



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** March 2, 2006

**From:** Jean Lamontagne  
Director of Development

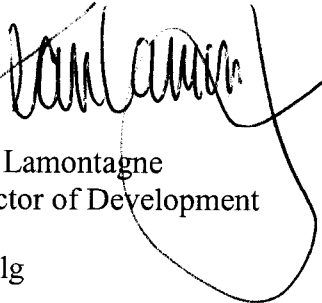
**File:** DP 05-292371

**Re:** **Application by Matthew Cheng Architect Inc. for a Development Permit at  
9800 Alberta Road**

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of six (6) townhouse units at 9800 Alberta Road on a site zoned "Comprehensive Development District (CD/155)".



Jean Lamontagne  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop six (6) townhouse units (in three-storey fourplex and duplex) at 9800 Alberta Road. The site formerly contained a single-family house.

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/155)” for this project under Bylaw 7926. Rezoning Application RZ 04-277069.

### 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 in the City Centre Area (McLennan North Sub-Area) and is located on Alberta Road, near the corner of No. 4 Road and Alberta Road. The existing development surrounding the site is as follows:

- To the north: Across Alberta Road, are a townhouse development and single-family homes, zoned “Comprehensive Development District (CD/71)” and “Single-Family Housing District, Subdivision Area F (R1/F)”;
- To the east and west: Are single-family homes fronting onto Alberta Road, zoned “Single-Family Housing District, Subdivision Area F (R1/F)”;
- To the south: Is the McNeil Secondary School site, zoned “School & Public Use District (SPU)”.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff response in ***bold italics***):

- Design development to site planning regarding the outdoor amenity area, mailboxes, garbage and recycling collection areas, ***which has been incorporated***;
- Continued sensitivity for the adjacent single-family properties, ***which has been consistently included***;
- Design development to architectural design, streetscape presence and relationship of interior spaces with outdoor spaces (public, semi-private and private), ***which has been incorporated***;
- Design development to landscape design to mitigate expanse of paving and the introduction of additional greenery, ***which has been incorporated***;
- Tree replacement strategy: A tree survey, arborist report and retention/replacement strategy are required. ***A registered arborist has assessed the existing substantial Cedar tree in the front yard setback and recommended its removal due to several major defects. The removal of this one (1) existing tree will be compensated for with the planting of seven (7) new trees. Retention of a registered arborist is required to mitigate impact of development on the west neighbour’s row of Cottonwood trees adjacent to the proposed internal roadway and two (2) existing Evergreen trees on the school property to the south.***

The Public Hearing for the rezoning of this site was held on July 18, 2005. At the Public Hearing, the following architectural form and character concerns about rezoning the property were expressed (staff response in ***bold italics***):

- Increased traffic and demand for on-street parking, including construction crew parking. ***Prior to the issuance of Building Permit, the applicant will be required to submit to the Transportation Department for approval a construction parking and traffic management plan including a description of the following (if applicable): location for parking for services, deliveries, workers and loading; application for request for any lane closures (including dates, times, and duration); and proper construction traffic controls. Transportation staff will review the plan and work with the applicant to minimize the traffic and parking impact due to construction;***
- Alberta Road not designed to accommodate increase in density evidenced by lack of pedestrian crosswalks. ***City Transportation staff advise that along Alberta Road between No. 4 Road and Garden City Road, there are three (3) existing crosswalk locations at the No. 4 Road, Alder Street and Garden City Road intersections. In addition, the City plans to mark the pedestrian crossing on the west leg of the intersection of Alberta Road and No. 4 Road this Spring, weather permitting;***
- Vehicle access. ***The development will include a vehicle access to Alberta Road along the west edge of the site which will be shared with future potential redevelopment of the neighbouring single-family lot to the west. A cross-access easement was secured through the Rezoning;***
- Buffer between subject property and 9820 Alberta Road to the east to reduce impact of development. ***Provided buffering includes a 3 m to 5 m setback, 1.8 m solid wood privacy fencing and the planting of five (5) new trees, bamboo and shrubs along the east edge of the site;***
- Three-storey building height fit with neighbourhood. ***The proposed three-storey building height is consistent with the McLennan North Sub-Area Plan;*** and
- Increase in crime. ***The design of this small development generally meets the intent of CPTED principles of establishing territoriality, providing transitions between public and private spaces, natural surveillance, and controlled access.***

### **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. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Comprehensive Development District (CD/155)”.

### **Advisory Design Panel Comments**

Without a quorum, individual members of the Advisory Design Panel provided comments on the design proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 21, 2005 is attached for reference (**Attachment 2**). In response, the design was revised and improved by the applicant.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings respect the massing of the existing adjacent homes and McNeil Secondary School to the south. The applicant has

addressed privacy for the adjacent homes through: providing 3 m to 6.7 m setbacks; the planting of shrubs and trees especially along the east side; and the provision of 1.8 m height solid wood privacy fencing; and

- The applicant is providing a vehicle access to Alberta Road with cross-access agreement for the benefit of future redevelopment of the adjacent lot to the west at 9780 Alberta Road.

### ***Urban Design and Site Planning***

- Pedestrian-oriented frontage character has been incorporated in the unit fronting onto Alberta Road and views into the development improved with tree planting. This development proposes a three-storey duplex interface with McNeil Secondary School and a three-storey building with four (4) units interface with the adjacent single-family homes;
- The applicant is providing the required outdoor amenity space onsite. Due to the small scale of the development, the amenity space is also relatively small. A sandbox with turtle table and lid has been incorporated for children's play equipment. The outdoor amenity space has been designed with mailboxes and seating;
- Vehicle access is provided through a driveway to Alberta Road at the west edge of the property, over 60 m (over 197 ft.) from the intersection of Alberta Road and No. 4 Road. A cross-access agreement for vehicle access to future potential redevelopment on the adjacent single-family lot at 9780 Alberta Road was secured during the rezoning;
- Parking is located off of the internal manoeuvring aisle. Resident parking exceeds the onsite parking requirements and visitor parking meets the requirements, including one (1) accessible parking space;
- An adaptable unit has been provided. Unit #104 is designed as an adaptable unit, complete with a wider staircase that will accommodate future potential installation of a chairlift and a second floor washroom layout that will accommodate a wheelchair (**Reference Plan B**). Blocking will be provided in the bathroom walls of all units to facilitate future installation of grab bars to improve accessibility;
- A paved area has been provided adjacent to the driveway for garbage and blue box recycling collection; and
- Payment of \$6,000 cash-in-lieu of onsite indoor amenity space was secured through the rezoning.

### ***Architectural Form and Character***

- The two buildings have simple forms with pitched roofs and articulation provided through bay and porch projections; and
- The proposed building materials (horizontal cedar siding, cedar board and batten, rock-dash stucco, painted wood trim and brackets, steel pedestrian and garage doors, and asphalt shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.

### ***Landscaping Design and Open Space Design***

- There is an existing Evergreen tree onsite which has been recommended for removal by a registered arborist due to several major defects;
- The developer will need to take measures to protect a row of existing deciduous trees on the neighbouring property to the west and may need to take measures to protect two (2) existing Evergreen trees on the neighbouring school site to the south. To this end, retention of a

registered arborist and installation of protective tree fencing to the arborist's satisfaction are required prior to issuance of Development Permit;

- The landscape design includes seven (7) new trees. It also includes bamboo and shrub planting;
- An outdoor amenity space has been provided in a central location with mailboxes, seating, and special paving treatment including patterning and colour. A sandbox with turtle table and cover is proposed for children's play equipment;
- Fencing will include low and open metal picket fencing between brick posts along Alberta Road, and 1.8 m height solid wood privacy fencing along the east, west and south property lines (reduced to maximum 1.2 m height in the front yard setback); and
- Existing frontage includes a sidewalk behind a grass boulevard with a street tree. Construction of a new driveway crossing, relocation of a lamp standard and boulevard restoration, including a new street tree will be required prior to Building Permit issuance.

