel
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, September 14, 2022
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on July 27, 2022.



1. DEVELOPMENT PERMIT 21-942090
(REDMS No. 6940858)

APPLICANT: Sian Group Investments Inc.

PROPERTY LOCATION: 7100 and 7120 Ash Street

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of 17 townhouse units at 7100 and 7120 Ash Street on a site zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m² in area.*
 - (b) reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.*



Development Permit Panel – Wednesday, September 14, 2022

ITEM

**2. DEVELOPMENT PERMIT 22-015483
HERITAGE ALTERATION PERMIT 22-015471**
(REDMS No. 6946046)

APPLICANT: Studio Senbel Architecture & Design Inc.

PROPERTY LOCATION: 3960 Chatham Street

Director's Recommendations

- 1. That a Development Permit be issued which would permit replacement of the existing wood siding with non-combustible siding (i.e. HardiPlank) at 3960 Chatham Street on a site zoned "Steveston Commercial (CS2)"; and*
- 2. That a Heritage Alteration Permit be issued for 3960 Chatham Street in accordance with the Development Permit.*



3. New Business

4. Date of Next Meeting: September 28, 2022

ADJOURNMENT



**Development Permit Panel
Wednesday, July 27, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 29, 2022, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 20-921387
(REDMS No. 6923748)

APPLICANT: Westmark Development Ltd.

PROPERTY LOCATION: 7117 Lindsay Road

INTENT OF PERMIT:

1. Permit the construction of 10 townhouse dwellings at 7117 Lindsay Road on a site zoned "Town Housing (ZT23) - Laurelwood"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum setback from a public road from 6.0 m to 3.8 m (measured from the boundary of the public rights-of- passage (PROP) statutory right-of-way (SRW) along the eastern edge of the subject site).

Development Permit Panel

Wednesday, July 27, 2022

Applicant's Comments

Brian Sheehan, Yamamoto Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development, including its site context, site layout, streetscape elevations, and proposed exterior building materials, highlighting the following:

- a new driveway entrance to the proposed 10-unit townhouse development is proposed off Lindsay Road;
- one convertible unit is proposed for the project;
- all townhouse units have been oriented to provide direct access to either Lindsay Road or the existing public walkway along the west property line of the subject site;
- the proposed public walkway along the south edge of the subject site is curved around the location of the three existing trees to be retained and the surface treatment for this section is changed from concrete to gravel to provide protection to the existing tree roots; and
- the proposed architectural design for the subject development takes cues from the design of the two neighbouring townhouse developments located to the west and north of the subject site.

Fred Liu, Fred Liu and Associates, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), briefed the Panel on the proposed landscaping for the project, noting that (i) the three existing trees between the south property line and the City lane will be retained and the proposed public walkway along the south property line is designed to protect the retained trees, (ii) interlocking pavers are proposed at the driveway entrance and at the ends of the north-south internal drive aisle, (iii) the common outdoor amenity area includes, among others, a lawn, bench seating, and small play structure, (iv) the outdoor amenity area will be enclosed and gated to provide safety, (v) a bicycle rack is provided on-site, (vi) the private outdoor space provided for each unit includes a patio, lawn, tree and shrub planting, (vii) a mix of deciduous and coniferous trees are proposed to be planted on-site, and (viii) bollard lighting is proposed for the common outdoor areas in the subject site.

Panel Discussion

In reply to queries from the Panel, Wayne Craig, Director, Development, advised that (i) the project has been designed to achieve Step 4 of the BC Energy Step Code, (ii) air source heat pumps will be installed to provide heating and cooling, (iii) part of the Servicing Agreement associated with the proposed development includes lane improvements to the two lane frontages and the public walkway along the south property line, and (iv) the lane improvements would require an assessment of the level of lighting along the lanes.

Development Permit Panel

Wednesday, July 27, 2022

Staff Comments

Mr. Craig noted that there is an extensive Servicing Agreement associated with the proposed development, including, but not limited to, lane improvements, a public walkway and site servicing, as a condition of Development Permit issuance.

Mr. Craig further noted that (i) the proposed setback variance to the east property line of the subject site is a technical variance and the resulting setback from the back of curb to the building face would be consistent with the setback provided in the existing townhouse development to the north of the subject site, (ii) four existing on-site trees are proposed to be removed and 13 trees are proposed to be planted, (iii) the applicant will provide a cash-in-lieu contribution for indoor amenity space, and (iv) the applicant will provide a voluntary contribution to the City's Public Art Program.

Correspondence

Daniel Desouza, Block Watch Captain, Zone Z-2 H05-04 Lindsay/Railway Avenue ([Schedule 3](#))

Roy Lee, 45-7088 Lynnwood Drive ([Schedule 4](#))

Corinne Gevaert, 2-7111 Lynnwood Drive ([Schedule 5](#))

Mr. Craig noted that the concerns expressed in the three pieces of public correspondence received include (i) traffic on Lindsay Road and Lynnwood Drive, (ii) availability of on-street parking, (iii) traffic safety, and (iv) use of the subject site for townhouse development in lieu of a public park.

In reply to the concerns raised, Mr. Craig advised that (i) there are lane improvements associated with the proposed development that would address concerns related to traffic safety and street parking, (ii) the proposed development was reviewed by the City's Transportation Department from a traffic safety and operation perspective, (iii) the project complies with the City's Zoning Bylaw requirements for on-site residential and visitor parking requirements, and (iv) the subject site has an existing zoning for townhouse development and the Panel's review is limited to form and character of the development proposal.

Gallery Comments

Fanny Lu, 40-7088 Lynnwood Drive, expressed concern regarding the current high volume of vehicular traffic and traffic safety on the road curve at Lynnwood Drive and Lindsay Road. She queried whether there are planned lane improvements to address these concerns in view of the potential increase in vehicular traffic in the area as a result of the proposed development.

In reply to the query of Ms. Lu, Mr. Craig confirmed that planned improvements to the lane include installation of traffic calming measures in addition to the sidewalk extension on the south portion of the subject property.

Development Permit Panel

Wednesday, July 27, 2022

Also, he noted that there will be a future road connection from Lynnwood Drive to Granville Avenue through the property at 5300 Granville Avenue (located to the east of the existing townhouse development to the north of the subject site) which is currently under rezoning application. He further noted that the property is required to provide the road connection that would allow Lynnwood Drive to connect to Granville Avenue and onto the full movement traffic signal intersection at Granville Avenue and Lynas Lane.

Panel Discussion

The Panel expressed support for the application, noting that the project is well thought out and that the vehicular and pedestrian issues related to the project could be resolved through the associated Servicing Agreement and rezoning for the property at 5300 Granville Avenue.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 10 townhouse dwellings at 7117 Lindsay Road on a site zoned "Town Housing (ZT23) - Laurelwood"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum setback from a public road from 6.0 m to the Development Permit Panel meeting tentatively scheduled on Wednesday, July 13, 2022 be cancelled. 3.8 m (measured from the boundary of the public rights-of-passage (PROP) statutory right-of-way (SRW) along the eastern edge of the subject site).*

CARRIED

2. **DEVELOPMENT PERMIT 21-934309** (REDMS No. 6914641)

APPLICANT: SJR Construction Ltd.

PROPERTY LOCATION: 10240 Ainsworth Crescent

INTENT OF PERMIT:

1. Permit the construction of a coach house at 10240 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 8.14.6.3 to increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.

Development Permit Panel

Wednesday, July 27, 2022

Applicant's Comments

Tej Singh, Simplex Home Design, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 6), provided background information on the proposed coach house including its site context, site layout, elevations, floor plans, exterior building materials and colours, landscaping, and rationale for the proposed construction of the coach house, highlighting the following:

- the proposed one and a half storey coach house is located at the rear of the recently constructed principal dwelling;
- the proposed exterior building materials and colours are similar to those of the principal dwelling;
- the interior of the proposed coach house includes, among others, a living room, kitchen, 1½ washrooms, two bedrooms, and a two-car garage for the principal dwelling;
- an outdoor surface parking area and landscaped private outdoor space are provided for the coach house;
- a heat pump is proposed to provide heating and cooling to the coach house; and
- the proposed location of the coach house was impacted by the location of off-site and on-site BC Hydro power poles, resulting in the need to request a setback variance to the south property line.

Panel Discussion

Discussion ensued regarding the potential rental cost for the proposed coach house.

Staff Comments

Mr. Craig advised that staff support the proposed setback variance to the south property line, noting that (i) the intent of the Zoning Bylaw is to ensure that a new coach house on a narrow lot with an east-west orientation is sited on a certain location to minimize shadowing on adjacent lots to the north, and (ii) the existing lane to the north of the proposed coach house reduces the amount of shadow impact on the property to the north.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel

Wednesday, July 27, 2022

Panel Discussion

The Panel expressed support for the proposed coach house, noting that the design is well thought out.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a coach house at 10240 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 8.14.6.3 to increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, August 10, 2022 be cancelled.

CARRIED

4. Date of Next Meeting: August 24, 2022

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:19 p.m.).

CARRIED

Development Permit Panel
Wednesday, July 27, 2022

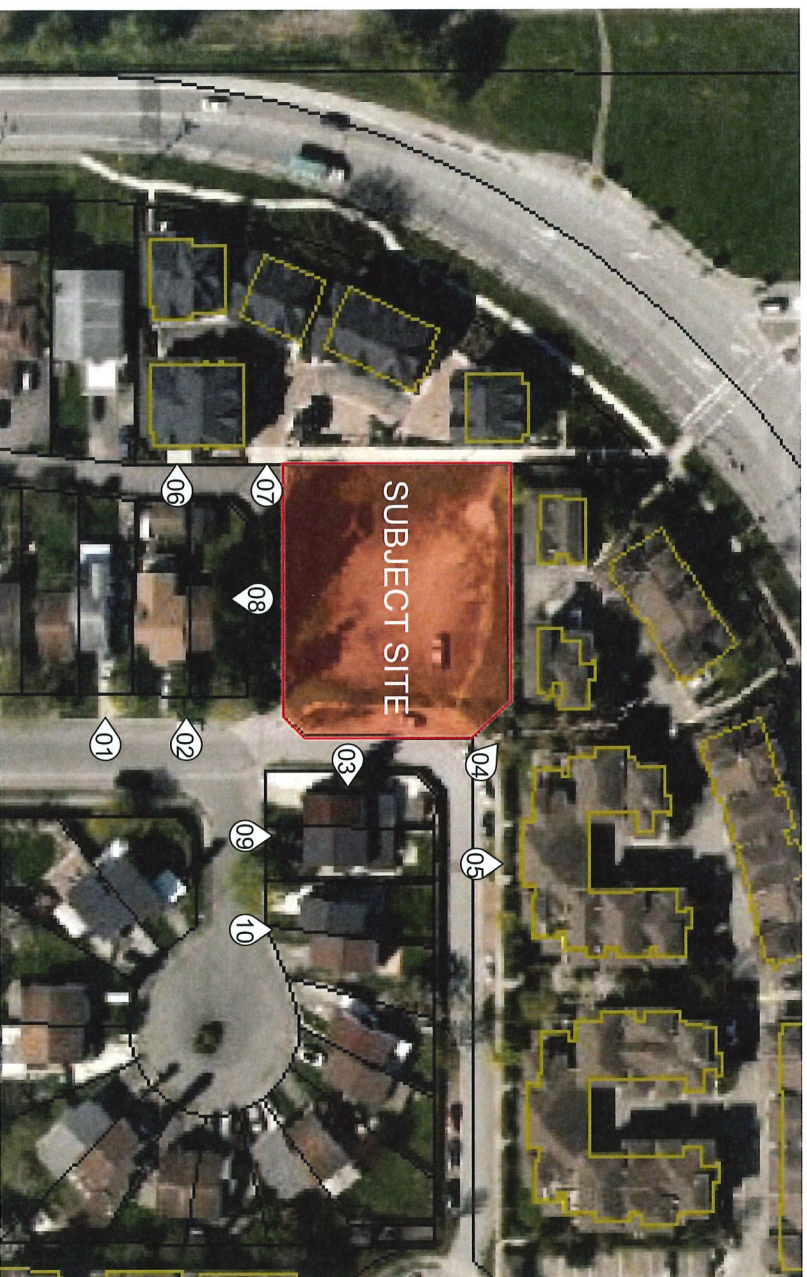
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 27, 2022.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

PROJECT INFORMATION

CONTEXT AERIAL



1

7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

CONTEXT PHOTOS



1 | 7151 LINDSAY RD



2 | 7135 & 7131 LINDSAY RD



3 | 7115 LINDSAY RD



4 | 7008 LINDSAY RD



5 | 7088 LINDSAY RD



6 | 7140 LINDSAY RD



7 | 7140 LINDSAY RD



8 | 7131 LINDSAY RD



9 | 7115 & 7111 LINDSAY RD



10 | 7095 & 7091 LINDSAY RD



7117 LINDSAY RD

DP APPLICATION

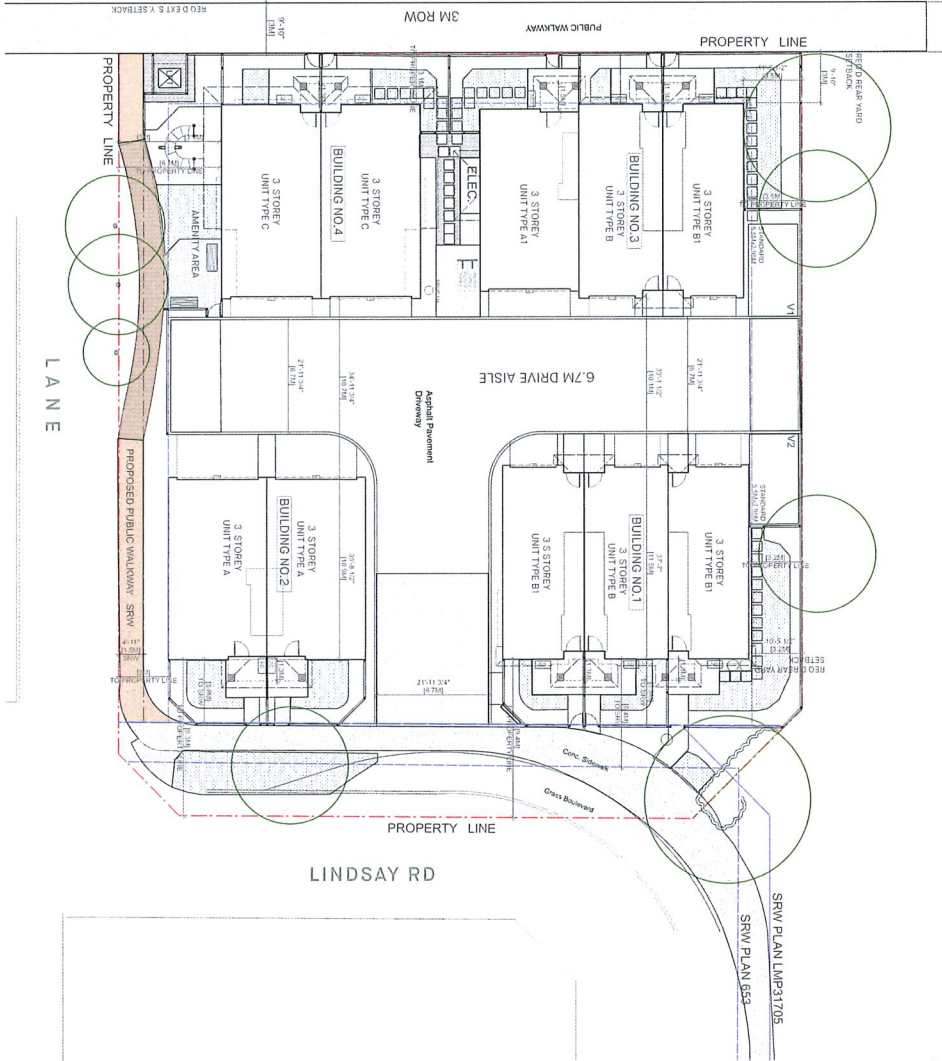
SITE PLAN



DP APPLICATION

PROJECT INFORMATION

SITE PLAN



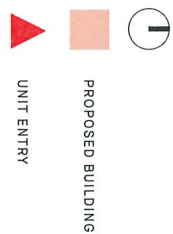
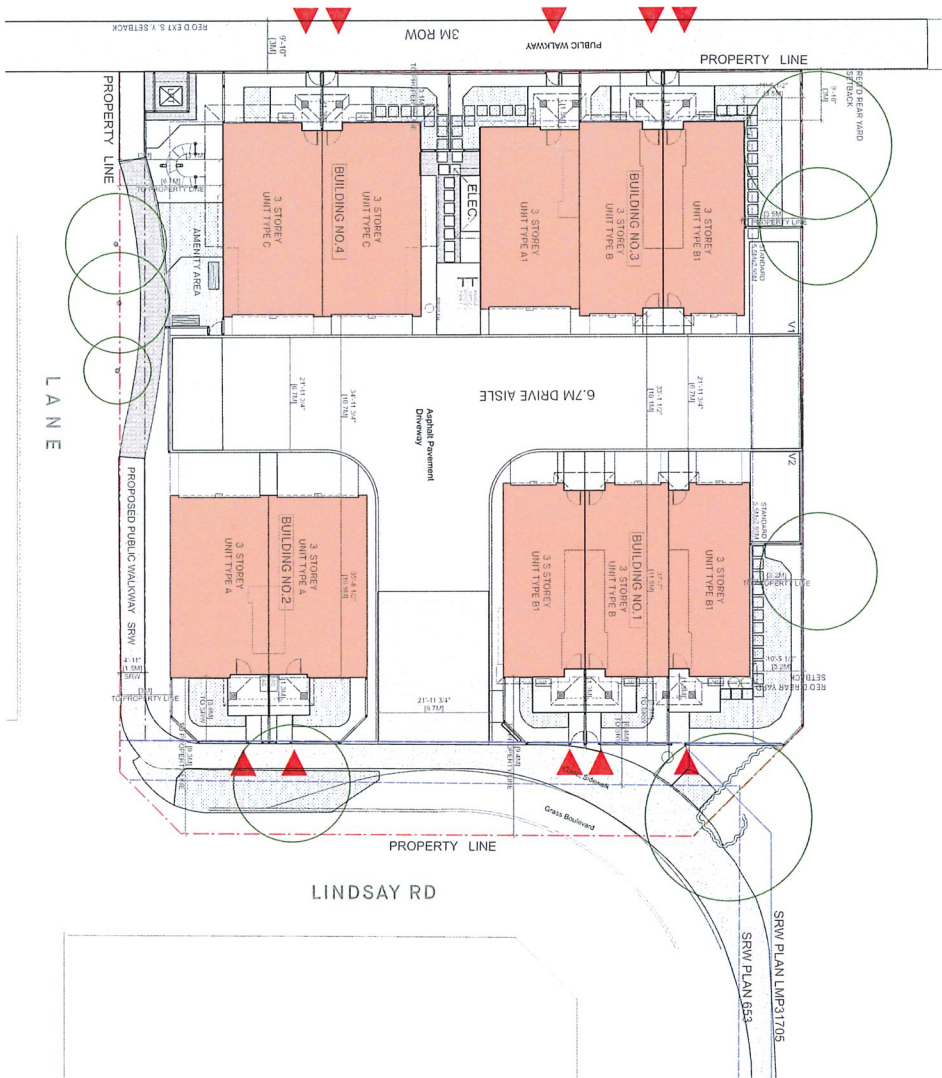
PROPOSED WALKWAY

7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

SITE PLAN

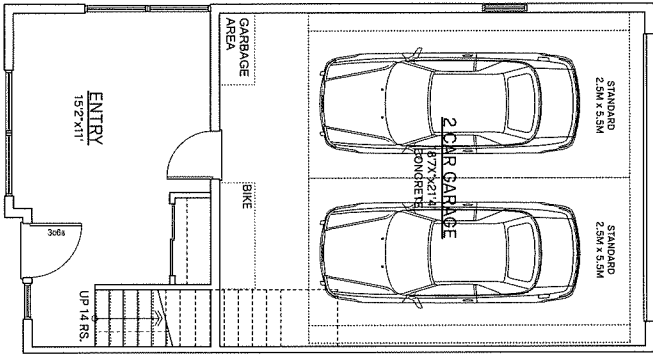


7117 LINDSAY RD

DP APPLICATION

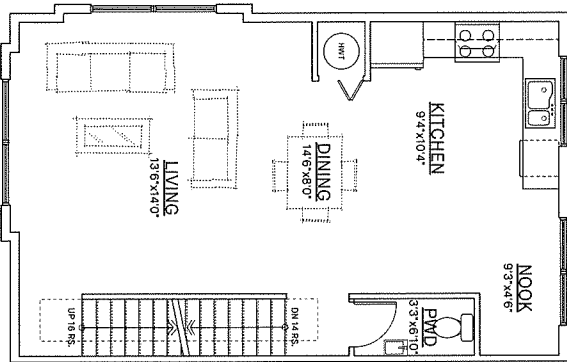
PROJECT INFORMATION

CONVERTIBLE UNIT



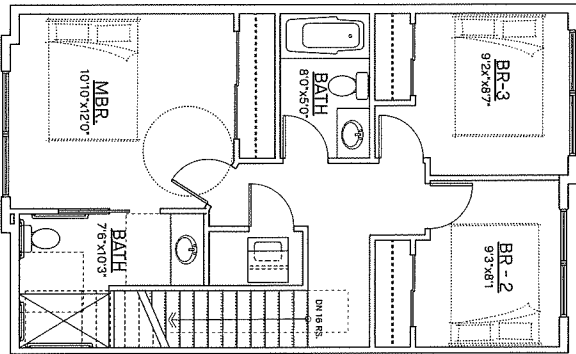
UNIT-A1

1F



UNIT-A1

2F



UNIT-A1

3F

7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

STREETSCAPE ELEVATIONS



STREETSCAPE ELEVATION - SOUTH



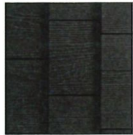
STREETSCAPE ELEVATION - EAST

7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

MATERIAL BLOW-UP



ASPHALT SHINGLE ROOF -
CHARCOAL



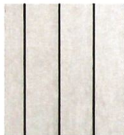
MATTE BLACK



PORTICO WHITE



HARDIE SHINGLE SIDING



HARDIE LAP SIDING



FLAGSTONE

PARTIAL ELEVATION

7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

LANDSCAPE PLAN



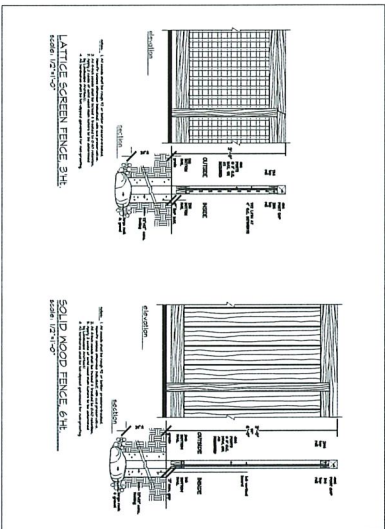
7117 LINDSAY RD

DP APPLICATION

[illegible]

A diagram of a circle representing Earth. A vertical line and a horizontal line intersect at the center. The right half of the circle is shaded blue. To the right of the circle, the word "NORTH" is written vertically, with "N" at the top and "H" at the bottom.

