



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel **Date:** January 04, 2006
From: Holger Burke **File:** DP 05-312653
Acting Director of Development
Re: **Application by Patrick Cotter Architect Inc. for a Development Permit at
12251 No 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 36 townhouse units at 12251 No 2 Road on a site zoned "Townhouse District (R2 – 0.7)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase permitted lot coverage from 40% to 43.2%;
 - b) Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m deep room projections limited to the first storey only on the southwest building; and
 - c) Permit 40 tandem parking spaces in 20 townhouse units.

Holger Burke
Acting Director of Development

HB:sb
Att.

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop 36 townhouse units at 12251 No 2 Road on a former industrial site.

The site is being rezoned from "Light Industrial District (I2)" to "Townhouse District (R2-0.7)" for this project under Bylaw 7944 (Rezoning Application RZ 04-277620).

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, fronting onto No. 2 Road and Moncton Street, are single-family homes zoned "Single-Family Housing District, Subdivision Areas C and E (R1/C and R1/E)";

To the east, across No. 2 Road, is agricultural land in the Agricultural Land Reserve, zoned "Agricultural District (AG1)";

To the south and southwest, fronting onto No. 2 Road, is a townhouse development under construction (DP 05-290213) zoned "Comprehensive Development District (CD/126)"; and

To the west, a Rezoning Application is under consideration regarding the backlands of 5580 through 5620 Moncton Street (RZ 05-306483) for a future 14 unit Phase 2 of the subject development (**Reference Plan B**). The deep single-family home properties are currently zoned "Single-Family Housing District, Subdivision Area E (R1/E)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 18, 2005. At the Public Hearing, the following concerns about rezoning the property were expressed (staff and/or applicant response in brackets):

- Adjacency of residential to existing industrial uses facing Trites Road (The subject property is over 80 m (over 260 ft) away from the closest existing industrial property facing Trites Road. The intervening land assembly is under application for a future 14 unit Phase II (RZ 05-306483 and DP 05-313318) and adjacency to industrial uses will be addressed through the Rezoning and Development Permit application processes. At this time a separation buffer is proposed between Phase II and the existing industrial property in the form of an outdoor amenity landscaped area in addition to the public pedestrian path identified on the land use map for the Trites sub-area and as shown on **Reference Plan B**).
- Impact of construction activities on adjacent property at 12231 No 2 Road owned by G. & A. Bardai and that Council consider requiring the posting of a bond by a developer which would cover the cost of damage to properties. In response, the developer, Mr. Jay Minhas, indicated that he would be addressing Mr. Bardai's concerns and that the existing fence would be replaced. (Mr. Minhas has committed to proceed with the repair work during construction and to complete the repair work prior to lock up stage).

- Timing of improvements to No. 2 Road (see staff referral comments below);
- Height of buildings backing onto Moncton Street (two or three-storey). Patrick Cotter indicated that the new development would have a building height of 9 m (two-storeys) along the north side and that the rear of the homes would be similar in appearance to the existing two storey single-family homes. (All of the buildings at this interface are two-storey as shown on **Reference Plan B** and have architectural ventilation shaft and tower elements. The subject duplexes are similar in massing to single-family homes and are 9.7 to 10.4 m in maximum height; 9 to 9.7 m without the added architectural roof elements. Due to flood plain considerations, the habitable area of the subject development must be raised above the existing grade to a minimum of 2.6 m geodetic elevation. The existing single-family homes to the north fronting onto both No 2 Road and Moncton Street have a lower flood plain requirement of 0.9 m as shown in site section 2 on **Reference Plan C**. However, the building height for the subject development is measured from the lowest floor, the crawlspace slab on grade, which is approximately 1 m lower. The building height and potential for overlook are mitigated through: using a shallow roof pitch reminiscent of heritage industrial buildings; offering a setback greater than the 3 m required; locating the main living areas on the first storey; not raising the duplex back yards and maintaining the existing grade; a new 1.8 m height solid wood privacy fence; and presenting the tower elements on buildings 1 and 6 to the internal drive and away from the single-family interface. Unfortunately new trees may not be planted along this interface due to an existing sanitary sewer right-of-way).

Staff Referral

At the Public Hearing, a staff referral was made by Council for staff to review:

1. The Capital Plan to consider the widening of No. 2 Road and other improvements south of Moncton Street;
2. The buffering provided along on No. 2 Road, south of Moncton Street; and
3. The feasibility of installing a full traffic signal at the intersection of No. 2 Road and Moncton Street.

A road improvement project including both widening of No. 2 Road and the installation of a traffic signal is being considered by the Land and Capital staff team. The project proposal includes widening No.2 Road south of Moncton Street to accommodate for a travel lane and a parking lane in each direction. Turning lanes are also planned at key intersections and a traffic signal at the intersection of No.2 Road and Moncton Street. The recommended program is expected to be reviewed by Council in the spring of 2006. The staff referrals regarding the road widening and installation of a traffic signal are anticipated to be answered in a memo accompanying the program report.

The buffering provided along No. 2 Road has been reviewed and supported twice by the Agricultural Advisory Committee (AAC). As noted in the Rezoning staff report, the proposed buffering was reviewed by the AAC on December 9, 2004 during the Rezoning process. The applicant was advised to follow the Agricultural Land Commission's (ALC's) Landscape Buffer Specifications along No. 2 Road. The proposed buffering was again reviewed on November 17,

2005 during the Development Permit application process. Landscaping buffering provided along No. 2 Road south of Moncton Street adjacent to the Agricultural Land Reserve will be on a project by project basis as redevelopment is proposed.

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 Official Community Plan (OCP) and is generally in compliance with the "Townhouse District (R2-0.7)" except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase permitted lot coverage from 40% to 43.2%.

(Staff supports the proposed variance as it results from the response to the liveability issue of wanting semi-private outdoor space which is contiguous with main living areas. The design proposal provides outdoor decks at the main living area which is raised above grade to the second storey in the three-storey units due to flood plain restrictions. Were the 3.3% covered areas such as raised decks and floor overhangs areas not included in the design, a variance would not be required. The addition of the covered areas improves the liveability of the units and architectural articulation of the buildings. Furthermore, the provision of outdoor decks is consistent with the neighbouring townhouse development under construction to the south and the proposed lot coverage is less than the 46% permitted for the development to the south under CD/126).

- 2) Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m deep room projections limited to the first storey only on the southwest building.

(Staff supports the proposed variance as it is limited to the first storey and building 11 backs onto future Phase II and the outdoor amenity area for the adjacent townhouse development to the south at 12311 No. 2 Road. The reduced set back is the direct result of pushing building 11 to the east into the rear yard setback to provide the required turning radius for fire trucks to provide secondary emergency access to the development to the south while at the same time limiting the height of the southwest building 11 to two-storey in compliance with the Trites sub-area land use map. The proposed 1.8 m deep projecting decks are setback 1.2 m from the west property line. They sit adjacent to and are not increased by the proposed room projections).

- 3) Permit 40 tandem parking spaces in 20 townhouse units.

(Staff supports the proposed variance as the use of tandem parking helps minimize the impact of the raised 2.6 m minimum required flood plain elevation on the three-storey massing because it is a more efficient use of space. It permits the density to be centralised on the site in three-storey buildings to provide a less dense two-storey duplex interface to the single-family homes to the north facing Moncton Street. This variance was identified and supported by staff

in the Rezoning staff report. A restrictive covenant prohibiting conversion of tandem parking spaces was secured during the Rezoning. The use of tandem parking enables the development to provide 2 resident parking spaces per unit, which exceeds the Bylaw requirement of 1.5 spaces per unit).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 19, 2005, is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the building respects the massing of the existing single-family homes to the north fronting onto Moncton Street and No. 2 Road; the townhouses under construction to the south and the potential future Phase II townhouse development to the west;
- As discussed above, the applicant has addressed privacy for the adjacent single-family homes to the north through: presenting a two (2) level duplex backyard condition; providing a generous 6 m setback with deck and room projections at the first storey; the planting of ornamental grasses; and the provision of 1.8 m height solid wood privacy fencing. Unfortunately tree planting was not possible at this interface due to an existing sanitary sewer right-of-way; and
- The applicant has provided a secondary emergency vehicle access for the benefit of the back half of the adjacent townhouse development to the south as well as accommodating roughly half of the shared access driveway on the subject site. The interface to the adjacent townhouse development under construction to the south includes a sidewalk coming in from No. 2 Road adjacent to the driveway to the front entry of the southeast unit in building 7 and across the manoeuvring aisle, a landscaping buffer with ornamental grasses is provided at the side elevation of building 8. Landscaping including trees is provided beside the driveway adjacent to the outdoor amenity area, buildings 10 and 11. Lamp standards are also provided in the amenity area. Building 7 presents an attractive and articulated design with a 'lighthouse' entry element at the shared development vehicle entry.

Urban Design and Site Planning

- As outlined in the rezoning staff report, the proposal provides a relatively continuous landscape buffer which includes berming to the Agricultural Land Reserve on the other side of No. 2 Road. During the Development Permit process openings in the landscape buffer have been made to accommodate the vehicle and emergency vehicle accesses. The design of the emergency vehicle access provides pedestrian-oriented frontage character along No. 2 Road and for the northeast unit 6 which is adjacent and similar in massing to a newer single-family home which also faces No. 2 Road;
- The location of the common outdoor amenity space at the central south edge of the site maximizes southern exposure; provides internal views from townhouse units; offers a

friendly transition to the neighbouring townhouse development under construction; and improves the view into the developments from No. 2 Road through open space and landscape planting;

- As outlined in the rezoning staff report, this development proposes two-level duplexes and a building block of four (4) townhouses and three-level building blocks of five (5) townhouses (**Reference Plan B**). The two (2) and three (3) level areas are designated in the Trites Sub-area land use plan;
- Vehicle access is provided through a shared driveway to No. 2 Road at the south edge of the property, over 90 m (over 295 ft) from the intersection of No. 2 Road and Moncton Street to minimize impact of queuing vehicles on through traffic. Due to the depth of the property, including future potential Phase II, and the depth of the adjacent properties to the south, a secondary access to No. 2 Road for emergency vehicles only has been provided. The cross-access agreement for both vehicle and emergency vehicle accesses was secured during the Rezoning;
- Pedestrian frontage character facing No 2 Road has been incorporated for the northeast unit 6 and a pedestrian connection is easily accommodated through the emergency vehicle access. If the developer is successful in acquiring additional land for Phase II, then staff can pursue a pedestrian connection to Moncton Street in compliance with the Trites Sub-Area land use plan;
- Parking is located off of the internal manoeuvring aisles throughout the development site. Resident parking exceeds the onsite parking requirements and visitor parking meets the requirements, including one (1) accessible parking space. As discussed earlier in this staff report, forty (40) residential tandem parking spaces are provided in the three-storey units;
- Internal roadways are designed to mitigate potential for headlight glare to single-family back yards. Headlight glare at the connecting roadway provided to future potential Phase II has been mitigated with temporary privacy fencing;
- A recycling enclosure for five (5) carts has been provided in Phase I. The enclosure is centrally located next to the mailboxes at the side of unit 40 in building 10 and facing the drive aisle. An enclosure for three (3) garbage dumpsters will be provided through the development of Phase II. Until Phase II is developed, garbage will be collected from individual units. A circular drive aisle has been incorporated which facilitates onsite collection and deliveries;
- Payment of \$53,000 cash-in-lieu of onsite indoor amenity space was secured through the Rezoning;
- This development provides a central outdoor amenity space with children's play equipment; and
- The view into the development from No. 2 Road through gaps in the agricultural landscape buffer has been improved through tree planting.