#### ***Crime Prevention Through Environmental Design***

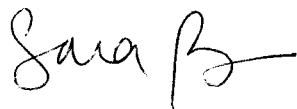
- The line of sight to the recessed northeast unit front entry is improved with low planting, adjacency with the open visitor parking space, alignment with the amenity area and pedestrian connection to Granville Avenue. Also, this entrance will become centrally located with the ultimate development of the adjacent lot to the east; and
- The location of the mailboxes and outdoor amenity space allows for natural surveillance from the drive aisle, pedestrian front entry path connection to Alberta Road and adjacent units.

#### ***Servicing and Utilities***

- The developer has submitted a storm sewer capacity analysis as requested by the City Engineering Department. There are no identified upgrades required to facilitate the proposed development.

## Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the emerging McLennan North neighbourhood context. Staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.  
Planner I  
(Local 4282)

SB:blg

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

- Proof of a contract with a registered arborist for the protection of neighbouring trees (minimum 4 site visits);
- Installation of braced protective tree fencing to the satisfaction of a registered arborist; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$20,603.

The following is required prior to Building Permit issuance:

- Applicant must provide a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/ttp/special.htm>);
- Work order(s) for access and boulevard restoration works at the developer's sole cost. Works include but are not limited to construction of a new driveway crossing, relocation of a lamp standard and boulevard restoration, including a new street tree; and
- Accessibility measures to be incorporated into the Building Permit drawings.



**City of Richmond**

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

**Development Application  
 Data Sheet  
 Development Applications Department**

**DP 05-292371**

**Attachment 1**

Address: 9800 Alberta Road

Applicant: Matthew Cheng Architect Inc. Owner: Wondland Develop Inc.

Planning Area(s): City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C)

Floor Area Gross: 957 m<sup>2</sup> Floor Area Net: 657 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	1011 m <sup>2</sup>	No change
<b>Land Uses:</b>	Formerly Single-Family Residential	Multi-Family Residential
<b>OCP Designation:</b>	Residential, 2 ½ to 3 storeys, Townhouse, designated for a base density of 0.65 F.A.R.	No change
<b>Zoning:</b>	Formerly Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/155)
<b>Number of Units:</b>	Formerly 1 house	6 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 F.A.R.	0.65 F.A.R.	None Permitted
Lot Coverage – Building:	Max. 40%	32%	None
Lot Size (area)	Min. 0.101 ha (0.25 ac.)	0.101 ha (0.25 ac.)	None
Setback – Front Yard:	Min. 6 m	6 m	None
Setback – Side Yard:	Min. 3 m	3 m - 5 m to east and 3 m - 6.7 m to west	None
Setback – Rear Yard:	Min. 3 m	3 m	None
Height (m):	Max. 12 m & Max. three-storey	10.1 m & three-storey	None
Off-street Parking Spaces – Resident and Visitor:	9 and 2	11 and 2	None
Off-street Parking Spaces – Total:	11	13	None
Tandem Parking Spaces	permitted	0	None
Amenity Space – Indoor:	Min. 60 m <sup>2</sup>	Cash-in-lieu provided as part of RZ 04-277069	None
Amenity Space – Outdoor:	Min. 36 m <sup>2</sup>	42 m <sup>2</sup>	None

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

**Wednesday, September 21, 2005 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

4. Townhouses

*Matthew Cheng Arch.*  
9800 Alberta Road

DP 05-292371

With the aid of a model and artist's renderings, Matthew Cheng, briefly described the project. He stated that the garbage/recycling area and mailbox would be on an open pad at the entrance off the driveway. He would try to make a better transition along the drive aisle with pavers. He would recess the entry doors to add some planting. He queried whether an accessible unit was needed as this was a small complex.

**Without Quorum, the Panel provided the following comments:**

- Amenity area not set up to be used the way they should be. Embellish mailbox structure to make more interesting. – *Mailboxes moved to amenity area and amenity area improved. Visitor parking relocated, amenity area extended and reconfigured.*
- The sandbox in the play area should be flipped so that benches were closer to doorway – *Incorporated.*
- There is a need for a direct access from living area to back yard. The only access now is through the garage. Consider external stairs – *Internal access reconfigured for 4 of 6 units.*
- Flush entry doors in driveway a concern – recess and define paving so cars are not an issue – *Incorporated.*
- Concerned about flush entry doors - recess. More greening needed. There was a lot of driveway – make a carriageway versus pavers for driveway – *Incorporated.*
- Low roofscape can be hit by vans. This would be a better project with one less module. It would be better if projects came to panel before rezoning. Split building – move building to get a better amenity area – add extra planting – *Low cantilevered gables removed and extra planting incorporated.*
- Split building, push front 2 units tighter – this will create buffer zones for more landscaping. If visitor car stall taken away, space would be more liveable and useful. Decorative pavers needed in entry way and some accent places – *One resident parking space removed and visitor parking space relocated out of amenity area. Decorative pavers incorporated.*
- Create entry besides doors, decorative paving needed at front. More trees along east property line and have a larger shade tree – *Incorporated.*
- Garages were too deep, could recess first floor to create transition – *Dens incorporated at grade.*





**No. DP 05-292371**

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9800 ALBERTA ROAD

Address: #201 – 445 WEST 6<sup>TH</sup> AVENUE  
VANCOUVER, BC V5Y 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. 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 #4 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 \$20,603. 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 05-292371

