



City of Richmond

Report to Committee

To Council Feb 27, 2006

To: Planning Committee
From: Jean Lamontagne
Director of Development

To Planning - Feb 21, 2006

Date: January 30, 2006

RZ 05-298878

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)**

File: 12-8060-20-8033

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.



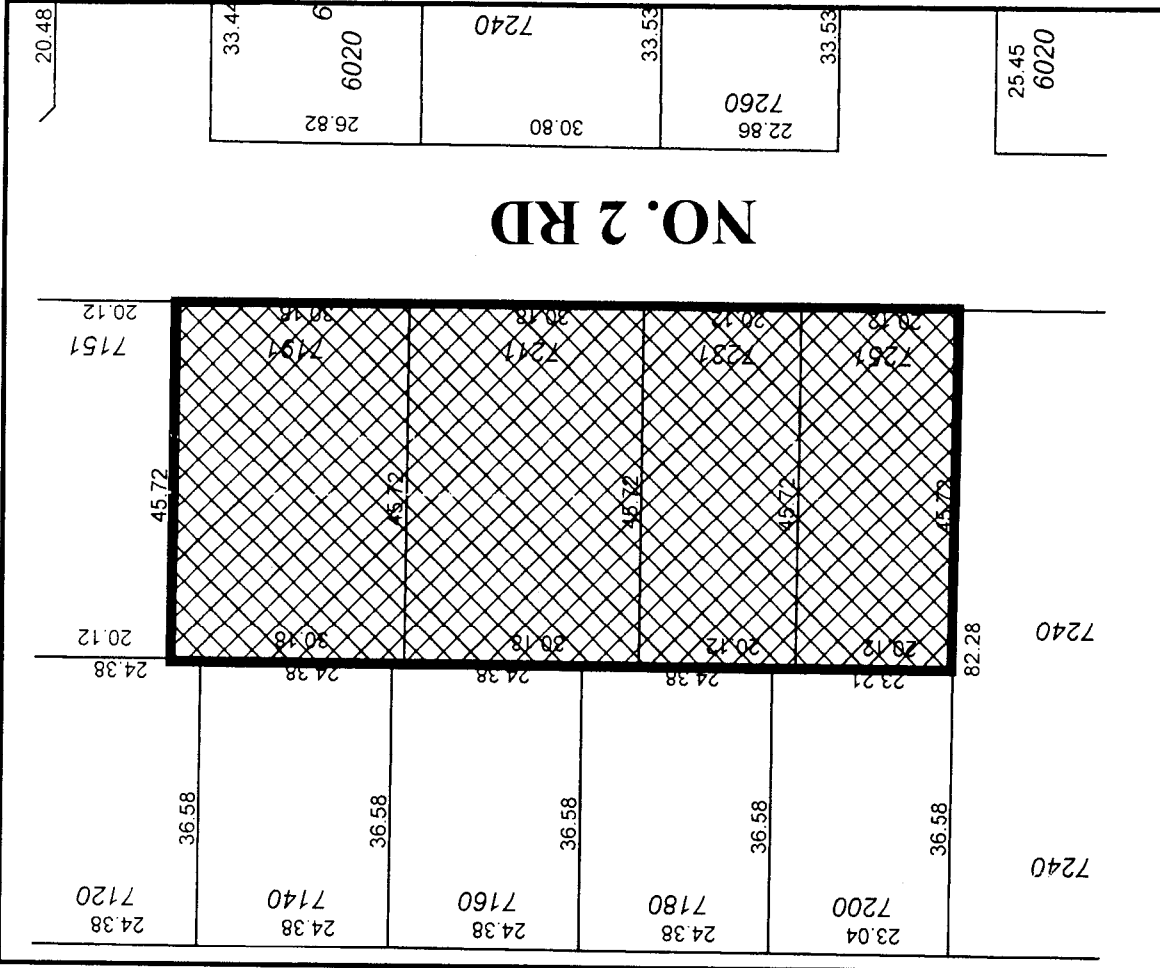
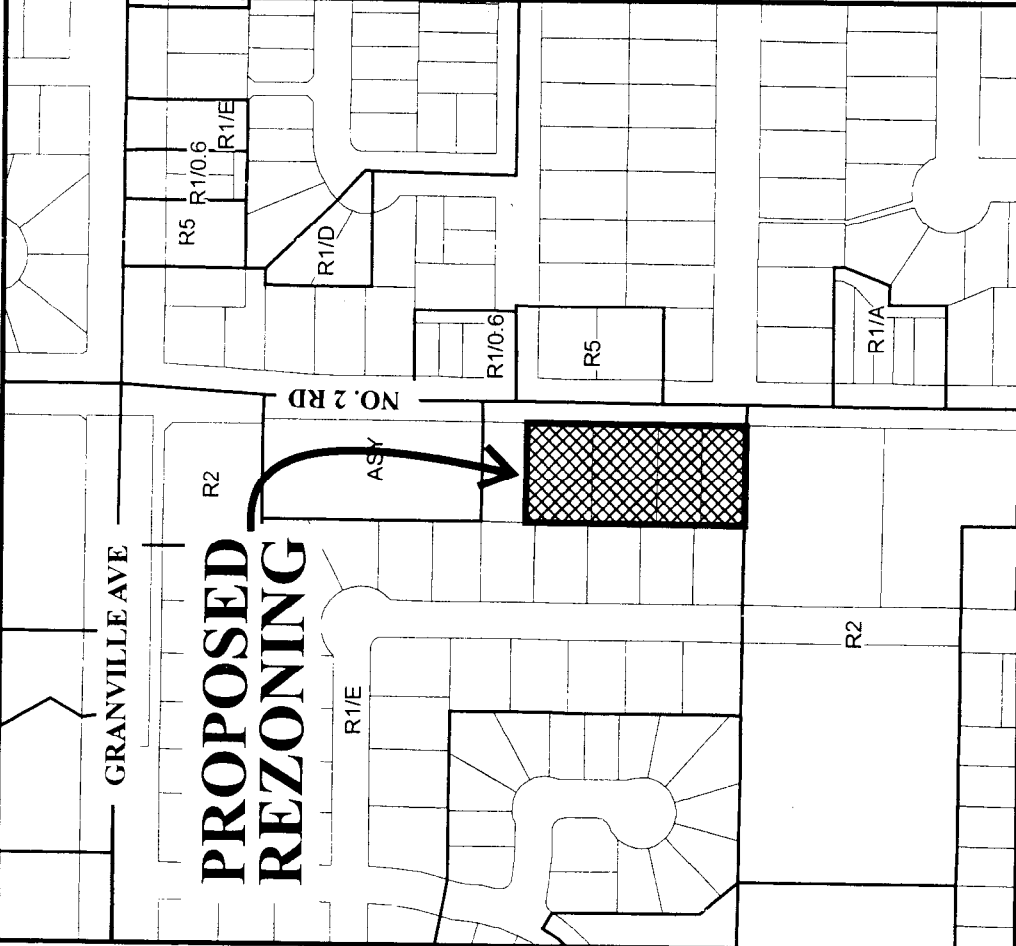
Sara Badyal, M.Arch.
Planner 1
(4282)

SB:blg

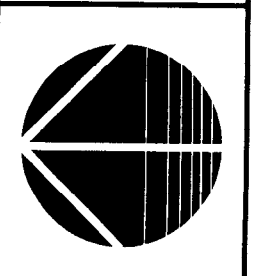
See **Attachment 9** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

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

City of Richmond



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

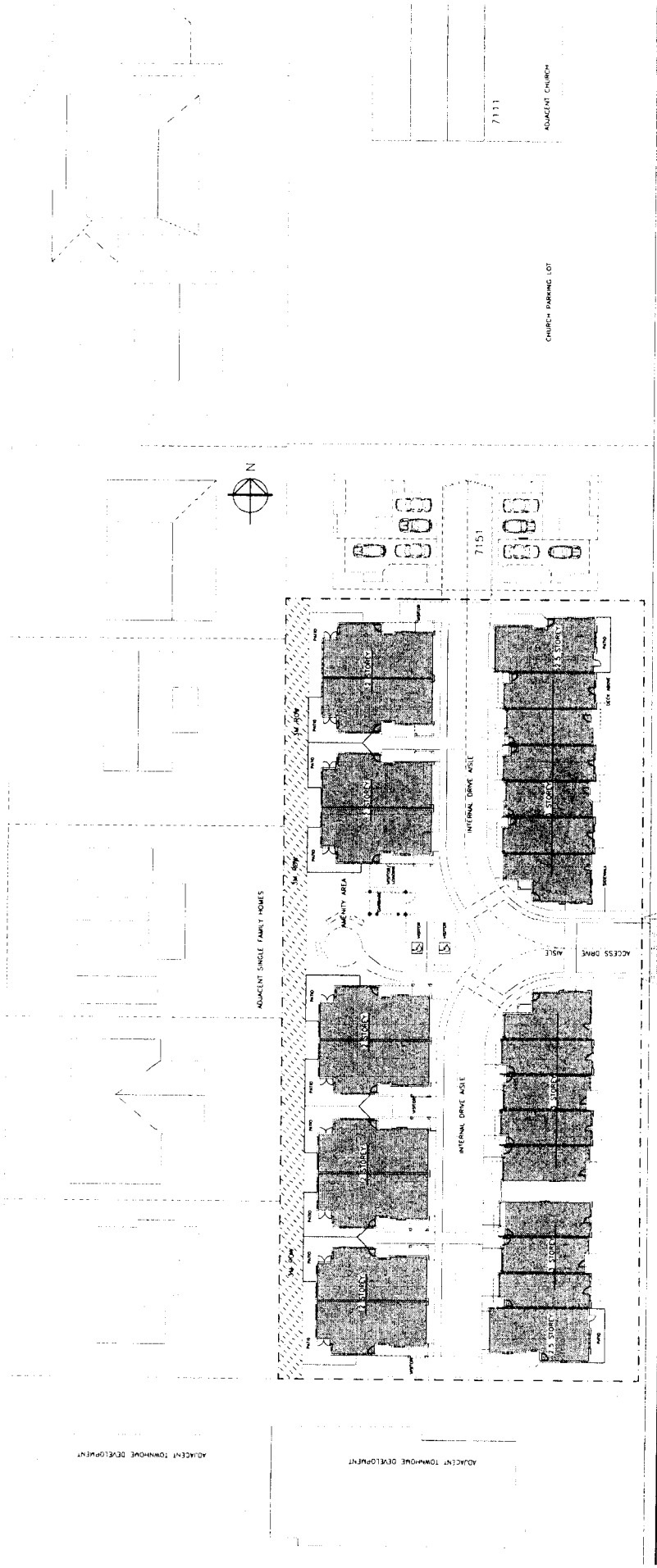
The package includes the site plan showing the subject properties and adjacent properties. The drawing also indicates, in dashed lines how the proposed development makes provision for a possible potential future development of the neighbouring site at 7151 No 2 RD.

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

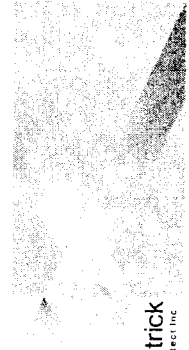


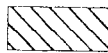
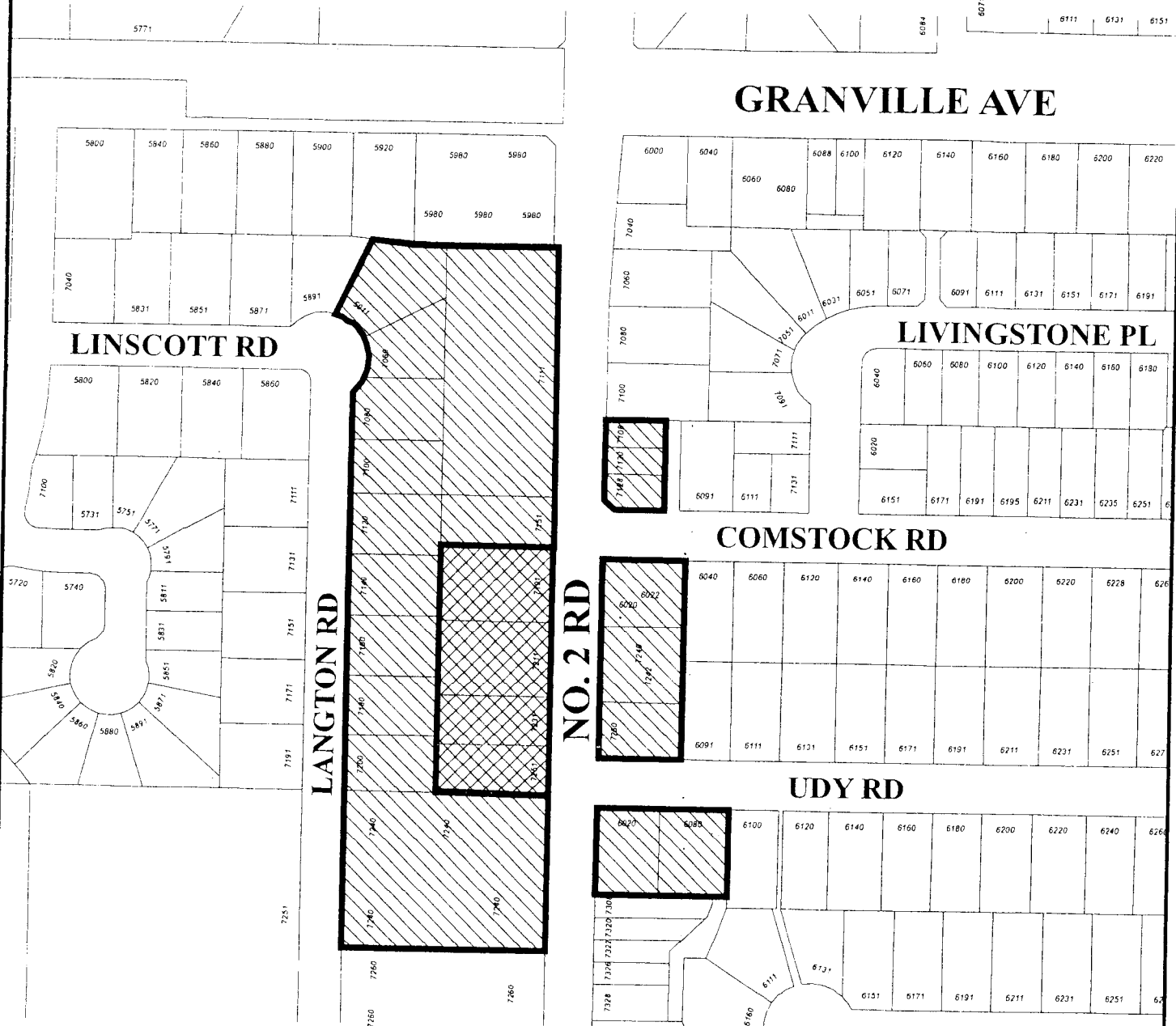
**NOTE: 11x17 PLAN
SENT WITH
LETTERS**

PRELIMINARY 28 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. 3 ROAD
RICHMOND, BC V7A 5J7
TEL: (604) 272-1477
FAX: (604) 272-1471
E-MAIL: info@cotterarchitects.com





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.

