



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: July 26, 2004
File: DP 04-269088
Re: Application by Patrick Cotter Architect Inc. for a Development Permit at
7331 No. 4 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 16 townhouses at 7331 No. 4 Road on a site zoned Comprehensive Development District (CD/35); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300:
 - a) To increase maximum permitted lot coverage from 30% to 40%;
 - b) To reduce the minimum side yard setback from 3 m to 2.5 m for projections from the north-west units;
 - c) To reduce the side yard setback from 3 m to 1.4 m for the south-west unit;
 - d) To permit projections into the side yard setback of 0.6 m for one-storey enclosed bays at grade on the south-east units; and
 - e) To permit tandem parking spaces for two units.


Raul Allueva
Director of Development

SB:blg
Att. 2

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop 16 townhouse units at 7331 No. 4 Road in the form of five (5) two-storey duplexes and two (2) two and a half storey triplexes, including two (2) three-storey units. The site contained one single-family home which was demolished for this project.

The site was rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/35) for this project under Bylaw 7657 (rezoning application RZ 03-250285).

Development Information

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

Background

The subject site is situated along the western edge of No. 4 Road in the least dense multiple-family area designated under the McLennan South Sub-Area Plan. A mix of older and newer homes characterizes the area around the subject site. The plan generally intends that this part of McLennan South will be redeveloped with a mix of detached, duplex, and triplex dwellings, either as low-density townhouse projects or as fee simple subdivisions.

The existing development surrounding the site is described as follows:

- to the north, are single-family homes;
- to the east, are single-family homes facing Bridge Street;
- to the south, is the future Phase 2 (under RZ 04- 271743) of this development located in the rear portion of the adjacent lot and single-family homes facing No. 4 Road. Further south, across the future General Currie Road, are single-family homes and a multi-family development; and
- to the west, across No. 4 Road, are single-family homes.

Rezoning and Public Hearing Results

A Public Hearing Meeting for the Rezoning of this site (RZ 03-250285) was held on March 15, 2004. At the Public Hearing, no concerns regarding the rezoning were expressed.

During the rezoning process, the following issues were identified by staff for follow up at the Development Permit stage:

- While the plan notes that individual units need not front streets, care should be taken to ensure that the streetscape along Le Chow Street and No. 4 Road are welcoming and that residents and their visitors have convenient access to these roads via clearly marked pedestrian paths to individual units or clusters (as appropriate).
- While the project provides for a large amount of open space, it is broken up into large setback areas and small internal pockets. Steps should be taken in the design of the overall site and the detailing of paths, driveways, etc. to ensure that the impression is one of housing set in a green, landscaped, open space network, rather than one of unconnected patches of open space dominated by driveways.

- In defining the outdoor open space, particular attention is to be given to retention of existing trees, where practical. A tree survey should be requested with the Development Permit application.

The applicant has addressed these issues through revisions to the site plan and landscape plans, including the introduction of pedestrian paths to individual unit entries along No. 4 Road and future Le Chow Street.

Unfortunately, a variety of vegetation and trees were cleared from the site prior to acquisition of the land. Of the remaining vegetation, a recent arborist report identifies five major trees which are significant, but are not viable for retention due to conflict with building envelopes and manoeuvring aisle locations. The applicant has committed to replace these at a 3:1 ratio with Min. 15 cm dbh maple trees. This ratio exceeds the tree replacement guidelines set out in the Official Community Plan (OCP) and will benefit the development, the future Le Chow Street streetscape and the privacy of adjacent single-family homes. The well considered landscape plan includes 57 new trees, a variety of paving treatments, children's play equipment, and two distinct streetscape treatments.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the Comprehensive Development District (CD/35) Schedule except for the zoning variances noted below.

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

The applicant requests the following variations to the CD/35 District Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 291.35.3 (Maximum Lot Coverage) to increase the maximum permitted lot coverage from 30% to 40%;

(Staff supports the proposed variance as it is the result of measures taken to reduce the impact of the development on surrounding existing single-family homes and future single-family homes across future Le Chow Street. These measures include predominantly two-storey duplex massing with two and a half storey triplex massing as the transition to No. 4 Road. A previous scheme was presented during the Rezoning process and Public Hearing with a lower site coverage and three-storey duplex massing as the transition to No. 4 Road. The plans were revised to mitigate the impact on No. 4 Rd and adjacent single-family homes)

- 2) To vary the provision of Section 291.35.4 (Minimum Setbacks From Property Lines) to reduce the minimum side yard setback from 3 m to 2.5 m for projections from the north-west units;

(Staff supports the proposed variance as it is considered minor and measures have been taken to reduce the impact of the development on the adjacent existing single-family home)

back yard to the north. The encroachment into the side yard has been reduced from what was presented during the Rezoning process and Public Hearing. In addition, were this arterial road site zoned R2 – 0.6, projections of 0.6 m would be permitted which is greater in magnitude than what is proposed)

- 3) To vary the provision of Section 291.35.4 (Minimum Setbacks From Property Lines) to reduce the side yard setback from 3 m to 1.4 m for the south-west unit;

(Staff supports the proposed variance as it is considered minor and it is an interim condition which will be remedied with the Rezoning of the next phase. Application RZ 04-271743 is under consideration and the consolidation of this lot with the rear portion of the adjacent lot to the south will be a condition of that Rezoning application)

- 4) To vary the provision of Section 291.35.4 (Minimum Setbacks From Property Lines) to permit projections into the side yard setback of 0.6 m; and

(Staff supports the proposed variance as it is considered minor and measures have been taken to reduce the impact of the development on the adjacent existing single-family home side yard to the south. The encroachment into the side yard has been reduced from the 1.5 m second floor covered decks and 0.45 m third floor bays presented during the Rezoning process and Public Hearing. The revised scheme proposes a 0.6 m one storey enclosed bay at grade and no upper storey encroachments, to remedy the overlook and visual impact concerns associated with the previous scheme. In addition, were this arterial road site zoned R2 – 0.6, projections of Max. 0.6 m would be permitted)

- 5) To vary the provision of Division 400 (Off-Street Parking & Loading) to permit tandem parking for two units.

(Staff supports the proposed variance as it is considered minor and is consistent with other townhouse development in the City Centre)

Analysis

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan:

- Schedule 1: 9.2 General Guidelines
9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)
- Schedule 2: 2.10 City Centre Area Plan
2.10D City Centre Area McLennan South Sub-Area Plan

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The applicant has addressed privacy for the adjacent single-family lot to the north through the setback of the buildings and landscaping adjacent to the single-family back yards. In addition, a 1.8 m fence is proposed; and
- The applicant has addressed privacy for the adjacent single-family lot to the south through decreasing the massing of the adjacent buildings from three storeys to two and a half storeys, removing third floor projections, removing second floor decks and minimizing projections to

enclosed one storey elements at grade. In addition, a 1.8 m fence is proposed. The rear portion of the neighbouring lot will be developed with Phase 2 of this development.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The visitor parking has been screened with landscaping and siting to minimize its visual impact on future Le Chow Street; and
- There are five visitor parking spaces on site. Access to two of the visitor parking spaces (including one accessible space) will be provided through the manoeuvring aisle for Phase 2. The same applicant and developer have submitted an application for the Rezoning of the adjacent site for Phase 2. The rezoning of the Phase 2 site will require consolidation with this site for Floor Area Ratio (F.A.R.) and strata purposes. The consolidation will remedy any access issues.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (Hardi-board and batten, wood shingles, vinyl siding, Hardi-board, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- The landscape design includes 57 new trees, 15 of which are larger in size (Min. 15 cm dbh) to compensate for the removal of five (5) major trees and will contribute a maturity to the development identity and streetscape elevations;
- The landscape design also includes children's play equipment, special paving treatment with patterning and colour, as well as substantial planting to provide a highly liveable environment along this arterial road;
- Landscape buffers and fences are located along all property lines which separate the development from the adjacent single-family home side and back yards;
- The garbage and recycling is located on the manoeuvring aisle, setback and screened with a gated enclosure and landscaping. It is located behind a duplex which obscures its visual impact onto future Le Chow Street; and
- The use of interlocking pavers improves the permeability of the site.

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 21, 2004 is attached for reference (**Attachment 2**). Unfortunately, this small-scale development does not include accessible units on site, nor were provisions made for future elevator installation. Staff note this deficiency, and will be seeking accessible units in the second phase of this development.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context and will fit into the future context of Le Chow Street. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner I

SB:blg

The following condition is required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping in the amount of \$62,469.20 (based on a total floor area of 31,234.6 ft²).

List of Attachments

- | | |
|--------------|--|
| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Excerpt from Advisory Design Panel Minutes |



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 04-269088

Attachment 1

Address:	7331 No 4 Road	
Applicant:	Patrick Cotter Architect Inc.	Owner: S-8117 Holdings Ltd.
Planning Area(s):	McLennan South Sub-Area of City Centre Area	
Site Area	Formerly: 4,074.4 m ²	After Dedications: 3,702.0 m ²
Floor Area	Gross: 2,901.7 m ²	Net: 2,123.8 m ²
Zoning	Formerly: R1/F	Existing: CD/35

	Existing	Proposed
Land Uses	formerly single family home	townhouse units
OCP Designation	residential	no change
Number of Units	1	16

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.57	none permitted
Lot Coverage*:	Max. 30%	40%	10% increase
Setback – No 4 Rd:	9 m	9 m	none
Setback – Side Yard*:	3 m	3 m, 2.5 m & 1.4 m	reduction & 0.6 m projections
Setback – future Le Chow St:	6 m	6 m	none
Height (m):	11 m & 3 storeys	10 m & Max. 2½ storeys	none
Off-street Parking Spaces – Regular/Visitor*:	24 and 4	32 and 5*	none
Off-street Parking Spaces – Accessible:	1	1	none
Off-street Parking Spaces – Total:	28	37	none
Amenity Space – Indoor:	Min 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	96 m ²	184.7 m ²	none

*Variances have been requested to increase the permitted lot coverage from 30% to 40%; to permit 0.6 m projections into the side yard for the southeast units; to reduce the minimum side yard setback from 3 m to 2.5 m for the northwest units and to 1.4 m for the southwest unit. Access to 2 of the visitor parking spaces will be provided through phase 2.