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9800 ALBERTA ROAD

Address: #201 – 445 WEST 6<sup>TH</sup> AVENUE  
VANCOUVER, BC V5Y 1L3

---

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

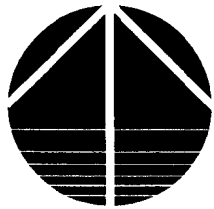
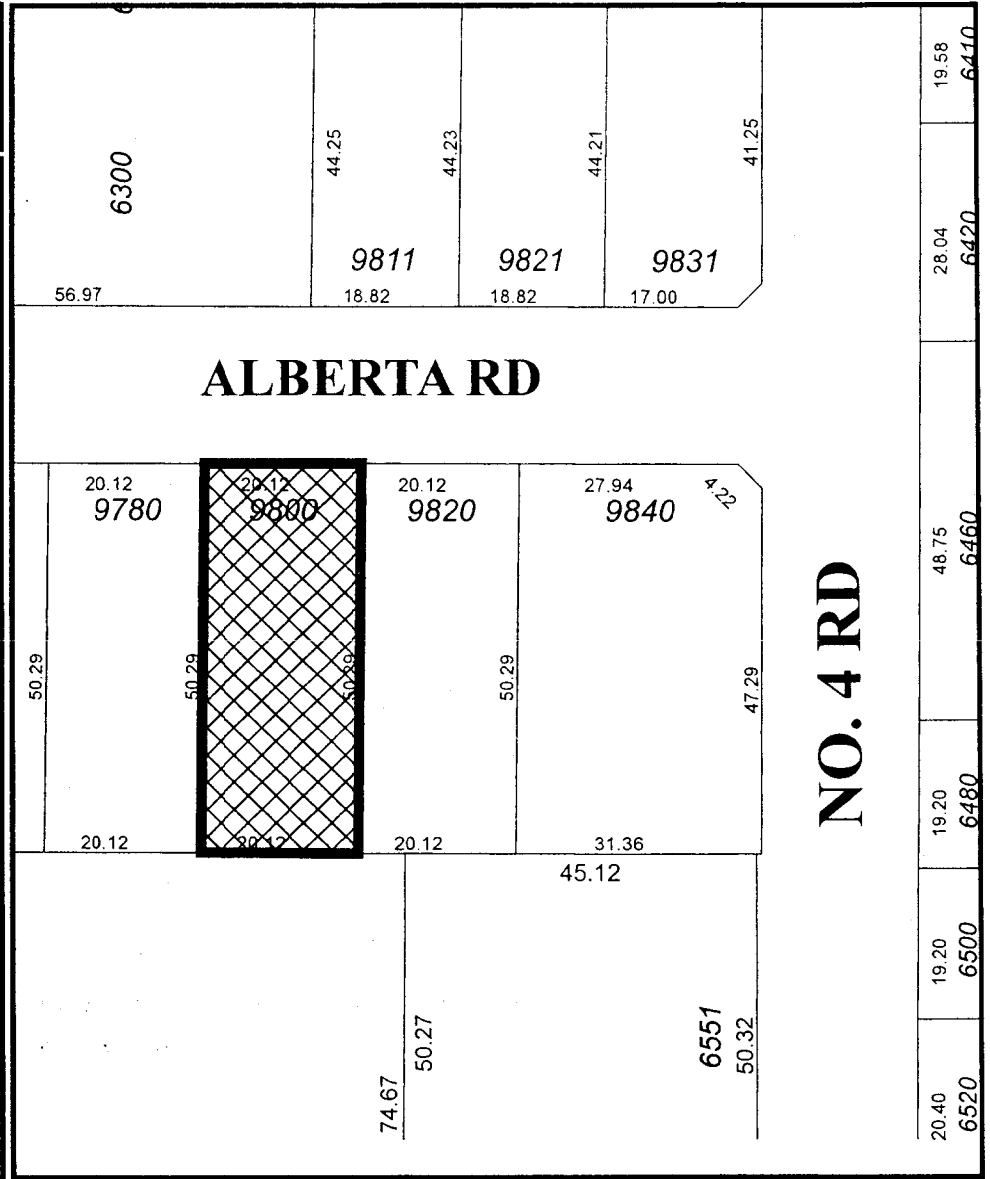
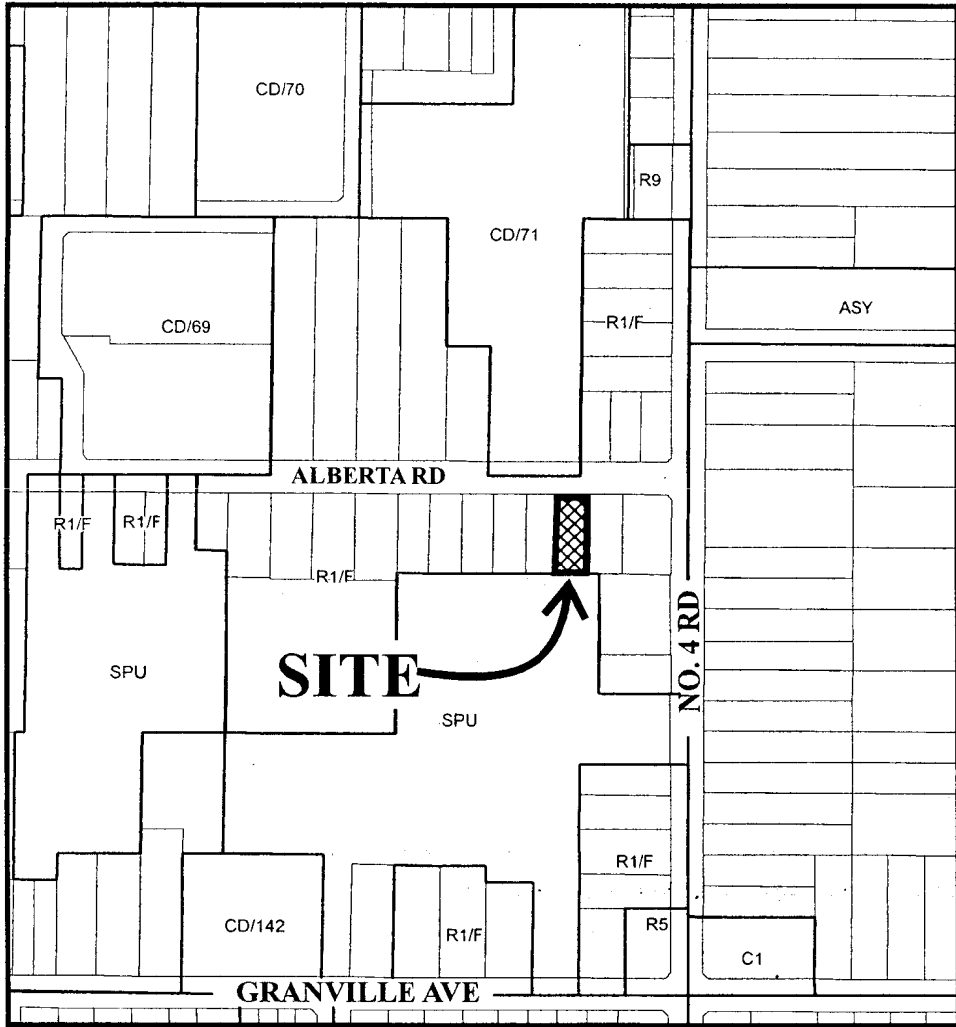
DELIVERED THIS DAY OF , .

---

MAYOR



# City of Richmond

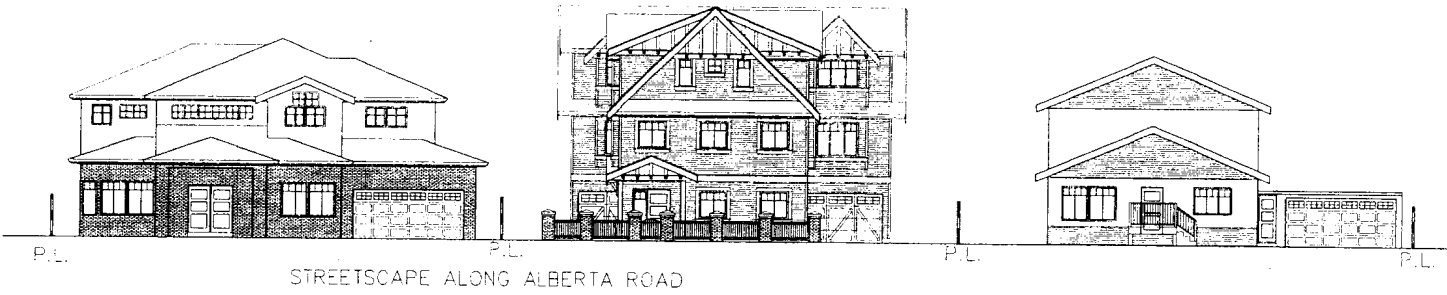


DP 05-292371  
 SCHEDULE "A"