Architectural Form and Character

- The building forms are well articulated and seek to acknowledge the industrial heritage of the area;
- The proposed building materials (Hardi-siding, Hardi-panel board and batten, Hardi-shingles, corrugated metal siding, 0.45 m pile columns, aluminium railings with tempered glass, wood

brackets, trellis and trim, architectural series asphalt shingles and standing seam metal roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;

- Visual interest and variety between building blocks has been incorporated with three (3) different building types; and
- An attempt has been made to mitigate the impact of blank metal garage doors on the internal manoeuvring aisles with a mixture of single and double garage door widths, planting islands with trees and shrubs; and architectural overhead deck and bay elements.

Landscape Design and Open Space Design

- The landscape design includes the planting of 42 new trees, 180 shrubs and over 1000 ornamental grasses and sedges on a former industrial site without any existing trees. Additional trees were initially proposed in the duplex back yards but removed due to conflict with a sanitary sewer right-of-way;
- A central outdoor amenity space with southern exposure has been provided. Two (2) pieces of Children's play equipment are proposed including swings, ladder, slide and panels. Seating for adult supervision is provided. A fence barrier is provided between the play area and the adjacent drive aisle. The landscape design also includes special paving treatment with patterning and colour; and
- New sidewalk, street trees and grass boulevard are proposed along No. 2 Road through a separate Servicing Agreement (SA 05-296362).

Crime Prevention Through Environmental Design

- The applicant is providing wall-mounted and lamp standard lighting throughout the site; and
- The location of the outdoor amenity space allows for natural surveillance from the surrounding neighbours.

General

- No accessible units are proposed due to flood plain constraints. An adaptable floor plan has been provided demonstrating how the unit type 'A2' can be converted to increase accessibility with the reconfiguration of the kitchen, powder and laundry rooms and installation of a platform lift. Unit types 'A2' through 'A5' share the floor plan characteristics which allow for a total of 12 units to be potentially converted by future residents (**Reference Plans D & E**); and
- Blocking will be provided in the bathroom walls of all units to facilitate future installation of grab bars to improve accessibility.

Phasing

- The development is proposed to be built in two (2) phases as a phased strata. The subject application represents the first phase of 36 dwelling units, including 6 units facing No. 2 Road, and outdoor amenity area with children's play equipment. The future potential second phase of 14 townhouse units is located to the west on the backlands of three Moncton Street properties. The two (2) phase properties will need to be consolidated through the Rezoning of Phase II (**Reference Plan B**); and

- Both phases have the same applicant and developer, Patrick Cotter Architect Inc. and Mr. Jay Minhas. The developer has acknowledged and accepted the sprinkler requirement for Phase II which results from the proposed site plan for Phase I. Sprinklers will be required in the Phase II buildings to meet fire protection requirements since fire truck access through the Phase I area has not been accommodated. If the current Phase II development proposal does not proceed in the future, development of the Moncton Street back lands could still meet fire protection requirements provided vehicle access is provided from Moncton Street as permitted in the Trites Sub-Area land use plan.

Utilities and Servicing

- The developer has submitted a capacity analysis as requested by the City Engineering Department. Staff are not aware of any storm or sanitary sewer capacity issues. The technical details including developer's costs will be resolved as part of the Servicing Agreement prior to the future issuance of the Building Permit (SA 05-296362); and
- The existing sanitary sewer right-of-way which runs along part of the western edge of the site is proposed to be discharged with the proposed relocation of the sanitary sewer through the development of phase II (**Reference Plan B**). The sewer line is located on the adjacent property and the 0.75 m encroachment of building #11 into the 3 m right-of-way is permissible through the issuance of a separate encroachment permit (**Plan #2B**).

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 includes details that pay tribute to the industrial heritage of the site and Steveston area. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1

SB:rg

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 \$134,381.

Prior to Building Permit issuance:

- An encroachment permit through separate application is required; and
- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-312653 **Attachment 1**

Address: 12251 No 2 Road
 Applicant: Patrick Cotter Architect Inc. Owner: 706216 BC Ltd.
 Planning Area(s): Trites Sub-Area of Steveston Area
 Floor Area Gross: 6,410 m² Floor Area Net: 4,210 m²

	Existing	Proposed
Site Area:	6,190 m ²	No change
Land Uses:	Formerly industrial	Multi-Family residential
OCP Designation:	T2/T3 townhouses	No change
Zoning:	Formerly I2	R2 – 0.7
Number of Units:	Formerly an industrial property	36 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.68	None permitted
Lot Coverage:	Max. 40%	43.2%	3.2% Increase
Setback – Front Yard:	Min. 6 m	7.5 m	None
Setback – North Side Yard:	Min. 3 m	6 m with 0.76 m room projections at first storey	None
Setback – South Side Yard:	Min. 3 m	3 m	None
Setback – Rear Yard:	Min. 3 m	2.25 m	0.75 m Decrease
Height (m):	Max. 11 m & 3 storey	9.7 m to 11 m	None
Off-street Parking Spaces – Resident and Visitor:	54 and 8	72 and 8	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	62	80	None
Tandem Parking Spaces	not permitted	40 spaces in 20 units	40 spaces
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 216 m ²	216 m ²	None

**Annotated Excerpt from the Minutes from
The Design Panel Meeting**

Wednesday, October 19, 2005 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

2. Townhouses in 2 Phases
Patrick Cotter, Architect
12251 No. 2 Road

DP 05-312653

The comments of the Panel were as follows:

- This was a good project from a CPTED point of view. Concerned that the amenity space for Phase 1 butted against the back of the buildings and therefore it did not create a central focal point which appeared neighbourly and inviting. – ***The amenity area was located to take advantage of the southern exposure, to offer friendly transition to neighbouring development to south, and to improve the entry view and sequence into the development.***
- Generally likes the scheme – interesting logical arrangement of architecture. Likes landscape expression of Phase 2 – there was an attempt to make it unique. Acknowledge the challenges with landscaping an ALR buffer area – the same type of material used on Phase 2 could be used in Phase 1. On entry road into property there was a need for street tree planting for ceremonial treatment. Can different paving be used for amenity area. A variance would be supported for the play area in the amenity area to provide more greenery. Liked the unique board form paving treatment. More continuity in paving needed. - ***Incorporated***
- There was some ramping up of earth on Building #7 facing No. 2 Road – berming appears to cover ½ the height between the grade and second floor. The berming looked isolated and added on. Support the development. - ***The berm was incorporated to mitigate the apparent height of the three-storey building height and provides a connection between the main living area on the second floor and the landscaping.***
- Issue of not disrupting buffer makes a lot of sense. Supports the idea of deviating from connection between units and street in the agricultural buffer area.
- The site needs continuity – bring Phase 2 ideas tighter together – design and boardwalk type features should run through entire site for continuity. - ***Incorporated***
- Industrial architectural detail looks great. Its success will depend on how much time is put into the details - make them clean and executable. - ***Noted***
- Nice scheme. Architectural expression appropriate to area.
- Entry aisle – make sure there is a strong presence on entry – trees on north side of entry drive – try to emphasize entrance. - ***Incorporated***
- Garbage – no drawings - detailing important – it would be easy to design as industrial style. – ***The garbage enclosure was designed to tie into the landscaping design with natural wood material and trellis elements.***
- Likes the use of grasses – could continue the whole length down north property line – will fit well with metal cladding. Concerned about the amenity area location behind the buildings. More green needed in the amenity and pedestrian connections from units and development to ensure vitality – ***Stairs from units and pedestrian path incorporated.***

buildings. More green needed in the amenity and pedestrian connections from units and development to ensure vitality – ***Stairs from units and pedestrian path incorporated.***

- Good project. Strengthen expression along No. 2 Road and around amenity space area – we need to recognize the importance of areas in creating a memory of place. These are important focal areas and would help create a meaningful character for the development. Concentrate time on the nature of the amenity space. - ***Incorporated***
- Historical references to water edge buildings. Try to bring some water into the project around edges and amenity space – water features or memory with dry creek beds. - ***River rock is provided in the side yard conditions (2.4 m) between the northern duplexes.***
- The development is inaccessible and there are no adaptable units. Disappointed that there was no attempt made. Although there are no accessible liveable units at ground level, the units could be made more adaptable – difficult but not impossible. – ***An adaptable floor plan has been provided for 4 of the unit types representing 12 units.***
- Likes project scheme – centre streetscape needs more greening – parking areas needs some trees. - ***Incorporated***
- Play area needs more greening and some more work. Decorative pavers across drive aisle – visual cue, can be used in several places to break up drive aisle. – ***Increased landscaping in play area incorporated and drive aisle narrowed with decorative paving on either side and in visitor parking spaces.***

Mr. Cotter advised that he agrees with comments and will look at integrating features into project. He will ensure that the amenity areas is open and connected with pavers across drive aisles. In Phase 2 there is a possibility that the finished grade will approach ground level and if so, he will incorporate accessible features into some of the units.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 05-312653 & RZ 05-306483 go forward with the support of the Panel.

CARRIED

Unanimous



No. DP 05-312653

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 12251 NO 2 ROAD

Address: C/O PATRICK COTTER
#235 – 11300 NO 5 ROAD
RICHMOND, BC V7A 5J7

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 to:
 - a) Increase permitted lot coverage from 40% to 43.2%.
 - b) Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m room projections limited to the first storey only on the southwest building
 - c) Permit 40 tandem parking spaces in 20 townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #15 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$134,381. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-312653

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 12251 NO 2 ROAD

Address: C/O PATRICK COTTER
#235 – 11300 NO 5 ROAD
RICHMOND, BC V7A 5J7

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

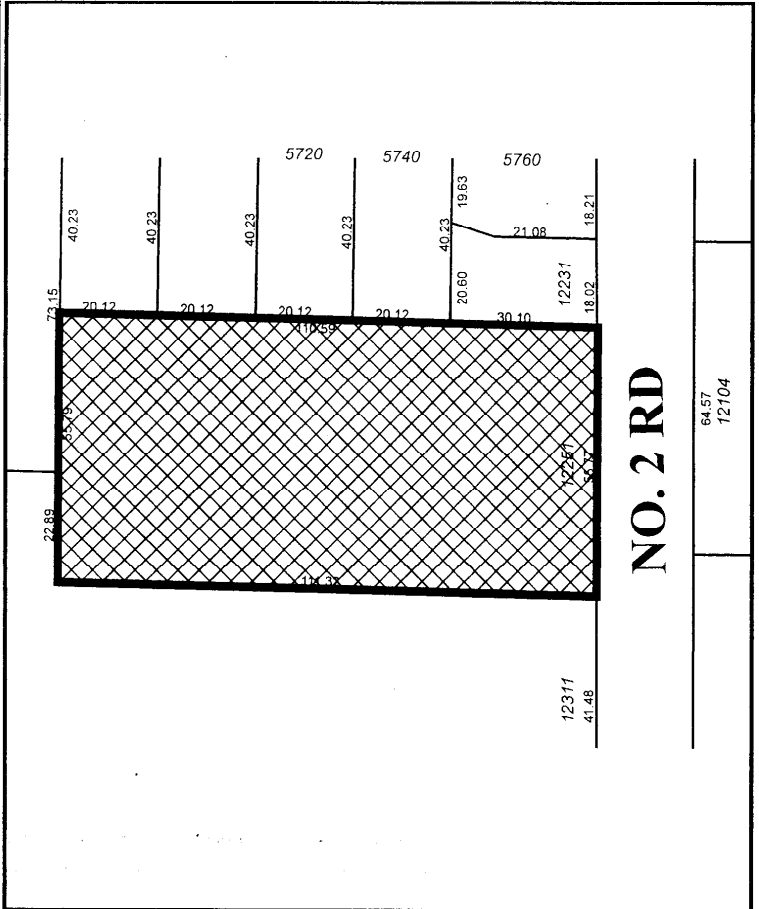
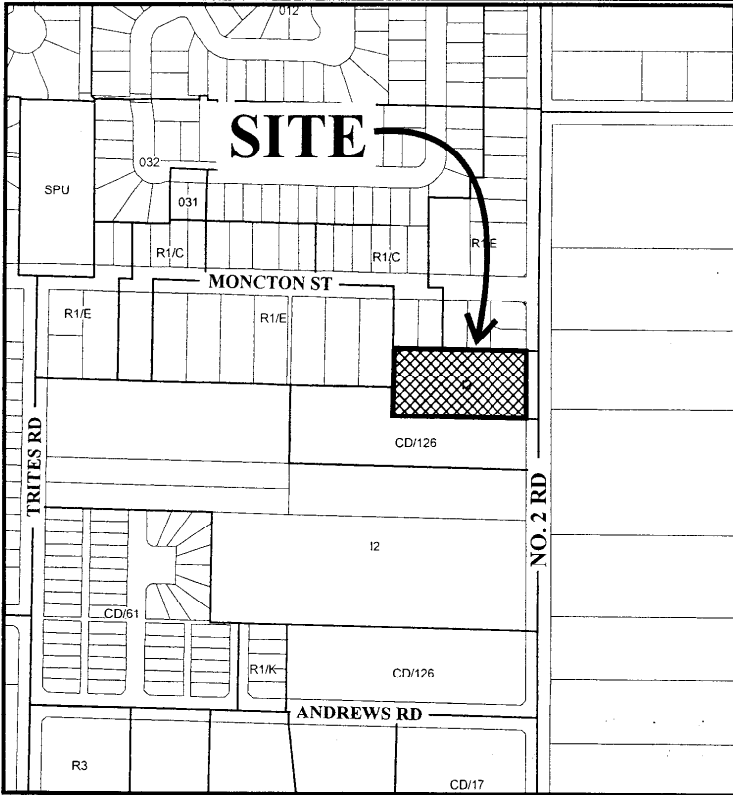
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 05-312653 SCHEDULE "A"