En, 6th: privacy wood fence on adjacent property
6th: perimeter privacy wood fence to be installed along property line if required



7117 Lindsey Road
Richmond, B.C.

**Yamamoto
Architecture Inc.**

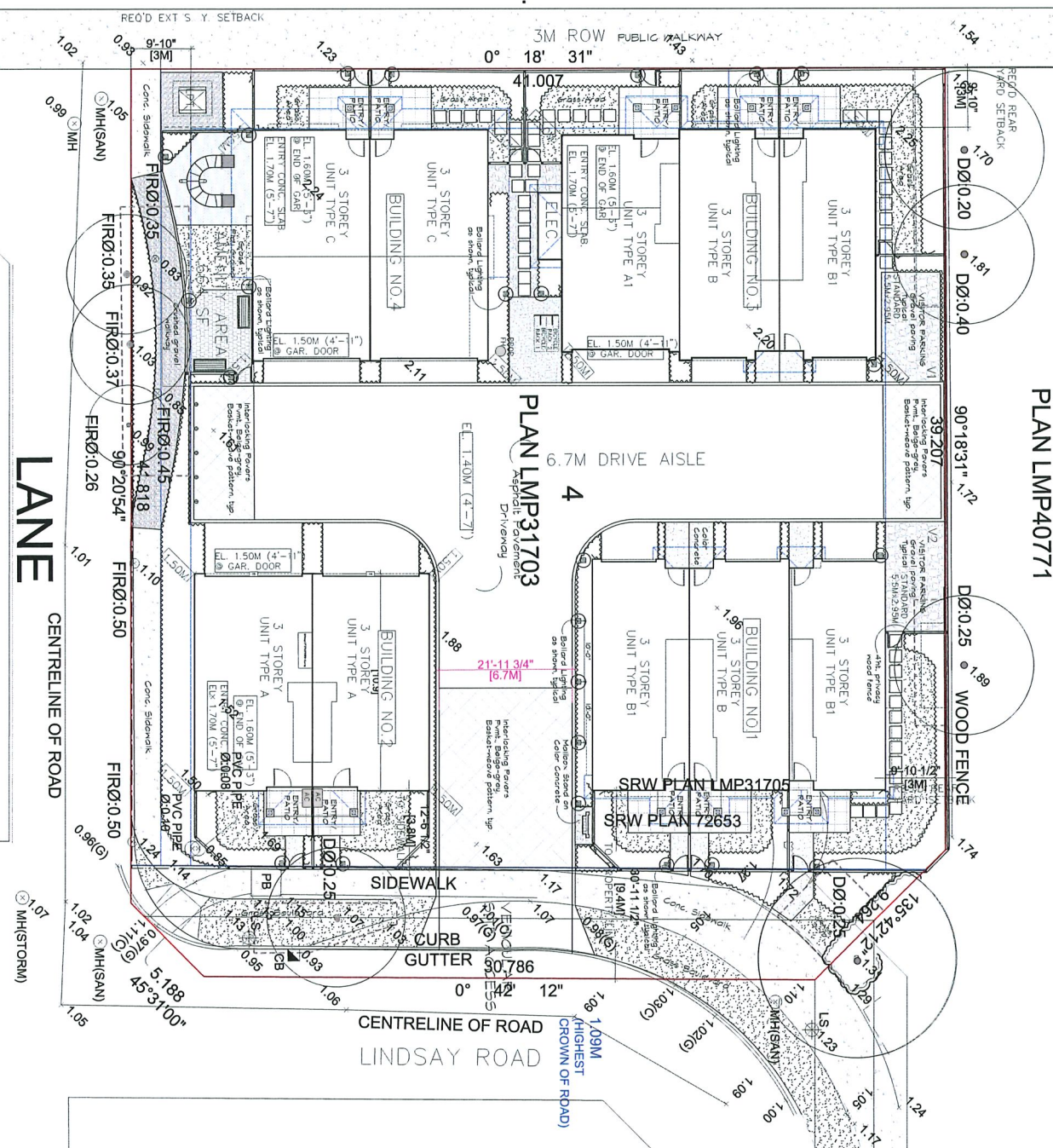
DRAWING TITLE
LANDSCAPE
SITE PLAN
and Details

DATE	August 2021	L1	OF 3
DRAWN	M.S.		
CHECKED	PHL	PROJ. NO.	210821YAM

A

AVERAGE EXIST. SITE GRADE: 1.40 M
AVERAGE FINISH SITE GRADE: 1.50 M

PLAN LMP40771



LANDSCAPE LIGHTING SHOWN HERE ON PLAN SHALL BE FOR PEDESTRIAN PATHS, AT UNIT ENTRIES AND IN ACTIVITY AREAS USING BOLLARD TYPE FIXTURE OF 30"+/- HT. AS SHOWN.

Total number of units: 24 pcs.

NOTE: For all existing trees, see L1 and L2 for locations and details.

NO.	DATE	REVISION
1	2020-04-24	Initial Design
2	2020-04-24	Final Design

TOWNHOUSE DEVELOPMENT

Yamamoto
Architecture Inc.



FRED LUI & ASSOCIATES, INC.
2020-04-24
2020-04-24
2020-04-24

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 27, 2022.

To Development Permit Panel	
Date:	<u>JULY 27, 2022</u>
Item #	<u>1</u>
Re:	<u>DP 20-921387</u>

From: Badyal,Sara
Sent: July 11, 2022 8:46 AM
To: Badyal,Sara
Subject: 7117 Lindsay Road - Development Application DP 20-921387

From: Daniel Desouza <desouzadan@hotmail.com>
Sent: July 10, 2022 3:04 PM
To: DevApps <DevApps@richmond.ca>; Rockerbie,Jordan <JRockerbie@richmond.ca>
Subject: Re ; Proposed Development Application # DP 20-921387 for 7117 Lindsay Road Richmond. - Huge Concern

Dear Richmond City Councillors & Development Team members,

Happy Monday!

Regret the delay in writing this email, due to my procrastination.

I am the Block Watch Captain of ZONE Z-2 H05-04 LINDSAY / RAILWAY AVE writing on behalf of 24 members(Families) raising our concern over the Proposed Development Application # DP 20-921387 for 7117 Lindsay Road Richmond.

We think the proposal is of concern – as we have 10+ children in our cul-de-sac itself, playing on the road when weather permits, we have cars parked in the area which restricts their play and hence a safety concern. We also have many Seniors in the area who walk about to relax and get out of the house. We would like to keep our neighborhood less congested & safe with your help.

Currently if you may have observed, street parking is a challenge on Lindsay road, as most households have 2 or more cars. We have the Sussex Apartments in the vicinity who use street parking, then we have the 7088 & 7111 Lynwood drive town houses whose members also use the Lindsay road street parking, so if you decide to build 10 townhomes, parking & safety will be a huge challenge along with other safety, stress, congestion etc. We have to remember that Richmond is a diverse & friendly city and we like to have friends and family come visit us from far & wide to ease mental/work stress and we need safe convenient parking for our visitors.

Also, in that compact space (7117) if we build 10 town homes, we will be almost looking into each other's houses or people always have to draw curtains at all times to maintain privacy causing stress and mental health issues. Parking?

Secondly, just a little ahead there is a proposal for 20 townhomes Rezoning Application RZ 21-936275 with vehicle access from 7168 & 7255 Lynwood Drive, this is just going to cause major parking problems/stress which we can avoid, so let us keep this as a Nice Canadian city neighborhood, wide, open, Green and pollution free. **Pls let it not be crowded.**

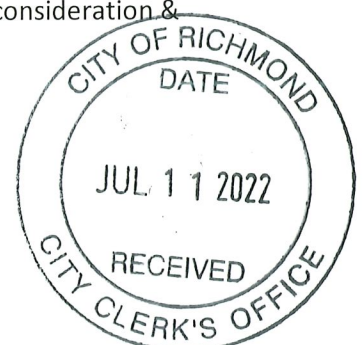
We would welcome a children's park with a pebble walkway for health of the elders in that space (7117) or please consider a better solution for the wellbeing of the people.

We beg your kind consideration regarding this development and Thank you for your kind consideration & understanding.

Take care, stay safe & have a Great Week!

Best Regards

Daniel D



Block Watch Captain

ZONE Z-2 H05-04 LINDSAY / RAILWAY AVE

Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 27, 2022.

From: Roy Lee <roylee68@yahoo.com>
Sent: July 26, 2022 7:37 AM
To: CityClerk
Subject: Notice of development permit panel meeting

Categories: Rustico

To Development Permit Panel	
Date:	<u>JULY 27, 2022</u>
Item #	<u>1</u>
Re:	<u>DP 20-921387</u>

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Ms. Sara Badyal,

It's Roy, 45-7088 Lynnwood Drive resident, I don't support the construction of 10 townhouse dwellings at 7117 Lindsay RD. This site should build a public park for LIVING STONE, LINDSAY CRES AND LYNNWOOD DR RESIDENT.

First, there are very dense population living here.

Second, there is very limited vision for drivers at the Lindsay and Lynnwood road intersection.

Third, LINDSAY RD is very narrow on this site. Most Laurewood residents and Living Stone residents have to drive out/in through the site. It is high dangerous for all these residents.

I suggest city of Richmond keep this site for a public space.

Thanks,
Roy

[Sent from Yahoo Mail on Android](#)



Schedule 5 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, July 27,
2022.

To Development Permit Panel	
Date:	<u>JULY 27, 2022</u>
Item #	<u>1</u>
Re:	<u>DP 20-921387</u>

From: corinne gevaert <cgevaert@telus.net>
Sent: July 26, 2022 11:53 AM
To: Crocker,Lisa <LCrocker@richmond.ca>
Subject: Re: Regarding DP 20-921387

Received, thank you.

Development Permit - File DP 20-921387 - Site 7117 Lindsay Rd.

The meeting on July 27 I am unable to attend.

The following comment to be considered at the meeting:

My biggest concern is traffic using Lynnwood Drive by people who are not residents of Laurelwood on Lynnwood Drive.

They are speeding through the area, using our parking spaces and the fire lane that goes onto Granville. There are

signs which no one is paying attention to. Lynnwood Drive goes through the middle of our complex which consists of

Phase 1 to the south and Phases 2 and 3 to the north. We have 1 entrance off Lindsay and 1 on the fire lane.

Thank you for your consideration.

I have lived at Laurelwood for 25 years.

Corinne Gevaert

#2-7111 Lynnwood Drive

Richmond

604-2410307

On Tue, Jul 26, 2022 at 11:37 AM Crocker,Lisa <LCrocker@richmond.ca> wrote:

Hello Ms. Gevaert,

Please add any comments or concerns regarding application DP 2-921387. Please reach to Sara Badyal at 604-276-4282 with any questions.

Lisa Crocker

Property Records Clerk

Planning & Development | City of Richmond

Phone: 604-276-4314 | Fax: 604-276-4052

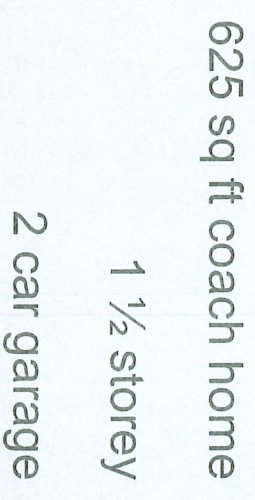
PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION



10240 Ainsworth Crescent

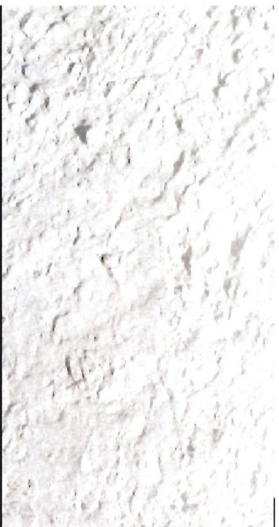
Coach Home Application

625 sq ft coach home
1 1/2 storey
2 car garage

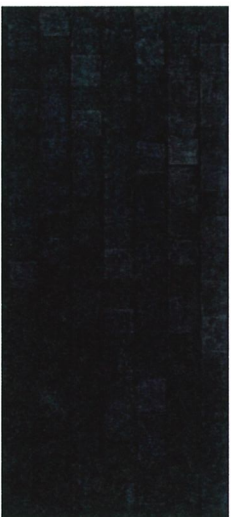


Exterior Finishing

MATERIAL BOARD



STUCCO EXTERIOR
WALL FINISH (SUPER
WHITE)



ASPHALT SHINGLES (shake profile
raised ridge cap min 30 gr. quality)
BLACK COLOR



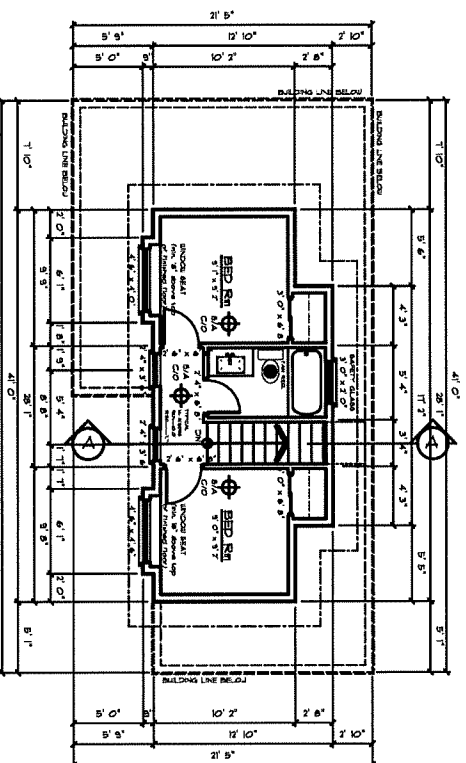
BLACK WINDOW FRAMES WITH
BLACK WINDOW TRIM

Stucco Finishing

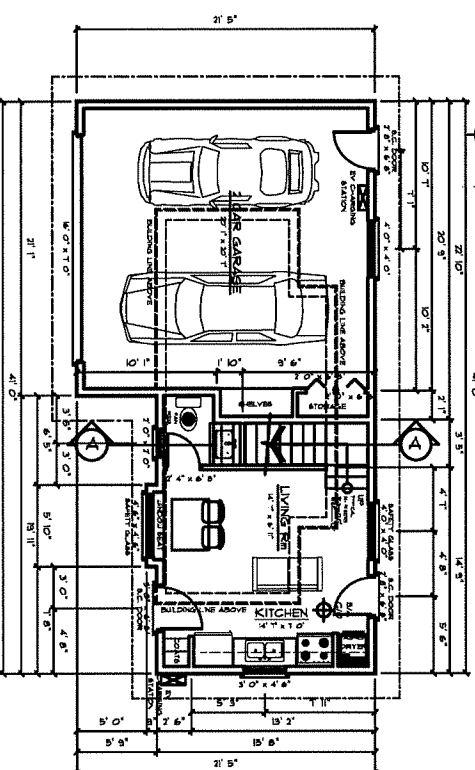
Black Asphalt Shingles

Black Window Frames

Black Exterior Door



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Interior

Two Bedrooms

1 1/2 washrooms

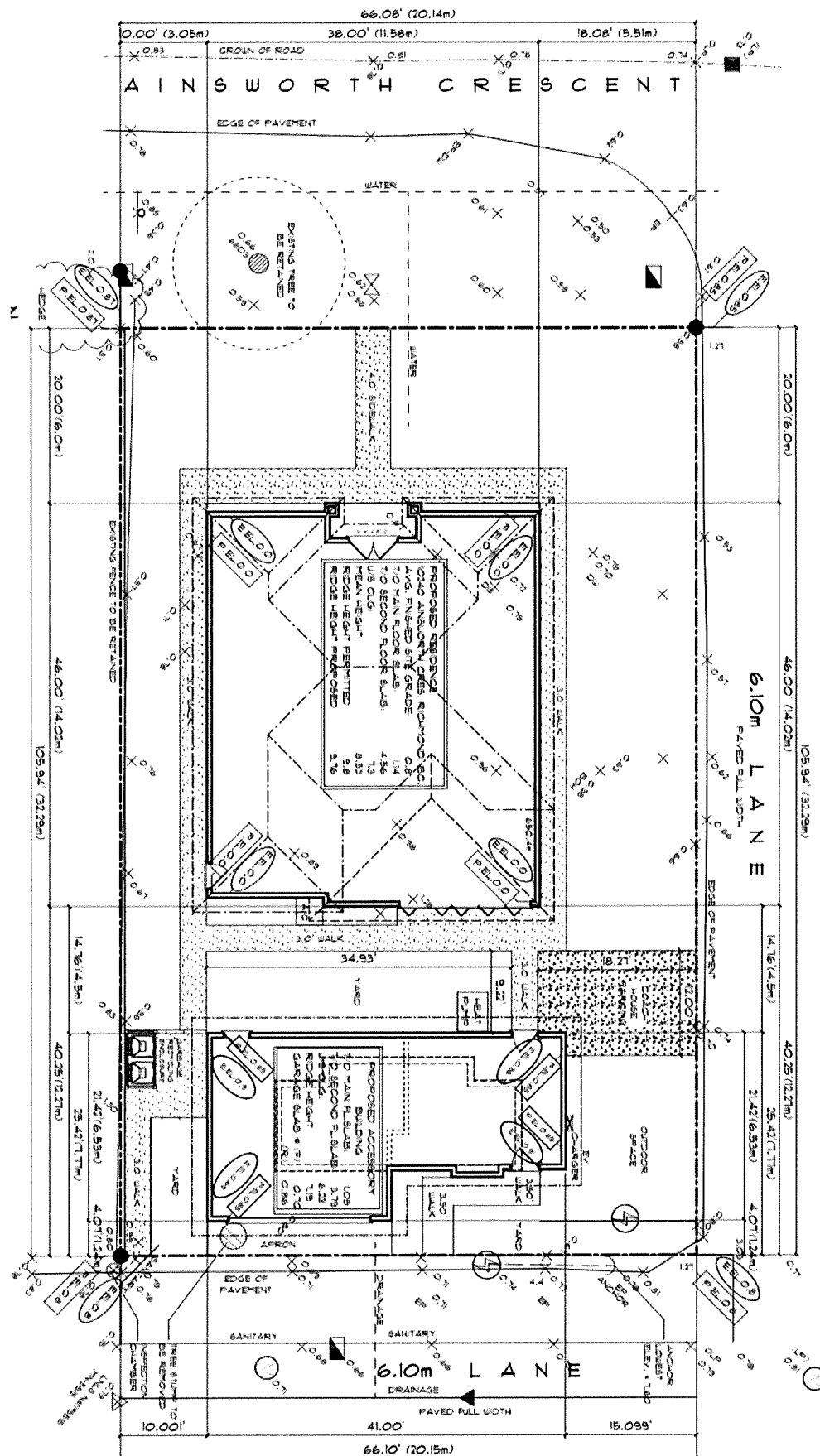
Kitchen

Living Room

Two Car Garage

EV Car Charger

Heat Pump for Heating and Cooling









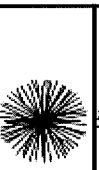


Outdoor Space with Paving Stones

Parking Space with Loose Gravel

A diagram showing a circle with a horizontal radius extending from the center to the right edge, labeled with the letter 'z'.

[illegible]

HARD-SCAPE	
	BRUSH-FINISH CONCRETE
	PAVING STONES
	LOOSE GRAVEL
	STEP -IN STONES

PLANT LIST SYMBOLS				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	12	ROSA RUGOSA 'ALBA'	RUGOSA ROSE	*2 POT
	6	BUXUS SEMPERVIRENS	BOX WOOD	*2 POT
	6	PIERIS JAPONICA	LILY OF THE VALLEY SHRUB	4' HIGH
	16	MAHONIA AQUIFOLIUM	OREGON GRAPE	*3 POT
	2		JAPANESE MAPLE	6cm CAL.

Why a Coach Home?

- Rental Income helps current homeowners
- Provides more housing
- Cleans up and makes the lanes look more attractive
- Future opportunity to have homeowners kids move back



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 24, 2022

From: Wayne Craig
Director of Development

File: DP 21-942090

Re: **Application by Sian Group Investments Inc. for a Development Permit at 7100 and 7120 Ash Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 17 townhouse units at 7100 and 7120 Ash Street on a site zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m² in area.
 - b) Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.

Wayne Craig
Director of Development
(604-247-4625)

WC/CL:js
Att. 3

Staff Report

Origin

Sian Group Investments Inc. has applied to the City of Richmond for permission to develop 17 two-storey townhouse units on a site of approximately 3,469 m² in area (after road dedication) at 7100 and 7120 Ash Street (Attachment 1) on a site zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)”.

The applicant is Sian Group Investments Inc. (Director: Sukhinder Kaur Sian), and they have made this Development Permit (DP) application on behalf of the property owner (119945 BC Ltd; Director: Sukhinder Kaur Sian).

The site is being rezoned from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)” zone for this project under Zoning Amendment Bylaw 10163 (RZ 18-843479). The Bylaw was given third reading at the Public Hearing held May 19, 2020, and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- Upgrading approximately 40 m of storm sewer along the Ash Street frontage.
- Construction of a 2.5 m wide pedestrian pathway with landscaped shoulder and lighting along the south property line of the subject site within a statutory-right-of-way (SRW) for public right of passage to be registered on Title prior to rezoning.
- Road improvements on Ash Street and Sills Avenue including, but not limited to:
 - Road widening and construction of a new sidewalk and treed/grass boulevard with street lighting along Ash Street.
 - Road dedication and construction of a new curb, gutter, sidewalk, and treed/grass boulevard along the curved alignment of the Sills Avenue and Armstrong Street intersection.

Development Information

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Existing Site Description and Surrounding Context

The subject site is located on the east side of Ash Street, between Granville Avenue and General Currie Road, on a lot with an east-west orientation. The site is currently vacant, with two driveway crossings on Ash Street.

Existing development immediately surrounding the subject site is as follows:

- To the north: are two-storey townhouses on a property zoned “ZT16” fronting Ash Street.
- To the east: are single-family dwellings on properties zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting Sills Avenue.
- To the south: is a single-family dwelling on a property zoned “Single Detached (RS1/F)” fronting Ash Street, which has future redevelopment potential for single-family housing consistent with the McLennan South Sub-Area Plan designation, subject to land assembly and road dedication to provide an off-set alignment for Sills Avenue to connect from Ash Street to Bridge Street.
- To the west: are two single-family dwellings on properties zoned “Single Detached (RS1/F)” fronting Ash Street, which have redevelopment potential for townhouses under the McLennan South Sub-Area Plan subject to land assembly and road dedication to provide a connection to Sills Avenue to the west.

Rezoning and Public Hearing Results

During the rezoning application review process, staff identified the following design issues to be resolved at the DP stage:

- Review of the size and species of trees proposed in the Landscape Plan to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Review and refinement of tree retention measures to ensure survival of trees along the north side of the site, as well as trees located on the neighbouring property to the south in close proximity to the proposed pedestrian pathway.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children’s play and social interaction.
- Design of the refuse storage enclosures within the yard setback to Ash Street, to ensure an attractive streetscape and adequate screening.
- Review of accessibility features, including aging-in-place features in all units, and the provision of the two convertible units.
- Review of a sustainability strategy for the development proposal.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff’s satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the design guidelines contained within the OCP. It is noted that the architectural style of the proposed development has been revised since Rezoning stage to better relate to the existing character of housing in the surrounding area. The applicant has made the following modifications to their proposal to address the design issues identified:

- The Landscape Plan has been revised to provide for a greater mix of coniferous and deciduous replacement tree species.

- The portions of the north and south sides of the site within tree protection zones have been designed to maintain the existing lot grade to ensure tree survival, and access to these yard areas from interior living spaces is provided through steps/ramps.
- The design of the common outdoor amenity space has been modified to accommodate a children's play structure that promotes climbing, jumping, and sliding.
- The design of the refuse storage buildings within the setback to Ash Street have been enhanced to be more reflective of the architectural style of the principal buildings, providing a more attractive streetscape, and enhancements have been made to the landscaping to provide adequate screening and softening of the buildings at the entrance to the site.
- Accessibility features have been verified to include aging-in-place features in all units and two convertible units.
- The applicant has outlined their sustainability strategy for the development proposal, which is described later in this report.

The Public Hearing for the rezoning of this site was held on May 19, 2020. At the Public Hearing, in response to an inquiry from a member of the public, discussion ensued about the road alignment for Sills Avenue between Bridge Street and Ash Street. Specifically, the proposal provides a pedestrian connection between Ash Street and the Sills Avenue/Armstrong Street intersection, which ultimately connects to Bridge Street. A future vehicular connection for Sills Avenue between Ash Street and Armstrong Street will be coordinated with redevelopment of adjacent properties, and will be offset and located further south on property owned by the City. This alignment of Sills Avenue is supported by Transportation department staff as it provides natural traffic calming and reinforces Granville Avenue and General Currie Road as the dominant east-west traffic routes in the area. Bylaw 10163 for the rezoning of the subject site was given third reading at the Public Hearing, and the applicant is working to complete all of the rezoning requirements.

Public input during the DP Application Review Process

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

Staff Comments

The proposed scheme attached to this report (Plans # 1.a to 3.h, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and McLennan South Sub-Area Plan, and is generally in compliance with the "ZT16" zone, with the exception of the zoning variances noted below.

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

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

- 1) Reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m² in area.

- *Staff are supportive of this variance request as it allows the refuse storage buildings to be located near the collection vehicle's access point, minimizing the length that the vehicle is required to enter the site before reaching the vehicle turning area. This proposal is consistent with the refuse storage building locations on the existing townhouse site immediately to the north.*
 - *The design of the refuse storage buildings has been reviewed as part of the DP application process and is an improvement over the design presented at the rezoning stage. The buildings contain open rafters and landscaping is proposed around the buildings to provide visual interest and adequate screening.*
- 2) Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.
- *Staff are supportive of the reduced setback in this area of the site as it is applicable to a small portion of the building only (i.e., the setback to the majority of the building is 10.6 m), and is a result of the road dedication required for the creation of the intersection of Sills Avenue and Armstrong Street.*
 - *The siting of the building allows it to read as though it has a similar setback to the public realm on both the east and south sides, as the distance between the building and the edge of the new sidewalk to the east will be approximately 4.0 m and the distance to the edge of the publicly-accessible pedestrian pathway on-site to the south is 3.6 m. Additionally, the proposed setback is similar to what would be achieved should the properties to the south redevelop for single-family lots with a north-south orientation fronting the extension of Sills Avenue between Ash Street and Armstrong Street (e.g., minimum 3 m exterior side yard setback along Armstrong Street).*

These variances were identified as part of the Rezoning Application and no concerns were raised by members of the public at that time.

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on July 6, 2022, and was supported to move forward to the DP Panel subject to the applicant giving consideration to the comments identified by the Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed two-storey townhouses at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing and townhousing, consistent with the land use designation and character area design guidelines for this site in the McLennan South Sub-Area Plan.
- The proposal includes a shadow analysis that indicates that sunlight exposure on neighbouring private outdoor spaces is maximized during the summer at high-use periods of the day.

- The proposed arrangement of two-storey duplex and triplex buildings with yards along the north interface with the adjacent townhouse yards enables respective private outdoor spaces to be positioned back-to-back, maximizing light penetration and the feeling of open space.
- The proposed arrangement of two-storey duplex units with yards along the south interface with the adjacent single-family housing is equally sensitive and animates the public realm along the publicly-accessible pathway proposed to connect Ash Street to the intersection of Sills Avenue and Armstrong Street.
- The architectural expression of the buildings along the streetscapes, and along the north and south interfaces, is visually interesting, well-articulated, and follows that of the residential character in this neighbourhood, with pitched roofs with varied gables.