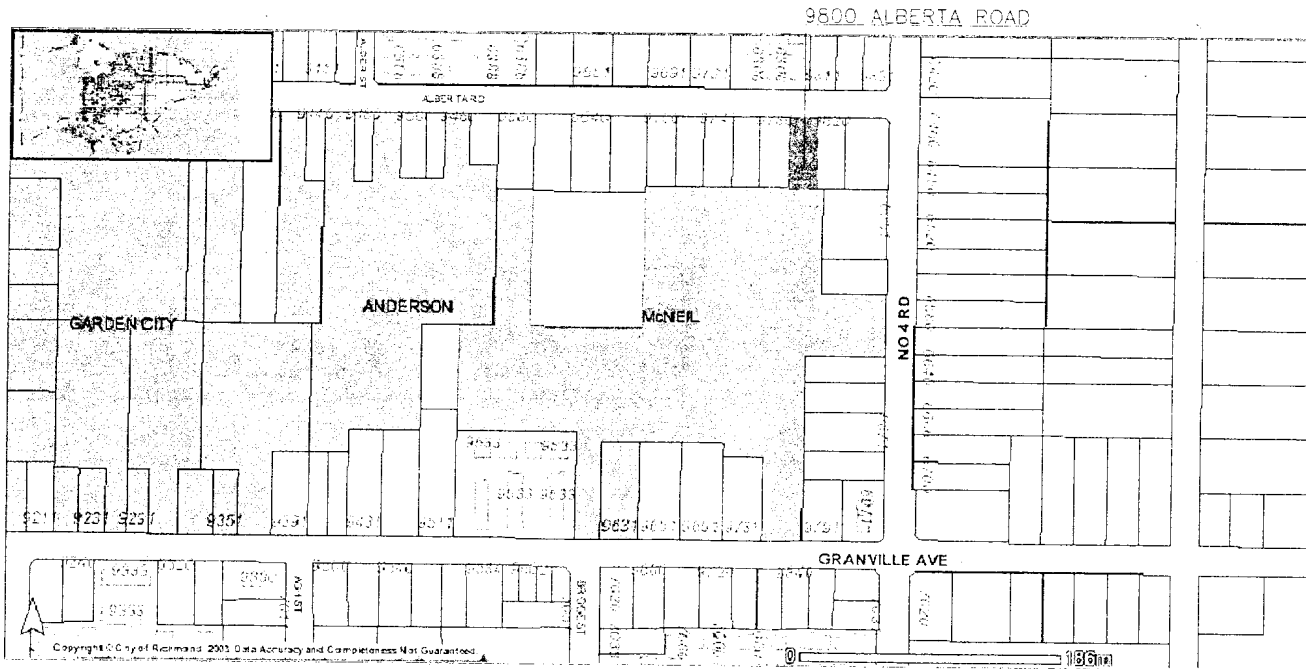
Original Date: 02/16/05

Revision Date:

Note: Dimensions are in METRES



STREETSCAPE ALONG ALBERTA ROAD



**MATTHEW CHENG ARCHITECT INC.**

405441 WEST 8 AV., VANCOUVER, B.C. V6V 1E3  
 TEL: (604) 731-3012 FAX: (604) 731-1968  
 Cell: (604) 276-6667 Email: matthew@matthewcheng.com

THIS DOCUMENT MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. AND ANY PART MAY BE USED OR REPRODUCED BY ANY OTHER PARTY WITHOUT CONSENT.

No.	Date	Revision
A	FEB 02, 2005	FOR DEVELOPMENT PERMIT
B	MAR 30, 2005	FOR REVISION
C	AUG 17, 2005	FOR REVISION

Consultants

Project Title  
 5-LINE TOWNHOUSE  
 5800 ALBERTA RD.  
 RICHMOND, B.C.

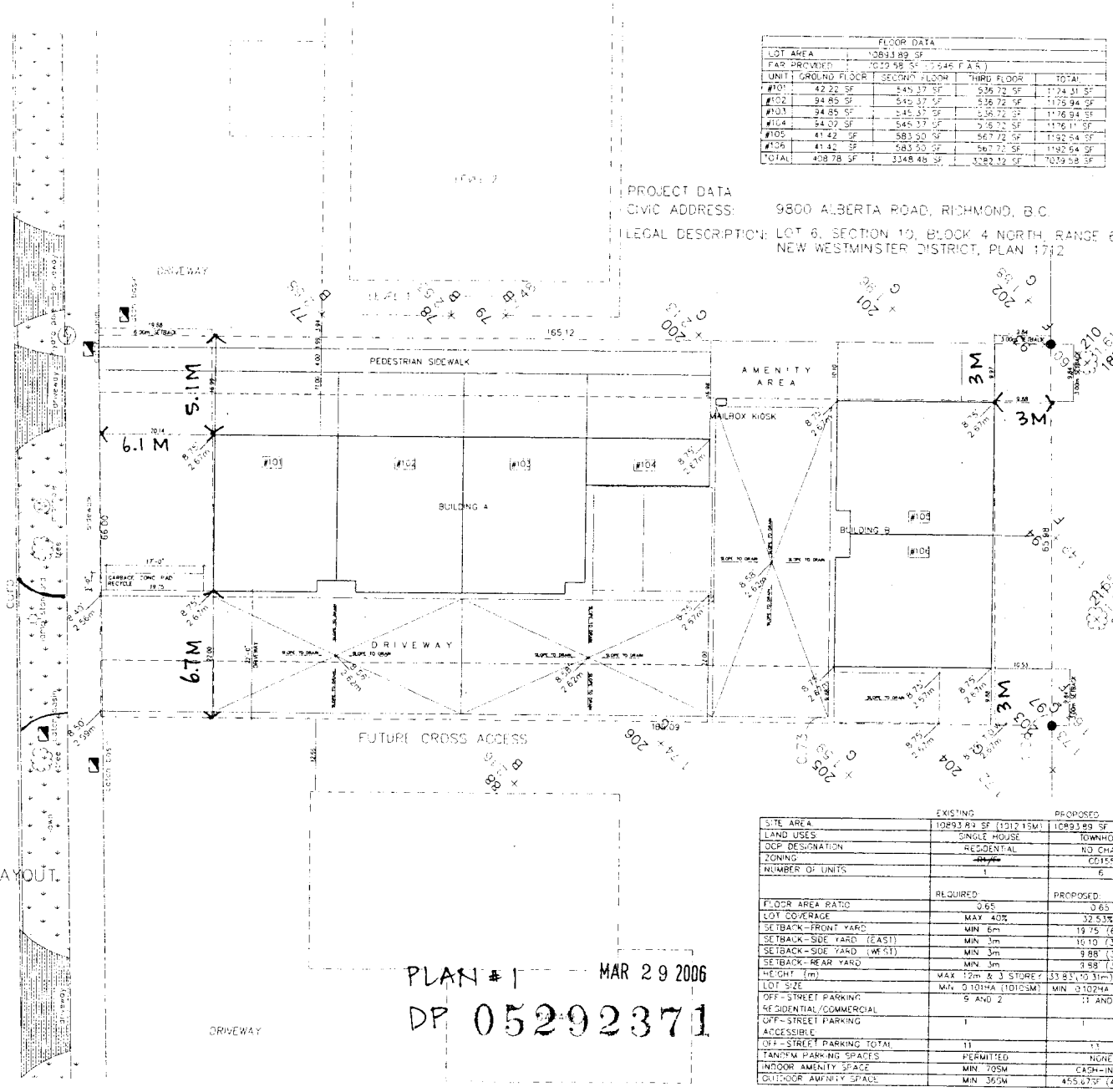
Sheet Title  
 PLAN #9 CONTEXT PLAN  
 /STREETSCAPE

