



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: December 12, 2002
File: DP 02-211163
Re: **Application by Fougere Architecture Ltd. for a Development Permit at
9111, 9131 & 9151 Blundell Road and 7731, 7771 & 7831 Heather Street**

Manager's Recommendation

That a development permit be issued for a property at 9111, 9131 and 9151 Blundell Road, and 7731, 7771 and 7831 Heather Street that would:

1. Permit the development of 50 townhouse units on a site zoned Comprehensive Development District (CD129) and that would;
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the number of visitor parking spaces required from ten to seven, and to
 - allow porches with columns to project up to 2m into the front yards.

Joe Erceg
Manager, Development Applications

JE:ajl
Att. 1

Staff Report

Origin

Wayne Fougere, Architect, has applied on behalf of Palladium Ltd. for a development permit for a property bounded by Blundell Road, Heather Street and Keefer Avenue. The property is in the process of being rezoned for that purpose.

A copy of the development application, filed with the Urban Development Division, is appended to this report.

Development Information

Site Area:	7,990.515 m ² (86,012 ft ²)
Building Area:	6,226.07 m ² (67,019 ft ²)
Site Coverage:	40% Allowed 39% Proposed
F.A.R.:	0.78 Allowed, plus 0.03 covered areas 0.78 Proposed, plus 0.028 covered areas
Parking:	75 Spaces Required, plus ten visitors 99 Spaces Proposed, plus seven visitors

Findings of Fact

Guidelines for form and character for Development Permits appear in Schedule 2.10B of Bylaw 7100, *The McLennan South Area Plan*, part of the *Official Community Plan*.

Staff Comments

The staff comments follow, with the applicant's response in ***bold italics***.

URBAN DEVELOPMENT – DESIGN

The project has been well thought out and carefully designed. Staff appreciate the addition of front doors along Keefer Avenue, and the proposed high-quality pedestrian route connecting to Blundell Road on the south.

Consider special design of the City sidewalk along the re-constructed Heather Street frontage, in order to protect the existing Cedar tree. The Servicing Agreement drawings may need to be amended accordingly. ***The applicant's consulting engineer will work on this in the servicing stage.***

A tree management plan and fencing should be in place prior to issuance of a building permit. Periodic inspection by an arbourist during construction is required. The City will require a letter of compliance, prior to release of the letter of credit.

URBAN DEVELOPMENT - UTILITIES

Virtually all Development Applications concerns with this application are being resolved via the Rezoning process. Access location has been agreed to. No other concerns are noted after reviewing Development Permit design set.

URBAN DEVELOPMENT – TRANSPORTATION

Comments on drawings dated July 3, 2002:

As per Rezoning comments, aisle width minimum 22 ft. (6.7m). Development Permit drawings show only 18 ft.

Upon further review of the latest site plans:

1. For the very short road sections (the north-south legs shown in the latest site plan), can accept aisle width of 18 ft. (5.5m).
2. However, for the main east-west aisle, this must be 24 ft. (7.3m) as this is the main through-fare on site where there would be more likelihood for two vehicles passing and for fire staging purposes.

(Note: See analysis section for further discussion of the issue of aisle width. The architect has provided a 20 ft. main drive-aisle and 18 ft. secondary aisles.)

DEVELOPMENT COORDINATOR

1. Covered areas exceed 0.03 permitted under CD/129. *This has been corrected. The architect will verify with the Zoning staff prior to a building permit.*
2. Higher quality (i.e. natural) materials required in South McLennan Area (too much vinyl). *The architect has added wood trim.*
3. Would be nice if side elevations facing Blundell Road, Heather Street and Keefer Avenue (Blocks 1, 3, 4, 6, 7, 9 and 10) had balconies facing the street to enhance the street appeal. *This has been done.*
4. Subject to RZ 01-195763 (Rezoning conditions include consolidation and road dedications; servicing agreement for all identified off-site works; covenant limiting access to Heather Street only; \$40,000 contribution toward public art, affordable housing or child care; \$49,000 contribution to proposed McLennan South neighbourhood park; etc.).
5. A letter of credit for landscaping will be required prior to forwarding this Permit to Council.

GARBAGE AND RECYCLING

This Development will be on private garbage collection and can apply for City's garbage collection (See Garbage Bylaw). The design of this development does not allow the recycling trucks to safely drive in and out, and will be on the City blue multi-family recycling carts program. The enclosure at the entrance should be big enough to accommodate seven to eight recycling carts and the garbage enclosure should also accommodate one six cubic yard cardboard recycling container. For container measurements, please check Waste Management Guidelines

available on the internet www.city.richmond.bc.ca/recycle/guidelines.htm. *The applicant will design according to the City's requirements as per the web site.*

ANALYSIS of the City Centre Guidelines

The following is an analysis of the City Centre and McLennan South guidelines. The areas of compliance are shown with a and areas of non-compliance may have an explanation in **bold type**. The applicants' response is shown in *bold italics*.

1. General guidelines for transition areas:

- Setback and landscape between housing types/ neighbourhoods.
- Entry portals, etc. for transition. No vehicle gates.
- Edges between properties to be semi-private but open (no high fences). **The landscape plan shows a six foot fence on the west property line.**

2. General architectural guidelines:

Building scale and form:

- Single-family form and massing.
- Reduce building scale by varied housing types and design.
- Reduce the apparent height of buildings.
- Inset balconies inset - no large projecting balconies on street-front.

Roof treatment:

- Pitched forms visible from the street.
- Decorative elements such as dormers to complement the pitched form.
- Re-emphasize the pitch at the ground floor level, such as at front doors.
- Materials should be natural or west-coast. **Roof materials are asphalt. Please indicate the probable supplier and warranty period. There is a minimum 25 year warranty.**

Windows:

- Residential scale, operable, and with strong identity.
- Not flat, but bays, box widows, French balconies, trim, shutters, or similar features.

- Visible at sidewalk level and clear glass for surveillance.
- Traditional character, not bubbles or skylights visible from the street.

Entrances:

- Direct grade access for front doors.
- Visible from the street.
- Emphasize ground-level entries – no two-storey entries.
- Minimize exterior staircases, except along arterial roads.

Materials:

- Use high-quality natural materials, or at least replica materials with wood trim. **There is a predominant use of vinyl siding. Consider more natural materials, such as on projecting bays, etc. Also, what is the board and batten material? Corner trim in wood added. The board/batten is Hardi-panel and cedar.**
- Obviously synthetic materials (plexi-glass, etc.) should not be visible on the outside of buildings.

Colours:

- Use muted, Heritage colours.
- Less than 50% of any wall area to be a colour which “draws attention” to the wall.
- Vary colours to reinforce smaller components and reduce the apparent scale of buildings.

3. General landscape guidelines:***Intent:***

- To preserve wood-lots and hedgerows having mature trees.
- use lush vegetation and native plants to promote wildlife habitat.

Tree preservation:

- Plan open spaces based on a tree survey, and group buildings around these spaces.
- Avoid fill and grading on existing tree roots, or use tree wells.
- Tree wells to be a minimum of 1.5x the diameter of the tree’s drip-line.

Common open space:

- Co-ordinate contiguous blocks of existing mature trees on adjacent sites. **Contiguous information not provided. The adjacent site is mainly scrub.**
- Encourage privately-owned, publicly accessible open space (POPAS). **None provided.**
- Landscape front yards to enhance the streetscape.

Driveways:

- Locate and construct driveways and buildings so as to preserve existing trees.
- Use lanes for vehicle access, or else screen vehicle entrances from the road. **n. a.**
- No driveway access to arterial roads or entry roads.

Retaining walls:

- Maximum height of retaining walls on street frontage to be 1m, except for tree wells for existing trees.

Water and habitat:

- Enhance or create wildlife habitat using ponds or wetlands with native aquatic and terrestrial plants. **A fountain is provided, but is not a naturalistic design.**

Detailed Guidelines for Area "A":

Building types:

- 2 ½ or two storey townhouse, one-storey accessible townhouses, duplex, triplex and single detached units. **(This guideline has been amended to add three-storey units.)**

Managing transitions:

- Tall coniferous trees in back yards.
- 6 m setback from General Currie Road, with formal planting. **n. a.**

Architectural Guidelines***Building scale:***

- Avoid overshadowing of the natural realm.
- Minimum 4 m between buildings.
- Minimum 6 m setback from the ring road. **Setback from Keefer Avenue is 4.5 m, which is consistent with the CD/129 Zoning.**
- Maximum six units in a building, and 25 in a cluster of buildings.

Balconies, and private open spaces:

- Generally discouraged.
- Along lanes, balconies may be on the second floor, if recessed. **n. a.**

Materials:

- See general guidelines, but brick is discouraged, and stucco should be minimized.

Landscape Guidelines

- Plant Materials and Open Spaces:
- 50% evergreen plants.
- Soften building edge along the street with a filigree of plants.
- Soften buildings along the street edge with vines and shrubs.
- One columnar tree per 10.7 m of frontage, and tall columnar trees in side yards.