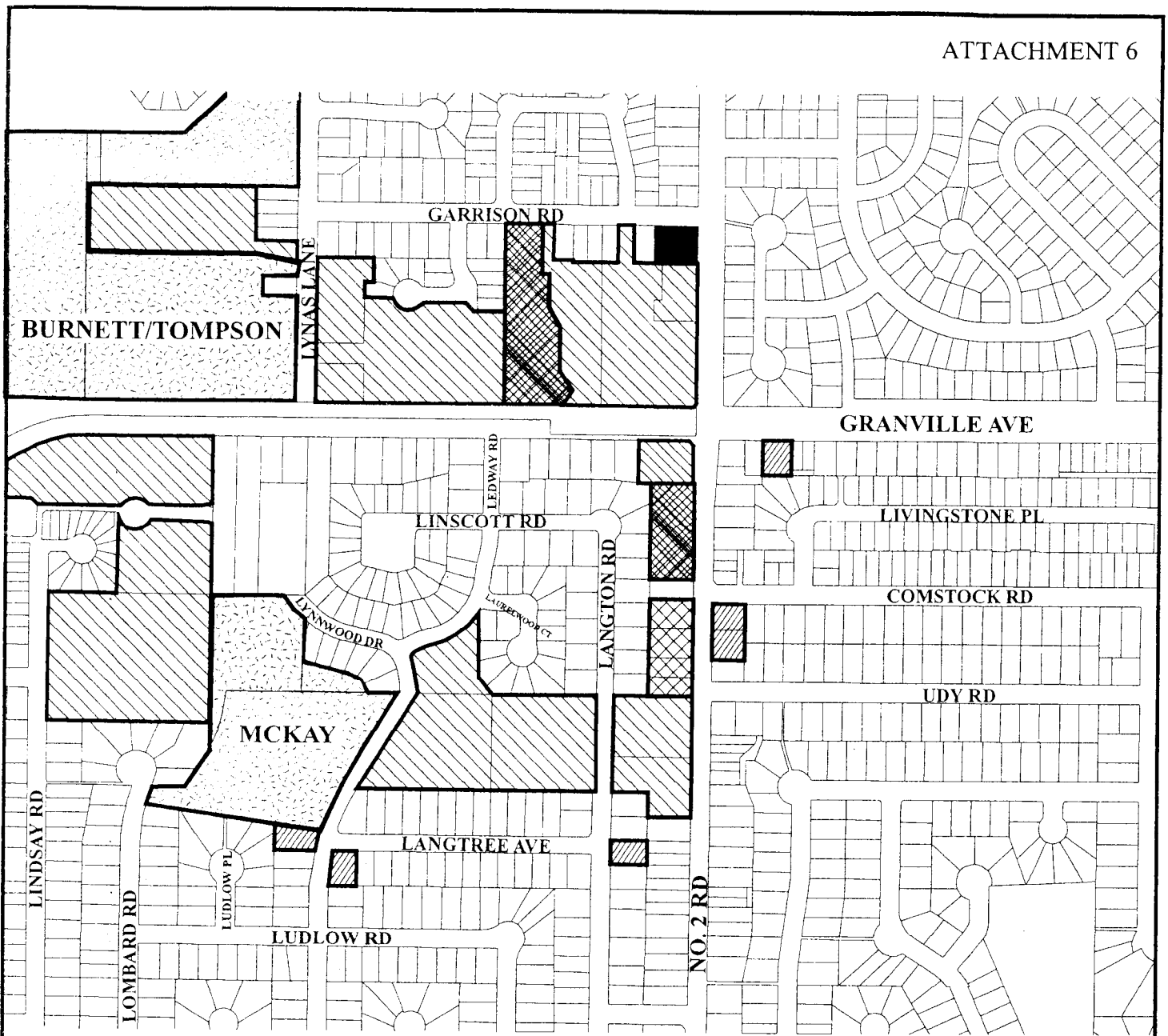
4. Then, prior to issuance of the future Building Permit, the developer shall enter into the City's standard Servicing Agreement to design and construct frontage beautification. Works include, but are not limited to, removal of the existing sidewalk, pouring a new 1.5m concrete sidewalk at the PROP ROW 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.



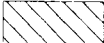



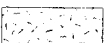
Emergency Services

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 |  | Commercial |
|  | Multi-Family Residential |  | Subject Site - RZ 05-298878 |
|  | Assembly |  | Two-Family Residential |
|  | Park | | |

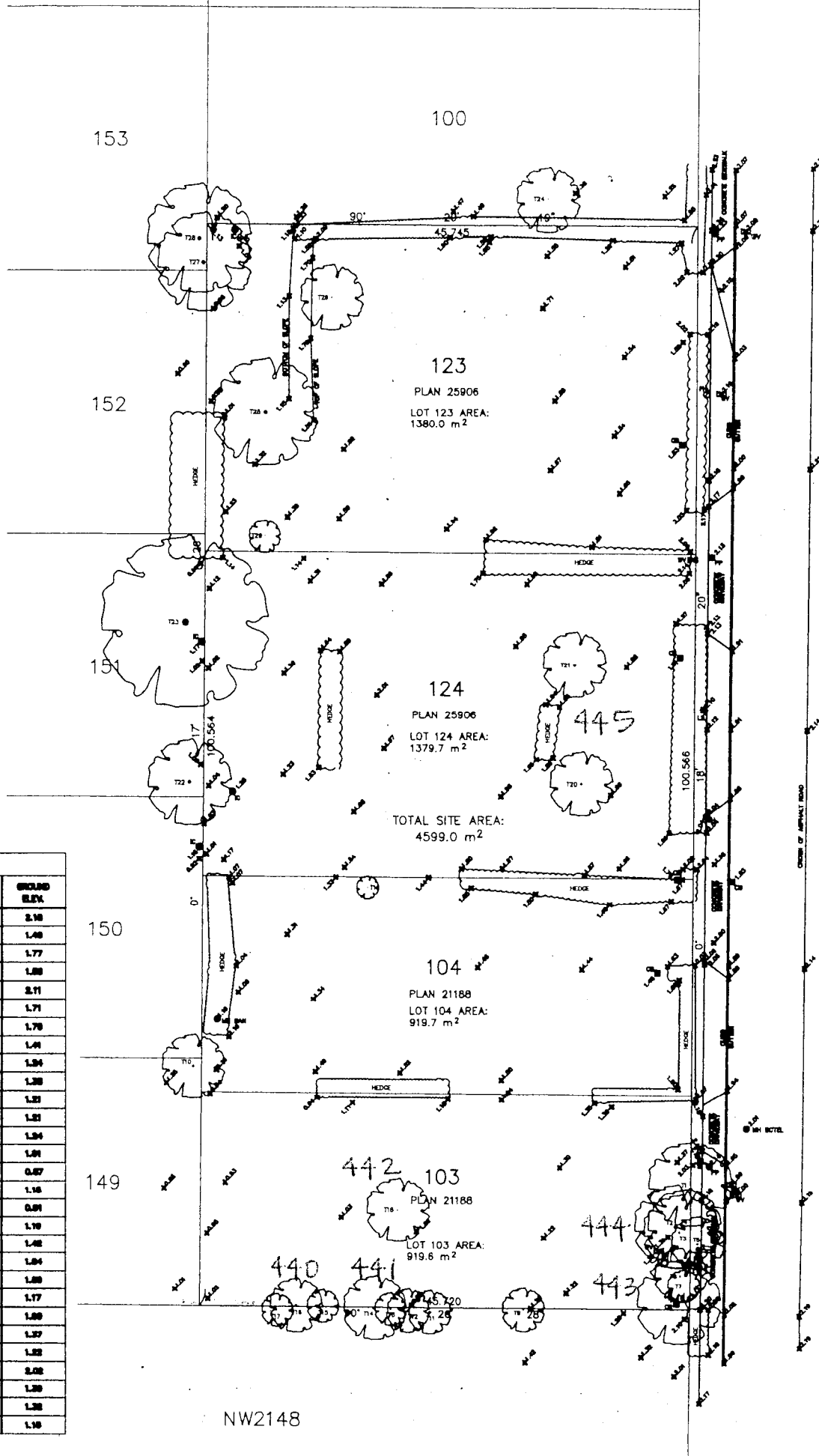


Existing Land Use Map

Adopted Date: 01/18/06

Amended Date:

Note: Dimensions are in METRES



TREE TABLE

	TREE TYPE	TRUNK DIA.	GROUND ELEV.
T1	DECIDUOUS	0.11	2.16
T2	CEDAR	0.4	1.46
T3	CEDAR	0.36	1.77
T4	CEDAR	0.36	1.86
T5	DECIDUOUS	0.36	2.11
T6	DECIDUOUS	0.36	1.71
T7	DECIDUOUS	0.1	1.76
T8	CEDAR	0.36	1.41
T9	DECIDUOUS	0.17	1.34
T10	CEDAR	0.3	1.36
T11	CEDAR	0.3	1.31
T12	CEDAR	0.3	1.31
T13	DECIDUOUS	0.31	1.34
T14	CEDAR	0.37	1.61
T15	DECIDUOUS	0.32	0.67
T16	DECIDUOUS	0.32	1.16
T17	DECIDUOUS	0.17	0.81
T18	DECIDUOUS	0.17	1.16
T19	CEDAR	0.16	1.42
T20	DECIDUOUS	0.3	1.64
T21	DECIDUOUS	0.36	1.66
T22	CEDAR	0.4	1.17
T23	DECIDUOUS	0.7	1.66
T24	DECIDUOUS	0.36	1.37
T25	PINE	0.46	1.32
T26	DECIDUOUS	0.16	2.02
T27	PIR	0.46	1.36
T28	BIRCH	0.46	1.32
T29	DECIDUOUS	0.14	1.16

NW2148

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.

