



**City of Richmond**  
Urban Development Division

## General Compliance Request

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**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** December 13, 2004  
**File:** DP 04-010738  
**Re:** **Application by William Rhone for a General Compliance Request at  
7400 Heather Street**

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### Staff Recommendation

That the proposed changes be considered in General Compliance with the approved Development Permit (DP 04-010738) drawings for 7400 Heather Street, which covers minor revisions to the site plan and landscaping plan to allow sharing of the drive aisle and driveway access to the lane through the subject site for the neighbouring property to the east at 9251 General Currie Road.

A handwritten signature in black ink, appearing to read 'Raul Allueva', followed by a horizontal line.

Raul Allueva  
Director of Development

KE:blg  
Att.

## Staff Report

### Origin

William Rhone has requested a General Compliance ruling for minor revisions to Phase 1 of an 8-unit townhouse development located at 7400 Heather Street (refer to **Attachment 1** – Location Map). Minor changes to the site and landscape plan are to allow shared vehicle access from the subject site to the neighbouring property to the east at 9251 General Currie Road. Both properties have been consolidated into one (1) development parcel. The subject site is zoned Comprehensive Development District (CD/120). This General Compliance request is being considered in conjunction with the Development Permit for 9251 General Currie Road (DP 04-272337).

Approved Development Permit drawings and context plan showing proposed development on 7400 Heather Street (Phase 1) and 9251 General Currie Road (Phase 2) are attached to this staff report as reference plans. A revised site and landscape plan (stamped and numbered) attached to this report will replace the relevant Development Permit drawings.

### Background

The subject site has an approved Development Permit (DP 04-010738) allowing development of eight (8) townhouse units at 7400 Heather Street considered to be Phase 1 of a 12-unit townhouse project. Phase 2 is located east of the site at 9251 General Currie Road and contains the remaining four (4) units of the project. During the rezoning process for the subject properties, the applicant originally envisioned the proposed development to remain as two (2) separate parcels and strata's, with individual accesses to the lane located along the north property line. As both subject properties have been consolidated into one (1) development parcel, only one (1) driveway access to the lane established through 7400 Heather Street is required (Refer to the approved Development Permit drawings Context Plan for clarification)

### Findings of Fact

Approved drawings for 7400 Heather Street show access to the site through a lane along the north property line with a connection to the internal drive aisle servicing the townhouse units. As both properties have been consolidated and are being redeveloped by the same developer/architect, the applicant is requesting revisions to allow vehicle access to 9251 General Currie Road through the internal drive aisle established at 7400 Heather Street. No legal agreements are necessary to facilitate this shared drive aisle as both properties have been consolidated.

### Staff Comments

The proposed changes will not result in any conflicts with rezoning or Development Permit requirements identified through the processing of development applications for both properties. As changes to the Development Permit for 7400 Heather Street will impact the proposed Development Permit at 9251 General Currie Road, both are being brought forward to the Development Permit Panel for review and consideration at the same time.

No changes are proposed that will impact the building form and character of the townhouse units.

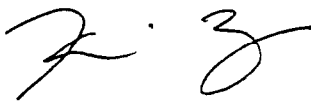
## Analysis

The proposed revisions are consistent with "General Compliance Guidelines and Criteria", adopted in December, 1998 (**Attachment 2**). The following are guidelines and criteria that are directly relevant to proposed revisions and that staff have specific comments on (identified in ***Bold Italics***).

- Approved open space and amenity areas should be maintained; proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans. ***Revised landscape plans show that an identical paving pattern and treatment for the internal drive aisle is continued from 7400 Heather Street to the neighbouring site to the east. There has been no net loss of landscaping or open space as a result of the proposed changes. Landscaping has been implemented along the east property line of the subject site to complement the pedestrian walkway established as part of the 4-unit development in Phase 2.***
- Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature. ***The revision to allow Phase 2 of the project to utilize the driveway access to the lane and drive aisle established through Phase 1 is minor and possible, given that both properties have already been consolidated into one (1) development parcel. Visitor parking stalls required for both phases of the development are being consolidated into one central area. The proposed shared driveway and drive aisle linking both phases results in an opportunity for more open space and landscaping in Phase 2.***

## Conclusions

Proposed changes to the approved Development Permit drawings at 7400 Heather Street are minor and will allow for the consolidation and sharing of the drive aisle and driveway access to the lane for both phases of the project. On this basis, staff do not have any objections and support the General Compliance request.