Parking and driveway treatment:

- Parking screened with 2 m hedge or trellis.
- Retaining Walls, Planter Walls and Fences
- Retaining walls maximum 1m, of stone or treated timber.
- Hedges maximum 1m at the property line.
- Parking reduction opportunities should be sought. **The plans show two-car garages for each unit, even though the bylaw requires only 1.5. The applicant has reduced the amount of visitor parking and has deleted one resident space (one unit has a 1-car garage).**

Design Panel CommentsCritique and Decision

The comments of the Panel were as follows:

- ➔ the project contained a lot of rigour not usually seen; the treatment of the mews as an amenity and not a pathway, and the handling of the existing trees was appreciated; and, the architecture was complimented.
- ➔ the project was liked generally. The massing was good; the addition of chimneys would benefit the roofline; the roof colour should be lighter; a second palette for a development of this size would benefit in allowing identity from one block to the next; the gables on the end facing Blundell Road should be brought forward over the porch; and, the number of piers was in question.
- ➔ The form, detailing, and braces were good, and the project would succeed based on those details; a little disappointment was expressed that Blundell Road would look at the ends of homes, which would benefit from more windows; the roof was too dark; and, the open space could be one large space where children could play.

- ➔ an agreement with a previous comment on more colour. The play area is located under two evergreen trees which will make the area dark; plant palette good; generally a nice project; plantings should be continued along building 6; where possible Tulip trees should be used as an accent tree; and, some street trees along Keefer Avenue could be spaced out a bit with an alternating pattern of trees.
- ➔ all the positive comments were concurred with. The bay windows and interesting garage doors on the back side were good; and, the cooperation for the development of the mews was appreciated.

It was the consensus of the Panel that the project move forward subject to the noted comments. *The plans have been changed accordingly, except for the colour...*

Variations

The applicants are asking for variations to allow columns on porches on the Blundell Road frontage. The bylaw permits porch projections, but not columns. The columns will allow for larger porches, as suggested by the Design Panel.

In addition, the applicants are asking for a reduction in the number of visitor parking spaces. The justification for this is that they are providing more resident parking than the bylaw requires. The reduced visitor parking will allow for more green space. There are several recent variations for visitor parking in similar circumstances, as one example of a "parking reduction opportunity" diminishing the reliance on private automobiles.

Analysis

This is a well-designed project with an interesting mix of unit types having side-by-side and tandem parking arrangements in garages. Most of the units have a front door on a street or a pedestrian mews. Plans are generally in accordance with the guidelines and bylaw, except for two minor variations.

There is some discussion of appropriate driveway widths, but there are no guidelines as such. The width is commonly reduced to 20 ft. for townhouse projects of this size and with the concrete aprons, there is adequate room for vehicles to pass and for fire truck staging. (Note: The plans are very similar to the plans presented at the Rezoning stage.)

This project is in a key corner of the McLennan South area, and will complete three road frontages, including part of the ring road (Keefer Avenue).

Conclusions

Fougere Architecture Ltd. have applied for a development permit for 50 townhouses in McLennan South. The project is well thought out and the applicants have responded to the bylaws, guidelines and suggestions.



Alex Jamieson,
Planner 2 - Urban Design

There are conditions to be met:

- Prior to forwarding the application to Council, a letter of credit is required for landscaping.
- Prior to a building permit, the servicing drawings should be amended to include tree-protection measures for an existing tree on Heather Street. In addition, a tree-management plan shall be prepared and protective fencing shall be installed to protect existing trees during the construction period.



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

Development Permit Application
Development Applications Department

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

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 9111, 9131 & 9151 BLUNDELL RD. & 7731, 7771 & 7831 HEATHER ST.

Legal Description(s): WEST 86 FEET LOT "A" PLAN 6832, LOT "A" EXCEPT: WEST 86 FEET PLAN 6832, WEST HALF LOT "B" PLAN 6832, EAST HALF LOT "B" PLAN 6832, LOT C PLAN 6832, LOT 2 PLAN 78270, ALL OF SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT.

Applicant: PALLADIUM ~~PRODUCTIONS~~ INC.

Correspondence/Calls to be directed to:

Name: WAYNE FOUGERE FOUGERE ARCHITECTURE INC.

Address: 201 - 230 WEST BROADWAY

VANCOUVER, B.C. V5Y 1P7
Postal Code

Tel. No.: 604-873-2907

Business

Residence

fougere@direct.ca 604-873-3364
E-mail Fax

Property Owner(s) Signature(s): _____

Please print name

OR

Authorized Agent's Signature: PALLADIUM PRODUCTIONS INC.

Attach Letter of Authorization

PER THOMAS MORTON THOMAS
Please print name

For Office Use	
Date Received: <u>July 16/02</u>	Application Fee: <u>\$7,035.00</u>
File No.: <u>02-21163 DP</u>	Receipt No.: <u>17-0000200</u>
Only assign if application is complete	



No. DP 02-211163

To the Holder: FOUGERE ARCHITECTURE LTD.

Property Address: 9111, 9131 & 9151 BLUNDELL ROAD AND
7731, 7771 & 7831 HEATHER STREET

Address: 201 – 230 WEST BROADWAY, VANCOUVER, BC V5Y 1P7

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 Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3, 4, and 5 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1, 2, and 3 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 #6 to 11 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. In addition to other remedies, the City may cash the letter of credit in the value of any existing (retained) trees which die as a result of construction activities.

No. DP 02-211163

To the Holder: FOUGERE ARCHITECTURE LTD.
Property Address: 9111, 9131 & 9151 BLUNDELL ROAD AND
7731, 7771 & 7831 HEATHER STREET
Address: 201 – 230 WEST BROADWAY, VANCOUVER, BC V5Y 1P7

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$107,230.

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 , .

