



To: Development Permit Panel
From: Holger Burke
Acting Manager, Development Applications
Date: January 20, 2004
File: DV 03-250604
Re: **Application by Patrick Cotter Architect Inc. for a Development Variance Permit at 22888 Sharpe Avenue**

Manager's Recommendation

That a Development Variance Permit be issued for the lots on Westminster Highway, Muir Drive, Sharpe Avenue and Lemon Avenue on properties zoned Single-Family Housing District, Subdivision Area A (R1/A), Coach House District (R9) and Comprehensive Development District (CD/61) at 22888 Sharpe Avenue which would vary the following:

1. For lots north of Sharpe Avenue, reduce the front yard setback from 6.0 m (19.685 ft.) to 4.3 m (14.107 ft.), permit cantilevered roofs, balconies, bay windows, fireplaces and chimneys forming part of the principal building to project into the side yard for a distance of not more than 0.6 m (2 ft.) and permit an unenclosed, roofed porch to project into the front yard for a distance of not more than 1.82 m (6 ft.).
2. For Coach House District (R9) lots generally along Sharpe Avenue, Muir Drive, Westminster Highway and the site's west property line, reduce the front yard setback from 6.0 m (19.685 ft.) to 4.3 m (14.107 ft.) and permit an unenclosed, roofed porch to project into the front yard for a distance of not more than 1.82 m (6 ft.).
3. For all lots on the subject site, increase the maximum building height from 9 m (29.528 ft.) to 10.4 m (34.125 ft.) and permit projections into the residential vertical envelope (lot depth and width) for a portion of the buildings second storey and roof.

Holger Burke
Acting Manager, Development Applications

KE:blg
Att.

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to vary front and side yard setbacks, residential vertical envelopes and building heights to various lots along Westminster Highway, Muir Drive, Sharpe Avenue and Lemon Avenue at 22888 Sharpe Avenue. The following are variances applicable to each zoning district:

1. Front yard setback variances are applicable to all Coach House District (R9) and Single-Family Housing District, Subdivision Area A (R1/A) lots;
2. Projections forming part of the principal building (i.e. bay windows) permitted to encroach into the side yard setback are applicable to lots zoned Single-Family Housing District, Subdivision Area A (R1/A);
3. Projections for unenclosed, roofed porches are applicable to all lots zoned Single-Family Housing District, Subdivision Area A (R1/A) and Coach House District (R9); and
4. Projections into the residential vertical envelope (lot width and depth) for portions of the second storey and roof and increases to maximum building heights for the roof ridgeline are applicable to all Coach House District (R9), Single-Family Housing District, Subdivision Area A (R1/A) and Comprehensive Development District (CD/61) zoned lots.

A copy of the development application filed with the Urban Development Division is appended to this report along with related site plan and building drawings.

Findings of Fact

The subject site is a large development parcel that is 2.0 ha (4.9 acres) in size. The rezoning for the site, approved in July, 2003, permits subdivision into 54 residential lots (28 single-family residential lots and 26 coach house lots). Three-storey multi-family townhouses are located to the immediate west and east of the subject site. A single-family residential neighbourhood is located north, with Westminster Highway and Highway 91 positioned south of the site.

Road setbacks for the adjoining townhouse site to the west are 2 m (6.56 ft.). Setbacks for the townhouse site to the east are 3.5 m (11.5 ft.) along Sharpe Avenue and Muir Road and 6.0 m (20 ft.) along Westminster Highway.

Justification

The following outlines the applicant's justification for the requested variances. Setback variances are to provide similar front yard setbacks (4.3 m) among zoning districts throughout the site. Projections for portions of the building (i.e. bay windows; chimneys; unenclosed roofed porches) are being requested to emulate design features evident in Comprehensive Development District (CD/61).

Variations to the residential vertical envelope (lot width and depth) and maximum building height are being made by the applicant for two reasons:

1. To allow for the implementation of heritage style roof forms, which have a greater height and steeper pitch than conventional roofs; and
2. Due to required floodplain elevations, the architect is implementing crawlspaces on all houses, which results in residential vertical envelope projections and increases to height.

Staff Comments

Development Applications

In the subject site's rezoning (RZ 02-213387), staff noted that the developer wished to reduce the front yard setbacks and permit encroachments into the side and front yards in order to achieve a similar appearance and siting of buildings in the Comprehensive Development District (CD/61) zone. At the time of the rezoning, these proposed variances were only identified for the Single-Family Housing District, Subdivision Area A (R1/A) lots north of Sharpe Avenue. The applicant has expanded the scope of variances to include Coach House District (R9) and Comprehensive Development District (CD/61) zoned lots resulting in changes to each applicable zoning district. These were not originally requested or noted during the subject site's rezoning.

Due to reduced front yard setbacks for lots fronting Westminster Highway, staff requested additional landscaping along the fronts of lots 13 to 20 and the side of lot 12. The intent being to provide a similar landscaped buffer treatment along Westminster Highway implemented on neighbouring townhouse developments to the east and west. The landscaping shown in the attached drawing is a condition of subdivision approval.

Analysis

Although the list of variances is wide-ranging, staff consider them to be reasonable. They allow a consistent front yard setback for all lots in the area and are similar to existing road setbacks for townhouse developments to the east and west of the site.

