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To: Development Permit Panel  
From: Joe Erceg  
Manager, Development Applications  
Date: February 20, 2003  
File: DP 02-213185  
Re: **Application by Whitford Mgt. Ltd. for a Development Permit at 7420 and 7440 Moffatt Road**

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### Manager's Recommendation

That a Development Permit be issued for a property at 7420 and 7440 Moffatt Road, that would:

1. Allow the development of 26 townhouse units on a site zoned Townhouse & Apartment District (R3); and that would:
2. Vary the regulations in the *Zoning and Development Bylaw* to:
  - reduce the front yard setback from 6m (19.685 ft.) to 3.55m (11.66 ft.);
  - reduce the side yard setback from 6m (19.685 ft.) to a minimum of 4.572m (15 ft.) for buildings and 0.685m (2.25 ft.) for a garbage enclosure structure;
  - reduce the rear yard setback from 6m (19.685 ft.) to 4.87m (16 ft.);
  - reduce the width of parking drive-aisles from 7.5m (24.606 ft.) to 6.096m (20 ft.) for minor aisles;
  - allow up to 16 vehicles to be parked in tandem; and
  - reduce the number of visitor parking spaces from 6 (six) to 4 (four).

H. Erceg

for  
Joe Erceg  
Manager, Development Applications  
AJ:blg  
Att.

## Staff Report

### Origin

Roger Romses Architect has submitted an application on behalf of Whitford Mgt. Ltd. (Graham McLean) for a three-storey townhouse project on an "infill" site on Moffatt Road. This area was rezoned for multi-family uses in the 1970's however, two houses remained on the subject site until the present day.

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

### Development Information

Site Area:	4,666 m <sup>2</sup> (50,225 ft <sup>2</sup> )
Building Area:	3,299 m <sup>2</sup> (35,512 m <sup>2</sup> )
Site Coverage:	40% Allowed 32% Proposed
F.A.R.:	0.6 for first 3000m <sup>2</sup> , 0.9 for remainder = 3,300m <sup>2</sup> (35,522 ft <sup>2</sup> ) Allowed 3,299 m <sup>2</sup> (35,512 ft <sup>2</sup> ) Proposed
Parking:	44 Spaces Required 56 Spaces Proposed

### Findings of Fact

Guidelines for form and character of Development Permits appear in Schedule 2.10. of Bylaw 7100, the *City Centre Area Plan*.

### Staff Comments

We appreciate the revised site plan which incorporates existing trees, most notably the large Douglas Fir. This should provide a ready-made amenity space for the residents, especially since it is integrated with the adjacent private park. More space should be provided for the tree's roots, by deleting the two visitor parking spaces and moving the buildings. We suggest that the amenity building and play area could be better located in this area beside the tree. Existing trees that are removed should each be replaced by two trees of minimum 4 in. (Show on landscape plans.)

***The applicants moved the parking and the building out of the drip line so the roots and lower branches will not be affected.***

The trees to be retained should be monitored by a professional during the construction, and we will require a letter of compliance from him or her prior to our final inspection. Show protective fencing on the landscape plan. The City also requires that a Letter of Credit for landscaping be submitted prior to advancing this application to Council. In addition to other remedies, the City

may cash the Letter of Credit in the amount equal to the value of existing trees damaged by construction.

We suggest that you contact the apartment (strata) to the east and provide a connection to the existing walkway. *The architect contacted the strata but no agreement was reached.*

Provide dimensions for the distance between buildings, especially on the driving lane. Are there any variances required? Provide specs for the benches. *The space between the buildings is 30'. No specs were provided for the benches.*

#### **Urban Development - Utilities**

Taking the same Development Applications opinion as we did with DP 00-174676 across the street at 7351/7371 Moffatt Road; there we noted the future desire for traffic bulges and improved street lights but because no plan is yet produced the developer should enter into our standard Servicing Agreement at the Building Permit stage. The developer will be responsible for the civil engineering and construction of these frontage works, which consist of a 2 m wide sidewalk, widened boulevard, new curb and gutter, street trees and lawn. At the Building Permit stage, the developer will be responsible for payment of the \$226/unit sanitary sewer levy for 17-4-6, along with the usual Development Cost Charges (DCC's), School Board levies and connection fees as required.

#### **Urban Development - Transportation**

Contribution towards traffic calming measures (i.e. curb extensions) for Moffatt Road is requested.

#### **Building Approvals**

Property consolidation required, hydrant to be within 90 m of entry into each unit. There may be separation problems for some windows in side yards. There should be 30 ft. between buildings facing an internal "street". *The space between the buildings is 30'.*

#### **Fire Prevention, Detection and Protection**

No comments received.

#### **Environment and Land Use – Public Art**

Recommend that the applicant consider contributing \$25,000 toward the Public Art Reserve, or development of an artwork on-site. If the applicant is interested, a meeting with the Public Art Coordinator should be made prior to issuance of this Development Permit.

*The applicant has not responded to this item.*

## Garbage & Recycling

The garbage and recycling enclosure should be big enough for one garbage container, one cardboard recycling container and four recycling carts. For containers and carts measurement, please see the Waste Management Guidelines available on the internet [www.city.richmond.bc.ca/recycle](http://www.city.richmond.bc.ca/recycle).