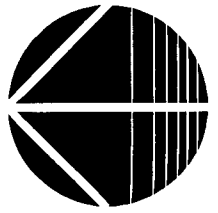
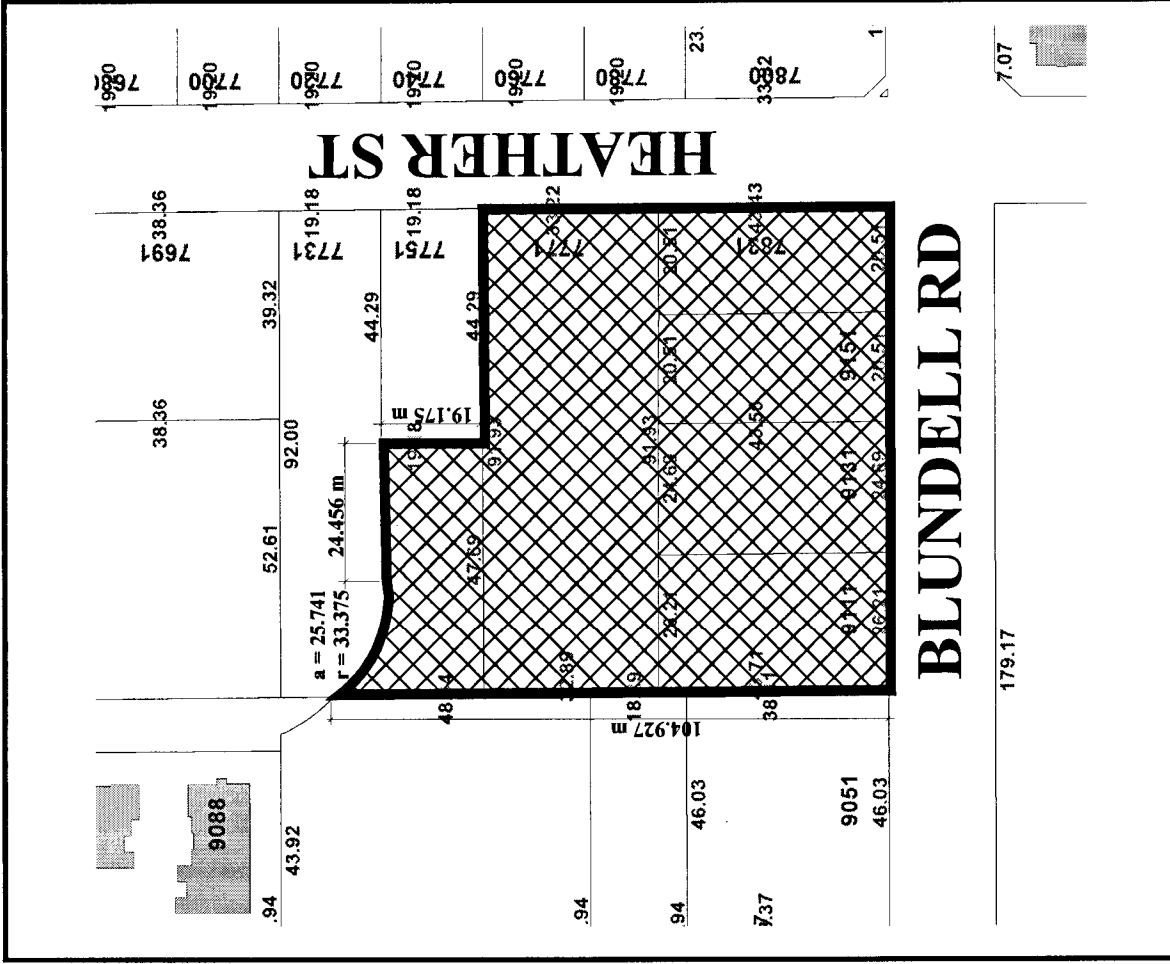
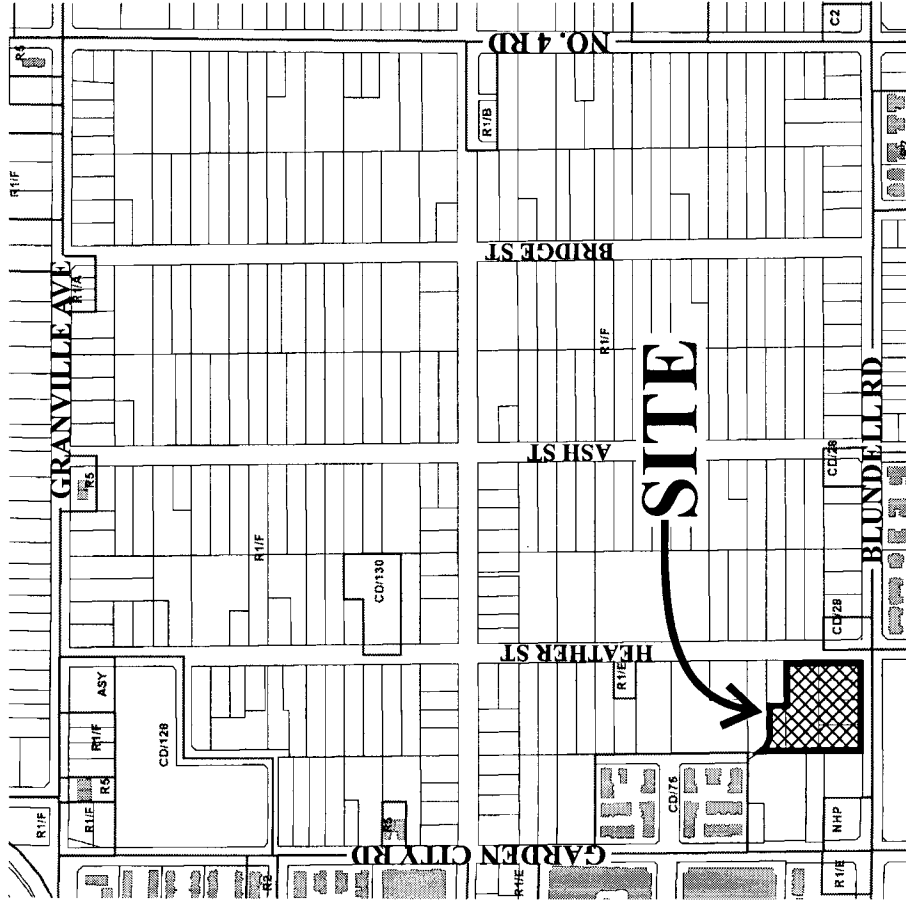
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 02-211163 SCHEDULE "A"

Original Date: 08/22/02

Revision Date: 12/10/02

Note: Dimensions are in METRES

NOTES

BUILDING ENVELOPE

PROPERTY BOUNDARY

COVERED PORCHES, BALCONIES AND STAIRWAYS SHALL BE LOCATED INTO THE REQUIRED SETBACKS BUT IN NO EVENT BE CLOSER THAN 4.2m TO A PROPERTY LINE

GATEWAYS, PERGOLAS, MAIL RECYCLING AND SIMILAR LANDSCAPE STRUCTURES MAY BE LOCATED WITHIN THE REQUIRED SETBACKS, BUT SHALL BE NO CLOSER THAN 1.2m TO A PROPERTY LINE

RECYCLING IS LOCATED IN A COVERED ENTRY AREA AT THE PROJECT ENTRY

ALTERNATE GARBAGE LOCATIONS SHOULD THE STRATA CHOOSE NOT TO HAVE INDIVIDUAL PICKUP

ELECTRICAL ROOM

MAIL BOXES ARE LOCATED INSIDE A SCOOPED OVER STRUCTURE AT THE PROJECT ENTRY



EL

MAIL

SITE PLAN
SCALE 1:500

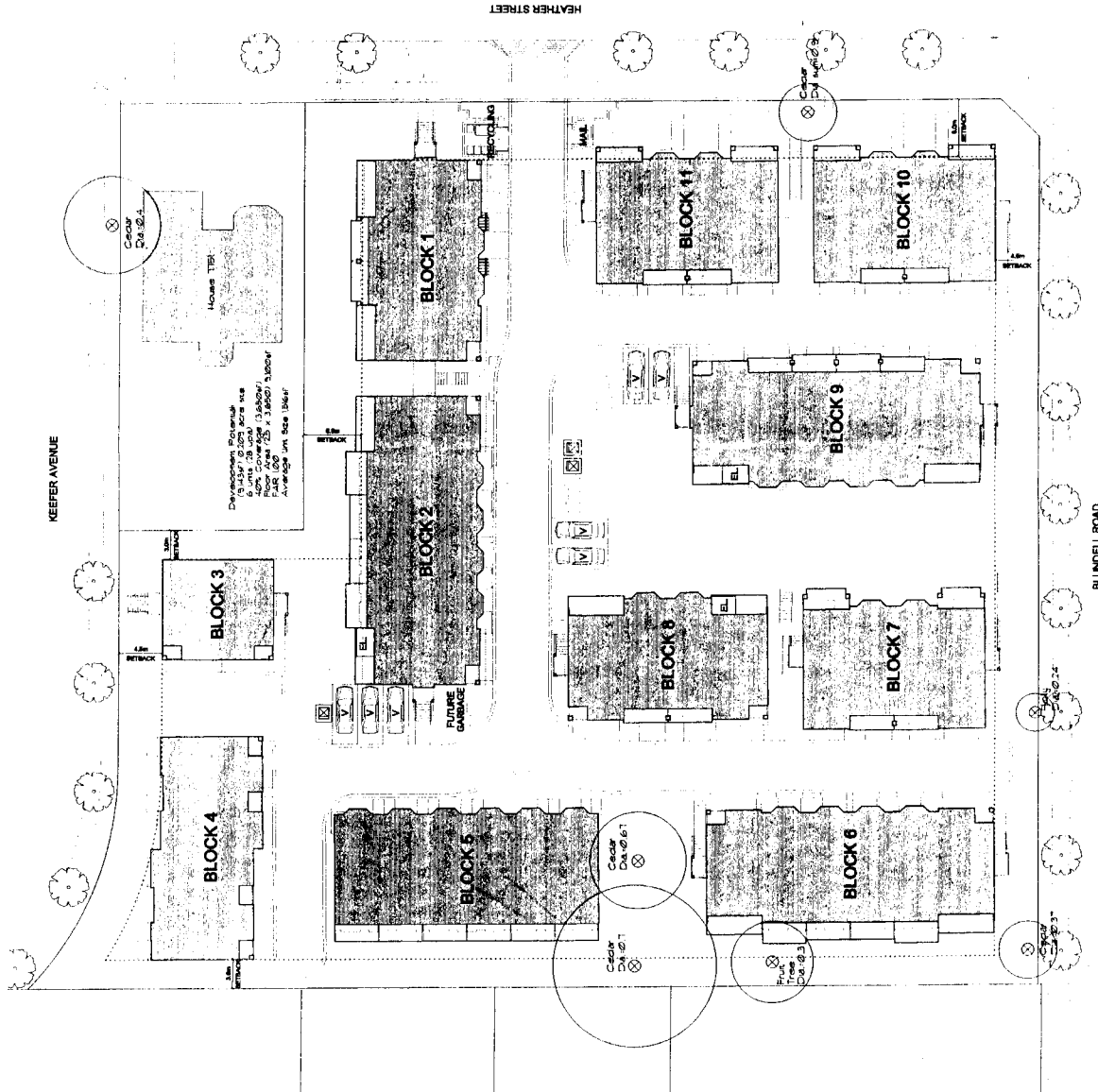
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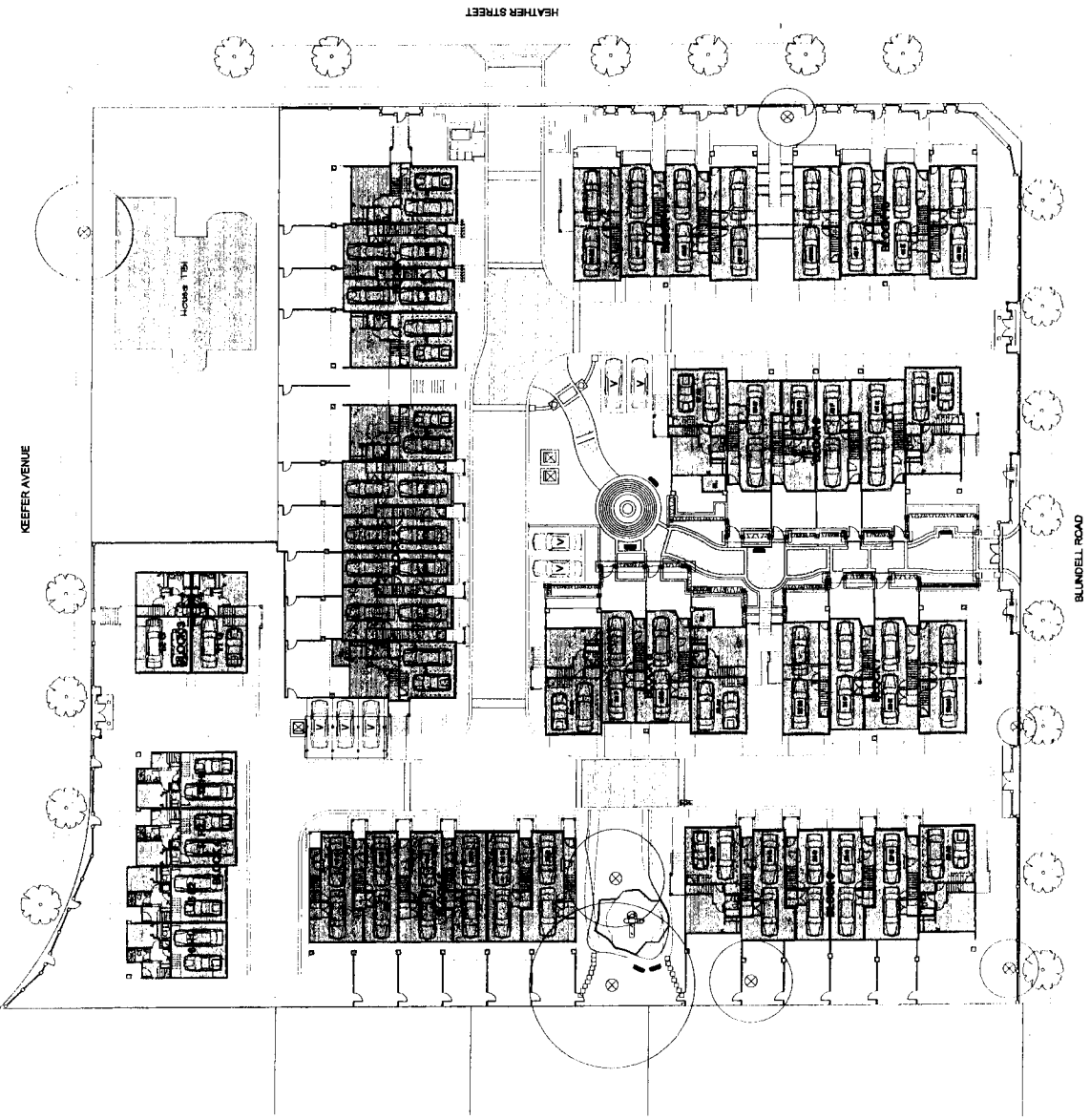
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FOUGERE
ARCHITECTURE

