



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: February 17, 2005

From: Raul Allueva
Director of Development

File: DP 04-270828

Re: **Application by Patrick Cotter Architect Inc. for a Development Permit at
7520 Gilbert Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of five (5) three-storey townhouses at 7520 Gilbert Road on a site zoned Comprehensive Development District (CD/120).

Raul Allueva
Director of Development

SB:blg
Att.

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop five (5) three-storey residential townhouses at 7520 Gilbert Road.

The site is being rezoned from Townhouse and Apartment District (R3) to Comprehensive Development District (CD/120) under Bylaw 7647 (RZ 03-240286).

Development Information

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

Background

The subject site is located across from the intersection of Gilbert and Donald Roads (City Centre). This site and the adjacent single-family lot to the south together represent the last redevelopment parcel surrounded on three sides by multi-family development. The applicant proposes a small five-unit townhouse development consisting of two (2) three-storey buildings; one duplex and one triplex.

Development surrounding the subject site is as follows:

- to the north, is an existing multi-family development (R3);
- to the east, across a lane right-of-way, is an existing multi-family development (R3);
- to the west, across Gilbert Road, are existing single-family homes (R1/B & R1/E); and
- to the south, is an older existing single-family home (R3) and multi-family development beyond (R3).

Rezoning and Public Hearing Results

The subject site went to Public Hearing on March 15, 2004 (RZ 03-240286). No public concerns were raised. The following issues were identified by staff during the rezoning process and are to be addressed during the Development Permit process:

- That a tree survey be provided and efforts made to retain the two (2) existing mature trees along the north property line, within setback area from Gilbert Road; and
- Design development to relocate liveable floor area to the ground floor, to both improve liveability of the dwelling units by providing a direct link to the outdoor open space and to enrich and improve safety for the public realm, with eyes on the street.

The applicant has provided a tree survey and arborist report. The registered arborist has deemed that retention of the row of five (5) Cedar trees along the north property line is not viable due to previously placed fill over the roots on the adjacent property to the north.

As stated by the applicant at the Planning Committee Meeting of February 17, 2004, the creation of liveable floor area on the ground floor would compromise the upper floor plans for the buildings and the owner prefers not to do this. Incorporating liveable space on the ground floor would also result in the project exceeding the maximum Floor Area Ratio. A restrictive

covenant limiting the conversion of interior and covered off-street parking areas is required as a condition of final approval.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. As previously noted through the rezoning application, prior to future Building Permit issuance, the developer shall enter into a Servicing Agreement for design and construction of their 3 m portion of lane works and two new street trees. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the Comprehensive Development District (CD/120) Schedule.

Advisory Design Panel Comments

A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 6, 2004 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

The Advisory Design Panel expressed concerns about the lack of connection between the unit living areas and grade; the lack of liveable area at grade; the relationship of the upper storey liveable areas and private outdoor space at grade; and the appearance of recessed covered garage entries.

In a vote of 4 to 2, the Advisory Design Panel supported the proposed development subject to the applicant considering:

- tree retention or provide a tree replacement strategy;
- improving architectural expression facing Gilbert Road;
- improving landscape buffering to the north;
- incorporating decorative paving;
- incorporating street trees;
- increasing tree sizes; and
- consolidating covered outdoor space with outdoor patio spaces.

The applicant responded through: improving the architectural expression facing Gilbert Road, improving landscape buffering to the north, incorporating decorative paving, and increasing tree sizes.

As tree retention is not feasible with the proposed site plan, the applicant has provided a tree replacement strategy. A registered arborist has deemed that the only two (2) trees in fair condition need to be removed due to conflict with the manoeuvring aisle. One Willow tree was deemed to be hazardous and recommended for removal. The remaining hedge of five (5) trees was recommended for removal due to poor health. Eleven (11) replacement trees are proposed, four of which are larger specimens.

Reconfiguring the garage entry into covered area consolidated with the outdoor patio spaces was

explored, but is not possible as to do so would exceed permitted density.

The incorporation of small street trees behind the existing sidewalk will be addressed in the required Servicing Agreement. The relocation of the sidewalk over this narrow frontage is not recommended by staff. With the exception of four existing single-family homes, the half-mile on the east side of Gilbert between Granville Avenue and Blundell Road has been developed with a number of multi-family projects. The existing sidewalk is at the road's edge with power poles and overhead lines.

Analysis

Conditions of Adjacency

- The applicant has addressed privacy for the existing three-storey multi-family development over parking to the north through planting of new trees to screen the proposed second floor decks, positioning of the buildings and privacy fencing; and
- The applicant has addressed privacy for the adjacent single-family home to the south through the setback of the buildings, minimal openings in the adjacent elevation, privacy fencing, hedge and tree planting along the shared property line.

Urban Design and Site Planning

- A contribution in the amount of \$5,000 will be provided in lieu of on-site indoor amenity space in compliance with the Official Community Plan (OCP);
- A gated fence enclosure for recycling is located along the south property line;
- Three of the five units have private back yards and all five units have outdoor decks off the main level; and
- The unit plan for all five (5) units in the project has been designed to be adaptable with the installation of a chair rail lift.

Architectural Form and Character

- The Gilbert Road streetscape elevation is well articulated and provides pedestrian oriented front entries at grade; and
- The proposed building materials (horizontal vinyl siding, wood shingles, Hardi-Board and batten, wood trim and trellis, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) guidelines.

Landscape Design and Open Space Design

- Unfortunately, all eight (8) existing trees on-site are recommended for removal by a registered arborist. Two (2) trees in fair condition conflict with the manoeuvring aisle location. A large Weeping Willow tree is hazardous and the hedge of five (5) Cedar trees is in poor health due to previously placed fill over the roots on the adjacent property. Eleven (11) replacement trees are proposed, four (4) of which are larger specimens;
- The landscape design includes special paving treatment with a variety of patterning and colour, benches, and substantial planting and trees;
- The outdoor amenity space (50m²) exceeds the minimum OCP requirement (30m²) and provides a pedestrian connection from Gilbert Road into the site with trees, benches, shrubs, planting and interlocking pavers,
- The use of pavers improves the permeability of the site; and

- Landscape buffers and 1.8 m wood privacy fencing are located along the north and south property lines which separate the development from the adjacent multi-family development and single-family home.