The applicant wishes to emulate design features evident in the Comprehensive Development District (CD/61) zone. To achieve this, various front and side yard building projections are being requested for lots zoned Single-Family Housing, District, Subdivision Area A (R1/A) and Coach House District (R9).

Projections into the residential vertical envelope (lot width and depth) and increases to maximum building height are due to the implementation of crawl spaces to meet minimum flood plain elevations and use of 'heritage' style roof pitches. As a result, a variance is being requested to permit portions of the second storey and roof to project into the residential vertical envelope (lot width and depth) and increase maximum building heights accordingly. This applies to all lots on the subject site. A different height variance is specified for each zone with the maximum requested building height being at 10.4 m (34.125 ft.).

Conclusions

Staff support the Development Variance Permit application.

A handwritten signature in black ink, appearing to read 'K. Eng', written in a cursive style.

Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg



City of Richmond

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

07 02-213387

Development Application
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

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

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

Type of Application: DEVELOPMENT VARIANCE PERMIT

Property Address(es): 22888 Sharpe Ave.

Legal Description(s): Lot 1 Sec 2-4-4 Pl. BCP5877

Applicant: Patrick Cotter Architect Inc

Correspondence/Calls to be directed to:

Name: PATRICK COTTER ARCHITECT INC.

Address: 1338 -56TH ST
DELTA, B.C.

V4L 2A4
Postal Code

Tel. No.: (604) 943-1151
Business

Residence

PARCH@TELUS.NET
E-mail

(604) 943-1152
Fax

AC

Property Owner(s) Signature(s): _____

Please print name

or

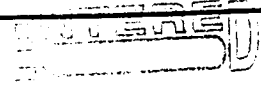
Authorized Agent's Signature: *Patrick Cotter*

Attach Letter of Authorization

PATRICK COTTER, MALBC
Please print name

For Office Use	
Date Received: <u>Oct 28/03</u>	Application Fee: <u>\$1500.⁰⁰</u>
File No.: <u>03-250604</u> <small>Only assign if application is complete</small>	Receipt No.: <u>17-0010049</u>

X/R 02-213387





No. DV 03-250604

To the Holder: PATRICK COTTER ARCHITECT INC.
Property Address: 22888 SHARP AVENUE
Address: C/O 1338 56TH STREET
 DELTA, BC V4L 2A4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 as follows:
 - a) Reduce the front yard setback for all Coach House District (R9) and Single-Family Housing District, Subdivision Area A (R1/A) lots from 6.0 m (19.685 ft.) to 4.3 m (14.107 ft.).
 - b) Permit cantilevered roofs, balconies, bay windows, fireplaces and chimneys forming part of the principal building to project into the side yard for a distance of not more than 0.6 m (2 ft) for all Single-Family Housing District, Subdivision Area A (R1/A) zoned lots.
 - c) Permit an unenclosed, roofed porch to project into the front yard for a distance of not more than 1.82 m (6 ft.) for all Single-Family Housing District, Subdivision Area A (R1/A) and Coach House District (R9) zoned lots.
 - d) Permit projections into the residential vertical envelope (lot depth and width) for a portion of the buildings second storey and roof on all lots zoned Coach House District (R9), Single-Family Housing District, Subdivision Area A (R1/A) and Comprehensive Development District (CD/61).
 - e) Vary the maximum building height for roof ridgeline projections into the residential vertical envelope (lot width and depth) as follows:
 - Increase the maximum building height from 9 m (29.528 ft.) to 10.4 m (34.125 ft.) for all Single-Family Housing District, Subdivision Area A (R1/A) lots.
 - Increase the maximum building height from 9 m (29.528 ft.) to 9.88 m (32.417 ft.) for all Coach House District (R9) lots.
 - Increase the maximum building height from 9 m (29.528 ft.) to 10.06 m (33 ft.) for all Comprehensive Development District (CD/61) lots.

Variations are shown on Plans # 1-7 attached hereto.

No. DV 03-250604

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 22888 SHARP AVENUE

Address: C/O 1338 56TH STREET
DELTA, BC V4L 2A4

- 4. 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.
- 5. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