*The garbage and recycling area is adequate.*

## City Centre Planner

The block of units on Moffatt Road should be moved farther south, to provide a better entry to the project (a sidewalk, entry trellis, etc.). We would support a side yard setback variance to accomplish this. In addition, the garbage enclosure should be better designed and screened. Provide special paving and a narrower driveway in the vicinity of the amenity area. *The applicants have revised the plans as per this request.*

## Advisory Design Panel (draft minutes)

“The comments of the Advisory Design Panel were as follows:

- The massing was reasonable and appropriate for the site and the landscape plan was good. The internal street centre portion was harsh and could be softened with additional special paving and/or increased landscaping. Signage or an entry feature was suggested.
- The project demonstrated a good use of space. The visitor parking made sense. The attempt to retain as many trees as possible was appreciated. Special pavers were suggested for the mid block of the internal road to indicate pedestrian traffic.
- A nice project that is well articulated. Entries along the alley could highlight the location of the front doors. The indoor amenity space could be more thought out. *The applicant said the amenity area would be multipurpose use so it had been designed to accommodate a variety of uses. A washroom, kitchenette and storage would be provided.*
- The streetscape and entry locations were liked. The selection of materials was good. The street elevations were too symmetrical and plain, and although the project could be successful with quality materials and robust details, attention should be paid to this.
- The amenity building could be pushed back to locate trees along the street. The use of pavers was also suggested. The centrally located visitor parking stalls could be relocated to the opposite end of the hammerhead. An accent colour was suggested. *Although possible to have two basic colour schemes, it had been decided to avoid strong colours.* The chimneys were appreciated. *The amenity building has been pushed back.*
- Box and bay windows would provide more shadow.
- The tunnel effect could be mitigated, in addition to the use of box windows and additional trees, by modulations in the roofline above the entries or the use of glazed panels in the garage doors.
- Garage door lights would be beneficial.

The Chair noted that the Panel had typically requested that the end of buildings not reflect three-storey and have suggested that increased window treatments be provided and the strong rooflines brought down to the second storey level.

The consensus of the Panel was that the item move forward subject to the above noted comments.”

*The applicants have responded to some of the design panel comments, as noted above.*

### **Analysis of the City Centre Guidelines**

The following is a summary of the guidelines with areas of compliance shown with a  and staff comments in **bold type**:

#### 4.4 Land Use-Specific Design Considerations

##### 4.4.1 Residential: Reinforce and augment other City liveability criteria and sub-area plans.

- General multiple-family guidelines promote the following:
  - a) Clustering - Maximum 90 apartment units sharing one entrance, 25 townhouses clustered, and 6 townhouses in a row.
  - b) Entries - Promote individual grade-level unit entries.
  - c) Views - Provide near-, middle-, and distant-views to each unit.
  - d) Sun - 75% of units and their open space should receive direct sunlight year-around.
  - e) Private Open Space - Larger spaces are strongly encouraged, but for townhouses, 37 m<sup>2</sup> (9 m deep) minimum, and for apartments, 6 m<sup>2</sup> (1.8 m deep) minimum.
  - f) Noise - Maintain maximum indoor ambient sound level of 35 dBA, and buffer traffic noise impacts on private and semi-private open space.
  
- Universal housing seeks to accommodate the functional needs of all residents, through:
  - a) Common areas - All should accommodate wheelchairs and the visually impaired.
  - b) Elevator - At least one must accommodate a prone stretcher.
  - c) Units - Should accommodate wheelchair access throughout.
  - d) Doorways - Wheelchair accessible throughout common areas and private units.
  - e) Floors - Slip-resistant and non-glare.
  - f) Locks, Handles, and Controls - Easy to read, reach, grasp, and use.
  - g) Counters, Cupboards, Sinks, Tubs, and Showers - Well lit and easy to use.
  - h) Additional electrical features - Encouraged to allow for computers, etc.

**Consider providing at least one unit with living space and a bedroom on grade, so that a disabled family member could live there. For example, some or all of the garage space could be made into habitable space (the parking exceeds the bylaw requirement).**

- Housing families with children effectively requires special consideration of:
  - a) Sites - Within walking distance of schools/amenities, protected from incompatible uses, and conducive to the provision of family housing needs (i.e. play space).
  - b) Clustering - Group family units to provide children peers to play with, a sense of community, and adequate numbers to support the provision of amenities.
  - c) Common Open Space - Must meet the needs of both adults and children.
  - d) Indoor Amenity Space - Size, distribution, and design should accommodate both adults and children.

### **Variances**

The applicants are requesting some minor variances to the setbacks and to allow for tandem parking. The variances arise mainly from efforts to retain existing trees and to provide green space in strategic locations. Visitor parking has been reduced from 6 to 4 in order to lessen the

impact on the existing Fir tree. The project exceeds the bylaw requirement for resident parking, therefore a parking problem is not anticipated.

### **Analysis**

This infill project has, after a series of changes to the plans, been carefully integrated into a mature neighbourhood. The applicants chose to build townhouses -the bylaw also permits apartments- so the proposed buildings are lower than the surrounding apartments. The open space at the rear of the site has been located so as to retain some existing trees and will also mirror a park-like amenity on the site to the north.

The applicant should consider making a contribution to the Public Art Program or the Affordable Housing Reserve fund as have most developers in the City Centre.