Author	HC
Checked	
Scale	1/8" = 1'-0"
Project Number	
Revision Set	Set No.
FEB 15, 2006	
Final Set	#9
FEB 15, 2006	

Reference Plan A MAR 29 2006  
 DP 05292371

ALBERTA ROAD

⊕ SITE PLAN/PARKING LAYOUT



FLOOR DATA				
UNIT	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
#101	42.22 SF	545.37 SF	536.72 SF	1124.31 SF
#102	34.85 SF	545.37 SF	536.72 SF	1176.94 SF
#103	34.85 SF	545.37 SF	536.72 SF	1176.94 SF
#104	34.02 SF	545.37 SF	536.72 SF	1116.11 SF
#105	41.42 SF	583.50 SF	567.72 SF	1192.64 SF
#106	41.42 SF	583.50 SF	567.72 SF	1192.64 SF
TOTAL	408.78 SF	3348.48 SF	3382.12 SF	7039.38 SF

PROJECT DATA  
 CIVIC ADDRESS: 9800 ALBERTA ROAD, RICHMOND, B.C.  
 LEGAL DESCRIPTION: LOT 6, SECTION 19, BLOCK 4 NORTH, RANGE 6 WEST  
 NEW WESTMINSTER DISTRICT, PLAN 1772



**MATTHEW CHENG ARCHITECT INC.**

8901 461 WEST 4 AV., VANCOUVER, B.C. V6Y 1L3  
 TEL: (604) 273-7744 FAX: (604) 273-7798  
 C/O: 1001 WILLOWDALE DRIVE, RICHMOND, B.C.

THIS DRAWING MUST NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

No.	Date	Revision
A	FEB 02, 2005	FOR DEVELOPMENT PERMIT
B	MAR 30, 2005	FOR REVISION
C	AUG 17, 2005	FOR REVISION

Consultants

Project Name  
 6-UNIT TOWNHOUSE  
 9800 ALBERTA RD.  
 RICHMOND, B.C.

PLAN # 1  
 MAR 29 2006  
 DP 05292371

SITE AREA	EXISTING		PROPOSED		Panel Title
	10893.83 SF (1012.15M)	10893.83 SF (1012.15M)	10893.83 SF (1012.15M)	10893.83 SF (1012.15M)	
LAND USES	SINGLE HOUSE	TOWNHOUSE	TOWNHOUSE	TOWNHOUSE	PLAN #1 SITE PLAN
DCP DESIGNATION	RESIDENTIAL	RD CHANGE	RD CHANGE	RD CHANGE	
ZONING	RESIDENTIAL	RD CHANGE	RD CHANGE	RD CHANGE	Project Number
NUMBER OF UNITS	1	6	6	6	
FLOOR AREA RATIO	0.65	0.65	0.65	0.65	Project Date
LOT COVERAGE	MAX 40%	32.53%	32.53%	32.53%	
SETBACK-FRONT YARD	MIN 3m	19.75 (6.02m)	19.75 (6.02m)	19.75 (6.02m)	Project No.
SETBACK-SIDE YARD (EAST)	MIN 3m	10.10 (3.08m)	10.10 (3.08m)	10.10 (3.08m)	
SETBACK-SIDE YARD (WEST)	MIN 3m	9.89 (3.01m)	9.89 (3.01m)	9.89 (3.01m)	Revision
SETBACK-REAR YARD	MIN 3m	9.89 (3.01m)	9.89 (3.01m)	9.89 (3.01m)	
HEIGHT (m)	MAX 12m & 3 STOREY	33.83 (1031m) 3 STOREY	33.83 (1031m) 3 STOREY	33.83 (1031m) 3 STOREY	Revision Date
LOT SIZE	MIN 0.101HA (10103M)	MIN 0.1024HA (1012.15M)	MIN 0.1024HA (1012.15M)	MIN 0.1024HA (1012.15M)	
OFF-STREET PARKING	9 AND 2	11 AND 2	11 AND 2	11 AND 2	Revision No.
OFF-STREET PARKING	9 AND 2	11 AND 2	11 AND 2	11 AND 2	
INDOOR AMENITY SPACE	MIN 70SM	CASH-IN-LIEU	CASH-IN-LIEU	CASH-IN-LIEU	Revision Date
INDOOR AMENITY SPACE	MIN 70SM	CASH-IN-LIEU	CASH-IN-LIEU	CASH-IN-LIEU	
OUTDOOR AMENITY SPACE	MIN 365M	455.67SF (42.33SM)	455.67SF (42.33SM)	455.67SF (42.33SM)	1

	REQUIRED	PROPOSED	VARIENCE
OFF-STREET PARKING SPACES (RESIDENT)	1.5 SPACES/UNIT x 5 = 9	2 SPACES/UNIT x 4 + 1 SPACE/UNIT x 1 = 9 (2 SMALL CARS)	NONE
OFF-STREET PARKING SPACES (VISITORS)	0.2 SPACES/UNIT x 5 = 1.2	2	NONE
OFF-STREET PARKING SPACES (TOTAL)	11	13	NONE
TANGENT PARKING SPACES	MAY BE PROVIDED	NONE	NONE



**MATTHEW CHENG ARCHITECT INC.**

100 LAKE STREET S.W. VANCOUVER, B.C. V6Y 1E3  
TEL: 604-251-0303 FAX: 604-251-0308  
CELL: 604-694-0208 Email: matthew@matthewcheng.ca

THIS DRAWING MUST NOT BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED AS EVIDENCE WITHOUT THE WRITTEN CONSENT.

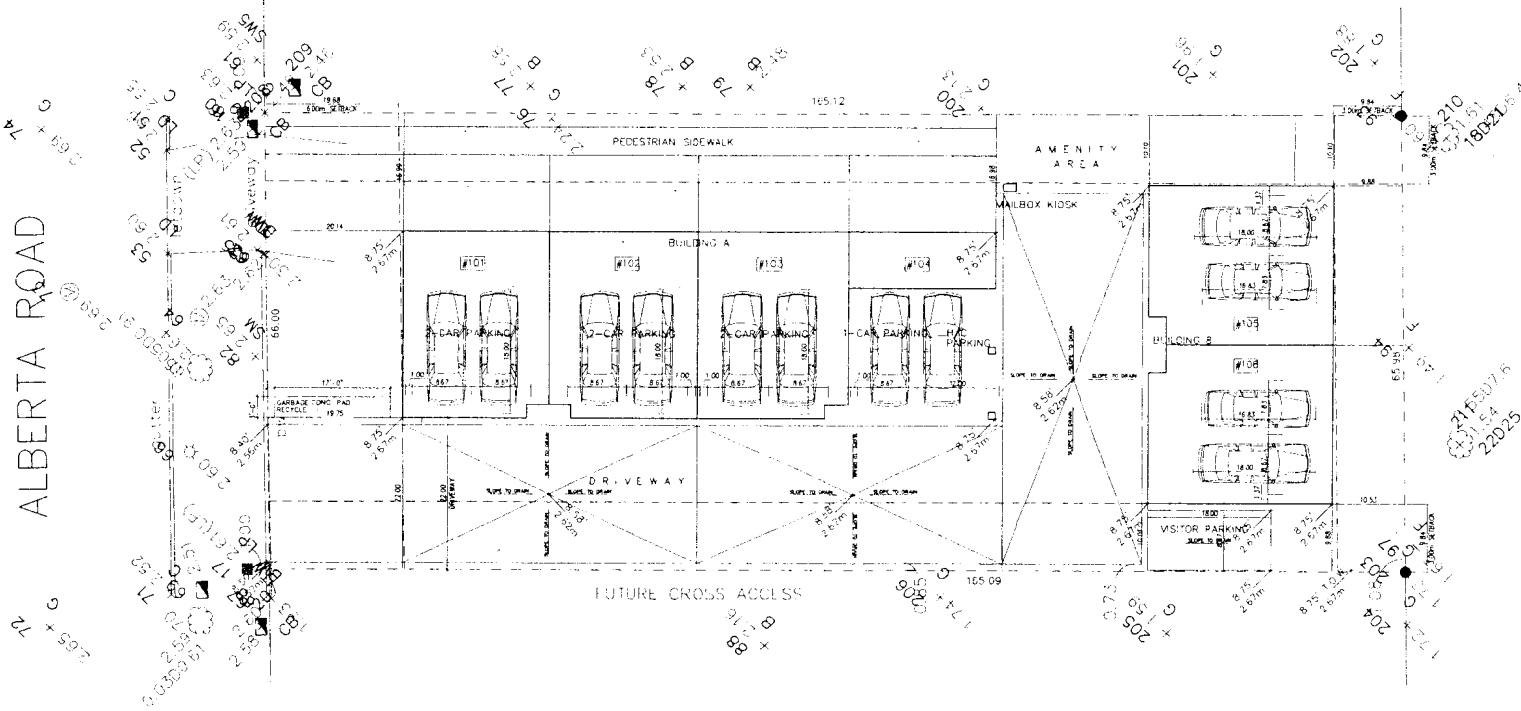
- No. Date Revision
- A FOR DEVELOPMENT PERMIT FEB. 02, 2005
  - B FOR REVISION MAR. 30, 2005
  - C FOR REVISION AUG. 17, 2005

