



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 05-293643

Re: **Application by William Rhone Architect for a Development Permit at
7360 St. Albans Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) townhouse units at 7360 St. Albans Road on a site zoned Comprehensive Development District (CD/120); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted porch and balcony projection into the General Currie Road setback from 1 m to 2.5 m for four (4) porch/balcony projections.



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

William Rhone Architect has applied to the City of Richmond for permission to develop four (4) townhouse units at 7360 St. Albans Road. The site currently contains an older single-family home.

The site is being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” (minimum 18 m wide lots) to “Comprehensive Development District (CD/120)” for this project under Bylaw 7841 through rezoning application RZ 04- 272562.

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 St. Albans Sub-Area (City Centre Area) site is the northeast corner property at the intersection of St. Albans Road and General Currie Road and adjoins multi-family development on both sides. Development surrounding the subject site is as follows:

- To the north and east, are multi-family developments, zoned “Townhouse & Apartment District (R3)”;
- To the south, across General Currie Road, is a multi-family development, zoned “Townhouse & Apartment District (R3)”;
- To the west, across St. Albans Road, is a multi-family development, zoned “Townhouse & Apartment District (R3)”;
- To the southwest, across the intersection of St. Albans and General Currie Roads, are an existing single-family home and a duplex, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”, with redevelopment potential and multi-family development beyond.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Tree survey, assessment and retention strategy;
- The provision of an outdoor amenity area; and
- Screening the drive aisle from St. Albans Road.

The Public Hearing for the rezoning of this site was held on December 20, 2004. In a written submission, concern about the vehicular visibility at the intersection was expressed.

Staff worked with the applicant to address these issues in the following ways:

- There are a number of existing City boulevard trees along the General Currie Road frontage. Those suitable for retention are being retained and two (2) additional boulevard trees are proposed to fill in the streetscape. Proof of a contract with a registered arborist (minimum 4 site visits) and installation of protective tree fencing to the satisfaction of a registered arborist are required prior to issuance of Development Permit;

- Due to the small size of the project, the outdoor amenity area is designed as a passive landscaped area with seating;
- The drive aisle is screened from St. Albans Road with hedging; and
- The applicant has located the buildings to comply with required setbacks at the intersection and provided a corner cut dedication. The City boulevard tree at the corner has been pruned by City staff to improve vehicular visibility.

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 (OCP) and is generally in compliance with the Comprehensive Development District (CD/120) except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted porch and balcony projection into the General Currie Road setback from 1 m to 2.5 m for four (4) porch/balcony projections.

(Staff supports the proposed variance as streetscape animation and pedestrian orientation is improved with the addition of the open covered porch element and a minimum depth for covered porches of 2.5 m (8.2 ft.) is recommended to allow for usability. The proposed variance does not create any negative impact on the adjacent development to the north. The variance was noted during Rezoning and no concerns were expressed).

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel due to the small scale of development and resolution of architectural and landscape design.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing multi-family development; and
- The applicant has addressed privacy for the adjacent multi-family developments to the north, and east through: careful building siting, the planting of hedges along the shared property lines, and the maintenance of existing solid wood privacy fencing.

Urban Design and Site Planning

- The development offers animated pedestrian-oriented streetscapes on St. Albans and General Currie Roads including individual unit front entries along General Currie Road;
- Vehicle access to the development will be through an existing driveway crossing and cross-access registered on the title of the adjacent multi-family development to the north at 7320 St. Albans Road;
- The view into the development from St. Albans Road has been improved with landscape screening;

- Children's play equipment is not possible on site due to the small scale of the development and the associated small outdoor amenity area requirement. Play opportunities in the area include the fields and playground at General Currie Elementary School (roughly 150 m (490 ft.) to the southwest across St. Albans and General Currie Roads. Children's play opportunities onsite include contained yards;
- The proposal includes a garbage and recycling enclosure located on St. Albans Road adjacent to the mailboxes and recycling enclosure for the adjacent multi-family development to the north and a mailbox structure located on General Currie Road in the outdoor amenity area;
- Resident parking is located off of the internal manoeuvring aisle and exceeds the onsite parking requirements. One (1) visitor parking space and eight (8) resident parking spaces are proposed. Due to the small scale of development, an accessible parking space is not required;
- Fencing provided includes 0.9 m height wood picket fencing around each of the front yards and 1.8 m height wood picket fencing at the rear of the eastern unit. There is existing neighbouring solid wood privacy fencing along the north and east property lines;
- An adaptable floor plan has not been provided in this small four (4) unit development proposal. Aging in place accessibility measures have been incorporated in the design of all 4 units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars;
- The site has been designed to accommodate fire-fighting requirements; and
- Cash-in-lieu of indoor amenity space was secured through the rezoning.