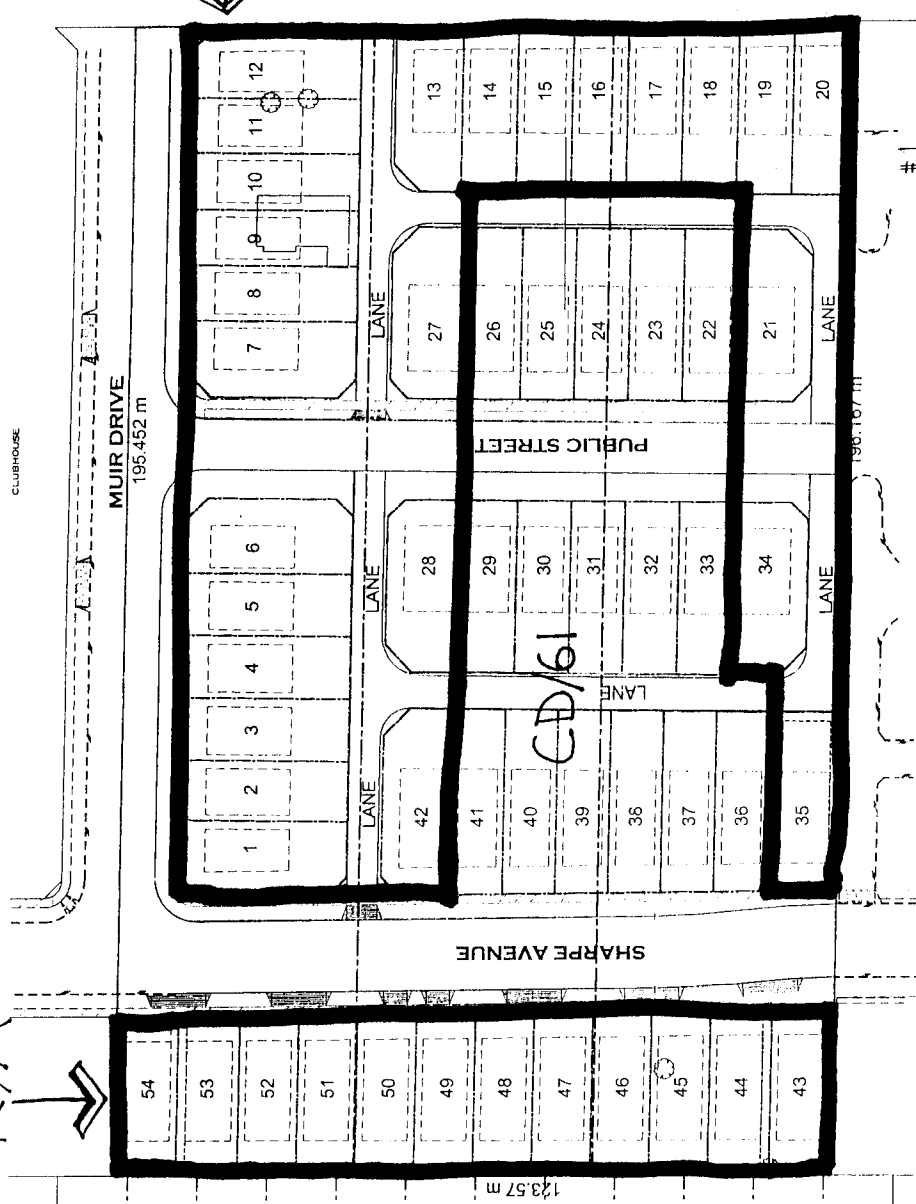
MAYOR

LOT No.	ZONING	LOT STATISTICS	AREA
LOT 1	R/9	356 m ²	3,331.95 sf
LOT 2	R/9	300 m ²	2,724.44 sf
LOT 3	R/9	300 m ²	2,724.44 sf
LOT 4	R/9	300 m ²	2,724.44 sf
LOT 5	R/9	300 m ²	2,724.44 sf
LOT 6	R/9	365 m ²	3,333.89 sf
LOT 7	R/9	356 m ²	3,333.89 sf
LOT 8	R/9	276 m ²	2,571.16 sf
LOT 9	R/9	226 m ²	2,091.16 sf
LOT 10	R/9	226 m ²	2,091.16 sf
LOT 11	R/9	226 m ²	2,091.16 sf
LOT 12	R/9	361 m ²	3,385.77 sf
LOT 13	R/9	339 m ²	3,148.97 sf
LOT 14	R/9	277 m ²	2,571.60 sf
LOT 15	R/9	279 m ²	2,571.60 sf
LOT 16	R/9	280 m ²	2,571.60 sf
LOT 17	R/9	282 m ²	2,605.42 sf
LOT 18	R/9	283 m ²	2,605.42 sf
LOT 19	R/9	285 m ²	2,639.24 sf
LOT 20	R/9	291 m ²	2,681.50 sf
LOT 21	R/9	365 m ²	3,333.89 sf
LOT 22	CD/61	271 m ²	2,517.02 sf
LOT 23	CD/61	271 m ²	2,517.02 sf
LOT 24	CD/61	271 m ²	2,517.02 sf
LOT 25	CD/61	271 m ²	2,517.02 sf
LOT 26	CD/61	271 m ²	2,517.02 sf
LOT 27	R/9	371 m ²	3,424.56 sf
LOT 28	CD/61	363 m ²	3,333.89 sf
LOT 29	CD/61	271 m ²	2,517.02 sf
LOT 30	CD/61	271 m ²	2,517.02 sf
LOT 31	CD/61	271 m ²	2,517.02 sf
LOT 32	CD/61	271 m ²	2,517.02 sf
LOT 33	CD/61	271 m ²	2,517.02 sf
LOT 34	R/9	349 m ²	3,218.88 sf
LOT 35	R/9	322 m ²	2,978.08 sf
LOT 36	CD/61	271 m ²	2,517.02 sf
LOT 37	CD/61	271 m ²	2,517.02 sf
LOT 38	CD/61	271 m ²	2,517.02 sf
LOT 39	CD/61	271 m ²	2,517.02 sf
LOT 40	CD/61	271 m ²	2,517.02 sf
LOT 41	CD/61	271 m ²	2,517.02 sf
LOT 42	CD/61	271 m ²	2,517.02 sf
LOT 43	CD/61	271 m ²	2,517.02 sf
LOT 44	R/9	294 m ²	2,714.59 sf
LOT 45	R/9	291 m ²	2,681.50 sf
LOT 46	R/9	282 m ²	2,605.42 sf
LOT 47	R/9	283 m ²	2,605.42 sf
LOT 48	R/9	285 m ²	2,639.24 sf
LOT 49	R/9	291 m ²	2,681.50 sf
LOT 50	R/9	365 m ²	3,333.89 sf
LOT 51	R/9	356 m ²	3,333.89 sf
LOT 52	R/9	276 m ²	2,571.16 sf
LOT 53	R/9	226 m ²	2,091.16 sf
LOT 54	R/9	226 m ²	2,091.16 sf