Consultants

Project Title  
6-UNIT TOWNHOUSE  
9800 ALBERTA RD  
RICHMOND, B.C.

Sheet Title  
PLAN #2  
PARKING PLAN

Scale	1/8" = 1'-0"
Project No.	DP 05292371
Drawn By	MC
Checked By	MC
Print Date	FEB. 16, 2006
Drawn No.	#2

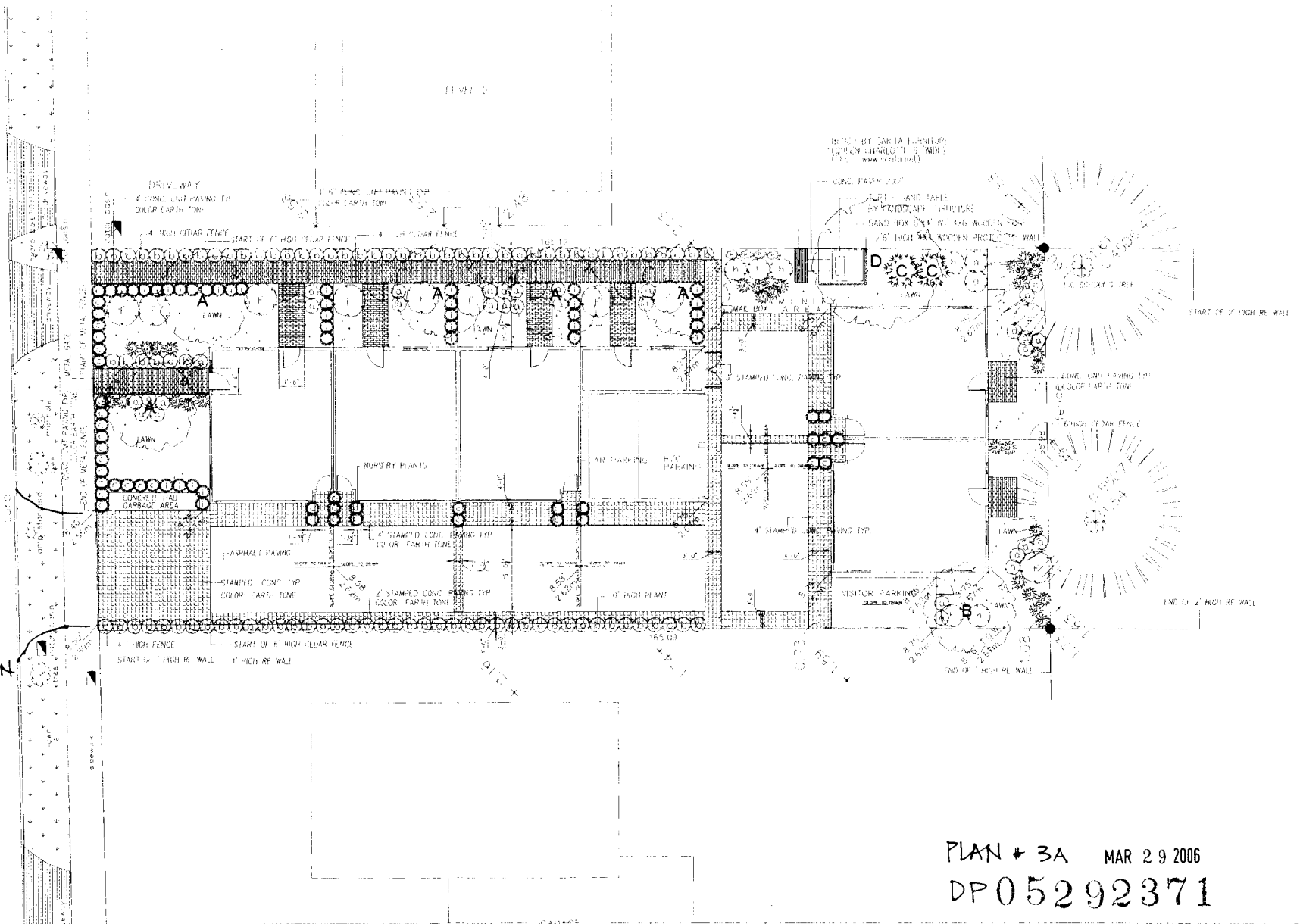


⊕ PARKING PLAN

PLAN # 2 MAR 29 2006  
DP 05292371

ALBERTA ROAD

NEW DRIVEWAY,  
LAMP RELOCATION  
& BLVD RESTORATION  
BY SEPARATE  
WORK ORDER(S)



PLAN # 3A MAR 29 2006  
DP05292371

Copyright reserved. This drawing and design is and all times remains the exclusive property of JHL Design Group Inc and cannot be used without the JHL Design Group Inc's written consent.