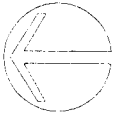
Tag #: 445
Species: 2 Purple Leafed Plums
DBH: 33 cm

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: _____
 DRAWN BY: _____
 CHECKED BY: _____

SKAVILINAS & ASSOCIATES INC.
 BRISOLA, CSA

2708 W. 86 AVENUE
 DAVENPORT, NC 27804
 PHONE (919) 888-7363

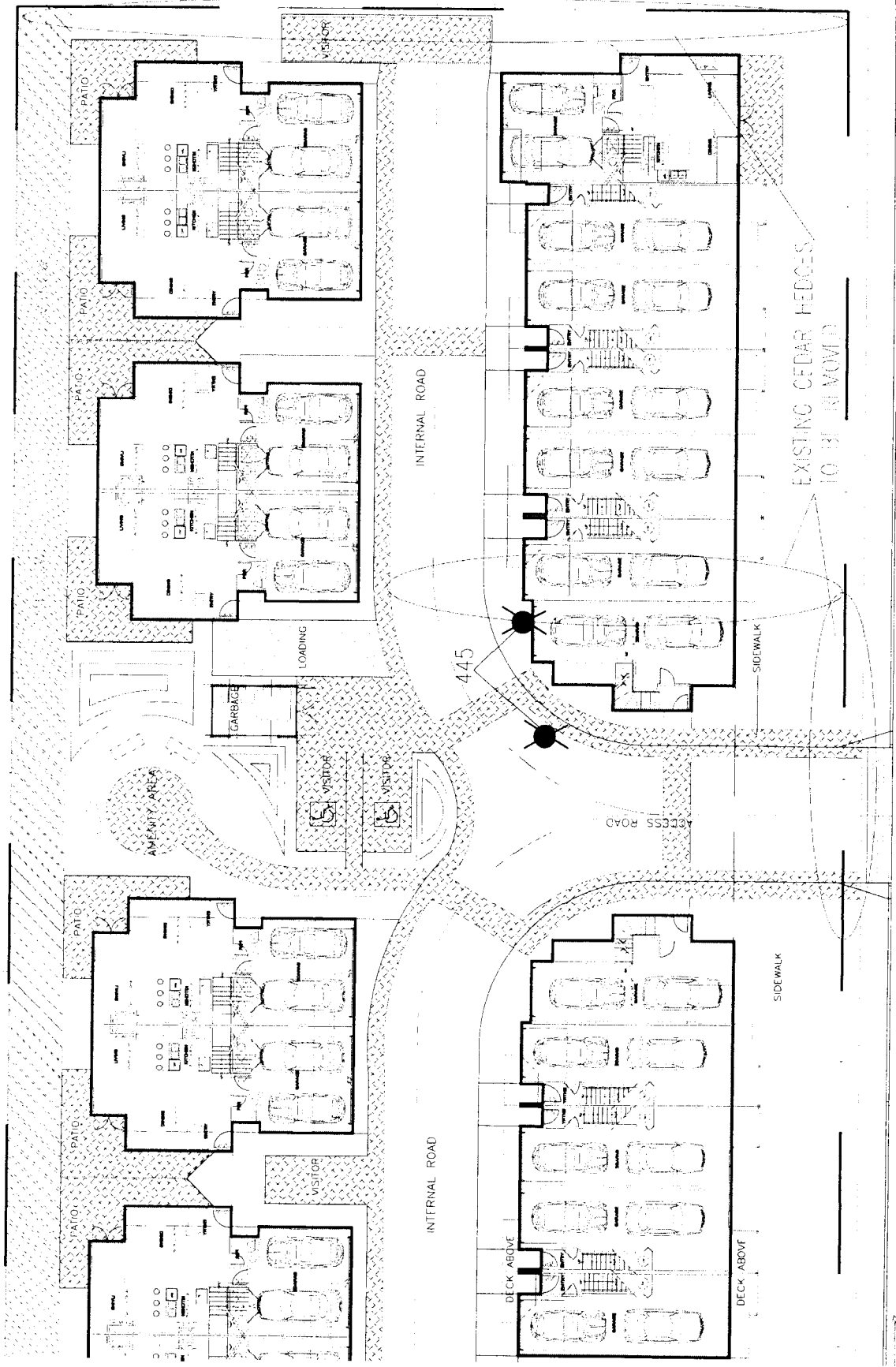
ELIASH DEVELOPMENTS INC.
 1/6 PATRICK COTTER ARCHITECT INC.
 P.O. BOX 117000 N.W. 5 ROAD
 MIAMI, FL 33157
 PHONE (305) 444-1004

PLAN VIEW

TREE RETENTION PLAN
 MULTI-FAMILY
 DEVELOPMENT
 1515 W. 15TH AVENUE
 MIAMI, FL 33135

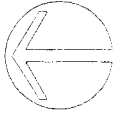
SCALE	1:200	DATE	02/07/05
DRAWN BY	CSA	CHECKED BY	CSA
DATE		DATE	
APP'D BY		DATE	

PROJECT	1515 W. 15TH AVENUE
DATE	02/07/05
SCALE	1:200
NO.	L-1A



No. 2 ROAD





LEGEND

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

DATE: 10/11/05

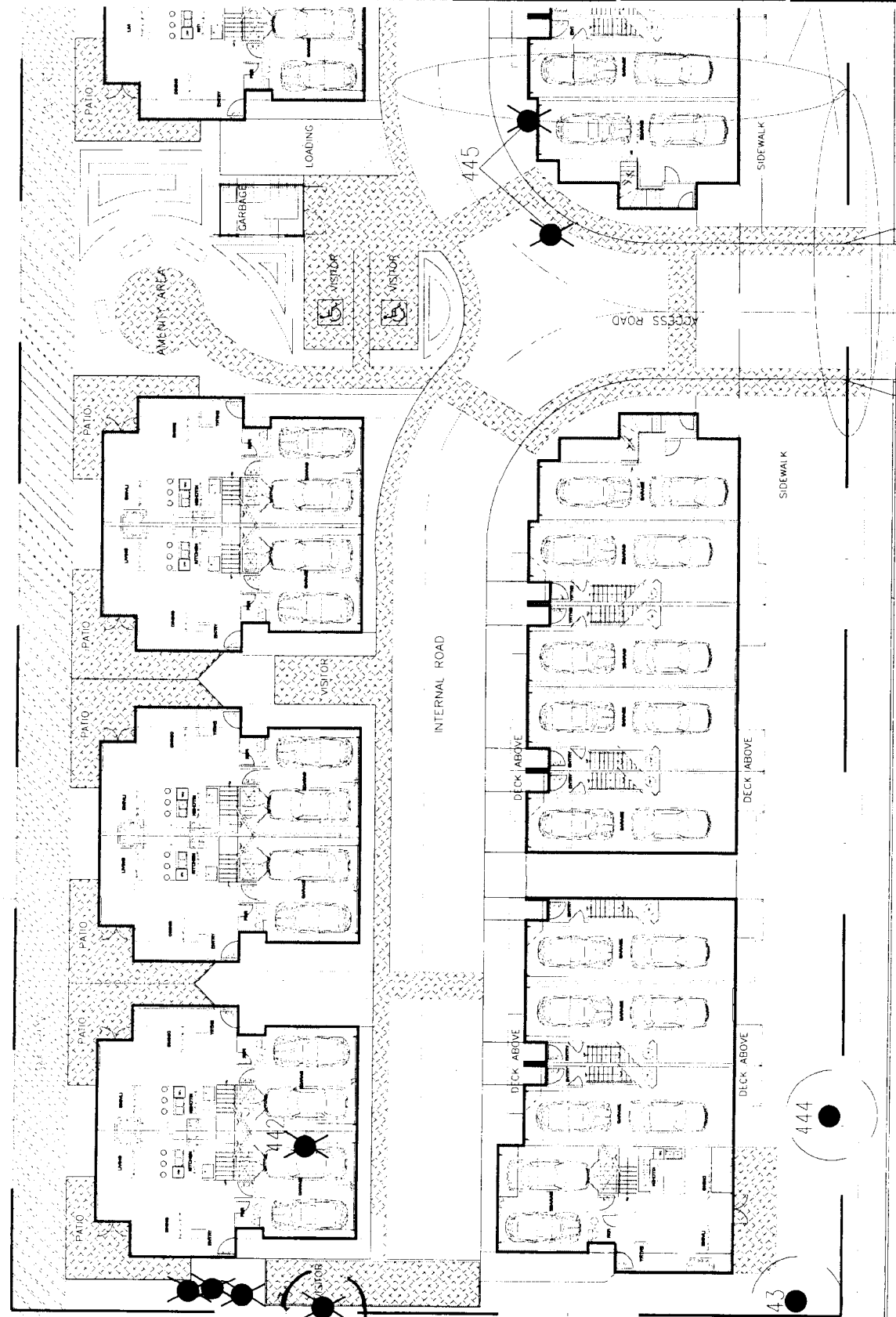
C. KAVOULINAKS & ASSOCIATES, INC.
 ARCHITECTS
 2750A 46 AVENUE
 RICHMOND, B.C.
 V6V 1Y7
 PHONE (604) 886-7383

ELCAD DEVELOPMENTS INC.
 C/O PATRICK LOTTER ARCHITECT INC.
 #235, 11300 NO. 5 ROAD
 RICHMOND, B.C.
 V6V 2A9
 PHONE (604)

PLAN VIEW
 TREE RETENTION PLAN
 MULTI-FAMILY
 DEVELOPMENT
 1191 TO 1251, NO. 2 ROAD
 RICHMOND, B.C.

SCALE	1:200	SHEET	OCT/05
DATE		NO.	
BY		REV.	
CHECKED		DATE	
APPROVED		DATE	

PROJECT NO. L-1A



441 TO BE
 RETAINED

No: 2 ROAD



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	884.01	
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	585.01	591.51	908.29	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	8,576.12	1,103.62	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	19,670.79

NOTES

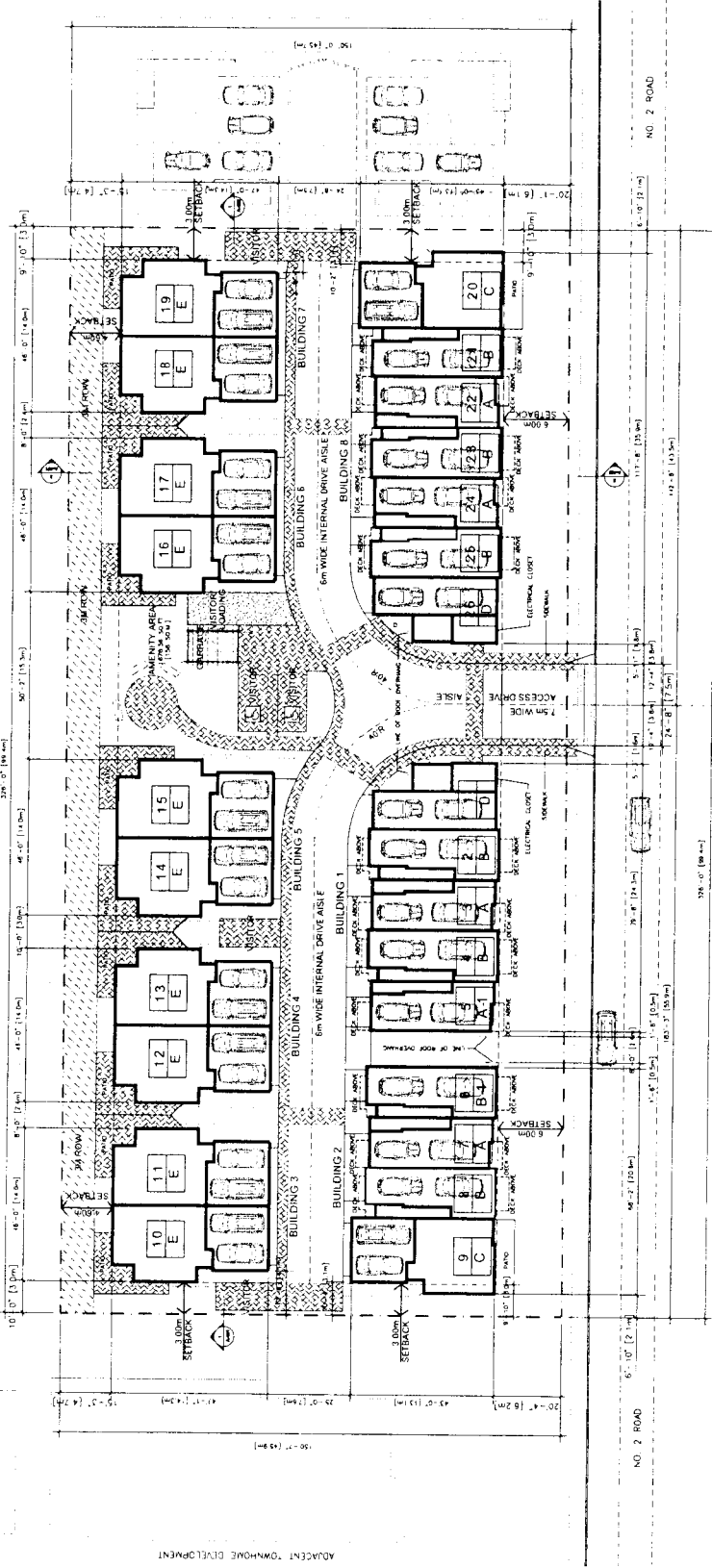
1	UNIT NUMBER
D	UNIT TYPE



ADJACENT TOWNHOME DEVELOPMENT

ADJACENT SINGLE FAMILY

ADJACENT SINGLE FAMILY



NO. 2 ROAD

NO. 2 ROAD

1 SITE PLAN
A101 1/16"=1'-0"

1	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
2	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
3	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
4	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
5	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
6	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
7	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
8	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
9	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
10	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
11	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
12	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
13	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
14	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
15	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
16	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
17	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
18	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
19	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
20	PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT



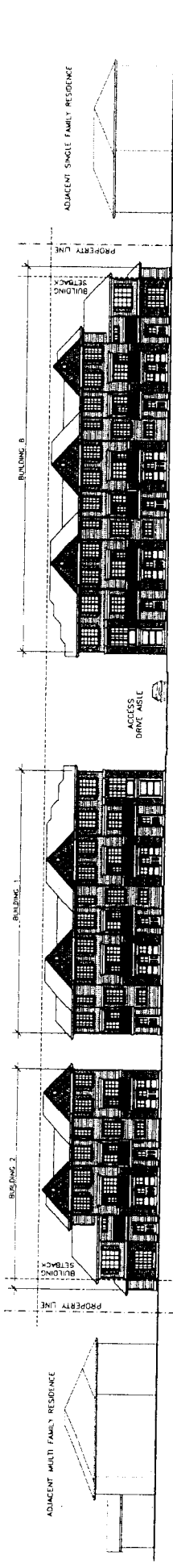
PAIACK
100-1000 BURNHAMTHORPE RD
RICHMOND, BC V6V 1A7
TEL: (604) 273-1111
WWW.PAIACK.COM
E: SALES@PAIACK.COM
E: INFO@PAIACK.COM