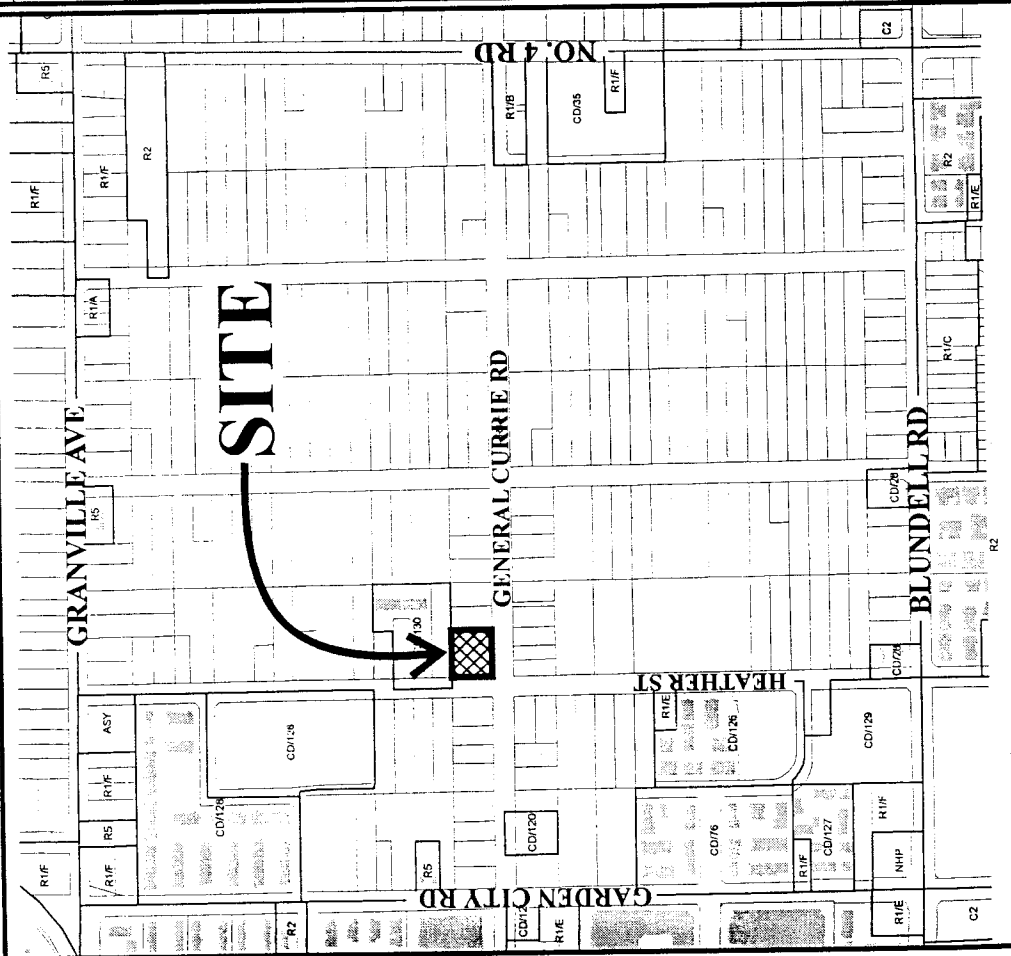


Kevin Eng  
Planning Technician – Design  
(Local 4626)