Architectural Form and Character

- The building forms are well articulated; and
- The proposed building materials (board and batten, horizontal Hardi-siding, horizontal vinyl siding at the second and third floors, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design and Open Space Design

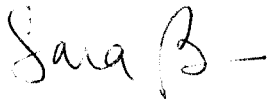
- There are no existing trees on site, and a number of existing city boulevard trees. The landscape design includes measures to retain eight (8) City boulevard trees facing General Currie Road. To this end, the developer is required to retain a registered arborist and install protective barrier fencing around these trees during construction to the satisfaction of a registered arborist prior to Development Permit issuance. An existing sanitary sewer Right-of-Way along the east property line and the number and scale of existing boulevard trees limit the opportunity to plant new trees in this small development. Three (3) new trees are proposed onsite and an additional two (2) new City boulevard trees to fill in the streetscape tree planting pattern;
- The landscape design also includes hedge, shrub and ground cover planting, benches for seating, and special paving treatment with patterning and colour;
- Although this development does provide the required amount of outdoor amenity space, children's play equipment is not included, as discussed above. However, each unit has a contained outdoor yard;
- The use of permeable pavers improves the permeability of the site; and
- Visitor parking is setback and screened from General Currie Road with landscaping.

Servicing

- The developer has submitted capacity analyses as requested by the City Engineering Department. The applicant's consultant has demonstrated that there are no sanitary sewer capacity issues and has identified required upgrading to the Storm Sewer to accommodate the proposed development and OCP forecast. The storm sewer upgrade and further detailed information regarding sanitary capacity is to be provided through the required Servicing Agreement prior to future Building Permit issuance. Upgrades are to be provided at the developer's sole cost with no DCC credits.

Conclusions

The applicant has satisfactorily addressed staff 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 existing context. Therefore, staff 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:

- Installation of tree protection fencing to the satisfaction of the City arborist for the protection of city boulevard trees;
- Proof of a contract with a registered arborist (with a minimum of 4 site visits) to ensure proper protection of existing city boulevard trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$15,048.

The following conditions are required to be met prior to future 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>);
- Incorporation of accessibility measures for aging in place in Building Permit drawings including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential grab bar installation; and
- Execution of a Servicing Agreement for storm sewer upgrades and frontage improvements along St. Albans and General Currie at the developer's sole cost. Works include, but are not limited to: design and construction of upgraded storm sewer pipe from STM 4600 to STM 4599 to OCP Standards, and frontage improvements along St. Albans and General Currie. Frontage improvements include, but are not limited to:
 - St. Albans: 1.99m grass blvd (no trees because of hydro lines) and a 1.50m sidewalk to match constructed frontage at 7320 St Albans; and
 - General Currie: sidewalk construction to tie into the existing concrete sidewalk to the east, retaining and supplementing boulevard trees, and the new construction along St Albans.

All works are at the developers' sole cost - no credits.



City of Richmond

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

**Development Application
 Data Sheet
 Development Applications Department**

DP 05-293643

Attachment 1

Address: 7360 St. Albans Road

Applicant: William Rhone Architect Owner: M., G., L. & L. Jang

Planning Area(s): St. Albans Sub-Area of City Centre Area

Floor Area Gross: 699 m² Floor Area Net: 550.5 m²

| | Existing | Proposed |
|-------------------------|-----------------------------|-----------------------------|
| Site Area: | Formerly 812 m ² | Existing 804 m ² |
| Land Uses: | Single-Family Residential | Multi-Family Residential |
| OCP Designation: | Multi-Family Low-Rise | No change |
| Zoning: | Formerly R1/E | Existing CD/120 |
| Number of Units: | 1 | 4 |

| | Bylaw Requirement | Proposed | Variance |
|--|--|--------------------|--------------------------------|
| Density | Max 62 du/ha | 50 du/ha | None Permitted |
| Floor Area Ratio: | Max. 0.7 | 0.7 | None Permitted |
| Lot Coverage – Building: | Max. 45% | 28% | None |
| Setback – St. Albans Road: | Min. 4.5 m | 4.5 m | None |
| Setback – General Currie Road: | Min 6 m | 6 m | 2.5 m porch projections |
| Setback – Side Yard: | Min. 1.2 m | 6 m | None |
| Setback – Rear Yard: | Min. 1.2 m | 3 m | None |
| Height (m): | 12 m | 11.9 m | None |
| Lot Size: | Min. 360 m ² Max. 2,020 m ² | 804 m ² | None |
| Off-street Parking – Regular/Visitor*: | 6 and 1 | 8 and 1 | None |
| Off-street Parking Spaces – Total: | 7 | 9 | None |
| Amenity Space – Indoor: | Min 70 m ² | cash-in-lieu | None |
| Amenity Space – Outdoor: | Min 24 m ² | 42 m ² | None |



