



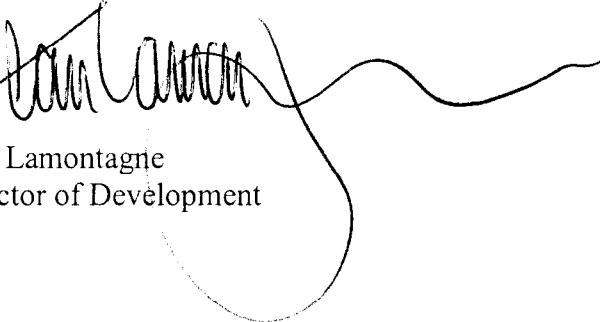
City of Richmond

Report to Committee

To: Planning Committee **Date:** January 30, 2006
From: Jean Lamontagne **File:** RZ 05-298878
Director of Development
Re: **Application by Patrick Cotter Architect Inc. for Rezoning at 7191, 7211, 7231 and 7251 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.6)**

Staff Recommendation

That Bylaw No. 8033 for the rezoning of 7191, 7211, 7231 and 7251 No. 2 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.6)”, be introduced and given first reading.

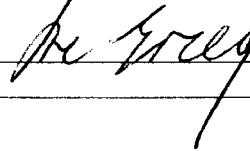


Jean Lamontagne
Director of Development

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone 7191, 7211, 7231 and 7251 No. 2 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 - 0.6)” (**Attachment 1**) in order to permit 26-unit townhouse development.

Findings Of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject site is in the Blundell Area and is located on No. 2 Road between Granville Avenue and Blundell Road.

The existing development surrounding the site is described as follows:

- To the north, is an existing single-family residence, and church property beyond which are both under the same ownership, zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and “Assembly District (ASY)”;
- To the west, are existing single-family residential lots facing Langton Road, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the south, is an existing two-storey multi-family development, zoned “Townhouse District (R2)”;
- To the east, across No. 2 Road are a single-family residential lot and strata-titled duplexes, zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and “Two-Family Housing District (R5)”.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies directs that townhouse applications may be considered if they meet specified location criteria. The proposed development meets the intent of the strategy.

The subject site:

- a) is located along a major arterial road;
- b) exceeds the minimum 30 m frontage with approximately 100 m frontage;
- c) continues the pattern of townhouse development established on the adjacent property to the south and to the north at Granville Avenue;

- d) enhances the redevelopment potential of the adjacent church manse single-family lot at 7151 No. 2 Road which is over 40 years old. The church property and associated residential property along with the subject development site are located between two (2) townhouse developments to the north and south. The adjacent single-family home has redevelopment potential either for townhouse development with cross-access secured through the subject site or assembly development in consolidation with and with access through the church property;
- e) benefits from public transit available along Granville Avenue and Blundell Road; and
- f) is within walking distance (approximately 525 m) of the Blundell Neighbourhood Service Centre.

The applicant has prepared a development concept plan of the development potential of the adjacent single family lot at 7151 No. 2 Road. The applicant mailed an informational letter to neighbours in November of 2005 explaining the nature of the rezoning application and including a site plan showing the proposed townhouse development, surrounding context and development potential for townhouses on the adjacent church manse single-family lot at 7151 No. 2 Road using the cross-access agreement secured through the subject site (**Attachment 3**). The informational letter was sent to proximate neighbours in the local area (**Attachment 4**) and the City received no public letters in response.

Staff Comments

Staff Technical Review comments are attached (**Attachment 5**). No significant concerns have been identified through the technical review.

Analysis

“Townhouse District (R2 – 0.6)” is recommended for consistency with arterial road redevelopment elsewhere in the city. The allowable density of 0.6 is higher than the existing 0.55 density permitted to the north and south through “Townhouse District (R2)” **Attachment 6**).

The subject site is located on an arterial road adjacent to a townhouse development to the south facing Langton Road and a single-family home to the north associated with the church property further north. As there is no similar redevelopment occurring adjacent to the property, no cross-access agreement has been secured on adjacent development for the use of the subject property. “Townhouse District (R2 – 0.6)” permits three-storey structures (up to 11 m in height), and the proposed development proposes a mix of two and three-storey buildings.

Five (5) two-storey duplexes are located along the interface to the single-family homes facing Langton Road. Sixteen (16) dwelling units in three (3) three-storey buildings front onto No. 2 Road with two-storey end units located at the south and north interfaces to the adjacent townhouse development and church manse.

Tree Retention and Replacement

- A tree survey and partial arborist assessment has been submitted (**Attachment 7**). According to the survey, there are 16 existing trees onsite and an additional 12 neighbouring trees whose root zones likely substantially encroach into the development parcel. The arborist assessed the health of nine (9) of the trees, including one (1) of the neighbouring trees. Assessment of the health of four (4) additional trees including a substantial Evergreen tree (0.45 m dbh) will be required during the Development Permit process along with a finalized tree retention/replacement strategy;
- 14 of the 16 existing trees have been proposed for removal on a preliminary basis. These are proposed to be replaced with 19 new trees ranging in size from 3 m tall Magnolias to 5 m tall Western Red Cedar. Opportunities for new tree planting are constrained onsite due to existing power lines along No. 2 Road and a sanitary sewer right-of-way along the rear property line. Protection is required for all neighbouring trees on private property. Installation of protective tree fencing to the satisfaction of a registered arborist will be required prior to future Demolition or Development Permit issuance;
- The registered arborist has recommended retention of two (2) substantial Cedar trees facing No. 2 Road at the southern end of the property. Retention viability will be further investigated during the Development Permit process as the existing sidewalk at the roadside edge of this major arterial road will be removed to improve pedestrian safety and streetscape design. A new sidewalk will be constructed behind a new grass boulevard with street trees and the existing line of power poles.

Design Review and Future Development Permit Considerations

- A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.
- The applicant has developed a preliminary design for this site (**Attachment 8**). This will be further investigated during the Development Permit application process to achieve a quality project that complies with the Official Community Plan (OCP) design guidelines, complements the neighbourhood and responds to feedback received from Council and the public. Review by the Advisory Design Panel will be required as part of the Development Permit process.
- Preliminary issues related to the proposed design include:
 - Finalized tree retention/replacement strategy;
 - Layout of frontage improvements and relationship to onsite landscape treatment;

- Proposed variances will be reviewed in the context of appropriate adjacencies, privacy design measures and landscaping. Variances requested include: 0.1% increase to the lot coverage, 0.9 m reductions to the side yard setback for the northeast and southeast buildings fronting onto No. 2 Road, 3% increase to permitted small car parking spaces (to add two (2) additional small car spaces), and 28 tandem parking spaces in 14 townhouse units. The variances are sought in order to accommodate a two-storey interface to surrounding properties and a duplex massing interface to the existing single-family homes to the rear of the subject site. These variances can be considered by staff to allow for better adjacencies at the rear and sides of the site provided adequate design measures are incorporated to mitigate privacy concerns through the Development Permit process.

Financial Impact

No apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to Citywide objectives for residential growth and development. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.

The list of rezoning conditions is included as **Attachment 9**. The developer has agreed to these conditions as evidenced by his signed acceptance. The developer is providing voluntary contributions of \$13,000 to the Child Care Development Fund and \$13,000 to the Affordable Housing Statutory Reserve Fund.

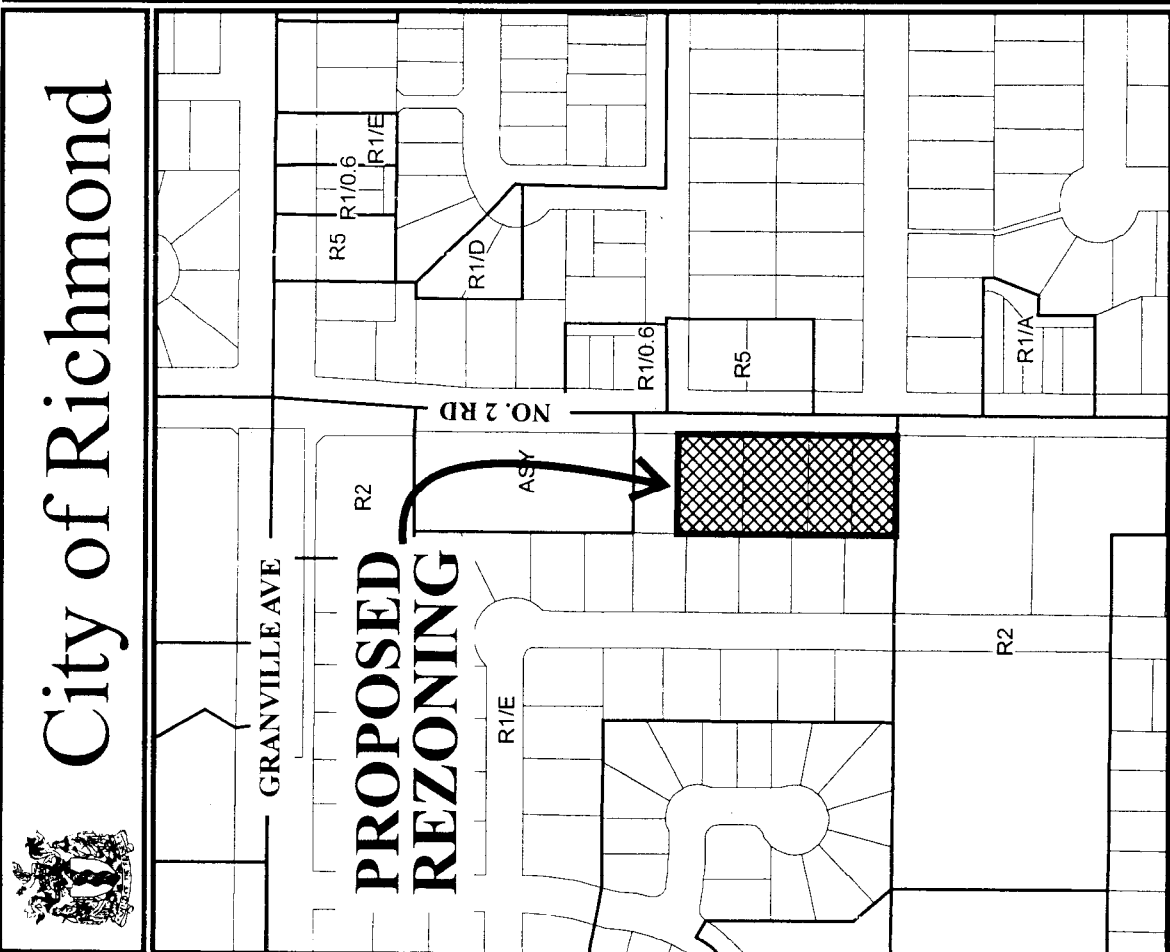
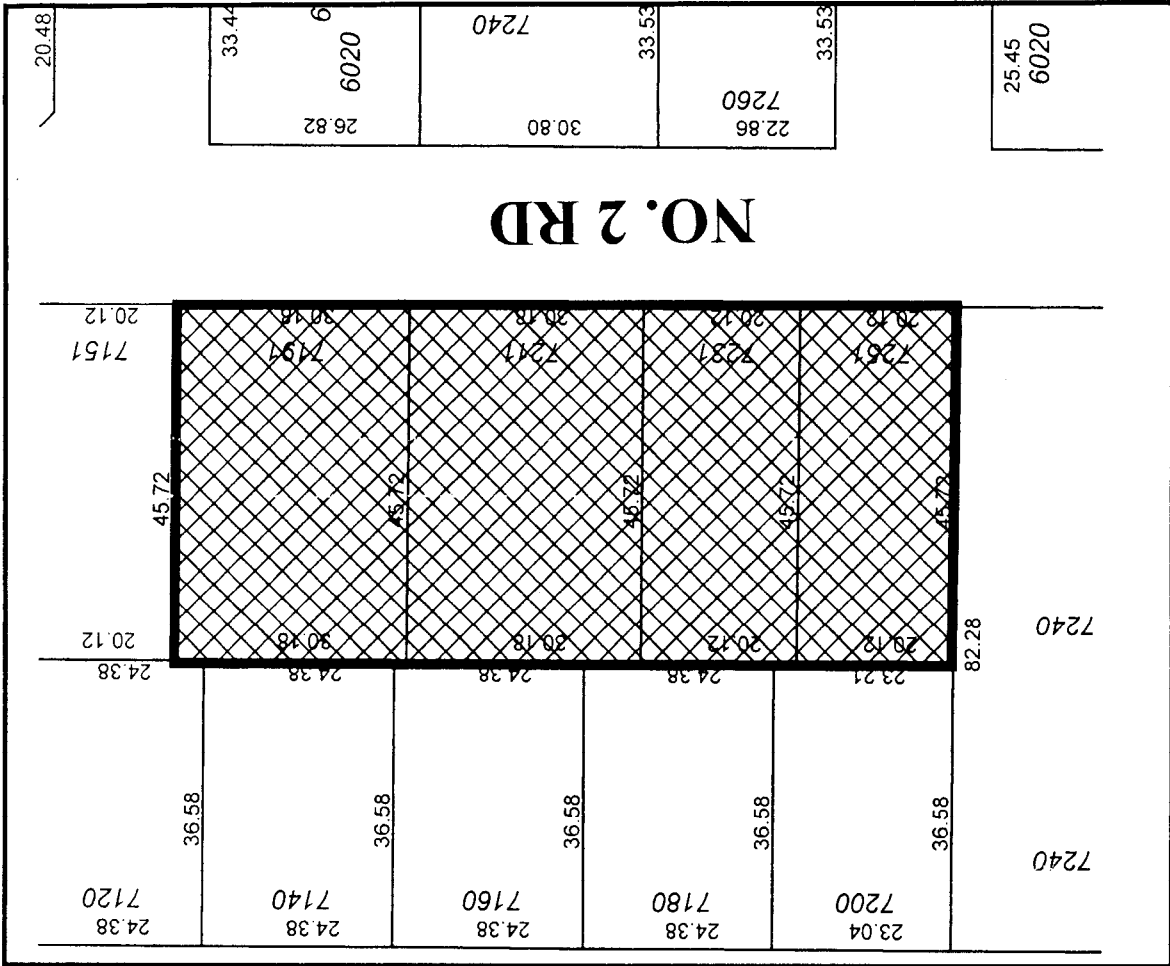


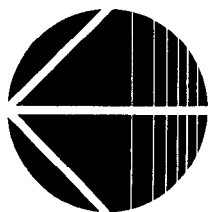
Sara Badyal, M.Arch.
Planner 1
(4282)

SB:blg

See **Attachment 9** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

Attachment 1	Location Map
Attachment 2	Development Application Data Sheet
Attachment 3	Applicant Informational Letter to Neighbours
Attachment 4	Informational Notification Map
Attachment 5	Staff Technical Review Comments
Attachment 6	Existing Land Use Context Map
Attachment 7	Tree Survey and Arborist Report
Attachment 8	Preliminary Architectural Drawings (Site plan and elevations)
Attachment 9	Rezoning Conditional Requirements





RZ 05-298878

Original Date: 05/16/05
 Revision Date: 06/09/05
 Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 05-298878

Attachment 2

Address: 7191, 7211, 7231 & 7251 No. 2 Road

Applicant: Patrick Cotter Architect Inc.