**EXCERPT FROM THE DRAFT MINUTES FROM
THE DESIGN PANEL MEETING**

Wednesday July 21st, 2004 – 4:00 p.m.

Rm. M.1.003

RICHMOND CITY HALL

3.

TownhousesPatrick Cotter, *Patrick Cotter, Arch.*

DP 04-269088

7331 No. 4 Road

(Formal)

Ms. Badyal, Planner, briefly reviewed this townhouse project at 7331 No. 4 Road. She was concerned about streetscape, future streetscape and adjacency issues with projections into the side yard.

Mr. Patrick Cotter, Architect, provided a brief description of the proposed development. The adjacent site was planned as the second phase of the same project which would address the side yard adjacency issues. The roof form fit within the 9m height with a three-storey roof sandwiched between two 2-storey units.

The panel then proffered the following comments about the project that:

- ❖ the proposed variance was supported;
- ❖ there a streetscape should be created along future Le Chow Street;
- ❖ some of the units could be converted into wheelchair accessible units; and
- ❖ the landscaping should address Le Chow Street.

It was moved and seconded

To support the project with strong recommendation to address landscaping (streetscape on future Le Chow Street) and wheelchair accessibility.

CARRIED
UNANIMOUS



No. DP 04-269088

To the Holder: PATRICK COTTER ARCHITECT INC.
Property Address: 7331 NO. 4 ROAD
Address: C/O 1338 - 56TH STREET
 DELTA, BC V4I 2A4

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 and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plans #1 to #3a attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3a attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3a to #3c attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 to #3a attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #2, #4 and #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

Development Permit

No. DP 04-269088

To the Holder: PATRICK COTTER ARCHITECT INC.
Property Address: 7331 NO. 4 ROAD
Address: C/O 1338 - 56TH STREET
DELTA, BC V4I 2A4

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$62,469.20.

- 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. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

ISSUED BY THE COUNCIL THE

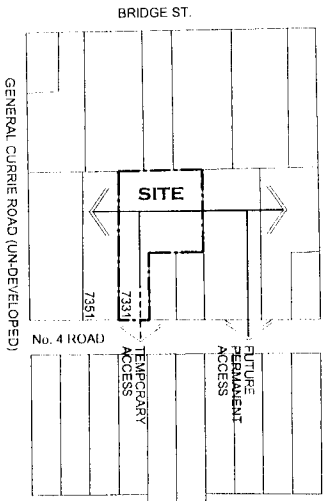
DELIVERED THIS _____ DAY OF _____, _____.

MAYOR

PROJECT DATA:

CIVIC ADDRESS: 7331 No. 4 ROAD
 RICHMOND, BRITISH COLUMBIA
 LEGAL ADDRESS: LOT C SECTION 15 BLK4N RGVW PLAN 73018
 PARCEL IDENTIFIER: 05-386-861
 APPLICANT: PATRICK COTTER ARCHITECT INC.
 ZONING: EXISTING: R1/F
 PROPOSED: CD/35

LOCATION PLAN:



NO. 4 ROAD RESIDENTIAL DEVELOPMENT

**7331 NO. 4 ROAD
 RICHMOND, BRITISH COLUMBIA**

22 OCT 2003 ISSUED FOR REZONING APPLICATION
 14 APR 2004 ISSUED FOR DEVELOPMENT PERMIT APPLICATION
 27 MAY 2004 REISSUED FOR DEVELOPMENT PERMIT APPLICATION
 08 JUL 2004 REISSUED FOR DEVELOPMENT PERMIT APPLICATION

DRAWING LIST:

- * COVER SHEET
- * SURVEY
- A-101 SITE PLAN
- A-102 CONTEXT DRAWING
- A-201 UNIT TYPE 'A' - FLOOR PLANS
- A-202 UNIT TYPE 'B' - FLOOR PLANS
- A-203 UNIT TYPE 'C' - FLOOR PLANS
- A-204 UNIT TYPE 'D' - FLOOR PLANS
- A-205 UNIT TYPE 'E' - FLOOR PLANS
- A-211 UNIT TYPE 'C-D-E' - ROOF PLANS
- A-301 UNIT TYPES 'A-B' - ELEVATIONS
- A-302 UNIT TYPE 'C-D-E' - ELEVATIONS & BUILDING SECTION
- A-303 STREETSCAPE ELEVATIONS SHEET 1
- A-304 STREETSCAPE ELEVATIONS SHEET 2
- L-1 LANDSCAPE PLAN
- L-2 FENCE DETAILS
- L-3 AMENITY AREA

DEVELOPMENT DATA:

SITE AREA: GROSS AREA: 4 034.4 m² (43 887.5 ft²)
 ROAD DEDICATION: 350.3 m² (3 777.0 ft²)
 NET AREA: 3 723.5 m² (40 078.4 ft²)

F.A.R. (0.80) ALLOWABLE: 23 909.7 m²
 PROPOSED: 22 961.2 m²

SITE COVERAGE: ALLOWABLE: 15 839.8 m²
 (BY VARIANCE) PROPOSED: 15 827.9 m²

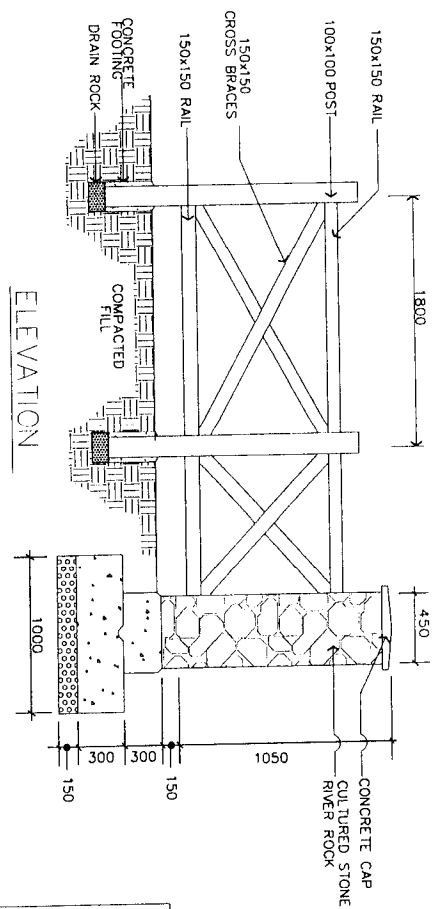
UNITS	REQUIRED		PROPOSED	
	RESIDENT	VISITOR	RESIDENT	VISITOR
'A' DUPLEX 2 STOREY UNITS	24.0	4.0	32.0	3.0
'B' DUPLEX 2 STOREY UNITS				
'C' DUPLEX 2 STOREY UNITS				
'D' DUPLEX 2.5 STOREY UNITS				
'E' DUPLEX 2 STOREY UNITS				
TOTAL	24.0	4.0	32.0	3.0
TOTAL	16 UNITS	16 UNITS	22 961.2 m²	(60 FAR)

PATRICK COTTER ARCHITECT INC.

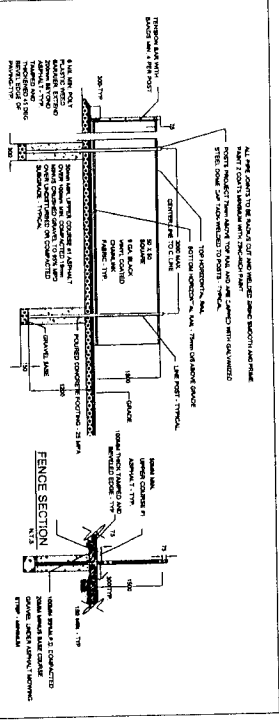
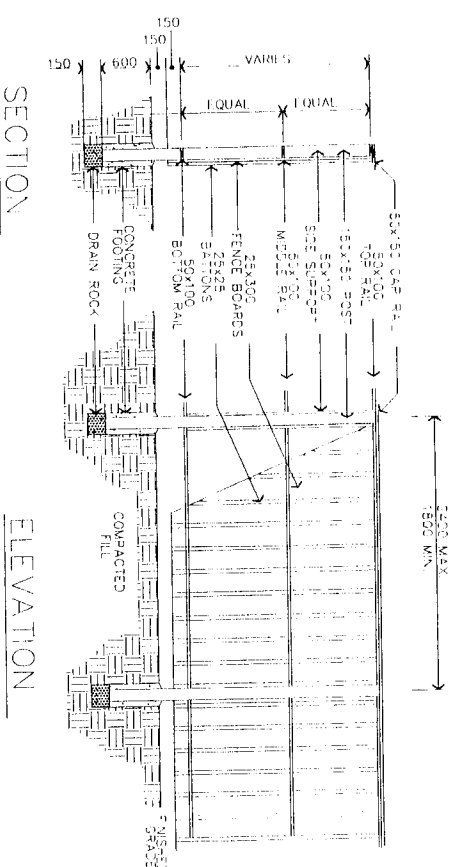
1338 - 68th STREET DELTA BRITISH COLUMBIA, V4L 2M4
 TEL: (604) 943-1132
 FAX: (604) 977-2432
 CELL: (604) 977-2432
 E-MAIL: patrick@tejus.net

PLAN # 1
 AUG 25 2004
 DP04269088

POST & RAIL
FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.