Original Date: 09/28/05

Revision Date:

Note: Dimensions are in METRES



Wong, Desiree

From: Johnson, Gail
Sent: Monday, 9 January 2006 2:02 PM
To: Wong, Desiree
Subject: FW: DP 05-31253
Attachments: Print Landscape Plan RZ04-277620.pdf; Print Landscaping Rendering.pdf

From: Badyal, Sara
Sent: Monday, 9 January 2006 1:44 PM
To: Johnson, Gail
Cc: Burke, Holger; Craig, Wayne
Subject: FW: DP 05-31253

From: Renate Bublick [mailto:rpublick@telus.net]
Sent: Monday, 9 January 2006 1:46 PM
To: Badyal, Sara
Subject: Re: DP 05-31253

I converted to pdf format. Hope this works!

Renate

----- Original Message -----

From: Badyal, Sara
To: Renate Bublick
Cc: Johnson, Gail
Sent: Monday, January 09, 2006 1:31 PM
Subject: RE: DP 05-31253

Renate,

It does - thank you. I was able to print the marked up site plan. Unfortunately I cannot print the landscaping plan or the rendering. I suspect the original file sizes are too large - they keep crashing my system. Could you either e-mail 8.5 x 11 pdf images or drop off hard copies?

Regards,

Sara Badyal, M.Arch
Urban Design Planner
Development Applications
City of Richmond
p (604) 276-4282
f (604) 276-4052
www.richmond.ca

From: Renate Bublick [mailto:rpublick@telus.net]
Sent: Monday, 9 January 2006 1:07 PM
To: Badyal, Sara
Subject: Re: DP 05-31253
Importance: High

Here is another copy. Hope it works!

Renate

----- Original Message -----

From: Badyal, Sara
To: Renate Bublick
Sent: Monday, January 09, 2006 12:52 PM
Subject: RE: DP 05-31253

Renate,

I was unable to open the attachment: landscaping plan DP 05-290213

Sara Badyal, M.Arch
Urban Design Planner
Development Applications
City of Richmond
p (604) 276-4282
f (604) 276-4052
www.richmond.ca

From: Renate Bublick [mailto:rpublick@telus.net]
Sent: Monday, 9 January 2006 12:06 PM
To: Badyal, Sara
Subject: DP 05-31253
Importance: High

Hi Sara,

The partners of *Fairwind Ventures Ltd.* have reviewed the above reference application and we wanted to formally respond to this development permit application which is located adjacent to our property at 12311 No. 2 Road.

Our concerns are three-fold:

1. Variance of the maximum lot coverage from 40% to 43.2%
2. Variance of the rear yard setbacks for the units adjacent to our outdoor open space area; and
3. Lack of landscaping at the joint entrance.

1. Maximum Coverage Variance

The proposed increase means an additional 2,105 sq feet which represents a 7.9% increase which we believe is excessive for no apparent benefit. This application did not identify the need for increased coverage at the rezoning stage. We do not see any additional benefit between the rezoning and development permit stage to warrant this increase in lot coverage. If the applicant applied for zone – R2-0.7 was inadequate to achieve the proposed project why did the applicant not apply for a more suitable zone including how dense this project would be.

2. Lot Coverage Variance

We fully appreciate all site constraints, however, we had similar constraints yet were able to design a project which complied with all requirements of the zone we applied for. This application did not identify the need for a relaxation at the rezoning stage and we do not see any benefit of this relaxation in the overall project between the rezoning application and the development permit application. In addition, we are concerned that R2-0.7 zoning schedule permits a further projection of maximum 1.8m into the rear yard which results in a 1.2m setback from our shared property line. We believe this setback variance would negatively impact our project, particularly our outdoor amenity space and we would like to point out the rear yard setbacks adjacent to this project's outdoor amenity space meet the zoning requirements.

3. Lack of Landscaping at the Project Entrance

At the rezoning stage the applicant proposed four [4] trees at the project entrance for the first two blocks. The City of Richmond wanted our project and this project to have a shared entrance which was complied with and we prepared all the necessary documents associated with that requirement. Our landscape plan incorporated a street fronting character to articulate the entrance way. From what we had seen of the adjacent rezoning application they also proposed landscaping so that the project entrance would have landscaping on both road frontages. Now, at the development permit stage, there is almost no landscaping with the exception of a few grasses and some scrubs, no trees, exposing the entire side building elevation of Building 7, which is three-storeys in height. We respectfully suggest that the entrance requires more screening and a proper street fronting character.

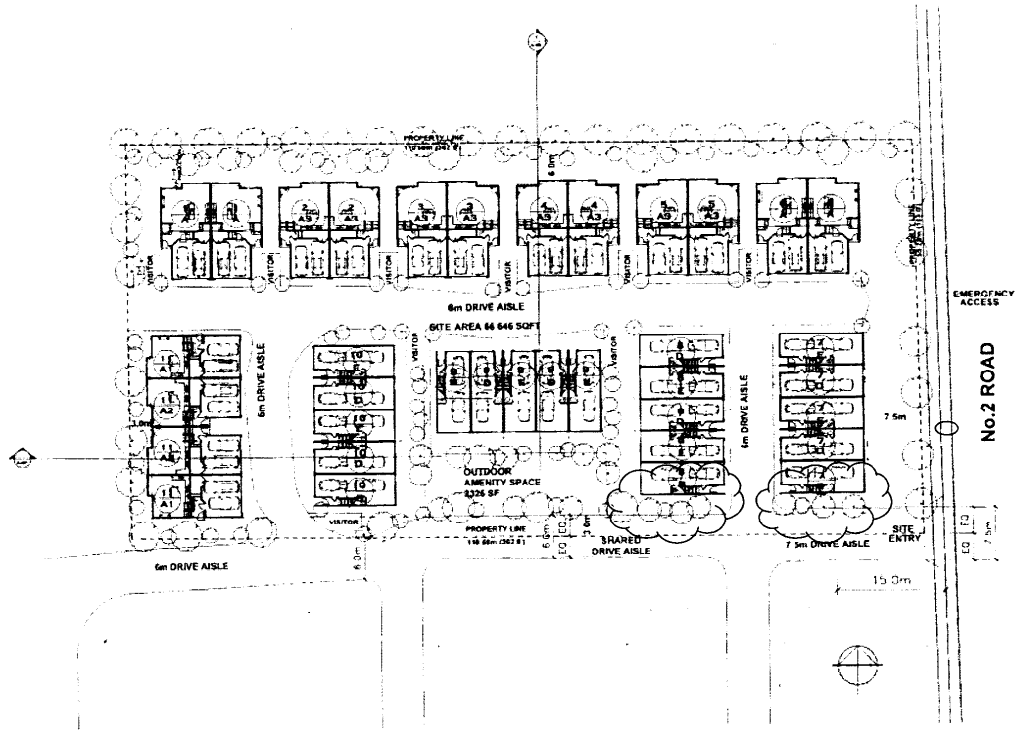
For your reference, we have attached both the proposed site plan from rezoning application 04-277620 and our development permit application 05-290213 along with a blank and white rendering.

Please advise me when this application is set for the ***Development***

Permit Panel meeting.

Thanks,

Renate



NOTES
 1. BUILDING NUMBER
 A. UNIT TYPE

11851 No. 2 ROAD
 100% HOUSE DEVELOPMENT
 PATRICK COTTER ARCHITECTS INC.
 ELEGANT DEVELOPMENT INC.

ATTACHMENT 3
 A101

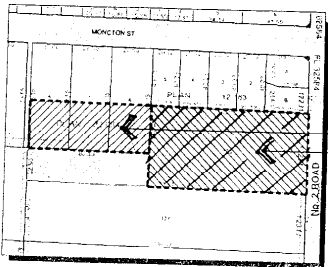


NAVIGATOR'S COVE TOWNHOUSE DEVELOPMENT (PHASE I)

12251 No.2 ROAD, RICHMOND, BRITISH COLUMBIA

PROJECT DATA:

CIVIC ADDRESS: 12251 No.2 ROAD, RICHMOND, BRITISH COLUMBIA
 LEGAL DESCRIPTION: LOT 135, SEC 12-3-7, PLAN 27645
 APPLICANT: PATRICK COTTER ARCHITECT INC.
 235-11300 No.5 ROAD, RICHMOND, BRITISH COLUMBIA
 ZONING: EXISTING: R2
 PROPOSED: R2.07
 LOCATION PLAN:



1/NOV04 ISSUED FOR CLIENT REVIEW
 2/NOV04 PUBLIC INFORMATION MEETING
 3/SEP05 ISSUED FOR DEVELOPMENT PERMIT
 17/MAY05 ISSUED FOR ADVISORY AGRICULTURAL COMM REVIEW
 07/DEC05 ISSUED FOR DEVELOPMENT PERMIT PANEL

DRAWING LIST:

COVER SHEET	AREA OVERLAYS	AREA OVERLAYS	AREA OVERLAYS
A-101 CONTEXT AND PHASING PLAN	A-251 BUILDING 1' & 0' FLOOR PLANS	A-309 BUILDING 9' WEST ELEVATION	
A-102 SITE PLAN PHASE I (EAST)	A-252 BUILDING 2' & 5', 3' & 4 FLOOR PLANS	A-310 BUILDING 11' WEST ELEVATION	
A-201 UNIT TYPE A-1 FLOOR PLANS	A-253 BUILDING 7 FLOOR PLANS	A-311 BUILDING 11' EAST ELEVATION	
A-202 UNIT TYPE A-2 FLOOR PLANS	A-254 BUILDING 8 & 10 FLOOR PLANS	A-401 BUILDING 11' SOUTH ELEVATION	
A-203 UNIT TYPE A-3 FLOOR PLANS	A-255 BUILDING 9' FLOOR PLANS	A-401 SITE SECTIONS	
A-204 UNIT TYPE A-4 FLOOR PLANS	A-256 BUILDING 11 FLOOR PLANS	L-1 LANDSCAPE PLAN	
A-205 UNIT TYPE A-5 FLOOR PLANS	A-301 BUILDING 1' & 0' ELEVATIONS	L-2 LANDSCAPE PLAN	
A-206 UNIT TYPE B-1 FLOOR PLANS	A-302 BUILDING 2' & 5' ELEVATIONS		
A-207 UNIT TYPE B-2 FLOOR PLANS	A-303 BUILDING 3' & 4' ELEVATIONS		
A-208 UNIT TYPE C FLOOR PLANS	A-304 BUILDING 7 WEST ELEVATION		
A-209 UNIT TYPE D FLOOR PLANS	A-305 BUILDING 7 EAST ELEVATION		
A-210 UNIT TYPE D-1 FLOOR PLANS	A-305 BUILDING 7 SOUTH ELEVATION		
A-210 UNIT TYPE D-2 FLOOR PLANS	A-305 BUILDING 7 NORTH ELEVATION		
A-210 UNIT TYPE D-3 FLOOR PLANS	A-305 BUILDING 8 & 10 MEAN ELEVATION		
A-210 UNIT TYPE D-4 FLOOR PLANS	A-307 BUILDING 8 & 10 DRIVE AISLE ELEVATION		
A-211 UNIT TYPE E FLOOR PLANS	A-307 BUILDING 8' & 10' UNIT TYPE B-1 ELEVATION		
A-211 UNIT TYPE E-1 FLOOR PLANS	A-307 BUILDING 10 UNIT TYPE B-2 ELEVATION		
A-211 UNIT TYPE E-2 FLOOR PLANS	A-308 BUILDING 9' SOUTH ELEVATION		
A-212 UNIT TYPE F FLOOR PLANS			
A-212 UNIT TYPE F-1 FLOOR PLANS			
A-212 UNIT TYPE F-2 FLOOR PLANS			