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
7191 7211 7231 7251 No 2 Road
Richmond, British Columbia
DATE
ELEGANT DEVELOPMENTS INC

DATE	1/16/2018
SCALE	1/16"=1'-0"
PROJECT NO.	A101
CLIENT	ELEGANT DEVELOPMENTS INC
DESIGNER	PAIACK

SITE PLAN

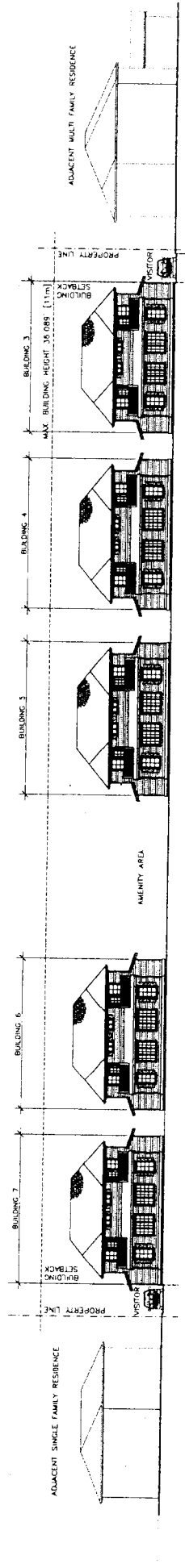
A-101 D



1
NO. 2 ROAD
STREETSCAPE

1/16"=1'-0"

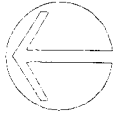
A351



2
WEST ELEVATION LOOKING EAST
STREETSCAPE

1/16"=1'-0"

A351



LEGEND

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

C. MAJOLINAS & ASSOCIATES INC.
 BICOLA, C.S.A.
 71308 - 86 AVENUE,
 LAMBERT, B.C.
 T 478 171
 PHONE (604) 888-2283

G. LANG DESIGN GROUP INC.
 675 PARK GUTTER ARCHITECT INC.
 #225 - 11300 No. 5 ROAD
 BURNABY, B.C.
 V7A 5J7
 PHONE (604)

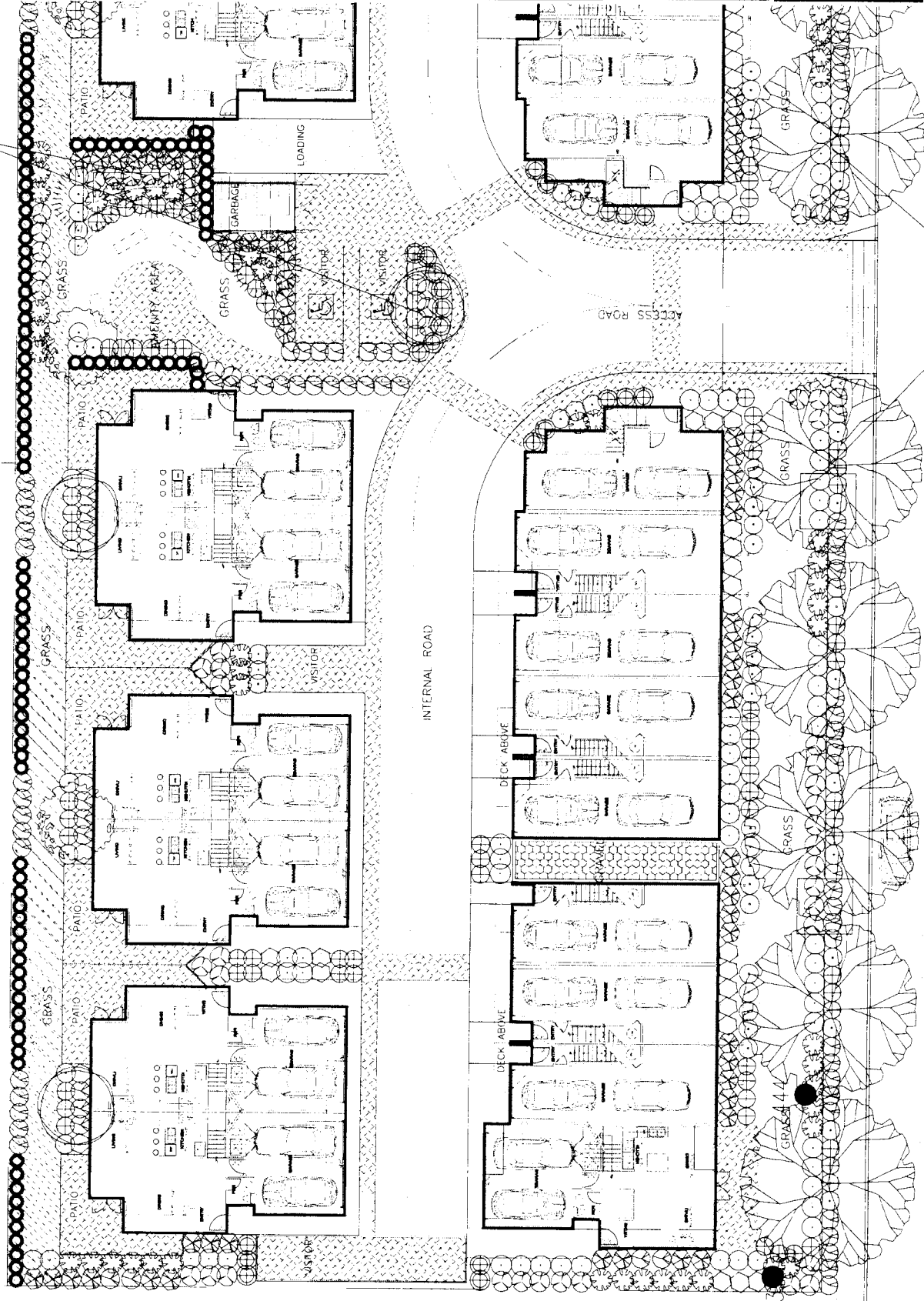
PLAN VIEW
 LANDSCAPE PLAN
 MULTI-FAMILY
 DEVELOPMENT
 1951 TO 2201 No. 7 ROAD
 BURNABY, B.C.

DATE	08/17/05
NO.	1/200
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	

SCALE	1" = 10'
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	

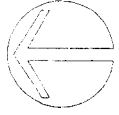
VICTOR STANLEY BENCHES
 MODEL C138 6 FT.

PLANTING BEDS TO BE
 BERMED AT A 3:1 SLOPE



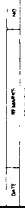
NO. 2 ROAD

POST & RAIL FENCE
 SEE THIS SHEET
 FOR DETAILS



LEGEND

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



E. KAVOLINAS & ASSOCIATES INC.

BCSA FLSA

2130B BE ADELIE,
DUNSMUIR, B.C.
V6K 1V1 V7

PHONE (604) 888-2183

ELEGANT DEVELOPMENTS INC.

1741 11000 NO. 5 ROAD,
RICHMOND, B.C.
V6V 5J1

PHONE (604)

PLAN VIEW

LANDSCAPE PLAN
MULTI-FAMILY
DEVELOPMENT
1741 11000 NO. 5 ROAD,
RICHMOND, B.C.

DATE	06/07/05
SHEET	06/0
FILE	
APPROVED	AS NOTED
DESIGNED BY	
CHECKED BY	
SCALE	

PROJECT NO. _____ DATE: _____

CLIENT: _____

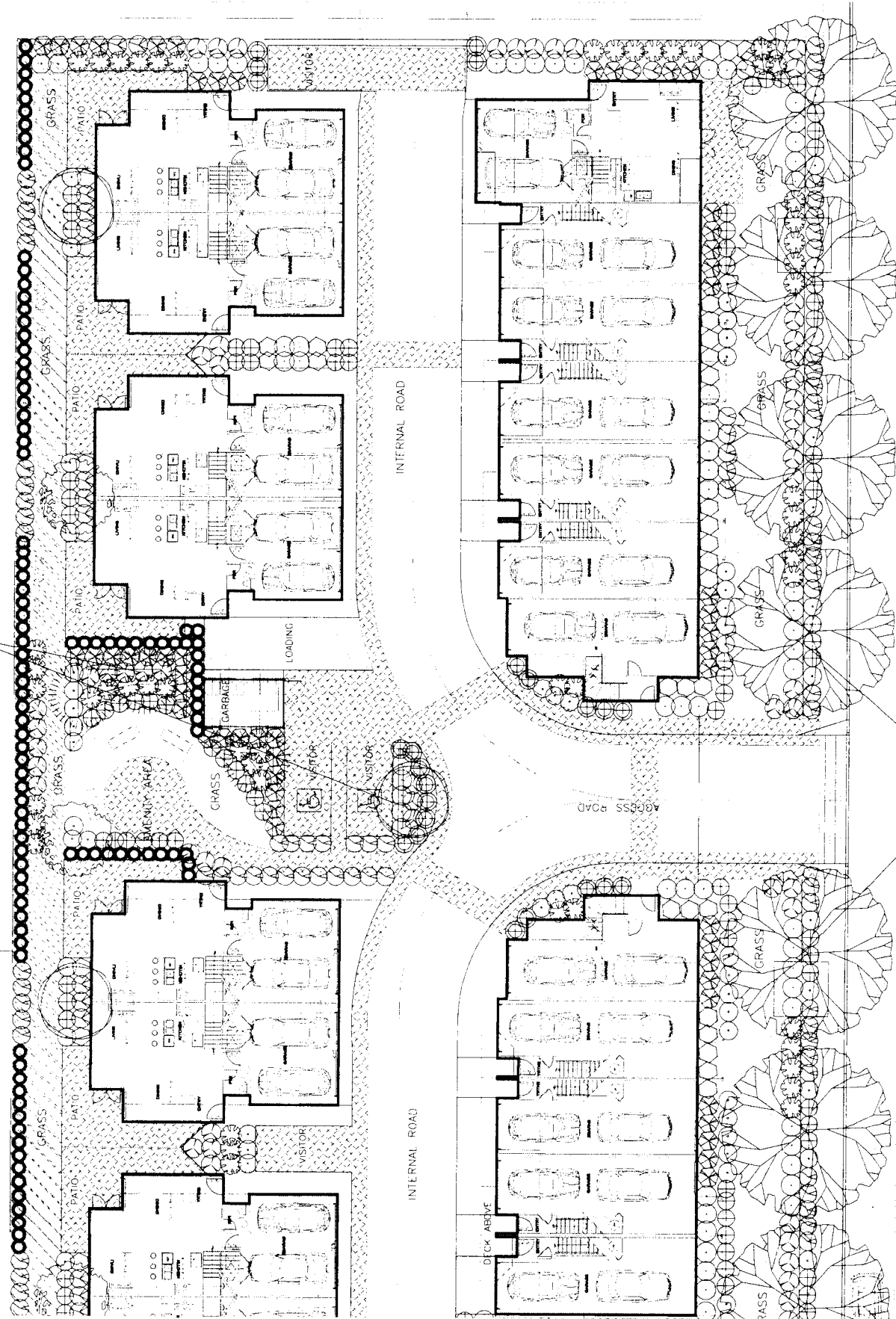
SCALE: _____

L-1

VICTOR STANLEY BENCHES
MODEL C138 - 6 FT.