City of Richmond
Urban Development Division

Development Permit

No. DP 05-293643

To the Holder: WILLIAM RHONE ARCHITECT
Property Address: 7360 ST. ALBANS ROAD
Address: C/O MR. WILLIAM RHONE
2178 BARTLETT AVENUE
VICTORIA, BC V8S 2P9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to increase the maximum permitted porch and balcony projection into the General Currie Road setback from 1 m to 2.5 m for four (4) open porch/balcony projections.
4. 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.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$15,048. 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.
7. 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 05-293643

To the Holder: WILLIAM RHONE ARCHITECT

Property Address: 7360 ST. ALBANS ROAD

Address: C/O MR. WILLIAM RHONE
2178 BARTLETT AVENUE
VICTORIA, BC V8S 2P9

8. 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 , .

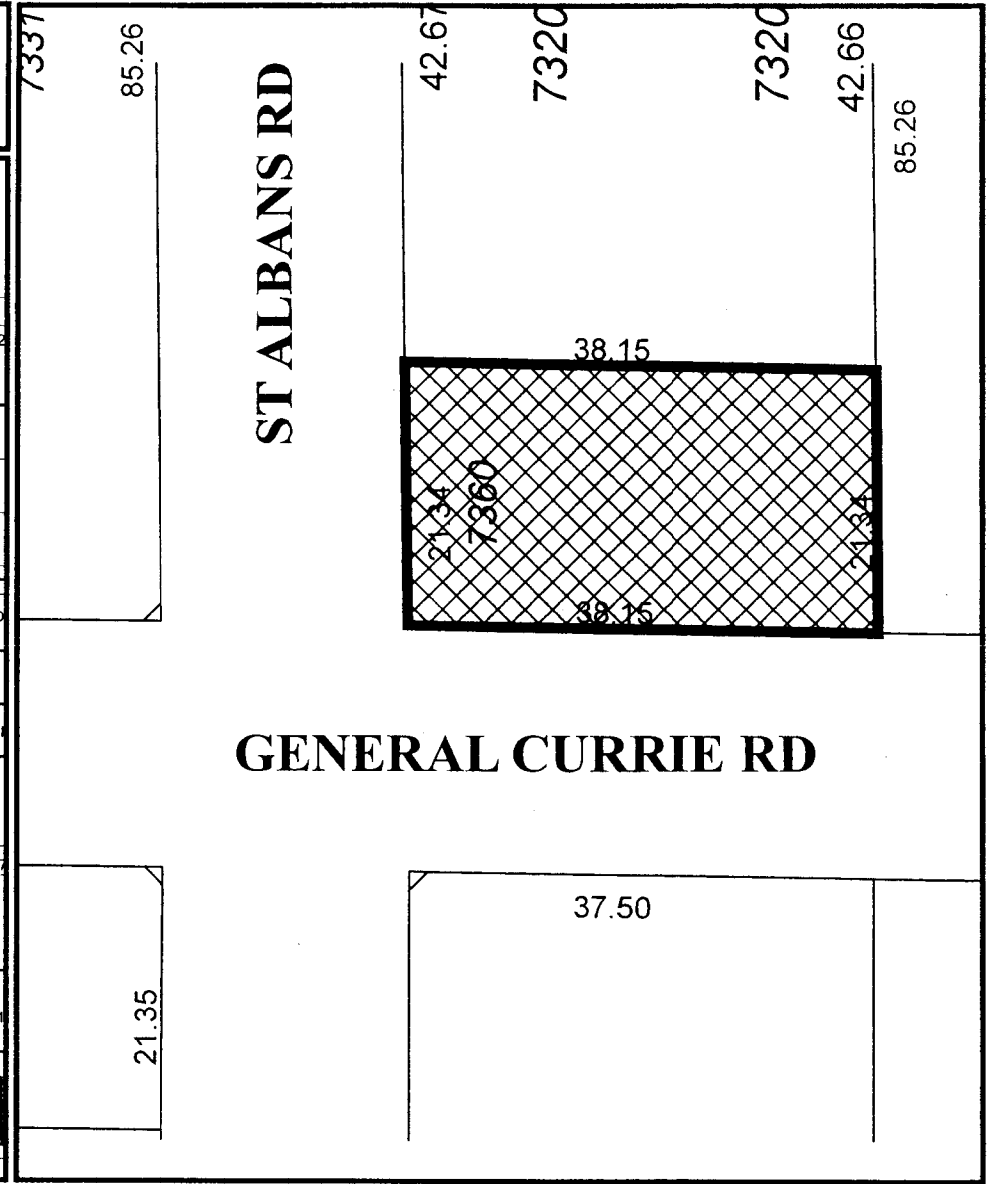
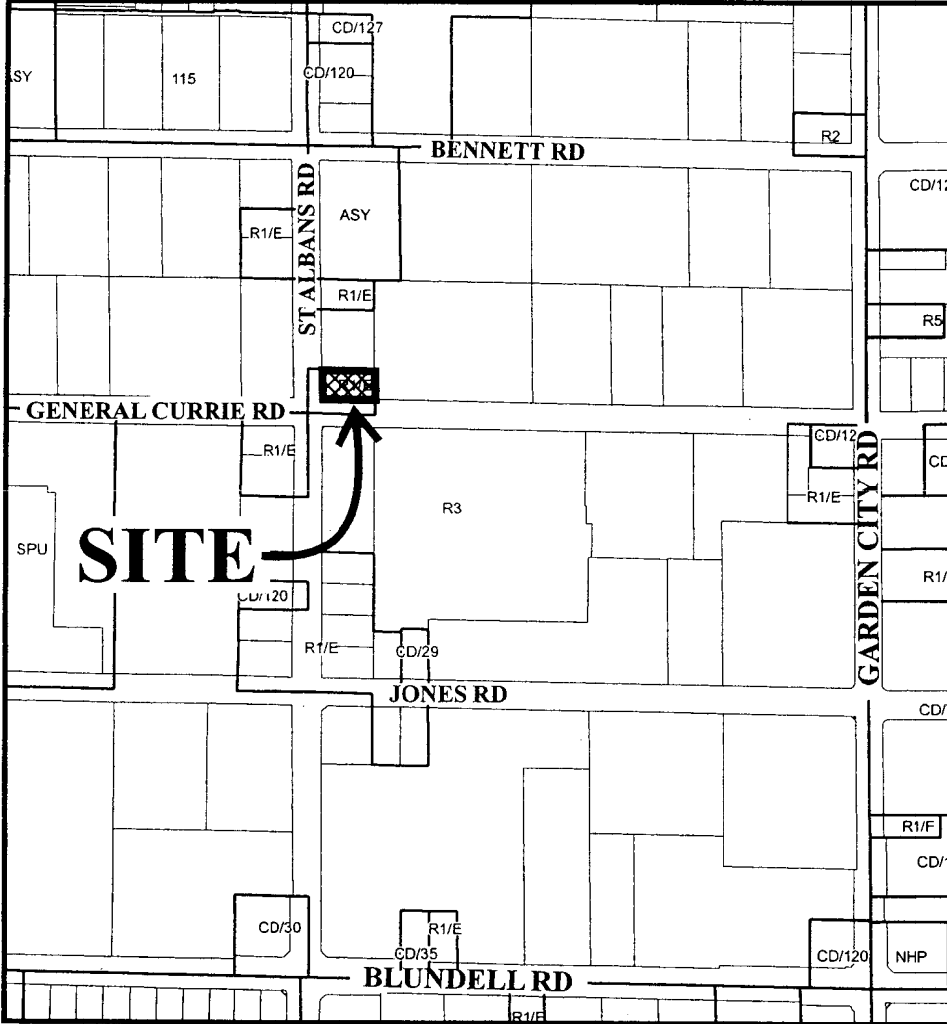
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

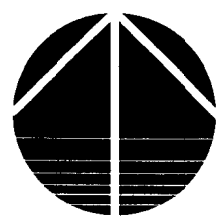


City of Richmond



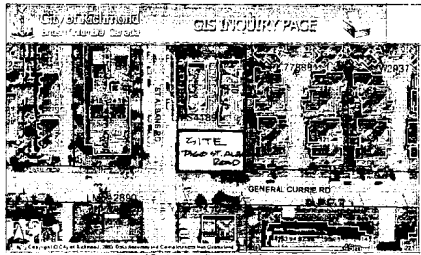
ST ALBANS RD

GENERAL CURRIE RD



DP 05-293643 SCHEDULE "A"