### **Conclusions**

The City has received an application for an infill townhouse project on Moffatt Road. The applicants have responded with appropriate changes to the plans to generally follow City guidelines. The retention of mature trees and provision of on-site amenities and open space will help with integration into an existing neighbourhood.



Alex Jamieson  
Planner 2 - Urban Design

AJ:blg

There are conditions on this application:

- Prior to advancing the development permit to Council, a letter of credit is required for landscaping.
- Prior to a building permit, the property must be consolidated, and a servicing agreement will be required for frontage works.

SENT BY: BUTTON GROUP;  
07/22/2002 15:18

6049223584

604 322 8399;

JUL-22-02 4:20PM;

PAGE 2/2

01/03/1995 08:00 6047368114

WHITFORD MANAGEMENT  
ROMSEY ARCH INC

PAGE 04



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

### Development Permit Application

Development Applications Department

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

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

Property Address(es): 7420-7440 MOFFAT ROAD

Legal Description(s): LOT 28 WAS HALL SEC 17 BUC 4W

RANGE 6 WEST PLAN 2027

Applicant: WHITFORD MGT LTD WHITFORD MGT LTD  
WHITFORD

Correspondence/Calls to be directed to:

Name: GRAMM. W MACLEAN

Address: SUITE 202 2403 MARINE DRIVE  
WEST VANCOUVER BC V7V 1L3

Tel. No.: 604 922 1622 EXT 101

Residence: 604 922 3584

E-mail: gmaclean@shawcable.com

Property Owner(s) Signature(s): Thomas Wong Linda Wong  
THOMAS WONG LINDA WONG  
Please print name

or

Authorized Agent's Signature: \_\_\_\_\_  
Please print name

<b>For Office Use</b>	
Date Received: <u>Aug 7 2002</u>	Application Fee: <u>total 4,410.00 pd 4210.00</u>
File No.: <u>02020-213185</u> <small>only assign if application is complete</small>	Receipt No.: <u>13-0006978</u>

\$200 owing



**No. DP 02-213185**

To the Holder:                   WHITFORD MGT. LTD.  
Property Address:               7420 AND 7440 MOFFATT ROAD  
Address:                         C/O MR. GRAHAM W. MACLEAN  
                                      #202 – 2403 MARINE DRIVE  
                                      WEST VANCOUVER, BC V7V 1L3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2, 3, 4 and 5 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and 2 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #6, 7, 8, 9 and 10 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. In addition to other remedies, the City may cash the security in an amount equal to the value of any existing trees which are removed or die - contrary to the permit.



To the Holder: WHITFORD MGT. LTD.  
Property Address: 7420 AND 7440 MOFFATT ROAD  
Address: C/O MR. GRAHAM W. MACLEAN  
#202 – 2403 MARINE DRIVE  
WEST VANCOUVER, BC V7V 1L3

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$21,295.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_

ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
MAYOR



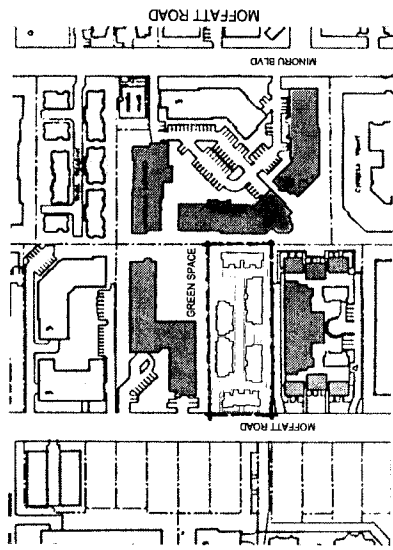
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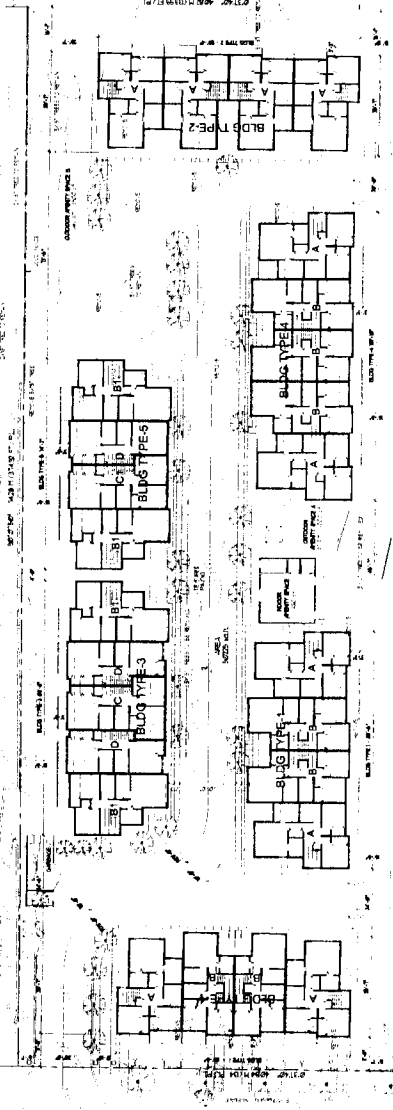
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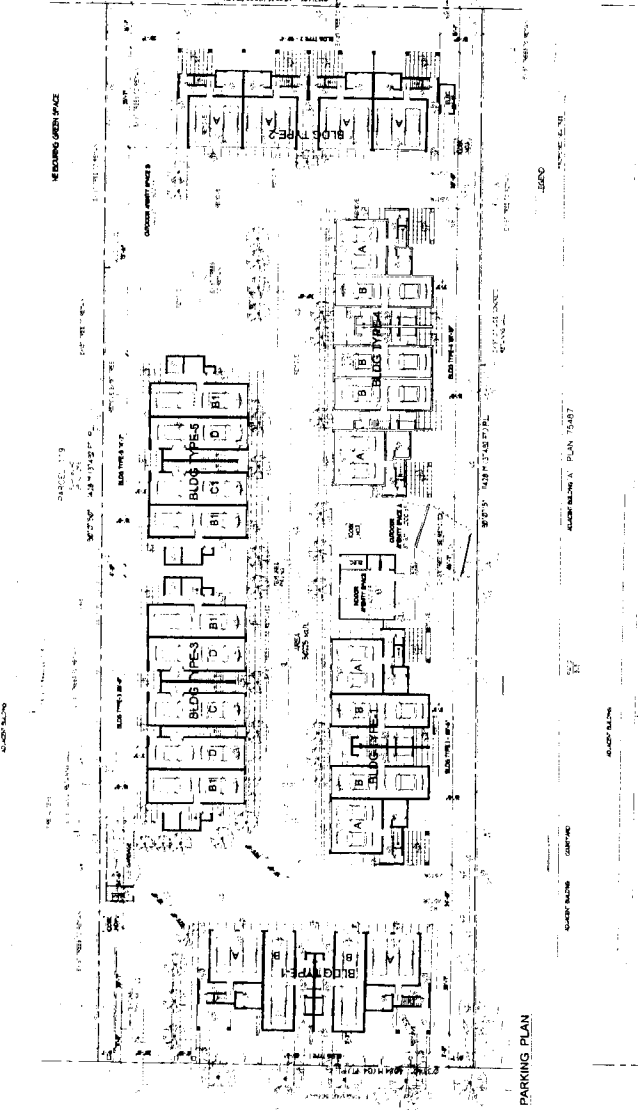
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SITE CONTEXT PLAN