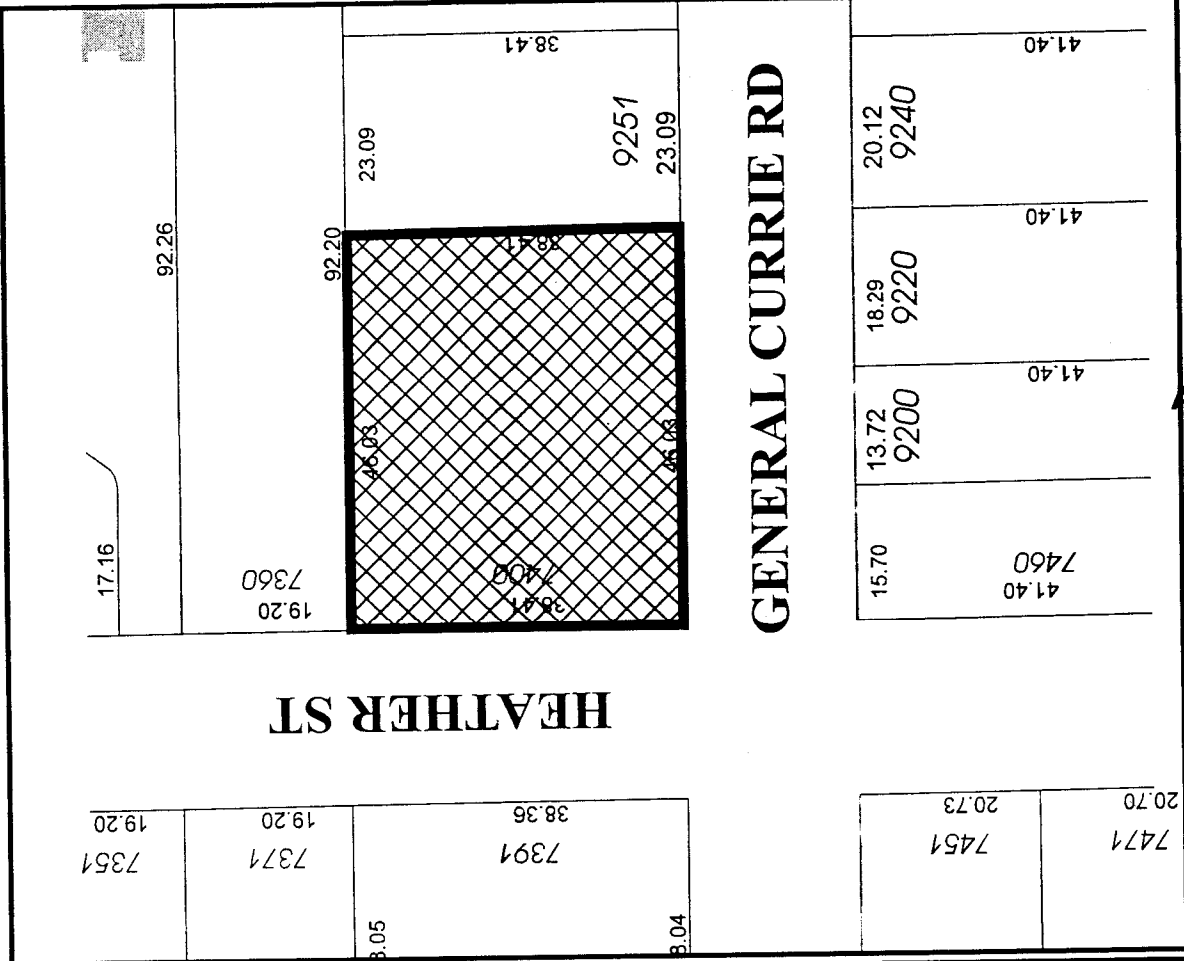
KE:blg



# City of Richmond

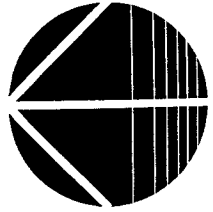


## SITE



## HEATHER ST

## GENERAL CURRIE RD



# DP 04-010738

# SCHEDULE "A"

## ATTACHMENT 1

Original Date: 01/21/04

Revision Date:

Note: Dimensions are in METRES



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

## **General Compliance Guidelines** **Development Applications Department**

**(604) 276-4000 Fax (604) 276-4052**

### **Introduction**

General Compliance applications are intended to accommodate minor changes to approved Development Permits that do not change the basic form and character of a development and that do not impact adjacent properties and streetscape. Proposed modifications should enhance the project and should not change basic site planning and urban design details.

General Compliance applicants are encouraged to identify all required modifications in a single application, following the Building Permit review stage, to allow the total impact of proposed changes to be assessed. General Compliance applications are not intended for approval of modifications which have already been constructed.

There is a fee of \$500.00 for each request for a General Compliance ruling.

### **Criteria**

In order to be considered for General Compliance, the following criteria must be met:

1. Proposed modifications must not require any new development variances or increase approved variances.
2. The density of development must not be increased beyond the level specified in the approved Development Permit.
3. Proposed modifications must not alter elements that were controversial or that attracted considerable discussion from the public, Advisory Design Panel or Development Permit Panel during the original Development Permit process.
4. Proposed exterior modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development.
5. Applications should not alter the approved site coverage, siting, scale, spacing or configuration of buildings, with the exception of minor changes and additions to buildings to accommodate Building Code or servicing requirements.
6. Approved open space and amenity areas should be maintained; proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans.
7. Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature.
8. Proposed modifications must not contravene the applicable Development Permit Guidelines.

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 William Rhone Consultant and cannot be used  
 without the Consultant's consent.

No. Date Revision

1 06 FEB 04 ADPTN  
 ELEC. RM  
 MAIL BOXES  
 HYDRANT

2 09 MARCH 04  
 APPROVAL ADT.  
 PER LINE AC F  
 CITY OF RICHMOND  
 REQ'N'T'S

3 15 MARCH 04  
 UNIT 8 PER LINE  
 RE H.C. OFFICE

4 26 APR 04  
 - SITE AREA BEC  
 - ZONING CD/12C  
 NOTED

- WHITE DATA  
 MODIFIED  
 - GEN. CURRIE RD  
 PROJ'N'S CH;  
 UNIT TAILORING  
 CHANGED  
 - 6 M LANE NOTE  
 AS ROW

5 NOV 2004 ACCESS  
 PHASE 2 DELIVERIA  
 EAST PRO LINE

3178 Bartlett Avenue  
 Victoria BC V8S 2P9  
 Canada  
 Tel: (250) 370-0942  
 Fax: (250) 370-0946

William Rhone Consultant  
 Project

8 UNIT TOWNHOUSES  
 PROJECT  
 7400 HEATHER ST.  
 RICHMOND, BC

Project number  
 0305

Scale 1/8" = 1'-0"  
 Date 02/26/04  
 Drawn/Checked MZ

Drawing title  
 SITE PLAN

Drawing number  
 P.P. A. 2

**NOTE**  
 ALL WORK BEYOND  
 PROPERTY LINES IS NOT  
 PART OF THIS D.P. APPLICATION

**SITE DATA**  
 LEGAL DESCRIPTION  
 LOT A PART OF 15 BLOCK 4 NORTH  
 PARTS OF WEST NEY  
 WESTMINSTER DISTRICT PLAN 8935

ADDRESS  
 7400 HEATHER STREET  
 RICHMOND B.C.

DIMENSIONS  
 125.74' x 150.98'  
 AREA 17,912.8 SQ. FT.

PROPOSED DEVELOPMENT  
 17 CAR SPACES INCL.  
 1 GUEST SPACE

F.A.R. 0.686  
 COVERAGE 37% 32%  
 COVERED AREA 3%

ALLOWABLE UNDER 0.120  
 UTILITY SPACES  
 (1.5/UNIT PLUS 2 GUEST)

F.A.R. 0.7  
 COVERAGE 45%  
 COVERED AREA 3%

9251 GENERAL CURRIE ROAD  
 NEW TOWNHOUSES PROPOSED  
 ZONING APPLIED FOR

LANDSCAPE PLAN  
 CONVEYANCE  
 PAVING DETAILS TO BE  
 IN ACCORDANCE WITH  
 LANDSCAPE PLAN.