1.80 METER SOLID CEDAR
FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.



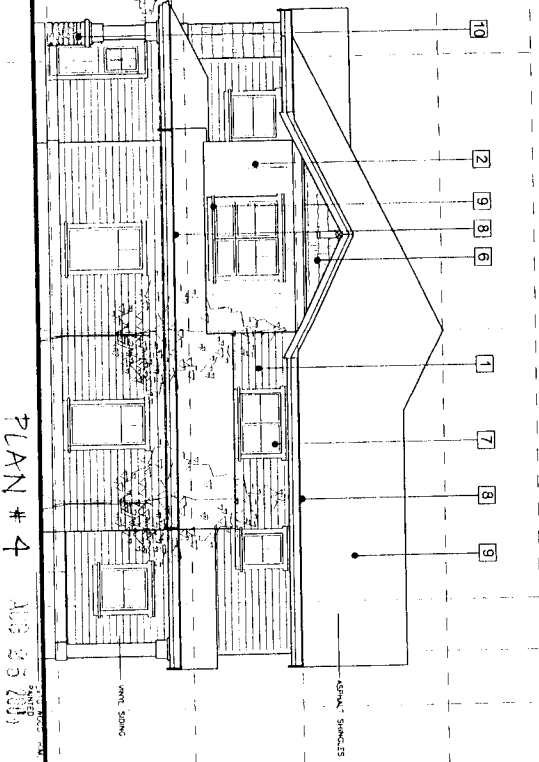
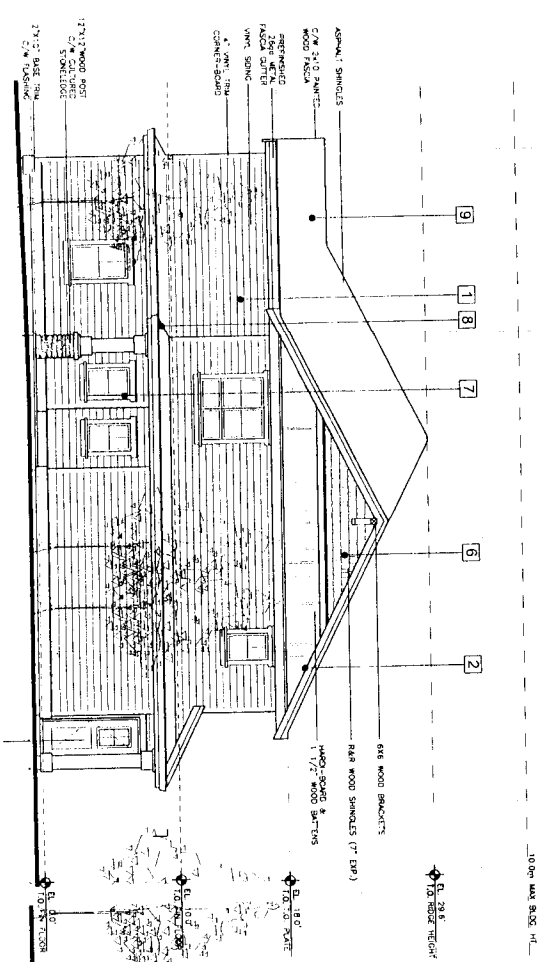
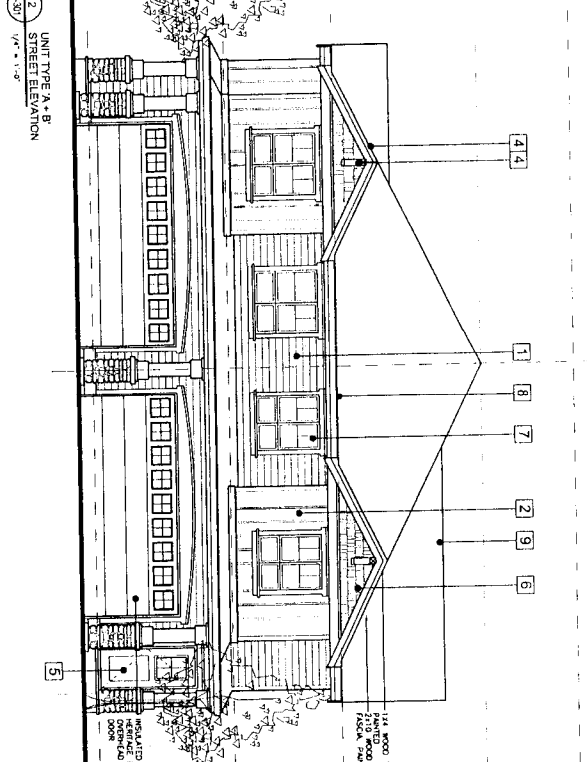
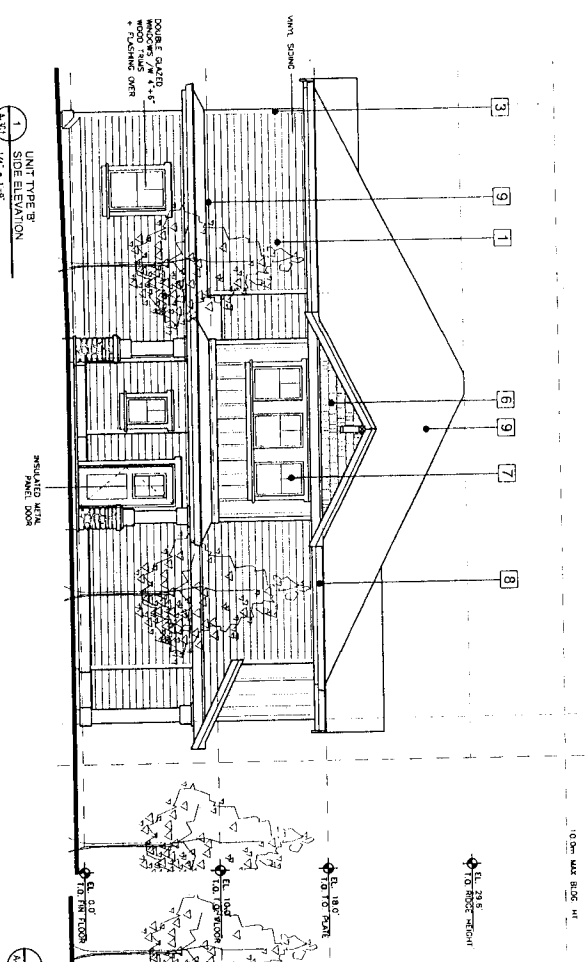
PIPE SCHEDULE - 2" W FENCING

TYPE	NOMINAL	B.O.D.	O.D.	WALL THICKNESS	DESIGNATION	FINISH
STEEL PIPE	2"	1.915"	2.375"	0.230"	SCH 40	PAINTED
CONCRETE	150	150	150	150	150	150

1.5m CHAINLINK FENCING

PLAN # 3b
DP 04269088
AUG 25 2004

<p>LANDSCAPE DETAIL PROP. DETAILS FENCE DETAILS REVISIONS E.C.</p>	<p>DATE: 04/15/04 BY: JLN/DA</p>	<p>NO. 2000 L-2</p>
<p>LANDSCAPE DETAIL PROP. DETAILS FENCE DETAILS REVISIONS E.C.</p>	<p>DATE: 04/15/04 BY: JLN/DA</p>	<p>NO. 2000 L-2</p>
<p>LANDSCAPE DETAIL PROP. DETAILS FENCE DETAILS REVISIONS E.C.</p>	<p>DATE: 04/15/04 BY: JLN/DA</p>	<p>NO. 2000 L-2</p>



PLAN # 4 AUG 23 2011
 DP 04269088

A-301 D

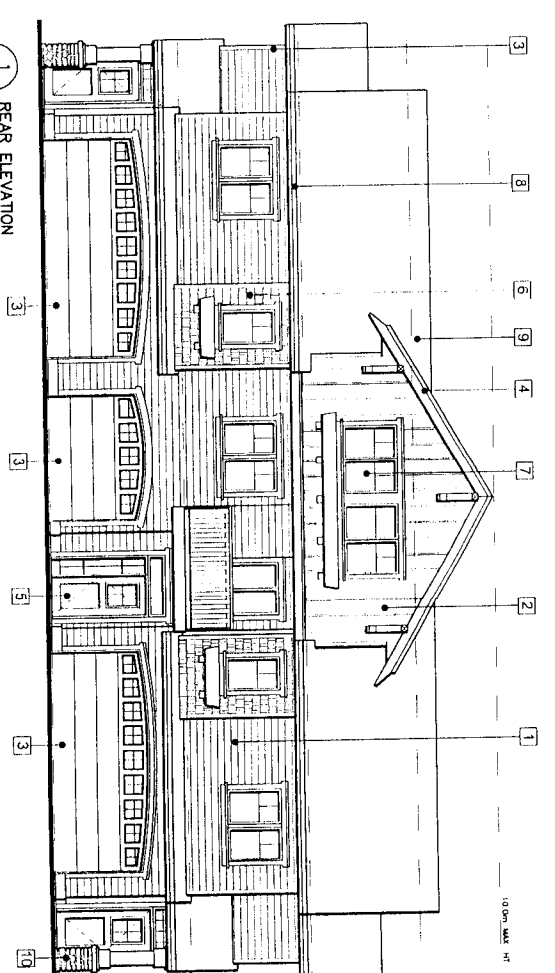
- NOTES
1. VINYL SIDING COLOUR: CHAMPAGNE
 2. HARD-BOARD AND BATTENS COLOUR: RAIN-CLOUD
 3. VINYL CORNER TRIM COLOUR: CHAMPAGNE
 4. PAINT TRIM GROUP: BRUN MANOR
 5. ACCENT COLOR COLOUR: CLASSIC BURGUNDY
 6. WOOD SHINGLES PRE-FINISHED METAL GUTTERS & FLASHINGS: ACCENT DARK BROWN
 7. DOUBLE GLAZED VINYL FRAMED WINDOWS COLOUR: TAN
 8. WOOD SHINGLES HANDED WOOD PANEL DOORS COLOUR: RAIN-CLOUD
 9. SHINGLE SHINGLES SHINGLES COLOUR: EARTHSTONE CLEAR
 10. SHALE COUNTRY LEDESSTONE

PATRICK COTTER ARCHITECT INC.