PLAN # 1
 JAN 25 2006
 DP 05312653

DEVELOPMENT DATA:

PROPOSED TOWNHOUSE DEVELOPMENT - 12251 No. 2 Road

ITEM	EXISTING	PROPOSED
COVERAGE	40.2%	43.2%
ADDITIONS IN PARKING	18	40
REAR SETBACK	2.25	2.25

PROPOSED TOWNHOUSE DEVELOPMENT - 12251 No. 2 Road

UNIT	UNIT A	UNIT A1	UNIT A2	UNIT A3	UNIT A4	UNIT A5	UNIT B	UNIT B1	UNIT B2	UNIT C	UNIT D	UNIT D1	UNIT D2	UNIT D3	UNIT D4	UNIT E	UNIT E1	UNIT E2	UNIT F	UNIT F1	UNIT F2
AREA	1196.15	1314.00	1387.70	1449.15	1522.08	1595.15	1710.55	1722.08	1727.25	1712.21	1743.88	1792.88	1848.41	1904.94	1961.47	2017.99	2074.52	2131.05	2187.58	2244.11	2300.64
PERMITS	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75
STAIR AREA	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42
STAIR BALANCE	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42
FAR	1196.15	1314.00	1387.70	1449.15	1522.08	1595.15	1710.55	1722.08	1727.25	1712.21	1743.88	1792.88	1848.41	1904.94	1961.47	2017.99	2074.52	2131.05	2187.58	2244.11	2300.64
CONCRETE AREA	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
CONCRETE AREA ABOVE GRADE	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
QUANTITY	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
TOTAL FAR	2392.30	2628.00	2775.40	2898.30	3044.16	3190.30	3421.10	3444.16	3454.50	3424.42	3487.76	3585.76	3696.82	3809.88	3922.94	4036.00	4149.06	4262.12	4375.18	4488.24	4601.30
TOTAL CONCRETE	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00
REAR SETBACK	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
PERMITS	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75
STAIR AREA	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42
STAIR BALANCE	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42
FAR	1196.15	1314.00	1387.70	1449.15	1522.08	1595.15	1710.55	1722.08	1727.25	1712.21	1743.88	1792.88	1848.41	1904.94	1961.47	2017.99	2074.52	2131.05	2187.58	2244.11	2300.64
CONCRETE AREA	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
CONCRETE AREA ABOVE GRADE	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
QUANTITY	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
TOTAL FAR	2392.30	2628.00	2775.40	2898.30	3044.16	3190.30	3421.10	3444.16	3454.50	3424.42	3487.76	3585.76	3696.82	3809.88	3922.94	4036.00	4149.06	4262.12	4375.18	4488.24	4601.30
TOTAL CONCRETE	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00
REAR SETBACK	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
PERMITS	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75	187.75
STAIR AREA	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42
STAIR BALANCE	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42	43.42

0.68 FAR PROPOSED

(1) FAR includes an additional area up to a maximum of 50 sq m (528 sq ft) for off-street parking or additional area up to a maximum of 10% of the FAR used for covered area, an additional area up to a maximum of 10% of the FAR used for amenity and staircase expense.

(2) No table area permitted below the Roadplan (L) variable with respect to Roadplan does not include entries, staircases, etc. (as per table).

(3) Total of 77 regular site parking, 3 wheelchair spaces and 1000 spaces provided on this phase 2 additional F&C spaces to be provided on Phase II of this development.

VARIANCES:

- 43.2% LOT COVERAGE
- 40 TANDEM PARKING SPACES
- 2.25 REAR SETBACK

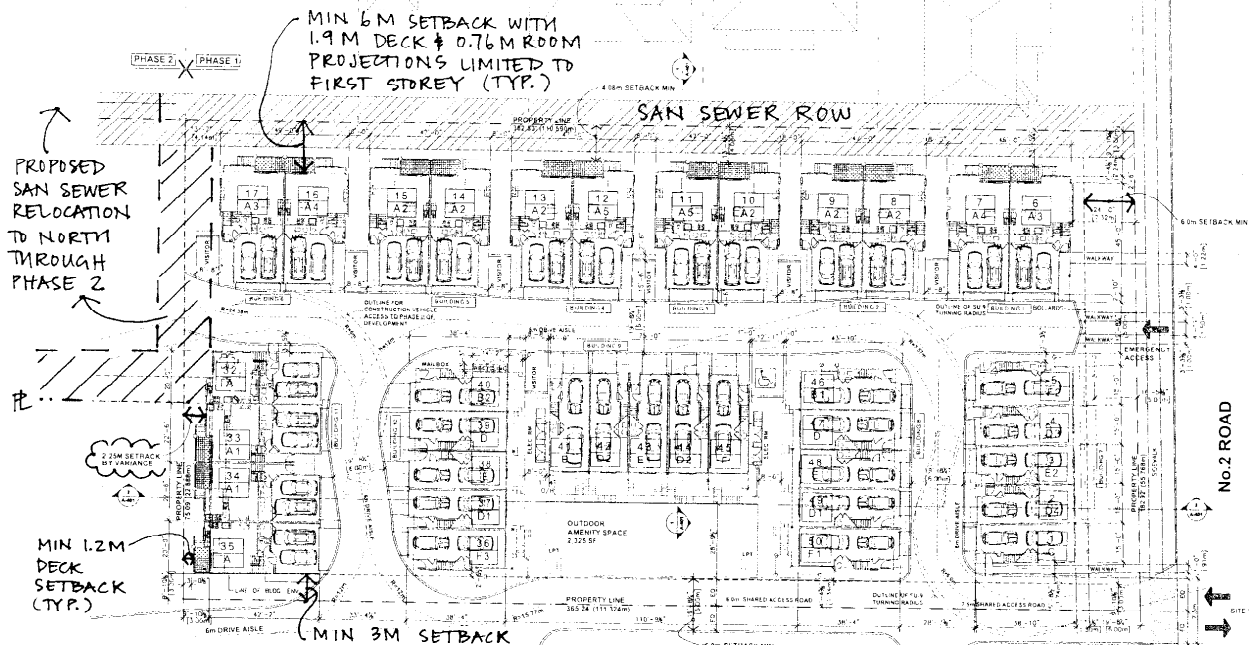
Unit 235, 11300 No. 5 Road
 RICHMOND, BC V7A 5J7
 TEL (604) 272-1477
 FAX (604) 272-1474
 CEL (604) 377-9454
 E-MAIL info@cotterarchitects.com
 WEB www.cotterarchitects.com

ELEGANT DEVELOPMENT INC.

NOTES

UNIT NUMBER	UNIT TYPE
1	A

- VARIANCES REQUESTED
1. INCREASED PERMITTED LOT COVERAGE FROM 40% TO 42%
 2. REDUCED REQUIRED REAR YARD SETBACK FROM 3 METERS TO 2.25 METERS @ WEST PL
 3. PROVIDE 15 WIDER PARKING SPACES



NO.	DATE	BY	DESCRIPTION
1	2006/01/25



PROJECT: NAVIGATOR'S COVE
 12251 No. 2 ROAD
 RICHMOND, B.C.

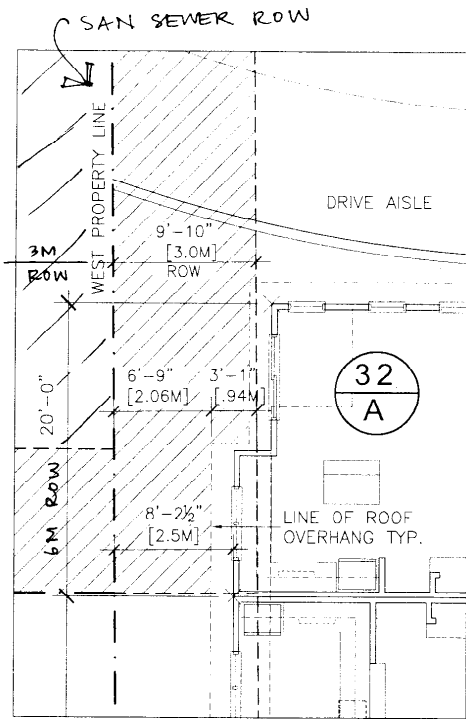
CLIENT: ELEGANT DEVELOPMENT INC.

DATE	BY	DESCRIPTION
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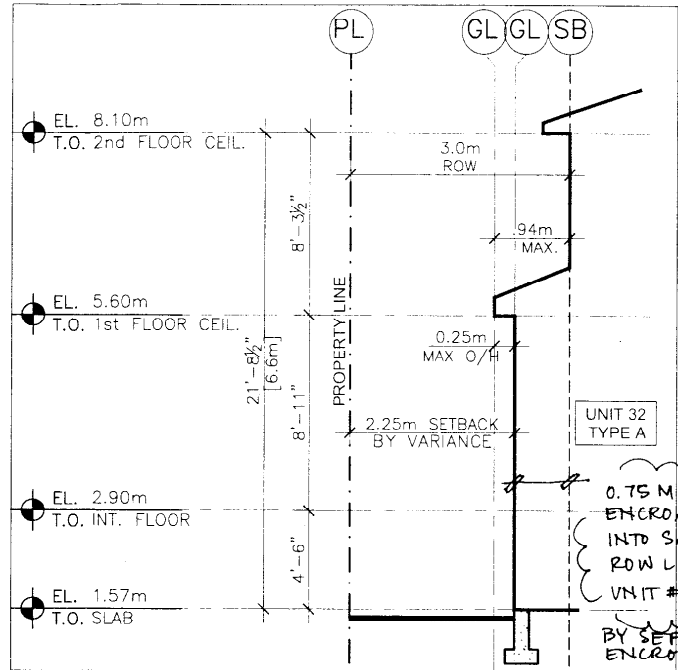
SITE PLAN
 PHASE 1 (EAST)

PLAN # 2A
 DP 05312653
 JAN 25 2006

DATE	BY	DESCRIPTION
...