PLAN # 1  
 DEC 13 2004

DP 04010738

General Compliance Drawings  
 Site Plan

EXISTING NEW TOWNHOUSES

FIRE HYDRANT  
 23M ON WEST SIDE  
 OF HEATHER STREET AS PER SURVEY  
 DRAWING BY WATSON & BATHARD FILE 215707P2

NEW LANE  
 46.02M

RECYCLING TRUCK  
 TURNING RADIUS

DRIVEWAY  
 PLANTING AREAS  
 SEE 1/5 DWG'S

DRIVEWAY  
 PLANTING AREAS  
 SEE 1/5 DWG'S

DRIVEWAY  
 PLANTING AREAS  
 SEE 1/5 DWG'S

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DRIVEWAY  
 PLANTING AREAS  
 SEE 1/5 DWG'S

DRIVEWAY  
 PLANTING AREAS  
 SEE 1/5 DWG'S

2M SET-BACK  
 LIMIT FOR  
 PERCOLA

REQUIRED  
 4.5M  
 2FT-BACK

RECYCLING TRUCK  
 TURNING RADIUS

DRIVEWAY  
 PLANTING AREAS  
 SEE 1/5 DWG'S

DRIVEWAY  
 PLANTING AREAS  
 SEE 1/5 DWG'S

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 PLANTING AREAS  
 SEE 1/5 DWG'S

HEATHER STREET

GENERAL CURRIE ROAD

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

HEATHER STREET

GENERAL CURRIE ROAD

DRIVEWAY

DRIVEWAY

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DRIVEWAY

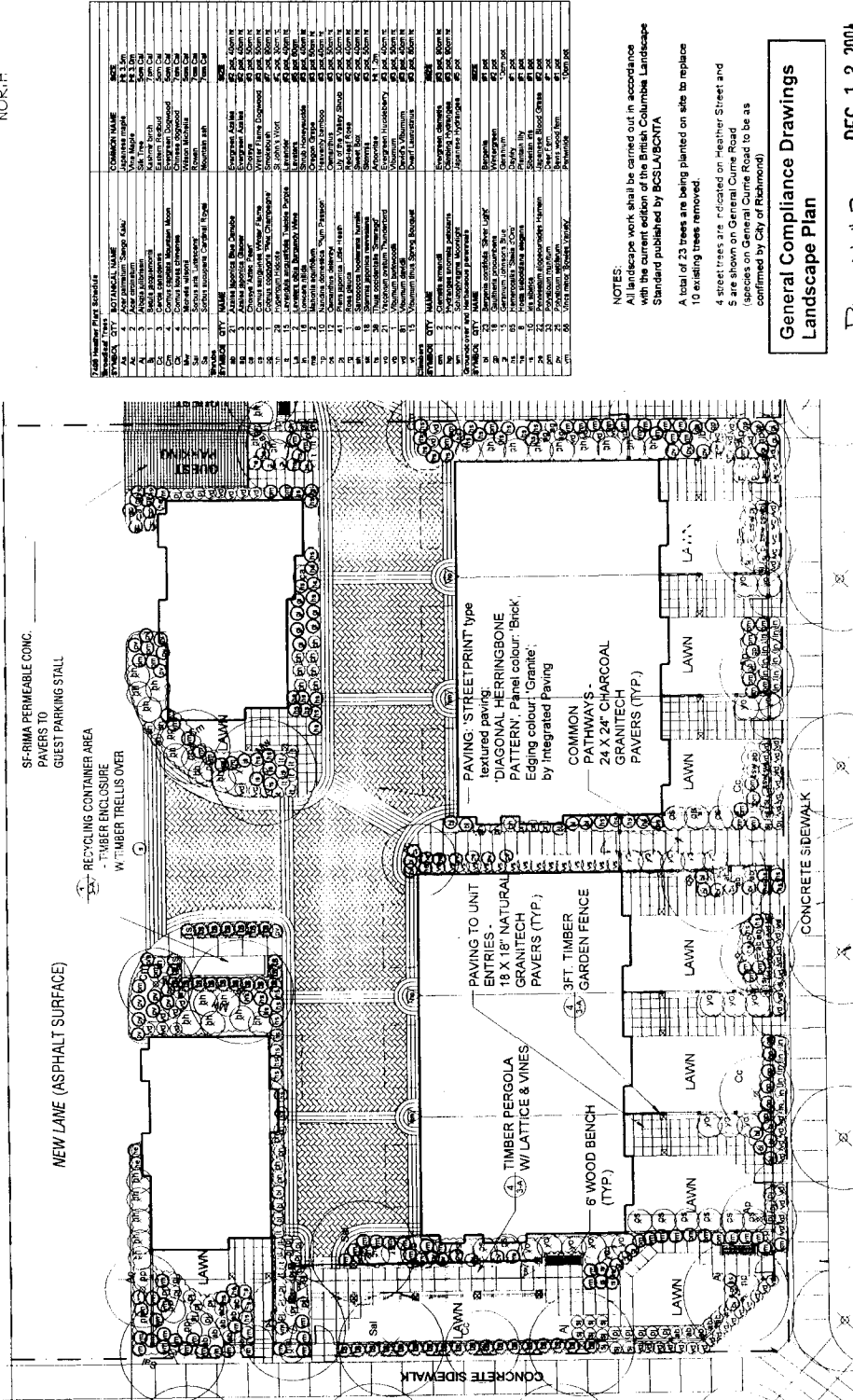
DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY



2000 Heather Street Schedule	SYMBOL	DESCRIPTION	QUANTITY	UNIT
1	1	Asph. Permeable Conc. Pavers	100	Sq. M.
2	2	Asph. Pavers	50	Sq. M.
3	3	Asph. Pavers	50	Sq. M.
4	4	Asph. Pavers	50	Sq. M.
5	5	Asph. Pavers	50	Sq. M.
6	6	Asph. Pavers	50	Sq. M.
7	7	Asph. Pavers	50	Sq. M.
8	8	Asph. Pavers	50	Sq. M.
9	9	Asph. Pavers	50	Sq. M.
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21	21	Asph. Pavers	50	Sq. M.
22	22	Asph. Pavers	50	Sq. M.
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87	87	Asph. Pavers	50	Sq. M.
88	88	Asph. Pavers	50	Sq. M.
89	89	Asph. Pavers	50	Sq. M.
90	90	Asph. Pavers	50	Sq. M.
91	91	Asph. Pavers	50	Sq. M.
92	92	Asph. Pavers	50	Sq. M.
93	93	Asph. Pavers	50	Sq. M.
94	94	Asph. Pavers	50	Sq. M.
95	95	Asph. Pavers	50	Sq. M.
96	96	Asph. Pavers	50	Sq. M.
97	97	Asph. Pavers	50	Sq. M.
98	98	Asph. Pavers	50	Sq. M.
99	99	Asph. Pavers	50	Sq. M.
100	100	Asph. Pavers	50	Sq. M.

NOTES:  
 All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA  
 A total of 23 trees are being planted on site to replace 10 existing trees removed.  
 4 street trees are indicated on Heather Street and 5 are shown on General Currie Road (species on General Currie Road to be as confirmed by City of Richmond)

**General Compliance Drawings  
 Landscape Plan**

PLAN #2A DEC 13 2004

DP 04-010738

Go-ten Sky Trading Inc.  
 7400 Heather Street  
 Richmond BC

LANDSCAPE PLAN

DATE: 12/13/04  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

4m x 4m dedication as per City of Richmond requirement.

EX TREES (TYP REMOVED)

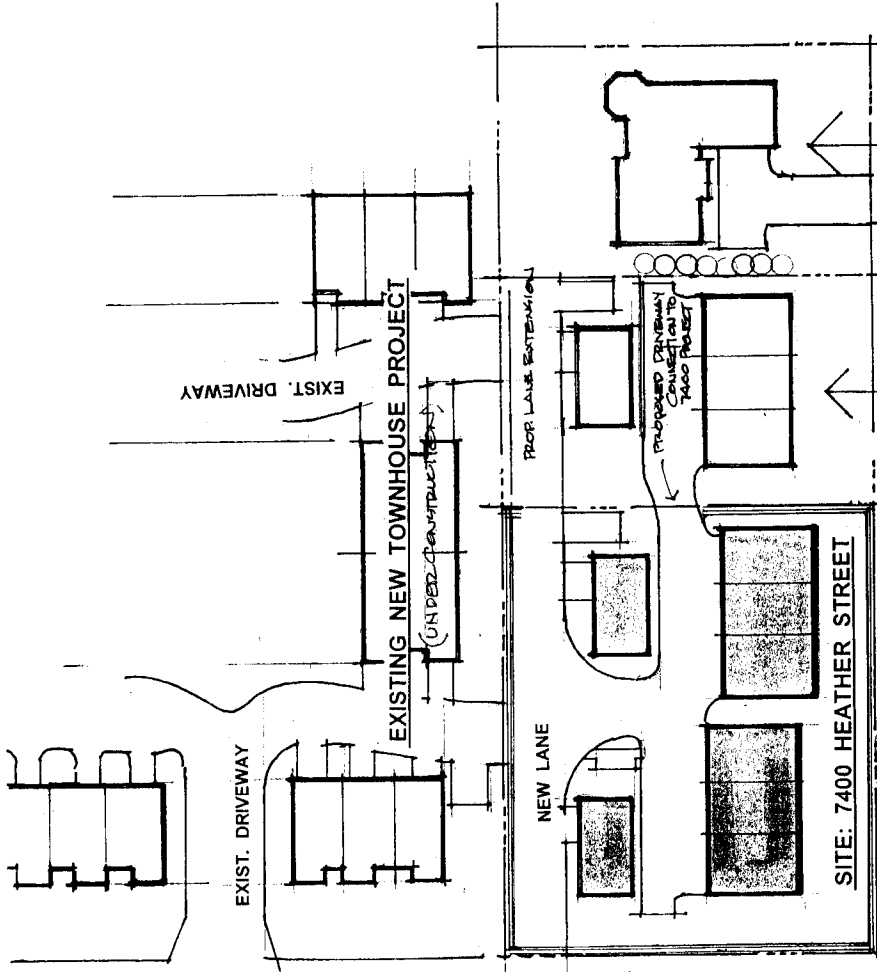
Mail Box Container  
 Species of street trees on General Currie Road to be identified by City of Richmond

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 of William Rhone Consultant and cannot be  
 without the Consultant's consent.