Original Date: 03/15/05
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond Property Information

Address: 7360 St. Albans Rd
 Richmond Key: 8993 Roll: 084/0406 PID: 003 986 748
 Zoning: S11E BER C U 9m
 SDF: SDF 2-102 Sewer Area: 7092 BER: P 0 9m
 Right of Way: 71593
 DPA: Yes ALN: No Heritage: No ESA: No NEP: No
 Parcel Area: 812 sq m Recycling Pick up Day: Tuesday
 BCAA Levy: 20 SEC 15 BLK 1N RG 6W PL 162 Suburban Block C, 512 -512 20

4 Unit Townhouse Project
 7360 St. Albans Road
 Richmond, BC

Area Calculations

Site Area: 812.56 m² 8756.72 sq ft

A Ground Coverage

Footprint: 267.30 x 4 = 2400
 Bay window: 4 x 15 x 8 = 48
 Gar. projections: 2 x 1.5 x 8 = 24
 Coverage: 2472 sq. ft

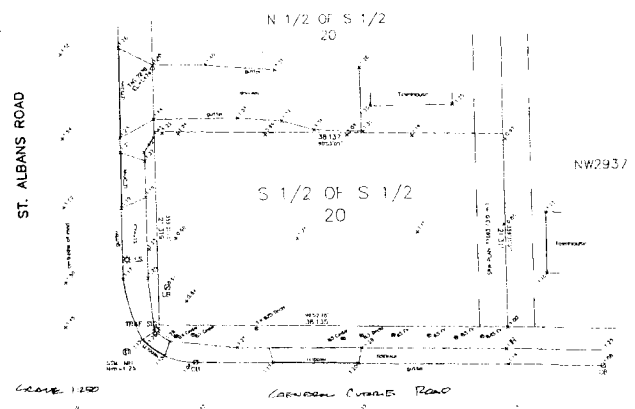
B Building Area & F.A.R.

a) Ground Floor: Footprint less garages & garage projection: 1608 sq. ft

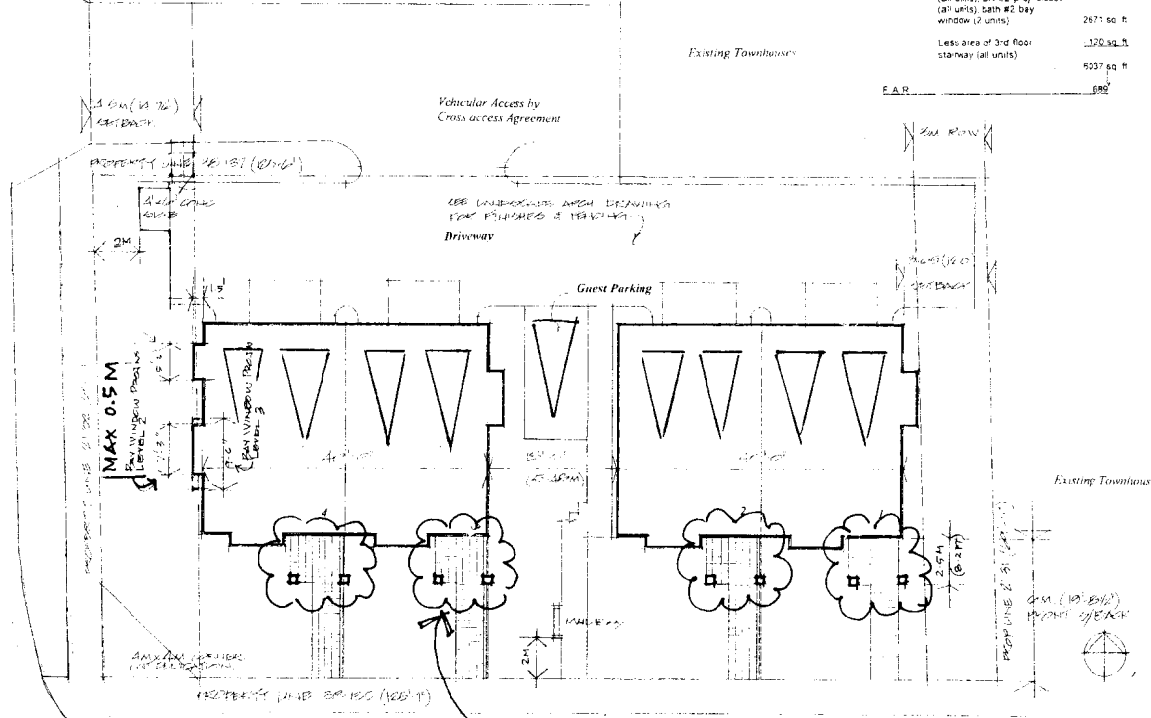
b) 2nd Floor: Includes bay windows, IR (all units), DR (2 units), Kitchen (2 units): 2478 sq. ft