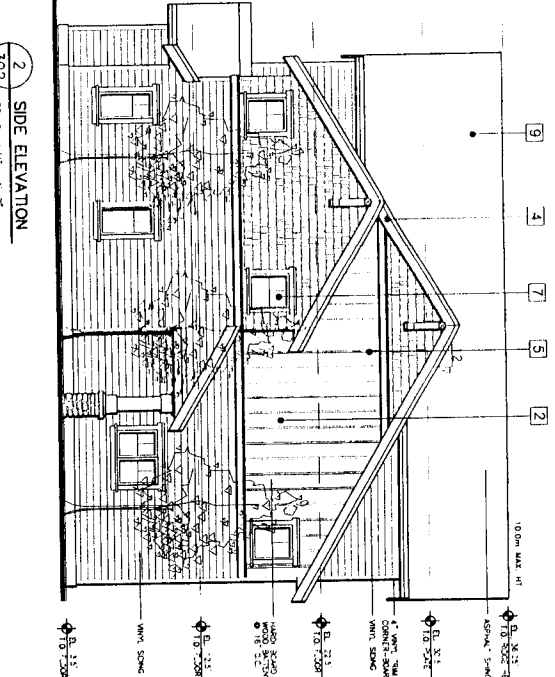
PROPOSED RESIDENTIAL DEVELOPMENT
 1331 No. 4 Road
 Richmond British Columbia

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

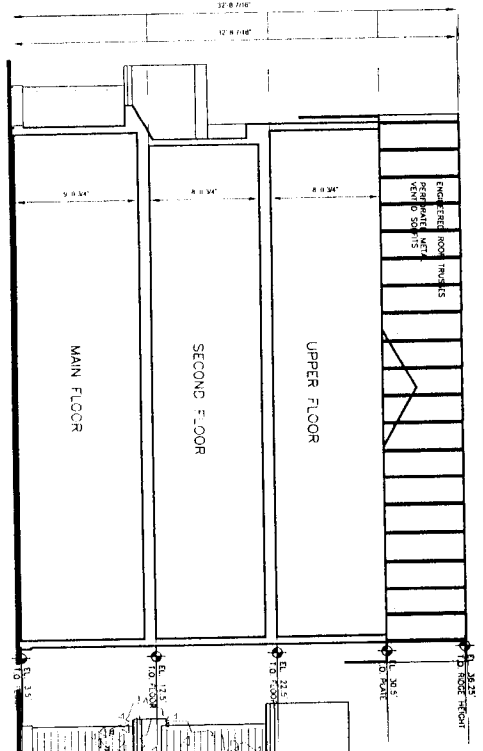
UNIT TYPES A & B ELEVATIONS



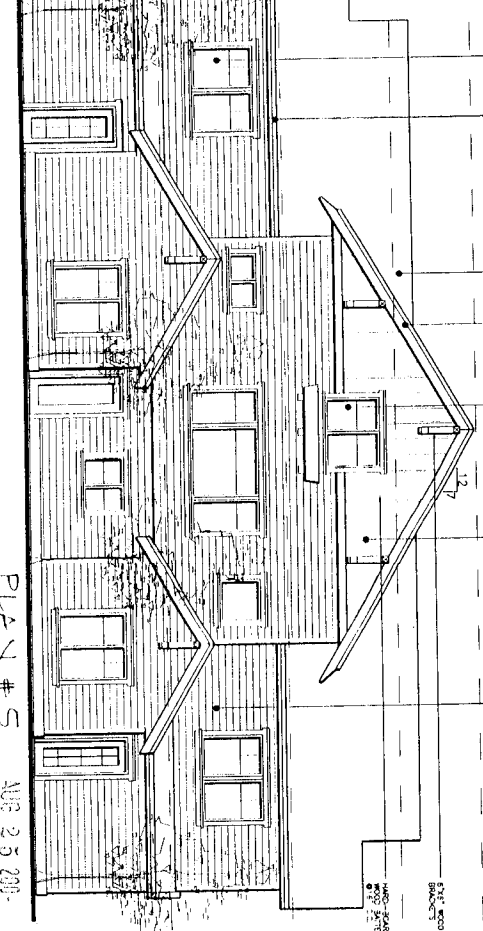
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

PLAN # 5 AUG 25 2019
DP 04269088

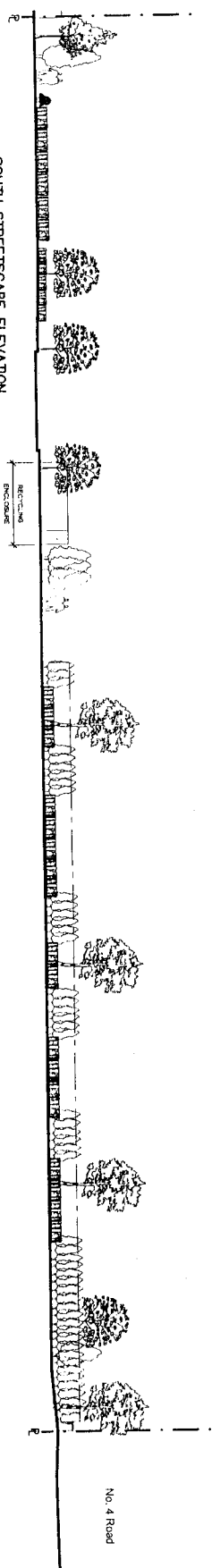
- 1. PAINT SCHEME
- 2. HARDWARE AND FIXTURES
- 3. ASPHALT DRIVE
- 4. PAINT TRIM COLOUR
- 5. ACENT COLOUR
- 6. WOOD SHINGLES
- 7. DOUBLE GLAZED WINDOWS
- 8. 3/4" FINE-D METAL CUTTERS
- 9. PAINT & FLASHING WINEY DARK BROWN
- 10. SHALE CONTR. LORDESSTONE

PATRICK COTTER ARCHITECT INC.

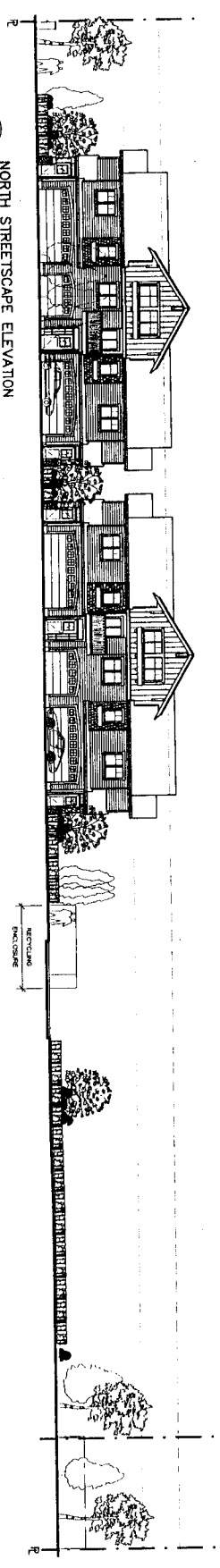
NO.	DESCRIPTION	DATE
1	PROPOSED RESIDENTIAL DEVELOPMENT	2021 NO 4
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