No.	Date	Revision
1		

- APRIL 04
- BUILT IN HEATHER PROJECT BAY
  - CHANGE HEATHER CON CURRIE SHOW
  - DRIVEWAY DRAWING TO 9251 4K

**FUTURE  
 MULTIPLE UNIT  
 HOUSING**



HEATHER STREET

2178 Bentlett Avenue  
 Victoria BC V8S 2P9  
 Canada  
 Tel: (250) 370-0942  
 Fax: (250) 370-0946

William Rhone Consultant  
 Project

**8 UNIT TOWNHOUSE PROJECT  
 7400 HEATHER S  
 RICHMOND, BC**

**DP 04010738**

Project number  
 0305

APR 30 2004

Scale: 1/8" = 1'-0"  
 Date: 11/11/04  
 Drawing: 0305-01-01

Drawing title  
**Context Plan**

Drawing number

D.P. A-3

Reference  
 Plan

PROPOSED TOWNHOUSES  
 9251 GENERAL CURRIE RD.  
 (RE-ZONING APPLIED FOR)

EXISTING  
 SINGLE FAMILY  
 HOUSE

GENERAL CURRIE ROAD

SITE: 7400 HEATHER STREET

EXISTING NEW TOWNHOUSE PROJECT

EXIST. DRIVEWAY

EXIST. DRIVEWAY

NEW LANE

PROJ. LANE EXTENSION

PROPOSED DRIVEWAY  
 CONVERSION TO  
 7400 PROJECT



Approved Development Permit Drawings  
 Context Plan (Reference Only)



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 without the Consultant's consent.

No. \_\_\_\_\_ Date \_\_\_\_\_ Revision \_\_\_\_\_

1 06 FEB 04 ADPTN  
 ELECT. RM  
 MAIL BOX  
 HYDRANT

2 09 MARCH 04  
 SIDEWALK ART  
 PREPARE AC  
 CITY OF RICHMOND  
 RESUBMIT

3 15 MARCH 04  
 UNIT 8, UNIT 11  
 RE H.C. CONC

4 26 APR 04  
 - SITE AREA DER  
 - ZONING CD/12  
 - SITE DATA  
 - MODIFIC  
 - NEW CURBIE RD  
 - UNIT 7, 8, 11  
 - CHANGED  
 - 6M LANE NOT  
 - AS ROW

378 Barber Avenue  
 Victoria BC V8S 2P5  
 Canada  
 Tel: (250) 379-0942  
 Fax: (250) 379-0946

William Rhone Consultant  
 Project

8 UNIT TOWNHOUSE  
 PROJECT  
 7400 HEATHER ST.  
 RICHMOND, BC

DP 04010738

Project number  
 0305

Scale 1/8" = 1'-0"  
 Date 07 Jan 04  
 Drawn/Checked/Inr

Drawing title  
 SITE PLAN

D.P. A.2  
 Drawing number

**NOTE**  
 ALL WORK BEYOND  
 PROPERTY LINES IS NOT  
 PART OF THIS D.P. APPLICATION

**SITE DATA**  
 LOCAL DESCRIPTION  
 UNIT 8, UNIT 11, BLOCK 4 NORTH  
 PARTS OF WEST NEW  
 WESTMINSTER DISTRICT PLAN BASE

ADDRESS  
 7400 HEATHER STREET  
 RICHMOND BC

DIMENSIONS  
 125.79 x 150.98  
 AREA 18,912.8 SQ FT

PROPOSED DEVELOPMENT  
 8 TOWNHOUSES  
 17 CAR SPACES INCL.  
 1 GUEST SPACE BY VARIANCE

F.A.R. 0.686  
 COVERAGE 33% 32.7%  
 COVERED AREA 3%

ALLOWABLE UNDER 0.120  
 17 CAR SPACES  
 (15/UNIT PLUS 2 GUEST)