PLAN



SECTION

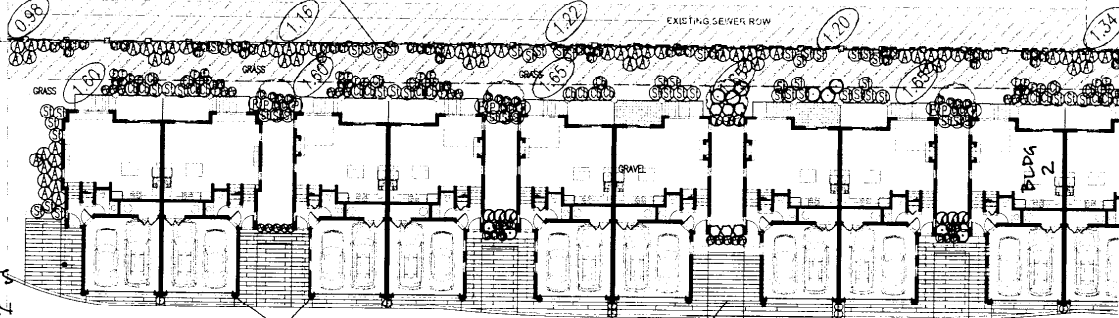
PLAN # 2B
 DP 053.12653
 JAN 25 2006


Patrick Cotter
 Architect Inc.
 Unit 235, 11300 NO. 5 ROAD
 RICHMOND, BC V7A 5J7
 TEL: (604) 272-1477
 FAX: (604) 272-1471
 CEL: (604) 377-9454
 E-MAIL: info@cotterarchitects.com
 WEB: www.cotterarchitects.com

PROJECT:	NAVIGATOR'S COVE 12251 No. 2 ROAD RICHMOND, B.C.	DATE:	05DEC30
DWG TITLE:	UNIT 32, TYPE 'A' ENCHROACHMENT DETAIL	DRAWING NO:	SK # 1

CAD FILENAME: TRD_SK1

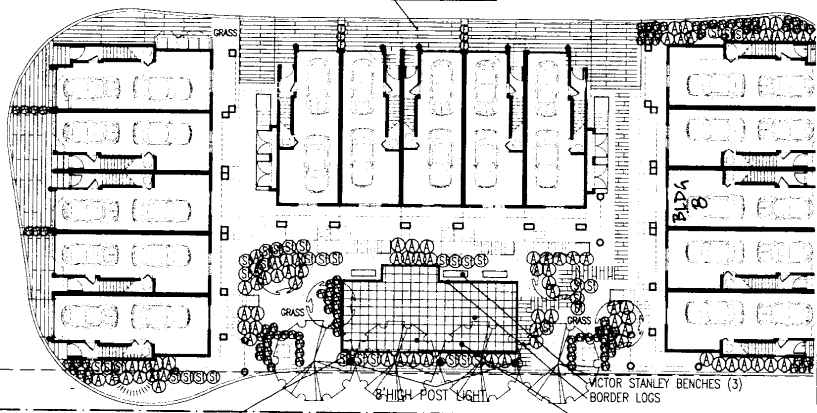
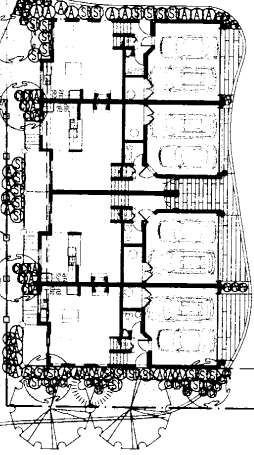
1.80 METER HIGH
SOLID CEDAR FENCE



2 PLAY STRUCTURES
TO BE PROVIDED IN
AMENITY AREA INCL.
SWINGS, SLIDE, LADDER
& PANELS

FUTURE TREE TO
BE PLANTED WHEN
SEWER RELOCATED

1.80 METER HIGH
SOLID CEDAR FENCE



1.20 METER HIGH
RAIL FENCE

PLAN # 3A JAN 25 2006
DP05312653

C. KAVULNAS & ASSOCIATES INC.
SCA 028A
3108 - 88 AVONDA
DUNWOODY, GA
770 172
PHONE (404) 888-2243

MR. BILL WRENCH
PHENIX GUYTON ARCHITECT INC.
4070 40TH
11300 W. WILSON B. ROAD
DUNWOODY, GA
770 477
PHONE (404) 273-1477

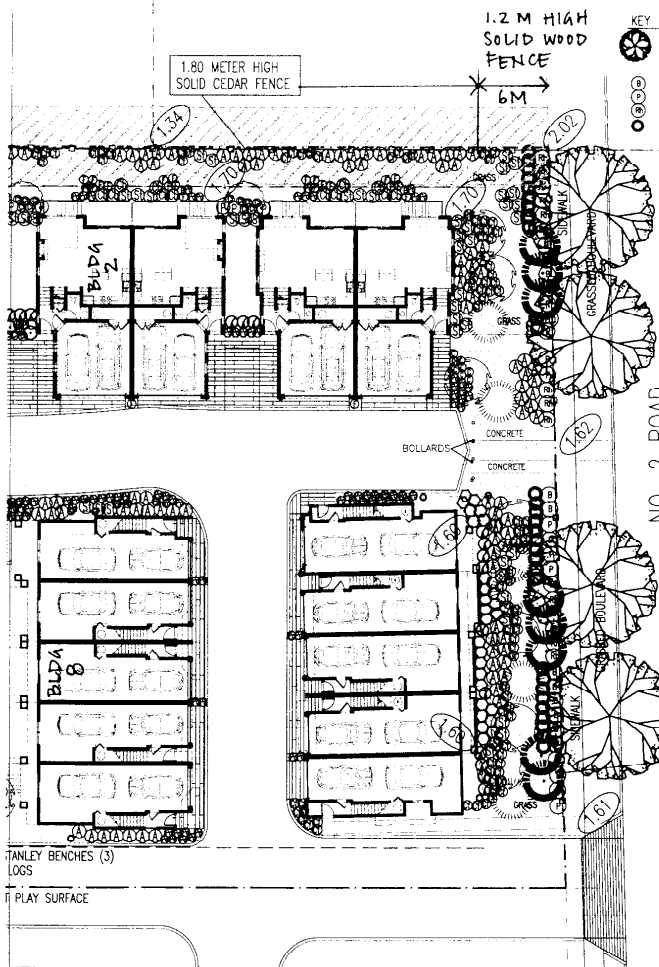
PLAN VIEW
LANDSCAPE PLAN
MULTI-FAMILY
DEVELOPMENT
1201 W. 8 THRU
DUNWOODY, GA.

1:200	DATE	MM/DD/YY
DATE	DATE	
DATE	DATE	
DATE	DATE	

L-1A

ALR BUFFER LANDSCAPING

ALL WORKS IN CITY BOULEVARD BY SEPARATE AGREEMENT



KEY

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	4	7 CM CAL.	10m O.C.
Berberis aliance	WINTERGREEN BARBERRY	11	1/2 POT	80 CM O.C.
Pyracantha 'Wohave'	FIRETHORN	15	1/2 POT	80 CM O.C.
Rhododendron yak. 'Greta'	YAK. RHODOENDRON	18	1/2 POT	80 CM O.C.
Prunus L. 'Otto Luyken'	OTTO LUYKEN LAUREL	32	1/2 POT	60 CM O.C.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS"

PERMANENT IRRIGATION SYSTEM TO BE PROVIDED FOR LANDSCAPING

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
GRASS					
(1)	MISCANTHUS SINENSIS ARABESQUE	ARABESQUE WILDEN GRASS	298	1/2 POT	80 CM O.C.
(2)	STIPA TENISSIANA	MEXICAN FEATHER GRASS	160	1/2 POT	80 CM O.C.
(3)	CAREX BUOHANNANI	NEW ZEALAND SEDGE	29	1/2 POT	80 CM O.C.
(4)	CAREX TESTACEA	ORANGE COLOURED SEDGE	51	1/2 POT	65 CM O.C.
(5)	PENNISETUM SETACEUM 'CUPREUM COMPACTUM'	DWARF RED FOUNTAIN GRASS	15	1/2 POT	50 CM O.C.
(6)	CAREX COMANS 'TRESTED CURLS'	REED GRASS	119	1/2 POT	50 CM O.C.
(X'S 2)	PENNISETUM ALPESICORDES 'LITTLE HONEY'	DWARF FOUNTAIN GRASS	388	1/2 POT	30 CM O.C.
(X'S 2)	CAREX FLAGELLIFERA	TOFFEE TWIST	16	1/2 POT	30 CM O.C.
(X'S 2)	FESTUCA OVINA 'BLAUQUIT'	BLUE EMBER FESCUE	77	1/2 POT	30 CM O.C.
SHRUBS					
(1)	PHORMIUM 'FLAMINGO' PHOFLA	FLAMINGO NEW ZEALAND FLAX	4	1/3 POT	90 CM O.C.
(X'S 2)	GALTHEA SHALLOM	SALAL	68	1/2 POT	65 CM O.C.
(1)	ROSA EXPLORER 'SIMON FRASER'	EXPLORER ROSE	9	1/3 POT	90 CM O.C.
(1)	NANDINA DOMESTICA	HEAVENLEY BAMBOO	23	1/3 POT	90 CM O.C.
TREES					
(1)	PRUNUS TYPHINA	STAGHORN SUMAC	16	3.00 METERS	AS SHOWN
(1)	PINUS CONTORTA CONTORTA	BEACH PINE	7	3.00 METERS	AS SHOWN
(1)	ACER CIRCINATUM	VINE MAPLE	5	3.00 METERS	AS SHOWN
(1)	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	6	5 CM CAL.	AS SHOWN
(1)	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	1/8	2.50 METERS	7m O.C.
(1)	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	120	1/2 POT	45 CM O.C.
(1)	POLYSTICHUM MUNITUM	SWORD FERN	120	1/2 POT	45 CM O.C.

PLAN # 3B JAN 25 2006
DP 05312653

JAN/06	RICHMOND REQUEST	5
DEC/05	RICHMOND REQUEST	4
DEC/05	RICHMOND REQUEST	3
DEC/05	REVISED SITE LAYOUT	2
OCT/05	REVISED SITE LAYOUT	1

CITY BOULEVARD

NO. 2 ROAD

NO. 1200

DATE: 1/25/06

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

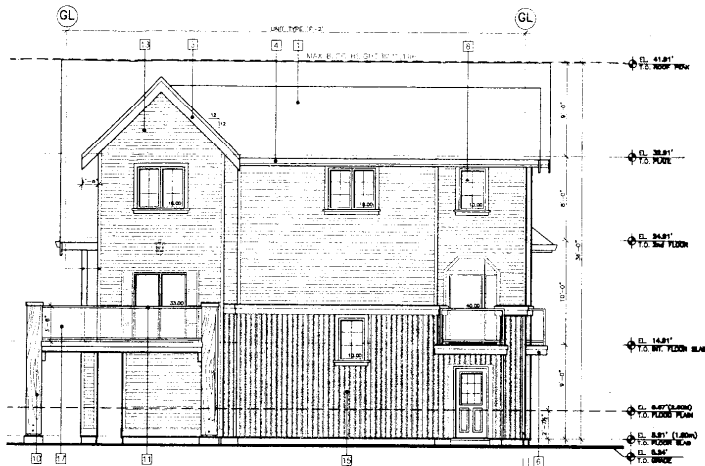
PROJECT: LANDSCAPE PLAN MULTI-FAMILY DEVELOPMENT 1201 No. 2 ROAD RICHMOND, B.C.