Site Planning, Access, and Parking

- The proposal is to develop 17 two-storey townhouse units on a site of approximately 3,469 m² in area after a small road dedication for the construction of the Sills Avenue and Armstrong Street intersection.
- The proposed site layout consists of:
 - Four duplex buildings along the south half of the site (Buildings A-D).
 - One triplex building and three duplex buildings along the north half of the site (Buildings E-H).
 - A drive-aisle off Ash Street running east-west through the site between the north and south buildings.
- Vehicle access to the site was reviewed as part of the Rezoning Application review process and supported by the City's Transportation Department. A single vehicle access point to the site is proposed from Ash Street and is positioned in between the two rows of buildings on-site.
- To accommodate the completion of the Sills Avenue/Armstrong Street intersection to the east, a 65.61 m² (8.1 m x 8.1 m) road dedication in the southeast corner of the site is required prior to rezoning bylaw adoption. The design and construction of the works will be reviewed as part of the Servicing Agreement that must be entered into prior to Building Permit issuance.
- Pedestrian access to the site is proposed from three locations: from a pathway off the Sills Avenue/Armstrong Street intersection, from the publicly-accessible walkway along the south property line, and from the driveway and pathways off Ash Street. The shared use of the drive-aisle by both vehicles and pedestrians is highlighted by the decorative surface treatment at the access points (i.e., permeable pavers in a herringbone pattern).
- At-grade dwelling entrances to three units face Ash Street and the Sills Avenue/Armstrong Street intersection (Units 1, 8, 17). The at-grade entries to the north units face the drive-aisle. Two at-grade entries are provided to each of the south units, one that faces the drive-aisle and the other that faces publicly-accessible walkway along the south property line of the site.
- On-site parking and loading is provided consistent with Richmond Zoning Bylaw 8500. Resident vehicle parking spaces are proposed in individual garages, all of which are in a side-by-side arrangement. Bike parking spaces are also proposed within the garages. Vehicle and bike parking spaces for visitors are located to the east of Building D and in between Buildings E, F, and G.

Open Space & Landscape Design

Outdoor Amenity Space

- Common outdoor amenity space is centrally located on the south side of the site, between Buildings B and C, which will benefit from solar exposure and provides an additional connection from the site to the publicly-accessible pathway along the south property line that is proposed to connect Ash Street to the intersection of Sills Avenue and Armstrong Street. The space contains a mail kiosk, bench seating, children's play equipment within a resilient rubber tile surface, a variety of shrubs and a Purple Beech tree.

Private Outdoor Space

- Private outdoor space for each of the units is proposed as follows, consistent with the size guidelines in the OCP:
 - South-facing yards with patios at grade and 2nd floor balconies for Buildings A to D.
 - North-facing yards with patios at grade for Buildings E to H.

Landscaping

- On-site tree retention and removal was assessment as part of the Rezoning Application, at which time it was determined that four trees on the subject site (Tag # 364-367) and 13 trees on the neighbouring property to the south (Tag # OS1-OS13) are to be retained and protected. The Landscape Plan includes the proposed Tree Management Plan showing the trees to be retained and removed.
- Consistent with the 2:1 tree replacement ratio goal in the OCP, the Landscape Plan shows that a mix of 36 deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site to compensate for the 18 trees proposed to be removed from the site. A variety of shrubs, perennials, grasses and groundcover is also proposed in the Landscape Plan. Tree and plant species proposed as part of the Landscape Plan include: Maple, Beech, Magnolia, Spruce, Pear, Red Osier Dogwood, Hydrangea, Boxwood, Rose, Skimmia, Spiraea, Yew, Emerald Cedar, Japanese Sedge, Fountain Grass, and Ferns.
- A variety of decorative paving treatments is proposed on-site to highlight shared pedestrian and vehicle areas, provide visual interest, and assist with site permeability. Specifically: a mix of asphalt and permeable pavers at strategic locations within the internal drive-aisle and visitor parking spaces; and a mix of broom-finished concrete, concrete stepping stones, and standard pavers for pathways and patios.
- To define the street-edge and clearly distinguish between public and private open space along Ash Street, along the east-west public pathway, and at the Sills/Armstrong intersection, low fencing with pedestrian gates is proposed (1.06 m to 1.2 m high). Solid wood privacy fencing (1.8 m high) is proposed along the north property line and a portion of the east property line away from the public realm.
- The Landscape Plan requires that all soft landscaped areas be irrigated through installation of an automated system consistent with industry standards.
- A concept for exterior lighting is proposed, which does not spill over onto adjacent properties. This includes downward-facing building-mounted lighting, bollard lighting at the east entrance to the site off the Sills Avenue/Armstrong Street intersection and on one side of the public pathway along the south property line, and a single up-light directed to the site

address signage off Ash Street. Proposed locations and symbols for light fixtures are shown on the Site Plan, Landscape Plan, and Elevation Plans (Plans # 1.b, 2.a, 3.d/e/f).

- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10% contingency) prior to DP issuance.

Indoor Amenity Space

- Consistent with the OCP, and as considered as part of the Rezoning Application, the applicant proposes to submit a contribution in the amount of \$30,073 to the City prior to rezoning bylaw adoption in-lieu of the provision of common indoor amenity space on-site.

Architectural Form and Character

- The proposed architectural vocabulary follows that of the existing residential neighbourhood character, in the form of two-storey duplexes or triplexes with pitched roofs and varied gables.
- The residential character of the development is enhanced with small-scale elements such as covered/recessed entry porches and multi-paned windows with wood trim.
- The proposed colour palette and building materials consist of a combination of white, grey, dark blue, and dark red-brown colours of Hardie panel, horizontal siding, batten, barge board, trim, black aluminum railings, and grey asphalt shingle roofing.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Units 1 and 17). The potential conversion of these units will require the installation of a stair lift. The list of convertible unit features and floor plans are included in the Reference Plans to the DP.
- All 17 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

- The Applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements that enable this performance target to be achieved include additional insulation in building assemblies (walls, roof, floor, slab), 1.40 U value or lower for windows, air source heat pumps (for both heating and cooling), and heat recovery ventilation systems. The heat pumps for the north and south units are proposed in the north and south yards, respectively. The project architect has submitted written confirmation that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856. Prior to Building Permit issuance, the applicant is required to submit written confirmation of the same from a registered acoustic consultant.
- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for all residential vehicle parking spaces.

- Additional environmentally sustainable features of the proposal identified by the applicant include the use of:
 - Energy Star windows, appliances and bathroom fans.
 - Low flush toilets to reduce water consumption.
 - LED light bulbs for all interior and exterior light fixtures.
 - Low Volatile Organic Compound (VOC) interior paint.
 - High quality and durable Hardie cement board cladding, and recycled medium density fibreboard baseboards or finger jointed casing in interior finishing.
 - Permeable paving to reduce surface run off to city storm sewer system.
 - Air tight seals to all spaces with blow test verification by the Certified Energy Advisor.

Crime Prevention Through Environmental Design

- The Applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP:
 - There is only one formal access point to the site from Ash Street, providing natural access control and a direct sightline into the site. This access point is clearly defined by fencing and landscaping. Private yards adjoining the public pathway are also defined with wood fences and gates. The pedestrian access to the site from Sills Avenue is also defined with fencing and a gate.
 - Windows are provided overlooking the drive-aisle access, the private yards, and the public pathway along the south property line of the site, providing natural surveillance.
 - Illumination with downward-facing wall-mounted light fixtures are provided along the face of the buildings.

Site Servicing & Off-site Improvements

- Servicing requirements and off-site improvements to support the proposed development were identified during the rezoning application review process, and include:
 - Road dedication prior to rezoning of approximately 8.1 m by 8.1 m at the southeast corner of the subject site for construction of the intersection of Sills Avenue and Armstrong Street.
 - Road improvements on Ash Street and Sills Avenue to include (but are not limited to) road widening, new curb, gutter, sidewalk, treed/grass boulevard and street lighting.
 - Upgrading approximately 40 m of storm sewer along the Ash Street frontage.
 - Construction of a 2.5 m wide pathway with landscaped strip and pedestrian-scale lighting along the south property line of the subject site within a SRW for public right of passage to be registered on title prior to rezoning.
- A Servicing Agreement is required as a condition of Building Permit issuance for the design and construction of the servicing upgrades and off-site improvements.

Conclusion

This proposal is for a 17-unit townhouse development on a land assembly involving 7100 and 7120 Ash Street, with vehicle access from Ash Street.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal as designed provides an appropriate response to the surrounding townhouse and single-family housing context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the “ZT16” zone, with the exception of the zoning variances discussed.

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



Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

- Att. 1: Location Map
2: Development Application Data Sheet
3: Excerpt from the July 6, 2022 Advisory Design Panel meeting minutes and the Applicant’s design response

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

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163.
- Receipt of a Letter of Credit or other form of security acceptable to the City for landscaping in the amount of \$133,388.26 (100% of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

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

- Submission of written confirmation from a registered acoustic consultant that noise associated with heat pump operation will comply with the City’s Noise Regulation Bylaw.
- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., Aging-in-place features in all units and two Convertible Units).
- Incorporation of energy efficiency measures in Building Permit plans to meet or exceed BC Energy Step Code 3 performance targets.

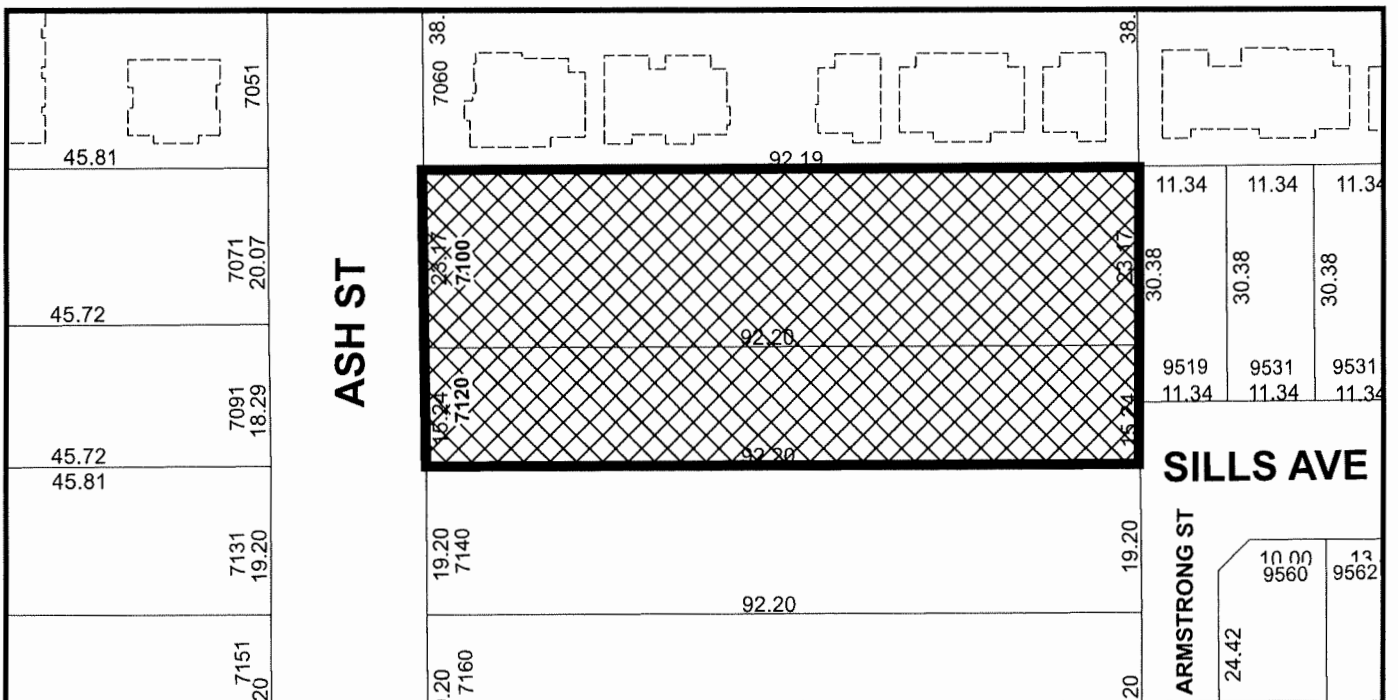
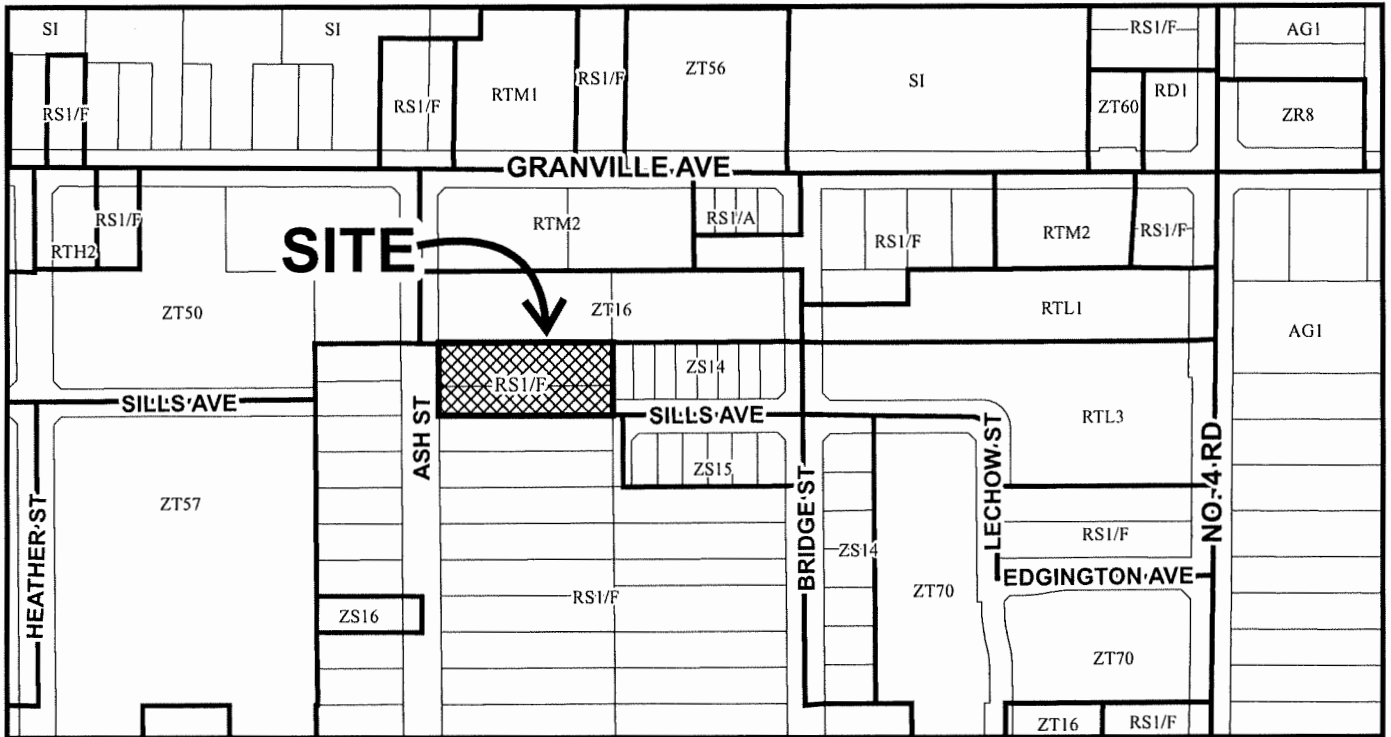
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, pay latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

* This requires a separate application.



City of Richmond

ATTACHMENT 1



DP 21-942090

Original Date: 10/25/21

Revision Date:

Note: Dimensions are in METRES



DP 21-942090

Address: 7100 and 7120 Ash Street

Applicant: Sian Group Investment Inc Owner: 119945 BC Ltd
(Director: Sukhinder Kaur Sian)

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

	Existing	Proposed
Site Area:	3,535.3 m ²	3,469.7 m ² after road dedication
Land Uses:	Vacant Land (previously single-family housing)	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Sub-Area Plan Designation:	Residential, 2½ Storeys typical (3 storeys max), predominantly Triplex, Duplex, Single-Family 0.55 base FAR	No change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)
Number of Units:	2	17

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60 Net Buildable Floor Area: 2,081.7 m ² (22,408 ft ²)	0.60 Net Buildable Floor Area: 2,081.7 m ² (22,408 ft ²)	None permitted
Lot Coverage:	Max. 40%	39.9%	None
Setback – public roads:	Min. 6.0 m	Principal buildings	6.0 m to Ash Street 2.53 m to Sills/Armstrong
		Accessory buildings	1.2 m to Ash Street
Setback – North Side Yard:	Min. 3.0 m	3.63 m	None
Setback – South Side Yard:	Min. 3.0 m	5.61 m	None
Setback – Rear Yard:	Min. 3.0 m	N/A	None

Maximum Building Height (m):	Principal buildings	11.0 m (3 storeys); except 10 m (2½ storeys) within 20 m of a public road	9.1 m (2 storeys)	None
	Accessory buildings	5.0 m	3.81 m	
On-site Vehicle Parking Spaces (Min.):	1.4/unit (R)	24 (R)	34 (R)	None
	0.2/unit (V)	4 (V)	4 (V)	
Standard Size (Min. 50%): Small Size (Max. 50%):	17 Standard 17 Small		17 Standard 17 Small	None
Tandem Vehicle Parking Spaces:	Max. 50% (R)		N/A	None
On-site Accessible Vehicle Parking Spaces (Min. 2%):	1 Van Accessible (V)		1 Van Accessible (V)	None
Total Vehicle Parking Spaces:	28		38	None
Amenity Space – Indoor:	Min. 70 m ² or cash-in-lieu		Cash-in-lieu	N/A
Amenity Space – Outdoor:	Min. 6 m ² /unit (i.e., 102 m ²)		102 m ²	N/A

Excerpt from the Minutes from
The Advisory Design Panel Meeting

Wednesday, July 6, 2022 – 4:00 p.m.

2. **DP 21-942090 – 17-UNIT TOWNHOUSE PROPOSAL IN MCLENNAN SOUTH SUB-AREA, WITH VEHICLE ACCESS OFF ASH STREET AND A PUBLIC PATH SECURED THROUGH A SRW ALONG THE SOUTH EDGE OF THE SITE CONNECTING ASH STREET TO ARMSTRONG STREET/SILLS AVENUE AT THE EAST END OF THE SITE**

ARCHITECT: Eric Law Architect

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 7100 and 7120 Ash Street

Applicant's Presentation

Architect Eric Law, Eric Law Architect, and Landscape Designer Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the presentation of the project; *Noted*
- the proposal is well put together; appreciate its clarity and simplicity; *Noted*
- note the inconsistencies on the renderings presented to the Panel, in particular on the 3D images; *The 3D images have been updated to rectify the inconsistencies*
- consider a more passive use for the common outdoor amenity area due to its proximity to residential units; *A simple seating area and a modest children's play equipment piece are proposed. We believe further simplification will reduce the utility and interest of the outdoor amenity.*
- note that the proposed surface material for the children's play area is not fully accessible; *Rubber play surfacing tile is proposed to increase the accessibility of the play area.*
- overall, the general approach to landscape design and choice of planting materials are appropriate; *Noted*
- appreciate the proposed site layout for the project considering the constraints of a narrow site; *Noted*

- concerned about the prominent location of the accessory buildings for garbage and recycling; however, understand the rationale for this approach; ***Noted***
- consider lowering the height of the porch eaves, i.e. from 13 feet to 11 feet, on the west elevations of Buildings A and H facing Ash Street as they are out of scale relative to the height of their front doors; ***The height of the porch has been reduced.***
- understand the intention for municipal collection/pickup of garbage and recycling in the proposed development; the proposed location and architectural expression for the accessory buildings for garbage and recycling are appropriate, e.g. blank façades and darker colours make them appear less prominent; the open trellis on top of the accessory buildings makes sense from a ventilation perspective; ***Landscape screening is also provided to minimize the visual impact of the garbage enclosures. Evergreen hedging (Taxus x media 'Hicksii') and broadleaved evergreen shrubs (Pieris sp.) are used.***
- the proposed architectural expression for the south façades of end buildings (i.e. Building A and Building D) along the publicly-accessible pedestrian pathway is successful; consider carrying this architectural expression through the south façades of the middle buildings as creating more visual interest along this elevation, e.g. introducing more colours, could be distracting; ***Variation of the roof forms at the south midblock have been provided to create more visual interest.***
- consider lowering the height of the 6-foot and 5-foot high solid wood perimeter and privacy fencing to allow more sunlight into the proposed development and residential units; ***The fencing between yards is lowered to 4' height to allow greater light penetration and to maintain a boundary between yards. Along south-facing sideyards, the gate and fence detail is a picket fence. This will allow light and air movement more effectively than a solid fence. The perimeter fencing at 6' is consistent with the privacy fences in the neighbourhood, especially that which separates the existing project to the north. With this precedent – we believe – will come the expectation of a same or similar height privacy separation between the already-constructed townhouse backyards, and our newly-proposed backyards.***
- the applicant is encouraged to exceed the Energy Step Code 3 requirement for the proposed development; consider using double or triple glazed windows. ***This project will meet the Energy Step Code 3 requirements.***

Panel Decision

It was moved and seconded

That DP 21-942090 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 21-942090

To the Holder: Sian Group Investment Inc C/O Eric Law Architect

Property Address: 7100 and 7120 Ash Street

Address: 216-288 W 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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m² in area; and,
 - b) Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.
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.h (and Reference Plans) 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 \$133,388.26. 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 21-942090

To the Holder: Sian Group Investment Inc C/O Eric Law Architect

Property Address: 7100 and 7120 Ash Street

Address: 216-288 W 8th Avenue
Vancouver, BC V5Y 1N5

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.

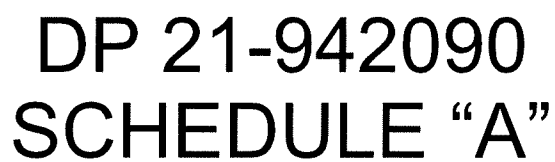
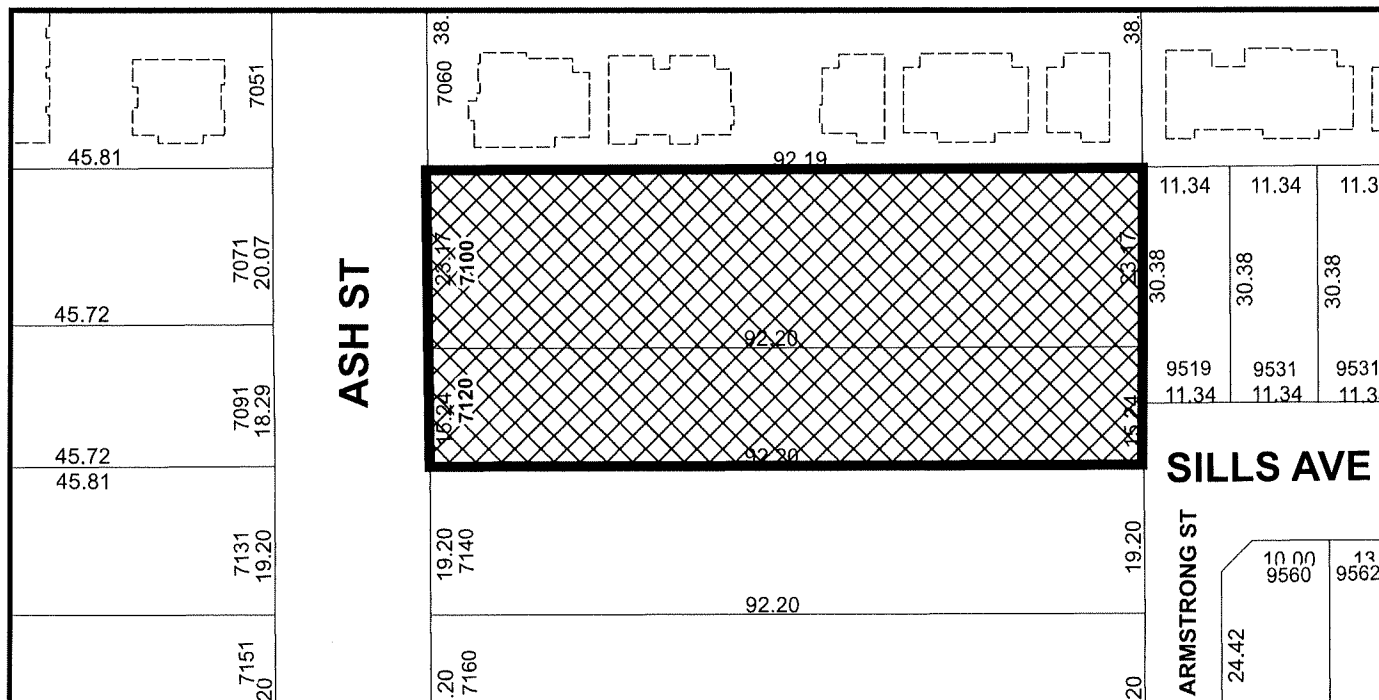
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES

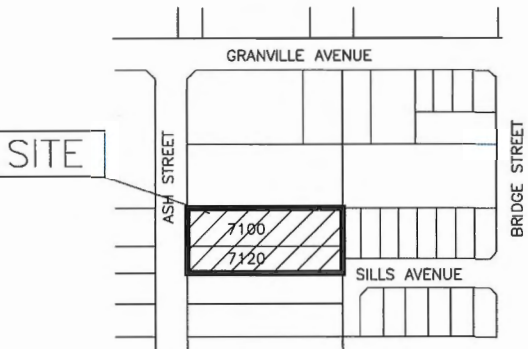
PROPOSED TOWNHOUSE DEVELOPMENT AT
7100 ASH STREET RICHMOND BC

(7100 AND 7120 ASH STREET)

DEVELOPMENT DATA

- (A) CIVIC ADDRESS: 7100 AND 7120 ASH STREET, RICHMOND BC
(B) LEGAL DESCRIPTION: LOT 3, BOTH OF BLOCK "C" OF SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NWD PLAN 1207
(C) LOT AREA: BEFORE ROAD DEDICATION: 3535.3 SM (38,054 SF)
AFTER ROAD DEDICATION: APPROX 3469.7 SM (37,348 SF)
(D) ZONING USE: CURRENT: RS1/F,

	CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING ZT16	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.6 TOTAL FAR FLOOR AREA (2081.7 SM 22,408 SF)	0.6 2081.7 SM (22,408 SF) FAR FLOOR AREA
(F) NUMBER OF UNIT:	1 PER LOT	17 UNITS	17 UNITS
(G) BUILDING COVERAGE:	MAX - 45%	MAX - 40%	SITE COVERAGE: 14917 SQ. FT. / 37348 SQ. FT = 39.9%
(H) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 11M	BUILDING HEIGHT - 9.1M
(I) SETBACK:	FRONT YARD - 6M SIDE YARD - 2M REAR YARD - 6M	FRONT YARD FACING ASH - 6.0M SIDE YARD - 3.0M REAR YARD - 3.0M	FRONT YARD (BUILDING) - 6.00M (19'6") FRONT YARD (GARBAGE) - 1.20M (4'0") [VARIANCE REQUIRED] SIDE YARD (NORTH) - 3.63M (11'11") SIDE YARD (SOUTH) - 5.61M (18'5") REAR YARD (EAST) - 2.53M (8'4") [VARIANCE REQUIRED]
(J) PARKING:	2 PER DWELLING UNIT	1.4 PER DWELLING UNITS X17 = 24 0.2 VISITOR PARKING / UNIT X17 = 4 TOTAL = 38 REQUIRED (50% PARKING CAN BE SMALL PARKING) VISITOR BICYCLE 0.2 PER DWELLING UNIT X17= 4 RESIDENTIAL BICYCLE SPACE 1.25 PER DWELLING UNIT X17=22	RESIDENTIAL PARKING: - 17 REGULAR - 17 SMALL VISITOR PARKING: - 1 DISABLED - 3 REGULAR TOTAL PARKING PROVIDED: - 38 VISITOR BIKE RACK - 4 RESIDENTIAL BICYCLE SPACE - 26
(K) OPENING SPACE		OPEN AMENITY SPACE = 6 SM PER UNIT X17= 102 SM (1098 SF)	OUTDOOR AMENITY AND: CHILDREN PLAYGROUND: 102.0 SM (1098 SQ. FT.)



ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

(1) THIS PROJECT WILL MEET CITY BCBC STEP CODE 3 REQUIREMENTS
(2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
(a) STAIRWELL HANDRAILS
(b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
(c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

TWO CONVERTIBLE UNITS ARE PROVIDED IN THIS DEVELOPMENT
PROJECT SHALL MEET BCBC STEP CODE 3



PLAN # 1.a
August 24, 2022
DP 21-942090

ERIC LAW
ARCHITECT

ericlawarchitect@gmail.com
216 288 WEST AVENUE VANCOUVER BC
V6T1A6
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED
1. 21.09.23 FOR DP APPLICATION
2. 22.02.22 FOR CITY DP REVIEW
3. 22.04.18 FOR CITY ADP REVIEW
4. 22.06.22 FOR CITY DP REVIEW
5. 22.06.24 FOR CITY DP REVIEW

4. 22.06.24 UPDATED RENDERING IMAGES
3. 22.06.22 REVISED PER CITY ADP COMMENTS
2. 22.05.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS
REVISION

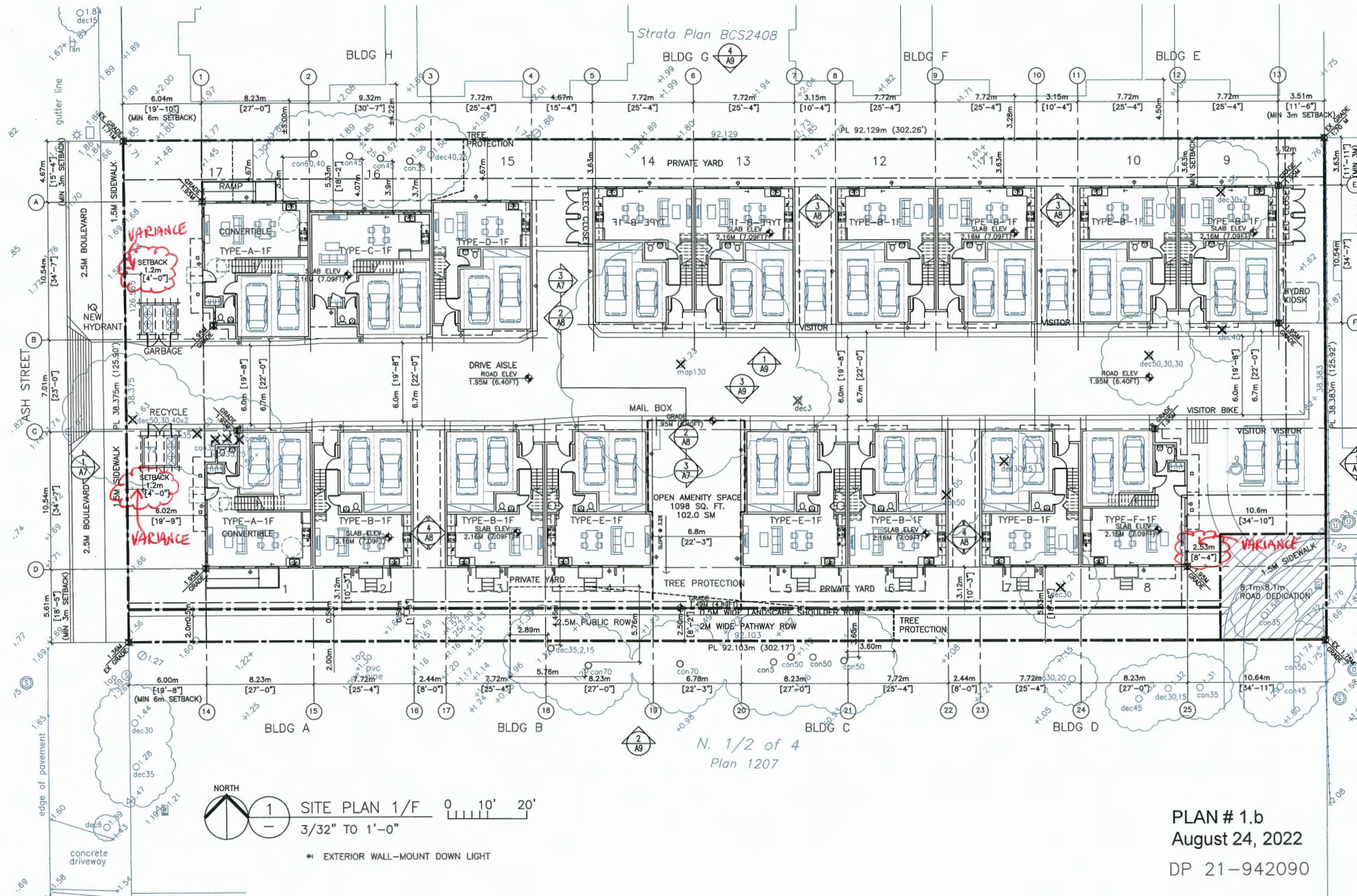
TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

DEVELOPMENT SUMMARY

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

A1

DEVELOPMENT PERMIT



ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 288 WEST AVENUE VANCOUVER BC
V6Y1H5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC. AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED	
1.	21.06.23 FOR DP APPLICATION
2.	22.02.22 FOR CITY DP REVIEW
3.	22.05.16 FOR CITY ADP REVIEW
4.	22.08.23 FOR CITY DP REVIEW
5.	22.08.24 FOR CITY DP REVIEW

22.08.24 UPDATED RENDERING IMAGES
22.08.22 REVISED PER CITY ADP COMMENTS
22.05.17 REVISED PER CITY DP COMMENTS
22.02.22 REVISED PER CITY DP COMMENTS
1. REVISION

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

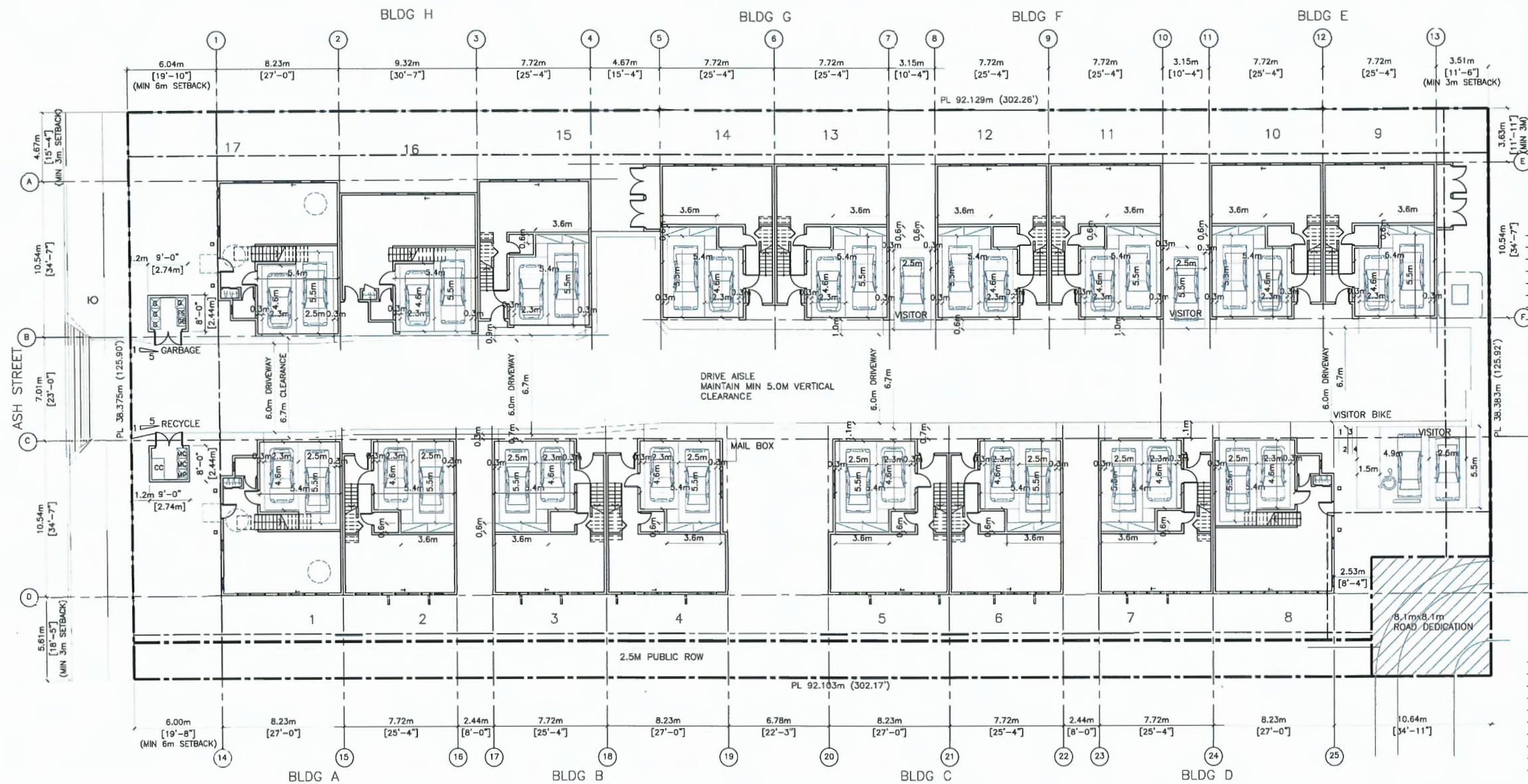
SITE PLAN 1/F

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

A2

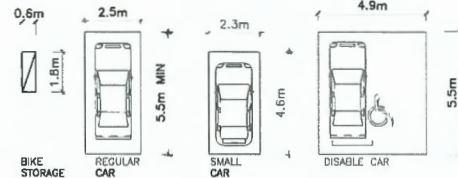
DEVELOPMENT PERMIT

PLAN # 1.b
August 24, 2022
DP 21-942090



GARBAGE BIN NOTES:

- CC = CORRUGATED CARDBOARD
- G = GARBAGE
- MP = MIXED PAPER
- MC = MIXED CONTAINERS
- GB = GLASS JARS & BOTTLES
- FS = FOOD SCRAPS



PARKING PLAN
3/32" TO 1'-0"

ALL PARKING SIZE AND NUMBER SHALL MEET RICHMOND CITY BYLAW REQUIREMENTS

ALL PARKING (EXCEPT VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS LEVEL 2 EV CHARGING (208V TO 240V AC AND CURRENT OF 16A TO 80A)

PLAN # 1.c
August 24, 2022
DP 21-942090

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
216 288 8878 VANCOUVER BC
V5Y 1H5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE OF ALL THINGS TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED

1. 21.09.23 FOR DP APPLICATION
2. 22.02.22 FOR CITY OF REVIEW
3. 22.06.18 FOR CITY ADP REVIEW
4. 22.08.22 FOR CITY DDP REVIEW
5. 22.08.24 FOR CITY DDP REVIEW

4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.06.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

REVISION

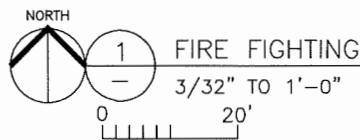
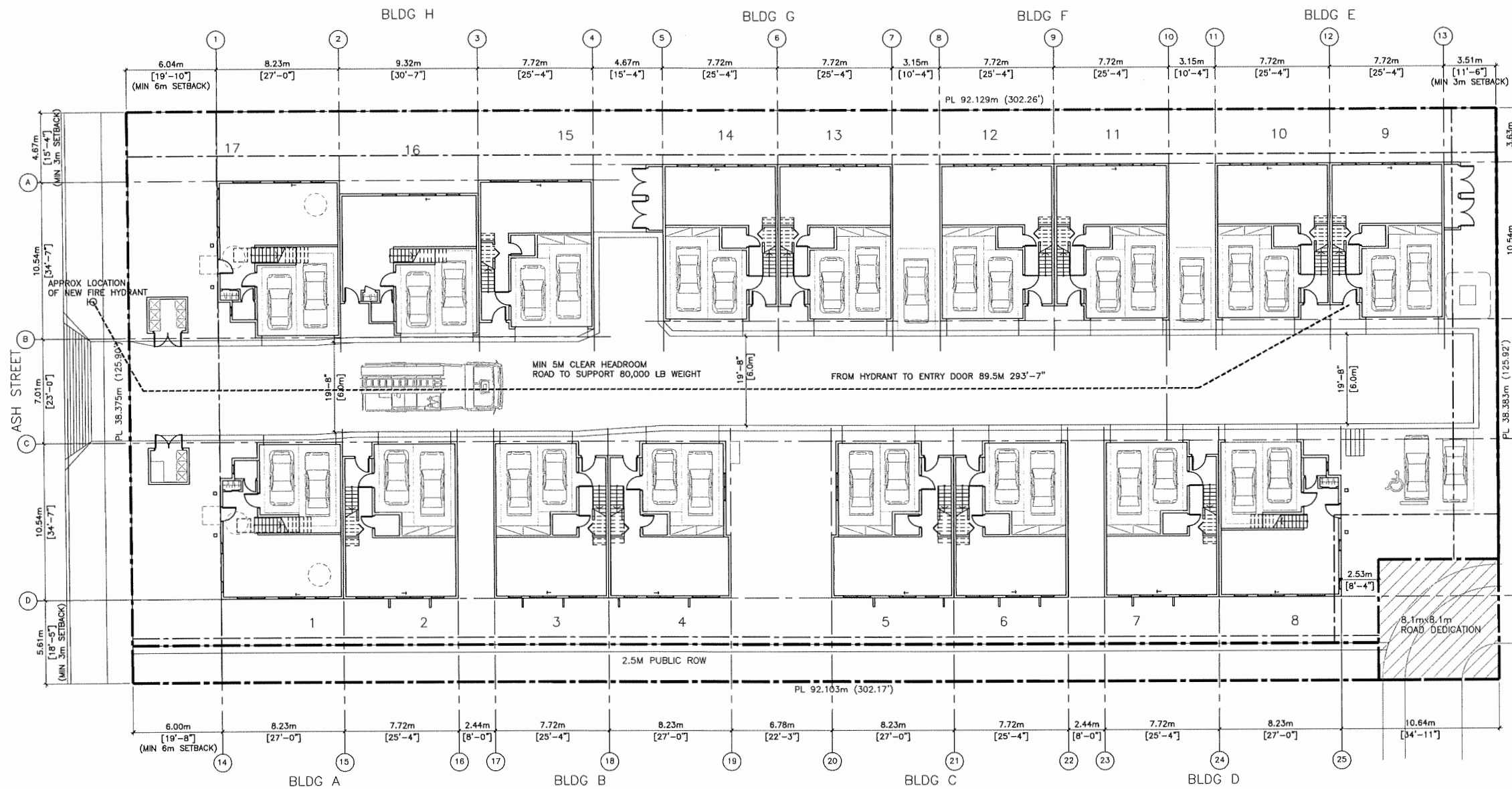
**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

PARKING PLAN

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

A2A

DEVELOPMENT PERMIT



BUILDING CODE ANALYSIS (part 9) (BCBC 2018)	
MAJOR OCCUPANCY	GROUP C
BUILDING AREA	LESS THAN 600SM
BUILDING HEIGHT	2 STOREYS
STREET FACE	1 STREET
FLOOR FRR	NOT REQUIRED
ROOF FRR	NOT REQUIRED
SPRINKLER	NOT REQUIRED
FIRE ALARM	NOT REQUIRED
STANDPIPE	NOT REQUIRED
CONSTRUCTION TYPE	COMBUSTIBLE
SEPARATION OF SUITE	1 HR
FIRE SEPARATION BETWEEN GARAGE AND SUITE	NOT REQUIRED

PLAN # 1.d
August 24, 2022
DP 21-942090

ERIC LAW
ARCHITECT

ericlawarchitect@gmail.com
216 288 WEST AVENUE VANCOUVER BC
V6V1M5
TEL: (604) 505-2099

COPYRIGHT RESERVED THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

- ISSUED
1.

21.09.23 FOR DP APPLICATION
2.

22.02.22 FOR CITY DP REVIEW
3.

22.06.16 FOR CITY ADP REVIEW
4.

22.08.22 FOR CITY DPP REVIEW
5.

22.08.24 FOR CITY DPP REVIEW

- REVISION
4.

22.08.24 UPDATED RENDERING RANGES
3.

22.08.22 REVISED FOR CITY ADP COMMENTS
2.

22.06.17 REVISED FOR CITY COMMENTS
1.

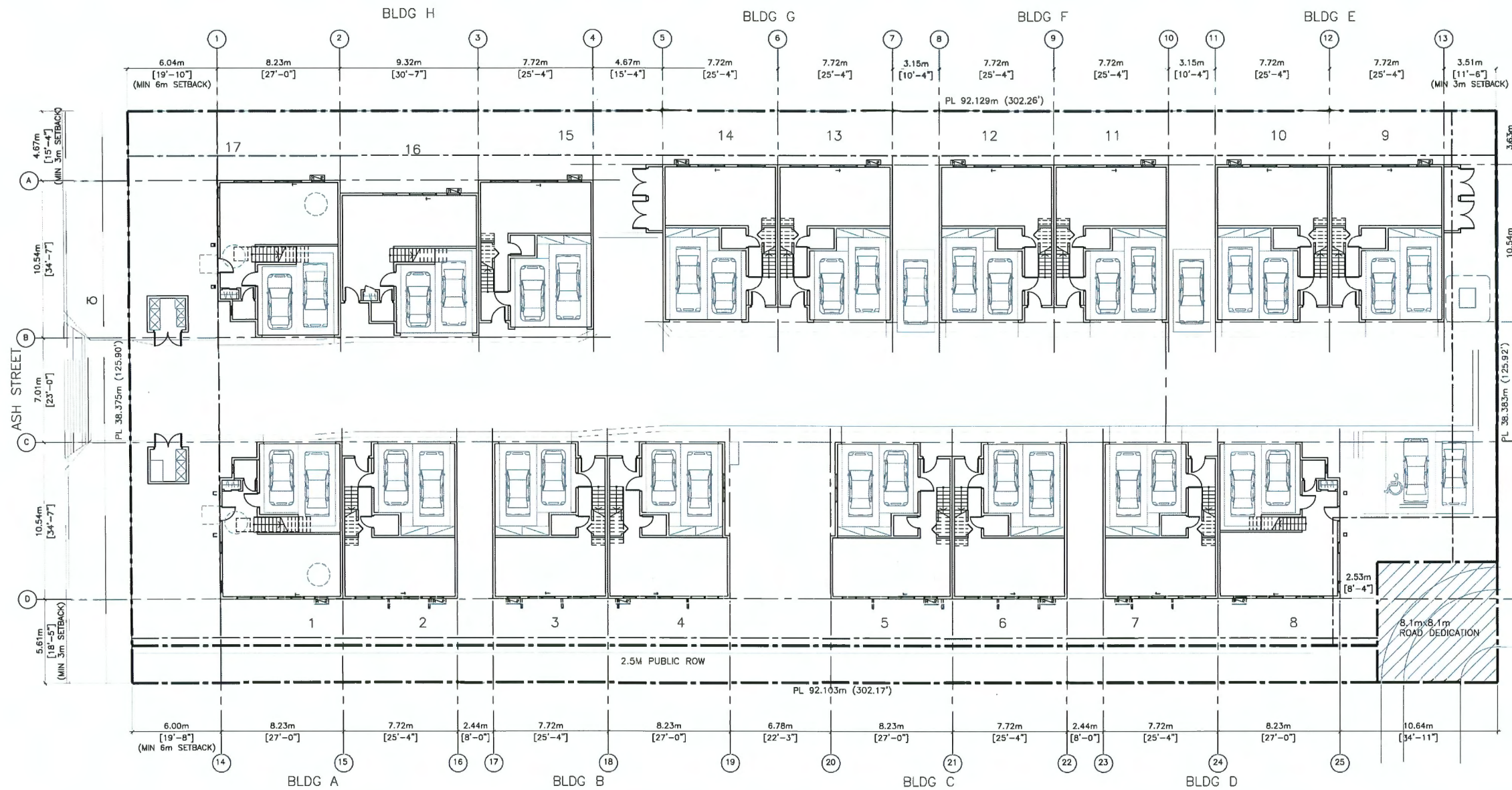
22.02.22 REVISED PER CITY DP COMMENTS

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

FIRE FIGHTING

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

A2B
DEVELOPMENT PERMIT



HEAT PUMP WITH WOOD OUTDOOR UNIT COVER

ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 288 WEAVER AVENUE VANCOUVER BC
V6Y 1N5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

1/5 IED

- 21.09.23 TO A B APPLICATION
- 22.02.22 FOR CITY DP REVIEW
- 22.06.16 FOR CITY ADP REVIEW
- 22.08.22 FOR CITY EPP REVIEW
- 22.08.24 FOR CITY EPP REVIEW

- 22.08.24 UPDATED RENDERING IMAGES
- 22.08.22 REVISED PER CITY ADP COMMENTS
- 22.06.17 REVISED PER CITY DP COMMENTS
- 22.02.22 REVISED PER CITY DP COMMENTS

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

HEAT PUMP

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

PLAN # 1.e
August 24, 2022
DP 21-942090

A2C

DEVELOPMENT PERMIT

ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 286 WEST AVENUE VANCOUVER BC
V6Y1A3
TEL: (604) 502-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC. AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

- 21.09.23 FOR DP APPLICATION
- 22.02.22 FOR CITY DP REVIEW
- 22.06.16 FOR CITY DP REVIEW
- 22.08.22 FOR CITY DP REVIEW
- 22.08.24 FOR CITY DP REVIEW

- 22.08.24 UPDATED RENDERING IMAGES
- 22.08.22 REVISED PER CITY DP COMMENTS
- 22.06.17 REVISED PER CITY DP COMMENTS
- 21.03.22 REVISED PER CITY DP COMMENTS