F.A.R. 0.7  
 COVERAGE 45%  
 COVERED AREA 3%

REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

APR 30 2004  
 DP 04010738

REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

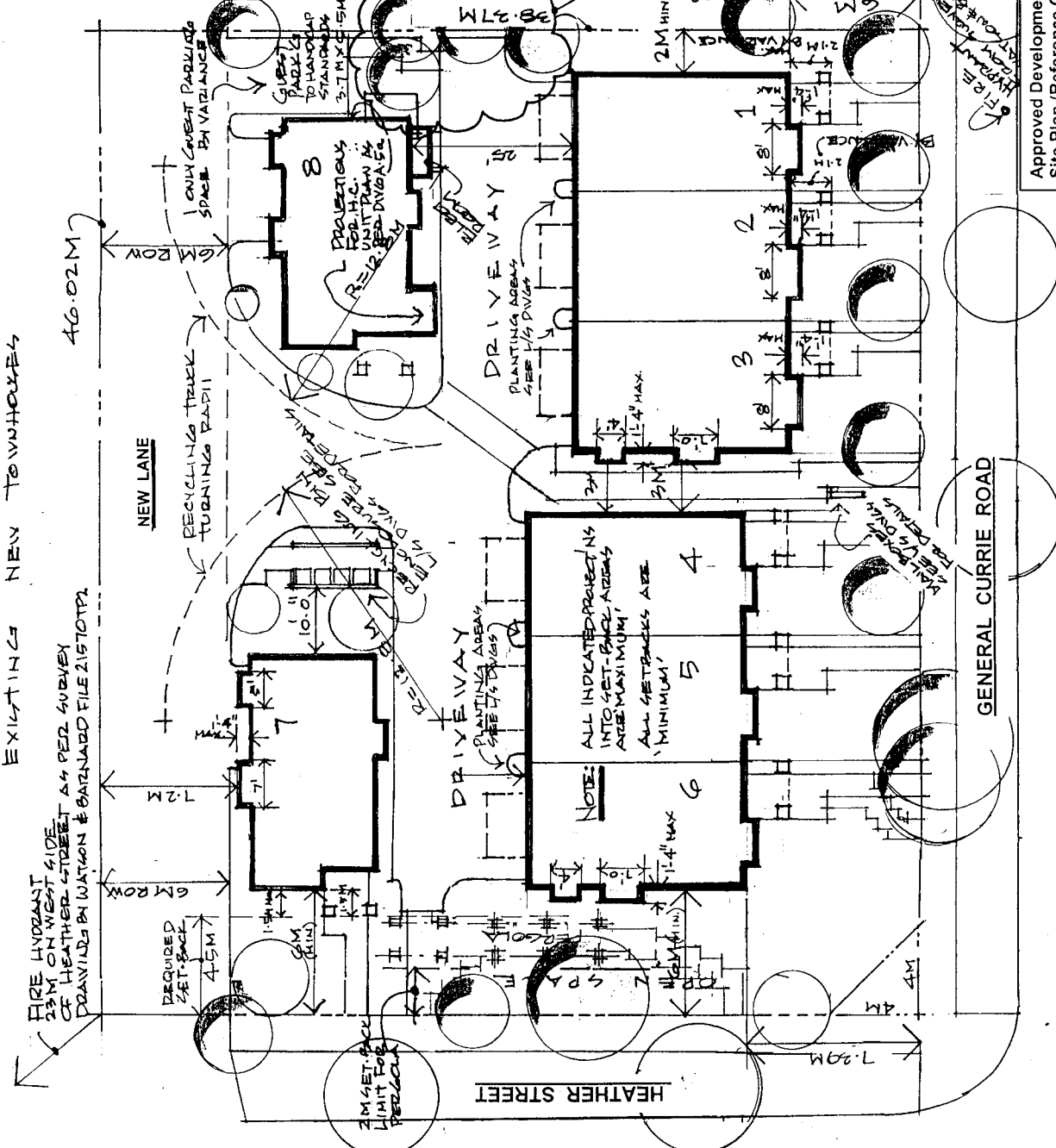
REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

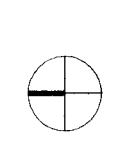
REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR

REVISION  
 925' GENERAL CURBIE ROAD  
 NEW TOWNHOUSES PROVIDED  
 REZONING APPLIED FOR



Approved Development Permit Drawings  
 Site Plan (Reference Only)

PLAN 1



SYMBOL	COMMON NAME	SIZE
1	Acer palmatum 'Sapporo Gold'	#12-15m
2	Acer palmatum	#12-15m
3	Alnus matris	#12-15m
4	Betula incana	#12-15m
5	Betula pendula	#12-15m
6	Cornus canadensis	#12-15m
7	Corella alba	#12-15m
8	Crataegus viridis	#12-15m
9	Crataegus mollis	#12-15m
10	Crataegus punctata	#12-15m
11	Crataegus spinea	#12-15m
12	Crataegus viridis	#12-15m
13	Crataegus mollis	#12-15m
14	Crataegus punctata	#12-15m
15	Crataegus spinea	#12-15m
16	Crataegus viridis	#12-15m
17	Crataegus mollis	#12-15m
18	Crataegus punctata	#12-15m
19	Crataegus spinea	#12-15m
20	Crataegus viridis	#12-15m
21	Crataegus mollis	#12-15m
22	Crataegus punctata	#12-15m
23	Crataegus spinea	#12-15m
24	Crataegus viridis	#12-15m
25	Crataegus mollis	#12-15m
26	Crataegus punctata	#12-15m
27	Crataegus spinea	#12-15m
28	Crataegus viridis	#12-15m
29	Crataegus mollis	#12-15m
30	Crataegus punctata	#12-15m
31	Crataegus spinea	#12-15m
32	Crataegus viridis	#12-15m
33	Crataegus mollis	#12-15m
34	Crataegus punctata	#12-15m
35	Crataegus spinea	#12-15m
36	Crataegus viridis	#12-15m
37	Crataegus mollis	#12-15m
38	Crataegus punctata	#12-15m
39	Crataegus spinea	#12-15m
40	Crataegus viridis	#12-15m
41	Crataegus mollis	#12-15m
42	Crataegus punctata	#12-15m
43	Crataegus spinea	#12-15m
44	Crataegus viridis	#12-15m
45	Crataegus mollis	#12-15m
46	Crataegus punctata	#12-15m
47	Crataegus spinea	#12-15m
48	Crataegus viridis	#12-15m
49	Crataegus mollis	#12-15m
50	Crataegus punctata	#12-15m
51	Crataegus spinea	#12-15m
52	Crataegus viridis	#12-15m
53	Crataegus mollis	#12-15m
54	Crataegus punctata	#12-15m
55	Crataegus spinea	#12-15m
56	Crataegus viridis	#12-15m
57	Crataegus mollis	#12-15m
58	Crataegus punctata	#12-15m
59	Crataegus spinea	#12-15m
60	Crataegus viridis	#12-15m
61	Crataegus mollis	#12-15m
62	Crataegus punctata	#12-15m
63	Crataegus spinea	#12-15m
64	Crataegus viridis	#12-15m
65	Crataegus mollis	#12-15m
66	Crataegus punctata	#12-15m
67	Crataegus spinea	#12-15m
68	Crataegus viridis	#12-15m
69	Crataegus mollis	#12-15m
70	Crataegus punctata	#12-15m
71	Crataegus spinea	#12-15m
72	Crataegus viridis	#12-15m
73	Crataegus mollis	#12-15m
74	Crataegus punctata	#12-15m
75	Crataegus spinea	#12-15m
76	Crataegus viridis	#12-15m
77	Crataegus mollis	#12-15m
78	Crataegus punctata	#12-15m
79	Crataegus spinea	#12-15m
80	Crataegus viridis	#12-15m
81	Crataegus mollis	#12-15m
82	Crataegus punctata	#12-15m
83	Crataegus spinea	#12-15m
84	Crataegus viridis	#12-15m
85	Crataegus mollis	#12-15m
86	Crataegus punctata	#12-15m
87	Crataegus spinea	#12-15m
88	Crataegus viridis	#12-15m
89	Crataegus mollis	#12-15m
90	Crataegus punctata	#12-15m
91	Crataegus spinea	#12-15m
92	Crataegus viridis	#12-15m
93	Crataegus mollis	#12-15m
94	Crataegus punctata	#12-15m
95	Crataegus spinea	#12-15m
96	Crataegus viridis	#12-15m
97	Crataegus mollis	#12-15m
98	Crataegus punctata	#12-15m
99	Crataegus spinea	#12-15m
100	Crataegus viridis	#12-15m