Conclusions

The applicant has addressed the significant urban design issues identified by staff and the Advisory Design Panel regarding conditions of adjacency; urban design and site planning; architectural form and character; and landscape design and open space design. Staff therefore recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$5,000;
- Receipt of a Letter of Credit for landscaping in the amount of \$23,188; and
- Registration of a restrictive covenant alerting owners that conversion of off-street parking area into habitable area is prohibited.



City of Richmond

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

Development Application Data Sheet

Development Applications Department

DP 04-270828

Attachment 1

Address: 7520 Gilbert Road

Applicant: Patrick Cotter Architect Inc.

Owner: Richview Homes

Planning Area(s): City Centre

Floor Area Gross: 1,077.1 m² Floor Area Net: 696.3 m²

	Existing	Proposed
Site Area:	996.1 m ²	no change
Land Uses:	Single-family residence	Multi-family residential
OCP Designation:	Residential	no change
Zoning:	Formerly (R3)	Existing (CD/120)
Number of Units:	1	5

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage:	Max. 45%	37%	none
Setback – Public Road:	Min. 4.5 m	4.78 & 5.39 m	none
Setback – North Side Yard:	Min. 1.2 m	1.2 m, 2.4 m & 3 m	none
Setback – South Side Yard:	Min. 1.2 m	4.6 m & 6.6 m	none
Setback – Public Lane:	Min. 1.2 m	1.2 m	none
Height (m):	Max. 12 m	10.85 m	none
Lot Size:	Min 360 m ² Max 2,020 m ²	996.1 m ²	none
Off-street Parking Spaces – Resident/Visitor:	8 and 1	10 and 1	none
Off-street Parking Spaces – Accessible:	n/a	1	none
Total off-street Spaces:	9	11	none
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 30 m ²	50 m ²	none

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

**Wednesday, October 6, 2004 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

2. Townhouses

Patrick Cotter Architect
7520 Gilbert Road

DP 04-270828

The comments of the Panel were as follows:

- major difficulties were had with the project. The retention of trees was questioned. The relationship of the outdoor private space for the units was difficult to resolve in that residents would be asked to move to grade level due to there being no outdoor space being provided at the main level, and a 'Juliette' type balcony on the upper floor. Could the garages be pulled back as per the landscape plan. It was unfortunate that an entry at grade was not created. The architectural form and character were okay. Would have been better if trees could have been retained.
- more articulation was desired on the Gilbert Road side
- agreed that outdoor spaces don't function well with the architecture. The existing tree retention was questioned. If trees were not retainable they should be replaced to enhance both privacy and liveability
- some of the existing trees on the south side could be saved by rearranging the garbage area, etc. Increased planting could occur on the north side of 2 units which would provide a buffer to the north property line. Shifting the building somewhat would allow an increase to the buffer. Use larger type trees. Might be an opportunity for street trees. An opportunity exists for decorative paving throughout. The blank walls that face public areas could be improved by more buffer planting and taller trees.
- it was good to see consideration given to accessible units. Would not be difficult to install a chair rail and the master bedroom ensuite bathroom size was good.
- a general agreement with the previous comments. The selection of materials/tones/architectural treatment of the building itself were okay. A possibility existed to increase interest along Gilbert Road. The site seemed cramped, and the lack of play area for children was problematic. Would it be possible to consolidate some space on the north side that could provide contiguous play space. More decorative paving would make the space itself feel like an outdoor play area. City trees should be investigated, and if no possibility of retaining trees then substitution would be appropriate. The conversion of a suite was suggested.

A brief discussion ensued among Panel members as to whether the required review of the issues was substantive enough to require a re-submission to the Panel.

It was moved and seconded

That the applicant consider the following:

- (i) tree retention or a replacement tree strategy;

As retention is not feasible with the proposed site plan, a tree replacement strategy has been provided. A registered arborist has deemed that the only two trees in fair condition need to be removed due to conflict with the manoeuvring aisle. The remaining six existing trees were recommended for removal due to poor to hazardous health.

- (ii) improving the architectural expression for the Gilbert Road side – *incorporated*;

- (iii) improving the landscape buffer to the north – *incorporated*;

- (iv) incorporating larger trees – *incorporated*;

- (v) the possibility of incorporating street trees;

Will be arranged through the Servicing Agreement.

- (vi) incorporating decorative paving – *incorporated*;

- (vii) exploration of the consolidation of the covered outdoor space with the patio space;

Reconfiguring the garage entry into covered area and/or relocating liveable floor area on the ground floor would compromise the upper floor plans for the buildings and the owner prefers not to do this.

CARRIED

Opposed: 1

It was moved and seconded

That the proponent be asked to re-submit the project, with the incorporation of the Panel's comments, to the Panel.

DEFEATED

Opposed: 4

It was moved and seconded

That the project move forward subject to the incorporation of the Panel's comments being resolved by staff.

CARRIED (4-2)



City of Richmond
Urban Development Division

Development Permit

No. DP 04-270828

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 7520 GILBERT ROAD

Address: C/O #235 - 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$23,188 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
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.