Owners: 0727458 B.C. Ltd; Seashore Construction Ltd. Inc. No. 0671763; and
Elegant Development Inc. Inc. No. 0534461

Planning Area(s): Blundell Area

	Existing	Proposed
Site Size:	4,599 m ²	No change
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R2 – 0.6
Number of Units	4	26

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.6	0.59	None permitted
Lot Coverage – Building:	Max. 40%	40.1 %	0.1 % increase
Setback – Front Yard:	Min. 6 m	Min. 6.1 m	None
Setback – Side Yard:	Min. 3 m	3 m at rear buildings & 2.1 m at front buildings	0.9 m reduction at front buildings
Setback – Rear Yard:	Min. 3 m	4.7 m	None
Height (m):	11 m & three-storeys	10.8 m three-storey & 8.4 m two-storey	None
Lot Size:	Min. 30 m Width & Min. 35 m Depth	100.6 m Width & 45.7 m Depth	None
Off-street Parking – Regular/Visitor:	52 and 6	52 and 6	None
Accessible Spaces:	2	2	None
Small Car Spaces:	Max 30% (17 spaces)	33% (19 spaces)	3% increase (2 spaces)
Tandem Spaces:	Not permitted	28 spaces (14 units)	28 tandem spaces
Off-street Parking Spaces – Total:	58	58	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 156 m ²	156 m ²	None

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick
Architect Inc.

November 28th 2005

Dear Resident,

Please find enclosed an information package illustrating the townhouse development proposed for 7191, 7211, 7231 and 7251 No2 RD in Richmond, B.C. The project is at the re-zoning stage (File #RZ 05-298878).

The fully landscaped Project includes 26 townhouses, an amenity area, a two car garage per unit and four visitor parking stalls. Access is provided from Number Two Road at a point approximately in the middle of the site.

The buildings fronting onto No. 2 road are proposed at three storeys in height. The buildings backing onto the existing neighbourhood to the west have been designed as two storeys to match the height of the existing single family residences. The second storey of these units, as well as the units which are adjacent to the existing residences at the North and south property lines, are further stepped back to create a larger open space when viewed from the neighbouring properties.

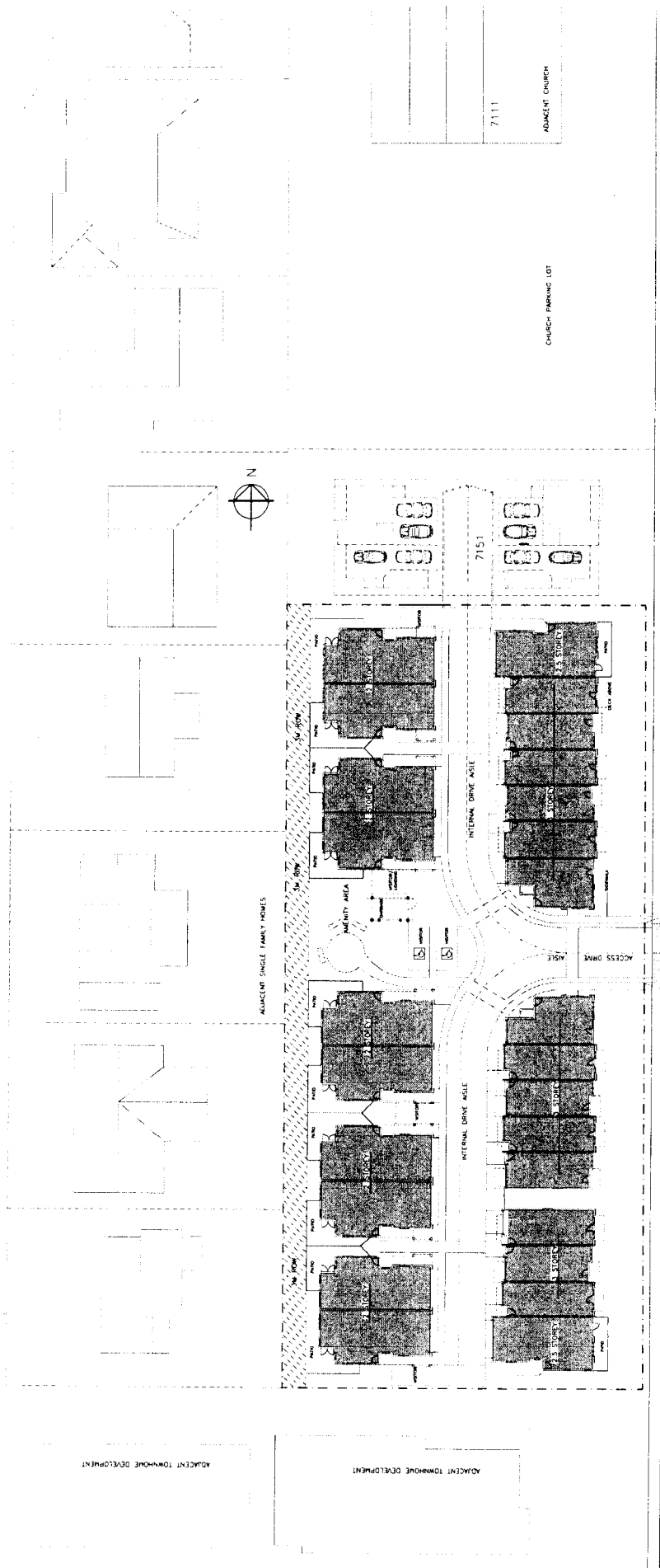
The package includes the site plan showing the subject properties and adjacent properties. The drawing also indicates, in dashed lines how the proposed development makes provision for a possible potential future development of the neighbouring site at 7151 No 2 RD.

If you have any question or require additional information, please do not hesitate to contact the writer at (604) 272-1477.

Sincerely

Patrick Cotter Architect Inc.

Marco Ciriello, Project Architect

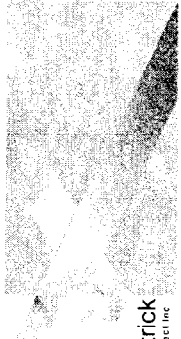


**NOTE: 11x17 PLAN
SENT WITH
LETTERS**

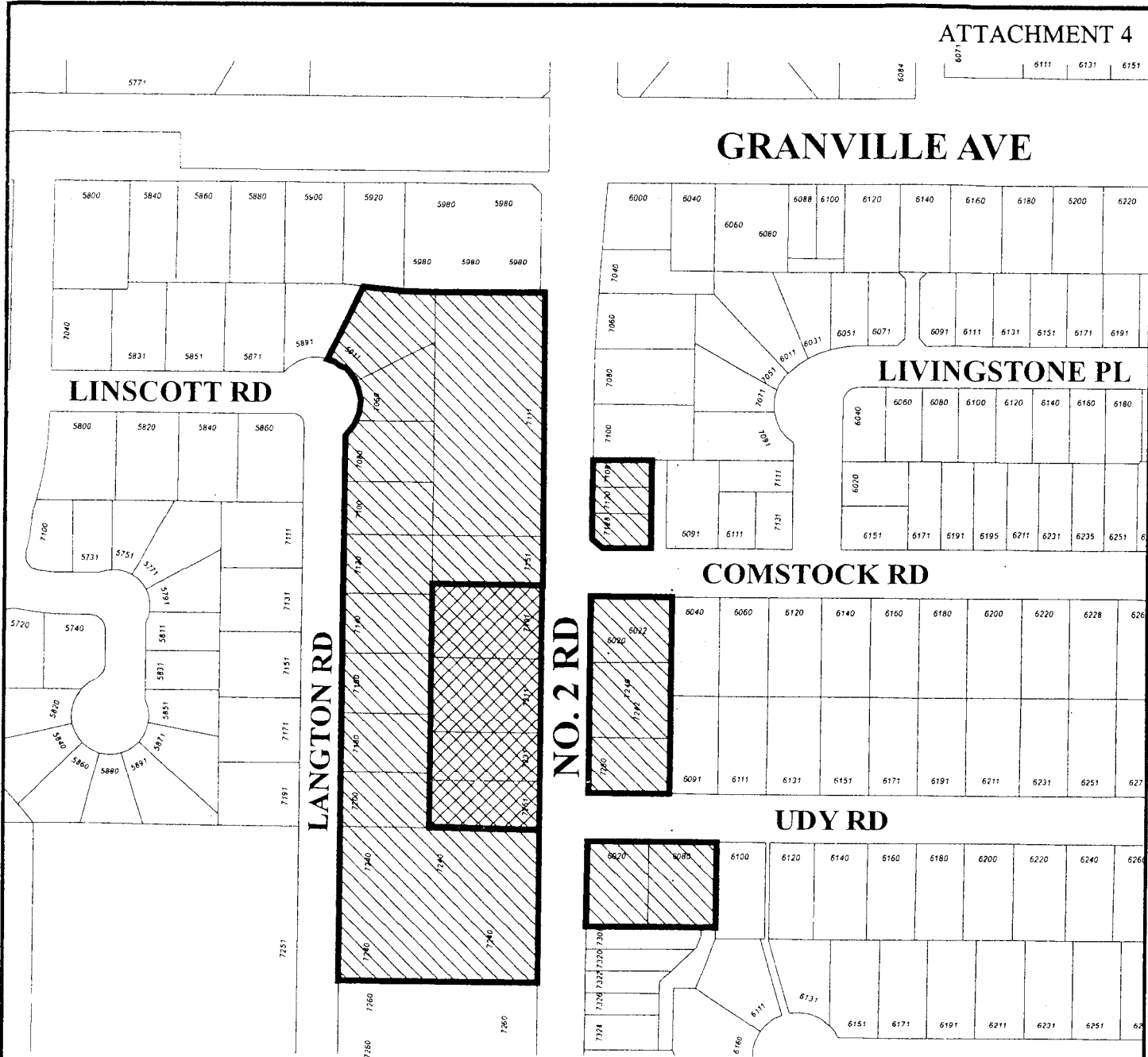
PRELIMINARY 26 UNIT DESIGN FOR
7191, 7211, 7231, 7251 NO. 2 ROAD.
ISSUED FOR NEIGHBORHOOD
INFORMATION AND CONSULTATION
PURPOSES.



**NO. 2 ROAD PROPOSED
MULTIFAMILY DEVELOPMENT**

Unit 235, 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7
TEL: (604) 272-1477
FAX: (604) 272-1471
E-MAIL: info@cotterarchitects.com



Patrick
Architect Inc



-  Informational Consultation Map
-  Subject Site - RZ 05-298878



Informational Consultation Map

Adopted Date: 01/17/06

Amended Date:

Note: Dimensions are in METRES

Staff Technical Review Comments

7191, 7211, 7231 & 7251 No 2 Road (RZ 05-298878)

Development Applications

1. Acquisition of 7151 No. 2 Road would have been preferable. A representative of the church congregation has indicated that they are not interested in selling or developing the property at this time. The existing home is currently being used as the church manse.
2. 702 Policy 5439 restricts single-family residential subdivision to Single-Family Housing District, Subdivision Area E (R1/E). To the south, 702 Policy 5463 restricts single-family residential subdivision to Single-Family Housing District, Subdivision Area H (R1/H) with a lane and Single-Family Housing District, Subdivision Area E (R1/E) without a lane.

Transportation

1. Frontage improvement along the site's east frontage along No.2 Road.
2. Register cross-access for 7151 No.2 Road on the title.
3. Driveway to be located along No.2 Road mid-way between the intersections of Comstock Road and Udy Road (at approx. 55 m from the south property line) with 15 m of queuing.
4. Prior to future Building Permit issuance a construction parking and traffic management plan is to be provided including: 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.
5. The number and dimensions of off-street parking stalls to conform to City's Bylaw requirement. Ensure parking does not conflict with vehicle access from No 2 Road.
6. During the Development Permit process, the applicant is to demonstrate how a loading truck (i.e., SU 9) would be accommodated on site, especially given there is no stopping or parking allowed along No.2 Road.

Engineering

1. Capacity analyses were required and submitted for storm and sanitary sewers. A water supply analysis was not required as the available Fire Flow of 340.00 l/s (using the 2021 OCP Maximum Day Model) exceeds the minimum requirement of 200 l/s for townhouses. The storm and sanitary sewer analyses were acceptable to Engineering with no upgrades identified. Calculations are to be shown in the required Servicing Agreement design.
2. Consolidation of the lots into one (1) development parcel is required.
3. Registration of a 0.6 m linear Public Rights-of-Passage (PROP) right-of-way (ROW) is required across the entire frontage for a new 1.5 m sidewalk behind the existing power pole line.