**BELMONT
GARDENS**

for Palladium Developments 1





PARKING SPACES: 100
 TOTAL GARAGE AREA: 10,000 SQ. FT.
 TOTAL GARAGE VOLUME: 100,000 CU. FT.
 TOTAL GARAGE FLOOR AREA: 10,000 SQ. FT.
 TOTAL GARAGE PERMITS: 100
 TOTAL GARAGE PERMITS: 100

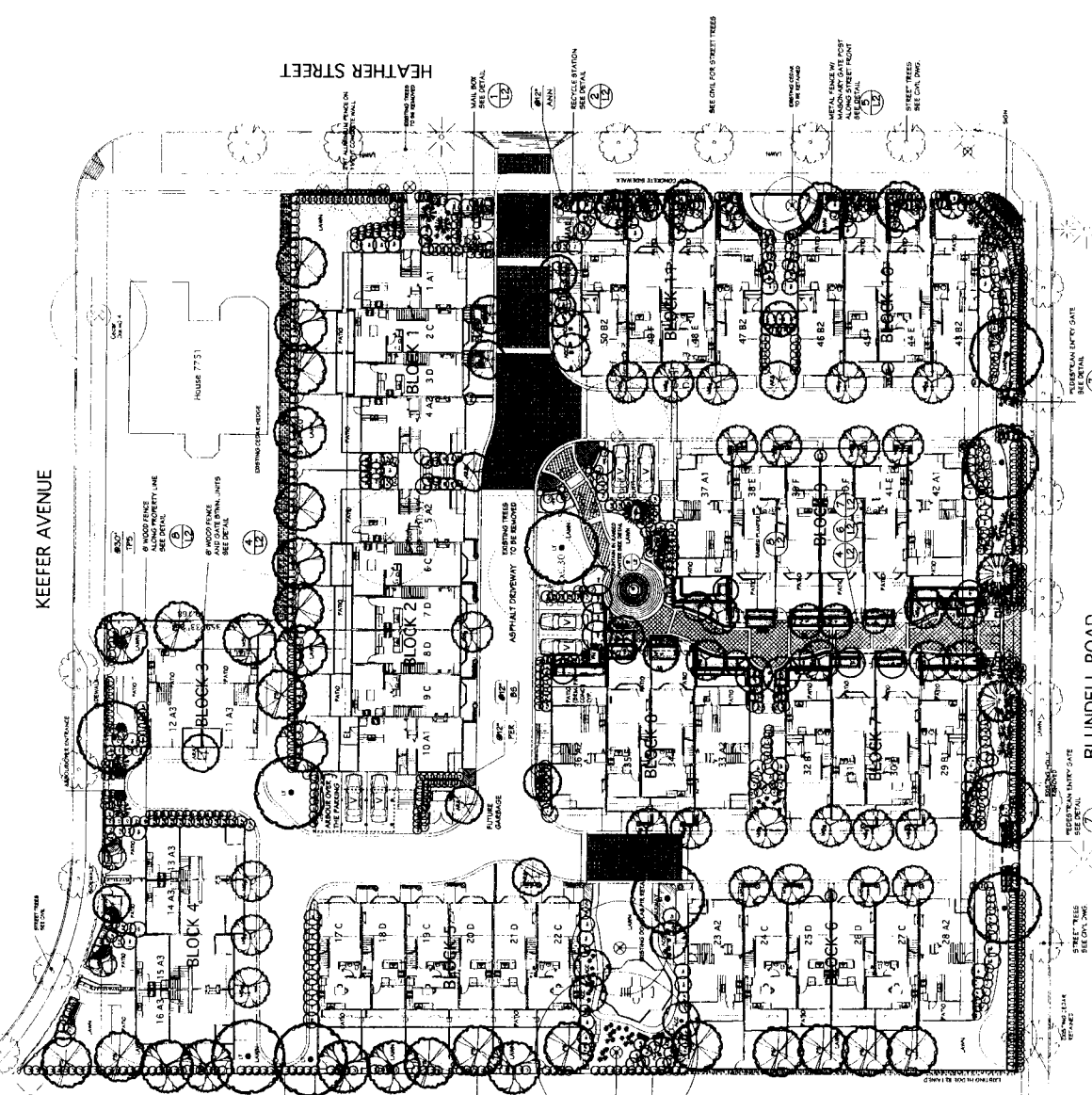
PARKING PLAN
 SCALE: 1/8" = 1'-0"

NOV 27 2002
 DP 02-211163

NOVEMBER 14, 2002
FOUGERE ARCHITECTURE INC.
 BELMONT GARDENS
 for Palladium Developments 2

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
25	KEYE CECILIA "M"	VINE MAPLE	2.5m HT. 3.0m DBH
27	KEYE PALAU	KEYE PALAU	2.5m HT. 3.0m DBH
28	KEYE PALAU	JAPANESE MAPLE	2.5m HT. 3.0m DBH
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109	KEYE PALAU	KEYE PALAU	2.5m HT. 3.0m DBH
110	KEYE PALAU	KEYE PALAU	2.5m HT. 3.0m DBH