JHL Design Group Inc.  
Landscape Architecture + Urban Design

4370 Maple Street, Vancouver, BC  
Tel: 604-253-8605  
Fax: 604-263-8213  
Email: jhl@jhlgroup.com

SCALE: 1"=10'-0"  
DATE: Mar 29, 2006  
DRAWN: J  
CHECKED:

PROJECT: 9800 Alberta Road, Richmond, BC

DRAWING: PLAN #3  
LANDSCAPE PLAN

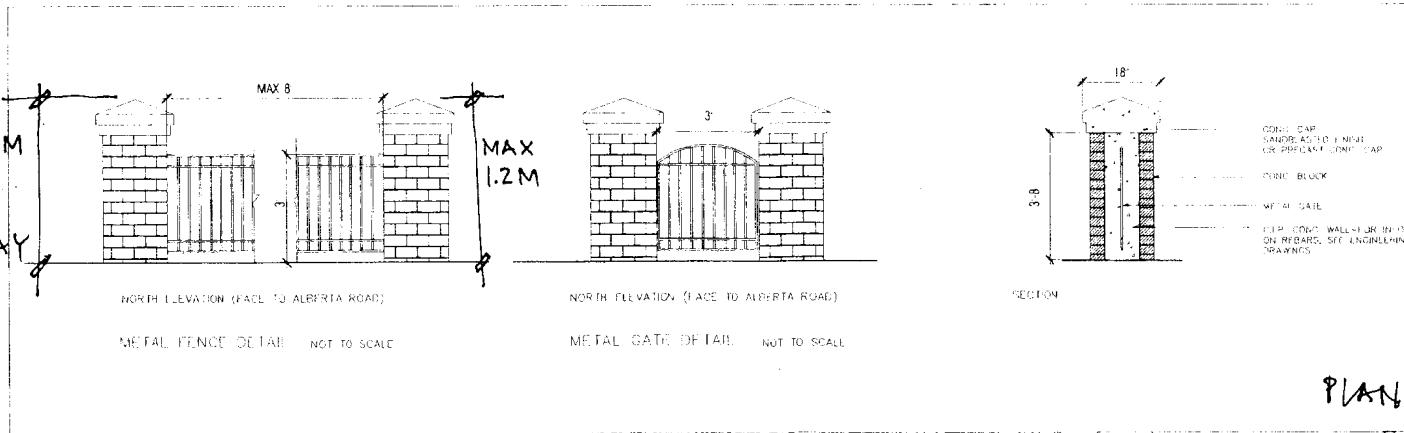
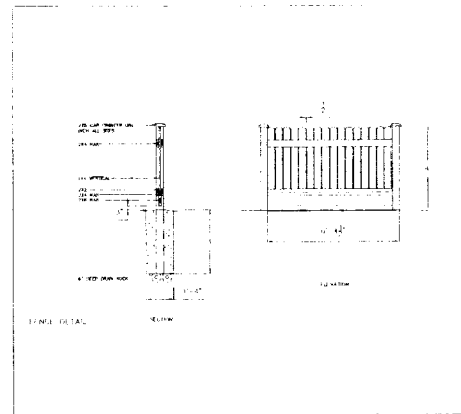
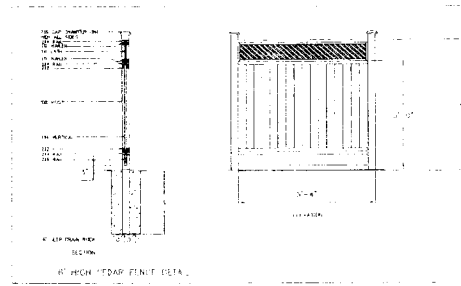
#3

PLANT LIST

Quantity	Sym	Botanical Name	Common Name	Size	Spacing
<b>Trees &amp; Others</b>					
31	A	Acer glabrum	Yule Maple	5cm cal. B&B	as shown
1	M	Mercularia lobata 'Starlight Pink Star'	Star Magnolia	10cm cal. B&B	as shown
1	P	Phyllostachys nigra	Black Bamboo	#7.5 pot	as shown
1	R	Robinia pseudoacacia 'Frisia'	Golden Leaf Black Locust	10cm cal. B&B	as shown
<b>Shrubs &amp; Others</b>					
31	a	Azalea japonica 'Diamond Red'	Evergreen Azalea	#2 pot	as shown
32	b	Buxus sempervirens 'Winter Gem'	Boxwood	#2 pot	as shown
41	c	Taxus x media 'Hicksii'	Hick's Yew	# 3 pot, 1m high	as shown
31	d	Iris sibirica 'Eight of Butterflies'	Siberian Iris	#1 pot	as shown
4	e	Pantheocissus quinquefolia	Virginia Creeper	#1 pot	as shown
1	f	Rhododendron 'Lirique'	Rhododendron	#3 pot	as shown
2	g	Skimmia japonica 'Reevesiana'	Skimmia Fortunei	#2 pot	as shown
3	h	Rhododendron 'Hortii'	Rhododendron	#3 pot	as shown
37		Taxus occidentalis 'Smaragd'	Emerald Green Cedar	6' high (incl top) lat. B&B	as shown

NOTES

1. Maximize 2% slope away from house.
2. All plants and planting to conform to BC S/LA/BDNIA Landscape Standard Latest Edition.
3. All growing medium to be tested by PSAL (504-273-8226) and amended as directed.
4. All planting beds to be bermed at 5% slope where possible.
5. All planting beds to be covered with 3" decomposed granite mulch.
6. All hardware to be hot-dipped galvanized, all tools to be galvanized apart of this.
7. All posts to be pressure treated hemlock, all rails and rails to be rough wood.



PLAN # 3B MAR 29 2006  
 DP05292371

Copyright reserved. This drawing and design is and all titles remains the exclusive property of JHL Design Group Inc. and cannot be used without the JHL Design Group Inc.'s written consent.	DATE	REVISIONS	JHL Design Group Inc. Landscape Architecture + Urban Design 4370 Maple Street, Vancouver BC Tel: 604-263-8613 Fax: 604-263-8613 Email: info@jhlgroup.com	SCALE	1/8" = 1' 0"	PROJECT NO.	9800 Alberta Road, Richmond, BC	DRAWING NO.	PLAN #3 LANDSCAPE DETAILS/ PLANT LIST	DRAWING TITLE	DRAWING NO. #3-A
					DATE	Mar 02 2006					





MATTHEW CHENG ARCHITECT INC.

REG. 441 WEST 8 AV., VANCOUVER, B.C. V5Y 1E3  
Tel: (604) 731-8072 Fax: (604) 731-7928  
Cell: (604) 693-0677 Email: matthew@matarch.com

THIS DRAWING MUST NOT BE REPRODUCED. THE ORIGINAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND FINISHES SHALL BE REPORTED INDICATIVE TO THE ARCHITECT. COPYRIGHT MATTHEW CHENG ARCHITECT INC. AND ALL RIGHTS REMAIN THE SOLE PROPERTY OF MATTHEW CHENG ARCHITECT INC. NO PART MAY BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

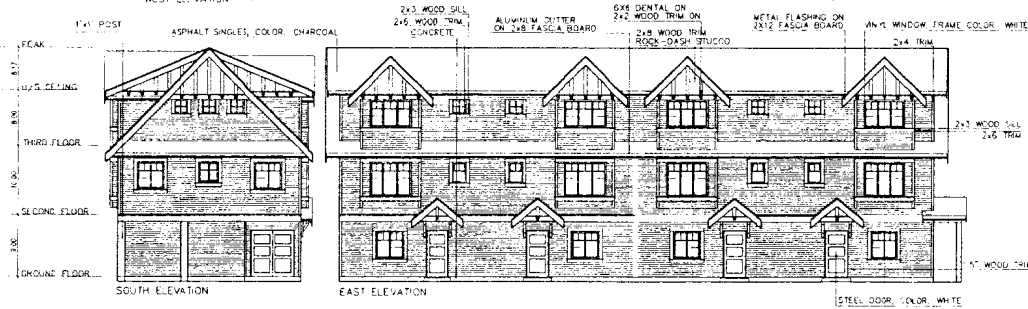
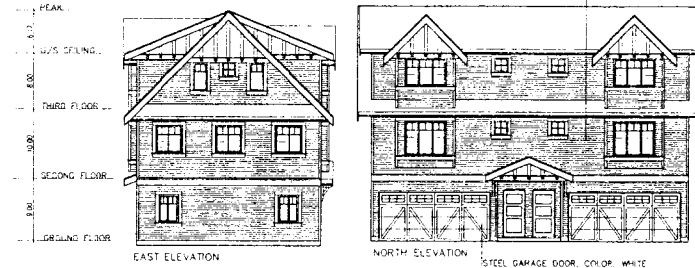
No.	Date	Revision
A	FEB. 02, 2005	FOR DEVELOPMENT PERMIT
B	MAR. 30, 2005	FOR REVISION
C	AUG. 17, 2005	FOR REVISION