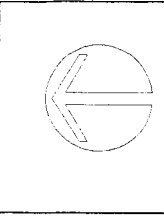
PLANTING BEDS TO BE
BERMED AT A 3:1 SLOPE

POST & RAIL FENCE
SEWE THIS SHEET
FOR DETAILS



KEY		PLANT LIST		REMARKS	
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
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 'HIND CRIMSON'	CRIMSON AZALEA	120	#2 POT	85 CM. O.C.	
ABUTILA 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 'GRETE'	YAK. RHODODENDRON	78	#3 POT	90 CM. O.C.	
RHODODENDRON FINNISH 'ELVIRA'	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.	
PIRIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	76	#3 POT	90 CM. O.C.	
THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	133	2.00 METERS	40 CM. O.C.	
GRAVEL					
GRASS					

500m²



LEGEND

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

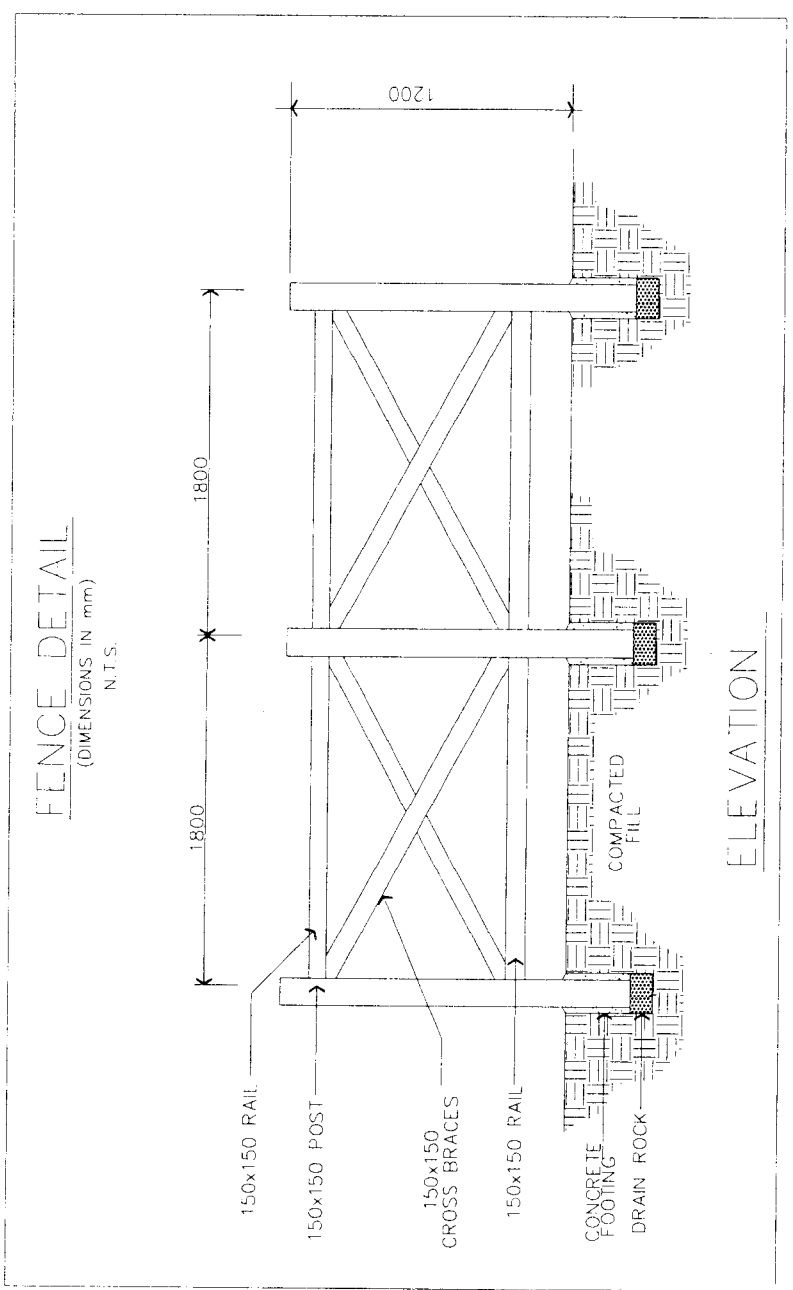
E. KAVOLINAS & ASSOCIATES INC.
 REG. CLS.
 7108 86 AVENUE
 WAGLEY, B.C.
 V1A 1Z7
 PHONE (604) 888-2285

ELEGANT DEVELOPMENTS INC.
 C/O PATRICK LOTTER ARCHITECT INC.
 #235 11300 No. 5 ROAD
 RICHMOND, B.C.
 V7A 3J7
 PHONE (604)

PLAN VIEW
 LANDSCAPE PLAN
 MULTI-FAMILY
 DEVELOPMENT
 7191 TO 7251 - No. 2 ROAD
 RICHMOND, B.C.

SCALE	1:200	DATE	02/10/05
DRAWN		CHECKED	
DATE		DATE	
BY		BY	

PROJECT	
DATE	
SCALE	1:1

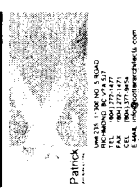


NOTES

EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1x4 TRIM ON PAINTED 2x4 RAFTERS
- 3 PRE-FINISHED ALUMINUM SUTHER ON PAINTED 2x4 FACED BOARD
- 4 PAINTED 6x8x10 TRIM BRACKETS
- 5 PAINTED 1/2" TRIM ON 2x10 HORIZONTAL TRIM UNDER FLOORING OVER
- 6 PAINTED 1" COMPRESS BOARD
- 7 PAINTED 1x4x6x8 LAM BEAMS
- 8 PAINTED 1x4x6x8 SHIMMERS BY TOP TRIM
- 9 PAINTED 1x4x6x8 PANEL
- 10 BRICK SPINER
- 11 DOUBLE GLAZED WINDOW UNITS PAINTED ON 2x4x6x8 (BY TOP TRIM) ON FLOORING OVER 2x4x6x8
- 12 DOUBLE GLAZED WINDOW UNITS PAINTED ON 2x4x6x8 (BY TOP TRIM) ON FLOORING OVER 2x4x6x8
- 13 PAINTED STEEL INSULATED DOOR
- 14 PAINTED METAL ON GARAGE DOOR
- 15 PAINTED WOOD PANELING
- 16 PAINTED 2x4x6x8 TRIM UP COL. WALL

NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1	ASP. SH. ROOF	SQ. FT.			
2	PAINTED 1x4 TRIM	LF			
3	PRE-FIN. ALUM. SUTHER	SQ. FT.			
4	PAINTED 6x8x10 TRIM	LF			
5	PAINTED 1/2" TRIM	LF			
6	PAINTED 1" COMPRESS	SQ. FT.			
7	PAINTED 1x4x6x8 LAM	SQ. FT.			
8	PAINTED 1x4x6x8 SHIM	SQ. FT.			
9	PAINTED 1x4x6x8 PANEL	SQ. FT.			
10	BRICK SPINER	EA			
11	DOUBLE GLAZED WINDOW	EA			
12	DOUBLE GLAZED WINDOW	EA			
13	PAINTED STEEL DOOR	EA			
14	PAINTED METAL DOOR	EA			
15	PAINTED WOOD PANEL	SQ. FT.			
16	PAINTED 2x4x6x8 TRIM	LF			

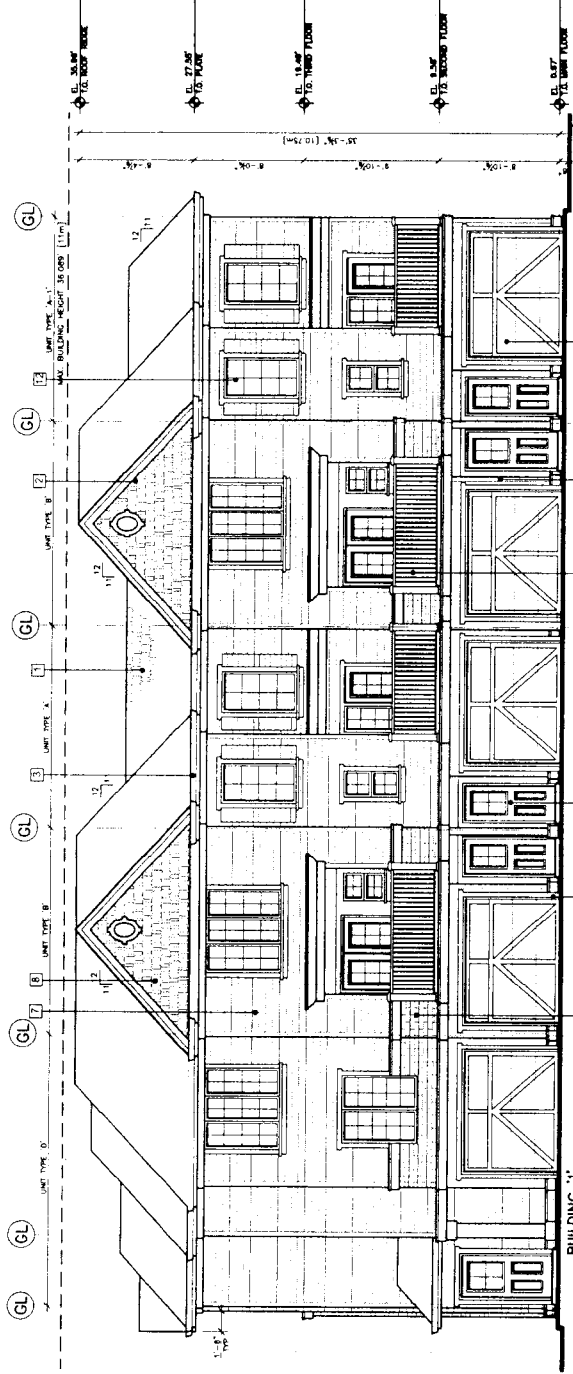


PROPOSED MULTIFAMILY BUILDING
 74th Street, Richmond, British Columbia
 74th Street, Richmond, British Columbia
 4811 PENNELLER ROAD
 Richmond, British Columbia
 V7E 1E5
 Phone: 604 277 2245
 Fax: 604 277 2245

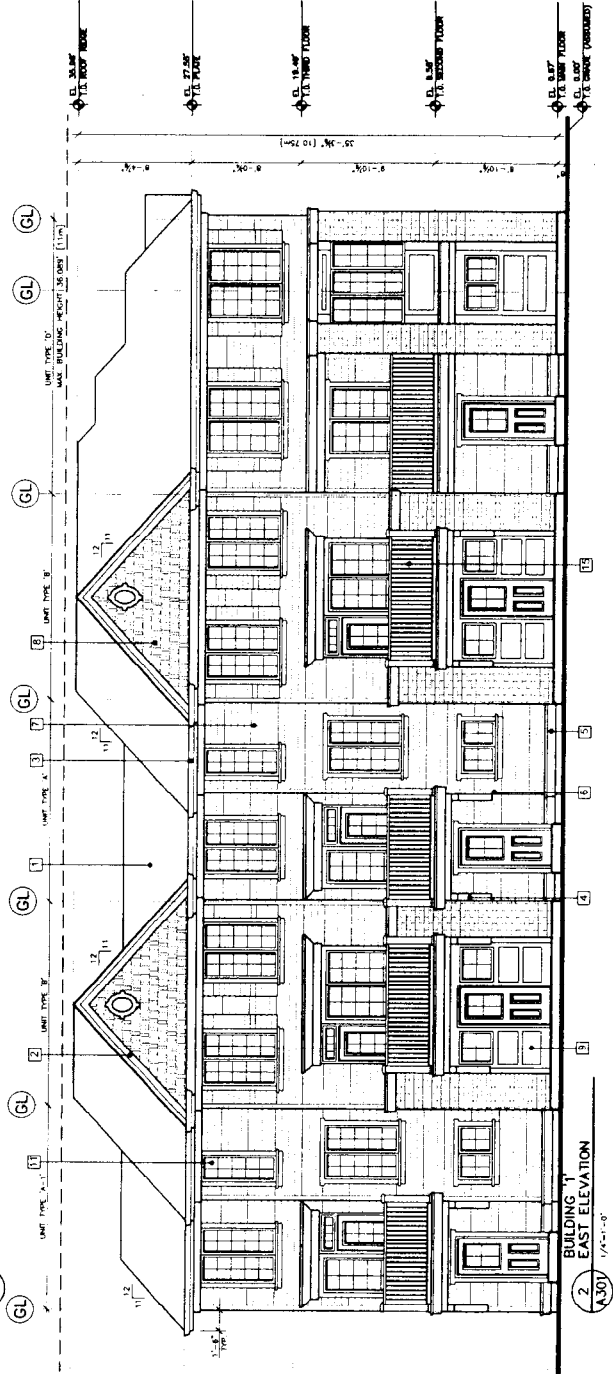
NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1	ASP. SH. ROOF	SQ. FT.			
2	PAINTED 1x4 TRIM	LF			
3	PRE-FIN. ALUM. SUTHER	SQ. FT.			
4	PAINTED 6x8x10 TRIM	LF			
5	PAINTED 1/2" TRIM	LF			
6	PAINTED 1" COMPRESS	SQ. FT.			
7	PAINTED 1x4x6x8 LAM	SQ. FT.			
8	PAINTED 1x4x6x8 SHIM	SQ. FT.			
9	PAINTED 1x4x6x8 PANEL	SQ. FT.			
10	BRICK SPINER	EA			
11	DOUBLE GLAZED WINDOW	EA			
12	DOUBLE GLAZED WINDOW	EA			
13	PAINTED STEEL DOOR	EA			
14	PAINTED METAL DOOR	EA			
15	PAINTED WOOD PANEL	SQ. FT.			
16	PAINTED 2x4x6x8 TRIM	LF			