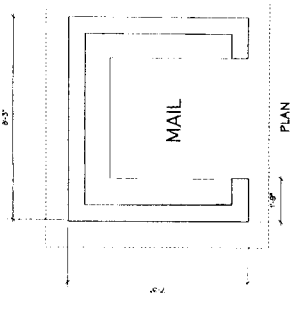


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 DP 02 - 2111163

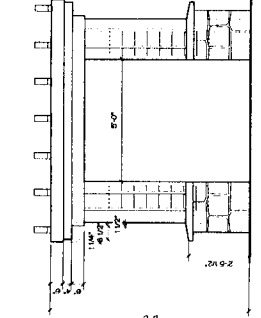
ITO
 ITO LANDSCAPE ARCHITECTS
 3180 HICK STREET
 RICHMOND, BC V7E 2L4
 CANADA
 TEL: 604.272.2812
 FAX: 604.272.2808
 WWW.ITOLANDSCAPE.COM

**PROPOSED
 RESIDENTIAL
 DEVELOPMENT**
 BlundellHeather
 Richmond B.C.

LANDSCAPE PLAN

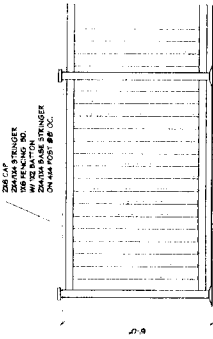


NOTE:
 THIS DRAWING SET SHALL BE
 PRINTED ON 24" X 36" ARCH D
 STANDARD SHEET SIZES. ALL
 DIMENSIONS SHALL BE IN FEET
 AND INCHES UNLESS OTHERWISE
 SPECIFIED. ALL METAL SHALL BE
 GALVANNEZED UNLESS OTHERWISE
 SPECIFIED.



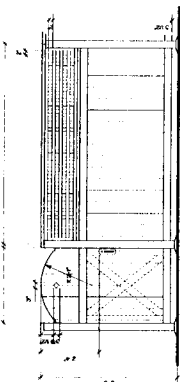
1 MAIL BOX
 SCALE: 1/8" = 1'-0"

INTERNAL ROAD SIDE
 HEATHER ST. SIDE



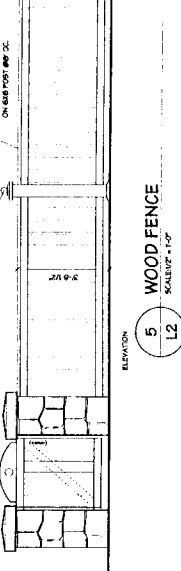
3 PERIMETER FENCE
 SCALE: 1/8" = 1'-0"

2'-4" TOP CAP
 4" X 4" STINGER
 1 1/2" X 4" RAIL
 2" X 4" X 1/4" BRACING
 FINISHED BRASS
 1/2" X 4" CONCRETE BASE



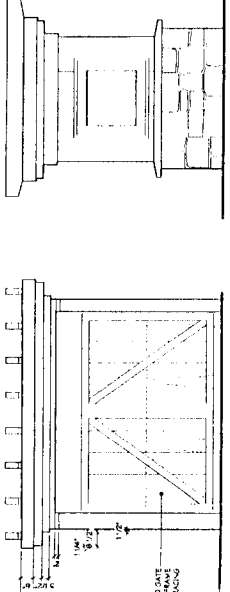
4 WOOD SCREEN FENCE
 SCALE: 1/8" = 1'-0"

2'-4" TOP CAP
 4" X 4" STINGER
 1 1/2" X 4" RAIL
 2" X 4" X 1/4" BRACING
 FINISHED BRASS
 1/2" X 4" CONCRETE BASE



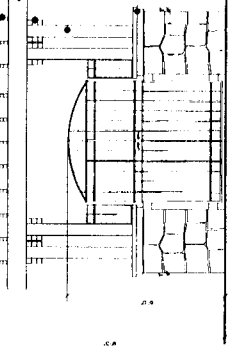
5 WOOD FENCE
 SCALE: 1/8" = 1'-0"

2'-4" TOP CAP
 4" X 4" STINGER
 1 1/2" X 4" RAIL
 2" X 4" X 1/4" BRACING
 FINISHED BRASS
 1/2" X 4" CONCRETE BASE



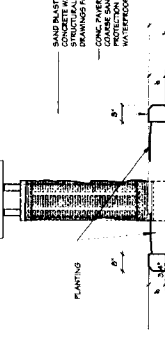
2 RECYCLE STATION

INTERNAL ROAD SIDE
 HEATHER ST. SIDE



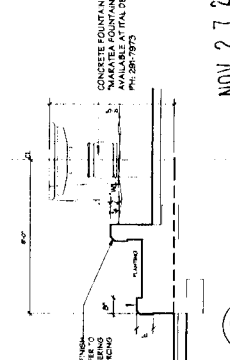
7 PEDESTRIAN ENTRY
 SCALE: 1/8" = 1'-0"

2'-4" TOP CAP
 4" X 4" STINGER
 1 1/2" X 4" RAIL
 2" X 4" X 1/4" BRACING
 FINISHED BRASS
 1/2" X 4" CONCRETE BASE



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

2'-4" TOP CAP
 4" X 4" STINGER
 1 1/2" X 4" RAIL
 2" X 4" X 1/4" BRACING
 FINISHED BRASS
 1/2" X 4" CONCRETE BASE



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

2'-4" TOP CAP
 4" X 4" STINGER
 1 1/2" X 4" RAIL
 2" X 4" X 1/4" BRACING
 FINISHED BRASS
 1/2" X 4" CONCRETE BASE

PROPOSED
 RESIDENTIAL
 DEVELOPMENT
 BundeHeather
 Richmond B.C.

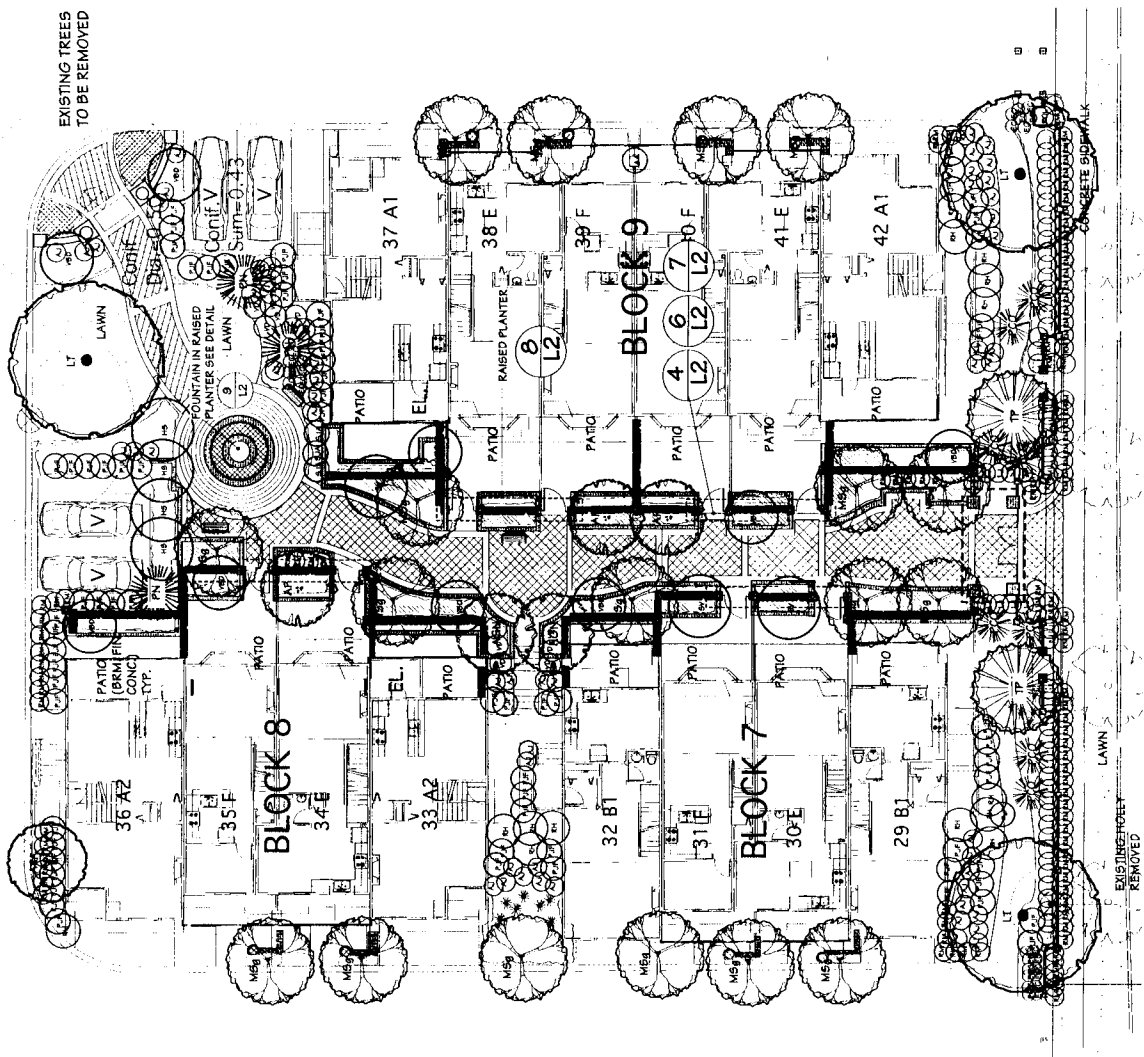
ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, B.C. V6H 1T5
 TEL: 604.275.2812
 FAX: 604.275.4808
 WWW.ITO.CO

Project:
 BundeHeather
 Richmond B.C.