SITE PLAN

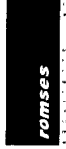


PARKING PLAN

DATE: 26 FEB 2003  
 TIME: 10:00 AM

DP/2-213185

**PROPOSED TOWNHOUSE DEVELOPMENT**  
 7420 - 7440 MOFFATT ROAD, RICHMOND  
**WHITFORD MANAGEMENT LTD.**



NO.	REVISION



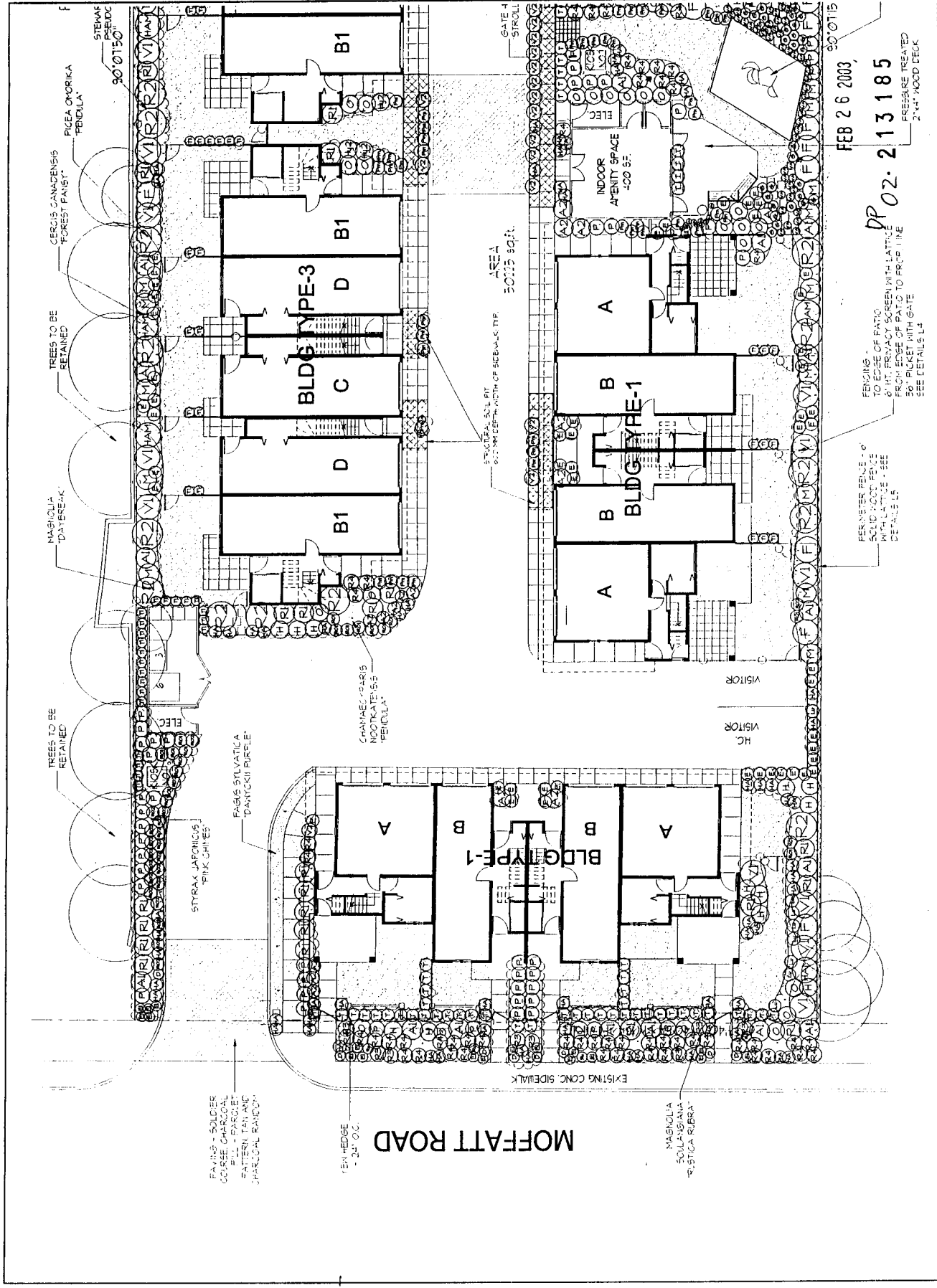

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NO.	DATE	REVISION/DESCRIPTION
1	02/26/03	ISSUE FOR PERMIT
2	03/11/03	REVISED PER COMMENTS
3	03/11/03	REVISED PER COMMENTS
4	03/11/03	REVISED PER COMMENTS
5	03/11/03	REVISED PER COMMENTS
6	03/11/03	REVISED PER COMMENTS
7	03/11/03	REVISED PER COMMENTS
8	03/11/03	REVISED PER COMMENTS
9	03/11/03	REVISED PER COMMENTS
10	03/11/03	REVISED PER COMMENTS

**DMG**  
 landscape architects  
 A Partnership of  
 125 Cambridge Mill Drive, Suite 100  
 North York, Ontario  
 M2N 6L1  
 416-491-1234

**TOWNHOUSE DEVELOPMENT**  
 7420 - 7440 MOFFATT RD.  
 RICHMOND, B.C.

DATE	02/26/03	DRAWING NUMBER	L3