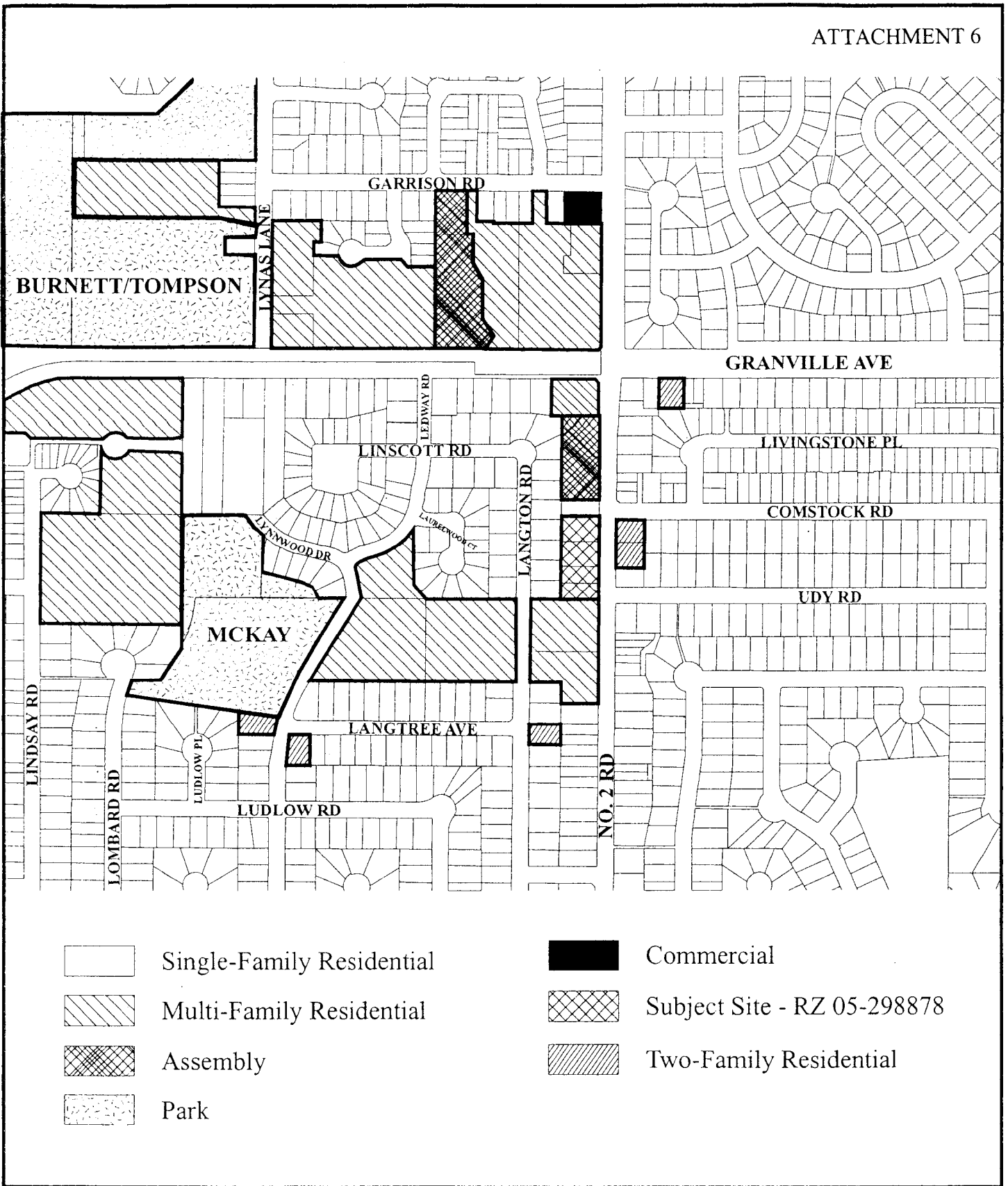
4. Then, prior to issuance of the future Building Permit, the developer shall enter into the City's standard Servicing Agreement to design and construct frontage beautification. Works include, but are not limited to, removal of the existing sidewalk, pouring a new 1.5m concrete sidewalk at the PROP ROW line, creating a grass boulevard with street trees between the curb and the new front of walk. Note that if the proposed driveway location conflicts with an existing power pole or lamp standard, relocation will be at the developer's sole cost.

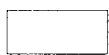
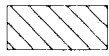


Emergency Services




Access routes for proposed development and future development conform. At the Development Permit stage, confirm that the most remote unit's principal entrance (including possible future development of 7151 No. 2 Road) is within 45 m of a fire truck access route and within 90 m of a fire hydrant.

Garbage & Recycling

The proposed development will be on City blue carts recycling collection and private garbage collection. The blue cart recycling operator will park his truck on No. 2 Road and bring out the recycling carts to be emptied and return them. Prior to Development Permit issuance when the design is finalized, a legal agreement is to be secured for the benefit of future development at 7151 No. 2 Road to use the recycling carts at this development.



-  Single-Family Residential
-  Multi-Family Residential
-  Assembly
-  Park

-  Commercial
-  Subject Site - RZ 05-298878
-  Two-Family Residential

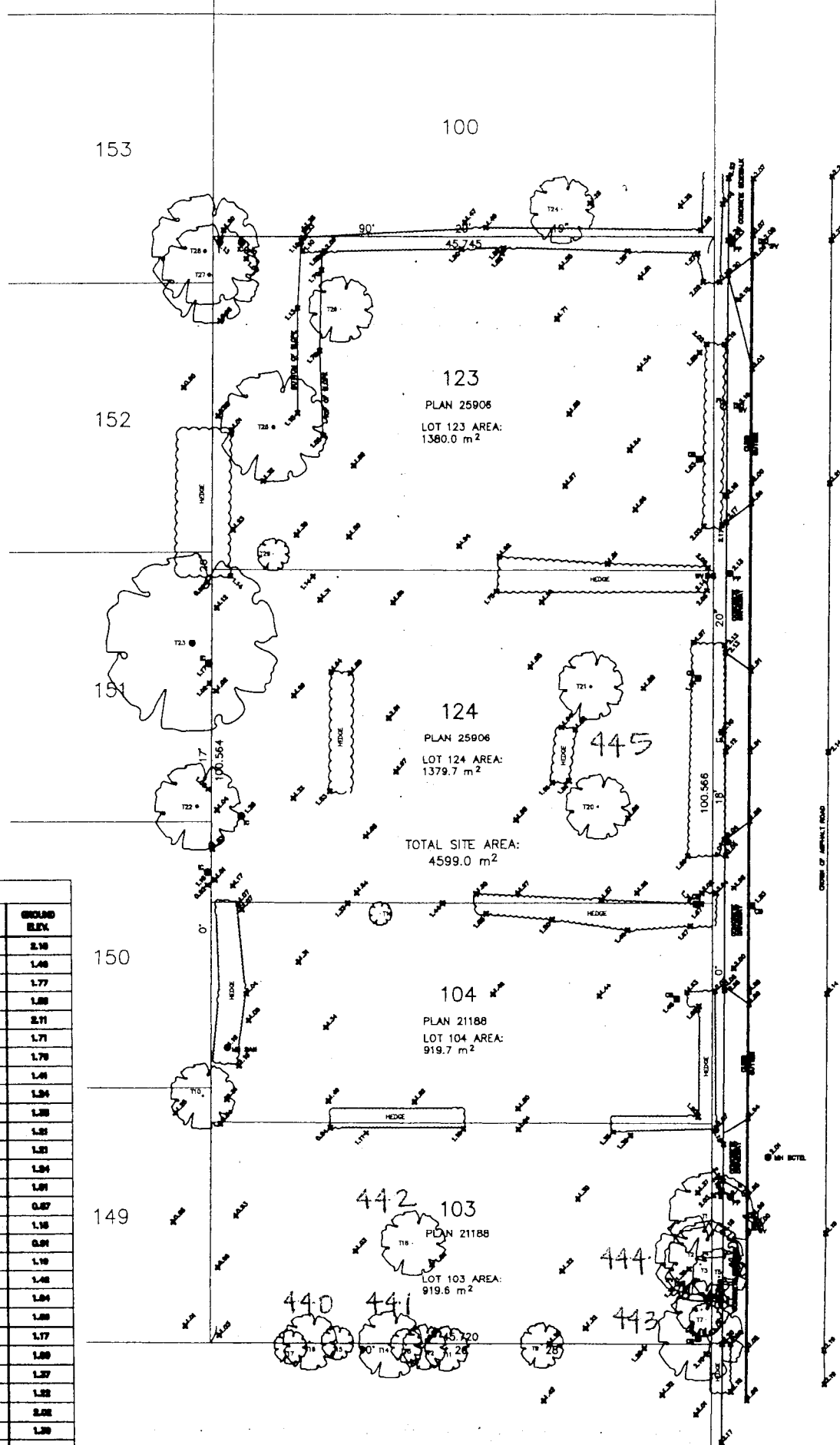


Existing Land Use Map

Adopted Date: 01/18/06

Amended Date:

Note: Dimensions are in METRES



TREE TABLE			
	TREE TYPE	TRUNK DIA.	GROUND ELEV.
T1	DECIDUOUS	0.11	2.10
T2	CEDAR	0.4	1.40
T3	CEDAR	0.35	1.77
T4	CEDAR	0.35	1.80
T5	DECIDUOUS	0.35	2.11
T6	DECIDUOUS	0.30	1.71
T7	DECIDUOUS	0.1	1.70
T8	CEDAR	0.35	1.40
T9	DECIDUOUS	0.17	1.54
T10	CEDAR	0.3	1.30
T11	CEDAR	0.3	1.32
T12	CEDAR	0.3	1.32
T13	DECIDUOUS	0.25	1.34
T14	CEDAR	0.37	1.61
T15	DECIDUOUS	0.22	0.87
T16	DECIDUOUS	0.35	1.15
T17	DECIDUOUS	0.17	0.91
T18	DECIDUOUS	0.17	1.10
T19	CEDAR	0.10	1.42
T20	DECIDUOUS	0.3	1.64
T21	DECIDUOUS	0.35	1.30
T22	CEDAR	0.4	1.17
T23	DECIDUOUS	0.7	1.30
T24	DECIDUOUS	0.10	1.37
T25	PINE	0.40	1.22
T26	DECIDUOUS	0.10	2.02
T27	FR	0.40	1.20
T28	BIRCH	0.40	1.20
T29	DECIDUOUS	0.14	1.10

NO. 2 ROAD

NW2148

152

DP 05-316398
RZ 05-298878

ARBORIST REPORT

Prepared for

C. Kavolinas & Associates Inc.

Location: 7191, 7211, 7231 & 7251 No. 2 Road, Richmond, B.C.

Prepared by:

Randy Greenizan
Certified Arborist
Phone #: 604-888-0268
Fax #: 604-888-7034
Email: greenizanr0268@shaw.ca

October 12, 2005

APPLICANT TO
PROVIDE PLAN

ARBORIST: Randy Greenizan
ISA Certified Arborist
Certification #: PN-0712 A

SITE FEATURES:

This is a multi-family development that encompasses 4 existing residential lots on No. 2 Road. These properties are being maintained as residential lots and are quite well kept.

There are no environmental issues associated with this overall site and there were no raptor nests visible.

Due to the nature of the development the trees will all have to be removed. There are very few trees, however, there are a couple of cedar hedges that are in good condition. These will also have to be removed, as it will be virtually impossible to move them, and their respective root zones will be impacted by development.

Tree Evaluation

Tag #: 440
Species: 3 Mountain Ash
DBH: 30 cm Average

Condition: These trees are in poor condition. They have poor live crowns with internal rot and damage. These trees are on the edge of the property line.

Recommendation: These 3 trees be removed.

Tag #: 441
Species: Cedar
DBH: 35 cm

Condition: This tree is in good condition. It is on the edge of the property line and will not survive construction of the visitor parking stall.

Recommendation: This tree be removed.

Tag #: 442
Species: Japanese Maple
DBH: 20 cm Average

Condition: This tree is multi-stemmed and it is in good condition. It is in the building envelope.

Recommendation: This tree be removed.

Tag #: 443 & 444
Species: 2 Cedar trees
DBH: 45 cm Average

Condition: These trees are in good condition. They could be retained, however, a drip line no encroachment zone shall be established and maintained throughout the duration of the development.

Recommendation: These 2 trees be retained.

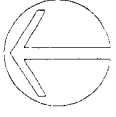
Tag #: 445
Species: 2 Purple Leafed Plums
DBH: 33 cm

Condition: These 2 trees are in good condition. They are in the proposed internal road.

Recommendation: These 2 trees be removed.



Randy Greenizan, ISA Certified Arborist



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.

CRANFOLINUS & ASSOCIATES INC
 8214A CSA

21300 84 AVENUE
 LANSING
 VAN 172

PHONE (404) 888-7363

ELEGANT DEVELOPMENTS INC
 C/O PARKY COTTER ARCHITECT INC
 #235, 11300 NO. 5 ROAD
 RICHMOND, B.C.
 VAN 3V1

PHONE (604)

PLAN VIEW

TREE RETENTION PLAN
 MULTI-FAMILY
 DEVELOPMENT
 2191 TO 2201, NO. 2 ROAD
 RICHMOND, B.C.