SYMBOL	COMMON NAME	SIZE
1	Acer palmatum 'Sapporo Gold'	#12-15m
2	Acer palmatum	#12-15m
3	Alnus matris	#12-15m
4	Betula incana	#12-15m
5	Betula pendula	#12-15m
6	Cornus canadensis	#12-15m
7	Corella alba	#12-15m
8	Crataegus viridis	#12-15m
9	Crataegus mollis	#12-15m
10	Crataegus punctata	#12-15m
11	Crataegus spinea	#12-15m
12	Crataegus viridis	#12-15m
13	Crataegus mollis	#12-15m
14	Crataegus punctata	#12-15m
15	Crataegus spinea	#12-15m
16	Crataegus viridis	#12-15m
17	Crataegus mollis	#12-15m
18	Crataegus punctata	#12-15m
19	Crataegus spinea	#12-15m
20	Crataegus viridis	#12-15m
21	Crataegus mollis	#12-15m
22	Crataegus punctata	#12-15m
23	Crataegus spinea	#12-15m
24	Crataegus viridis	#12-15m
25	Crataegus mollis	#12-15m
26	Crataegus punctata	#12-15m
27	Crataegus spinea	#12-15m
28	Crataegus viridis	#12-15m
29	Crataegus mollis	#12-15m
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49	Crataegus mollis	#12-15m
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54	Crataegus punctata	#12-15m
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68	Crataegus viridis	#12-15m
69	Crataegus mollis	#12-15m
70	Crataegus punctata	#12-15m
71	Crataegus spinea	#12-15m
72	Crataegus viridis	#12-15m
73	Crataegus mollis	#12-15m
74	Crataegus punctata	#12-15m
75	Crataegus spinea	#12-15m
76	Crataegus viridis	#12-15m
77	Crataegus mollis	#12-15m
78	Crataegus punctata	#12-15m
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95	Crataegus spinea	#12-15m
96	Crataegus viridis	#12-15m
97	Crataegus mollis	#12-15m
98	Crataegus punctata	#12-15m
99	Crataegus spinea	#12-15m
100	Crataegus viridis	#12-15m

HEATHER STREET

NEW LANE (ASPHALT SURFACE)

SF-RIMA PERMEABLE CONIC PAVERS TO HANDICAPPED GUEST PARKING STALL

RECYCLING COCA-LAINE AREA - TIMBER ENCLOSURE WITH BENCHES OVER

EXISTING MIXED HEDGE

GARDEN FENCE

6 WOOD BENCH (TYP)

TIMBER PERGOLA W/ LATTICE & VINES

PAVING - STRETPRINT type textured paving, DIAGONAL HERRINGBONE PATTERN Panel colour: 'Black', Edging colour: 'Granite', by Integrated Paving

CONCRETE SIDEWALK

LAWN

CONCRETE SIDEWALK

GENERAL CURRIE ROAD

- Species of street trees on General Currie Road to be identified by City of Richmond
- EX - TREES (TYP) REMOVED
- 4m x 4m dedication as per City of Richmond requirement
- Mail Box Container

Approved Development Permit Drawings  
Landscape Plan (Reference Only)

DP 04010738

PLAN 2A

REVISION APR 30 2004

NOTES:  
All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by ECSLABONTA  
A total of 22 trees are being planted on site to replace 10 existing trees removed.

PD GROUP  
7000 Heather Street  
Richmond BC

LANDSCAPE PLAN  
7000 Heather Street  
Richmond BC

DATE	DESCRIPTION

NO.	DATE	BY	DESCRIPTION