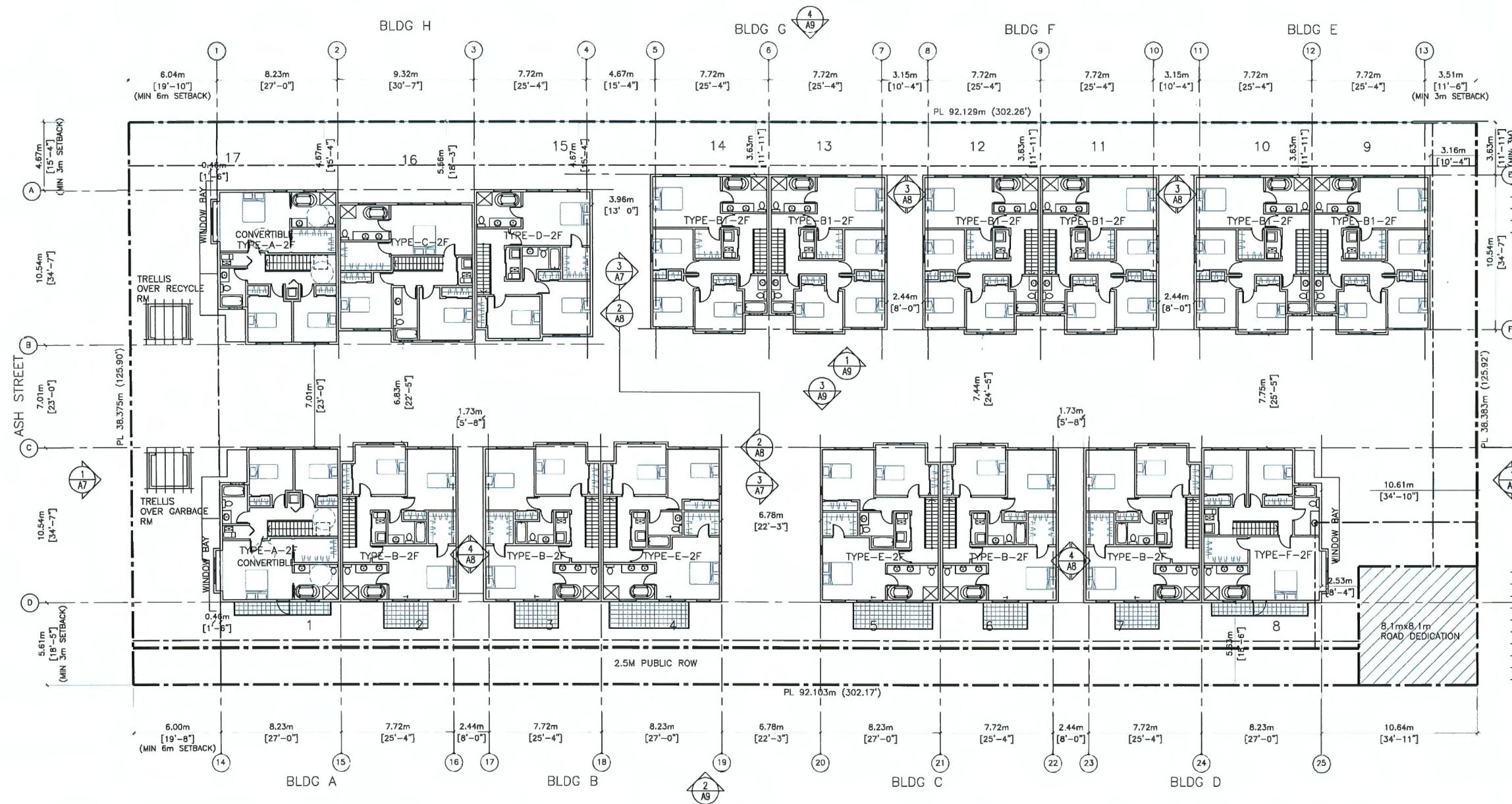
TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

SITE PLAN 2/F

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

A3

DEVELOPMENT PERMIT



NORTH
1
-
SITE PLAN 2/F
3/32" TO 1'-0"

PLAN # 1.f
August 24, 2022
DP 21-942090

ERIC LAW ARCHITECT

216 288 WEST AVENUE VANCOUVER BC
V6Y 1N5
TEL (604) 565-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC. AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED	
1.	21.09.23 FOR DP APPLICATION
2.	22.02.22 FOR CITY DP REVIEW
3.	22.05.16 FOR CITY ADP REVIEW
4.	22.06.22 FOR CITY DPP REVIEW
5.	22.08.24 FOR CITY DPP REVIEW

4.	22.08.24 UPDATED RENDERING IMAGES
3.	22.08.22 REVISED PER CITY ADP COMMENTS
2.	22.06.17 REVISED PER CITY DP COMMENTS
1.	22.02.22 REVISED PER CITY DP COMMENTS
	REVISION

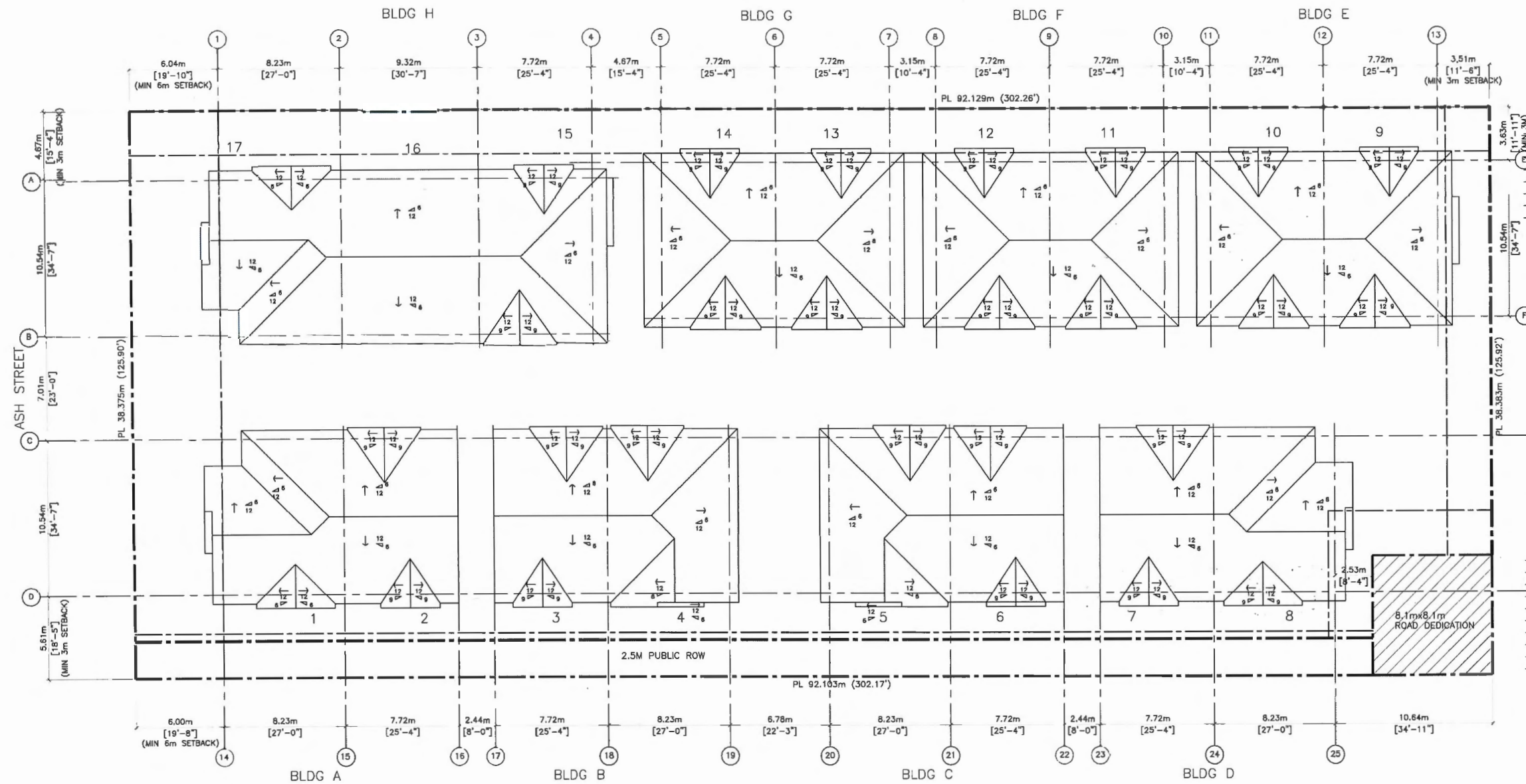
**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

SITE PLAN ROOF

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

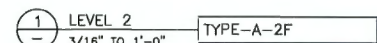
A4

DEVELOPMENT PERMIT



NORTH
1
SITE PLAN ROOF
3/32" TO 1'-0"

PLAN # 1.g
August 24, 2022
DP 21-942090



3 BEDROOM

CHAIRLIFT Dimensions

Cases	Attachment Method	750 x 750 mm	
		cmbs	rs
A	Direct Mount	125	4 ¹⁾
	Tower Mount	900	5 ^{1,2)}
B	Direct Mount	330	13
	Tower Mount	355	18
C	Direct Mount	900	35
	Tower Mount	925	36 ¹⁾
D	Direct Mount	1115	44
	Tower Mount	1140	45
E	Direct Mount	870	36
	Tower Mount	945	27 ¹⁾
F	Direct Mount	1925	40 ¹⁾
	Tower Mount	1050	41

**ERIC LAW
ARCHITECT**

ericlaw.architect@gmail.com
216 288 8878 48TH AVENUE VANCOUVER BC
V5Y 1H5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	ISSUED
--	--------

- | | | |
|----|----------|---------------------|
| 1. | 21.09.23 | FOR DP APPLICATION |
| 2. | 22.07.22 | FOR CITY DP REVIEW |
| 3. | 22.06.16 | FOR CITY ADP REVIEW |
| 4. | 22.08.22 | FOR CITY DPP REVIEW |
| 5. | 22.08.24 | FOR CITY DPP REVIEW |

- | | |
|----|--|
| 4. | 22.08.24 UPDATED RENDERING IMAGES |
| 3. | 22.06.22 REVISED PER CITY ADP COMMENTS |
| 2. | 22.06.17 REVISED PER CITY DP COMMENTS |
| 1. | 22.02.22 REVISED PER CITY DP COMMENTS |
| | REVISION |

**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

UNIT PLANS

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-0P.DWG

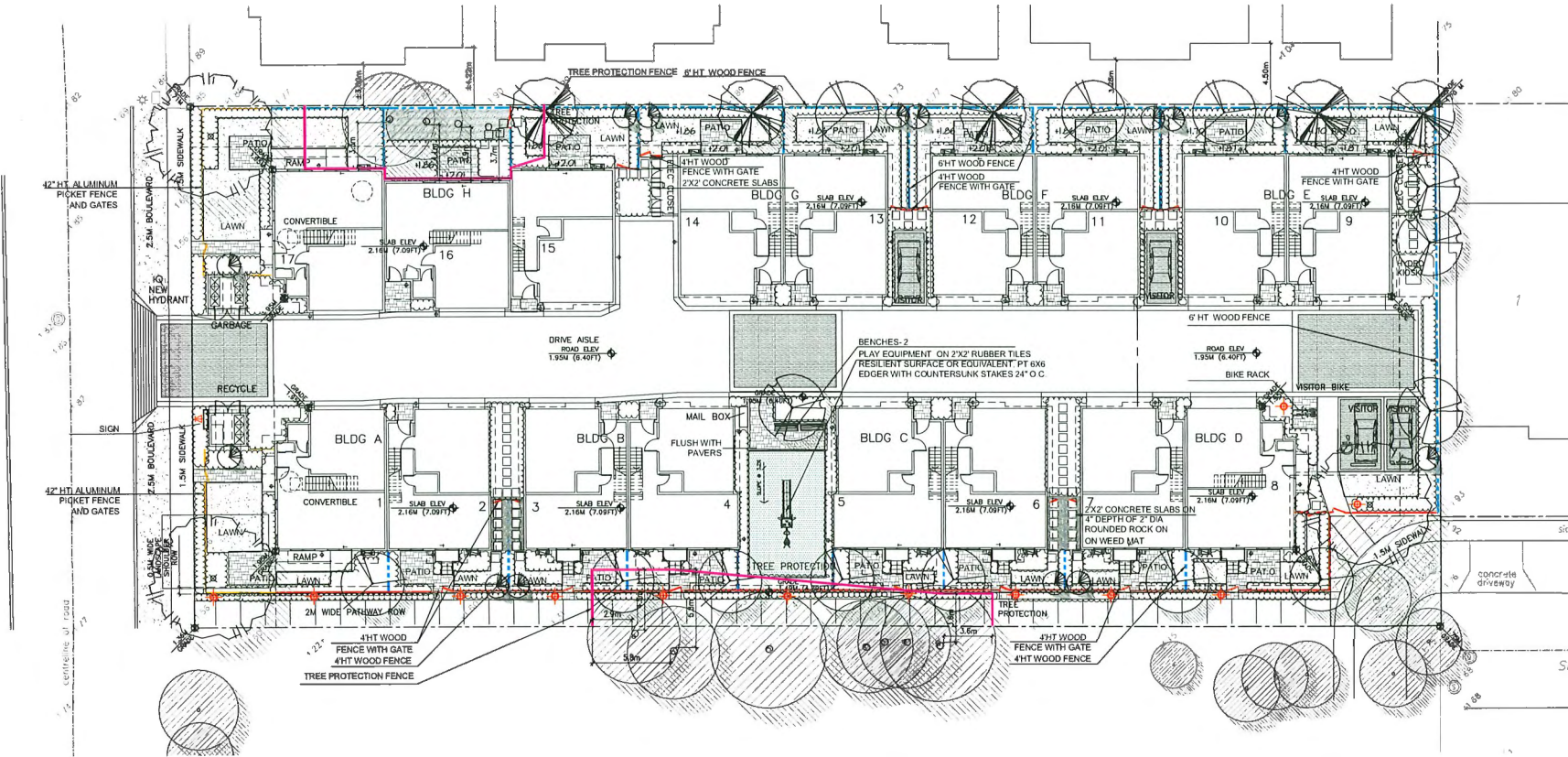
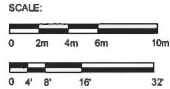
A5

DEVELOPMENT PERMIT

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

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

SEAL:



MATERIALS KEY

HARDSCAPE LEGEND

	HOLLAND PAVERS BY MUTUAL MATERIALS HOLLAND COMBINATOR 2 PATTERN CASCADE BLEND
	ECO-PRIORA PERMEABLE PAVERS BY MUTUAL MATERIALS HERRINGBONE PATTERN HARVEST BLEND INSTALLED PER MANUFACTURER SPECIFICATIONS
	2x2 STEPPING STONE ON SAND LEVELLING BED
	2x2 RUBBER TILES RESILIENT MATERIAL
	MULCH IN TPZ

FENCE LEGEND

	42" HT. ALUMINUM FENCE WITH GATE
	6" HT WOOD FENCE
	4" HT WOOD FENCE
	4" HT WOOD FENCE WITH GATE

LIGHTING LEGEND

SYMBOL	STYLE
	BOLLARD 36" HT
	UPLIGHT

FURNITURE:



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	11CM CAL; 2M STD; B&B
	4	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	10CM CAL; 1.8M STD; B&B
	10	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	8CM CAL; B&B
	14	PICEA OMORIKA BRUNS	SLENDER SERBIAN SPRUCE	3.5m HT; B&B
	5	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	11CM CAL; 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:

- All soft landscape areas to be irrigated with automatical retallation to I.I.A.B.C. Standards, latest edition.

PROJECT:
**17 UNIT TOWNHOUSE
DEVELOPMENT**

7100 Ash Street,
RICHMOND

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: August 01, 2021

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

DRAWN: DD

DESIGN: DD

CHKD: PCM

DRAWING NUMBER:

L1

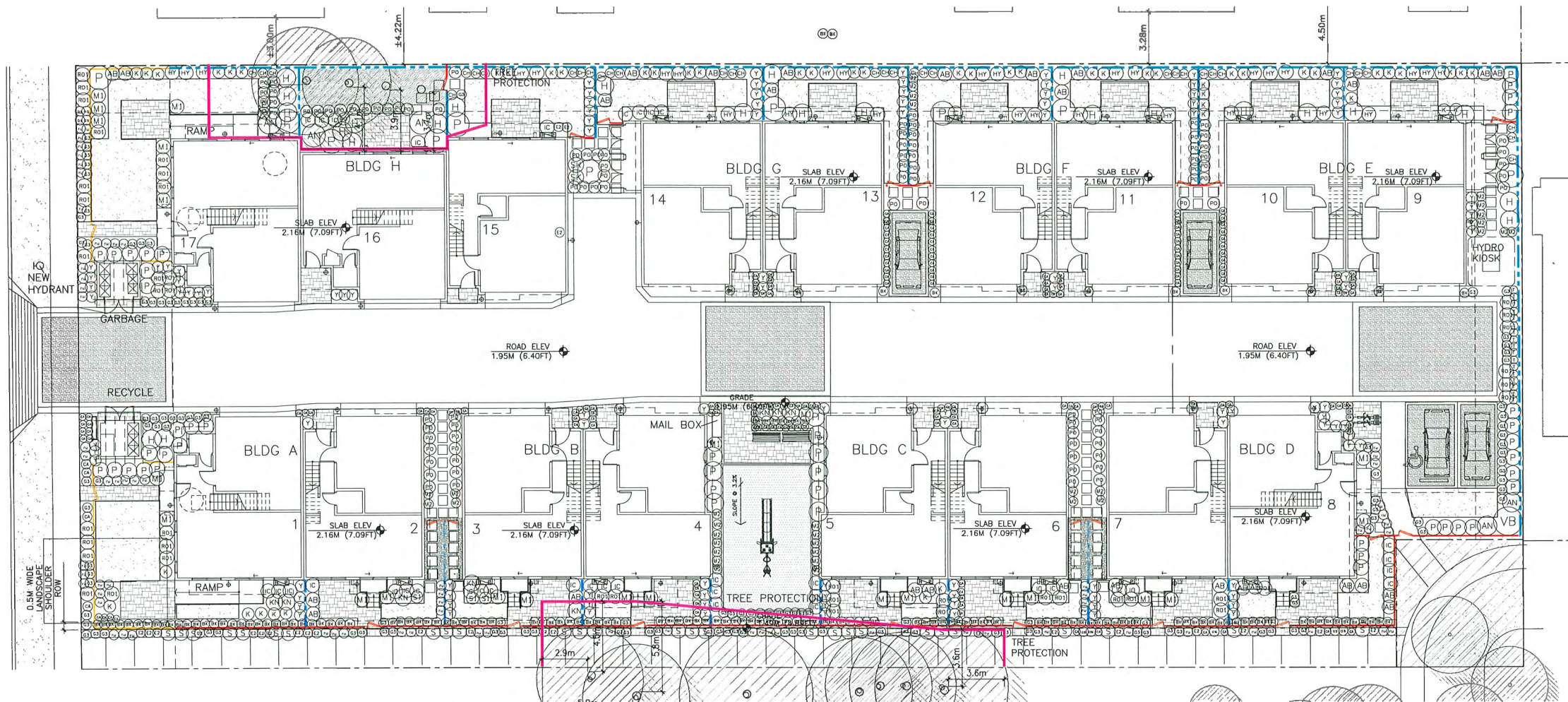
OF 4

21153-62/P

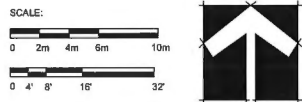
PMG PROJECT NUMBER:

21-153

PLAN # 2.a
August 24, 2022
DP 21-942090



PLANT SCHEDULE				PMG PROJECT NUMBER: 21-153	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB					
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	5	'AMELANCHIER ALNIFOLIA	COASTAL SERVICEBERRY	#12 POT; 40CM	
	32	'MAHONIA NERVOSA	LONGLEAF MAHONIA	#12 POT; 20CM	
	28	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#12 POT; 30CM	
	144	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#13 POT; 40CM	
	34	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#12 POT; 30CM	
	29	HYDRANGEA PANICULATA 'LITTLE LIME	DWARF LIMELIGHT HYDRANGEA	#12 POT; 60CM	
	38	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 60CM	
	51	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#13 POT; 50CM	
	55	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#13 POT; 50CM	
	8	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#12 POT	
	42	ROSA MEIOLAND 'BONICA'	BONICA ROSE	#12 POT; 40CM	
	2	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#13 POT; 50CM	
	3	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#12 POT; 40CM	
	27	SPIRAEA X BURMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#12 POT; 40CM	
	114	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0M HT, B&B	
	17	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT, B&B	
	1	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	#13 POT; 60CM	
GRASS					
<div><div></div><div></div><div></div></div>	172	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	
	24	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT	
	127	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT	
PERENNIAL					
<div><div></div><div></div><div></div></div>	9	ASTILBE X ARENDsii 'RED SENTINEL'	FALSE SPIREA; RED	15CM POT	
	24	HOSTA SUM & SUBSTANCE	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	
	71	RUDBECKIA F. SULLIVANTII 'GOLDLOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT	
<div><div></div><div></div></div>	93	'POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM	
	23	EUONYMUS JAPONICA 'EMERALD GAITY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					



PLAN # 2.b
August 24, 2022
DP 21-942090

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.AUG.23	REVISION AS PER ACP COMMENTS	DO
2	22.AUG.23	PER CLIENT COMMENTS	WH
3	22.AUG.23	TO ACP COMMENTS	PC
4	22.AUG.23	NEW SITE PLAN	DO
5	22.FEB.08	NEW SITE PLAN/CLIENT COMMENTS	DO

CLIENT: RICK SIAN
WITH: Eric Law Architect Inc

PROJECT:
**17 UNIT TOWNHOUSE
DEVELOPMENT**

**7100 Ash Street,
RICHMOND**

DRAWING TITLE:
**SHRUB PLAN
PLAN**

DATE: August 01, 2021
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

DRAWING NUMBER:
L2
OF 4

21153-6-2.P

PMG PROJECT NUMBER: 21-153

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

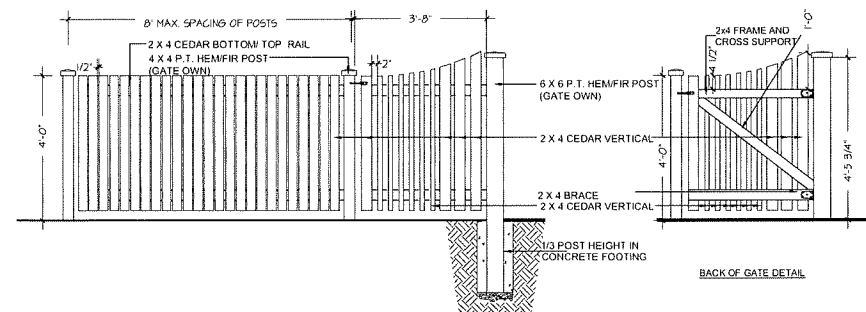
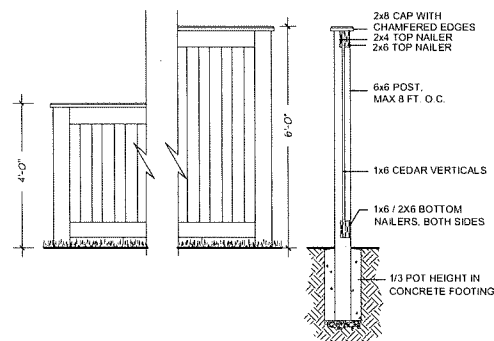
[REDACTED]

NOTES:

- 1 ALL POSTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
- 2 ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM
- 3 ALL HARDWARE HOT DIPPED GALVANIZED
- 4 APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
- 5 ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3'-6"

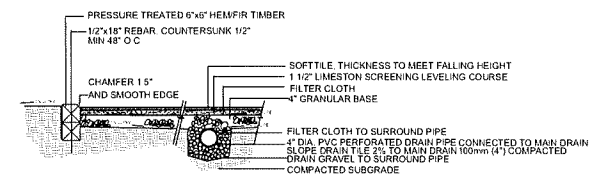
NOTE

- 1 TREATED WITH PRESERVATIVE
- 2 ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM
- 3 ALL HARDWARE HOT DIPPED GALVANIZED
- 4 APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
- 5 FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
- 6 ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" - 18" STEPS (MAX)
- 7 GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3'-6"



② 4'-0" HT/ 6'-0" HT SCREEN FENCE 1/2" = 1'-0"

3 4HT WOOD FENCE WITH GATE
1-1 1/2" = 1'-0"

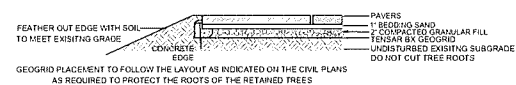


NOTE: SOFTILE INSTALLATION AND BASE PREPARATION AS PER MANUFACTURE'S SPEC.