R1/A



R9



JAN 20 2004
20 06-250604



NOTES

PROPOSED RESIDENTIAL DEVELOPMENT
22111 - 22191 - Westminister Hwy
Richmond, British Columbia

PREMIER PACIFIC DEVELOPMENTS LTD.

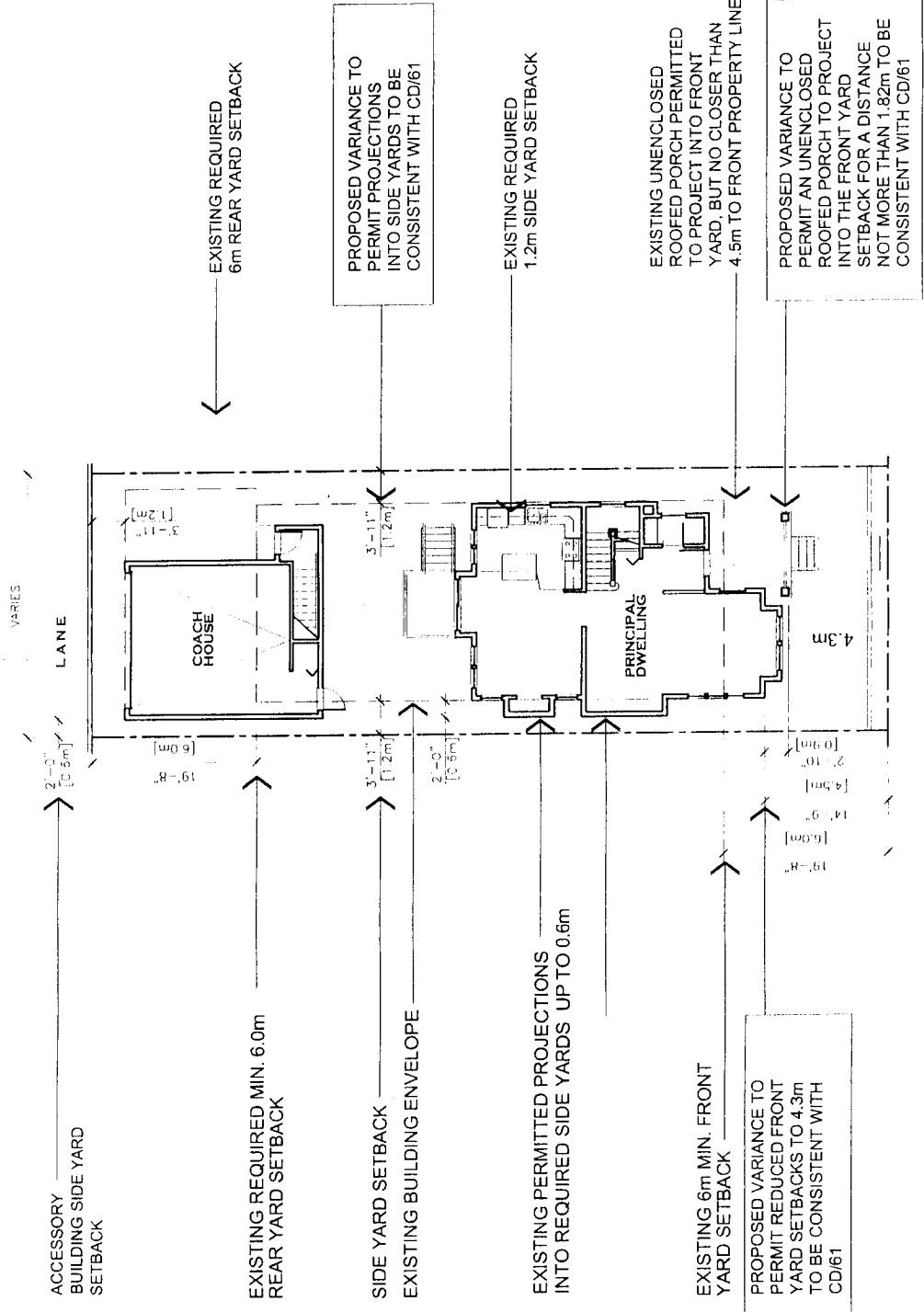
PATRICK COTTER ARCHITECT INC.