A-302 D

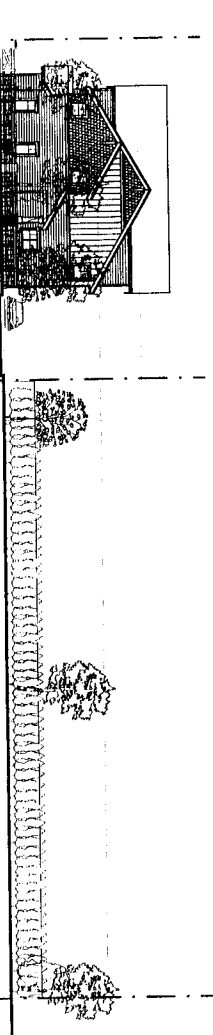
NOTES



1 SOUTH STREETScape ELEVATION
AT SOUTH PROPERTY LINE
A-304 SCALE 3/32" = 1'-0"

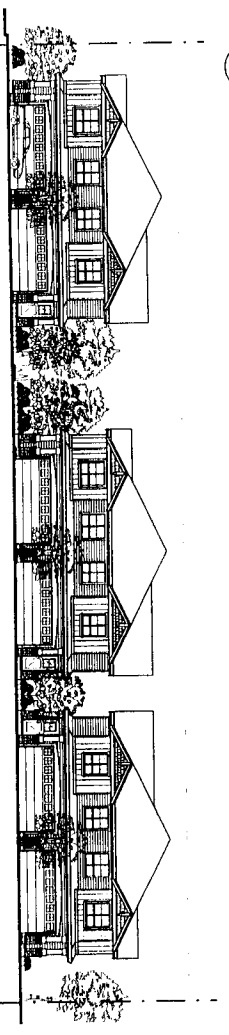


2 NORTH STREETScape ELEVATION
AT DRIVE AISLE
A-304 SCALE 3/32" = 1'-0"

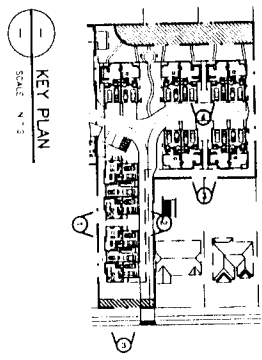


3 EAST STREETScape ELEVATION
AT No. 4 ROAD
A-304 SCALE 3/32" = 1'-0"

3 EAST ELEVATION
LOOKING WEST FROM NEIGHBORS
A-304 SCALE 3/32" = 1'-0"



4 EAST STREETScape ELEVATION
AT DRIVE AISLE
A-304 SCALE 3/32" = 1'-0"



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

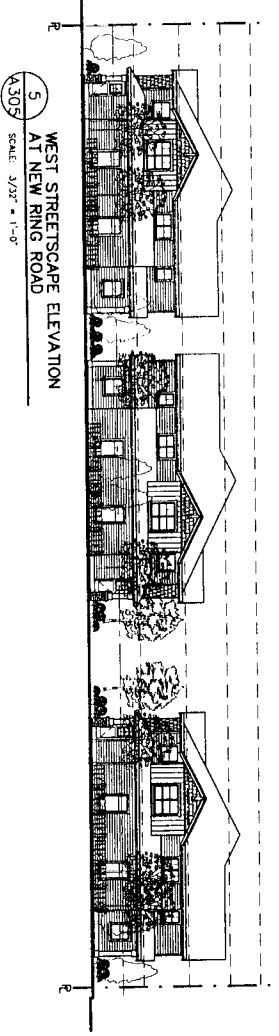
PATRICK COTTER ARCHITECTING
1126 - 9663 ST. DUNLOP, RICHMOND, VA 23134
TEL: 804-271-1112
FAX: 804-271-1113
E-MAIL: INFO@PCARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT
7331 No. 4 Road
Richmond, Shish Columbia

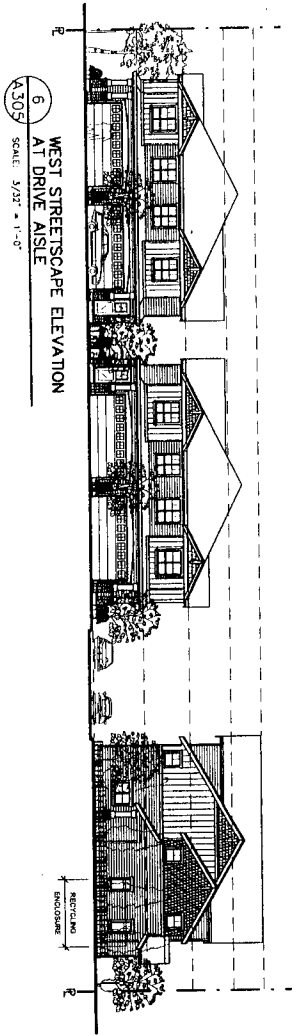
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Reference Plan
DP 04269088
AUG 25 2004

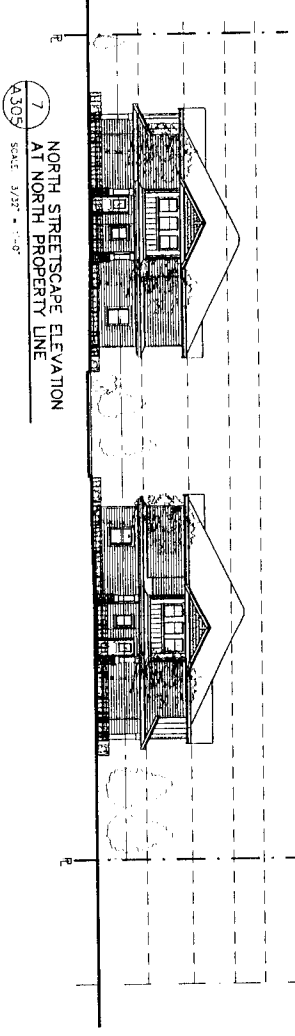
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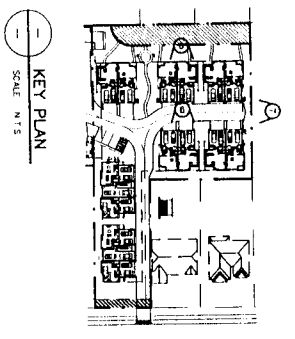
5 WEST STREETSCAPE ELEVATION
AT NEW RING ROAD
SCALE: 3/32" = 1'-0"



6 WEST STREETSCAPE ELEVATION
AT DRIVE AISLE
SCALE: 3/32" = 1'-0"



7 NORTH STREETSCAPE ELEVATION
AT NORTH PROPERTY LINE
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: N.T.S.

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/25/2011
2	REVISED	09/01/2011
3	REVISED	09/01/2011
4	REVISED	09/01/2011
5	REVISED	09/01/2011
6	REVISED	09/01/2011
7	REVISED	09/01/2011
8	REVISED	09/01/2011
9	REVISED	09/01/2011
10	REVISED	09/01/2011

PATRICK COTTER ARCHITECT INC.
 1200 W. 10th St. Suite 100
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 Fax: 604.273.8889
 Email: info@patrickcarter.com

PROPOSED RESIDENTIAL DEVELOPMENT
 1200 W. 10th St.
 Richmond, British Columbia

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/25/2011
2	REVISED	09/01/2011
3	REVISED	09/01/2011
4	REVISED	09/01/2011
5	REVISED	09/01/2011
6	REVISED	09/01/2011
7	REVISED	09/01/2011
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10	REVISED	09/01/2011

STREETSCAPE ELEVATIONS SHEET 2

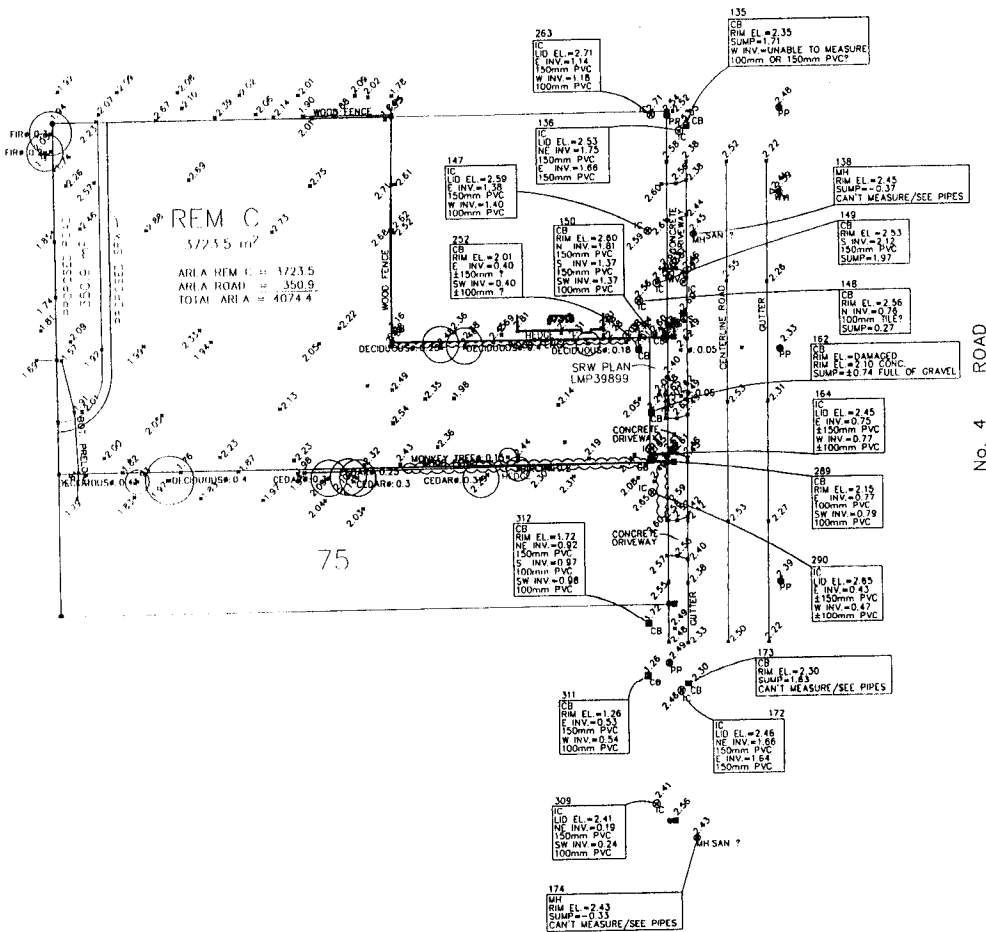
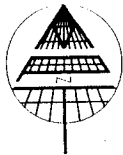
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DATE	08/25/2011
SCALE	AS SHOWN
NO.	D

Reference Plan
 DP 04269088
 08/25/2011

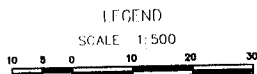
SURVEY PLAN OF LOT "C" SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 73018

PARCEL IDENTIFIER(PID): 005 386 861

CURRENT ADDRESS:
7331 NO. 4 ROAD
RICHMOND, B.C.