SCALE	1/8" = 1'-0"	DRAWN BY	ML
DESIGNED BY	ML	CHECKED BY	ML
DATE	02/26/03	PROJECT NUMBER	02-213185



FEB 26 2003  
 DP 02-213185  
 PREPARED TREATED  
 2"x4" WOOD DECK  
 SEE DETAILS L4

FENCING TO EDGE OF PATIO  
 6" HT. PRIVACY SCREEN WITH LATTICE  
 FROM EDGE OF PATIO TO RAMP LINE  
 36" PICKET WITH GATE  
 SEE DETAILS L4

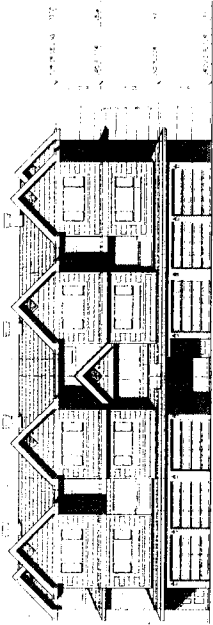
FENCING PER PERM - 6"  
 SOLID 1" X 6" PICKET  
 WITH LATTICE - SEE  
 DETAILS L4

PERMETER FENCING - 6"  
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 WITH LATTICE - SEE  
 DETAILS L4

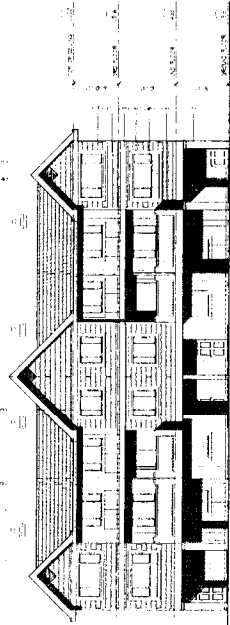
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 DETAILS L4



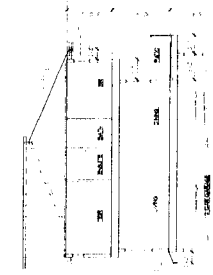




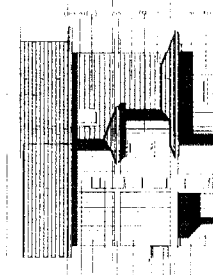
ROAD ELEVATION (BLDG TYPE-1 UNIT ABBA)



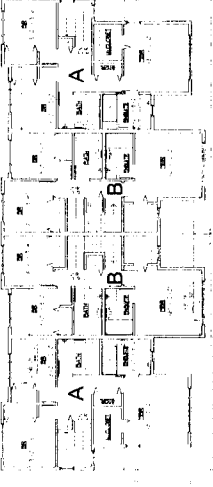
EXTERIOR ELEVATION (BLDG TYPE-1 UNIT ABBA)



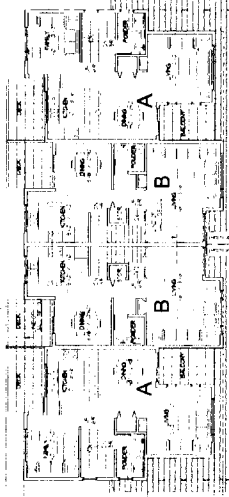
SECTION AA (BLDG TYPE-1)