Development Permit

No. DP 04-270828

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 7520 GILBERT ROAD

Address: C/O #235 - 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

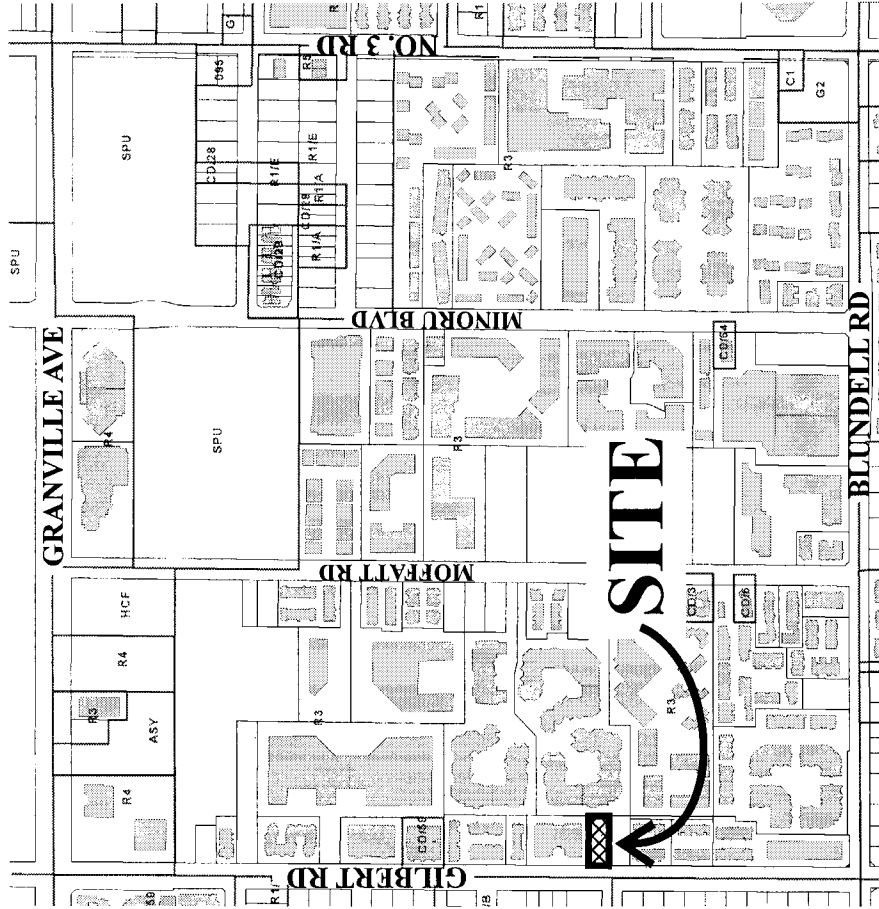
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

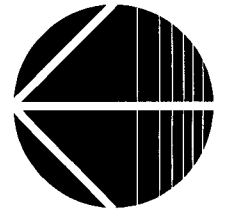
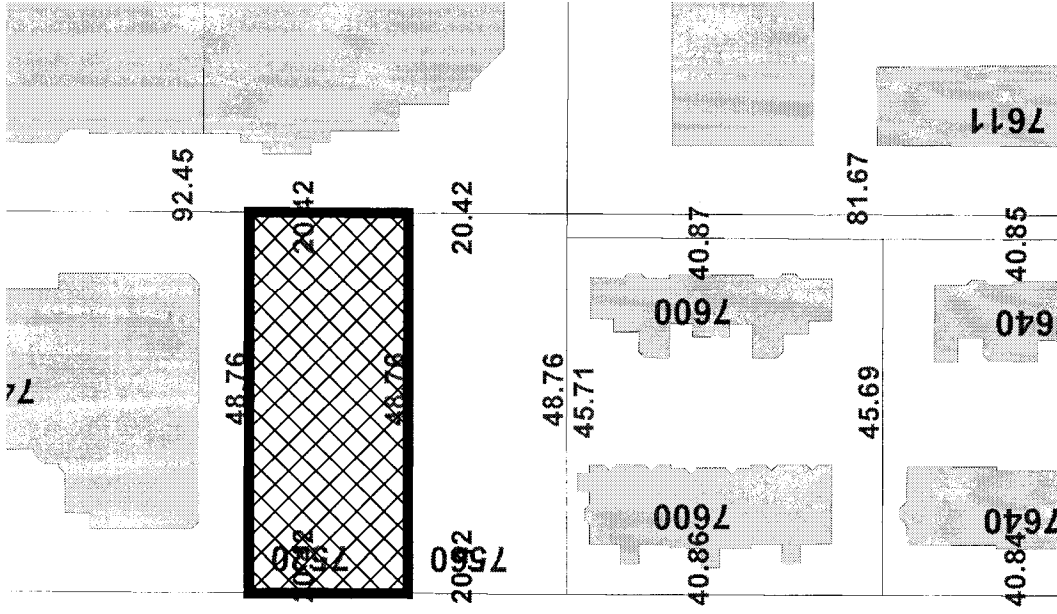


City of Richmond



GILBERT RD

74	16.85	34.73	92.45	7611
4	1.73	6997	20.42	640
4	16.85	16.85	20.42	7640
5.05	20.41	7511	48.76	40.87
5.03	20.41	7531	45.71	40.85
5.02	20.42	7551	45.69	40.84
571	20.42	571	81.67	7611



DP 04-270828 SCHEDULE "A"

Original Date: 05/26/04

Revision Date:

Note: Dimensions are in METRES

ENTERED

GILBERT ROAD TOWNHOUSE DEVELOPMENT

7520 GILBERT ROAD
RICHMOND, BRITISH COLUMBIA

JULY 03/03 ISSUED FOR REZONING APPLICATION
SEPT 24/03 ISSUED FOR ADVISORY DESIGN PANEL
MAY 13/04 ISSUED FOR DEVELOPMENT PERMIT APPLICATION
NOV 26/04 ISSUED FOR DEVELOPMENT PERMIT PANEL

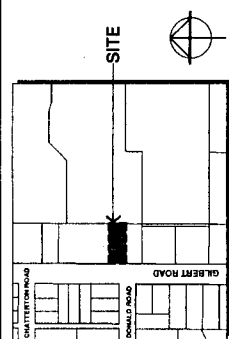
DRAWING LIST:

- * COVER
- * SURVEY
- A-101 SITE PLAN
- A-102 CONTEXT DRAWING
- A-103 STREETSCAPE ELEVATIONS SHEET 1
- A-104 STREETSCAPE ELEVATIONS SHEET 2
- A-201 UNIT 'A' FLOOR PLANS
- A-202 AREA CALCULATIONS
- A-301 UNIT 'A' ELEVATIONS & BUILDING SECTION
- L-1 LANDSCAPE PLAN

PROJECT DATA:

CIVIC ADDRESS: 7520 GILBERT ROAD
RICHMOND, BRITISH COLUMBIA
LEGAL ADDRESS: SECTION 17, BLOCK 4N REGION 6W, PLAN 8037, LOT NORTH
1/2 of 37, SUBURBAN BLOCK 1, EXCEPT PLAN 62053
PARCEL IDENTIFIER: 011-300-931
APPLICANT: PATRICK COTTER ARCHITECT INC.
ZONING: EXISTING: R3
PROPOSED: CD120