5
L-1

PLAYGROUND SAFETY SURFACE

1/2" = 1'-0"



NOTE
1 IN THE EVENT ROOTS ARE EXPOSED, CONTACT PROJECT ARBORIST FOR ASSISTANCE PRIOR TO PROCEEDING
2 PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

6 PAVERS THROUGH ROOT ZONE 3/14/2015 1:25

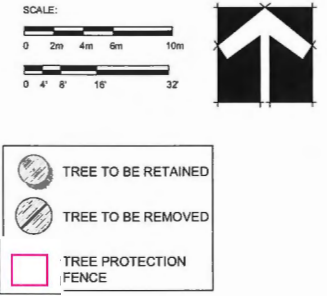
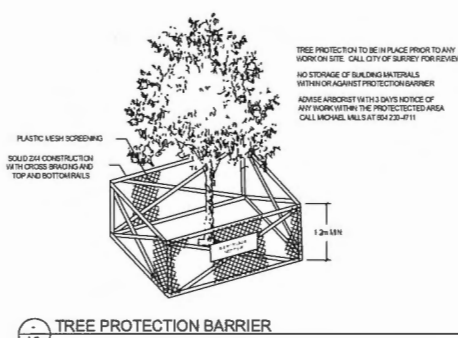
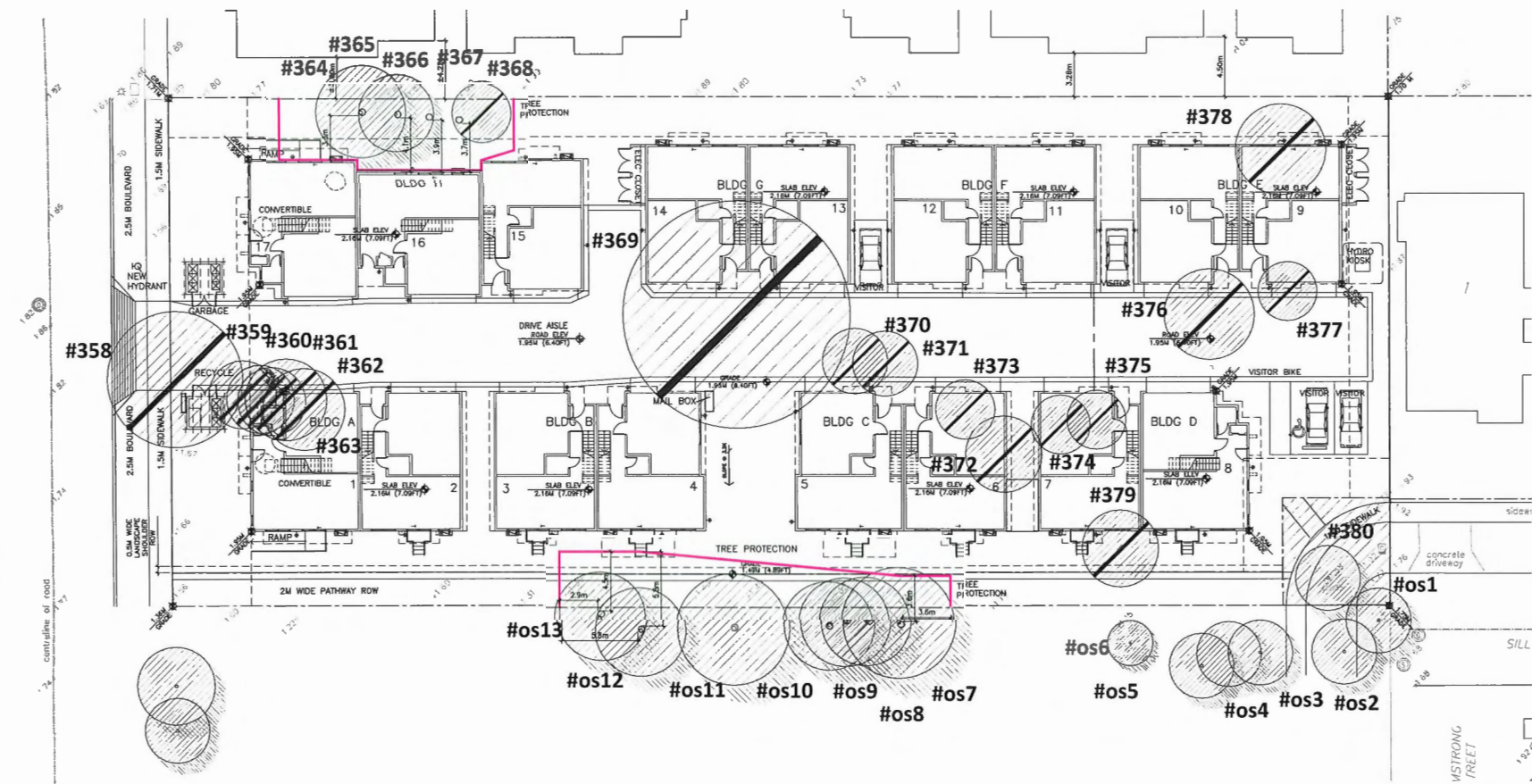
PROJECT:
**17 UNIT TOWNHOUSE
DEVELOPMENT**

7100 Ash Street,
RICHMOND

DATE: August 01, 2021
SCALE:
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER:
L3
OF 4

PMG PROJECT NUMBER: 21-153



PLAN # 2.d
August 24, 2022
DP 21-942090

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

pmg
LANDSCAPE
ARCHITECTS

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

SEAL:

5	22.AUG.22	REVISION AS PER ADP COMMENTS	DD
4	22.AUG.22	FOR CLIENT COMMENTS	WZ
3	22.JULY.22	TO ADP COMMENTS	PC
2	22.JAN.22	NEW SITE PLAN	DD
1	22.FEB.22	NEW SITE PLAN/CITY COMMENTS	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: RICK SIAM
WITH: Eric Law Architect Inc

PROJECT:
**17 UNIT TOWNHOUSE
DEVELOPMENT**

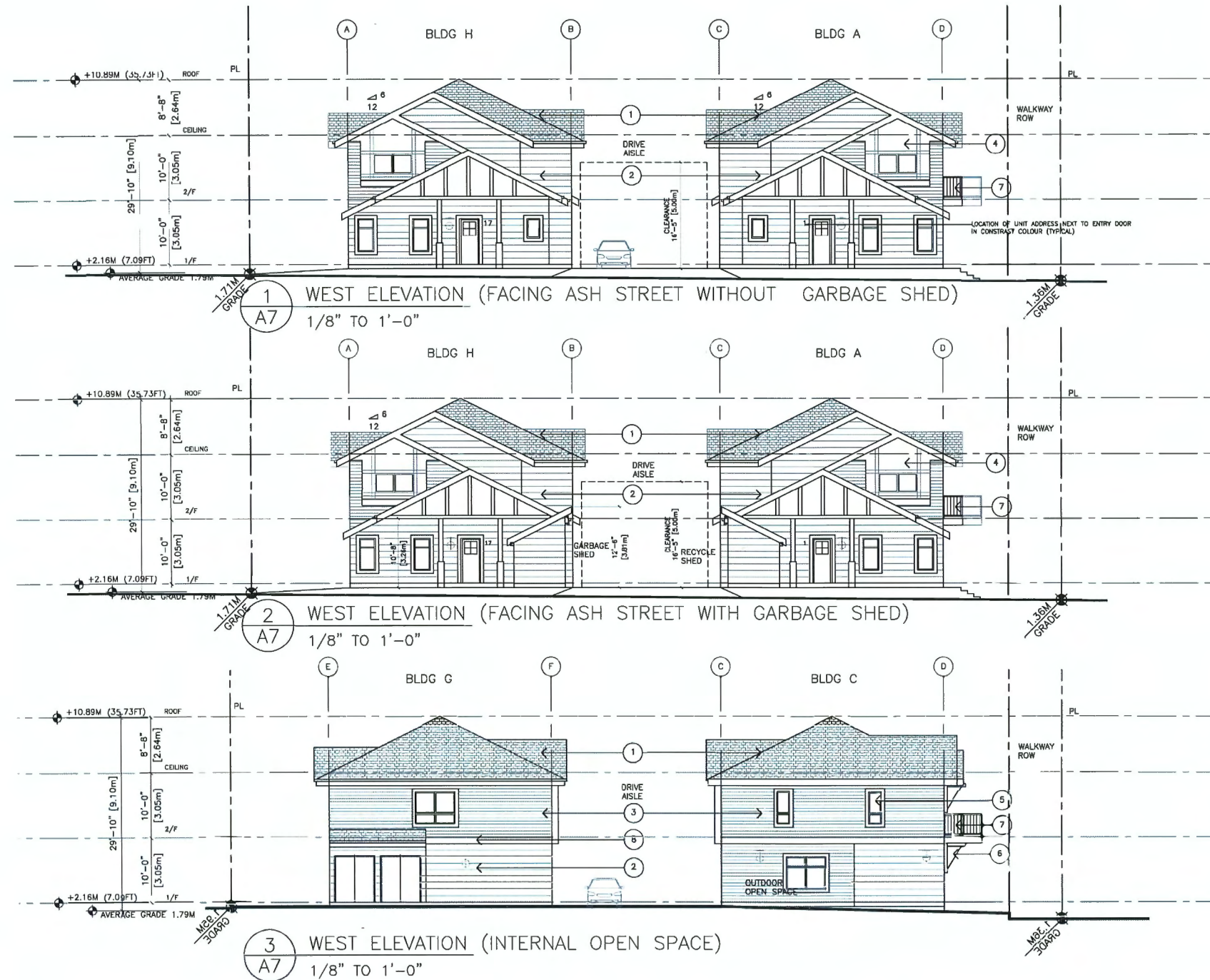
7100 Ash Street,
RICHMOND

DRAWING TITLE:
**TREE MANAGEMENT
PLAN**

DATE: August 01, 2021
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

DRAWING NUMBER:
L4
OF 4

21153-6.2/P PMG PROJECT NUMBER: 21-153



- EXTERIOR FINISH LEGEND
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8") WITH TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECK SUPPORT BRACKET
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → HORIZONTAL HARDI BOARD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
- EXTERIOR LIGHT

PLAN # 3.a
August 24, 2022
DP 21-942090

ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 280 WEST 4 AVENUE VANCOUVER BC
V6Y1N5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC. AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

- 21.09.23 FOR DP APPLICATION
- 22.02.22 FOR CITY DP REVIEW
- 22.06.16 FOR CITY DP REVIEW
- 22.08.22 FOR CITY DP REVIEW
- 22.08.24 FOR CITY DP REVIEW

- 22.08.24 UPDATED RENDERING IMAGES
- 22.08.22 REVISED PER CITY ADP COMMENTS
- 22.06.17 REVISED PER CITY DP COMMENTS
- 22.02.22 REVISED PER CITY DP COMMENTS

REVISION

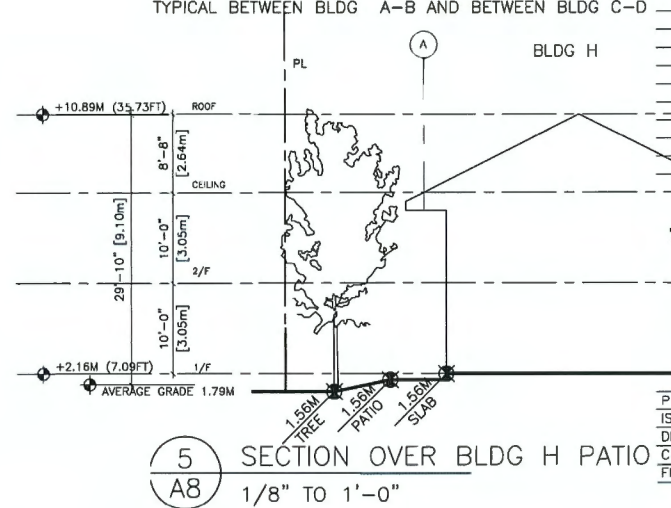
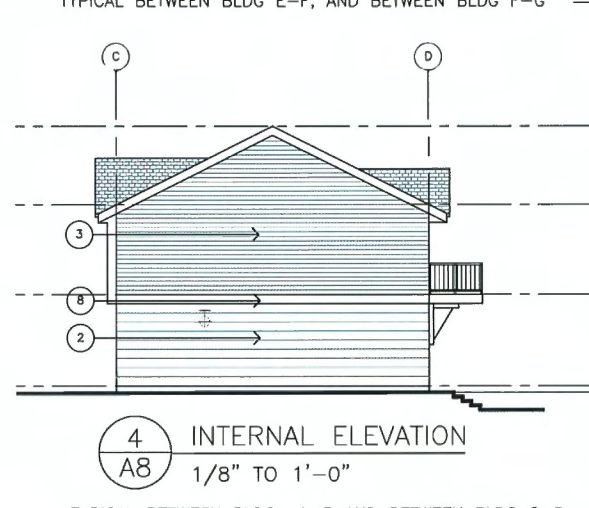
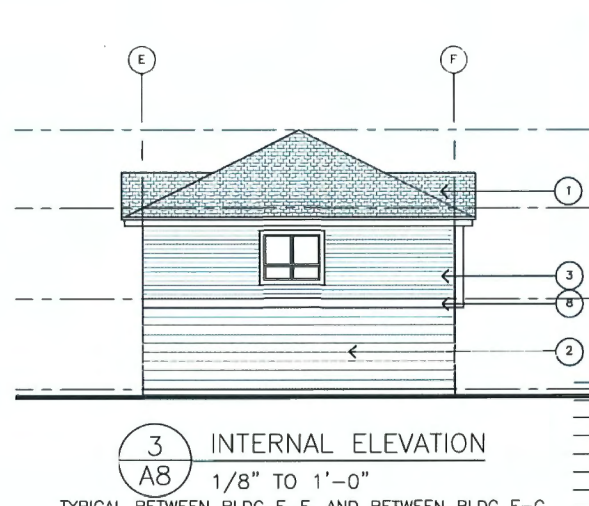
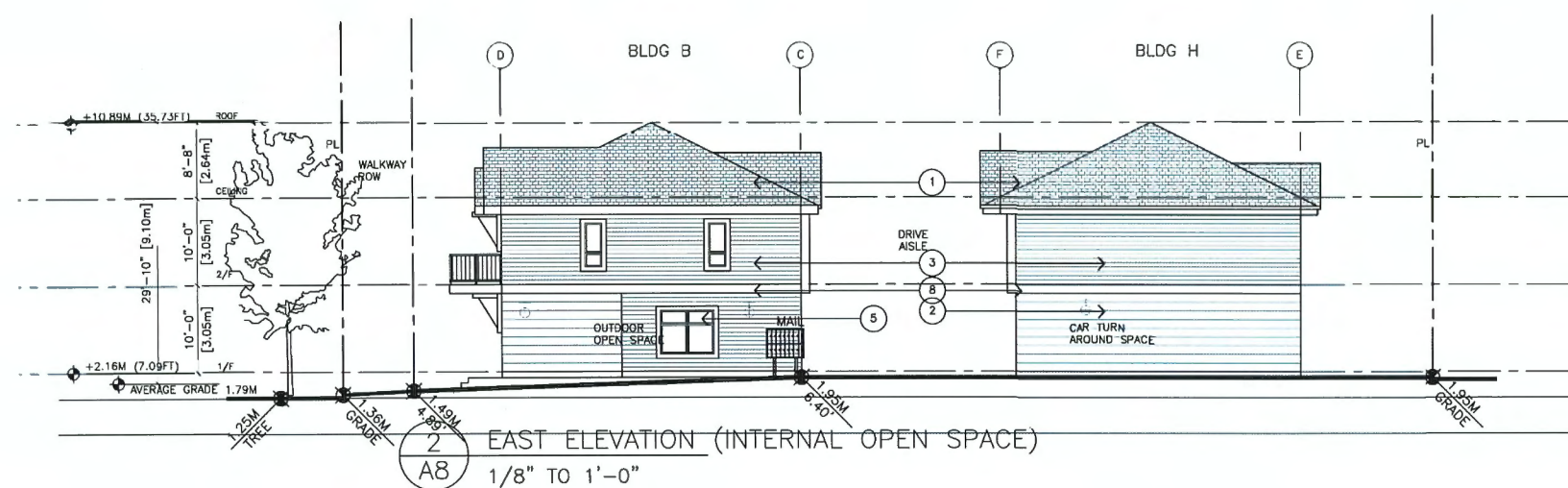
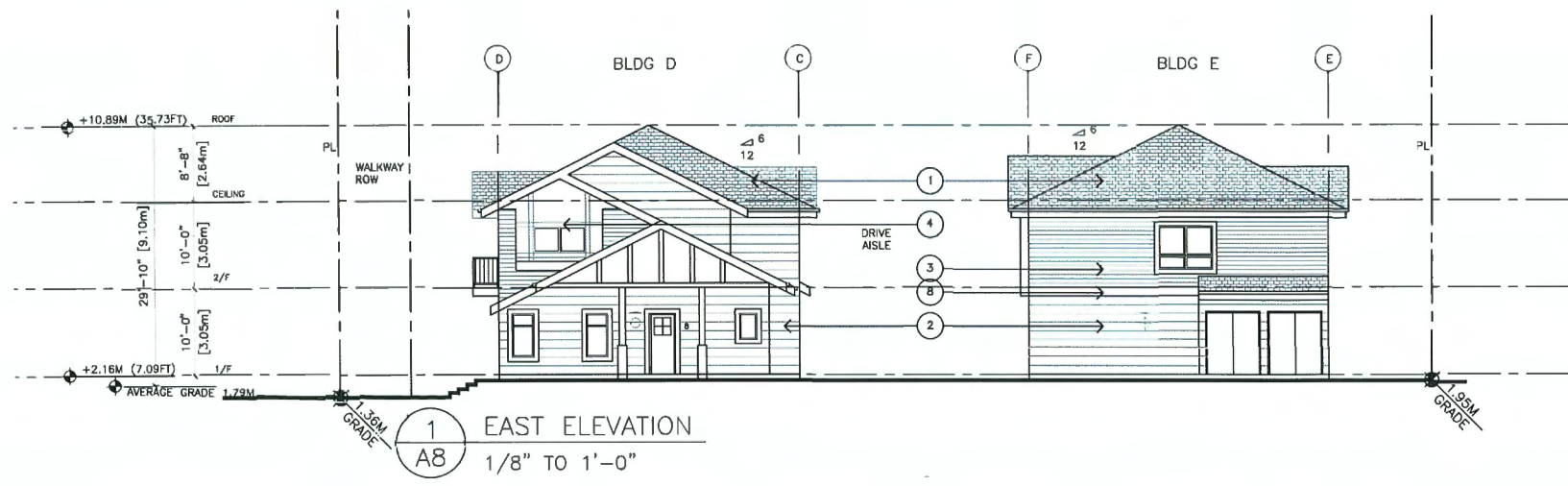
TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

ELEVATIONS

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

A7

DEVELOPMENT PERMIT



- EXTERIOR FINISH LEGEND
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8") WITH TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECK SUPPORT BRACKET
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → HORIZONTAL HARDI BOARD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL
 - ⊕ → EXTERIOR LIGHT

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
 216 288 WEST AVENUE VANCOUVER BC
 V6Y 1N5
 TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED	REVISION
1. 21.09.23 FOR DP APPLICATION	
2. 22.02.22 FOR CITY DP REVIEW	
3. 22.08.18 FOR CITY ADP REVIEW	
4. 22.08.22 FOR CITY DPP REVIEW	
5. 22.08.24 FOR CITY DPP REVIEW	

**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

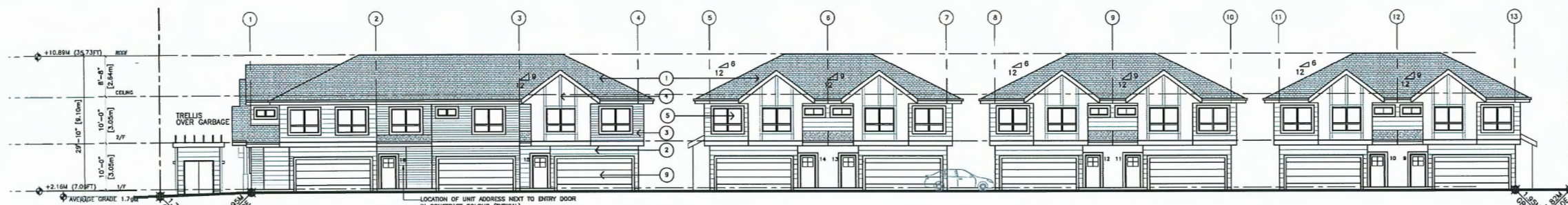
ELEVATIONS

REVISION	DATE	DESCRIPTION
4.	22.08.24	UPDATED RENDERING IMAGES
3.	22.08.22	REVISED PER CITY ADP COMMENTS
2.	22.08.17	REVISED PER CITY DP COMMENTS
1.	22.02.22	REVISED PER CITY DP COMMENTS

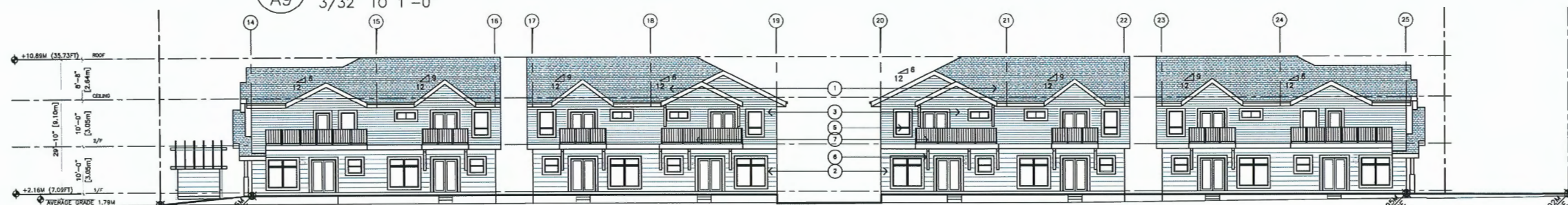
PROJECT NUMBER: 21-03
 ISSUED: 8/24/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-03_SAS_220824-DP.DWG

PLAN # 3.b
 August 24, 2022 DP 21-942090

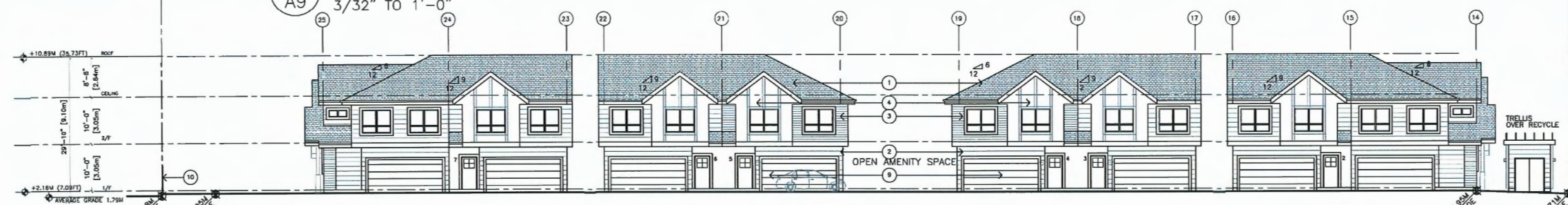
A8
 DEVELOPMENT PERMIT



1 SOUTH ELEVATION -INTERNAL DRIVE AISLE
A9 3/32" TO 1'-0"



2 SOUTH ELEVATION
A9 3/32" TO 1'-0"



3 NORTH ELEVATION -INTERNAL DRIVE AISLE
A9 3/32" TO 1'-0"



4 NORTH ELEVATION
A9 3/32" TO 1'-0"

- EXTERIOR FINISH LEGEND
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARD SIDING (8") WITH TRIMS
 - ③ → HARD SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → DECK SUPPORT BRACKET
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → HORIZONTAL HARDI BOARD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR
 - ⑩ → WOOD FENCE - SEE LANDSCAPE
 - ⑪ → WOOD FENCE ON WOOD RETAINING WALL

⑫ → EXTERIOR LIGHT

PLAN # 3.c
August 24, 2022
DP 21-942090

ERIC LAW
ARCHITECT

ericlawarchitect@gmail.com
218 288 WEST AVENUE VANCOUVER BC
V5Y 1K5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED	
1.	21.09.23 FOR DP APPLICATION
2.	22.03.22 FOR CITY DP REVIEW
3.	22.06.18 FOR CITY ADP REVIEW
4.	22.08.22 FOR CITY DPP REVIEW
5.	22.08.24 FOR CITY DPP REVIEW

REVISION	
4.	22.08.24 UPDATED RENDERING IMAGES
3.	22.06.22 REVISED PER CITY ADP COMMENTS
2.	22.06.17 REVISED PER CITY DP COMMENTS
1.	22.03.22 REVISED PER CITY DP COMMENTS

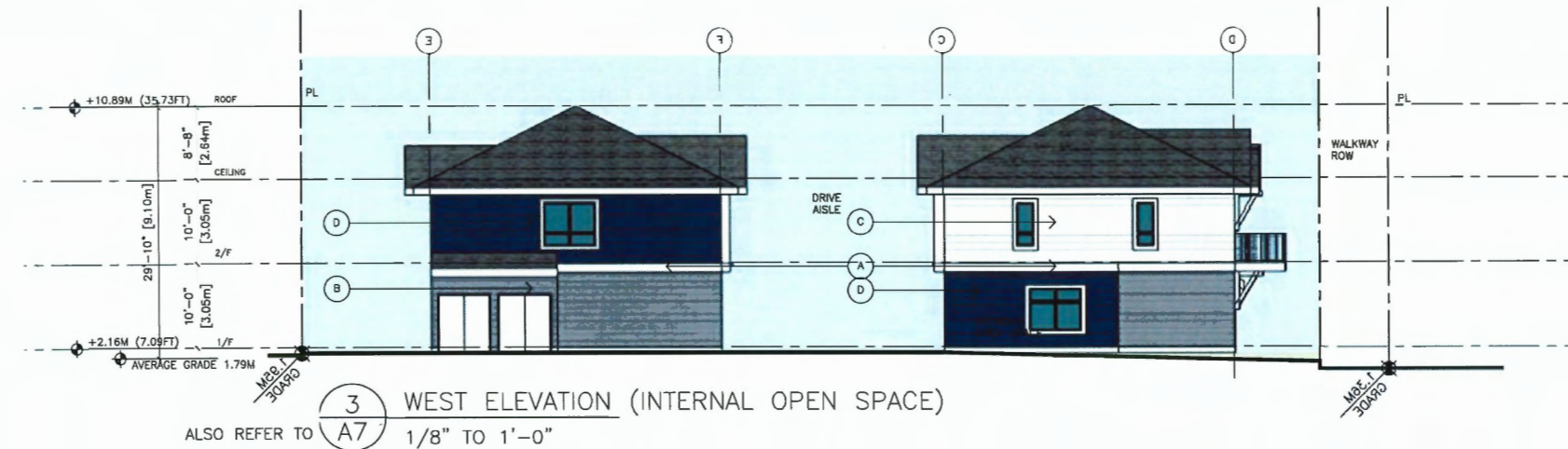
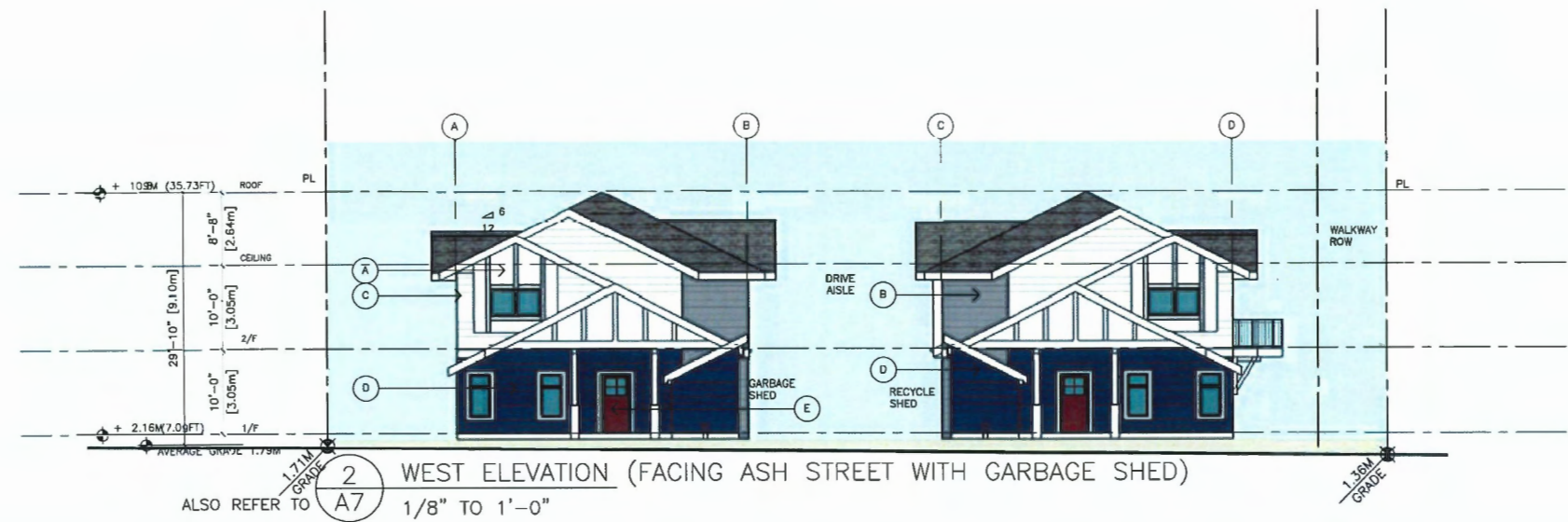
TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