DATE 1.200

BY OCT/05

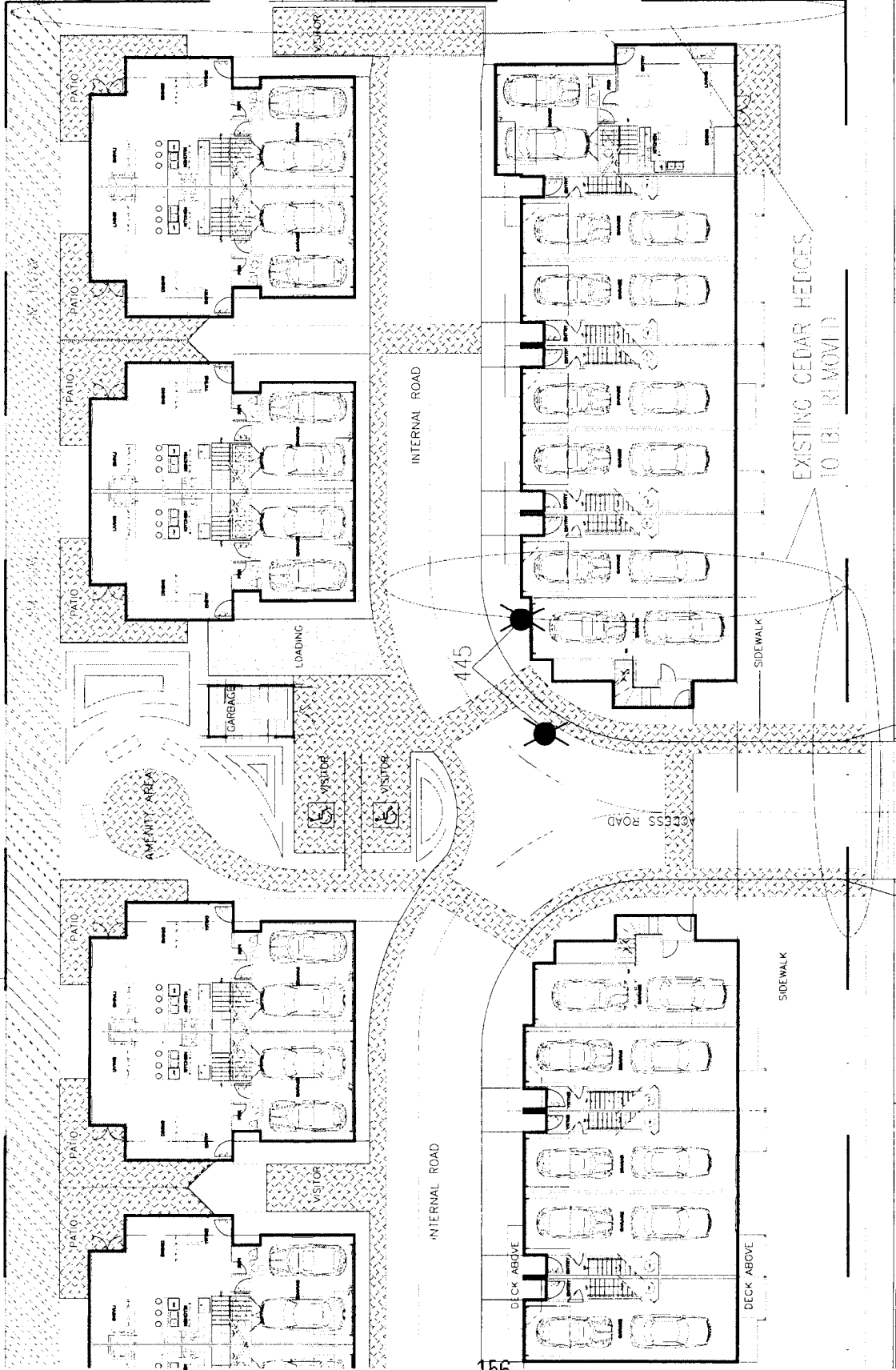
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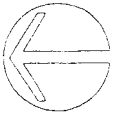
SHEET 2

OF SHEET

PROJECT NO. L-1A



No. 2 ROAD



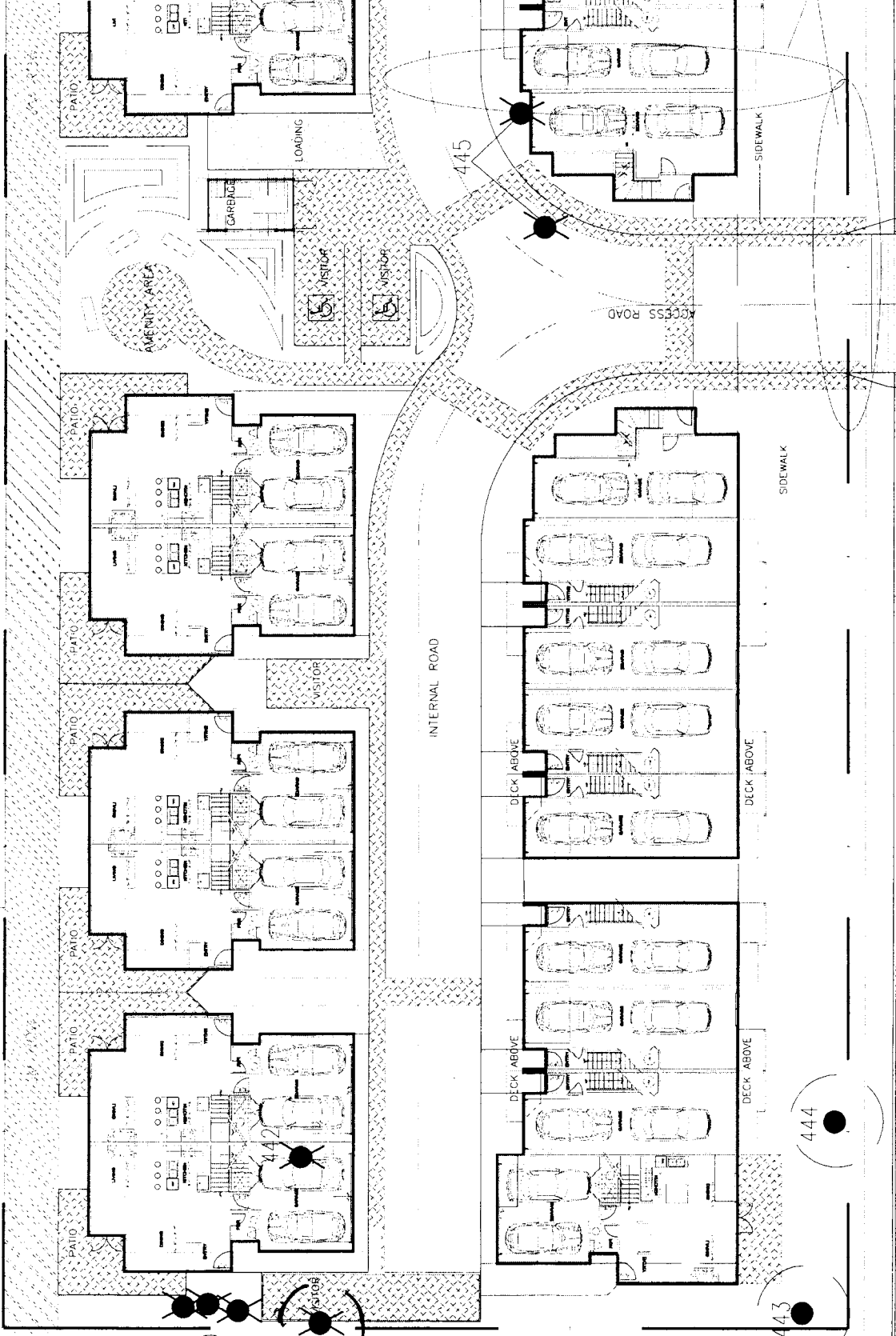
LEGEND
 ● = TREES TO BE RETAINED
 ✖ = TREES TO BE REMOVED
 ○ = PROTECTION BARRIER

KANOLINAS & ASSOCIATES INC.
 BRISA, C.S.A.
 7130R - 26 AVENUE
 LAJAS, V.I.C.
 V.M. 117
 PHONE (044) 888-2383

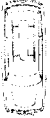
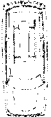
ELEGANT DEVELOPMENTS INC.
 6/6 PARKER COTTER ARCHITECTS INC.
 1/130, 1/1300 NO. 5 ROAD
 HOUSTON, T.C.
 476 000
 PHONE (044) 804

PLAN VIEW
 TREE RETENTION PLAN
 MULTI-FAMILY
 DEVELOPMENT
 719, 720, 721, NO. 2 ROAD
 WENWOOD, B.C.

DATE	1, 200	BY	DK/7/05
SCALE		DATE	
NO.		DATE	
APP'D		DATE	



No. 2 ROAD



440
 441
 441 TO BE RETAINED
 157

PROPOSED TOWNHOUSE DEVELOPMENT

ELEGANT DEVELOPMENTS INC.

7191-7251 No. 2 ROAD
RICHMOND, BRITISH COLUMBIA

PROJECT DATA:

CIVIC ADDRESS: 7191 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA
7211 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA
7231 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA
7251 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA

LEGAL ADDRESS: LOT 123 SECTION 13 BLOCK 4N RG7W PLAN 25906
LOT 124 SECTION 13 BLOCK 4N RG7W PLAN 25906
LOT 104 SECTION 13 BLOCK 4N RG7W PLAN 21188
LOT 105 SECTION 13 BLOCK 4N RG7W PLAN 21188

APPLICANT: PATRICK COTTER ARCHITECT INC.
235 - 11300 No. 5 ROAD
RICHMOND, BRITISH COLUMBIA

ZONING: EXISTING: R1/A
PROPOSED: R2-0.6

SITE AREA:	GROSS:	48,995.49 Sq.Ft. (6191 Sq.m.)		
	ROAD DED.:	0.00 Sq.Ft.		
	NET:	48,995.49 Sq.Ft.		
COVERAGE:		40.0% Max. Permitted		40.1% Proposed
		19,598.20 Max. Permitted		19,670.79 Proposed
F.A.R.:		29,397.29 (0.60) Max. Permitted		29,129.09 0.59
ADDITIONS to FAR:	Garage (2)	13,993.20 Max. Permitted		10,845.90 Proposed
	Entry Area (1)	2,797.60 Max. Permitted		2,797.60 Proposed
	Cov. Areas	2,939.73 (10% of FAR) Max		799.76 2.7%
	Total:	49,127.82 Max. Permitted		43,572.35 Proposed
PARKING:	Resident	2.0/unit	52 Required	52 Proposed
	Visitor	0.2/unit	5.2 Required	6.0 Proposed
	Accessible	2%	1.1 Required	2.0 Proposed
	Total		58 Required	58 Proposed
Notes	(1)	Each unit is permitted to deduct from the allowable FAR an area of up to 10m ² (107.64 sq ft) to be used entry and staircase purposes.		
	(2)	Each unit is permitted in addition to the allowable FAR an area to a maximum of 50m ² (538.21 sq ft) for use as off-street parking.		

← REFERENCE INFORMATION



DEVELOPMENT DATA:

PROFORMA SUMMARY		UNIT A	UNIT A1	UNIT B	UNIT B1	UNIT C	UNIT D	UNIT E	TOTAL
		3 storey 2 bedroom	3 storey 2 bedroom	3 storey 3 bedroom	3 storey 3 bedroom	2 storey 3 bedroom	3 storey 3 bedroom	2 storey 3 bedroom	
LEVEL 1:	LIVING	84.39	84.39	82.00	82.00	548.98	97.65	814.25	
LEVEL 2:	LIVING	539.00	539.00	540.00	546.00	752.88	578.07	684.01	
LEVEL 3:	LIVING	457.88	457.88	581.66	588.16	0.00	572.75	0.00	
STAIR ALLOWANCE		-107.64	-107.64	-107.64	-107.64	-107.64	-107.64	-107.64	
FAR		973.63	973.63	1,096.02	1,108.52	1,194.22	1,140.83	1,190.62	
	GARAGE	458.61	458.61	491.01	497.51	355.37	422.42	355.37	
	COVERED AREA @ GRADE	4.00	4.00	12.00	12.00	3.94	122.50	3.63	
SITE COVERAGE		547.00	547.00	565.01	591.51	908.28	642.57	973.25	
	COVERED AREA ABOVE GRADE			45.00	45.50		45.54		
QUANTITY:		4	1	6	1	2	2	10	26
TOTAL FAR:		3,894.52	973.63	6,576.12	1,108.52	2,388.44	2,281.86	11,906.20	29,129.09
TOTAL COVERAGE		2,188.00	547.00	3,510.06	591.51	1,816.58	1,285.14	9,732.50	18,670.79

NOTES

1	UNIT NUMBER
D	UNIT TYPE

1	DATE	15/05/2017
2	DESCRIPTION	REVISED TO SHOW UNIT 19
3	DATE	15/05/2017
4	DESCRIPTION	REVISED TO SHOW UNIT 20
5	DATE	15/05/2017
6	DESCRIPTION	REVISED TO SHOW UNIT 21
7	DATE	15/05/2017
8	DESCRIPTION	REVISED TO SHOW UNIT 22
9	DATE	15/05/2017
10	DESCRIPTION	REVISED TO SHOW UNIT 23
11	DATE	15/05/2017
12	DESCRIPTION	REVISED TO SHOW UNIT 24
13	DATE	15/05/2017
14	DESCRIPTION	REVISED TO SHOW UNIT 25
15	DATE	15/05/2017
16	DESCRIPTION	REVISED TO SHOW UNIT 26
17	DATE	15/05/2017
18	DESCRIPTION	REVISED TO SHOW UNIT 27
19	DATE	15/05/2017
20	DESCRIPTION	REVISED TO SHOW UNIT 28
21	DATE	15/05/2017
22	DESCRIPTION	REVISED TO SHOW UNIT 29
23	DATE	15/05/2017
24	DESCRIPTION	REVISED TO SHOW UNIT 30
25	DATE	15/05/2017
26	DESCRIPTION	REVISED TO SHOW UNIT 31
27	DATE	15/05/2017
28	DESCRIPTION	REVISED TO SHOW UNIT 32
29	DATE	15/05/2017
30	DESCRIPTION	REVISED TO SHOW UNIT 33
31	DATE	15/05/2017
32	DESCRIPTION	REVISED TO SHOW UNIT 34
33	DATE	15/05/2017
34	DESCRIPTION	REVISED TO SHOW UNIT 35
35	DATE	15/05/2017
36	DESCRIPTION	REVISED TO SHOW UNIT 36
37	DATE	15/05/2017
38	DESCRIPTION	REVISED TO SHOW UNIT 37
39	DATE	15/05/2017
40	DESCRIPTION	REVISED TO SHOW UNIT 38
41	DATE	15/05/2017
42	DESCRIPTION	REVISED TO SHOW UNIT 39
43	DATE	15/05/2017
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45	DATE	15/05/2017
46	DESCRIPTION	REVISED TO SHOW UNIT 41
47	DATE	15/05/2017
48	DESCRIPTION	REVISED TO SHOW UNIT 42
49	DATE	15/05/2017
50	DESCRIPTION	REVISED TO SHOW UNIT 43
51	DATE	15/05/2017
52	DESCRIPTION	REVISED TO SHOW UNIT 44
53	DATE	15/05/2017
54	DESCRIPTION	REVISED TO SHOW UNIT 45
55	DATE	15/05/2017
56	DESCRIPTION	REVISED TO SHOW UNIT 46
57	DATE	15/05/2017
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74	DESCRIPTION	REVISED TO SHOW UNIT 55
75	DATE	15/05/2017
76	DESCRIPTION	REVISED TO SHOW UNIT 56
77	DATE	15/05/2017
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91	DATE	15/05/2017
92	DESCRIPTION	REVISED TO SHOW UNIT 64
93	DATE	15/05/2017
94	DESCRIPTION	REVISED TO SHOW UNIT 65
95	DATE	15/05/2017
96	DESCRIPTION	REVISED TO SHOW UNIT 66
97	DATE	15/05/2017
98	DESCRIPTION	REVISED TO SHOW UNIT 67
99	DATE	15/05/2017
100	DESCRIPTION	REVISED TO SHOW UNIT 68