LANDSCAPE PLAN

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4

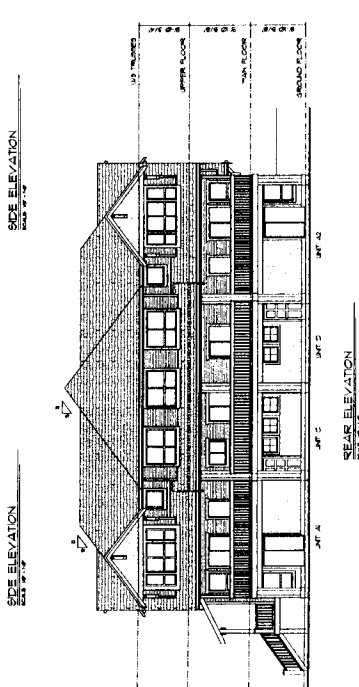
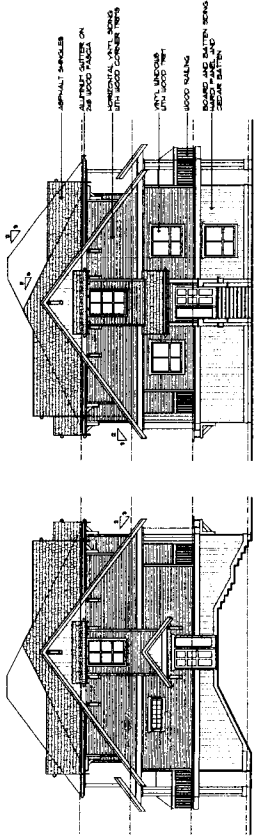
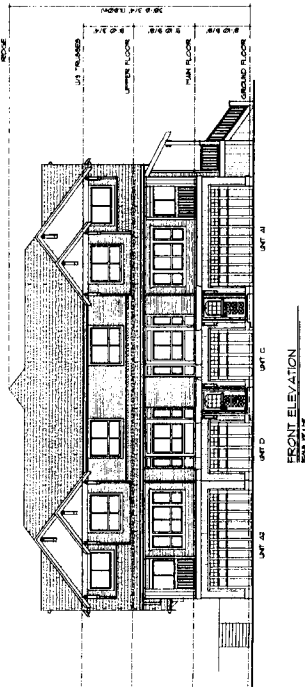


EXISTING TREES
TO BE REMOVED

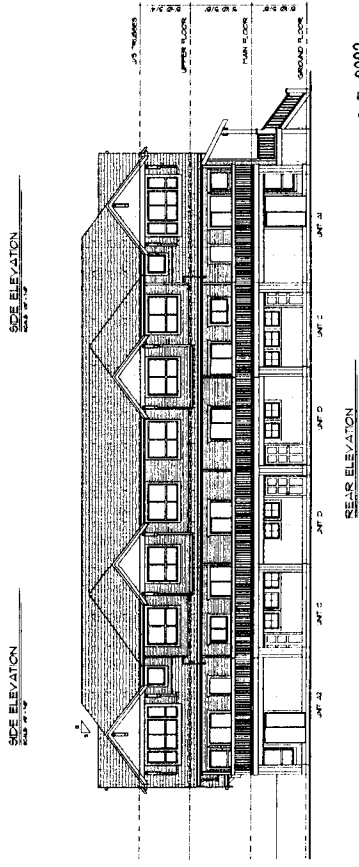
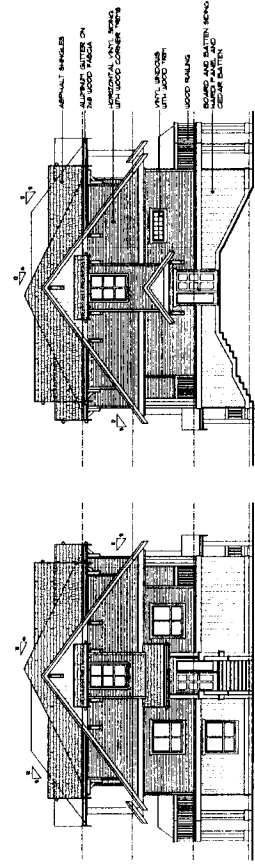
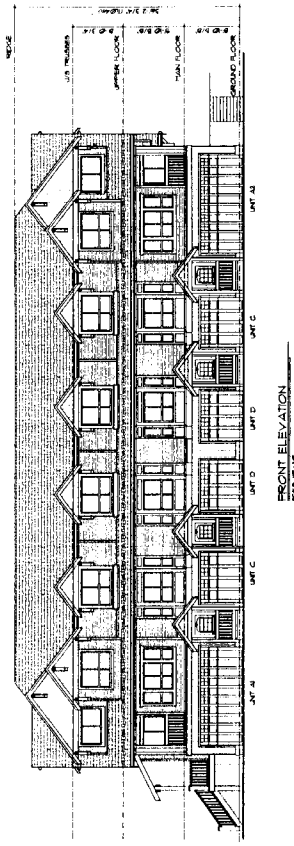
NOV 27 2002

DP 02.211163

Scale	As Shown
Date	Nov 27, 2002
Author	...
Check	...
Drawn	...
Plot	...



BLOCK 1 (ARCA)



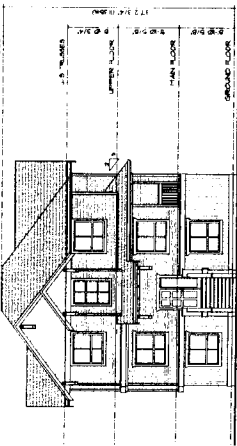
BLOCK 2 (ACRCA)

NOV 27 2002

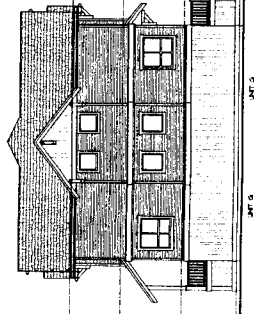
DP 02.211163

BELMONT GARDENS

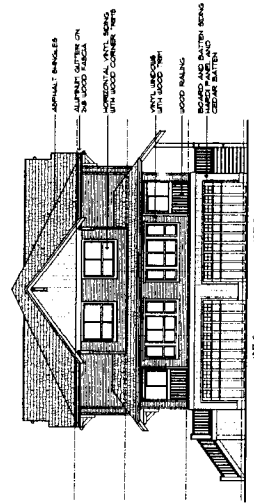
NOVEMBER 14, 2002
FOUGERE ARCHITECTURE INC.



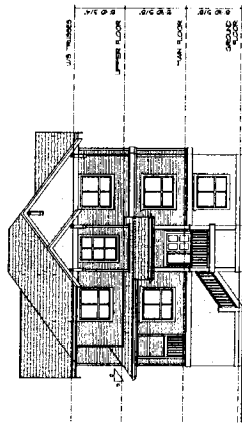
FRONT ELEVATION
Scale 1/8" = 1'-0"



SIDE ELEVATION
Scale 1/8" = 1'-0"

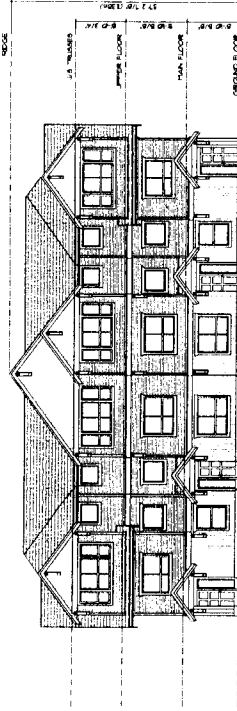


SIDE ELEVATION
Scale 1/8" = 1'-0"

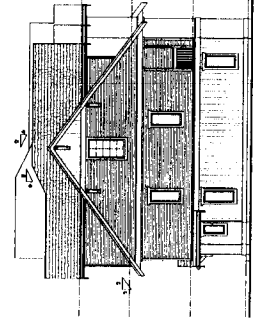


REAR ELEVATION
Scale 1/8" = 1'-0"

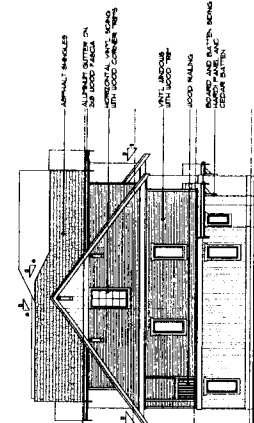
BLOCK 3 (REV)