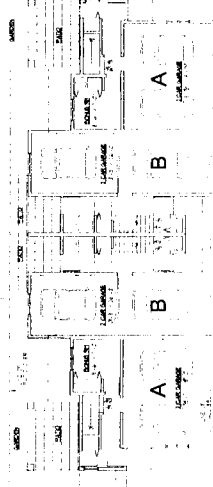
SIDE ELEVATION (BLDG TYPE-1)



BLDG TYPE-1 3RD FLOOR PLAN



BLDG TYPE-1 2ND FLOOR PLAN



BLDG TYPE-1 GROUND FLOOR PLAN

LOGS  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 NATIONAL BUILDING REGULATIONS  
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 NATIONAL BUILDING REGULATIONS  
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 NATIONAL BUILDING REGULATIONS  
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 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 NATIONAL BUILDING REGULATIONS  
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 NATIONAL BUILDING REGULATIONS

#6  
 FEB 26 2003  
 DR 02, 213185

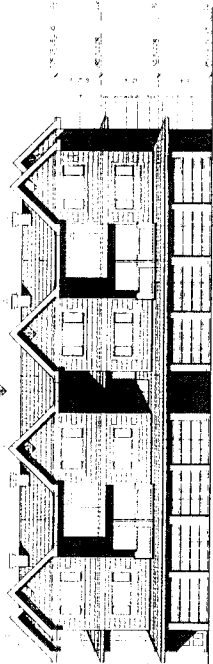
PROPOSED TOWNHOUSE DEVELOPMENT  
 7420 - 7440 MOFFATT ROAD, RICHMOND  
 WHITFORD MANAGEMENT LTD.



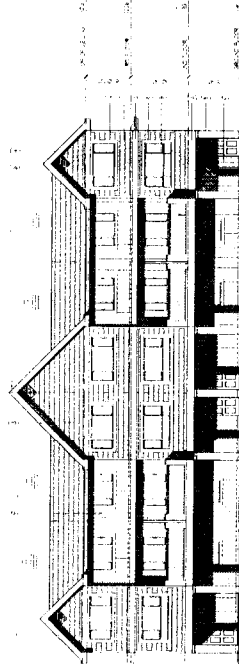
BLDG. TYPE 1  
 FLOOR PLANS,  
 ELEVATIONS & SECTION

A2

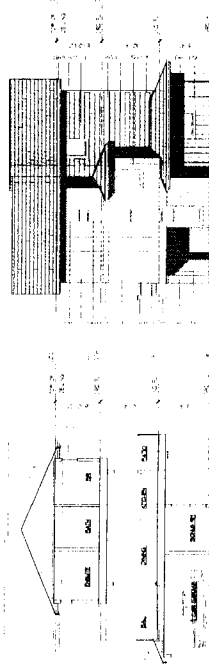




ROAD ELEVATION ( BLDG TYPE 2 UNIT AAAAA )

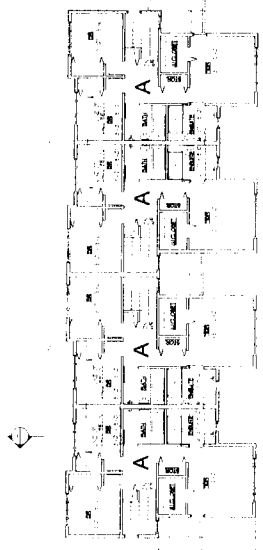


EXTERIOR ELEVATION ( BLDG TYPE 2 UNIT AAAAA )

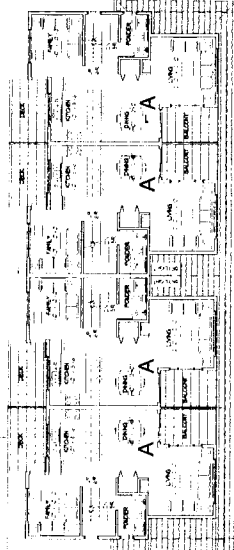


SIDE ELEVATION ( BLDG TYPE 2 )

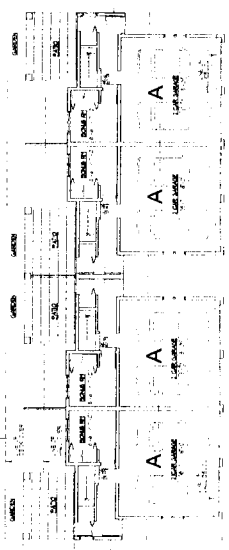
SECTION A.A ( BLDG TYPE - 2 )



BLDG TYPE 2 3RD FLOOR PLAN



BLDG TYPE 2 2ND FLOOR PLAN



BLDG TYPE 2 GROUND FLOOR PLAN

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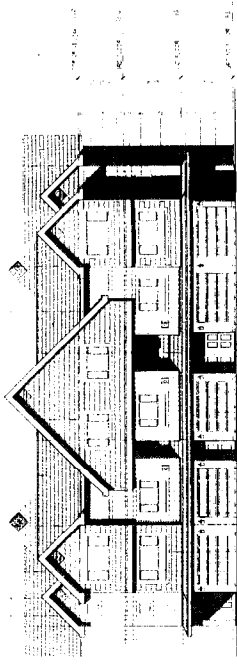
PROPOSED TOWNHOUSE DEVELOPMENT  
 7420 - 7440 MOFFATT ROAD, RICHMOND  
 WHITFORD MANAGEMENT LTD.