LOCATION PLAN:



DEVELOPMENT DATA:

7520 GILBERT ROAD

4-Jan-05

LEVEL 1:	UNIT TYPE	LIVING	STAIR	GARAGE	COV. AREA	SITE COV.
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UNIT 1	A	71.31	0.00	635.56	116.10	823.00
UNIT 2	A	71.31	0.00	635.56	116.10	823.00
UNIT 3	A	71.31	0.00	635.56	55.10	762.00
UNIT 4	A	71.31	0.00	635.56	55.10	762.00
UNIT 5	A	71.31	0.00	635.56	55.10	762.00
Sub-Total		356.55	0.00	3,177.80	397.50 (2)	3,932.00 (1)

LEVEL 2:	UNIT TYPE	LIVING	STAIR	GARAGE	COV. AREA	SITE COV.
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UNIT 1	A	656.30	64.70			
UNIT 2	A	656.30	64.70			
UNIT 3	A	656.30	64.70			
UNIT 4	A	656.30	64.70			
UNIT 5	A	656.30	64.70			
Sub-Total		3,281.50	323.50			

LEVEL 3:	UNIT TYPE	LIVING	STAIR	GARAGE	COV. AREA	SITE COV.
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UNIT 1	A	741.40	51.60			
UNIT 2	A	741.40	51.60			
UNIT 3	A	741.40	51.60			
UNIT 4	A	741.40	51.60			
UNIT 5	A	741.40	51.60			
Sub-Total		3,707.00	258.00			

Sub-Total	7,345.05	581.50 (2)				
Extra Stair	43.30 (2)					
Extra Cov	75.83 (3)					
TOTAL	7,464.19					

SITE CALCULATIONS CONT...

SITE AREA:	GROSS: 996.13 sqm	10,722.25 sqft		
LANE:	0.00 sqm	0.00 sqft		
NET:	996.13 sqm	10,722.25 sqft		
COVERAGE: Total:	4,825.01	Max. Permitted (45%)	3,932.00 (1)	Proposed 37%
F.A.R.:	Bldg Area: 7,505.58	Max. Permitted (0.7)	7,464.19	Proposed 0.70
ADDITIONS: Stair:	538.20	Max. Permitted (10 m2/unit)	581.50 (2)	Proposed
Covered:	321.67	Max. Permitted (.03)	397.50 (3)	Proposed 0.04
PARKING	Resident:	1.5 per unit x 5 = 8 Required	10	Proposed
Visitor:	0.2 per unit x 5 = 1 Required	1	Proposed	
Total		9 Required	11	Proposed

NOTES:

- (1) Includes the building area, garage, covered decks, as well as any unused areas below the second floor
- (2) Each unit is permitted 10m2 of area to be used for the purposes of providing entry and stair in addition to allowable FAR. Additional area over and above allowance is added to FAR
- (3) Additions to (.03) allowance added to FAR. ADDITIONAL AREA EXCEEDING ALLOWANCE IS ADDED TO FAR

PATRICK COTTER ARCHITECT INC.

UNIT 235, 11300 NO. 5 ROAD, RICHMOND, BRITISH COLUMBIA
TEL: (604) 272-1477
FAX: (604) 272-1471
CEL: (604) 377-9454
E-MAIL: info@cotterarchitects.com

PLAN # 1
DP 04270828
MAR 16 2005

NOTES:

1 UNIT NUMBER
A UNIT TYPE

FOR INDIVIDUAL UNIT PLANS SEE
DRAWING A-201

THIS PLAN IS A SCHEMATIC SITE PLAN
AND IS NOT A LEGAL SURVEY. LOT
DIMENSIONS AND AREAS ARE
APPROXIMATE AND SUBJECT TO
CONFIRMATION BY BILLS SERVICE
FOR LANDSCAPING AND EXTERIOR
FEATURES SEE THE LANDSCAPE
DRAWINGS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PROPOSED TOWNHOUSE DEVELOPMENT	16 MAR 2005	PA	PA
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

PATRICK COTTER
ARCHITECT INC.

1000 10th Ave. S.W.
Richmond, B.C. V6V 1A7
Tel: 604-271-1000
Fax: 604-271-1001
patrick.cotter@pca-architect.com