Patrick
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 100
 VANCOUVER, BC V6H 3G7
 TEL: 604 272 1111
 FAX: 604 272 1112
 WWW.PATRICKARCHITECTS.COM

PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7191, 7211, 7231, 7251 No 2 Road
 Richmond, British Columbia

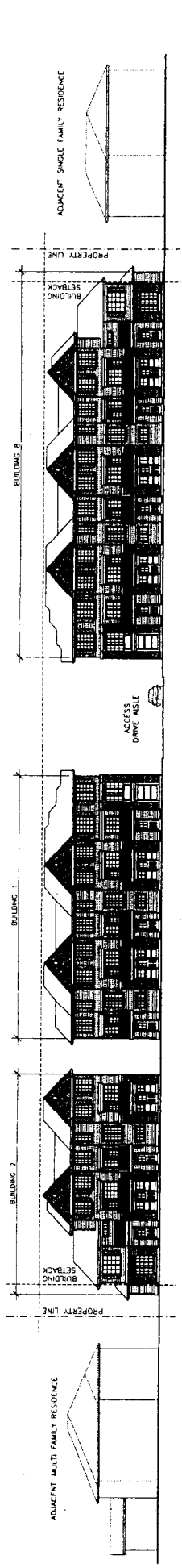
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 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]
 SHEET TITLE: [Title]

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NO. 7 ROAD	6'-10" (2.1m)
ADJACENT TOWNHOME DEVELOPMENT	
ADJACENT SINGLE FAMILY	

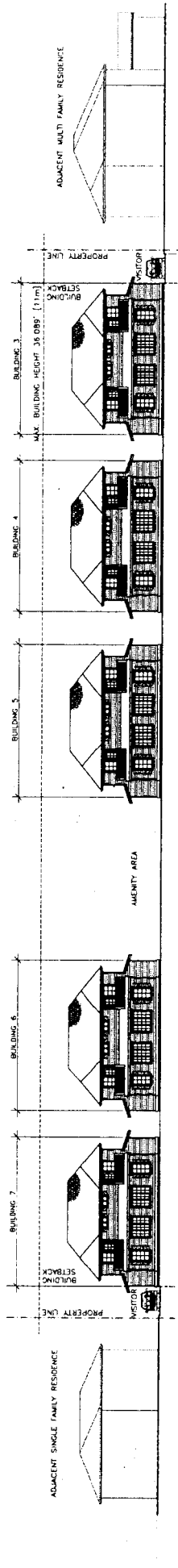
SITE PLAN

1 SITE PLAN
 A101 1/8"=1'-0"

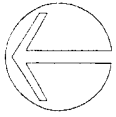
NO. 2 ROAD	6'-10" (2.1m)
NO. 7 ROAD	6'-10" (2.1m)
ADJACENT TOWNHOME DEVELOPMENT	
ADJACENT SINGLE FAMILY	



1
NO. 2 ROAD
STREETSCAPE
1/16" = 1'-0"



2
WEST ELEVATION LOOKING EAST
STREETSCAPE
1/16" = 1'-0"



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

S. KAVOLINAS & ASSOCIATES INC.
 BCSA CSQA
 21308 BRIDGE AVENUE,
 GAITHERSBURG, MD 20878
 PHONE (301) 888-2183

ELEGANT DEVELOPMENTS INC.
 476 PARK COTTER ARCHITECT INC.
 #235, 11300 NO. 5 ROAD
 RICHMOND, B.C.
 V7A 3J7
 PHONE (604) 271-1000

PLAN VIEW

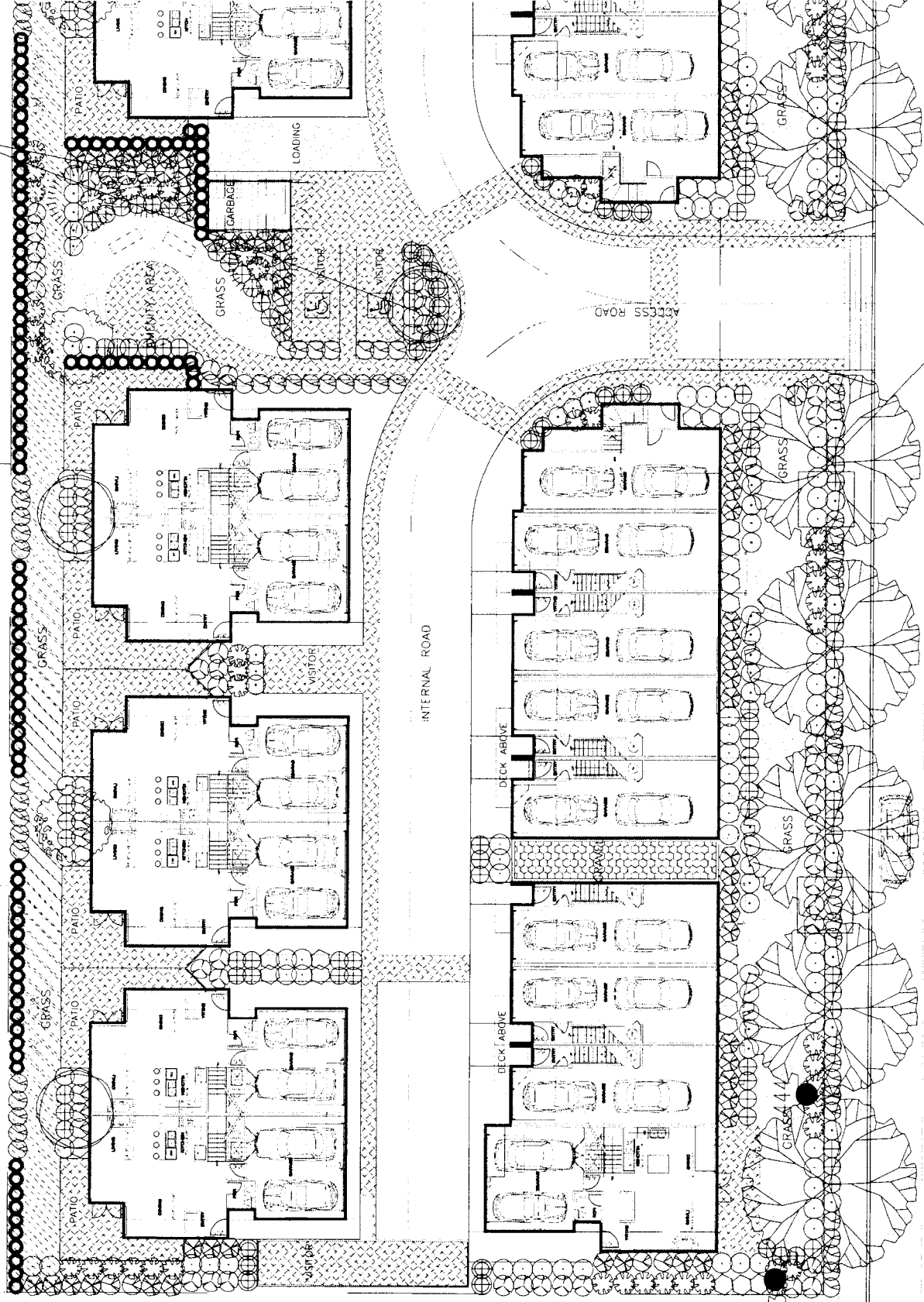
LANDSCAPE PLAN
 MULTI-FAMILY
 DEVELOPMENT
 7171 NO. 2 ROAD
 RICHMOND, B.C.

SCALE	DATE	NO.	BY
1:200	OCT/05		
DATE	BY	NO.	BY
DATE	BY	NO.	BY
DATE	BY	NO.	BY

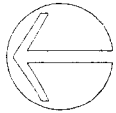
PLANTING BEDS TO BE BERMED AT A 3:1 SLOPE

VICTOR STANLEY BENCHES MODEL C138 6 FT.

POST & RAIL FENCE SEWE THIS SHEET FOR DETAILS



NO. 2 ROAD



LEGEND

- = TREES TO BE RETAINED
- ⊙ = TREES TO BE REMOVED
- = PROTECTION BARRIER

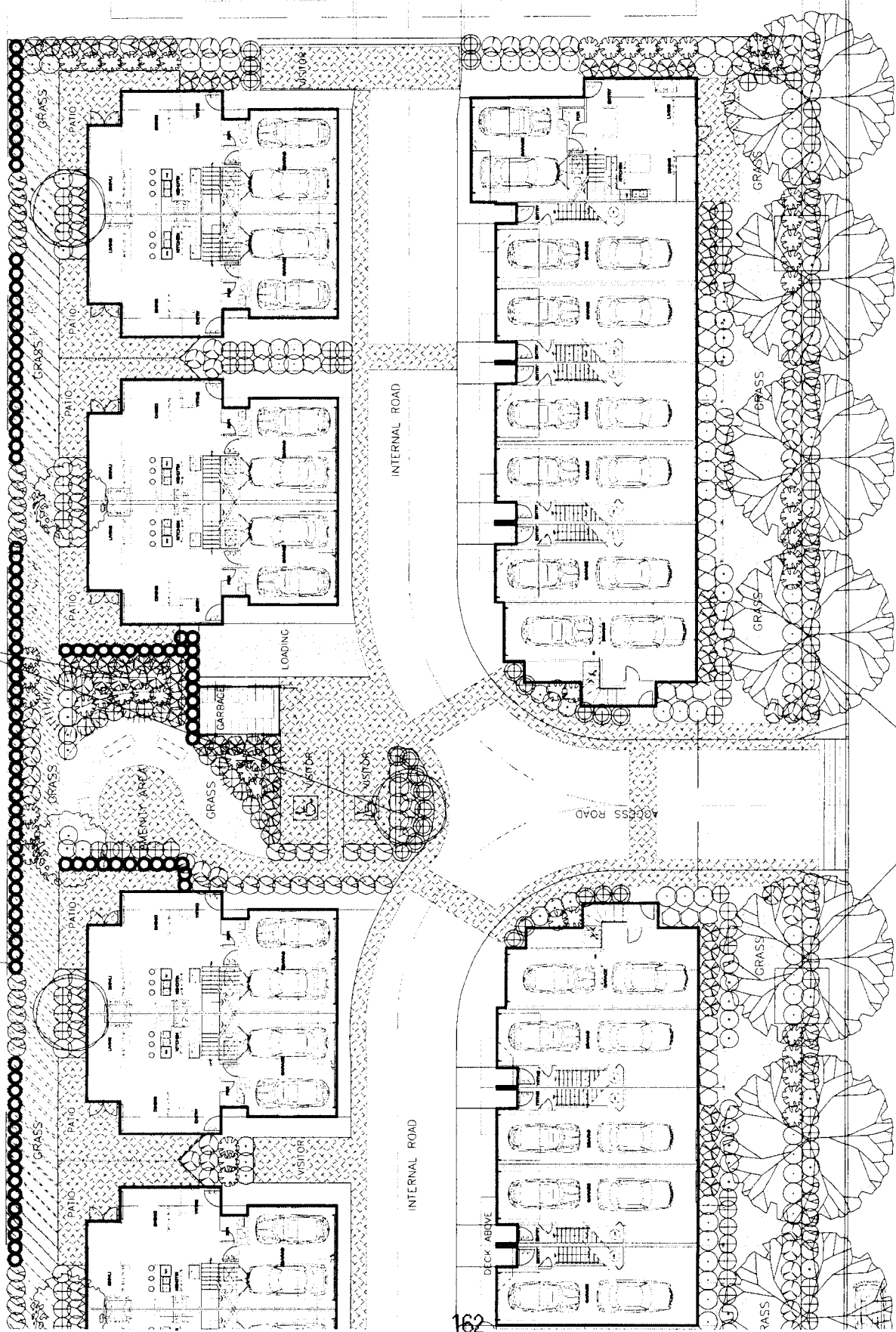
C. KAVOLINAS & ASSOCIATES INC.
 ARCHITECTS
 7100 100 BELMONT
 WASHINGTON, D.C.
 PHONE (800) 888-2383

ELEGANT DEVELOPMENTS INC.
 LANDSCAPE ARCHITECTS
 676 PATRICK COTTER ACHIEVE! INC.
 P.O. BOX 11000, No. 5 ROAD
 RICHMOND, VA 23231
 PHONE (804) 771-1000

PLAN VIEW

LANDSCAPE PLAN
 MULTI-FAMILY
 DEVELOPMENT
 7141 TO 7201 - No. 2 ROAD
 RICHMOND, VA

DATE	1/200	SCALE	1/8" = 1'-0"
DRAWN BY		CHECKED BY	
DATE		DATE	
PROJECT	7141 TO 7201 - No. 2 ROAD		
DATE		SCALE	1/8" = 1'-0"




















VICTOR STANLEY BENCHES
 MODEL C138 6 FT.