ELEVATIONS

PROJECT NUMBER:	21-03
ISSUED:	8/24/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	21-03_SAS_220824-0P.DWG

A9

DEVELOPMENT PERMIT



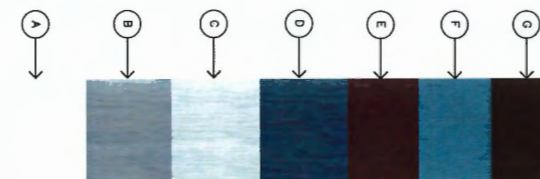
HARDI SIDING COLOUR LEGEND

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR
ALL VINYL WINDOW TO BE WHITE
ALL PICKET ALUMINUM RAILING TO BE BLACK
HORIZONTAL HARDI BOARD TRIM COLOUR TO MATCH ARCTIC WHITE
KNEE BRACKET COLOUR TO MATCH ARCTIC WHITE

ALL EXTERIOR WALL LIGHT SHALL BE DOWNLIGHT



- EXTERIOR COLOUR
- A → HARDI PANEL ARCTIC WHITE
 - B → HARDI SIDING PLUS PEARL GREY
 - C → HARDI SIDING PLUS ARCTIC WHITE
 - D → HARDI SIDING PLUS EVENING BLUE
 - E → PAINT COLOR SHERWIN WILLIAMS SW6055
 - F → PAINT COLOR SHERWIN WILLIAMS SW7624
 - G → GARAGE DOOR AMARR PREFINISH DARK BROWN



PLAN # 3.d
August 24, 2022
DP 21-942090

ERIC LAW ARCHITECT

#VCLM 6161201@PHIL.COM
216 288 WEST AVENUE VANCOUVER BC
V6T1R6
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED

1. 21.09.23 FOR DP APPLICATION
2. 22.03.22 FOR CITY DP REVIEW
3. 22.06.16 FOR CITY ADP REVIEW
4. 22.08.22 FOR CITY DPP REVIEW
5. 22.08.24 FOR CITY DPP REVIEW

4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.08.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

REVISION

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

COLOURS

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

A12

DEVELOPMENT PERMIT

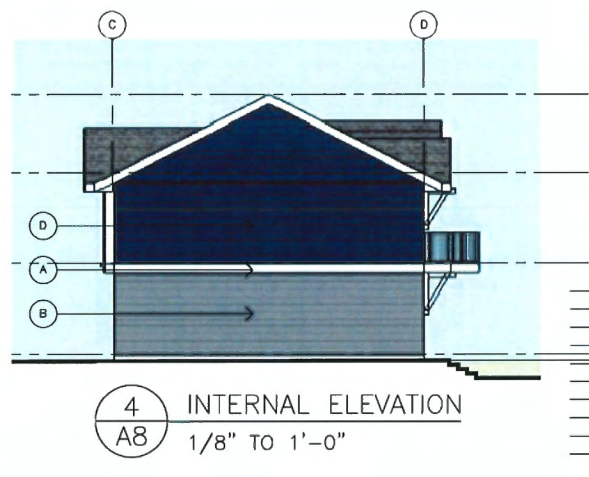
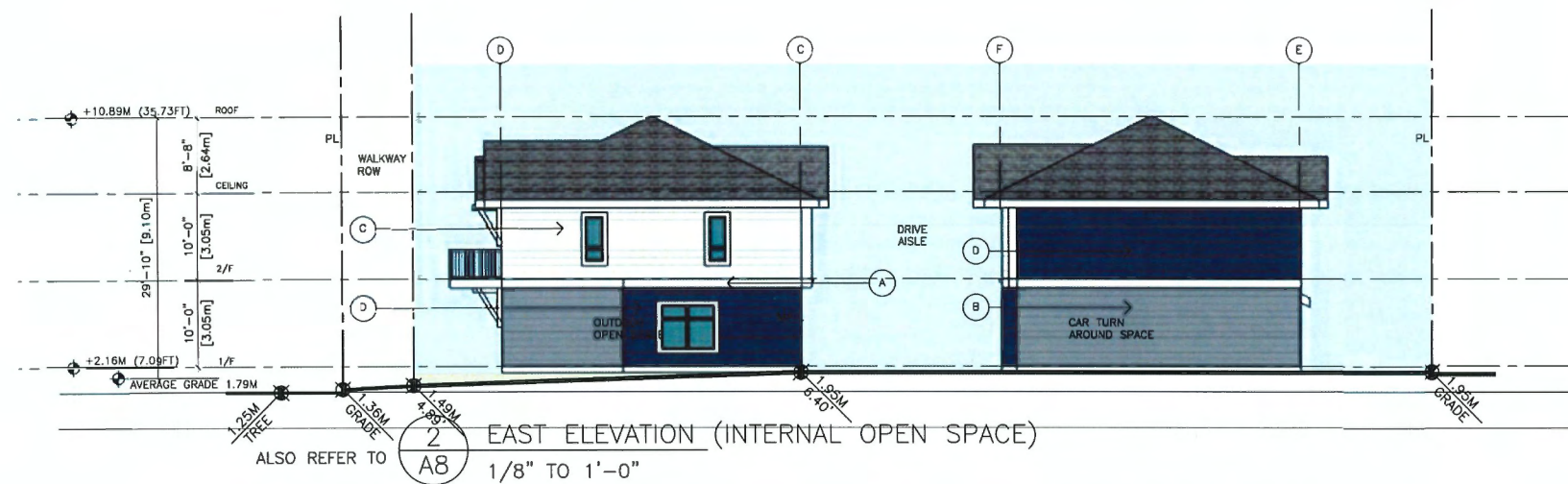
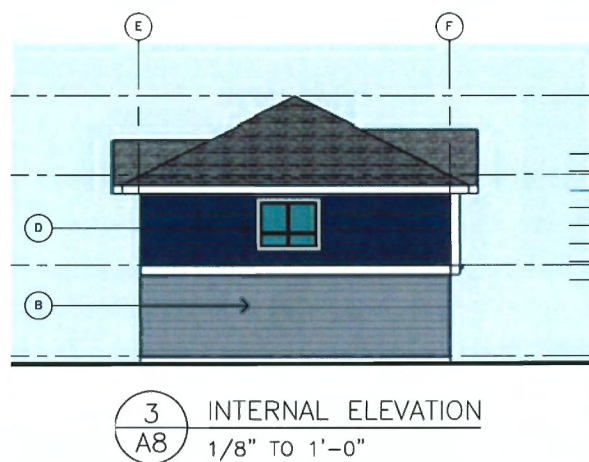
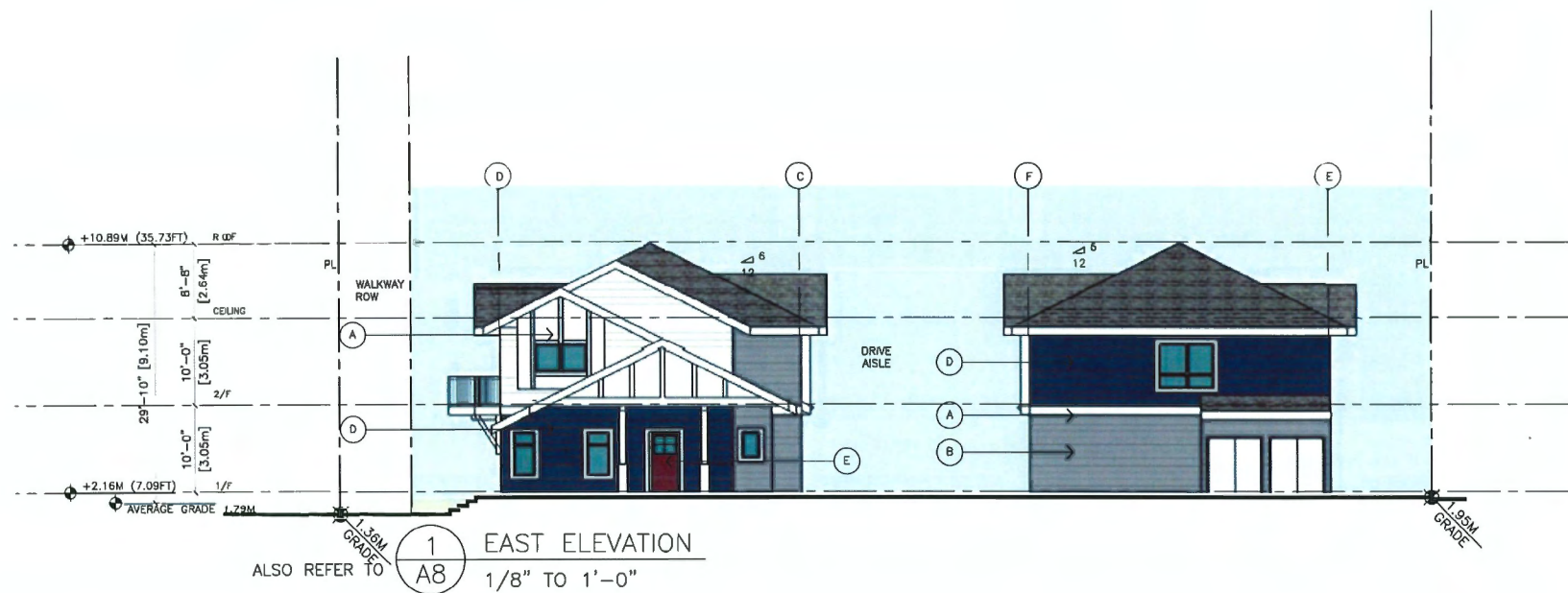
ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
218 288 WEST AVENUE VANCOUVER BC
V6Y 1Y6
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC. AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 21.09.22 FOR DP APPLICATION
2. 22.02.22 FOR CITY DP REVIEW
3. 22.06.18 FOR CITY DP REVIEW
4. 22.08.22 FOR CITY DP REVIEW
5. 22.08.24 FOR CITY DP REVIEW



4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY ADP COMMENTS
2. 22.08.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

COLOURS

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-OP.DWG

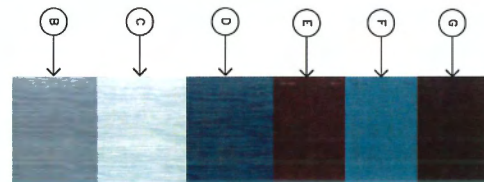
HARDI SIDING COLOUR LEGEND

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI
PANEL COLOUR
ALL VINYL WINDOW TO BE WHITE
ALL PICKET ALUMINUM RAILING TO BE BLACK
HORIZONTAL HARDI BOARD TRIM COLOUR TO MATCH ARCTIC WHITE
KNEE BRACKET COLOUR TO MATCH ARCTIC WHITE

ALL EXTERIOR WALL LIGHT SHALL BE DOWNLIGHT



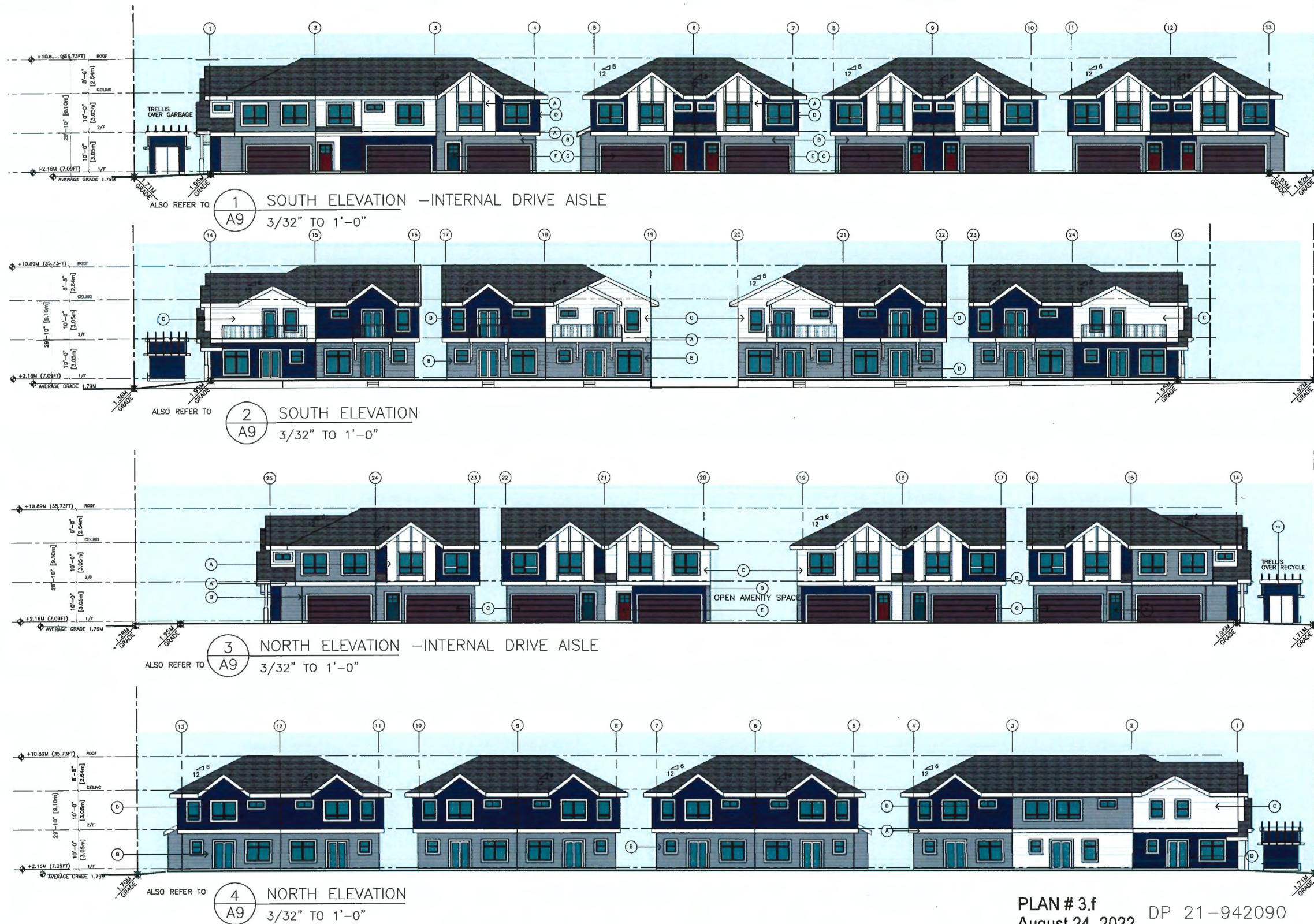
- EXTERIOR COLOUR
- A → HARDI PANEL ARCTIC WHITE
 - B → HARDI SIDING PLUS PEARL GREY
 - C → HARDI SIDING PLUS ARCTIC WHITE
 - D → HARDI SIDING PLUS EVENING BLUE
 - E → PAINT COLOR SHERWIN WILLIAMS SW6055
 - F → PAINT COLOR SHERWIN WILLIAMS SW7624
 - G → GARAGE DOOR AMARR PREFINISH DARK BROWN



PLAN # 3.e
August 24, 2022 DP 21-942090

A13

DEVELOPMENT PERMIT



ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 286 8814 AVENUE VANCOUVER BC
V6V1N0
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED
1. 21.09.22 FOR DP APPLICATION
2. 22.02.22 FOR CITY DP REVIEW
3. 22.04.16 FOR CITY DP REVIEW
4. 22.08.22 FOR CITY DP REVIEW
5. 22.08.24 FOR CITY DP REVIEW

REVISION
4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.08.22 REVISED PER CITY DP COMMENTS
2. 22.04.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

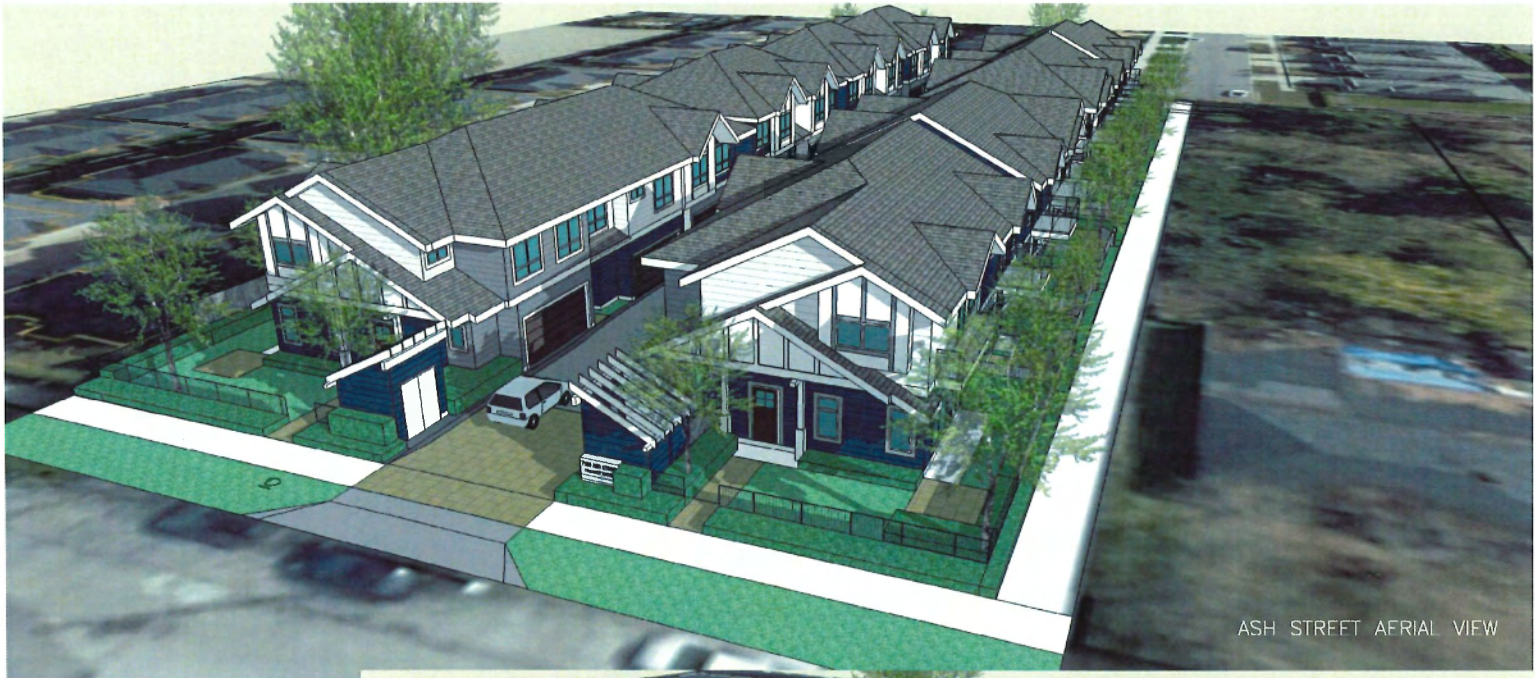
TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

COLOURS

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

PLAN # 3.f
August 24, 2022 DP 21-942090

A14
DEVELOPMENT PERMIT



ASH STREET AFRIAL VIEW



SOUTH AERIAL VIEW

PLAN # 3.g
August 24, 2022 DP 21-942090

ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
218 288 WEST 4 AVENUE VANCOUVER BC
V5T 1G2
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 21.09.23 FOR DP APPLICATION
2. 22.02.22 FOR CITY DP REVIEW
3. 22.04.16 FOR CITY ADP REVIEW
4. 22.06.22 FOR CITY DPP REVIEW
5. 22.08.24 FOR CITY DPP REVIEW

4. 22.08.24 UPDATED RENDERING IMAGES
3. 22.06.22 REVISED PER CITY ADP COMMENTS
2. 22.05.17 REVISED PER CITY DP COMMENTS
1. 22.02.22 REVISED PER CITY DP COMMENTS

REVISION

**TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC**

IMAGES

PROJECT NUMBER:21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

IMAGE-1

DEVELOPMENT PERMIT



ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
216 288 WEST 14 AVENUE VANCOUVER BC
V6Y 1N6
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 21.09.23 FOR DP APPLICATION
2. 22.02.22 FOR CITY DP REVIEW
3. 22.06.16 FOR CITY ADP REVIEW
4. 22.08.22 FOR CITY DPP REVIEW
5. 22.08.24 FOR CITY DPP REVIEW

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

IMAGES

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-DP.DWG

IMAGE-2

DEVELOPMENT PERMIT

PLAN # 3.h
August 24, 2022
DP 21-942090

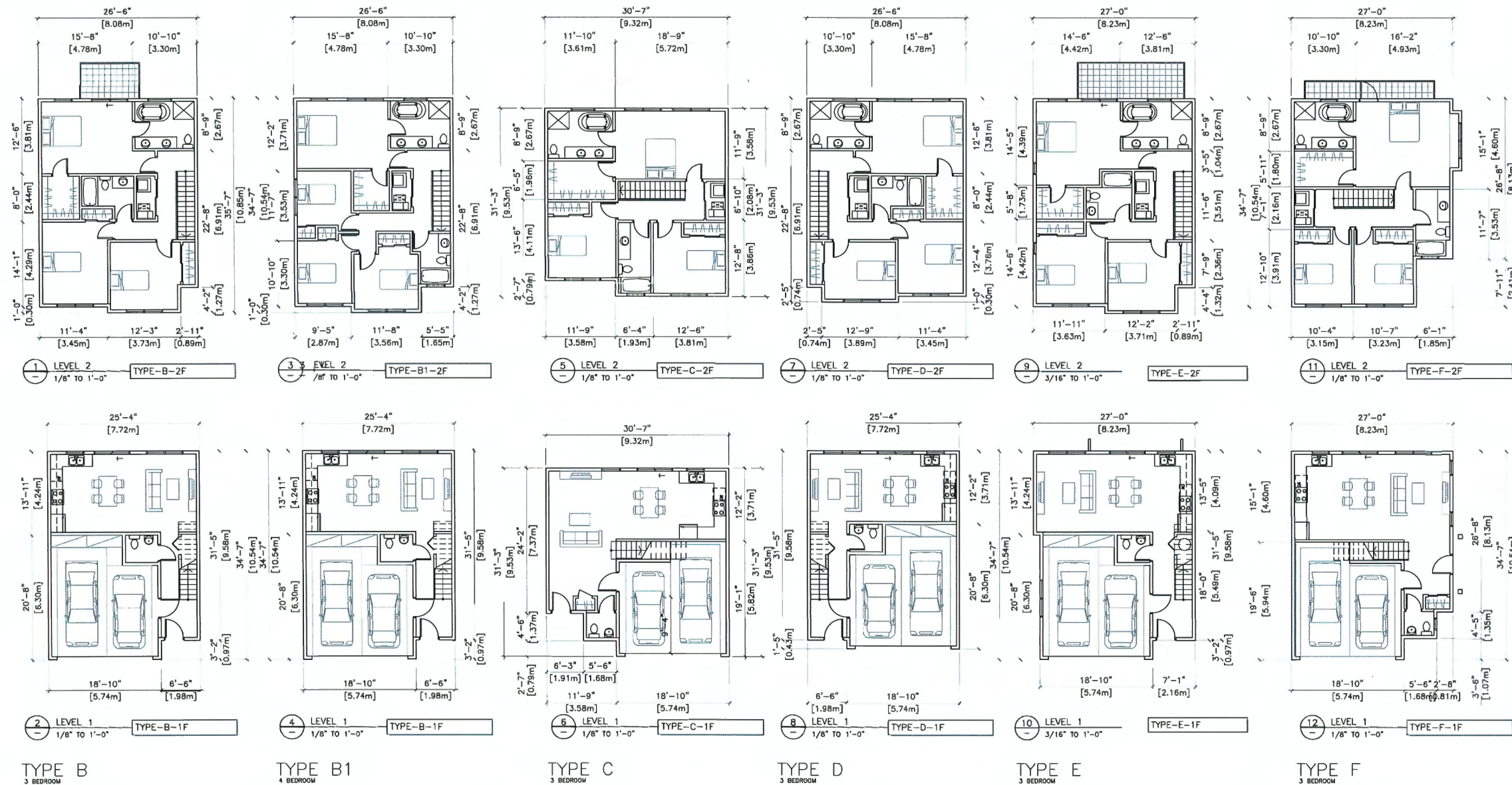
ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
218.288.8888 WITH AVENUE VANCOUVER BC
V5Y1G5
TEL: (604) 506-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

1. 21.09.23 FOR DP APPLICATION
2. 22.02.22 FOR CITY DP REVIEW
3. 22.06.18 FOR CITY ADP REVIEW
4. 22.08.22 FOR CITY DPP REVIEW
5. 22.08.24 FOR CITY DPP REVIEW



- 22.08.24 UPDATED RENDERING IMAGES
- 22.08.23 REVISED PER CITY ADP COMMENTS
- 22.06.17 REVISED PER CITY DP COMMENTS
- 22.02.22 REVISED PER CITY DP COMMENTS

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

UNIT PLANS

PROJECT NUMBER: 21-03
ISSUED: 8/24/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220824-OP.DWG

REFERENCE PLAN
August 24, 2022

DP 21-942090

A6

DEVELOPMENT PERMIT



SHADOW STUDY
MARCH 21-10:00AM



SHADOW STUDY
JUNE 21-10:00AM



SHADOW STUDY
SEP 21-10:00AM



SHADOW STUDY
MARCH 21-12:00PM



SHADOW STUDY
JUNE 21-12:00PM



SHADOW STUDY
SEP 21-12:00PM



SHADOW STUDY
MARCH 21-4:00PM



SHADOW STUDY
JUNE 21-4:00PM



SHADOW STUDY
SEP 21-4:00PM

REFERENCE PLAN
August 24, 2022
DP 21-942090

ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
210, 288 WEST AVENUE VANCOUVER BC
V6T1G5
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND
DESIGN ARE AT ALL TIMES TO REMAIN
THE EXCLUSIVE PROPERTY OF ERIC LAW
ARCHITECT INC AND MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT. ALL INFORMATION SHOWN ON
THIS DRAWING IS FOR USE IN THIS
SPECIFIC PROJECT ONLY AND SHALL NOT
BE USED OTHERWISE WITHOUT WRITTEN
PERMISSION.