BUILDING A  
BUILDING A CEDAR BOARD & BATTEN, DARK GREEN

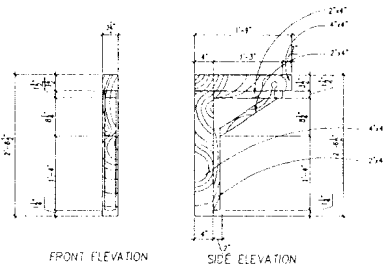


BUILDING B

BUILDING B CEDAR BOARD, COLOR DARK RED



BUILDING B CEDAR BOARD & BATTEN, DARK GREEN



WOOD BRACKET DETAILS  
SCALE 1"=1'-0"

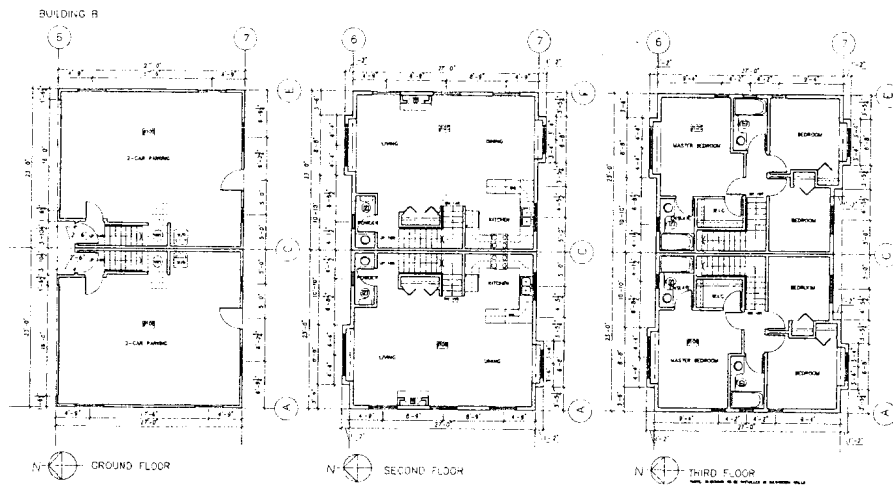
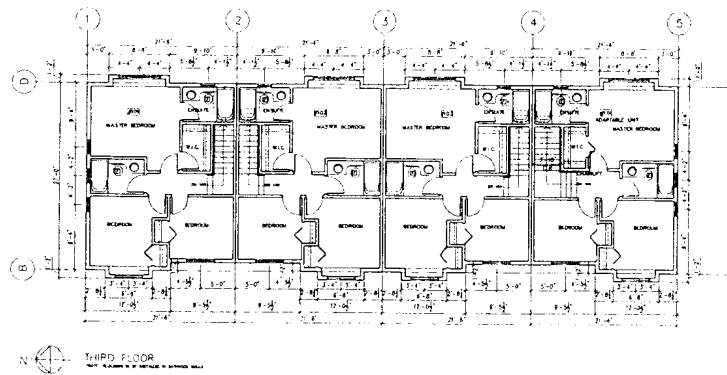
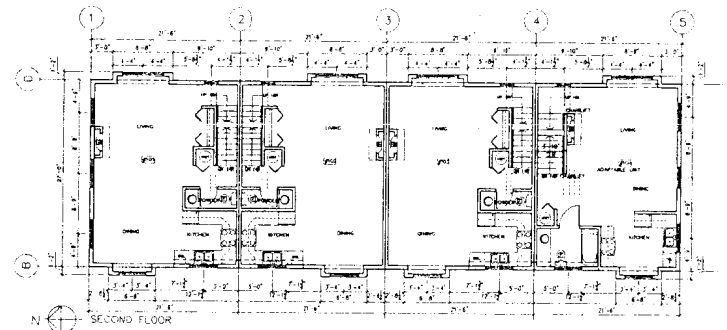
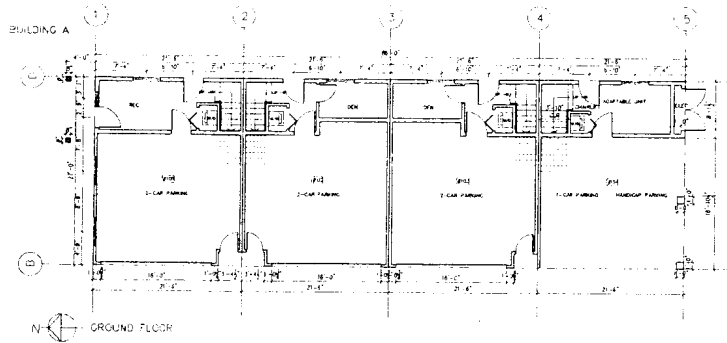
Comments

Project Site  
6-UNIT TOWNHOUSE  
3800 ALBERTA RD.  
RICHMOND, B.C.

Sheet Title  
PLAN #4  
ELEVATIONS

PLAN #4 MAR 29 2006  
DP 05292371

Scale	1/8" = 1'-0"
Project Number	
Revision Date	FEB 16, 2006
Draw No.	#4



**MATTHEW CHENG ARCHITECT INC.**

107-145 WEST 6 AVE. VANCOUVER, B.C. V5Y 1E5  
 TEL: (604) 271-1922 FAX: (604) 271-1998  
 C.E. NO. 549-0049 / Email: mcheng@matthewcheng.ca

THIS DRAWING MUST NOT BE SCALED. THE ORIGINAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT'S OFFICE. RESERVING THE RIGHT AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

No.	Date	Revision
A	FEB. 02, 2005	FOR DEVELOPMENT PERMIT
B	FEB. 02, 2005	FOR REVISION
C	MAR. 10, 2005	FOR REVISION
D	AUG. 17, 2005	FOR REVISION

Comments

Project Title  
**6-UNIT TOWNHOUSE**  
 9800 ALBERTA RD  
 RICHMOND, B.C.

Sheet Title  
**PLAN #5**  
 ADAPTABLE UNIT PLAN

Reference Plan B MAR 29 2006

DP 05292371

LEGEND	
AS	ATRIUM OR CLOAK SPACE ACCESS
C/W	WINDOW STRIP
MIN	MIN. 22" x 28"
EM	1/2" LABELLED METAL ELECTRICAL PERFACE (INDOOR)
1-6"	1-6" QUADRANT (EXTERIOR)
3-6"	3-6" QUADRANT (INTERIOR)
1-12"	1-12" HANDRAIL
21"	21" ROOF OVERHANG
DOUBLE GLAZED ALIGHT	DOUBLE GLAZED ALIGHT
IN THERMAL BREAK ALUM. FRAME	IN THERMAL BREAK ALUM. FRAME
WINDOW SEAT	WINDOW SEAT
3'-3"	3'-3" MIN. 12" ABOVE FIN FLOOR
EXHAUST FAN	EXHAUST FAN
SMOKE DETECTOR / ALARM	SMOKE DETECTOR / ALARM
SAFETY GLASS	SAFETY GLASS
OPS	OPS OBUSSURE GLASS
PS	PRINCIPLE EXHAUST FAN

#5