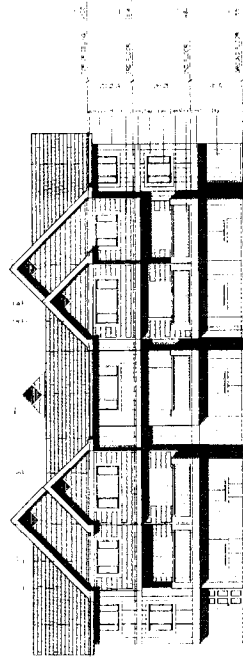
NO.	REVISION

BLDG. TYPE 2  
 FLOOR PLANS  
 ELEVATIONS, & SECTION

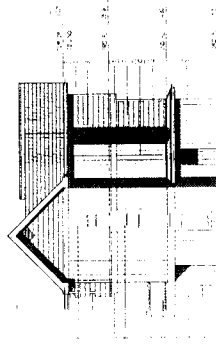
A3



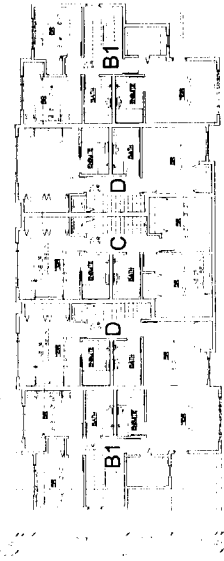
ROAD ELEVATION (BLDG TYPE 3 UNIT B1 DCDB1)



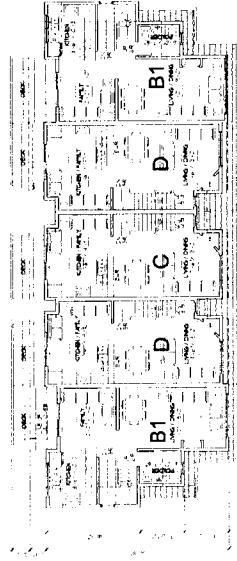
EXTERIOR ELEVATION (BLDG TYPE 3 UNIT B1 DCDB1)



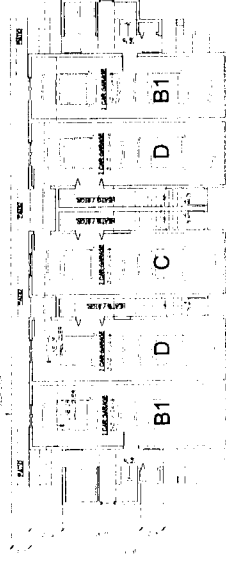
SIDE ELEVATION (BLDG TYPE 3)



BLDG TYPE 3 3RD FLOOR PLAN



BLDG TYPE 3 2ND FLOOR PLAN



BLDG TYPE 3 GROUND FLOOR PLAN

# 8

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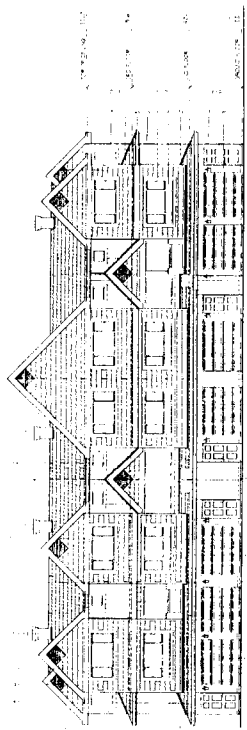
PROPOSED TOWNHOUSE DEVELOPMENT  
 7420 - 7440 MOFFATT ROAD, RICHMOND  
 WHITFORD MANAGEMENT LTD.



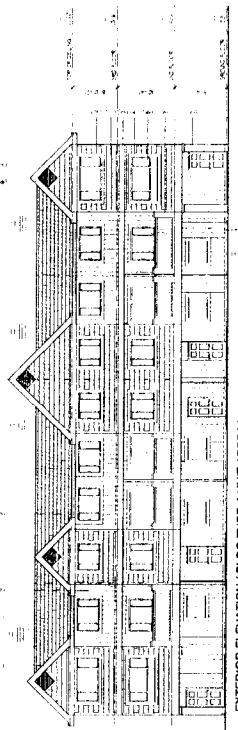
NO.	REVISION	DATE

BLDG. TYPE 3  
 FLOOR PLANS  
 & ELEVATIONS

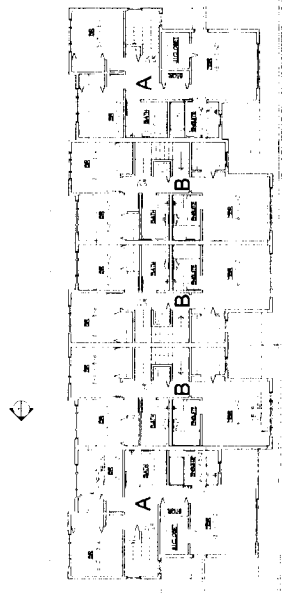

A4



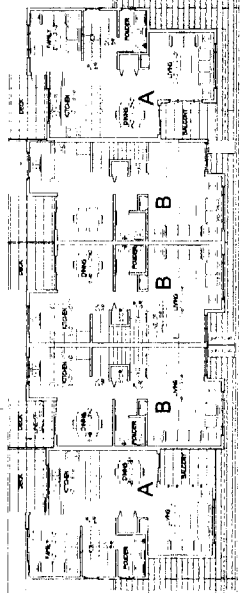
ROAD ELEVATION ( BLDG TYPE-4 UNIT ABBA )