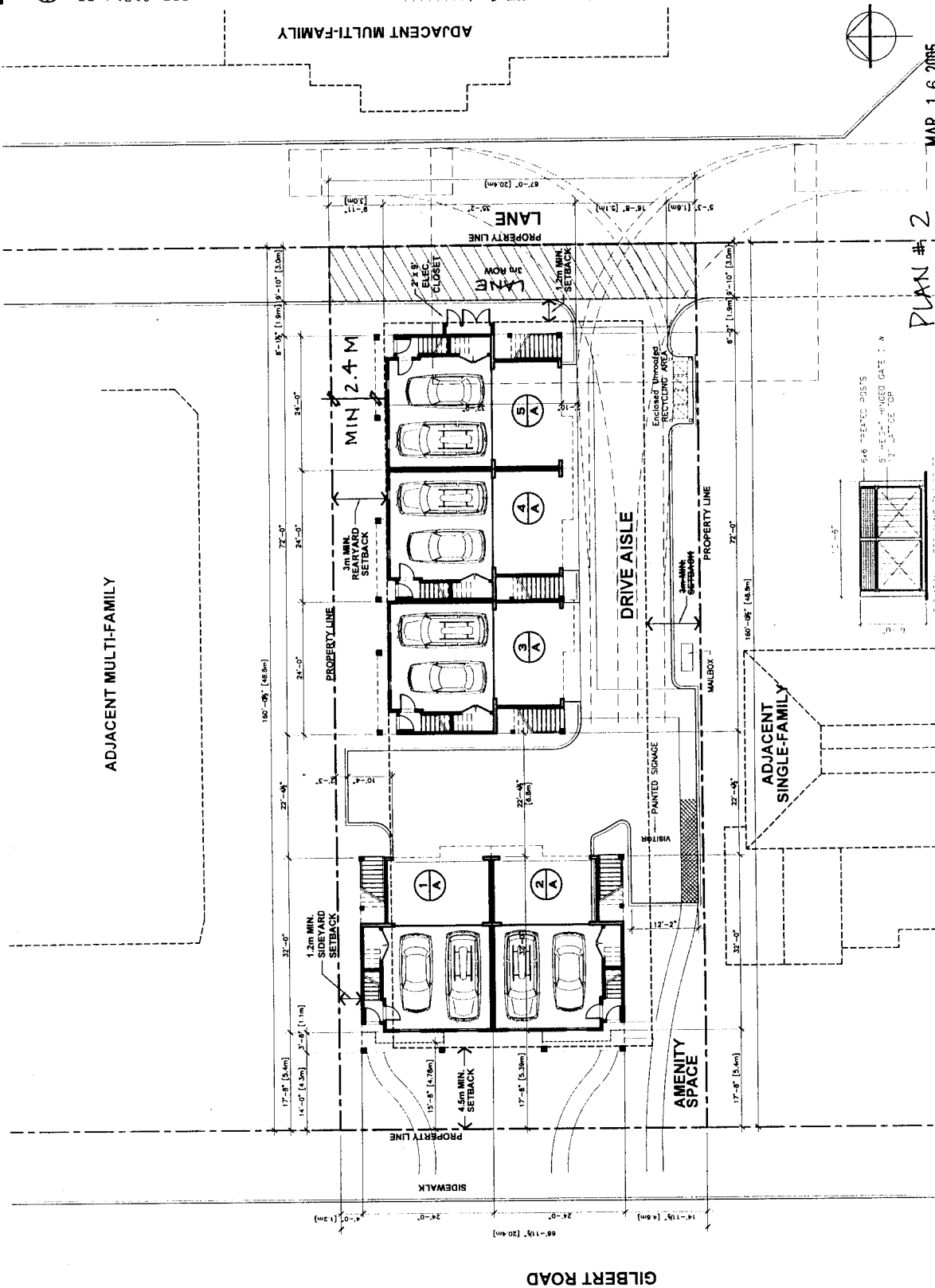
PROPOSED TOWNHOUSE
DEVELOPMENT
7520 Gilbert Road
Richmond, British Columbia
V6X 4A4
RICHVIEW HOMES

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PROPOSED TOWNHOUSE DEVELOPMENT	16 MAR 2005	PA	PA
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