DESIGNER: MR. BILL WARDEN, PATRICK OTTNER ARCHITECT INC., 11300 - MARBLE 2 ROAD, RICHMOND, B.C. V6V 3J7, PHONE (604) 272-1477

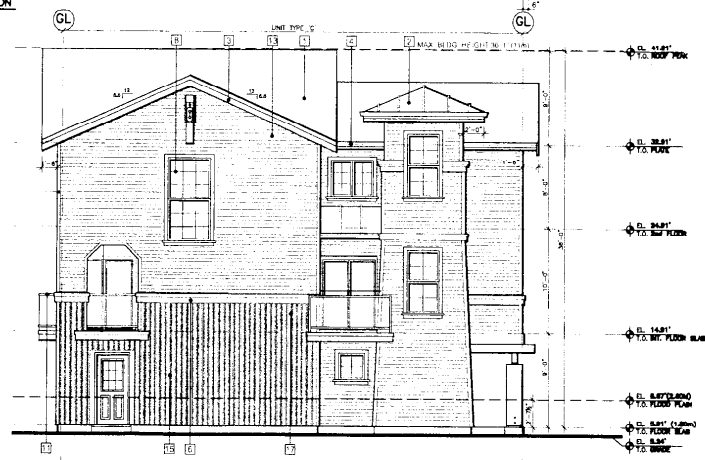
CLIENT: KAVOLINAS & ASSOCIATES INC., 2130 - 88 AVENUE, VANCOUVER, B.C. V6M 1T7, PHONE (604) 688-1383

PLAN VIEW

L-1 B



1 BUILDING 7 SOUTH ELEVATION
1/4"=1'-0"



2 BUILDING 7 NORTH ELEVATION
1/4"=1'-0"

PLAN # 8 JAN 25 2006
DP 05312653

NOTES

EXTERIOR FINISHES TO SEE BLUE

1. AIRWAY FLOOR FINISH
2. FLOOR STANDING JOIST METAL ROOF
3. FLOOR JOIST JOIST FINISH TO SEE BLUE
4. PAINTED METAL ROOF FINISH TO SEE BLUE
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PROJECT: NAVIGATOR'S CIRCLE
12255 No. 2 ROAD
RICHMOND, B.C.

CLIENT: ELEGANT DEVELOPMENT INC.

DATE: 01/25/2006

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

JOB NO. 05312653

WEST TITLE: BUILDING 7 SOUTH ELEVATION NORTH ELEVATION

DATE	REV.
A-305	E

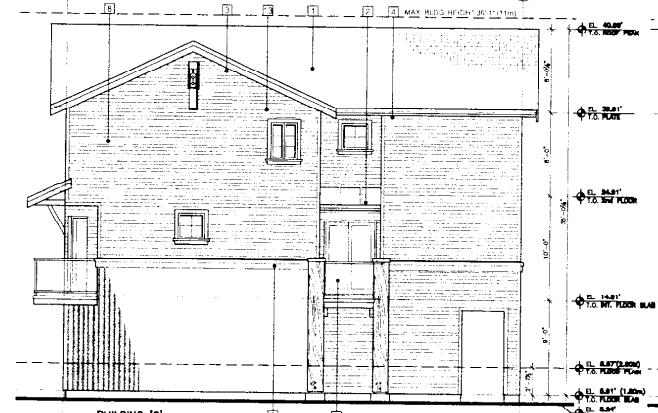


1 BUILDING 'B'
UNIT 'F1' ELEVATION
1/4"=1'-0"

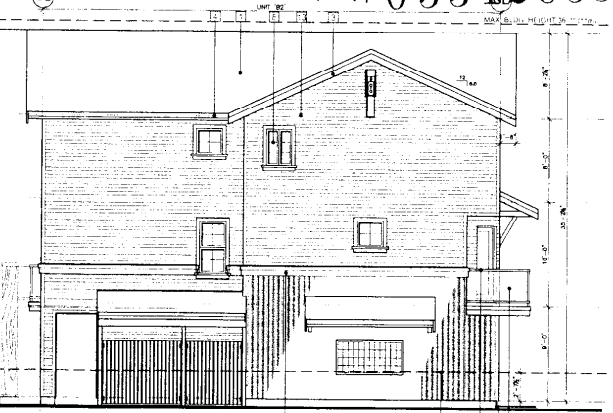


1 BUILDING '10'
UNIT 'F3' ELEVATION
1/4"=1'-0"

JAN 25 2006
PLAN # 11 DP 05312653



3 BUILDING 'B'
UNIT 'B-1' ELEVATION
1/4"=1'-0"



2 BUILDING '10'
UNIT 'B-2' ELEVATION
1/4"=1'-0"

- NOTES
1. EXTERIOR FINISHES TO BE AS SHOWN
 2. ALL EXTERIOR SURFACES TO BE PAINTED WITH A HIGH QUALITY EXTERIOR PAINT
 3. ALL EXTERIOR SURFACES TO BE PAINTED WITH A HIGH QUALITY EXTERIOR PAINT
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NO.	DESCRIPTION	DATE
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10	ISSUED FOR PERMIT	1/25/06



NAVIGATOR'S COVE
12251 No. 2 ROAD
RICHMOND, B.C.

DEVELOPER
ELEGANT DEVELOPMENT INC.

DESIGNER
A-307

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/25/06
2	ISSUED FOR PERMIT	1/25/06
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10	ISSUED FOR PERMIT	1/25/06

NOTE: ALL EXTERIOR SURFACES TO BE PAINTED WITH A HIGH QUALITY EXTERIOR PAINT

NO.	DESCRIPTION	DATE
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1 BUILDING '9' NORTH ELEVATION
A-308 1/4"=1'-0"



2 BUILDING '9' SOUTH ELEVATION
A-308 1/4"=1'-0"

- NOTES
- 1. EXTENSION FINISH TO BE DETERMINED
 - 2. ASPHALT SHINGLE ROOF
 - 3. EXTERIOR FINISHES TO BE DETERMINED
 - 4. FINISH FLOOR TO BE DETERMINED
 - 5. FINISH CEILING TO BE DETERMINED
 - 6. FINISH WALLS TO BE DETERMINED
 - 7. FINISH TRIM TO BE DETERMINED
 - 8. FINISH DOORS TO BE DETERMINED
 - 9. FINISH WINDOWS TO BE DETERMINED
 - 10. FINISH STAIRS TO BE DETERMINED
 - 11. FINISH PORCHES TO BE DETERMINED
 - 12. FINISH PATIOS TO BE DETERMINED
 - 13. FINISH DRIVEWAYS TO BE DETERMINED
 - 14. FINISH FENCES TO BE DETERMINED
 - 15. FINISH LIGHTING TO BE DETERMINED
 - 16. FINISH MECHANICAL SYSTEMS TO BE DETERMINED
 - 17. FINISH ELECTRICAL SYSTEMS TO BE DETERMINED
 - 18. FINISH PLUMBING SYSTEMS TO BE DETERMINED
 - 19. FINISH HEATING SYSTEMS TO BE DETERMINED
 - 20. FINISH COOLING SYSTEMS TO BE DETERMINED
 - 21. FINISH PAINTS TO BE DETERMINED
 - 22. FINISH STAINING TO BE DETERMINED
 - 23. FINISH CARPETING TO BE DETERMINED
 - 24. FINISH TILING TO BE DETERMINED
 - 25. FINISH GRANITE TO BE DETERMINED
 - 26. FINISH MARBLE TO BE DETERMINED
 - 27. FINISH QUARTZ TO BE DETERMINED
 - 28. FINISH SOLID SURFACE TO BE DETERMINED
 - 29. FINISH LAMINATE TO BE DETERMINED
 - 30. FINISH GLASS TO BE DETERMINED
 - 31. FINISH METAL TO BE DETERMINED
 - 32. FINISH WOOD TO BE DETERMINED
 - 33. FINISH CONCRETE TO BE DETERMINED
 - 34. FINISH BRICK TO BE DETERMINED
 - 35. FINISH STONE TO BE DETERMINED
 - 36. FINISH TERRAZZO TO BE DETERMINED
 - 37. FINISH POLISHED CONCRETE TO BE DETERMINED
 - 38. FINISH GROUT TO BE DETERMINED
 - 39. FINISH CAULKING TO BE DETERMINED
 - 40. FINISH SEALING TO BE DETERMINED
 - 41. FINISH PROTECTIVE COATINGS TO BE DETERMINED
 - 42. FINISH ADHESIVES TO BE DETERMINED
 - 43. FINISH FASTENERS TO BE DETERMINED
 - 44. FINISH ANCHORS TO BE DETERMINED
 - 45. FINISH BOLTS TO BE DETERMINED
 - 46. FINISH NAILS TO BE DETERMINED
 - 47. FINISH SCREWS TO BE DETERMINED
 - 48. FINISH PINS TO BE DETERMINED
 - 49. FINISH WIRE TO BE DETERMINED
 - 50. FINISH PIPING TO BE DETERMINED
 - 51. FINISH VALVES TO BE DETERMINED
 - 52. FINISH FITTINGS TO BE DETERMINED
 - 53. FINISH FLANGES TO BE DETERMINED
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NO.	DESCRIPTION	DATE	BY
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Patrick
2005-2006 ARCHITECT
12255 No. 2 ROAD
RICHMOND, B.C.
VAN. V6V 1K1
TEL: (604) 273-1111
FAX: (604) 273-1111
WWW.PATRICKARCHITECT.COM

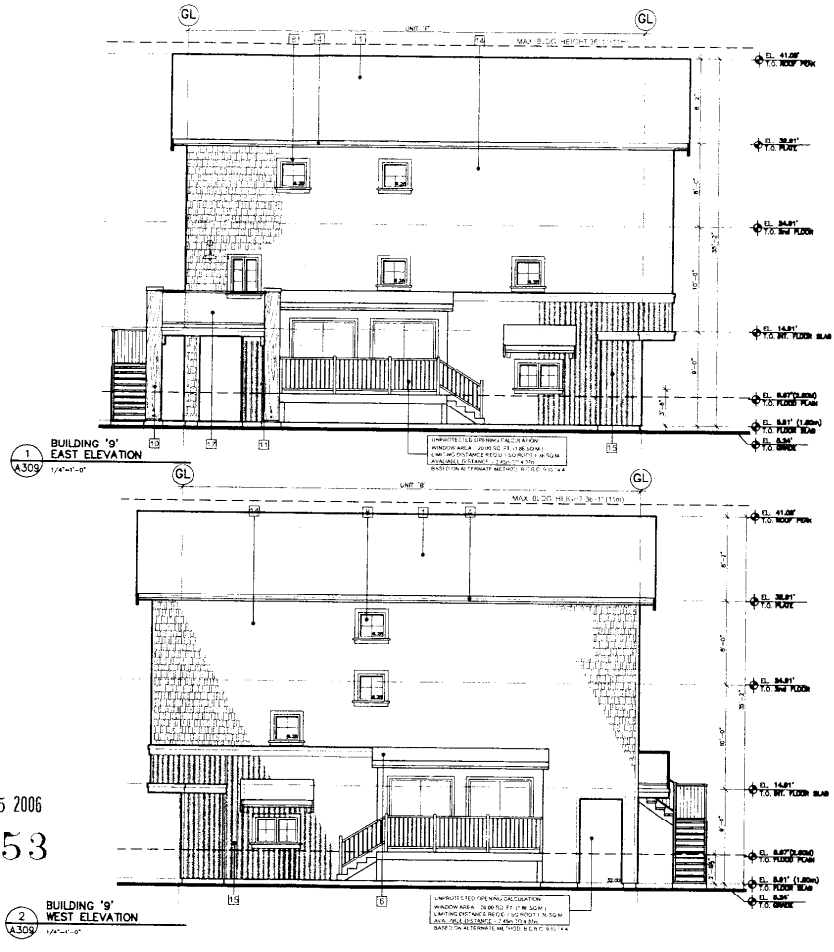
PLAN #12 JAN 25 2006
DP 05312653

NAVIGATOR'S COVE
12255 No. 2 ROAD
RICHMOND, B.C.
ELEGANT DEVELOPMENT INC.

NO.	DESCRIPTION	DATE	BY
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BUILDING '9'
SOUTH ELEVATION
NORTH ELEVATION

NO.	DESCRIPTION	DATE	BY
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PLAN #13 JAN 25 2006
DP 05312653

NOTES

EXTERIOR FINISHED SCHEDULE

- 1. EXTERIOR FINISHED SCHEDULE
- 2. PAINTED METAL ROOFING
- 3. PAINTED METAL ROOFING
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DESCRIPTION	...
REVISIONS	...