BUILDING 11 WEST & EAST ELEVATIONS

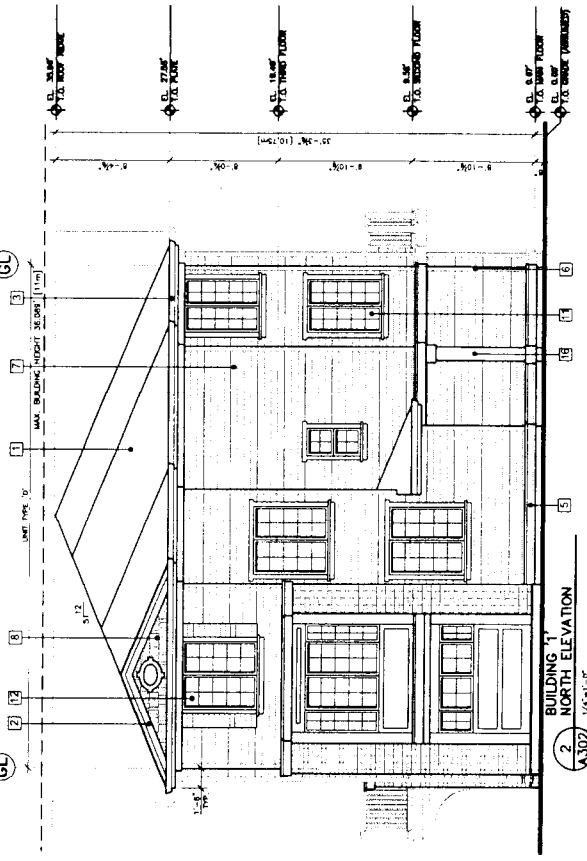
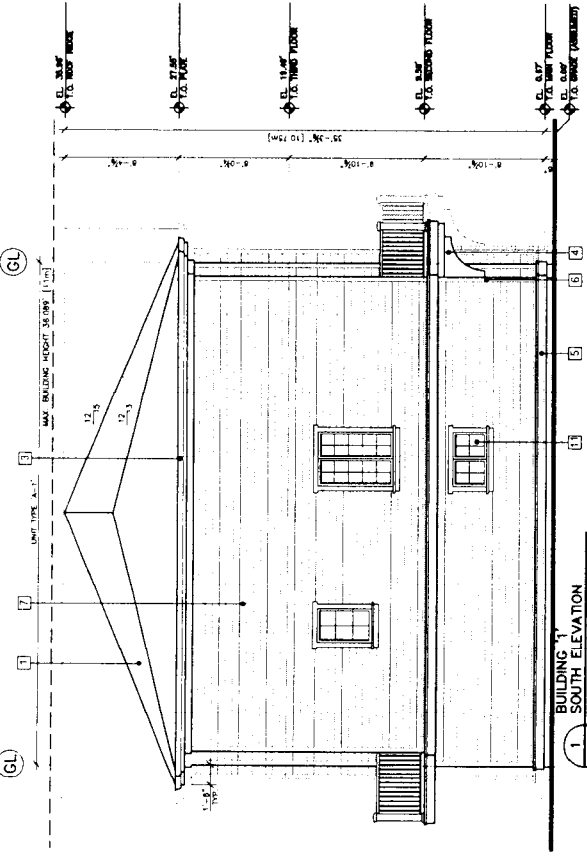
Sheet No. **A-301** of **C**



1 BUILDING 11 WEST ELEVATION
 1/4" = 1'-0"



2 BUILDING 11 EAST ELEVATION
 1/4" = 1'-0"



- NOTES**
- EXTERIOR FINISHED SCHEDULE**
- 1 ASPHALT TYPICAL ROOF
 - 2 PAINTED IN PLACE OR PAINTED IN PLACE
PRE-FINISHED ALUMINUM GUTTER OR
PAINTED IN PLACE (TYPICAL)
 - 3 PAINTED IN PLACE BRICKS
 - 4 PAINTED IN PLACE BRICKS
PAINTED IN PLACE IN AN UNUSUAL
OR UNUSUAL LOCATION
 - 5 PAINTED IN PLACE BRICKS
PAINTED IN PLACE IN AN UNUSUAL
OR UNUSUAL LOCATION
 - 6 PAINTED IN PLACE BRICKS
PAINTED IN PLACE IN AN UNUSUAL
OR UNUSUAL LOCATION
 - 7 PAINTED LEAD SHEETING
8\"/>

NO.	DESCRIPTION	UNIT	QTY.
1	ASPHALT TYPICAL ROOF	SQ. YD.	150.00
2	PAINTED IN PLACE OR PAINTED IN PLACE PRE-FINISHED ALUMINUM GUTTER OR PAINTED IN PLACE (TYPICAL)	LINEAL FT.	100.00
3	PAINTED IN PLACE BRICKS	SQ. YD.	150.00
4	PAINTED IN PLACE BRICKS PAINTED IN PLACE IN AN UNUSUAL OR UNUSUAL LOCATION	SQ. YD.	150.00
5	PAINTED IN PLACE BRICKS PAINTED IN PLACE IN AN UNUSUAL OR UNUSUAL LOCATION	SQ. YD.	150.00
6	PAINTED IN PLACE BRICKS PAINTED IN PLACE IN AN UNUSUAL OR UNUSUAL LOCATION	SQ. YD.	150.00
7	PAINTED LEAD SHEETING 8\"/>		

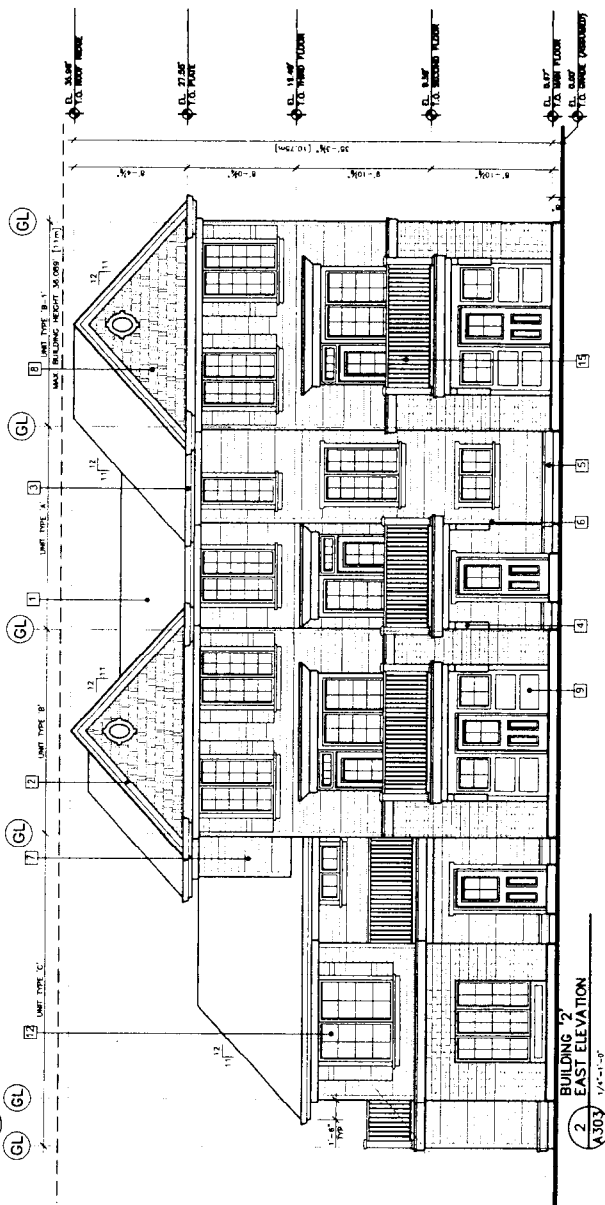
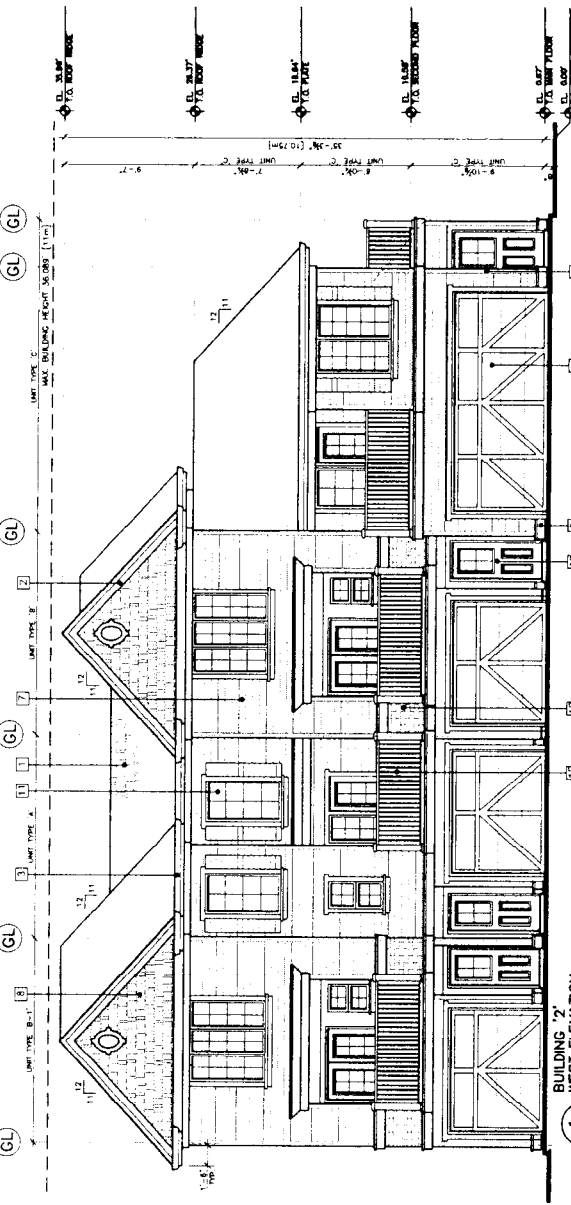


**PROPOSED MULTIFAMILY
RESIDENTIAL DEVELOPMENT**
7191 7251 7251 No 2 Road
Richmond, British Columbia
ELEGANT DEVELOPMENTS Inc.
4811 PENDELBURY ROAD
Richmond, British Columbia
Ph: 604.890.2228
Fax: 604.277.2345
www.elegantdevelopments.com

NO.	DESCRIPTION	UNIT	QTY.
1	ASPHALT TYPICAL ROOF	SQ. YD.	150.00
2	PAINTED IN PLACE OR PAINTED IN PLACE PRE-FINISHED ALUMINUM GUTTER OR PAINTED IN PLACE (TYPICAL)	LINEAL FT.	100.00
3	PAINTED IN PLACE BRICKS	SQ. YD.	150.00
4	PAINTED IN PLACE BRICKS PAINTED IN PLACE IN AN UNUSUAL OR UNUSUAL LOCATION	SQ. YD.	150.00
5	PAINTED IN PLACE BRICKS PAINTED IN PLACE IN AN UNUSUAL OR UNUSUAL LOCATION	SQ. YD.	150.00
6	PAINTED IN PLACE BRICKS PAINTED IN PLACE IN AN UNUSUAL OR UNUSUAL LOCATION	SQ. YD.	150.00
7	PAINTED LEAD SHEETING 8\"/>		

**BUILDING 1
SOUTH & NORTH
ELEVATIONS**

A-302 C



- NOTES
- EXTERIOR FINISHED SCHEDULE
- 1 ASPHALT SINGLE ROOF
 - 2 PAINTED STEEL FRAME ON PARALLEL STUDS
 - 3 PRE-FINISHED ALUMINUM SLUTTER ON PARALLEL STUDS
 - 4 PAINTED STEEL BRIDGE BRACKETS
 - 5 PAINTED STEEL BRIDGE BRACKETS
 - 6 PAINTED STEEL BRIDGE BRACKETS
 - 7 PAINTED STEEL BRIDGE BRACKETS
 - 8 PAINTED STEEL BRIDGE BRACKETS
 - 9 PAINTED STEEL BRIDGE BRACKETS
 - 10 PAINTED STEEL BRIDGE BRACKETS
 - 11 DOOR & GLAZED WINDOWS IN UNITS
 - 12 DOOR & GLAZED WINDOWS IN UNITS
 - 13 DOOR & GLAZED WINDOWS IN UNITS
 - 14 PAINTED STEEL INSULATED DOOR
 - 15 PAINTED STEEL INSULATED DOOR
 - 16 PAINTED STEEL INSULATED DOOR
 - 17 PAINTED STEEL INSULATED DOOR
 - 18 PAINTED STEEL INSULATED DOOR

NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL PRICE
1	ASPHALT SINGLE ROOF			
2	PAINTED STEEL FRAME ON PARALLEL STUDS			
3	PRE-FINISHED ALUMINUM SLUTTER ON PARALLEL STUDS			
4	PAINTED STEEL BRIDGE BRACKETS			
5	PAINTED STEEL BRIDGE BRACKETS			
6	PAINTED STEEL BRIDGE BRACKETS			
7	PAINTED STEEL BRIDGE BRACKETS			
8	PAINTED STEEL BRIDGE BRACKETS			
9	PAINTED STEEL BRIDGE BRACKETS			
10	PAINTED STEEL BRIDGE BRACKETS			
11	DOOR & GLAZED WINDOWS IN UNITS			
12	DOOR & GLAZED WINDOWS IN UNITS			
13	DOOR & GLAZED WINDOWS IN UNITS			
14	PAINTED STEEL INSULATED DOOR			
15	PAINTED STEEL INSULATED DOOR			
16	PAINTED STEEL INSULATED DOOR			
17	PAINTED STEEL INSULATED DOOR			
18	PAINTED STEEL INSULATED DOOR			