SITE PLAN

A-101 D

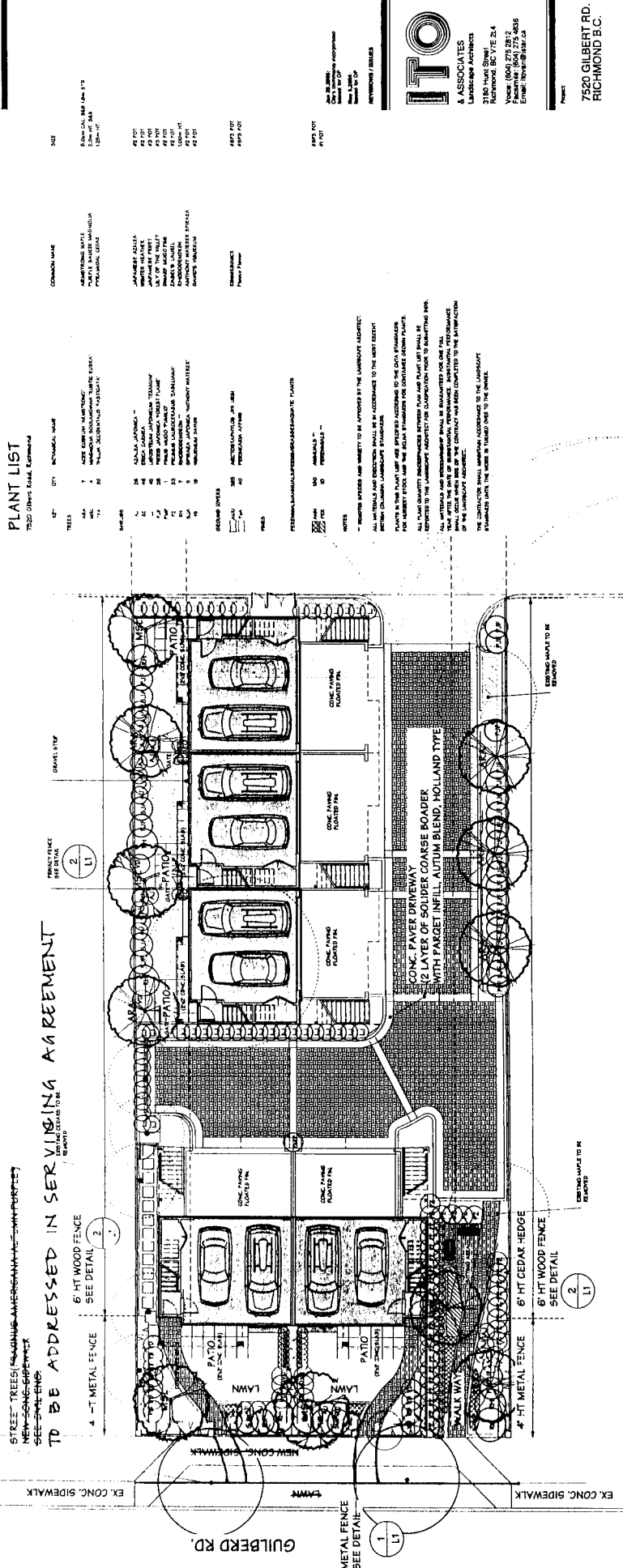
PLAN # 2
MAR 16 2005
DP 04270828



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

STREET TREES (PLANTING AMERICAN & EUROPEAN)
NEW-SONG GARDENS
SEE SITE PLAN

TO BE ADDRESSED IN SERVINGING AGREEMENT



PLANT LIST

7520 Gilbert Road, Richmond

QTY	SYMBOL	COMMON NAME	SIZE
1	1	ADAM'S APPLE	2.0m x 1.0m
1	2	ADAM'S APPLE	2.0m x 1.0m
1	3	ADAM'S APPLE	2.0m x 1.0m
1	4	ADAM'S APPLE	2.0m x 1.0m
1	5	ADAM'S APPLE	2.0m x 1.0m
1	6	ADAM'S APPLE	2.0m x 1.0m
1	7	ADAM'S APPLE	2.0m x 1.0m
1	8	ADAM'S APPLE	2.0m x 1.0m
1	9	ADAM'S APPLE	2.0m x 1.0m
1	10	ADAM'S APPLE	2.0m x 1.0m
1	11	ADAM'S APPLE	2.0m x 1.0m
1	12	ADAM'S APPLE	2.0m x 1.0m
1	13	ADAM'S APPLE	2.0m x 1.0m
1	14	ADAM'S APPLE	2.0m x 1.0m
1	15	ADAM'S APPLE	2.0m x 1.0m
1	16	ADAM'S APPLE	2.0m x 1.0m
1	17	ADAM'S APPLE	2.0m x 1.0m
1	18	ADAM'S APPLE	2.0m x 1.0m
1	19	ADAM'S APPLE	2.0m x 1.0m
1	20	ADAM'S APPLE	2.0m x 1.0m
1	21	ADAM'S APPLE	2.0m x 1.0m
1	22	ADAM'S APPLE	2.0m x 1.0m
1	23	ADAM'S APPLE	2.0m x 1.0m
1	24	ADAM'S APPLE	2.0m x 1.0m
1	25	ADAM'S APPLE	2.0m x 1.0m
1	26	ADAM'S APPLE	2.0m x 1.0m
1	27	ADAM'S APPLE	2.0m x 1.0m
1	28	ADAM'S APPLE	2.0m x 1.0m
1	29	ADAM'S APPLE	2.0m x 1.0m
1	30	ADAM'S APPLE	2.0m x 1.0m
1	31	ADAM'S APPLE	2.0m x 1.0m
1	32	ADAM'S APPLE	2.0m x 1.0m
1	33	ADAM'S APPLE	2.0m x 1.0m
1	34	ADAM'S APPLE	2.0m x 1.0m
1	35	ADAM'S APPLE	2.0m x 1.0m
1	36	ADAM'S APPLE	2.0m x 1.0m
1	37	ADAM'S APPLE	2.0m x 1.0m
1	38	ADAM'S APPLE	2.0m x 1.0m
1	39	ADAM'S APPLE	2.0m x 1.0m
1	40	ADAM'S APPLE	2.0m x 1.0m
1	41	ADAM'S APPLE	2.0m x 1.0m
1	42	ADAM'S APPLE	2.0m x 1.0m
1	43	ADAM'S APPLE	2.0m x 1.0m
1	44	ADAM'S APPLE	2.0m x 1.0m
1	45	ADAM'S APPLE	2.0m x 1.0m
1	46	ADAM'S APPLE	2.0m x 1.0m
1	47	ADAM'S APPLE	2.0m x 1.0m
1	48	ADAM'S APPLE	2.0m x 1.0m
1	49	ADAM'S APPLE	2.0m x 1.0m
1	50	ADAM'S APPLE	2.0m x 1.0m
1	51	ADAM'S APPLE	2.0m x 1.0m
1	52	ADAM'S APPLE	2.0m x 1.0m
1	53	ADAM'S APPLE	2.0m x 1.0m
1	54	ADAM'S APPLE	2.0m x 1.0m
1	55	ADAM'S APPLE	2.0m x 1.0m
1	56	ADAM'S APPLE	2.0m x 1.0m
1	57	ADAM'S APPLE	2.0m x 1.0m
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1	79	ADAM'S APPLE	2.0m x 1.0m
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1	97	ADAM'S APPLE	2.0m x 1.0m
1	98	ADAM'S APPLE	2.0m x 1.0m
1	99	ADAM'S APPLE	2.0m x 1.0m
1	100	ADAM'S APPLE	2.0m x 1.0m

NOTES:
1. ALL MATERIALS AND DIMENSIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT
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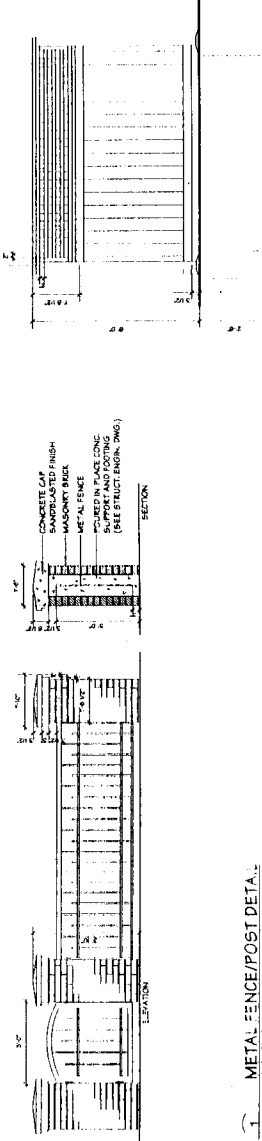


ITO ASSOCIATES
LANDSCAPE ARCHITECTS
3180 Main Street
Richmond, BC V6E 2A4
Voice: (604) 275-2812
Fax: (604) 275-4858
Email: info@ito.ca

7520 GILBERT RD.
RICHMOND B.C.

PLAN # 3 MAR 16 2005
DP04270828

LANDSCAPE PLAN



1 METAL FENCE/POST DETAIL

2 WOOD FENCE

L1

- BRACKETS TO CANTILEVER
FOR UNITS # 3, 4 & 5

8	
7	
6	
5	
4	
3	SHED FOR INVESTMENT FUND PAID.
2	SHED FOR INVESTMENT FUND PAID.
1	SHED FOR INVESTMENT FUND PAID.
SALDO	NOT SHED
TOTAL	NOT SHED

■■ PATRICK COTTER
■■ ARCHITECT INC.