DATE	2004-01-20
SCALE	AS SHOWN
PROJECT	RESIDENTIAL DEVELOPMENT
CLIENT	PREMIER PACIFIC DEVELOPMENTS LTD.
DESIGNER	PATRICK COTTER ARCHITECT INC.
APPROVED BY	[Signature]
CHECKED BY	[Signature]
DRAWN BY	[Signature]
DATE	2004-01-20

SUBDIVISION PLAN
SHOWING ZONING
LOT NUMBER & AREA

DATE	2004-01-20
SCALE	AS SHOWN
PROJECT	RESIDENTIAL DEVELOPMENT
CLIENT	PREMIER PACIFIC DEVELOPMENTS LTD.
DESIGNER	PATRICK COTTER ARCHITECT INC.
APPROVED BY	[Signature]
CHECKED BY	[Signature]
DRAWN BY	[Signature]
DATE	2004-01-20

REAR YARD SETBACK



#4
 JAN 20 2004
 DV 03-250904

1
 A3 SCALE N.T.S.
 TYPICAL LOT PLAN

STREET

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/15/03
2	REVISED PER CITY COMMENTS	1/15/04
3	REVISED PER CITY COMMENTS	1/22/04
4	REVISED PER CITY COMMENTS	1/29/04
5	REVISED PER CITY COMMENTS	2/5/04
6	REVISED PER CITY COMMENTS	2/12/04
7	REVISED PER CITY COMMENTS	2/19/04
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9	REVISED PER CITY COMMENTS	3/5/04
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48	REVISED PER CITY COMMENTS	12/3/04
49	REVISED PER CITY COMMENTS	12/10/04
50	REVISED PER CITY COMMENTS	12/17/04

PATRICK COTTER ARCHITECT INC.
 100 WEST 10TH AVENUE, SUITE 100
 RICHMOND, BRITISH COLUMBIA
 V6V 1C7
 TEL: 604.273.1111
 FAX: 604.273.1112
 WWW.PCA-ARCHITECT.COM

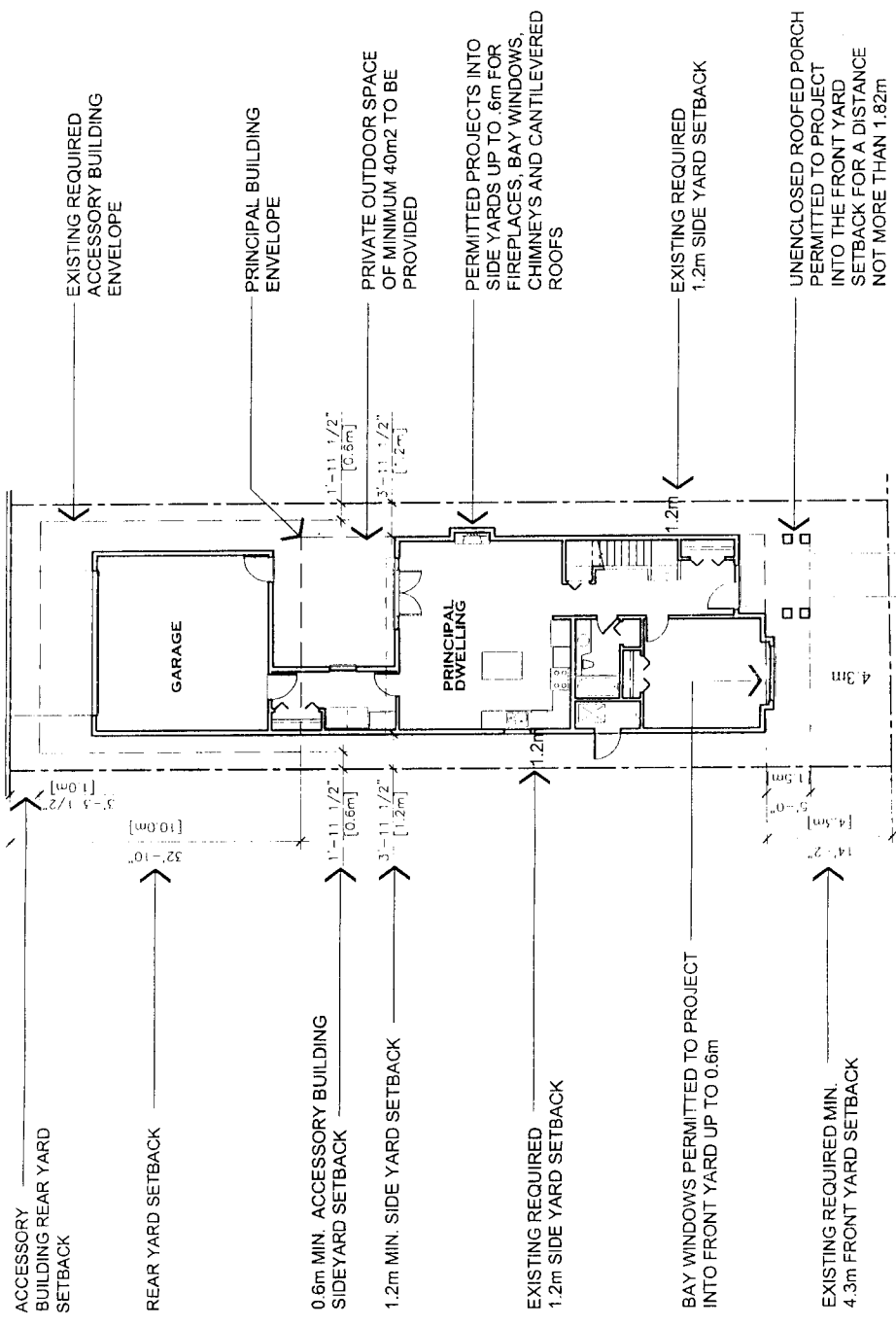
PROPOSED RESIDENTIAL DEVELOPMENT
 22111 - 22191 Westminister Hwy.
 Richmond, British Columbia
 PROJECT NO. 03-250904
 DEVELOPER: PREMIER PACIFIC DEVELOPMENTS LTD.