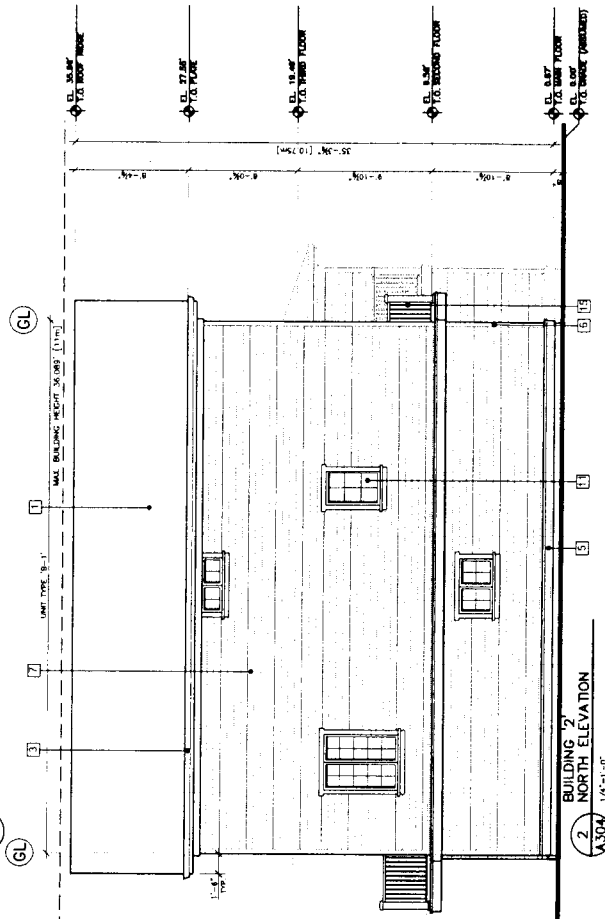
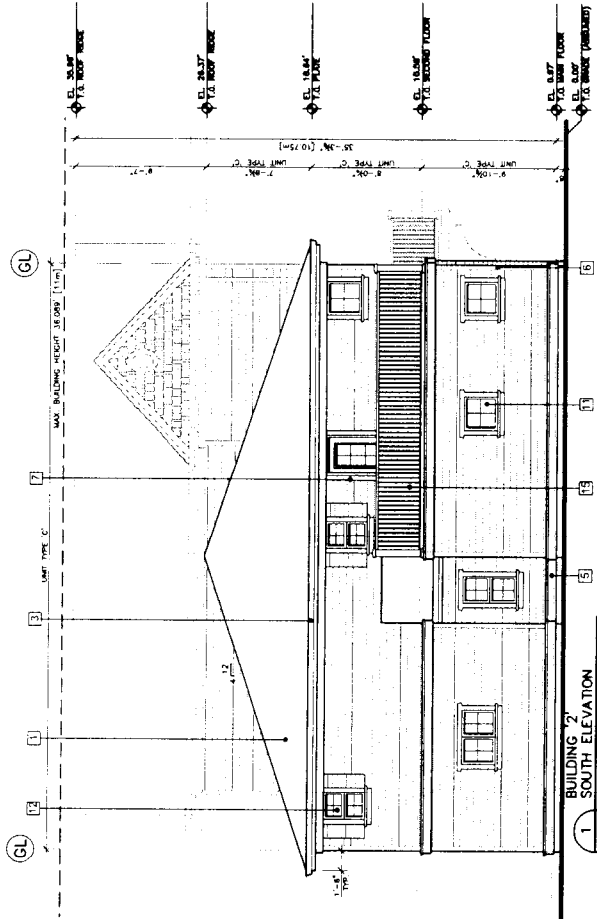
PATRICK
 ARCHITECTS
 1000 SHEPPARD AV. E. SUITE 200
 SCARBOROUGH, ONT. M1B 3Y5
 TEL: (416) 291-7272
 FAX: (416) 291-7273
 WWW.PATRICKARCHITECTS.COM

PROPOSED MULTIFAMILY
 RESIDENTIAL DEVELOPMENT
 7191.7211 7231.7251 No 2 Road
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS, Inc
 4811 PENDELBURY ROAD
 Richmond, British Columbia
 PH: 604.880.2228
 FAX: 604.277.2345

PROJECT NO. _____
 DRAWING NO. _____
 SHEET NO. _____
 DATE: _____
 SCALE: _____
 WEST WIND
 BUILDING 2
 WEST & EAST
 ELEVATIONS

NOTES
EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SINGLE ROOF
- 2 PAINTED 1/4" TRIM ON PAINTED 2" X 4" RAFTERS
- 3 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 4 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 5 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 6 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 7 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 8 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 9 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 10 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 11 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 12 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 13 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 14 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 15 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 16 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 17 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS
- 18 PAINTED 1/4" TRIM ON UNPAINTED 2" X 4" RAFTERS



NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

Patrick
 1000 1300 00 1 5 ROAD
 RICHMOND, BRITISH COLUMBIA
 V6X 1Y7
 TEL: 604.277.2345
 FAX: 604.277.2345
 WWW.PATRICKARCHITECTURE.COM

PROPOSED MULTIFAMILY
 RESIDENT DEVELOPMENT
 7191 7211 7231 7251 No 2 Road
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS, Inc.
 4811 PENDELBURY ROAD
 Richmond, British Columbia
 PH: 604.880.2228
 FX: 604.277.2345
 WWW.ELEGANTDEVELOPMENTS.COM

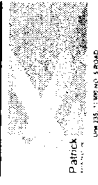
NO.	DESCRIPTION	UNIT	QTY.	PRICE	TOTAL
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BUILDING 2
 SOUTH & NORTH
 ELEVATIONS

A-304
 C

- NOTES:**
- EXTERIOR FINISHED SCHEDULE**
- 1 APICAL FINISH (ROOF)
 - 2 PAINTED 1/4" THK ON PAN TO 215'S EA
 - 3 PAINTED ALUMINUM CLITTER ON
 - 4 PAINTED ALUMINUM BRACKETS
 - 5 PAINTED 1/4" THK ON 215'S ON 215'S
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NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	APICAL FINISH (ROOF)
2	PAINTED 1/4" THK ON PAN TO 215'S EA
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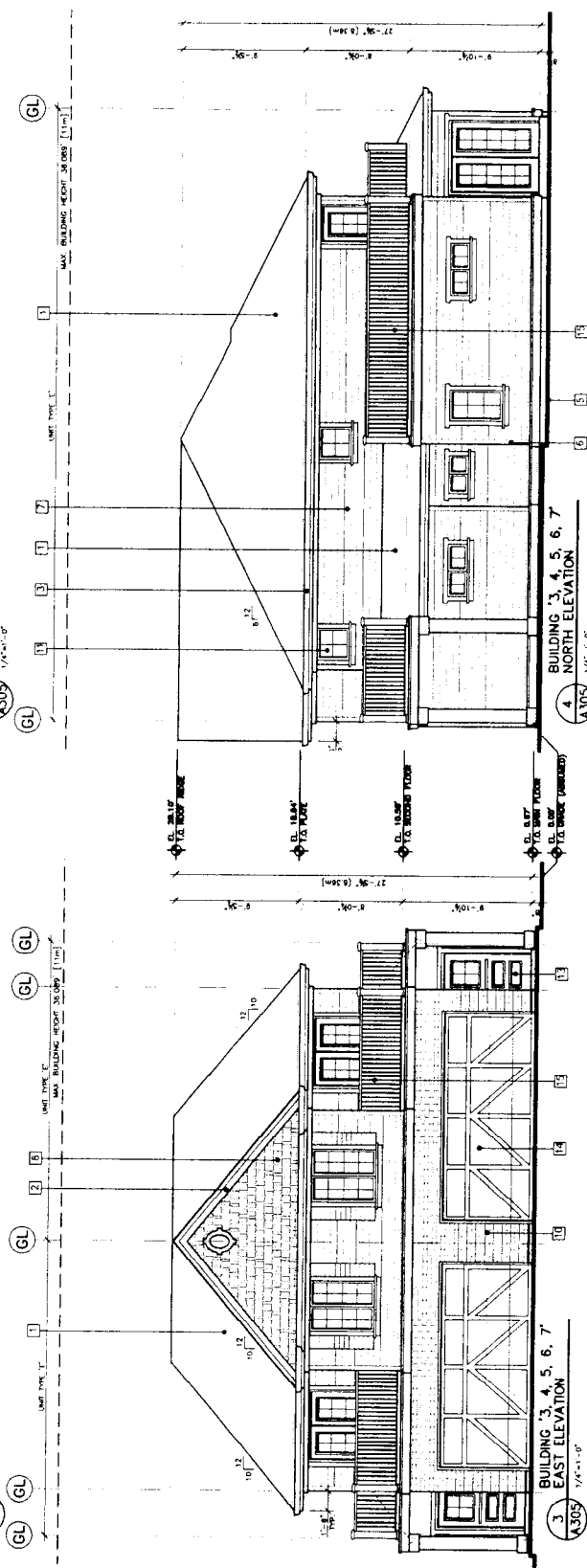
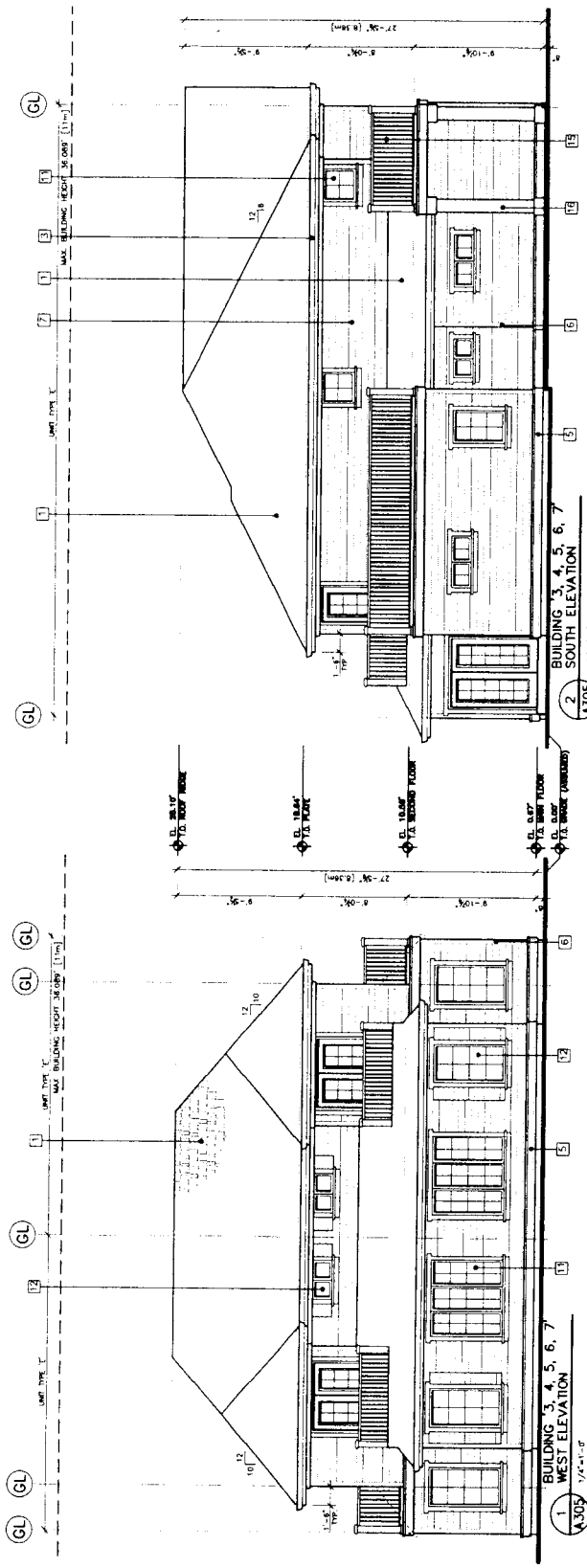
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 Fax: 604-271-2445
 Email: info@patrickarchitects.com
 Web: www.patrickarchitects.com

PROPOSED MULTIFAMILY RESIDENT DEVELOPMENT
 4811 PENDLEBURY ROAD
 RICHMOND, BRITISH COLUMBIA
ELEGANT DEVELOPMENTS INC.
 4811 PENDLEBURY ROAD
 RICHMOND, BRITISH COLUMBIA
 778-169-9298
 Fax: 604-277-2365

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	APICAL FINISH (ROOF)
2	PAINTED 1/4" THK ON PAN TO 215'S EA
3	PAINTED ALUMINUM CLITTER ON
4	PAINTED ALUMINUM BRACKETS
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50	PAINTED 1/4" THK ON 215'S ON 215'S

BUILDING 3, 4, 5, 6, 7
ELEVATIONS

DATE: 10/20/11
 DRAWN BY: J. PATRICK
 CHECKED BY: J. PATRICK
 SCALE: AS SHOWN
 PROJECT NO: A-305



- NOTES**
- EXTERIOR FINISHED, SCHEDULE**
- 1 ASPHALT BRICKS UPON
 - 2 PAINTED 1/4" THK ON PAINTED 2x4x6 SLAT
 - 3 1/2" FINISHED GYPSUM BOARD (GIB) ON
 - 4 PAINTED 1/4" ASPHALT FIBER BOARD
 - 5 PAINTED 1/2" THK ON PAINTED BRICKS
 - 6 PAINTED 1/2" THK ON 7/8" RIGID INSULATION
 - 7 PAINTED 1/2" THK ON 7/8" RIGID INSULATION
 - 8 PAINTED 1/2" THK ON 7/8" RIGID INSULATION
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 - 14 PAINTED 1/2" THK ON 7/8" RIGID INSULATION
 - 15 PAINTED 1/2" THK ON 7/8" RIGID INSULATION

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	PAINTED 1/4" THK ON PAINTED 2x4x6 SLAT	SQ. FT.			
2	1/2" FINISHED GYPSUM BOARD (GIB) ON	SQ. FT.			
3	PAINTED 1/4" ASPHALT FIBER BOARD	SQ. FT.			
4	PAINTED 1/2" THK ON PAINTED BRICKS	SQ. FT.			
5	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
6	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
7	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
8	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
9	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
10	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
11	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
12	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
13	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
14	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			
15	PAINTED 1/2" THK ON 7/8" RIGID INSULATION	SQ. FT.			