Patrick
 12251 No. 2 Road
 Richmond, B.C.
 Tel: (604) 273-4117
 Fax: (604) 273-4111
 E-mail: info@elegantdev.com
 Web: www.elegantdev.com

Project
 NAVIGATOR'S COVE
 12251 No. 2 Road
 RICHMOND, B.C.

Client
 ELEGANT DEVELOPMENT INC

DATE	1/25/06
BY	...
DESCRIPTION	...
REVISIONS	...

Project
 No. 2 Road
 STREETSCAPE



1
 A312
 No. 2 ROAD
 STREETSCAPE
 3/8" = 1'-0"

Reference Plan A
 JAN 25 2006
 DP 05312653

DATE	1/25/06
BY	...
DESCRIPTION	...
REVISIONS	...

MONCTON STREET

EXISTING SINGLE FAMILY DWELLINGS

PROPOSED SAN SEWER RELOCATION

PHASE II (FUTURE)

PHASE I

RZ 05-306403

EXISTING SAN SEWER ROW

ADJACENT TOWNHOUSE DEVELOPMENT

NEW SHARED DRIVE AISLE

ENTRY

ADJACENT TOWNHOUSE DEVELOPMENT
DP 05-290213

6M SAN SEWER ROW
FUTURE WALKWAY

EXISTING WALKWAY UNDER CONSTRUCTION

FUTURE EXTENSION TO MONCTON

NO. 2 ROAD

DATE	2006-01-25
PROJECT	DP 05-306403
CLIENT	NAVIGATOR'S COVE
LOCATION	12251 No. 2 Road, Richmond, B.C.
SCALE	AS SHOWN
BY	[Signature]
CHECKED	[Signature]

NAVIGATOR'S COVE
12251 No. 2 ROAD
RICHMOND, B.C.

ELEGANT DEVELOPMENT INC.

DATE	2006-01-25
PROJECT	DP 05-306403
CLIENT	NAVIGATOR'S COVE
LOCATION	12251 No. 2 Road, Richmond, B.C.
SCALE	AS SHOWN
BY	[Signature]
CHECKED	[Signature]

CONTEXT AND PHASING PLAN

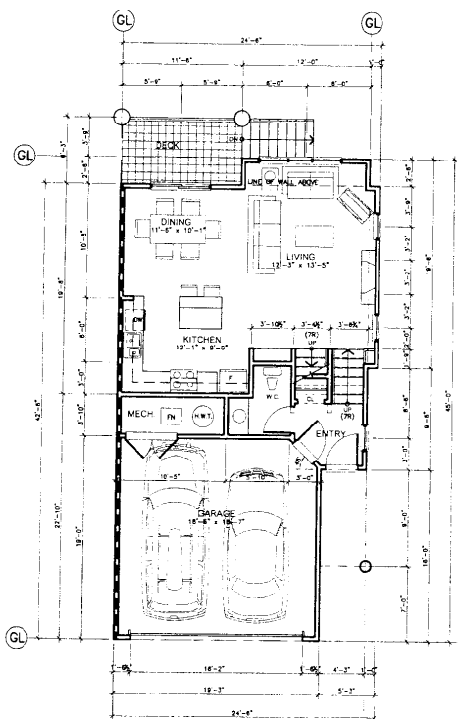
1 CONTEXT AND PHASING
A101

Reference Plan B JAN 25 2006

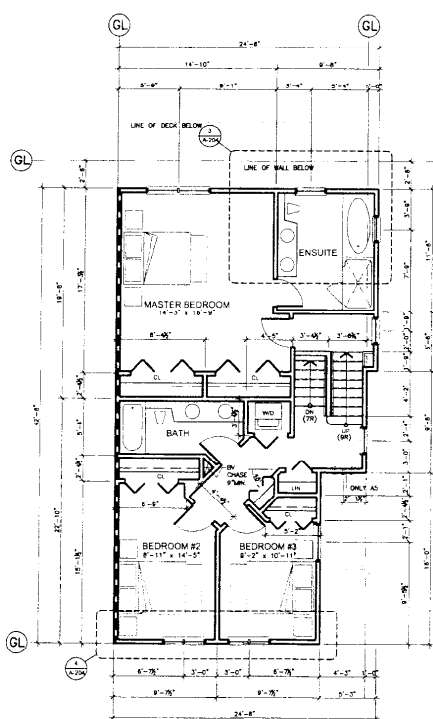
DP 05312653

DATE	2006-01-25
PROJECT	DP 05-306403
CLIENT	NAVIGATOR'S COVE
LOCATION	12251 No. 2 Road, Richmond, B.C.
SCALE	AS SHOWN
BY	[Signature]
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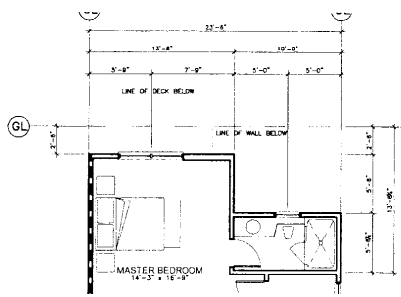
Reference Plan E
 JAN 25 2006
 DP 05312653



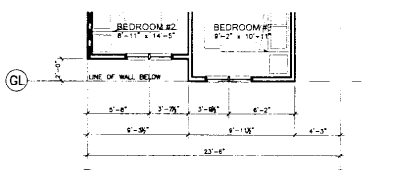
1 UNIT TYPE 'A-3'
 GROUND FLOOR PLAN
 A204 1/4"=1'-0"



2 UNIT TYPE 'A-3'
 SECOND FLOOR PLAN
 A204 1/4"=1'-0"



3 UNIT TYPE 'A-5'
 SECOND FLOOR PLAN
 A204 1/4"=1'-0"



4 UNIT TYPE 'A-4'
 SECOND FLOOR PLAN
 A204 1/4"=1'-0"

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NAVIGATOR'S COVE
 12251 No 2 ROAD
 RICHMOND, B.C.

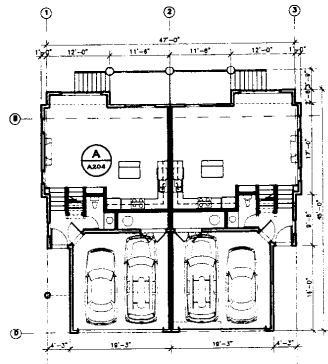
DEVELOPER
 ELEGANT DEVELOPMENT INC.

ARCHITECT
 A204 ARCHITECTURE INC.

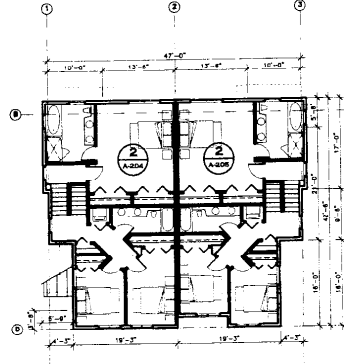
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UNIT TYPE 'A-3'
 UNIT TYPE 'A-4'
 UNIT TYPE 'A-5'
 FLOOR PLANS

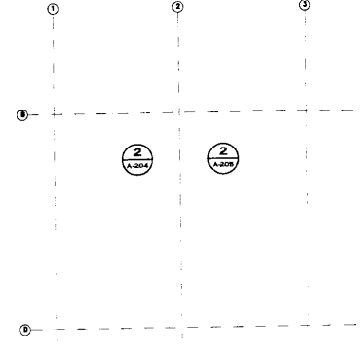
NO.	NO.
A-204	E



1 BUILDING 1 & 6
GROUND FLOOR PLAN
A251 1/8"=1'-0"



2 BUILDING 1 & 6
SECOND FLOOR PLAN
A251 1/8"=1'-0"



3 BUILDING 1 & 6
ROOF PLAN
A251 1/8"=1'-0"

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NAVIGATOR'S COVE
 12251 No. 2 ROAD
 RICHMOND, B.C.

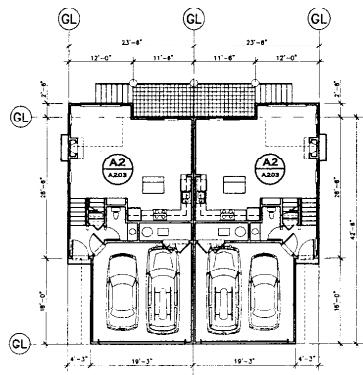
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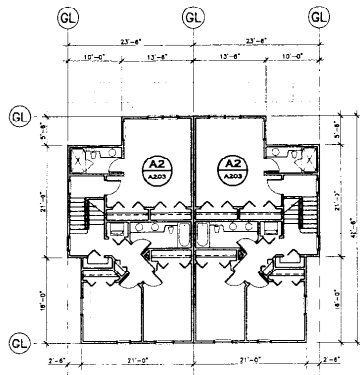
BUILDING 1, 6
 FLOOR PLANS

Reference Plan JAN 25 2006
 DP 05312653

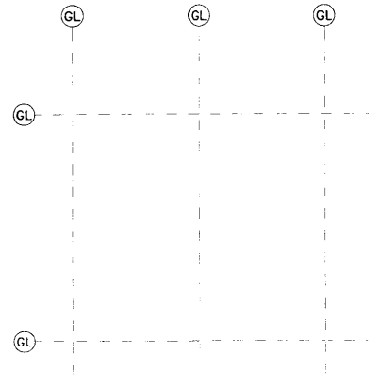
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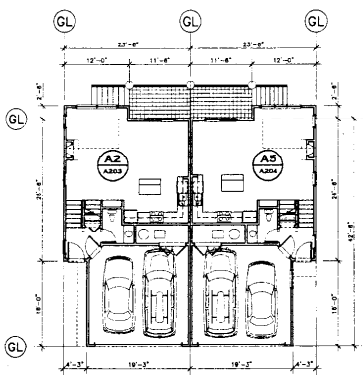
1 BUILDING 2 & 5
GROUND FLOOR PLAN
A252 1/8"=1'-0"



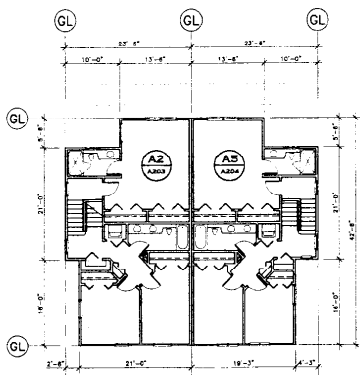
2 BUILDING 2 & 5
SECOND FLOOR PLAN
A252 1/8"=1'-0"



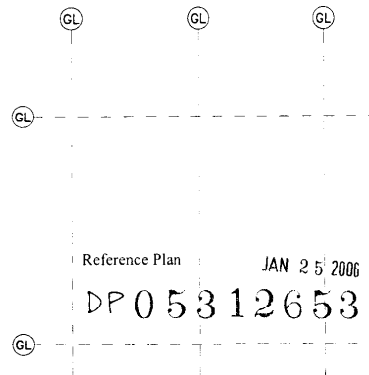
3 BUILDING 2 & 5
FUTURE ROOF PLAN
A252 1/8"=1'-0"



4 BUILDING '3' & '4'
GROUND FLOOR PLAN
A252 1/8"=1'-0"



5 BUILDING '3' & '4'
SECOND FLOOR PLAN
A252 1/8"=1'-0"



6 BUILDING '3' & '4'
FUTURE ROOF PLAN
A252 1/8"=1'-0"

Reference Plan
JAN 25 2006
DP05312653

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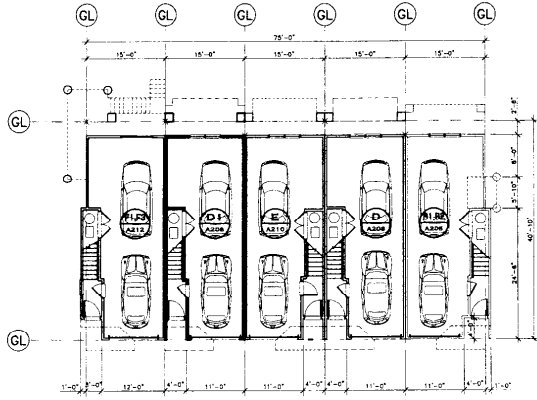
Patricia
10001 176th Street
Richmond B.C. V6V 1P7
TEL: (604) 271-1111
FAX: (604) 271-1111
E-MAIL: info@elegantdev.com
WEB: www.elegantdev.com

NAVIGATOR'S COVE
1225 No. 2 Road
RICHMOND B.C.