ISSUED

- 21.08.23 ISSUE FOR DP APPLICATION
- 22.02.22 ISSUE FOR CITY DP REVIEW
- 22.06.16 ISSUE FOR CITY ADP REVIEW

- 22.08.17 REVISED PER CITY DP COMMENTS
- 22.02.22 REVISED PER CITY DP COMMENTS

TOWNHOUSE AT
7100 - 7120 ASH STREET
RICHMOND BC

SHADOW STUDY

PROJECT NUMBER: 21-03
ISSUED: 6/16/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAS_220616-ADP.DWG

SHADOW

DEVELOPMENT PERMIT



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 25, 2022

From: Wayne Craig
Director of Development

File: DP 22-015483
HA 22-015471

Re: **Application by Studio Senbel Architecture & Design Inc. for a Development Permit and Heritage Alteration Permit at 3960 Chatham Street**

Staff Recommendation

1. That a Development Permit be issued which would permit replacement of the existing wood siding with non-combustible siding (i.e. HardiPlank) at 3960 Chatham Street on a site zoned "Steveston Commercial (CS2)"; and
2. That a Heritage Alteration Permit be issued for 3960 Chatham Street in accordance with the Development Permit.

A handwritten signature in black ink, appearing to read 'Wayne Craig'.

Wayne Craig
Director of Development

WC: mp
Att. 3

Staff Report

Origin

Studio Senbel Architecture & Design Inc. has applied to the City of Richmond for permission to replace the existing wood siding with non-combustible siding (i.e. HardiPlank) at 3960 Chatham Street on a site zoned “Steveston Commercial (CS2)” (Attachment 1). The new siding will have the same appearance as the existing wood siding and will be painted to match the existing colour.

As the subject site is located within the Steveston Village Heritage Conservation Area and the proposed work involves alteration to the exterior of the building, a Development Permit and Heritage Alteration Permit are required.

The site currently contains a two-storey commercial building. The building is not one of the identified heritage resources in the Steveston Village Heritage Conservation Area.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north across Chatham Street are a three-storey building on a lot zoned “Steveston Commercial (CS3)” at 3993 Chatham Street and a two-storey building on a lot zoned “Steveston Commercial (CS3)” at 3891 Chatham Street;
- To the east across No. 1 Road are a three-storey senior apartment on a lot zoned “Medium Density Low Rise Apartments (RAM1)” at 4100 Chatham Street and an one-storey heritage building know as Steveston Telephone Exchange, protected under Heritage Designation Bylaw 5519, on a lot zoned “Single Detached (RS1/E)” at 12004 No.1 Road;
- To the south is a two-storey building a lot zoned “Steveston Commercial (CS2)” at 12051 No. 1 Road, which contains Super Grocer; and
- To the west across the lane is a three-storey building on a lot zoned “Steveston Commercial (CS3)” at 3880 Chatham Street.

Richmond Heritage Commission Comments

The applications were reviewed by the Richmond Heritage Commission at its regular meeting held on July 27, 2022, and the following resolution was adopted:

That the Development Permit and Heritage Alteration Permit applications to replace the existing wood siding with cementitious board siding at 3960 Chatham Street be supported as proposed.

A copy of the relevant excerpt from the draft minutes of the July 27, 2022 Richmond Heritage commission meeting is attached for reference (Attachment 3).

Advisory Design Panel Comments

The applications were not reviewed by the Advisory Design Panel as the proposed alteration is minor in nature.

Analysis

Architectural Form and Character

- The existing cedar siding is rotting and in need of repair or replacement. The proposal is to replace all the existing cedar siding (1" by 6") with non-combustible siding (i.e. HardiPlank with 6" exposure) with rain screen and corner trims. The new siding will have the same appearance as the existing wood siding and will have a longer lifespan than wood. No changes are proposed to portions of the building that are not currently cedar siding.
- The new siding will be painted light grey (Cloverdale Paint 8251 White Palace) to match the existing colour of the building.
- No changes to the interior layout or use are proposed.
- The existing vinyl signs for Coast Capital Savings are not consistent with the current signage guidelines in the Steveston Area Plan. They will be removed and replaced with new signs that meet the current guidelines. A separate Heritage Alteration Permit application will be required for the new signs.

Landscaping Design and Open Space Design

- The existing landscaping is in good condition and no change is proposed.
- A painted pedestrian pathway will be provided between the City sidewalk and the building face at the northeast corner of the site.
- A small planter box on the west side of the building will be removed as it does not contribute to the overall character of the building and has not been used.

Conclusions

As the proposed siding replacement is consistent with the Development Permit Guidelines and would enhance the appearance of the building, staff recommend that the Development Permit and Heritage Alteration Permit be endorsed, and issuance by Council be recommended.



Minhee Park
Planner 2

MP:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

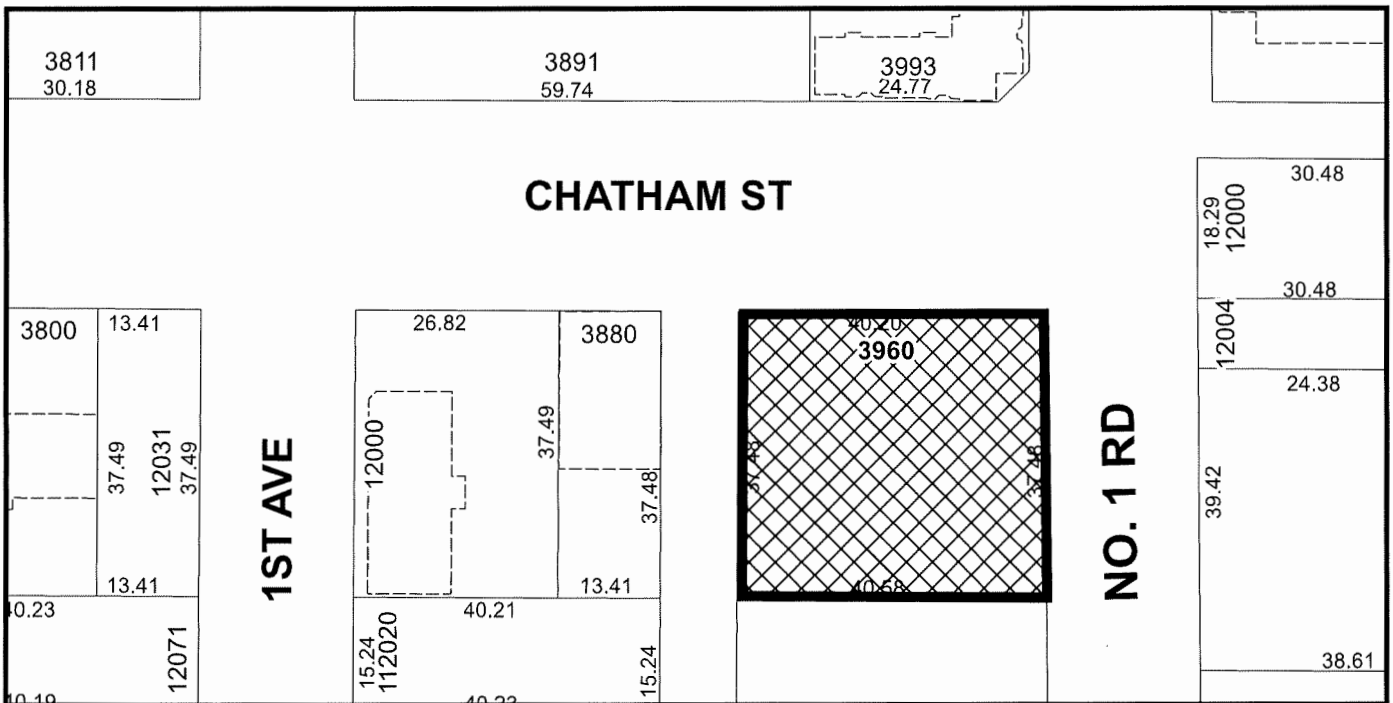
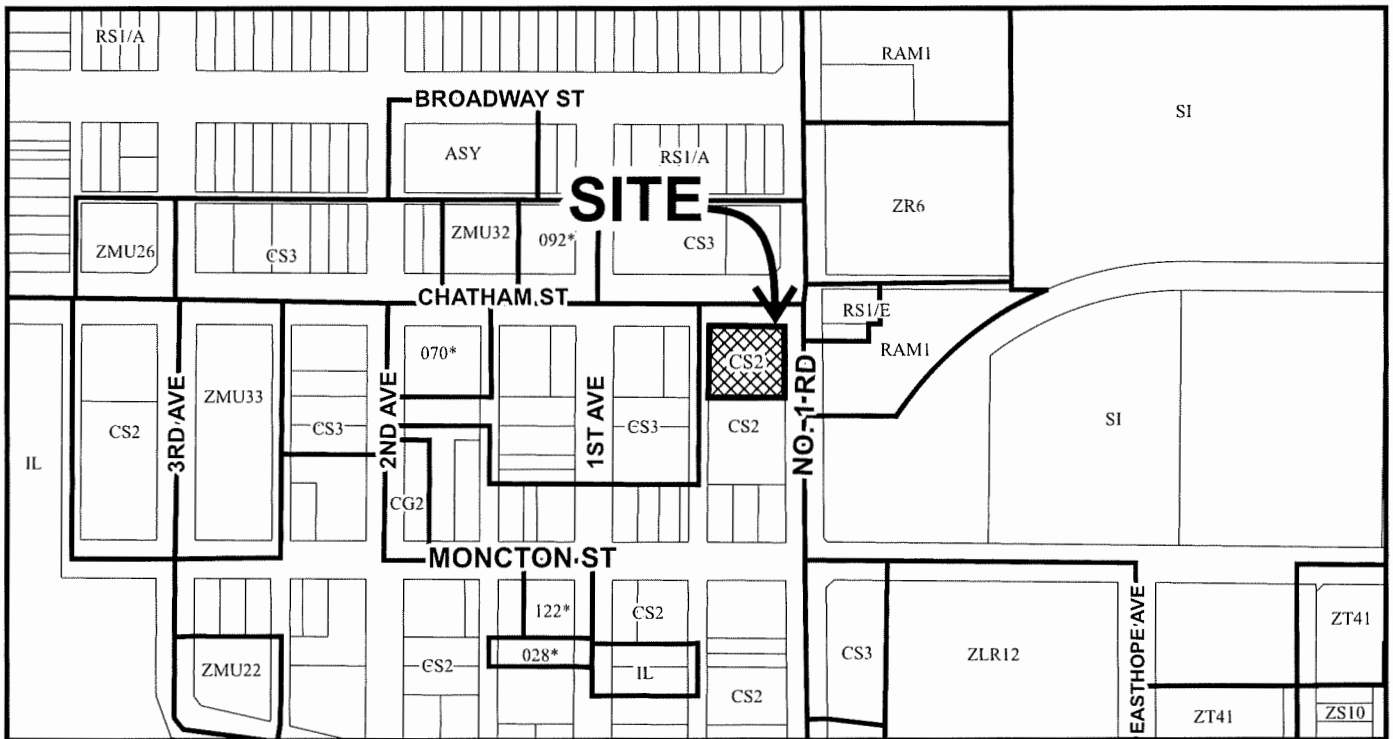
Attachment 3: Excerpt from the Richmond Heritage Commission July 27, 2022 Meeting Minutes

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond



DP 22-015483

Original Date: 07/13/22

Revision Date:

Note: Dimensions are in METRES



DP 22-015483 & HA 22-015471

Attachment 2

Address: 3960 Chatham Street

Applicant: Studio Senbel Architecture & Design Inc. Owner: Chatham Street Holdings Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	1,512 m ²	No Change
Land Uses:	Commercial	No Change
OCP Designation:	Neighbourhood Service Centre	No Change
Steveston Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change
Zoning:	Steveston Commercial (CS2)	No Change

	Bylaw Requirement	Proposed	Variance
Lot Size:	1,512 m ²	No Change	None
Off-street Parking Spaces – Accessible:	1	No Change	None
Total Off-street Parking Spaces:	21	No Change	None

Excerpt from the Minutes from
The Richmond Heritage Commission Meeting

Wednesday, July 27, 2022 – 7:00 p.m.
Via Webex
Richmond City Hall

3. New Business

- a) Development Permit and Heritage Alteration Permit Applications at 3960 Chatham Street (DP22-015483 & HA22-015471)

Staff provided a brief overview of the Development Permit (DP) and Heritage Alteration Permit (HAP) applications by Studio Senbel Architecture and Design Inc., highlighting the site's location and the general nature of the work proposed.

The Commission had no concerns regarding the proposed siding replacement.

It was moved and seconded:

That the Development Permit and Heritage Alteration Permit applications to replace the existing wood siding with cementitious board siding at 3960 Chatham Street be supported as proposed.

CARRIED



City of Richmond

Development Permit

No. DP 22-015483

To the Holder: Studio Senbel Architecture & Design Inc.

Property Address: 3960 Chatham Street

Address: 125-1085 East Kent Avenue N

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 #3 attached hereto.
4. 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.
5. 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.
6. This permit is limited to the subject property and does not confer any right or interest to use or occupy property, including highway, owned by the City of Richmond or any third party.
7. This permit does not relieve the Holder from obtaining necessary authorizations, approvals and/or licences for use or occupancy of property, including highway, located outside the boundaries of the subject property.
8. 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

Heritage Alteration Permit

No. HA22-015471

To the Holder: Studio Senbel Architecture & Design Inc.

Property Address: 3960 Chatham Street

Legal Description: LOT 37 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER
DISTRICT PLAN 48767

(s.617, *Local Government Act*)

1. (Reason for Permit) ☐ Designated Heritage Property (s.611)
☐ Property Subject to Temporary Protection (s.609)
☐ Property Subject to Heritage Revitalization Agreement (s.610)
☒ Property in Heritage Conservation Area (s.615)
☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 22-015483.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit shall lapse.
5. This permit is limited to the subject property and does not confer any right or interest to use or occupy property, including highway, owned by the City of Richmond or any third party.
6. This permit does not relieve the Holder from obtaining necessary authorizations, approvals and/or licences for use or occupancy of property, including highway, located outside the boundaries of the subject property.
7. This is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____ ISSUED BY THE COUNCIL THE DAY
OF _____, 2022.

DELIVERED THIS _____ DAY OF _____, 2022.

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

PROJECT DATA:

Legal Description:

Lot 37, Block 3N, Plan NWP48767, Section 10, Range 7W,
New Westminster Land District

Civic Address:

3960 Chatham Street, Richmond, BC V7E 2Z7

Site / Lot Area: 1,1512 sq.m. (16,275 sq.ft.)

Building Area : 438 sq.m. (4,715 sq.ft.) - NO CHANGE

Zoning: CS2- Steveston Commercial - NO CHANGE

Building Height, Lot Coverage, Density,

Yards & Setbacks and Parking & Loading - NO CHANGE

Existing Use: - NO CHANGE

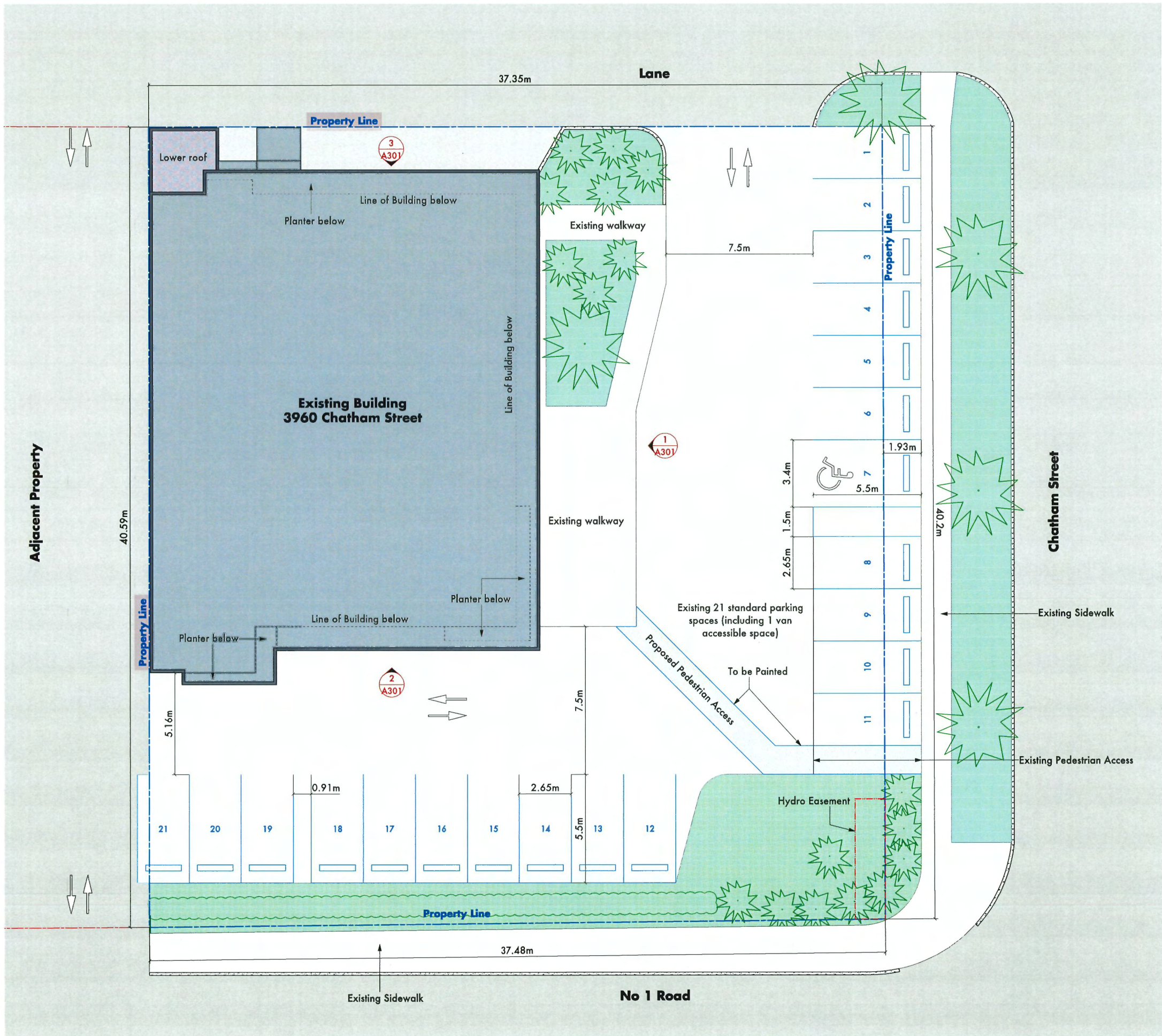
Reference ByLaws :

- 1)Richmond Zoning Bylaw 8500.
- 2) British Columbia Building Code 2018

PROJECT TEAM:

Architect:

Studio Senbel, architecture + design inc.
125-1085 East Kent Avenue N.
Vancouver, British Columbia, V5X 4V9
(604) 605 6995



COPYRIGHT: This drawing, including the design concepts, is an instrument of service and exclusive property of Studio Senbel architecture + design and may be referred to in any reproduction of drawings and related documents, which are part of, and remain under the control of, Studio Senbel architecture + design.

Exterior Improvements

Steveston Centre
3960 Chatham St.
Richmond, BC

Studio Senbel, arch + design inc.
#125-1085 East Kent Ave. N.
Vancouver, B.C. V5X 4V9
t: 604-605-6995
sns@studiosenbel.com

notes

issue

- 06Jun'22 Issued for Heritage Alteration Permit
- 26Aug'22 Issued for HAP R2

Existing
Site
Plan

A-001



Exterior Improvements

Steveston Centre
3960 Chatham St.
Richmond, BC

Studio Senbel, architects + design
#125-1085 East Kent Ave. N
Vancouver, B.C. V5K 4Y9
T: 604.605.6995
sws@studiosenbel.com

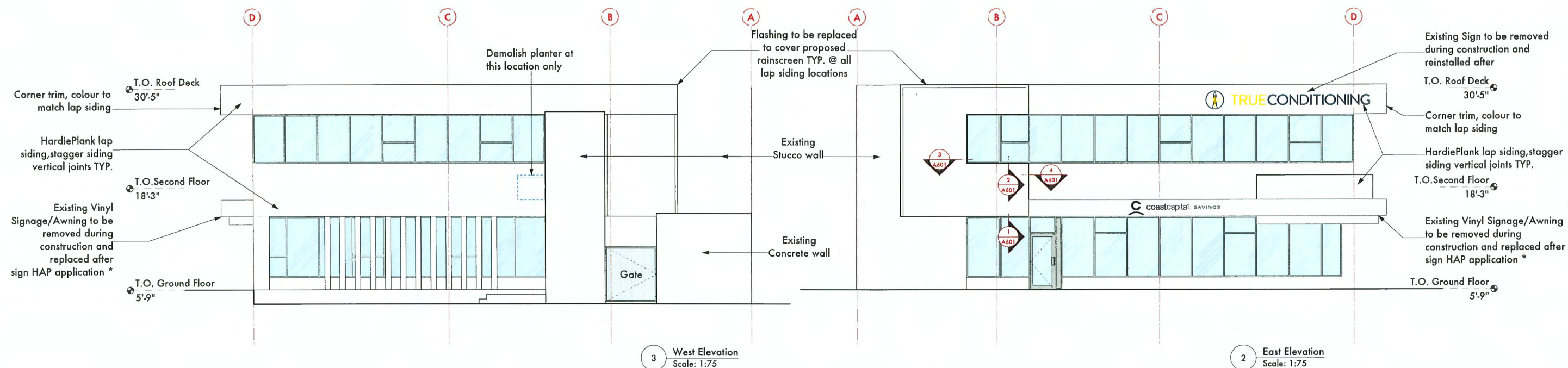
notes

issue

- 06Jun'22 Issued for Heritage Alteration Permit
- 18Jul'22 Issued for HAP R1

drawing
Building Elevations

page no.
A-301



Legend :

- Existing Stucco - No Change
- Existing Concrete - No Change

Existing siding to be removed and replaced by new cement board lap siding with rainscreen, (HardiePlank Lap siding Select Cedarmill, or similar, with 150mm (6") plank exposure and staggered vertical joints and 25mm x 100mm (1"x4") mitred HardieTrim boards, or similar, at outer corners, colour to be Cloverdale Paints 8251 White Palace)

- Existing Glazing - No Change
- To be demolished

Note :

* Separate HAP Application will be submitted for signs prior to reinstallation.



Exterior Improvements

Steveston Centre
3960 Chatham St.
Richmond, BC

Studio Senbel, arch inc.
#125-1085 East Kent Ave. N
Vancouver, B.C. V5X 4V9
P: 604.605.6995
svr@studiosenbel.com

notes

issue

06Jun'22 Issued for Heritage Alteration Permit

drawing
Details

page no.
A-601