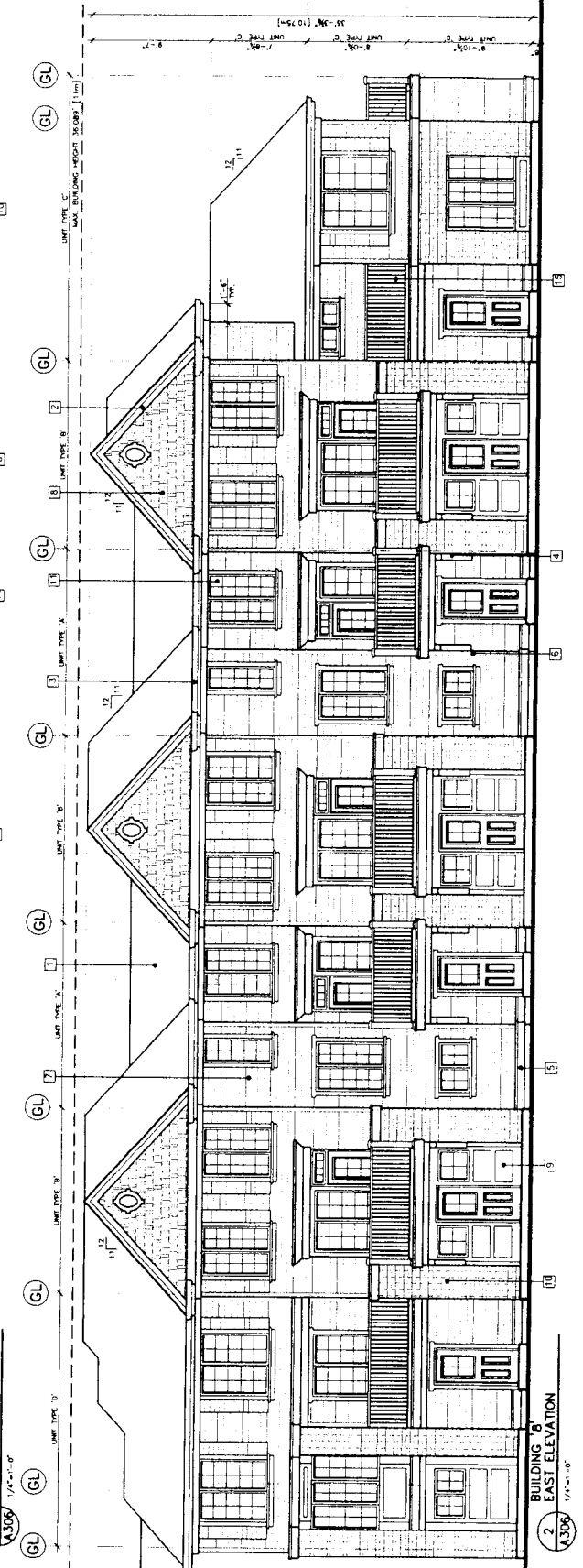
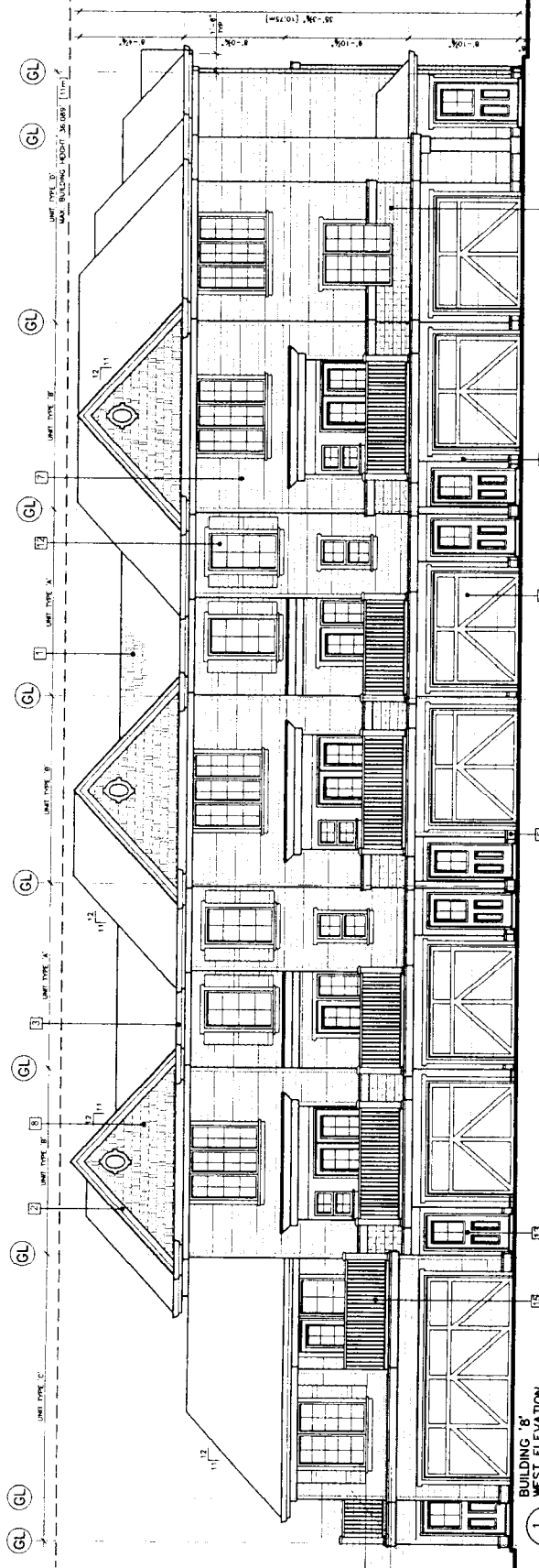


PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7191 7211 7231 7251 No 2 Road
 Richmond, British Columbia
LEGANT DEVELOPMENTS INC.
 4811 PENNINGTON ROAD
 Richmond, British Columbia
 V7E 1E9
 Fax: 604 277 2345

**BUILDING '8'
 WEST & EAST
 ELEVATIONS**

A-306

C



NOTES

EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SINGLE ROOF
- 2 PAINTED 1/4" THICK PAINTED 4" X 4" CAUF
- 3 PAINTED ALUMINUM CLITTER ON PAINTED 1/4" FLOOR BOARD
- 4 PAINTED 2" X 4" BRACKET
- 5 PAINTED NO. 10 HOLLOW 1/4" HORIZONTAL BRACKET
- 6 PAINTED 1/4" GINGER BOARD
- 7 PAINTED 1/4" GINGER BOARD AT EAVE
- 8 PAINTED CLEAR SINGLES 1/4" EAVE
- 9 PAINTED 1/4" BRACKET
- 10 BRICK VENTIL
- 11 DOUBLE GLAZED WINDOW W/ VENT, FRAMES LOW 7/8" SILL (1/4" TOP, 1/4" BOTTOM) & 1/4" FINISH CAP, LUBRIC DOOR
- 12 DOUBLE GLAZED WINDOW W/ VENT, FRAMES LOW 7/8" SILL (1/4" TOP, 1/4" BOTTOM) & 1/4" FINISH CAP, LUBRIC DOOR
- 13 PAINTED STEEL INSULATED DOOR
- 14 PAINTED METAL DRILL LAMP DOOR
- 15 PAINTED WOOD RAILING
- 16 PAINTED 2" X 1" SILL (1/4" TOP)

NO.	DESCRIPTION	QTY.	UNIT
1	ASP. SINGLE ROOF		SQ. FT.
2	PAINTED 1/4" THICK PAINTED 4" X 4" CAUF		SQ. FT.
3	PAINTED ALUMINUM CLITTER ON PAINTED 1/4" FLOOR BOARD		SQ. FT.
4	PAINTED 2" X 4" BRACKET		EA.
5	PAINTED NO. 10 HOLLOW 1/4" HORIZONTAL BRACKET		EA.
6	PAINTED 1/4" GINGER BOARD		SQ. FT.
7	PAINTED 1/4" GINGER BOARD AT EAVE		SQ. FT.
8	PAINTED CLEAR SINGLES 1/4" EAVE		SQ. FT.
9	PAINTED 1/4" BRACKET		EA.
10	BRICK VENTIL		EA.
11	DOUBLE GLAZED WINDOW W/ VENT, FRAMES LOW 7/8" SILL (1/4" TOP, 1/4" BOTTOM) & 1/4" FINISH CAP, LUBRIC DOOR		EA.
12	DOUBLE GLAZED WINDOW W/ VENT, FRAMES LOW 7/8" SILL (1/4" TOP, 1/4" BOTTOM) & 1/4" FINISH CAP, LUBRIC DOOR		EA.
13	PAINTED STEEL INSULATED DOOR		EA.
14	PAINTED METAL DRILL LAMP DOOR		EA.
15	PAINTED WOOD RAILING		LF.
16	PAINTED 2" X 1" SILL (1/4" TOP)		EA.

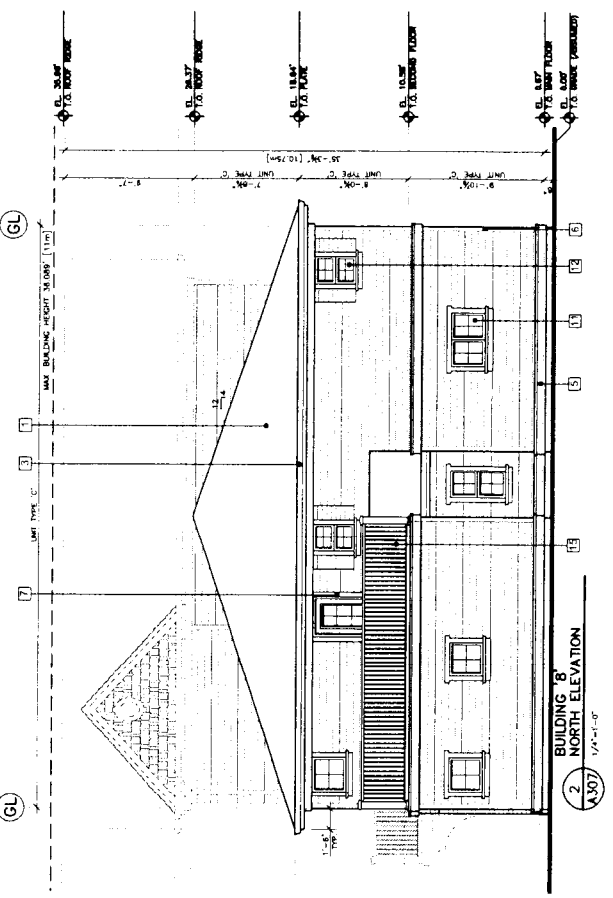
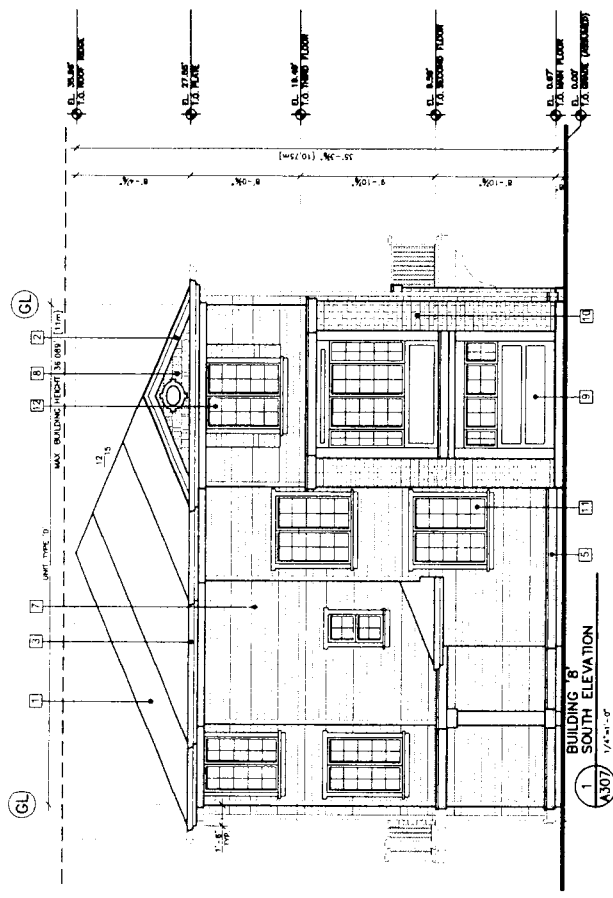


Patrick
 1401 S. W. 2nd St.
 Ft. Lauderdale, FL 33304
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 FAX: (305) 771-7177
 E-MAIL: PAT@PATRICK.COM
 WWW: WWW.PATRICK.COM

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: 604 880 2228
 Fax: 604 277 2345
 WWW: WWW.ELEGANTDEVELOPMENTS.COM

**BUILDING 8'
 SOUTH & NORTH
 ELEVATIONS**

Drawing No: **A-307**
 Rev: **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

FEB 27 2005

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
MB
APPROVED by Director or Solicitor
/L.

MAYOR

CORPORATE OFFICER