PLANTING BEDS TO BE
 BERMED AT A 3:1 SLOPE

No. 2 ROAD

POST & RAIL FENCE
 SEWIE THIS SHEET
 FOR DETAILS

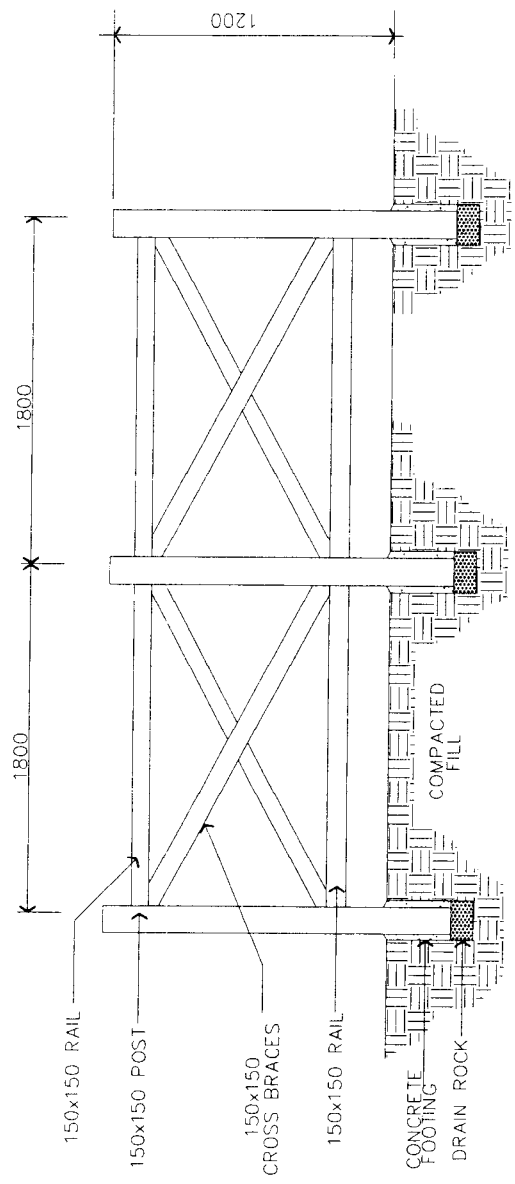
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BOTANICAL NAME		COMMON NAME									
	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA		3	3.00 METERS	AS SHOWN	B. & B.				
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE		4	6.00 CM. CAL.	AS SHOWN	B. & B. REPLACEMENT TREE				
	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE		9	8 CM. CAL.	AS SHOWN	B. & B. REPLACEMENT TREE				
	THUJA PLICATA	WESTERN RED CEDAR		3	5.00 METERS	AS SHOWN	B. & B. REPLACEMENT TREE				
	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA		65	#2 POT	85 CM. O.C.					
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		120	#2 POT	85 CM. O.C.					
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA		50	#3 POT	90 CM. O.C.					
	NANDINA DOMESTICA	HEAVENLY BAMBOO		23	#2 POT	90 CM. O.C.					
	RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK RHODODENDRON		78	#3 POT	90 CM. O.C.					
	RHODODENDRON FINNISH 'ELVIIRA'	FINNISH RHODODENDRON		67	#3 POT	90 CM. O.C.					
	VIBURNUM TINUS DWARF	SPRING BOUQUET VIBURNUM		91	#3 POT	90 CM. O.C.					
	VIBURNUM DAVIDII	VIBURNUM		28	#3 POT	90 CM. O.C.					
	RHODODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK RHODODENDRON		72	#3 POT	90 CM. O.C.					
	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY		76	#3 POT	90 CM. O.C.					
	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE		133	2.00 METERS	40 CM. O.C.					
	GRAVEL										
	GRASS										

500m²

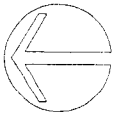
FENCE DETAIL

(DIMENSIONS IN mm)




N.T.S.



ELEVATION



LEGEND

-  = TREES TO BE RETAINED
-  = TREES TO BE REMOVED
-  = PROTECTION BARRIER

C. KAVOLINAS & ASSOCIATES INC.
 BC/CA CSA
 2150A - 86 AVENUE
 LANGLY, B.C.
 V4M 1Z7
 PHONE (604) 881-2383

ELSON DEVELOPMENTS INC.
 674 AVENUE SOUTH BRIDGEDALE INC.
 F233 - 5000 - 100 ROAD
 RICHMOND, B.C.
 V7A 5J7
 PHONE (604) 271-1111

PLAN VIEW

LANDSCAPE PLAN
 MULTI-FAMILY
 DEVELOPMENT
 7197 TO 7231 - HWY 2 ROAD
 RICHMOND, B.C.

SCALE: 1:200	DATE: 06/1/05
DRAWN: [Name]	CHECKED: [Name]
APP'D: [Name]	DATE: [Date]

DATE: [Date]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 1-1

NOTES

EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1/2" TRIM ON PAINTED 2" X 4'S
- 3 PRE-FINISHED ALUMINUM GUTTER ON PAINTED 2" X 4'S BOARD
- 4 PAINTED 6" X 1" BRACKET BRACKETS
- 5 PAINTED 1/2" TRIM ON 2" X 4'S HORIZONTAL TRIM BOARD ON FLASHING OVER
- 6 PAINTED 1" CORNER BOARD (IF EXP. TRIM)
- 7 PAINTED CLEAR FINISHES (IF EXP. TRIM)
- 8 PAINTED MESH PANEL
- 9 BRICK VENER
- 10 DOUBLE GLAZED WINDOWS - UNIT & 24" SIDE & TOP TRIM ON FLASHING OVER
- 11 PAINTED 1/2" TRIM ON 2" X 4'S HORIZONTAL TRIM BOARD ON FLASHING OVER
- 12 PAINTED METAL ON GARAGE DOOR
- 13 PAINTED WOOD SAILING
- 14 PAINTED 2" X 12" BULK HEAD TRIM

NO.	DESCRIPTION	UNIT
1	ASPHALT SHINGLE ROOF	1
2	PAINTED 1/2" TRIM ON PAINTED 2" X 4'S	2
3	PRE-FINISHED ALUMINUM GUTTER ON PAINTED 2" X 4'S BOARD	3
4	PAINTED 6" X 1" BRACKET BRACKETS	4
5	PAINTED 1/2" TRIM ON 2" X 4'S HORIZONTAL TRIM BOARD ON FLASHING OVER	5
6	PAINTED 1" CORNER BOARD (IF EXP. TRIM)	6
7	PAINTED CLEAR FINISHES (IF EXP. TRIM)	7
8	PAINTED MESH PANEL	8
9	BRICK VENER	9
10	DOUBLE GLAZED WINDOWS - UNIT & 24" SIDE & TOP TRIM ON FLASHING OVER	10
11	PAINTED 1/2" TRIM ON 2" X 4'S HORIZONTAL TRIM BOARD ON FLASHING OVER	11
12	PAINTED METAL ON GARAGE DOOR	12
13	PAINTED WOOD SAILING	13
14	PAINTED 2" X 12" BULK HEAD TRIM	14

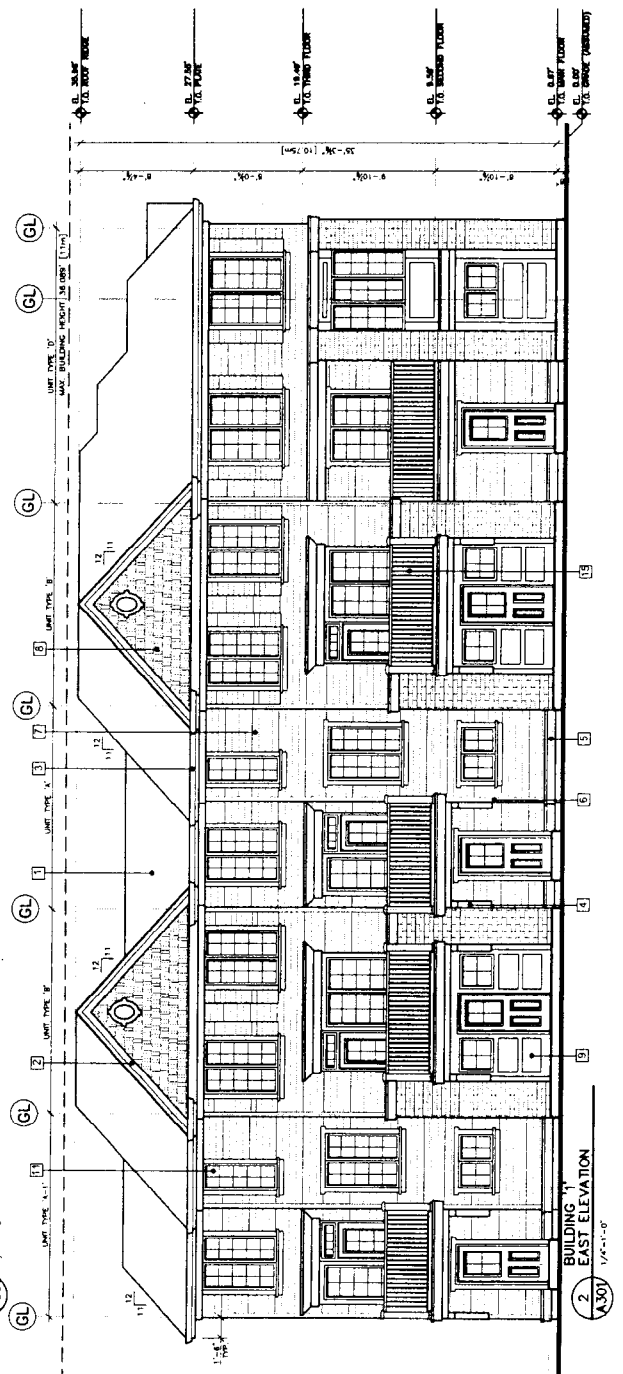
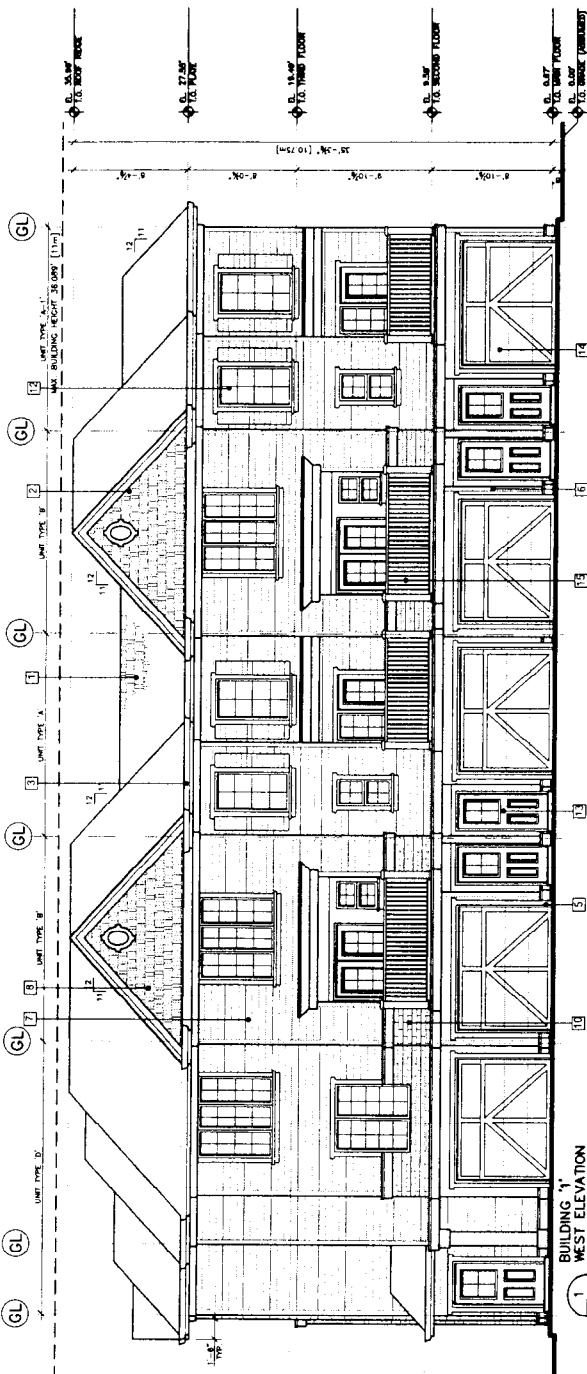


PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
 17171/17183/17251/17252 Road
 Richmond, British Columbia
ELEGANT DEVELOPMENTS INC.
 4100 West 10th Avenue
 Richmond, British Columbia
 V7E-1E9
 Ph: 604.890.2228
 Fax: 604.890.2229
 Email: info@elegantdevelopments.com
 Website: www.elegantdevelopments.com