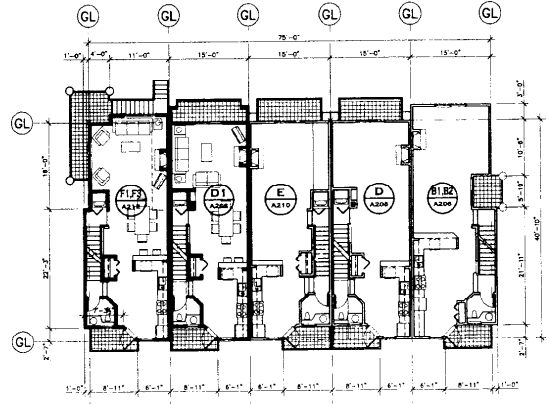
ELEGANT DEVELOPING INC

NO.	DATE	BY	CHK.

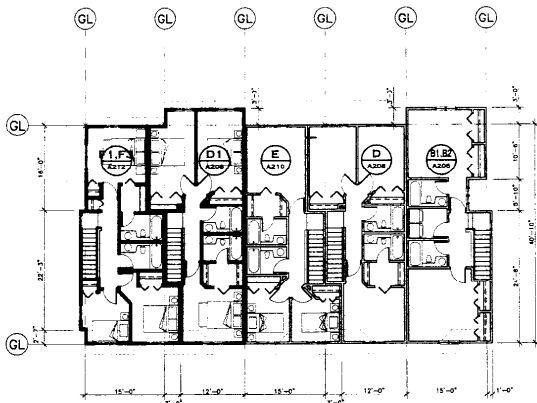
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BUILDING 2 & 5
BUILDING 3 & 4
FLOOR PLANS



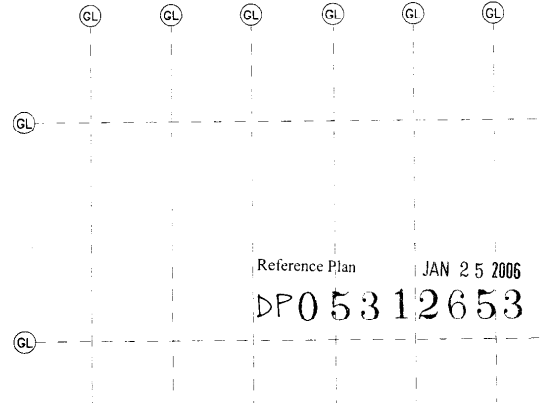
1 BUILDING '8' & '10'
GROUND FLOOR PLAN
A254 1/8"=1'-0"



2 BUILDING '8' & '10'
SECOND FLOOR PLAN
A254 1/8"=1'-0"



3 BUILDING '8' & '10'
THIRD FLOOR PLAN
A254 1/8"=1'-0"



4 BUILDING '8' & '10'
FUTURE ROOF PLAN
A254 1/8"=1'-0"

Reference Plan JAN 25 2006
DP05312653

NOTES

A LIMIT TYPE
A201 REFERENCE PAGE

1	GROUND FLOOR PLAN
2	SECOND FLOOR PLAN
3	THIRD FLOOR PLAN
4	FUTURE ROOF PLAN

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Richmond, B.C.
V6V 2K9
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Fax: (604) 273-1111
www.ckm.com

NAVIGATOR'S COVE
12251 No. 3 Road
RICHMOND, B.C.

ELEGANT DEVELOPMENT INC

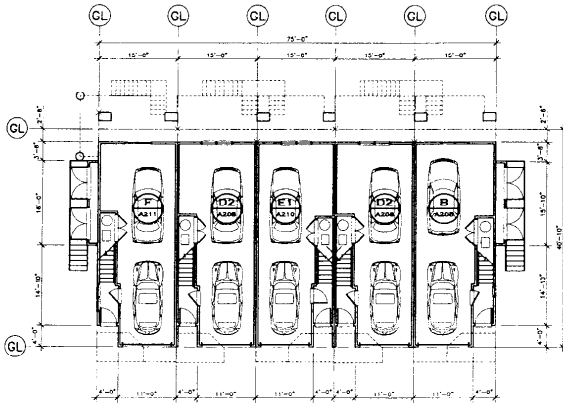
DATE	NO.

BUILDING '8' & '10'
FLOOR PLANS

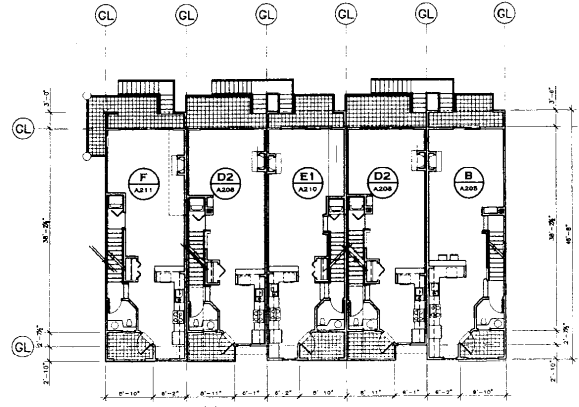
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A-254	E

NOTES

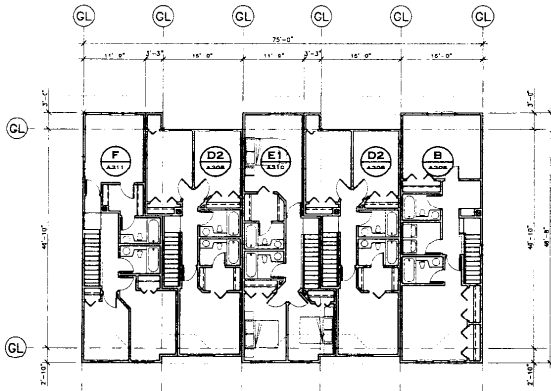
A UNIT TYPE
A255 REFERENCE PAGE



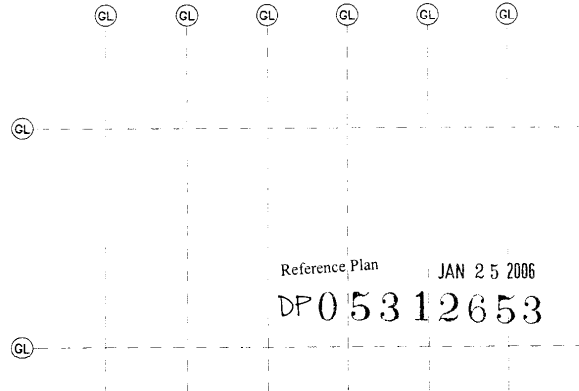
1 BUILDING '9'
GROUND FLOOR PLAN
A255 1/8"=1'-0"



2 BUILDING '9'
SECOND FLOOR PLAN
A255 1/8"=1'-0"



3 BUILDING '9'
THIRD FLOOR PLAN
A255 1/8"=1'-0"



4 BUILDING '9'
FUTURE ROOF PLAN
A255 1/8"=1'-0"

REVISION	NO.	DATE	DESCRIPTION

Patrick
 Ltd 238 - 1380 MC K ROAD
 RICHMOND, B.C. V6X 1K7
 TEL: 604-273-1400
 FAX: 604-273-1401
 CELL: 604-273-1404
 E-MAIL: info@patrickofbc.com
 WEB: www.patrickofbc.com

NAVIGATOR'S COVE
 12251 No. 2 ROAD
 RICHMOND, B.C.

ELEGANT DEVELOPMENT INC

Reference Plan

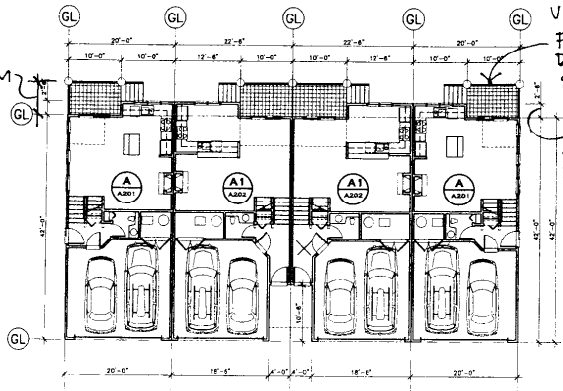
JAN 25 2006

DP05312653

BUILDING '9'
FLOOR PLANS

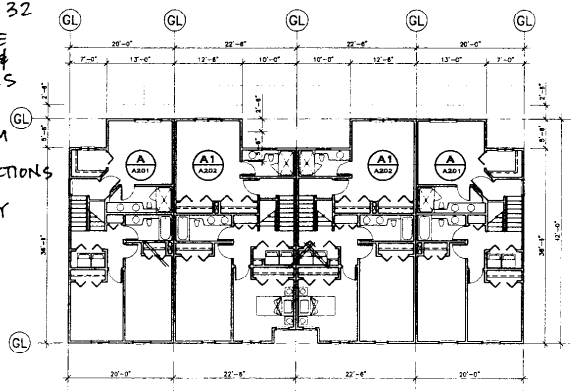
NO.	REV.
A-255	E

GL @ 3M
SETBACK

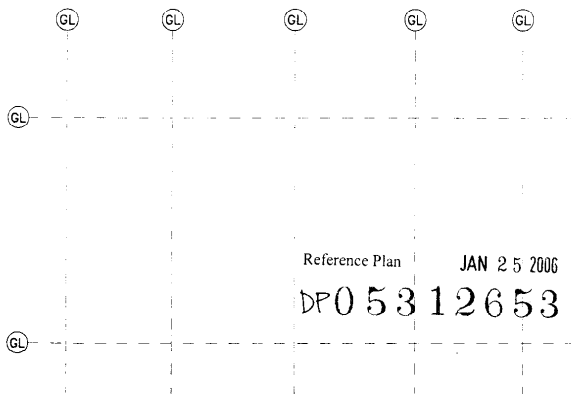


1 BUILDING '11'
GROUND FLOOR PLAN
A256 1/8"=1'-0"

UNIT # 32
FUTURE
DECK &
STAIRS



2 BUILDING '11'
SECOND FLOOR PLAN
A256 1/8"=1'-0"



4 BUILDING '11'
FUTURE ROOF PLAN
A256 1/8"=1'-0"

Reference Plan JAN 25 2006
DP05312653

NOTES

A	UNIT TYPE
A301	REFERENCE PAGE

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V6V 2K5
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Fax: 604-273-1178
Email: info@elegantdev.com
Web: www.elegantdev.com

NAVIGATOR'S COVE
12251 No. 2 ROAD
RICHMOND B.C.

ELEGANT DEVELOPMENT INC.

DATE	BY

BUILDING '11'
FLOOR PLANS

DATE	BY

A-256 E



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone (604) 276-4007 Fax (604) 278-5139

**Notice of Application
For a Development Permit
DP 05-312653**

Applicant: Patrick Cotter Architect Inc.

Property Location: 12251 No. 2 Road

Intent of Permit:

1. To permit the construction of 36 townhouse units at 12251 No 2 Road on a site zoned "Townhouse District (R2 – 0.7)"; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase permitted lot coverage from 40% to 43.2%;
 - b) Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m deep room projections limited to the first storey only on the southwest building; and
 - c) Permit 40 tandem parking spaces in 20 townhouse units.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: Wednesday, January 25, 2006
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

To obtain further information on this application, or to review supporting staff reports, **contact the Urban Development Division** ((604) 276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between January 13, 2006 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2006.htm>.

David Weber
Director, City Clerk's Office

DW:wI