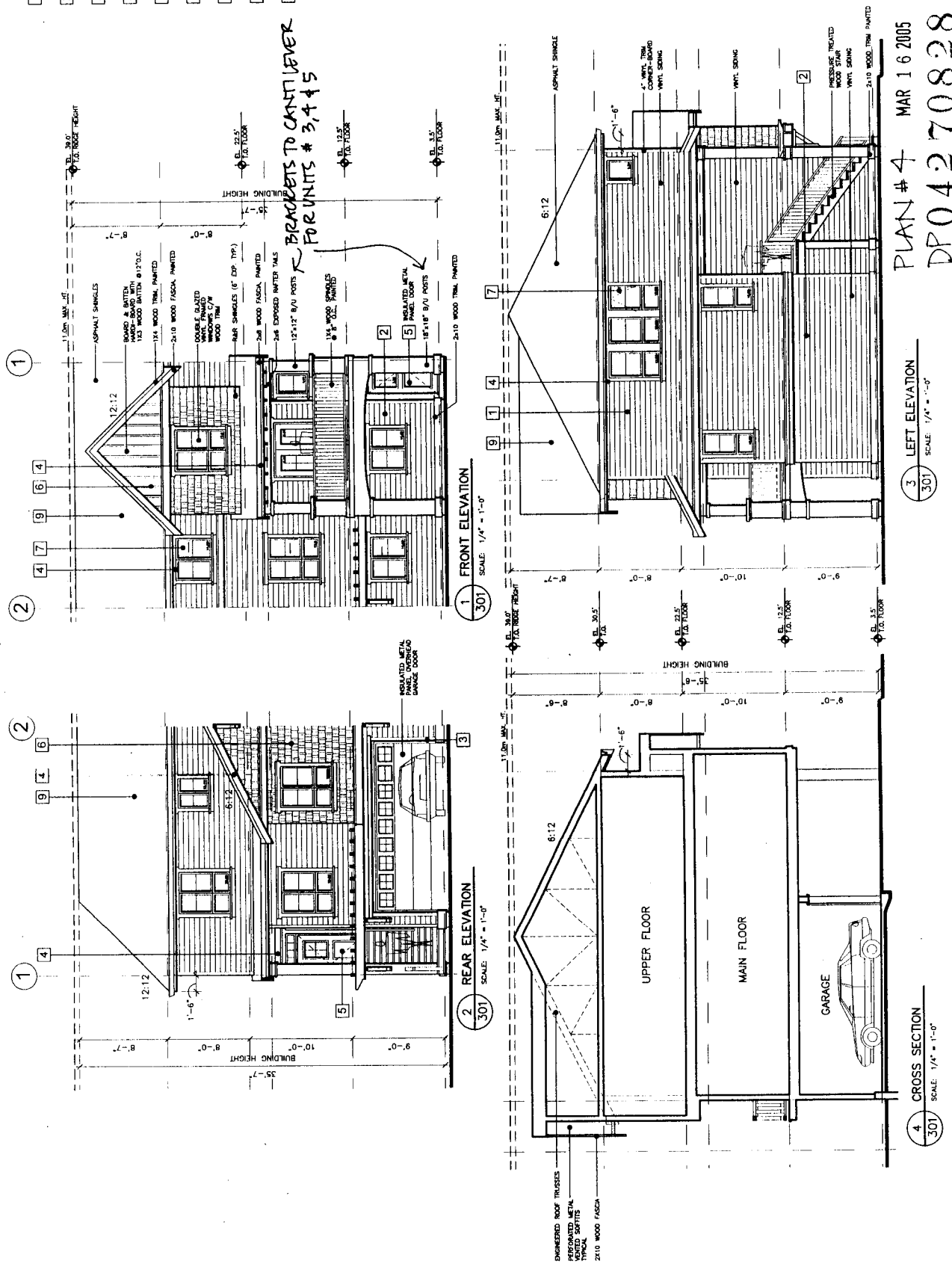
1328 - 50th STREET, DEL. IN. B.C. VOL. 244
TEL. (804) 943-1159
FAX. (804) 943-1152
CEL. (804) 377-9454
E-MAIL: particip@del.net

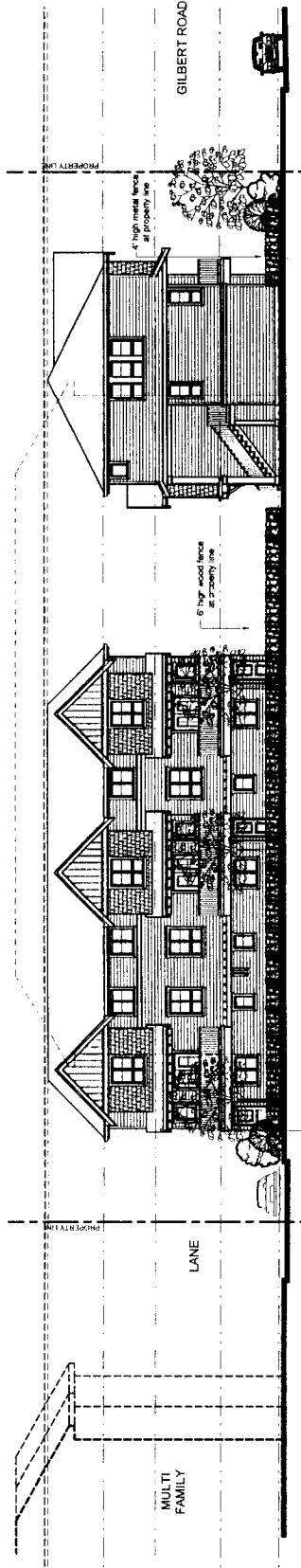
**PROPOSED TOWNHOUSE
DEVELOPMENT**
7520 Gilbert Road
Richmond, British Columbia
RICHVIEW HOMES