NO.	DESCRIPTION	UNIT
1	ASPHALT SHINGLE ROOF	1
2	PAINTED 1/2" TRIM ON PAINTED 2" X 4'S	2
3	PRE-FINISHED ALUMINUM GUTTER ON PAINTED 2" X 4'S BOARD	3
4	PAINTED 6" X 1" BRACKET BRACKETS	4
5	PAINTED 1/2" TRIM ON 2" X 4'S HORIZONTAL TRIM BOARD ON FLASHING OVER	5
6	PAINTED 1" CORNER BOARD (IF EXP. TRIM)	6
7	PAINTED CLEAR FINISHES (IF EXP. TRIM)	7
8	PAINTED MESH PANEL	8
9	BRICK VENER	9
10	DOUBLE GLAZED WINDOWS - UNIT & 24" SIDE & TOP TRIM ON FLASHING OVER	10
11	PAINTED 1/2" TRIM ON 2" X 4'S HORIZONTAL TRIM BOARD ON FLASHING OVER	11
12	PAINTED METAL ON GARAGE DOOR	12
13	PAINTED WOOD SAILING	13
14	PAINTED 2" X 12" BULK HEAD TRIM	14

**BUILDING 1'
 WEST & EAST
 ELEVATIONS**

A-301 **C**



NOTES
EXTERIOR FINISHED SCHEDULE

- 1 SPIRAL SHINGLE ROOF
- 2 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 3 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 4 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 5 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 6 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 7 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 8 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 9 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 10 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 11 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 12 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 13 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 14 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE
- 15 PAINTED 1/4" TRIM ON TRIMMED OR SLAVE

NO.	DESCRIPTION
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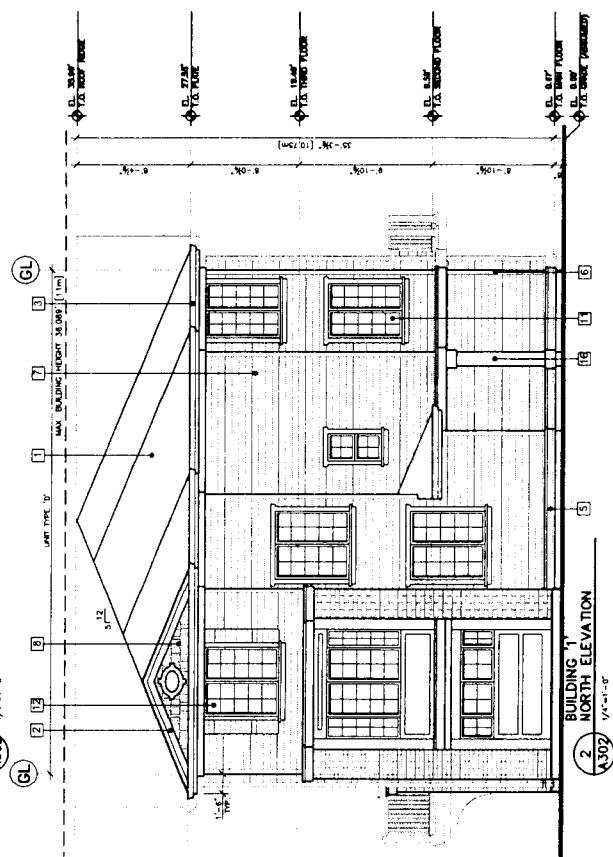
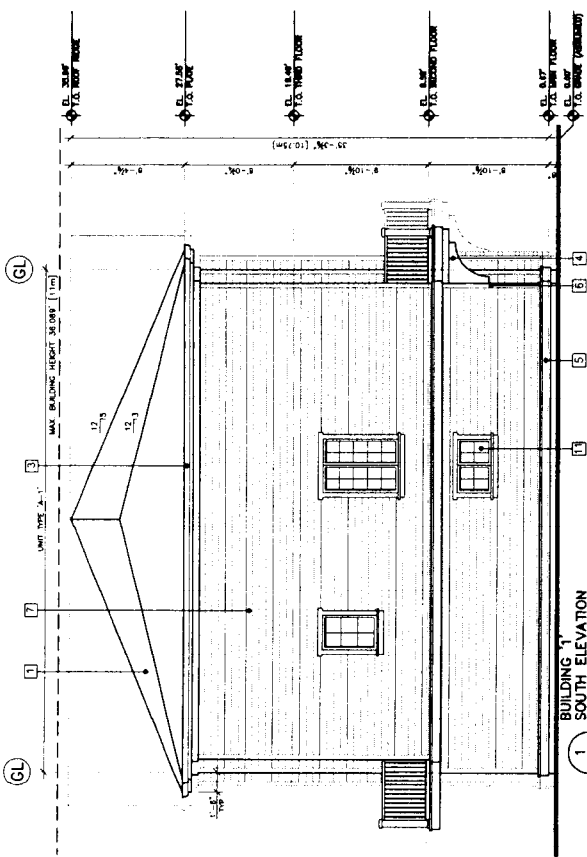
Patrick & Associates
 1000 ...
 ...
 ...

PROPOSED MULTIFAMILY
 ...
 ...
 ...

NO.	DESCRIPTION
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BUILDING '1'
 SOUTH & NORTH
 ELEVATIONS

A-302 C



- NOTES**
- EXTERIOR FINISHED SCHEDULE**
- 1 ASPHALT SHINGLE ROOF
 - 2 PAINTED 1/4" THK 2X4 PARTITION SLATS
 - 3 PRF FINISHED ALUMINUM CLITTER ON PAINTED 1/4" X 1/2" BOARD
 - 4 PAINTED 1/4" THK 2X4 BRACKET'S AND BRACKET'S ON CHANGING DEPT
 - 5 PAINTED 1" COMPRT BOARD
 - 6 PAINTED 1/2" THK 2X4 INSULATION
 - 7 PAINTED 1/2" THK 2X4 INSULATION
 - 8 PAINTED CEILING BRACKETS (R/SP TYPE 1)
 - 9 PAINTED HARDY PANEL
 - 10 BRICK VENER
 - 11 DOUBLE GLAZED WINDOWS IN UNITS FRAMES LOW 2ND FLR (R/SP UNITS) 1/2" X 1" TOP THK UNITS LANDING OVER 8 SILLUTTERS
 - 12 DOUBLE GLAZED WINDOWS IN UNITS FRAMES LOW 2ND FLR (R/SP UNITS) 1/2" X 1" TOP THK UNITS LANDING OVER 8 SILLUTTERS
 - 13 PAINTED STEEL INSULATED FLOOR
 - 14 PAINTED METAL GARAGE DOOR
 - 15 PAINTED WOOD SINK
 - 16 PAINTED 1/2" THK 2X4 UNITS

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ASP. SH. ROOF	1	SQ. FT.	1.50	1.50
2	PAINTED 1/4" THK 2X4 PARTITION SLATS	100	LF	0.50	50.00
3	PRF FINISHED ALUMINUM CLITTER ON PAINTED 1/4" X 1/2" BOARD	100	LF	1.00	100.00
4	PAINTED 1/4" THK 2X4 BRACKET'S AND BRACKET'S ON CHANGING DEPT	100	LF	1.00	100.00
5	PAINTED 1" COMPRT BOARD	100	SQ. FT.	1.00	100.00
6	PAINTED 1/2" THK 2X4 INSULATION	100	SQ. FT.	1.00	100.00
7	PAINTED 1/2" THK 2X4 INSULATION	100	SQ. FT.	1.00	100.00
8	PAINTED CEILING BRACKETS (R/SP TYPE 1)	100	LF	1.00	100.00
9	PAINTED HARDY PANEL	100	SQ. FT.	1.00	100.00
10	BRICK VENER	100	SQ. FT.	1.00	100.00
11	DOUBLE GLAZED WINDOWS IN UNITS FRAMES LOW 2ND FLR (R/SP UNITS) 1/2" X 1" TOP THK UNITS LANDING OVER 8 SILLUTTERS	100	SQ. FT.	1.00	100.00
12	DOUBLE GLAZED WINDOWS IN UNITS FRAMES LOW 2ND FLR (R/SP UNITS) 1/2" X 1" TOP THK UNITS LANDING OVER 8 SILLUTTERS	100	SQ. FT.	1.00	100.00
13	PAINTED STEEL INSULATED FLOOR	100	SQ. FT.	1.00	100.00
14	PAINTED METAL GARAGE DOOR	100	SQ. FT.	1.00	100.00
15	PAINTED WOOD SINK	100	SQ. FT.	1.00	100.00
16	PAINTED 1/2" THK 2X4 UNITS	100	SQ. FT.	1.00	100.00

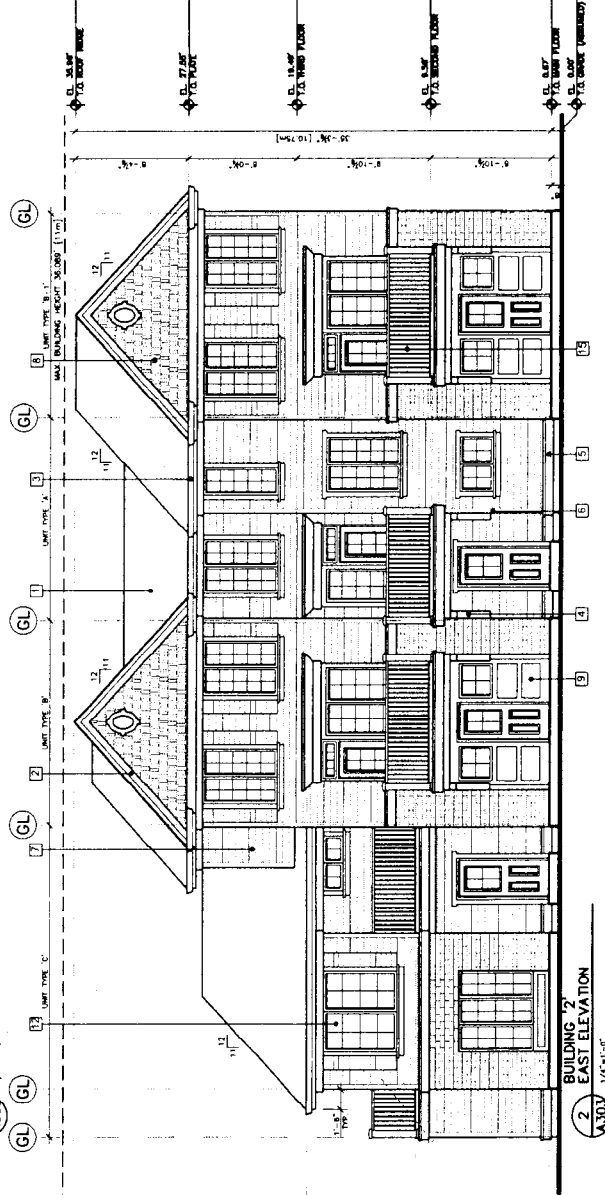
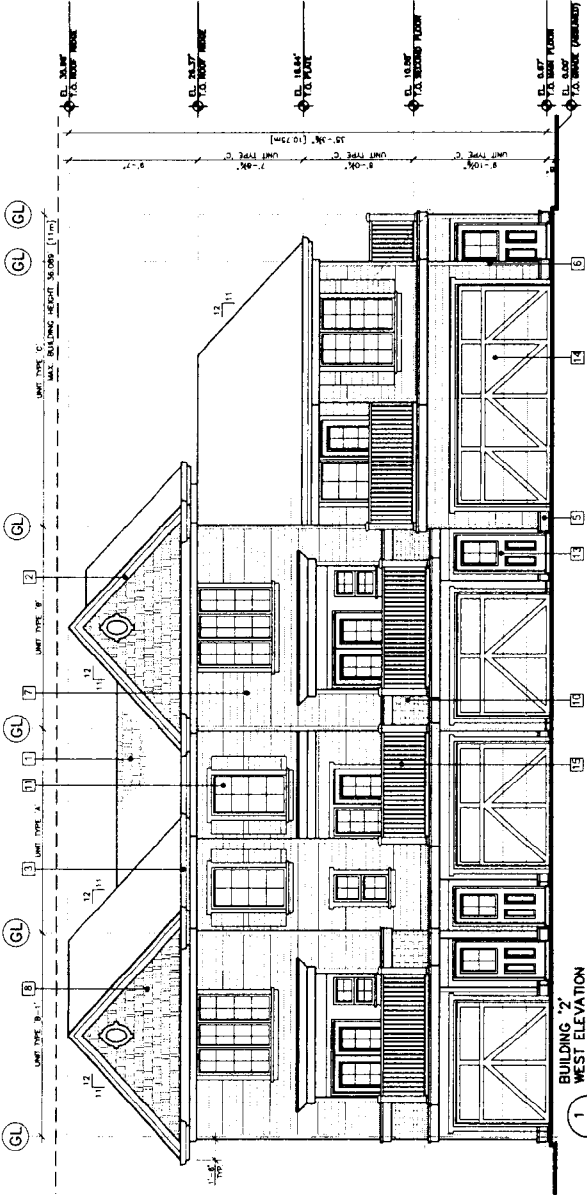


PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7191-7211 7231 7251 No 2 Road
 Richmond, British Columbia
ELEGANT DEVELOPMENTS Inc
 4811 PENDLEBURY ROAD
 Richmond, British Columbia
 Ph. 604 886 2228
 Fax. 604 277 2345
 Website: www.elegantdevelopments.com