NO.	REVISION	DATE
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49	REVISED PER CITY COMMENTS	12/10/04
50	REVISED PER CITY COMMENTS	12/17/04

R9 ZONING
 DP-VARIANCES
R/9
 A-3

NOTES

VARIES
LANE



ACCESSORY BUILDING REAR YARD SETBACK

REAR YARD SETBACK

0.6m MIN. ACCESSORY BUILDING SIDE YARD SETBACK

1.2m MIN. SIDE YARD SETBACK

EXISTING REQUIRED 1.2m SIDE YARD SETBACK

BAY WINDOWS PERMITTED TO PROJECT INTO FRONT YARD UP TO 0.6m

EXISTING REQUIRED MIN. 4.3m FRONT YARD SETBACK

EXISTING REQUIRED ACCESSORY BUILDING ENVELOPE

PRINCIPAL BUILDING ENVELOPE

PRIVATE OUTDOOR SPACE OF MINIMUM 40m² TO BE PROVIDED

PERMITTED PROJECTS INTO SIDE YARDS UP TO .6m FOR FIREPLACES, BAY WINDOWS, CHIMNEYS AND CANTILEVERED ROOFS

EXISTING REQUIRED 1.2m SIDE YARD SETBACK

UNENCLOSED ROOFED PORCH PERMITTED TO PROJECT INTO THE FRONT YARD SETBACK FOR A DISTANCE NOT MORE THAN 1.82m

STREET

#6

JAN 20 2004

1 TYPICAL LOT PLAN
SCALE 1/8" = 1'-0"

DV 03-250304

SMALLEST LOT AREA: 2,968 SQ.FT.

BUILDING FOOTPRINT: 1,432 SQ.FT. / 48% (MAX: 50%)

DECKS, WALKS & DRIVES: 260 SQ.FT. / 9%

TOTAL IMPERVIOUS AREA: 1,692 SQ.FT. / 57% (MAX: 80%)

TOTAL PERMEABLE AREA: 1,276 SQ.FT. / 43% (MIN: 20%)

TOTAL PRIVATE OUTDOOR SPACE: 430 SQ.FT. MIN.

DATE: 12/11/03
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PROJECT NO: 03-250304

PATRICK COTTER ARCHITECT INC.
 1208 28th STREET, SUITE 101, W. 284
 VANCOUVER, BC V6L 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 E-MAIL: PATRICK@PACARCHITECT.COM

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 22111-22nd ST. Westminster Hwy.
 Richmond, British Columbia

DATE: 12/11/03
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PROJECT NO: 03-250304

PREMIER PACIFIC DEVELOPMENTS LTD.

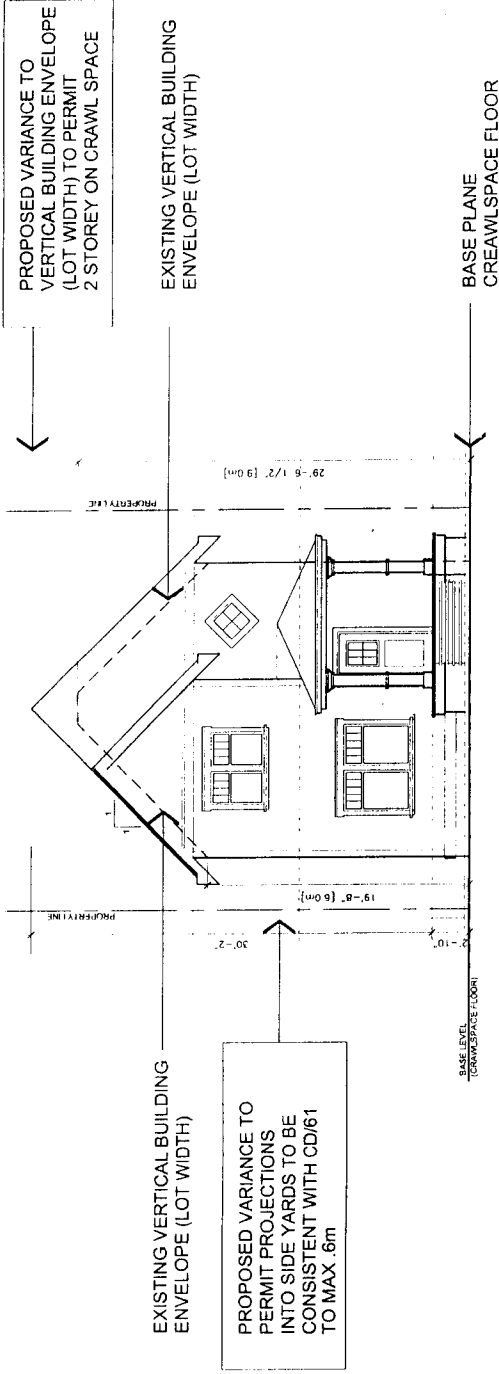
NO.	DATE	DESCRIPTION
1	12/11/03	ISSUED FOR PERMITTING
2	12/11/03	ISSUED FOR PERMITTING
3	12/11/03	ISSUED FOR PERMITTING
4	12/11/03	ISSUED FOR PERMITTING
5	12/11/03	ISSUED FOR PERMITTING
6	12/11/03	ISSUED FOR PERMITTING
7	12/11/03	ISSUED FOR PERMITTING
8	12/11/03	ISSUED FOR PERMITTING
9	12/11/03	ISSUED FOR PERMITTING
10	12/11/03	ISSUED FOR PERMITTING