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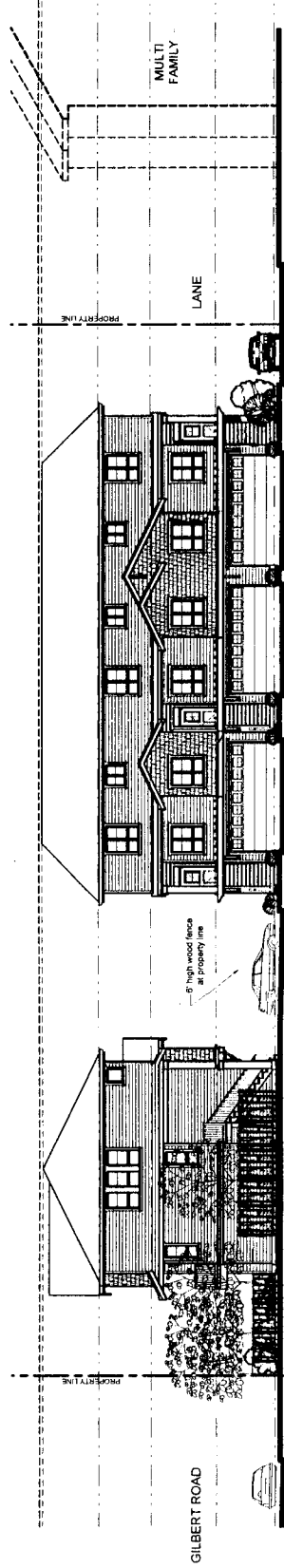
UNIT TYPE 'A'
ELEVATIONS AND
BUILDING SECTION

A-301 D





1 SITE SECTION FROM NORTH NEIGHBOUR
LOOKING SOUTH
SCALE: 1/8" = 1'-0"



2 SITE SECTION FROM SOUTH NEIGHBOUR
LOOKING NORTH
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/1/05
2	ISSUED FOR PERMITTING	10/1/05
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5	ISSUED FOR PERMITTING	10/1/05
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7	ISSUED FOR PERMITTING	10/1/05
8	ISSUED FOR PERMITTING	10/1/05
9	ISSUED FOR PERMITTING	10/1/05
10	ISSUED FOR PERMITTING	10/1/05

**PATRICK COTTER
ARCHITECT INC.**

1000 11th Ave. S.W.
Richmond, B.C. V6V 1A7
Tel: 604.277.4242
Fax: 604.277.4244
info@patrickcotton.com

**PROPOSED TOWNHOUSE
DEVELOPMENT**
7520 Gilbert Road
Richmond, British Columbia
RICHVIEW HOMES

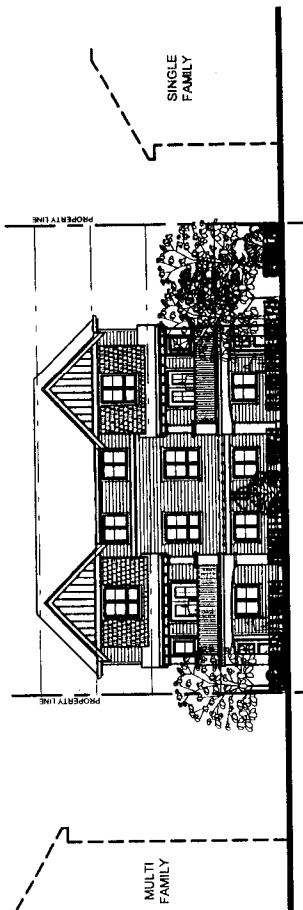
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STREETSCAPE
ELEVATIONS
SHEET 1

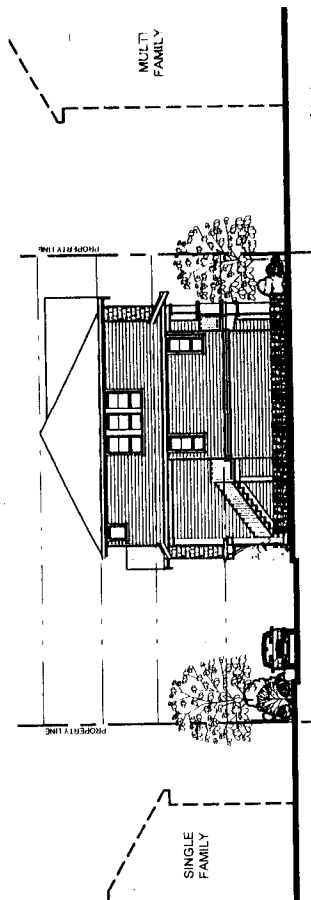
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PLAN # 5
MAR 16 2005
DP 04270828

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2
A104



3/A104

PLAN # 6
DP 04270828
MAR 16 2005

STREETSCAPE
ELEVATIONS
SHEET 2

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A-104

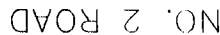
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**■ PATRICK COTTER
■ ARCHITECT INC.**

**PROPOSED TOWNHOUSE
DEVELOPMENT**
7520 Gilbert Road
Richmond, British Columbia

[illegible]

All distances are in metres.



REFERENCE PLAN

PLAN
DP 04270828
MAR 16 2005

MAR 16 2005

B.C.L.S.

LOUIS NGAN LAND SURVEYIN'

#270-11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N8
(604) 273-2938

FILE: RGI-7520TP

© LOUIS NGAN LAND SURVEYING INC., 2003

NOTES:

- Lot dimensions are derived from field survey
- Elevations are based on Geodetic Datum of Richmond and are derived from bench mark 522 (yellow): AH of hydrant on E side of Gilbert Road opposite house #7520
- Elevation = 1,942 metres
- For elevation control, use control monument or lead plugs in concrete sidewalk only.
- All elevations along curb lines are gutter levels.

- | | |
|-----|-----------------------------|
| ● | denotes standard iron post. |
| wt | denotes lead plug. |
| W | denotes witness. |
| ⊗ | denotes hydro pole. |
| ⊙ | denotes tree. |
| dec | denotes deciduous tree |
| con | denotes coniferous tree |
| ⊙ | denotes lamp standard. |
| tw | denotes top of wall. |
| bw | denotes bottom of wall. |
| Ⓜ | denotes catch basin |
| Ⓜ | denotes manhole |
| Ⓜ | denotes sanitary manhole |
| Ⓜ | denotes storm manhole |
| GV | denotes gas valve |
| WV | denotes water valve |
| Ⓜ | denotes hydrant |

CERTIFIED CORRECT.
DATED THIS 11TH DAY

LAYOUT
ALTERNATE ELEVATOR
SCALE: 1/4"=1'-0"