Reference Plan
DP 04269088
 2002 2 5 2004



- CB DENOTES CATCH BASIN
- IC DENOTES INSPECTION CHAMBER
- MH DENOTES MANHOLE
- PW DENOTES POWER POLE

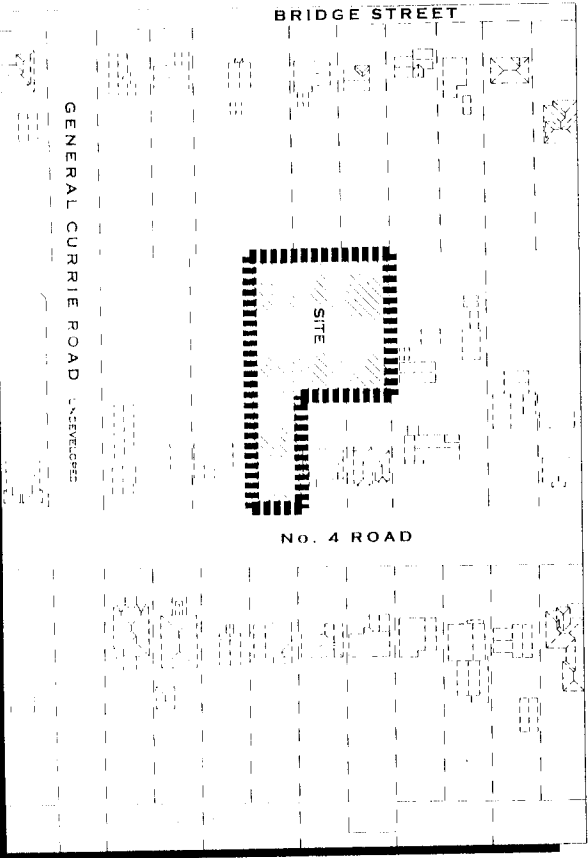
DIMENSIONS AND ELEVATIONS ARE IN METRES
PROPERTY LINES ARE PLOTTED FROM FIELD SURVEY
ELEVATIONS ARE TO RICHMOND GEODETIC DATUM AND ARE
DERIVED FROM RICHMOND CITY BENCHMARK, ABOVEHEAD ON
FIRE HYDRANT, LOCATED ON THE EAST SIDE OF NUMBER 4 ROAD
OPPOSITE HOUSE #7300
ELEVATION: 1.992 METRES.

© COPYRIGHT
MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS
 #210 - 8171 COOK ROAD
 RICHMOND, B.C.
 V6V 3T8
 PH: 604-270-8331
 FAX: 604-270-4137
 e-mail: survey@mp.tbc.ca
 CADFILE: 14281-TP0-1.DWG

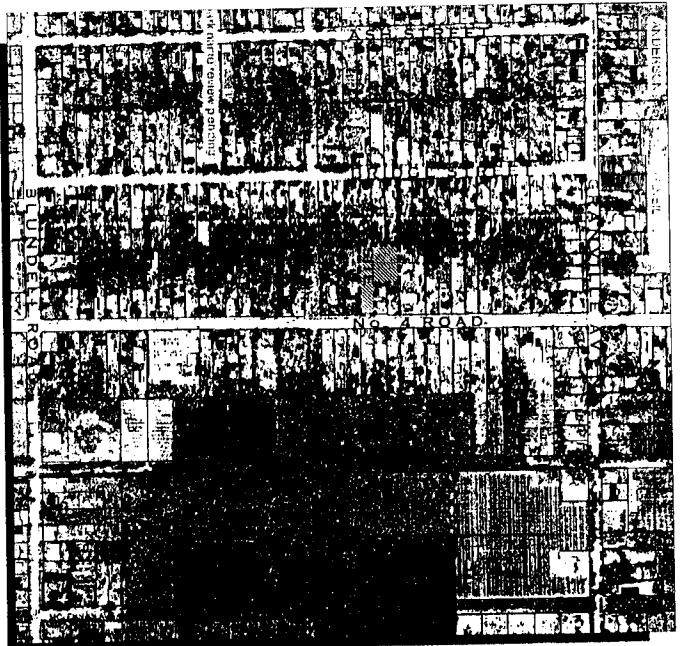
ADDED PROPOSED ROAD AND SRW: JULY 23, 2004
 DATE OF SURVEY: APRIL 13, 2004



1 LOCATION PLAN
A102 SCALE 1/8"



3 CONTEXT PLAN
A102 SCALE 1/8"



2 OVERVIEW
A102 SCALE 1/8"



NOTES

DATE: 10/10/2014
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

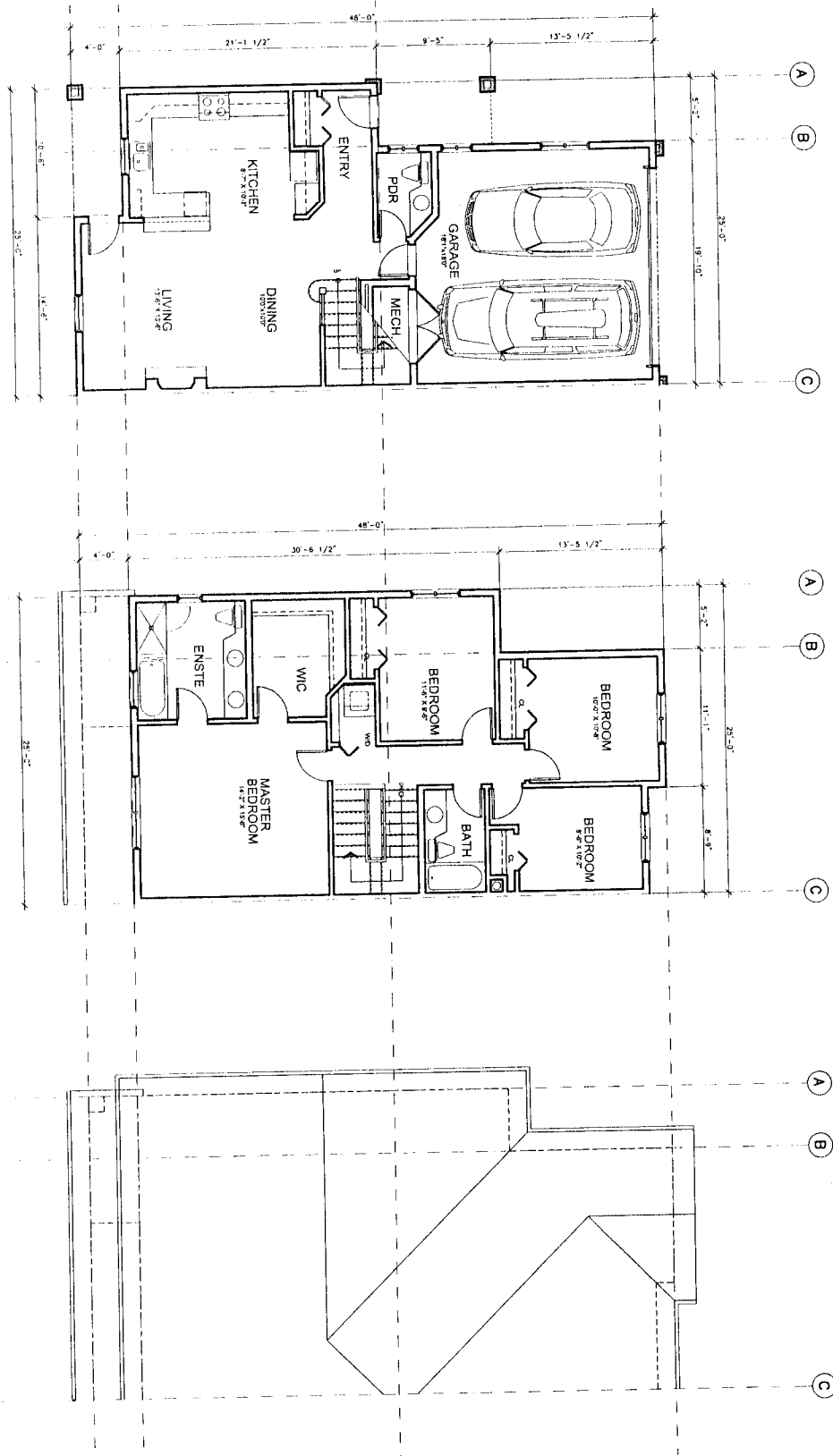
PROPOSED RESIDENTIAL DEVELOPMENT
 1500 sq. ft.
 Richmond, British Columbia

NO.	DESCRIPTION	DATE
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2	REVISED	10/10/2014
3	REVISED	10/10/2014

CONTEXT DRAWING

Reference Plan
 DP 04269088
 25/2014

DATE: 10/10/2014
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]