CD/61 ZONING DP VARIANCES

CD/61

A-5

NOTES



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

PROPOSED VARIANCE TO VERTICAL BUILDING ENVELOPE (LOT WIDTH) TO PERMIT 2 STOREY ON CRAWL SPACE

EXISTING VERTICAL BUILDING ENVELOPE (LOT WIDTH)

BASE PLANE CRAWLSPACE FLOOR

EXISTING VERTICAL BUILDING ENVELOPE (LOT WIDTH)

PROPOSED VARIANCE TO PERMIT PROJECTIONS INTO SIDE YARDS TO BE CONSISTENT WITH CD/61 TO MAX. 6m

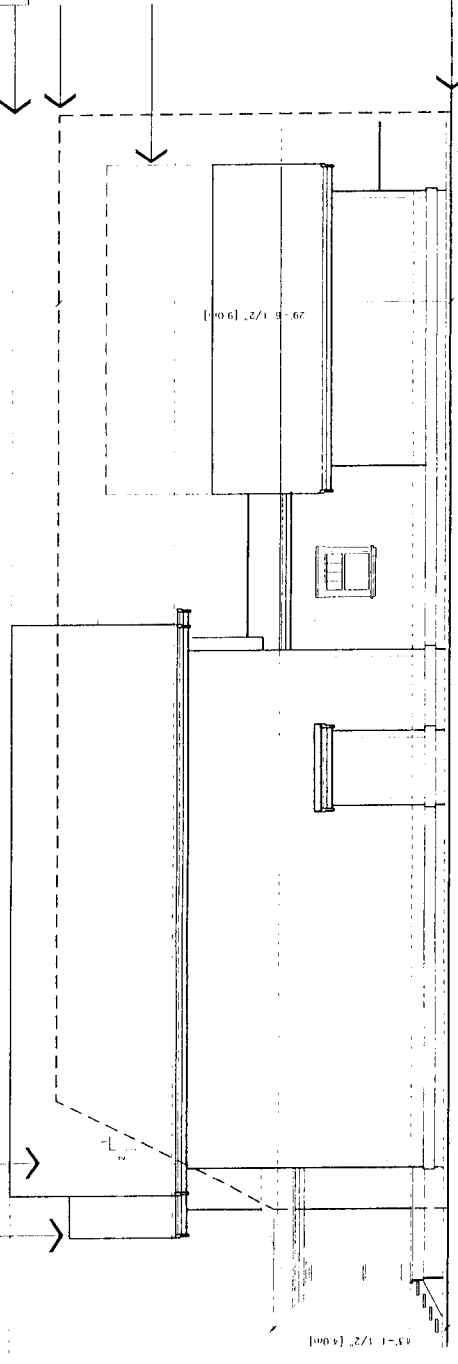
PROJECTIONS BEYOND VERTICAL BUILDING ENVELOPE FOR MAIN ROOF, GABLE OVER STAIR AND BAY WINDOWS

PROPOSED VARIANCE TO VERTICAL BUILDING ENVELOPE (LOT DEPTH) TO PERMIT 2 STOREY ON CRAWL SPACE

EXISTING VERTICAL BUILDING ENVELOPE (LOT DEPTH)