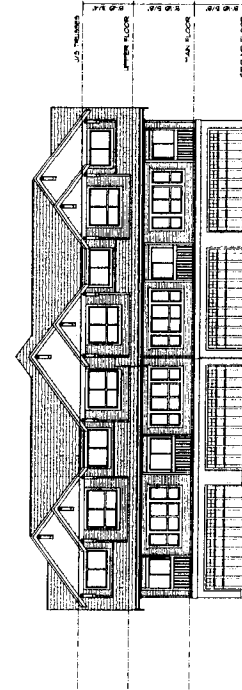
FRONT ELEVATION
Scale 1/8" = 1'-0"



SIDE ELEVATION
Scale 1/8" = 1'-0"



SIDE ELEVATION
Scale 1/8" = 1'-0"



REAR ELEVATION
Scale 1/8" = 1'-0"

BLOCK 4 (REV)

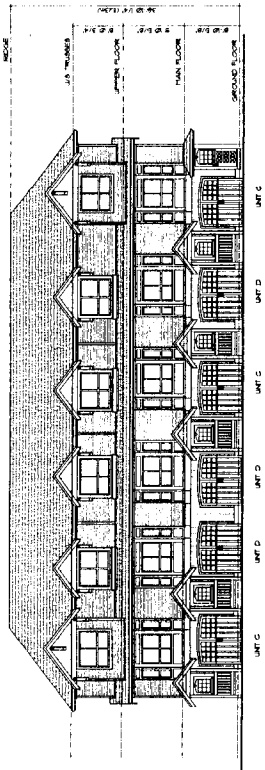
NOV 27 2002

DR 02-211163

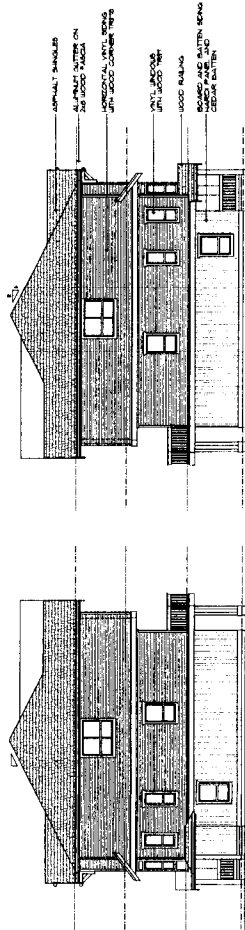
BELMONT GARDENS

FOUGERE ARCHITECTURE INC.

NOVEMBER 14, 2002

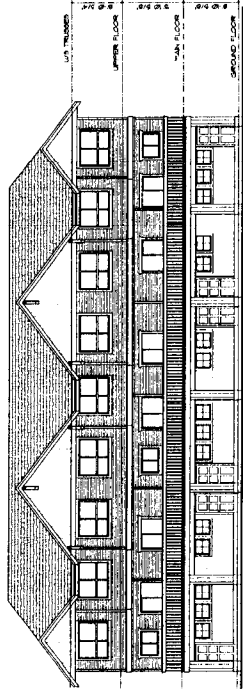


FRONT ELEVATION
SCALE 1/4" = 1'-0"



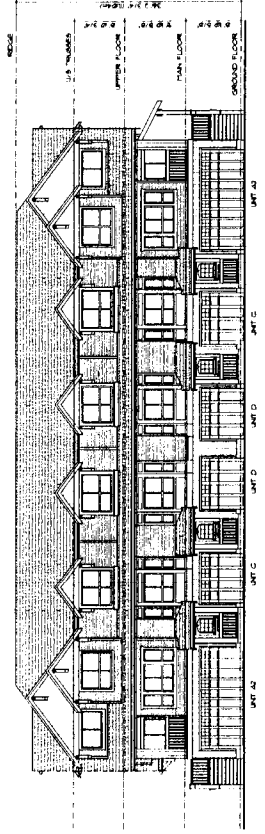
SIDE ELEVATION
SCALE 1/4" = 1'-0"

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

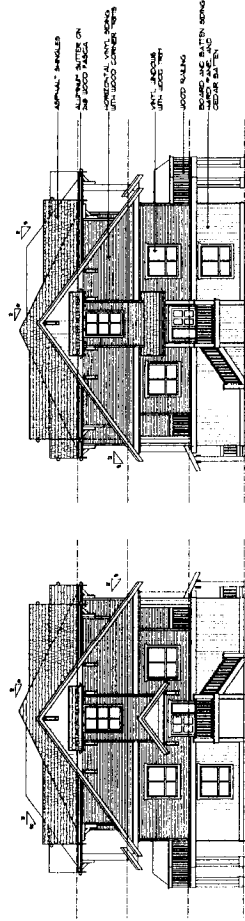


REAR ELEVATION
SCALE 1/4" = 1'-0"

BLOCK 8 (CONCRETE)

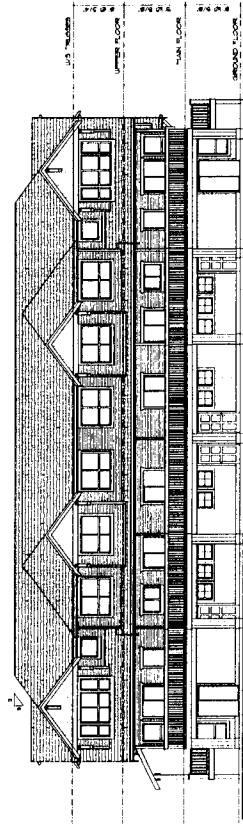


FRONT ELEVATION
SCALE 1/4" = 1'-0"



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

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



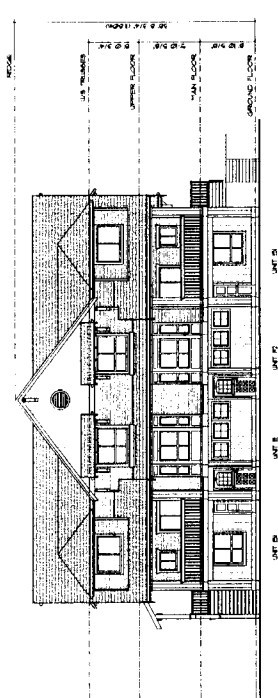
REAR ELEVATION
SCALE 1/4" = 1'-0"

BLOCK 8 (ALUMINA)

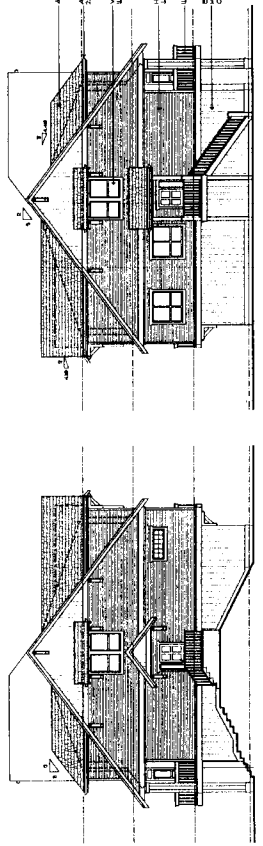
NOV 27 2002
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INC.

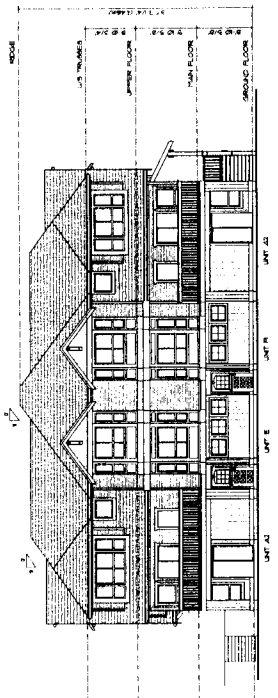
NOVEMBER 14, 2002
FOUGERE
ARCHITECTURE
INC.
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202



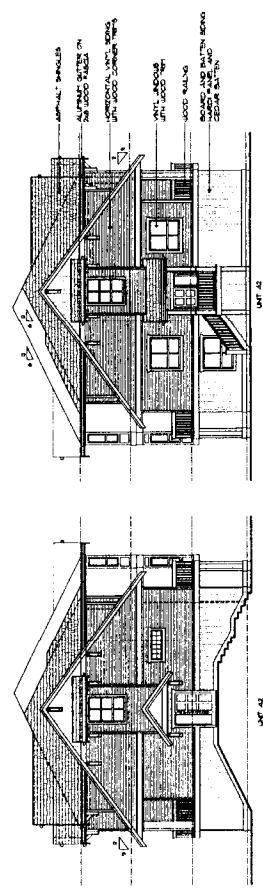
FRONT ELEVATION
SCALE 1/8" = 1'-0"