1 UNIT TYPE 'A'
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

2 UNIT TYPE 'A'
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

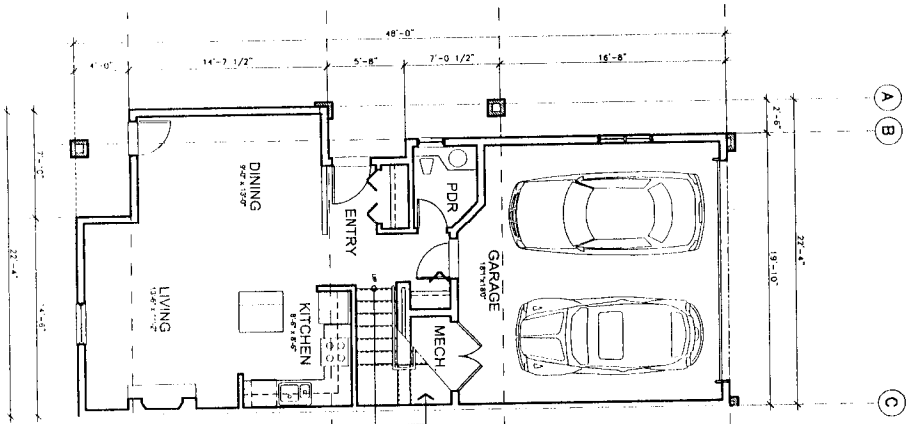
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ROOF PLAN
SCALE 1/4" = 1'-0"

Reference Plan
DP 04269088

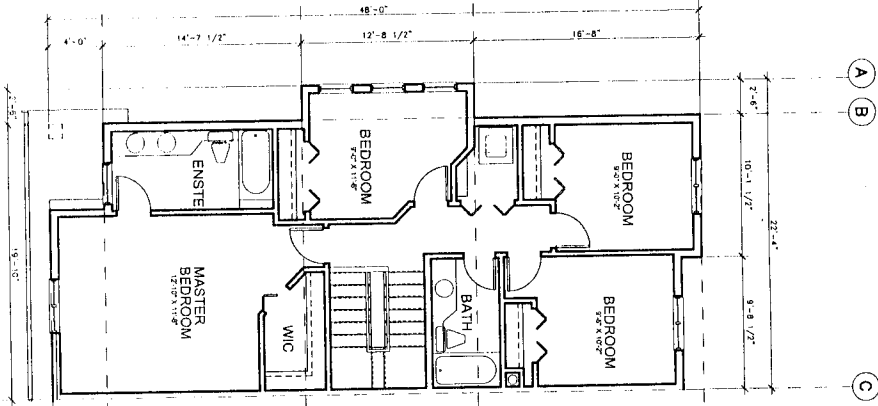
UNIT TYPE 'A'	UNIT TYPE 'A'
A201	D

PROPOSED RESIDENTIAL
 7331 No. 4 Road
 Richmond, British Columbia

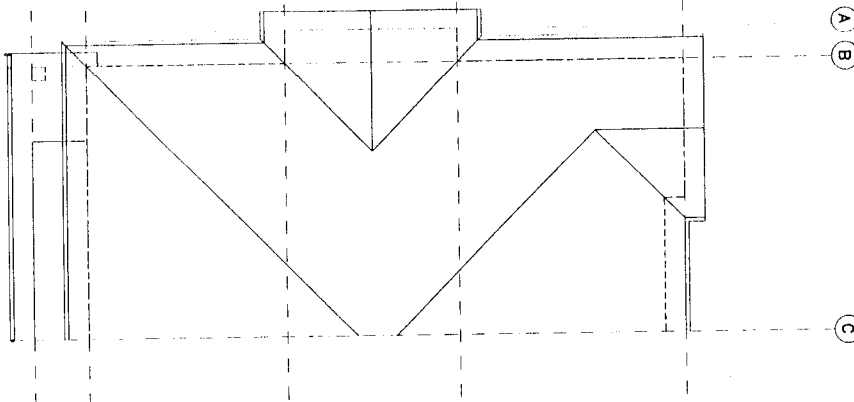
PATRICK COTTER ARCHITECT INC.
 1231 46th St. Unit 204
 Richmond, BC V6V 2G6
 Tel: 604-273-1111
 Fax: 604-273-1112
 Email: pcotter@pcarchitect.com



1 UNIT TYPE 'B'
GROUND FLOOR PLAN
A202 SCALE 1/4"=1'-0"



2 UNIT TYPE 'B'
SECOND FLOOR PLAN
A202 SCALE 1/4"=1'-0"



3 UNIT TYPE 'B'
ROOF PLAN
A202 SCALE 1/4"=1'-0"

Reference Plan

DP U4269088

A202 D

UNIT TYPE 'B'
FLOOR PLANS

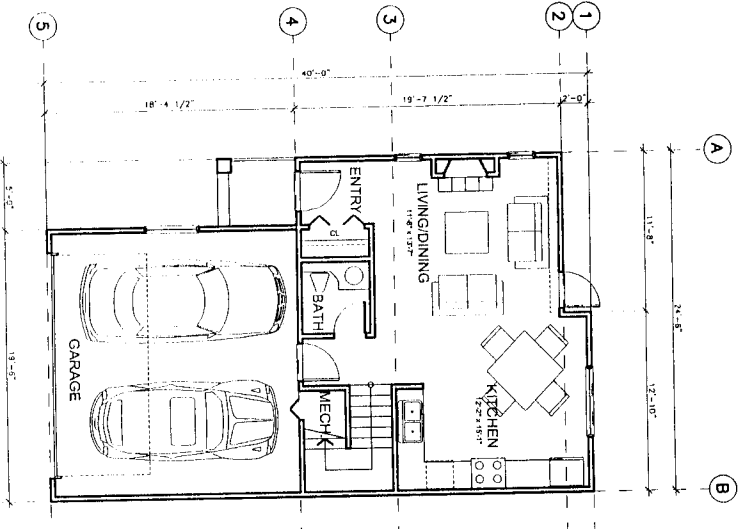
NO.	REVISION	DATE

PROPOSED RESIDENTIAL
DEVELOPMENT
7331 No. 4 Road
Richmond, Brns. Columbia

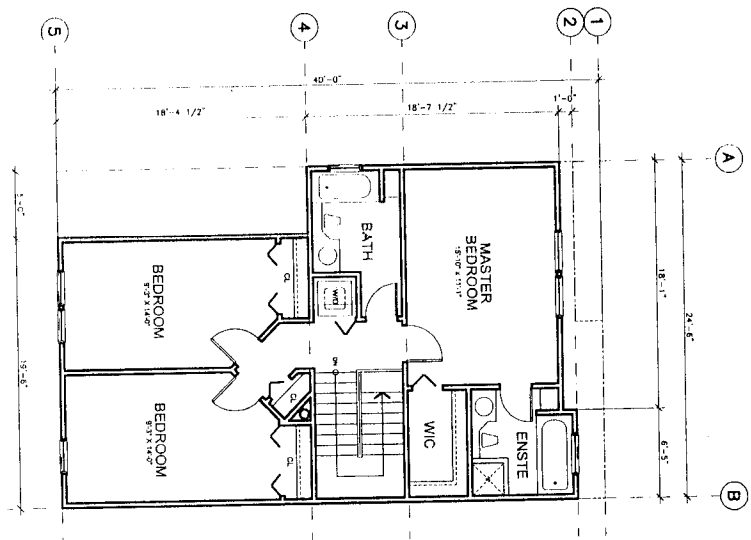
PATRICK COTTER
ARCHITECT INC.

NO.	REVISION	DATE

NOTES



1 UNIT TYPE 'C'
GROUND FLOOR PLAN
SCALE 1/4"=1'-0"



2 UNIT TYPE 'C'
SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

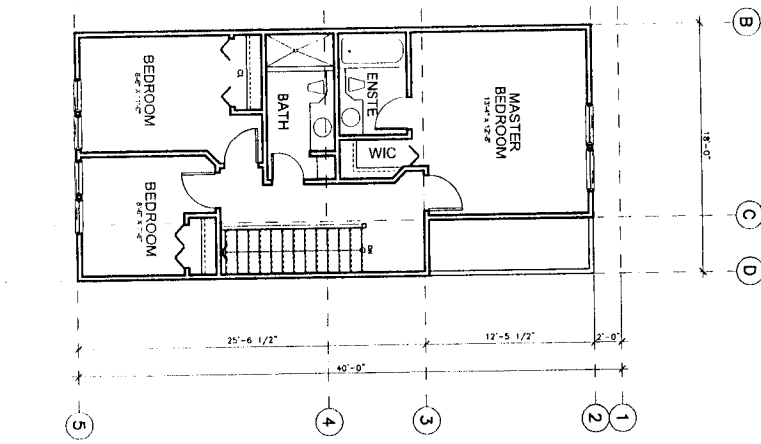
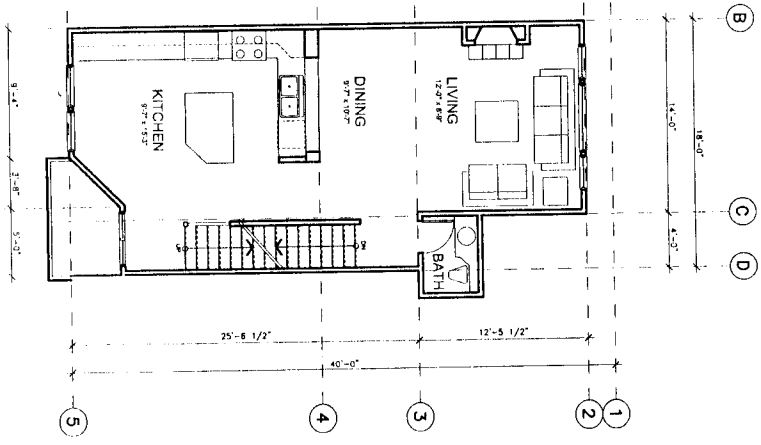
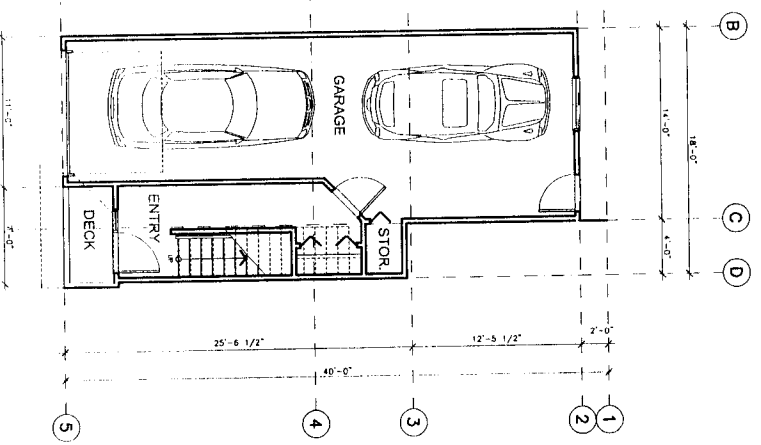
Reference Plan
DP 04269088