EXTERIOR ELEVATION ( BLDG TYPE-4 UNIT ABBA )



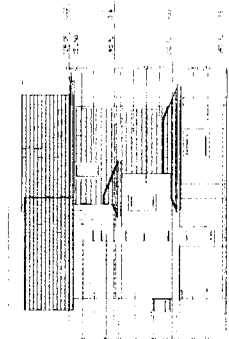
BLDG TYPE-4 3RD FLOOR PLAN



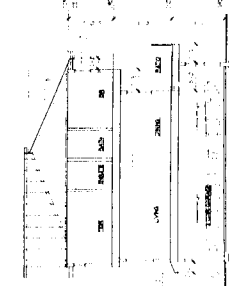
BLDG TYPE-4 2ND FLOOR PLAN



BLDG TYPE-4 GROUND FLOOR PLAN



SIDE ELEVATION ( BLDG TYPE-4 )



SECTION A-A ( BLDG TYPE-4 )

- LEGEND
- 1. FINISHES
  - 2. MATERIALS
  - 3. DIMENSIONS
  - 4. NOTES
  - 5. REFERENCES
  - 6. SYMBOLS
  - 7. UNITS
  - 8. TOLERANCES
  - 9. FINISHES
  - 10. MATERIALS
  - 11. DIMENSIONS
  - 12. NOTES
  - 13. REFERENCES
  - 14. SYMBOLS
  - 15. UNITS
  - 16. TOLERANCES

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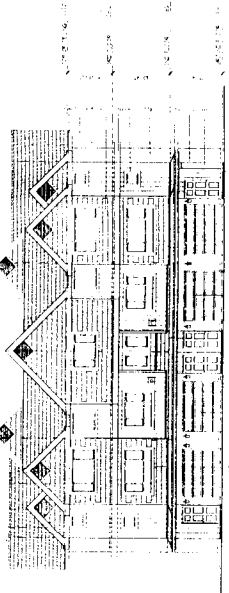
PROPOSED TOWNHOUSE DEVELOPMENT  
7420 - 7440 MOFFATT ROAD, RICHMOND  
WHITFORD MANAGEMENT LTD.



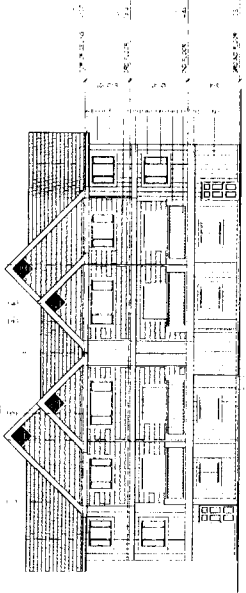
NO.	DATE	DESCRIPTION

BLDG. TYPE 4  
FLOOR PLANS,  
ELEVATIONS & SECTION

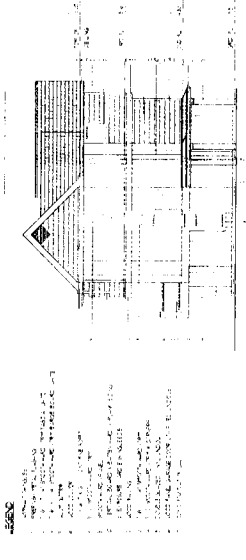
A5



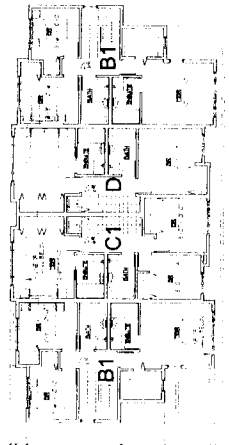
ROAD ELEVATION (BLDG TYPE 5) UNIT B1C1DB1



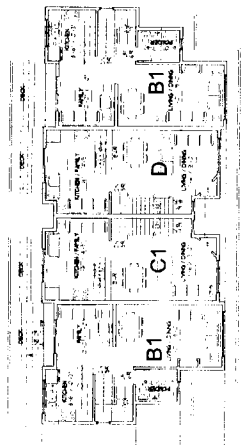
EXTERIOR ELEVATION (BLDG TYPE 5) UNIT B1C1DB1



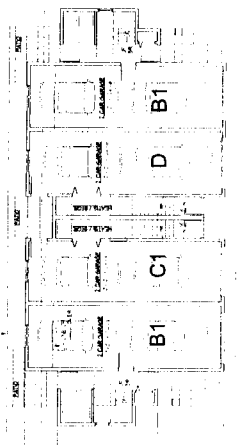
SIDE ELEVATION (BLDG TYPE 5)



BLDG TYPE 5 3RD FLOOR PLAN



BLDG TYPE 5 2ND FLOOR PLAN



BLDG TYPE 5 GROUND FLOOR PLAN

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DP 02.213185

PROPOSED TOWNHOUSE DEVELOPMENT  
 7420 - 7440 MOFFATT ROAD, RICHMOND  
 WHITFORD MANAGEMENT LTD.



BLDG TYPE 5  
 FLOOR PLANS  
 & ELEVATIONS

NO.	REV.	DATE	BY	CHK

A6