SOME UNITS HAVE LIVING SPACE ABOVE GARAGE

BASE PLANE CRAWLSPACE FLOOR



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

#7
JAN 20 2004

DV 03-250504

CD/61

CD/61 ZONING
DP VARIANCES

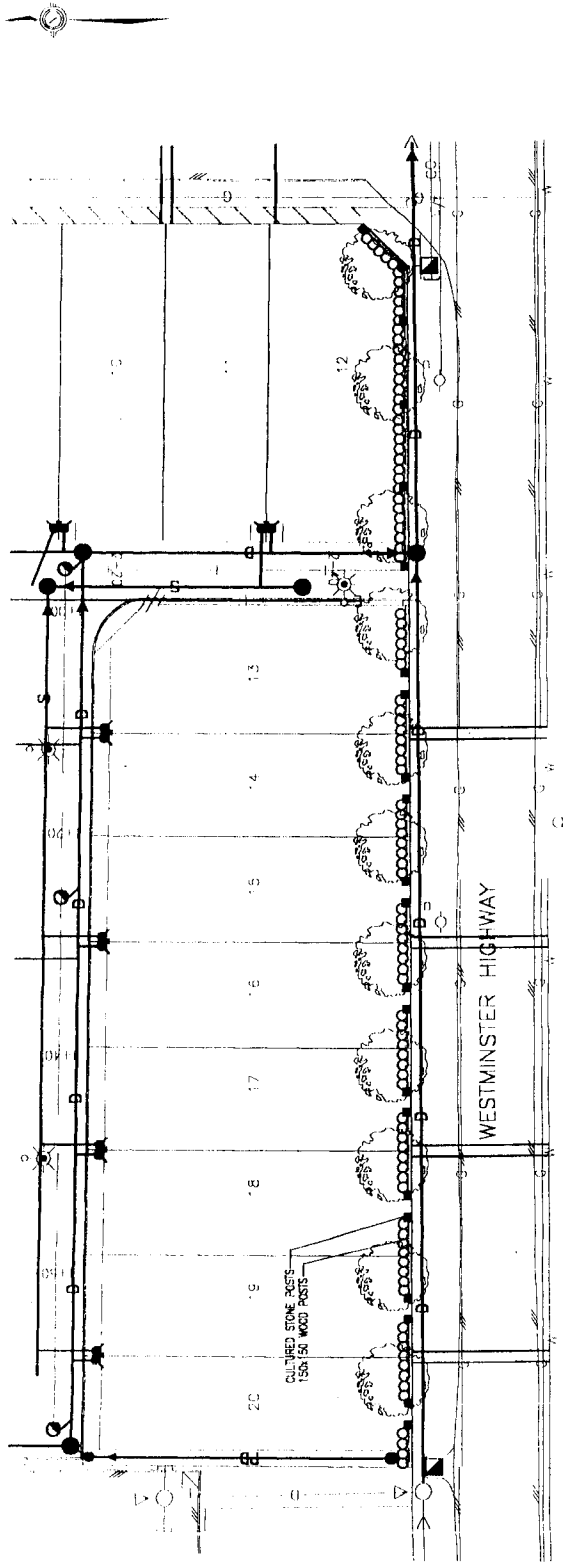
A-6

PROJECT: 22111-22191 - Westminster Hwy, Richmond, British Columbia
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

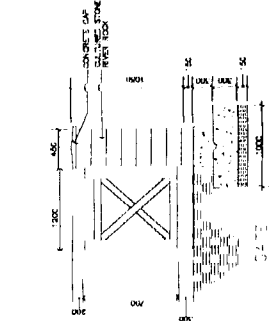
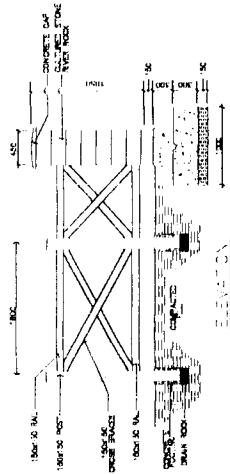
PATRICK COTTER ARCHITECT INC.
 228 - 862 STREET, DELTA, B.C. V4L 5A4
 TEL: (604) 943-1188
 FAX: (604) 943-1189
 E-MAIL: PCOTTER@PCARCH.COM

PROPOSED RESIDENTIAL DEVELOPMENT
 22111-22191 - Westminster Hwy, Richmond, British Columbia
 CLIENT: PREMIER PACIFIC DEVELOPMENTS LTD.
 DRAWING NO. [Number]

DATE	1/20/04
SCALE	1/4" = 1'-0"
PROJECT	CD/61 ZONING DP VARIANCES
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	[Date]



FENCE DATA



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	MAGNOLIA GALAXY	GALAXY MAGNOLIA	11	5 CV CAL.	AS SHOWN
○	PIRACANNA GLEDITSIA	PIRACANNA CEDAR	10	4.25 METERS	0.60 METERS O.C.

PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BOYA STANDARD FOR CONTAINER GROWN PLANTS.
 ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BOYA/ECSCA LANDSCAPE STANDARDS.

C. KAVOLINAS & ASSOCIATES INC.
 LANDSCAPE ARCHITECT

City of Richmond
 STREET INTERFACE
 LANDSCAPE PLAN
 PREMIER PACIFIC DEVELOPMENTS LTD.
 2000 14TH AVENUE, S.W. VANCOUVER, BC V6Z 2R5

NO.	DESCRIPTION	DATE	BY	CHECKED	SCALE
1	PRELIMINARY	10/15/03	CK	CK	AS SHOWN
2	REVISED	10/20/03	CK	CK	AS SHOWN
3	REVISED	10/20/03	CK	CK	AS SHOWN
4	REVISED	10/20/03	CK	CK	AS SHOWN
5	REVISED	10/20/03	CK	CK	AS SHOWN
6	REVISED	10/20/03	CK	CK	AS SHOWN
7	REVISED	10/20/03	CK	CK	AS SHOWN
8	REVISED	10/20/03	CK	CK	AS SHOWN
9	REVISED	10/20/03	CK	CK	AS SHOWN
10	REVISED	10/20/03	CK	CK	AS SHOWN
11	REVISED	10/20/03	CK	CK	AS SHOWN
12	REVISED	10/20/03	CK	CK	AS SHOWN
13	REVISED	10/20/03	CK	CK	AS SHOWN
14	REVISED	10/20/03	CK	CK	AS SHOWN
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17	REVISED	10/20/03	CK	CK	AS SHOWN
18	REVISED	10/20/03	CK	CK	AS SHOWN
19	REVISED	10/20/03	CK	CK	AS SHOWN
20	REVISED	10/20/03	CK	CK	AS SHOWN