Sheet No.	A-203
Rev.	D

DATE	DESCRIPTION

PATRICK COTTER ARCHITECT INC.
 1200 WEST 17th STREET, SUITE 100
 VANCOUVER, BC V6M 2K6
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.PATRICKCOTTER.COM

PROPOSED RESIDENTIAL DEVELOPMENT
 1700 WEST 17th STREET
 RICHMOND, BRITISH COLUMBIA



Reference Plan

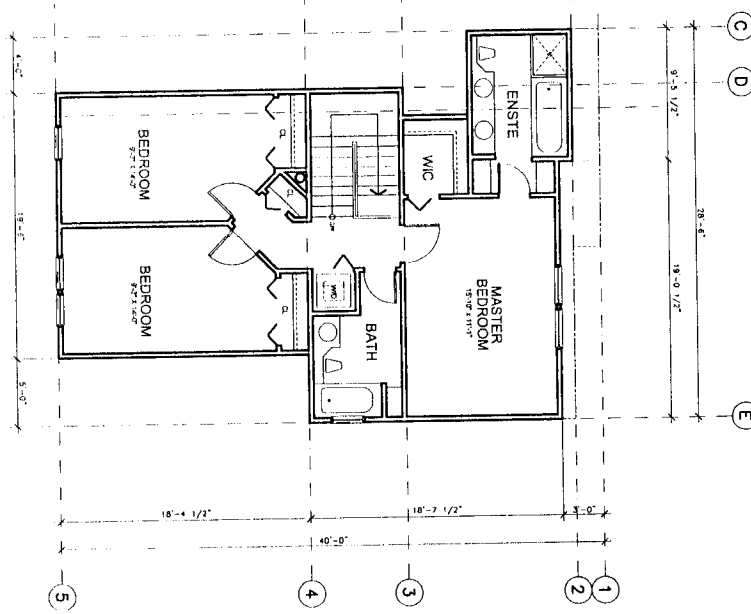
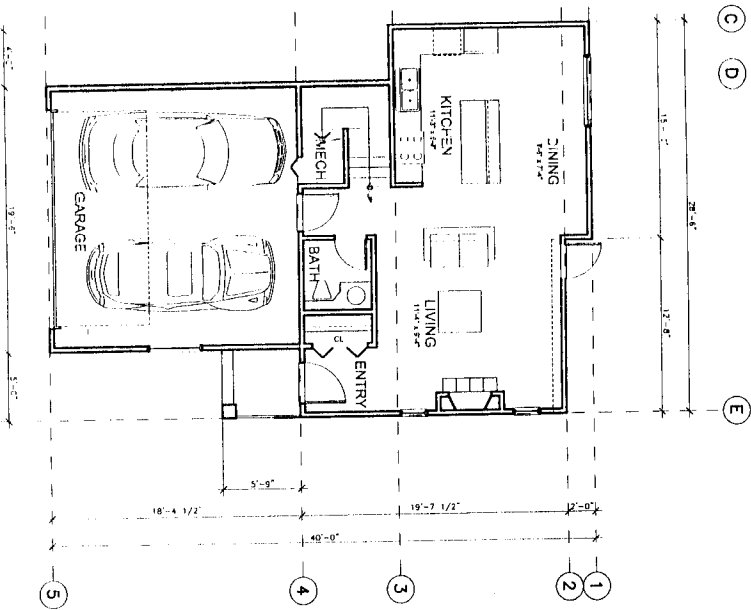
BP 04269088

NO.	REV.
A204	D

NO.	REV.	DESCRIPTION

PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT
7331 NO. 4 ROAD
ROCKFORD, MISSOURI, COLUMBIA

PATRICK COTTER
ARCHITECT INC.
1100 S. 2ND ST. STE. 100
COLUMBIA, MISSOURI 65201
TEL: 660-571-4444
FAX: 660-571-4444
EMAIL: pcotter@pcotter.com



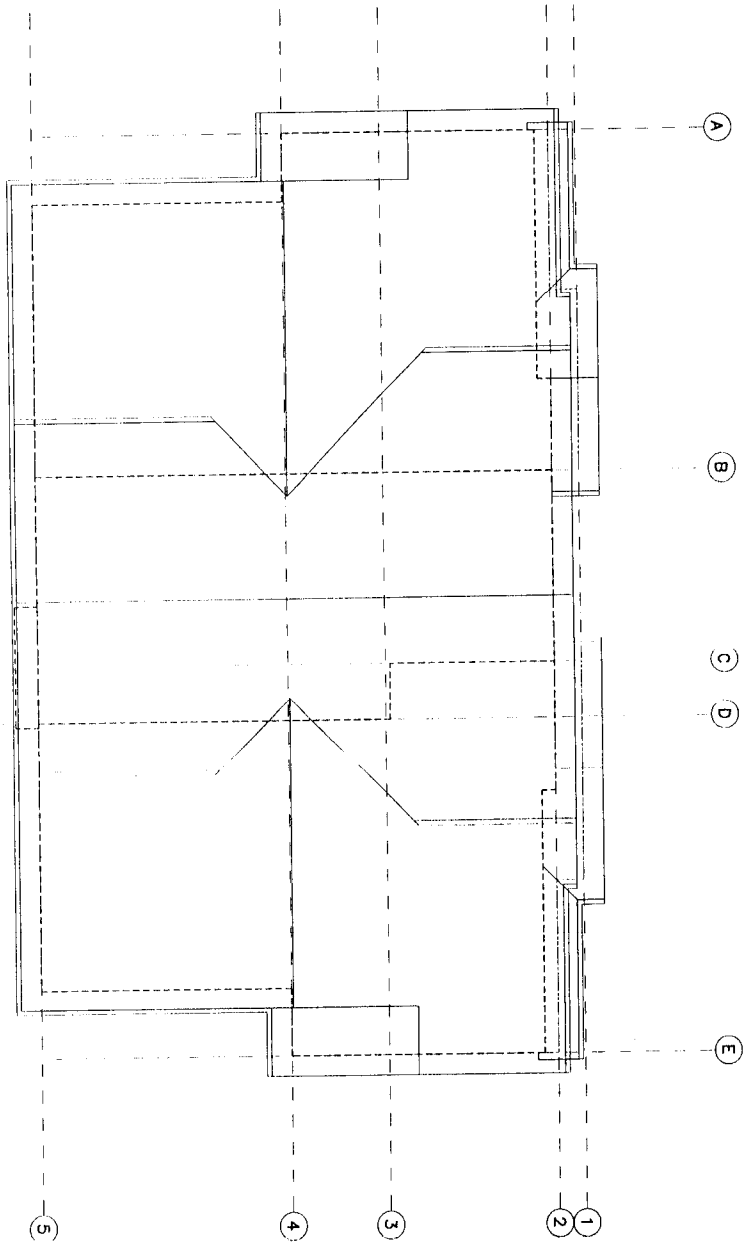
Reference Plan
 DP 04269088
 10/23/2011

NO.	REV.
A205	D

UNIT TYPE 'E'
FLOOR PLANS

PROPOSED RESIDENTIAL
 DEVELOPMENT
 7331 No. 4 Road
 Richmond, British Columbia

PATRICK COTTER
ARCHITECT INC.
 1231 West 41st Street, Suite 100
 Vancouver, BC V6V 2W6
 TEL: 604.273.1111
 FAX: 604.273.1112
 WWW.PATRICKCOTTER.COM



1 UNIT TYPE 'C-D-E'
ROOF PLAN
SCALE: 1/4"=1'-0"

Reference Plan
DP 04269088

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PATRICK COTTER ARCHITECT INC.

1348 56th St., Suite 100, Richmond, BC V6V 2G6
Tel: (604) 273-1111
Fax: (604) 273-1112
E-Mail: info@patrickcarter.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
7331 No. 4 Road
Richmond, British Columbia

DATE: 11/11/11
SCALE: 1/4"=1'-0"

UNIT TYPE 'C-D-E'
ROOF PLAN

A-211 D