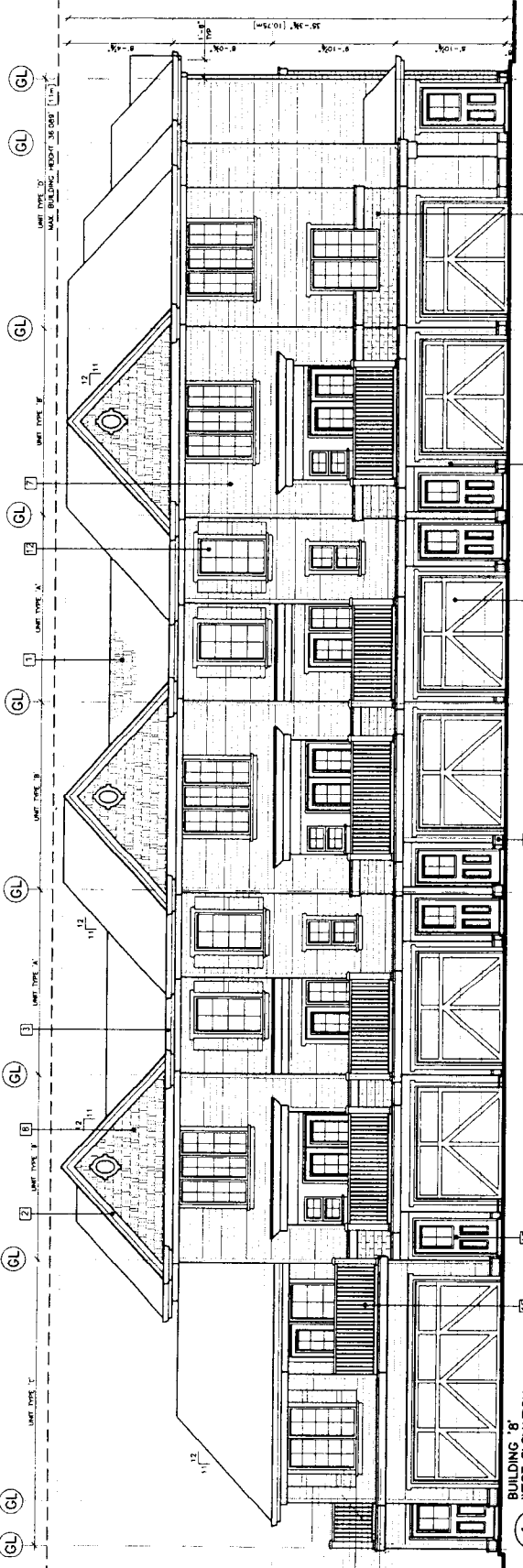
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ASP. SH. ROOF	1	SQ. FT.	1.50	1.50
2	PAINTED 1/4" THK 2X4 PARTITION SLATS	100	LF	0.50	50.00
3	PRF FINISHED ALUMINUM CLITTER ON PAINTED 1/4" X 1/2" BOARD	100	LF	1.00	100.00
4	PAINTED 1/4" THK 2X4 BRACKET'S AND BRACKET'S ON CHANGING DEPT	100	LF	1.00	100.00
5	PAINTED 1" COMPRT BOARD	100	SQ. FT.	1.00	100.00
6	PAINTED 1/2" THK 2X4 INSULATION	100	SQ. FT.	1.00	100.00
7	PAINTED 1/2" THK 2X4 INSULATION	100	SQ. FT.	1.00	100.00
8	PAINTED CEILING BRACKETS (R/SP TYPE 1)	100	LF	1.00	100.00
9	PAINTED HARDY PANEL	100	SQ. FT.	1.00	100.00
10	BRICK VENER	100	SQ. FT.	1.00	100.00
11	DOUBLE GLAZED WINDOWS IN UNITS FRAMES LOW 2ND FLR (R/SP UNITS) 1/2" X 1" TOP THK UNITS LANDING OVER 8 SILLUTTERS	100	SQ. FT.	1.00	100.00
12	DOUBLE GLAZED WINDOWS IN UNITS FRAMES LOW 2ND FLR (R/SP UNITS) 1/2" X 1" TOP THK UNITS LANDING OVER 8 SILLUTTERS	100	SQ. FT.	1.00	100.00
13	PAINTED STEEL INSULATED FLOOR	100	SQ. FT.	1.00	100.00
14	PAINTED METAL GARAGE DOOR	100	SQ. FT.	1.00	100.00
15	PAINTED WOOD SINK	100	SQ. FT.	1.00	100.00
16	PAINTED 1/2" THK 2X4 UNITS	100	SQ. FT.	1.00	100.00

BUILDING 2' WEST & EAST ELEVATIONS

A-303



- NOTES**
- EXTERIOR FINISHED SCHEDULE**
- 1 ASPHALT SHINGLE ROOF
 - 2 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 3 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 4 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 5 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 6 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 7 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 8 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 9 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 10 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 11 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 12 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 13 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 14 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE
 - 15 PAINTED 1/2" TRIM ON RAMP 12/24 SLATE



1 BUILDING 8 WEST ELEVATION
1/4" = 1'-0"

NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15



PROPOSED MULTI-FAMILY RESIDENT DEVELOPMENT
 7850 UNIVERSITY ROAD
 RICHMOND, BRITISH COLUMBIA
 VANCOUVER, BC V6X 1A7
 TEL: 604.273.1111
 FAX: 604.273.1112
 WWW: WWW.PENDELEARY.COM

ARCHITECT
 GANT DESIGN ELEMENTS INC.
 4811 PENDLEBURY ROAD
 RICHMOND, BRITISH COLUMBIA
 V7E 1E9
 TEL: 604.899.9228
 FAX: 604.877.7245
 WWW: WWW.GANTDESIGN.COM

NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

2 BUILDING 8 EAST ELEVATION
1/4" = 1'-0"

WEST & EAST ELEVATIONS

A-306

C

NOTES
EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1" X 1" TRIM OR PAINTED 1/2" X 1" X 4" LVL
- 3 FREE HINGED ALUMINUM CUPPLER ON PAINTED 2" X 4" SILL BOARD
- 4 PAINTED 1/4" X 1" X 1" BRACKET
- 5 PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER
- 6 PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER
- 7 PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER
- 8 PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER
- 9 PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER
- 10 BRICK VENEER
- 11 1/2" X 1" X 1" GLAZED WINDOW WITH PAINTED 1" X 1" X 1" TRIM ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER
- 12 DOUBLE GLAZED WINDOW WITH PAINTED 1" X 1" X 1" TRIM ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER
- 13 PAINTED STEEL METAL ON GARAGE DOOR
- 14 PAINTED STEEL METAL ON GARAGE DOOR
- 15 PAINTED WOOD PANELING
- 16 PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER

NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1	ASPHALT SHINGLE ROOF	SQ. FT.			
2	PAINTED 1" X 1" TRIM OR PAINTED 1/2" X 1" X 4" LVL	LINEAL FT.			
3	FREE HINGED ALUMINUM CUPPLER ON PAINTED 2" X 4" SILL BOARD	EA.			
4	PAINTED 1/4" X 1" X 1" BRACKET	EA.			
5	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
6	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
7	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
8	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
9	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
10	BRICK VENEER	SQ. FT.			
11	1/2" X 1" X 1" GLAZED WINDOW WITH PAINTED 1" X 1" X 1" TRIM ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
12	DOUBLE GLAZED WINDOW WITH PAINTED 1" X 1" X 1" TRIM ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
13	PAINTED STEEL METAL ON GARAGE DOOR	SQ. FT.			
14	PAINTED STEEL METAL ON GARAGE DOOR	SQ. FT.			
15	PAINTED WOOD PANELING	SQ. FT.			
16	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			



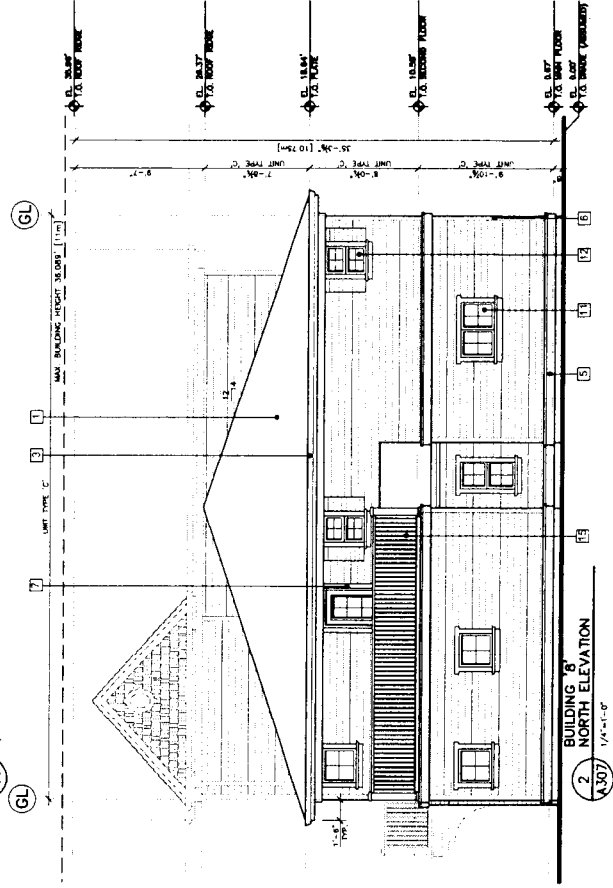
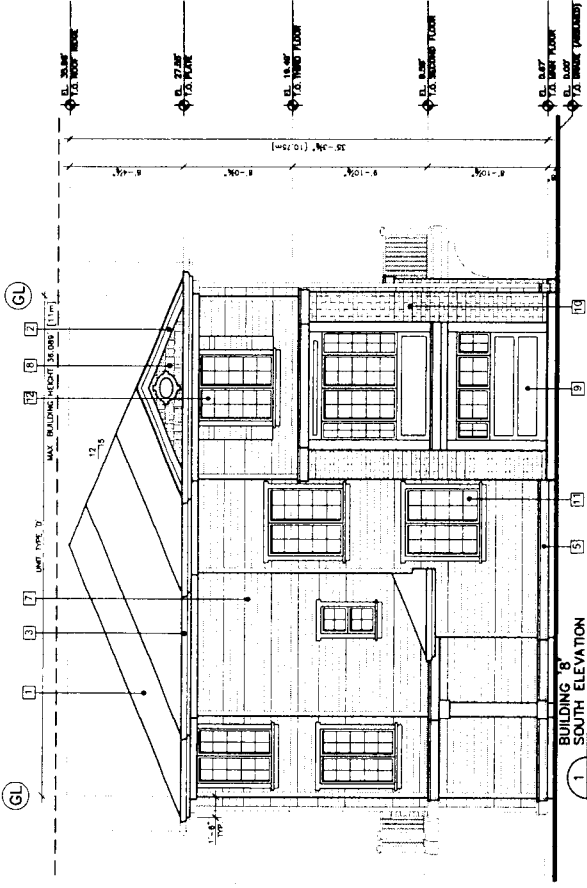
Patrick
 1000 S. LAKESHORE BLVD.
 RICHMOND, BRITISH COLUMBIA
 V6V 1A7
 TEL: (604) 277-4477
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PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
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 Richmond, British Columbia
ELEGANT DEVELOPMENTS Inc.
 4811 PENDELBURY ROAD
 Richmond, British Columbia
 BC V6V 1E9
 PH: 604 277 2345
 FAX: 604 277 2345

NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1	ASPHALT SHINGLE ROOF	SQ. FT.			
2	PAINTED 1" X 1" TRIM OR PAINTED 1/2" X 1" X 4" LVL	LINEAL FT.			
3	FREE HINGED ALUMINUM CUPPLER ON PAINTED 2" X 4" SILL BOARD	EA.			
4	PAINTED 1/4" X 1" X 1" BRACKET	EA.			
5	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
6	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
7	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
8	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
9	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
10	BRICK VENEER	SQ. FT.			
11	1/2" X 1" X 1" GLAZED WINDOW WITH PAINTED 1" X 1" X 1" TRIM ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
12	DOUBLE GLAZED WINDOW WITH PAINTED 1" X 1" X 1" TRIM ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			
13	PAINTED STEEL METAL ON GARAGE DOOR	SQ. FT.			
14	PAINTED STEEL METAL ON GARAGE DOOR	SQ. FT.			
15	PAINTED WOOD PANELING	SQ. FT.			
16	PAINTED 1/2" X 1" X 1" BRACKET ON 2" X 4" SILL BOARD OVER TRIM BOARD ON 1" X 4" BRACKET OVER	EA.			

**BUILDING 8'
 SOUTH & NORTH
 ELEVATIONS**

A-307
 C



Conditional Rezoning Requirements

7191, 7211, 7231 & 7251 No 2 Road (RZ 05-298878)

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. Consolidation of all the lots into one (1) development parcel (which will require the demolition* of the existing dwellings).
2. Registration of a 0.60 m wide linear Public-Rights-of-Passage Right-of-Way along the entire east property line to accommodate a new 1.5 m sidewalk west of the existing utility poles.
3. Registration of a cross-access agreement over the manoeuvring aisle and driveway allowing access to/from the future development site to the north at 7151 No. 2 Road.
4. Contribution of \$13,000 to the Child Care Development Fund.
5. Contribution of \$13,000 to the Affordable Housing Statutory Reserve Fund.
6. Payment of cash-in-lieu of on-site indoor amenity space to go towards the Recreation Facility Reserve Fund (e.g. \$33,000 for a 26 townhouse unit development).
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

(Signed Letter on File)

(January, 2006)

Signed

Date

Note that prior to Building Permit* issuance:

1. The developer is to enter into the City's standard Servicing Agreement* for the design and construction of frontage beautification along No. 2 Road. Works include, but are not limited to: the creation of a new 1.5 m concrete sidewalk at the property line, creating a grass boulevard with street trees between the curb and the new front of walk. Note that an existing lamp standard or power pole may need to be relocated to accommodate the proposed driveway location. All works are to be at the developer's expense; and
2. A construction parking and traffic management plan is to be provided including: 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.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8033 (RZ 05-298878)
7191, 7211, 7231 & 7251 NO. 2 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **“TOWNHOUSE DISTRICT (R2 - 0.6)”**.

P.I.D. 000-492-256

Lot 123 Section 13 Block 4 North Range 7 West New Westminster District Plan 25906

P.I.D. 008-829-098

Lot 124 Section 13 Block 4 North Range 7 West New Westminster District Plan 25906

P.I.D. 004-412-354

Lot 104 Section 13 Block 4 North Range 7 West New Westminster District Plan 21188

P.I.D. 001-989-359

Lot 105 Section 13 Block 4 North Range 7 West New Westminster District Plan 21188

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8033”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>HB</i>
APPROVED by Director or Solicitor
<i>/s/</i>

MAYOR

CORPORATE OFFICER