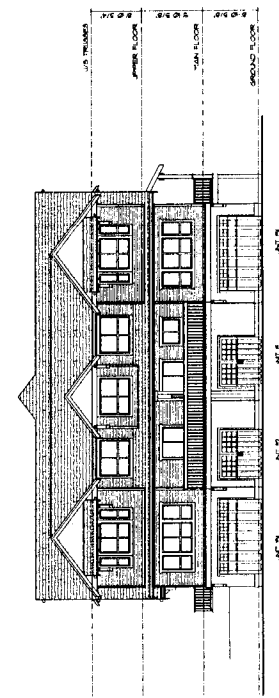
SIDE ELEVATION (UNIT 25)
SCALE 1/8" = 1'-0"



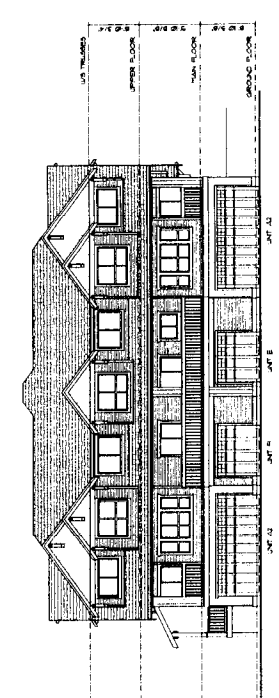
FRONT ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



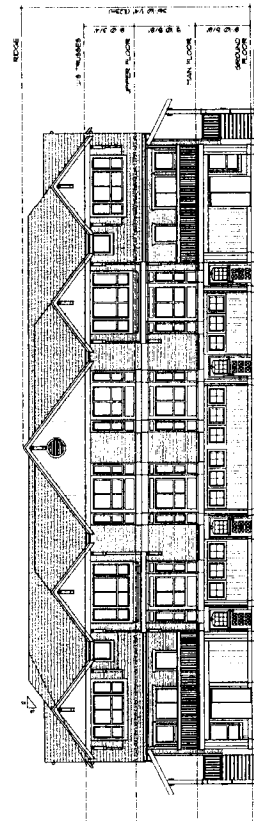
REAR ELEVATION
SCALE 1/8" = 1'-0"

BLUCK 8 (APFA)

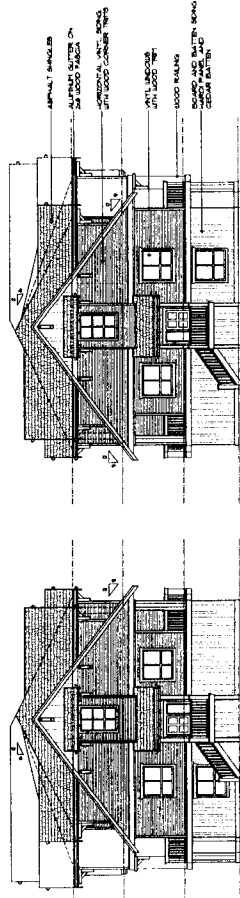
NOV 27 2002

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BELMONT GARDENS

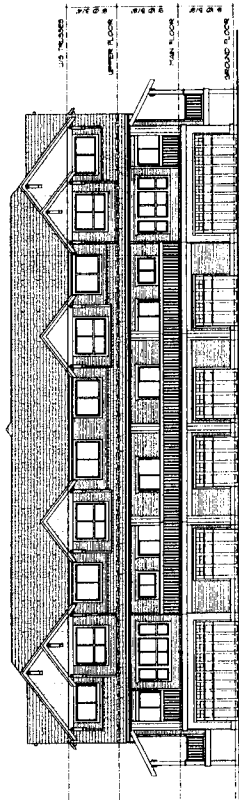
NOVEMBER 2002
FOUGERE ARCHITECTURE INC.



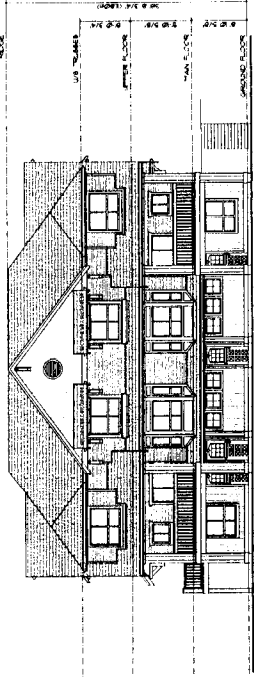
FRONT ELEVATION
BLOCK 8 (REAR)



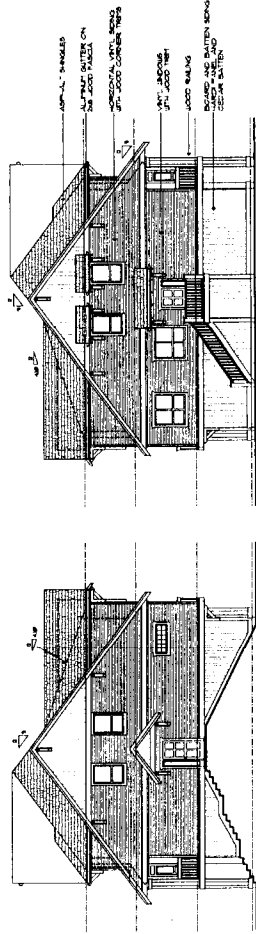
SIDE ELEVATION
BLOCK 8 (REAR)



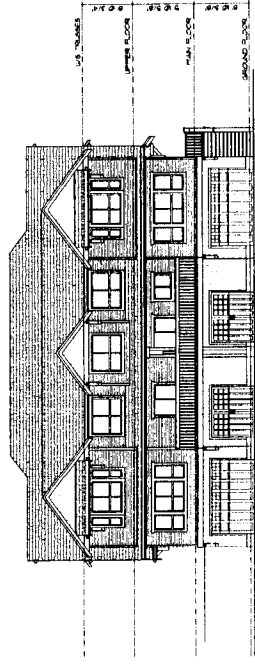
REAR ELEVATION
BLOCK 8 (REAR)



FRONT ELEVATION
BLOCK 8 (FRONT)



SIDE ELEVATION
BLOCK 8 (FRONT)



REAR ELEVATION
BLOCK 8 (FRONT)

NOV 27 2012

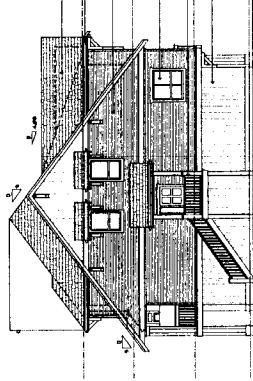
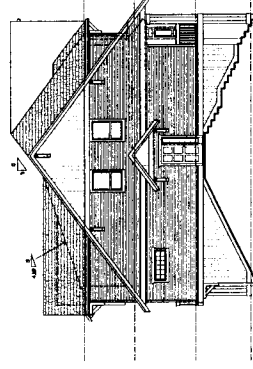
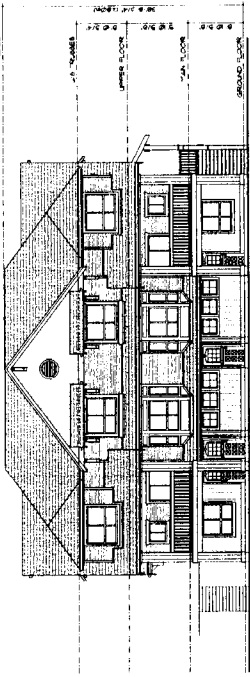
DP02-211163

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ARCHITECTURE
INC.

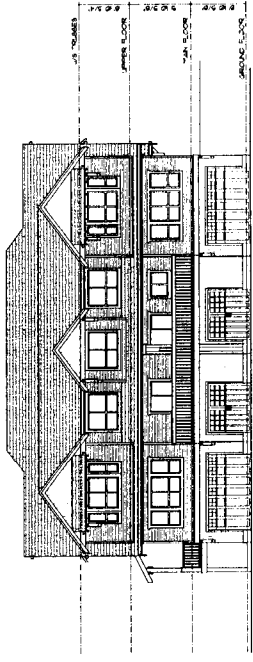
BELMONT
GARDENS

BLOCK 8 (FRONT)

BLOCK 8 (REAR)



MATERIAL FINISHES
 ALUMINUM CASING ON
 ALL EXTERIOR SURFACES
 UPN ROOFING SYSTEM
 1/2" TYP. SLOPE
 BRICK PAVING
 1/2" TYP. SLOPE
 CONCRETE FOUNDATION



NOV 27 2002

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NOVEMBER 14, 2002
**FOUGERE
 ARCHITECTURE
 INC.**
1000 S. BROADWAY, SUITE 100, DORSET, VT 05834
 TEL: 802.442.1163 FAX: 802.442.1164

**BELMONT
 GARDENS**

BLOCK #1 (NEEDS)

for Palladium Developments **11**