c) 3rd Floor: Includes MBR bay window (all units), SR #2 prog. closet (all units), bath #2 bay window (2 units): 2671 sq. ft
 Less area of 3rd floor stairway (all units): 1320.36 sq. ft
 5037 sq. ft

F.A.R. 6.28



St. Albans Road



MAX 2.5 M PORCH/BALCONY PROJECTION BY VARIANCE (TYP.)

SITE PLAN

City of Richmond Development Application Data Sheet

Development Application Department

DP 04 77337 Attachment 1

Address: 7360 St. Albans Road

Applicant: William Rhine Architect Corp.

Planning Area: ST. ALBANS SUB-AREA OF CITY CENTRE AREA

Floor Area: Gross m² 619 (AMERICAN) Net m² 552 (CANADIAN)

| | Existing | Proposed |
|-----------------|--------------------------|------------------|
| Site Area | 812.56 m ² | |
| Land Use | | MULTI-FAMILY DWG |
| ODP Designator | Multi-Family Low-Density | NO CHANGE |
| Zoning | CO/120 | CO/120 |
| Number of Units | | 4 |

| | Bylaw Requirement | Proposed | Variance |
|--|---|-------------------------|----------------|
| Floor Area Ratio | Max 0.7 | 6.77 | none permitted |
| Covered Area | Max 0.03 | 0.2 | none permitted |
| Lot Coverage | Max 45% | 28.6% | |
| Setback - General Currie Rd | Min 6 m | 6 m | 2.5m Front |
| Setback - Side Yard (St. Albans) | Min 4.5 m | 4.5 m (EAST) | 2.5m Side |
| Setback - Rear Yard | Min 1.2 m | 3 m | |
| Height (m) | Max 12 m | 11.1 m (35.5 ft) | |
| Lot Size | Min 380 m ² & Max 1,560 m ² | 812.56 m ² | |
| On-street Parking Spaces - Resident/Commercial | 5 and 1 | 8 | |
| On-street Parking Spaces - Accessible | 0/1 | 1 (Guest Use) | |
| On-street Parking Spaces - Total | 7 | 9 | |
| Tandem Parking Spaces | Limited | None | |
| Indoor Amenity Space | Min 70 m ² | None | Permitted |
| Outdoor Amenity Space | Min 24 m ² | 24 m ² (1/2) | |

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No. Date Revision

7128 Bartlett Avenue
 Victoria BC V8S 2M4
 Canada
 Tel: (250) 370-0942
 Fax: (250) 370-0944

William Rhine Architect
 Project

4 Unit Townhouse Project
 7360 St. Albans Road
 Richmond, BC

Project number:

0405

Scale: As Noted
 User: HRT/DRS
 Drawn & Checked:

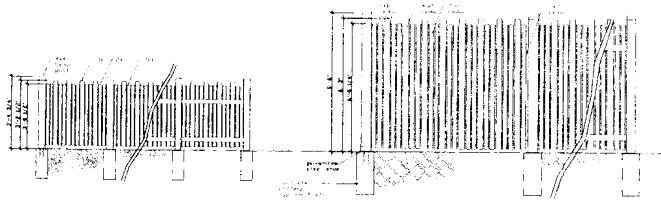
Drawing title:
 SITE PLAN & ODP DESIGN

Drawing number:

D.P. A-1

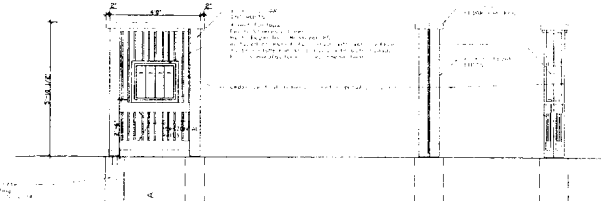
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PLAN # 1
 AUG 24 2005
 DP 05203613



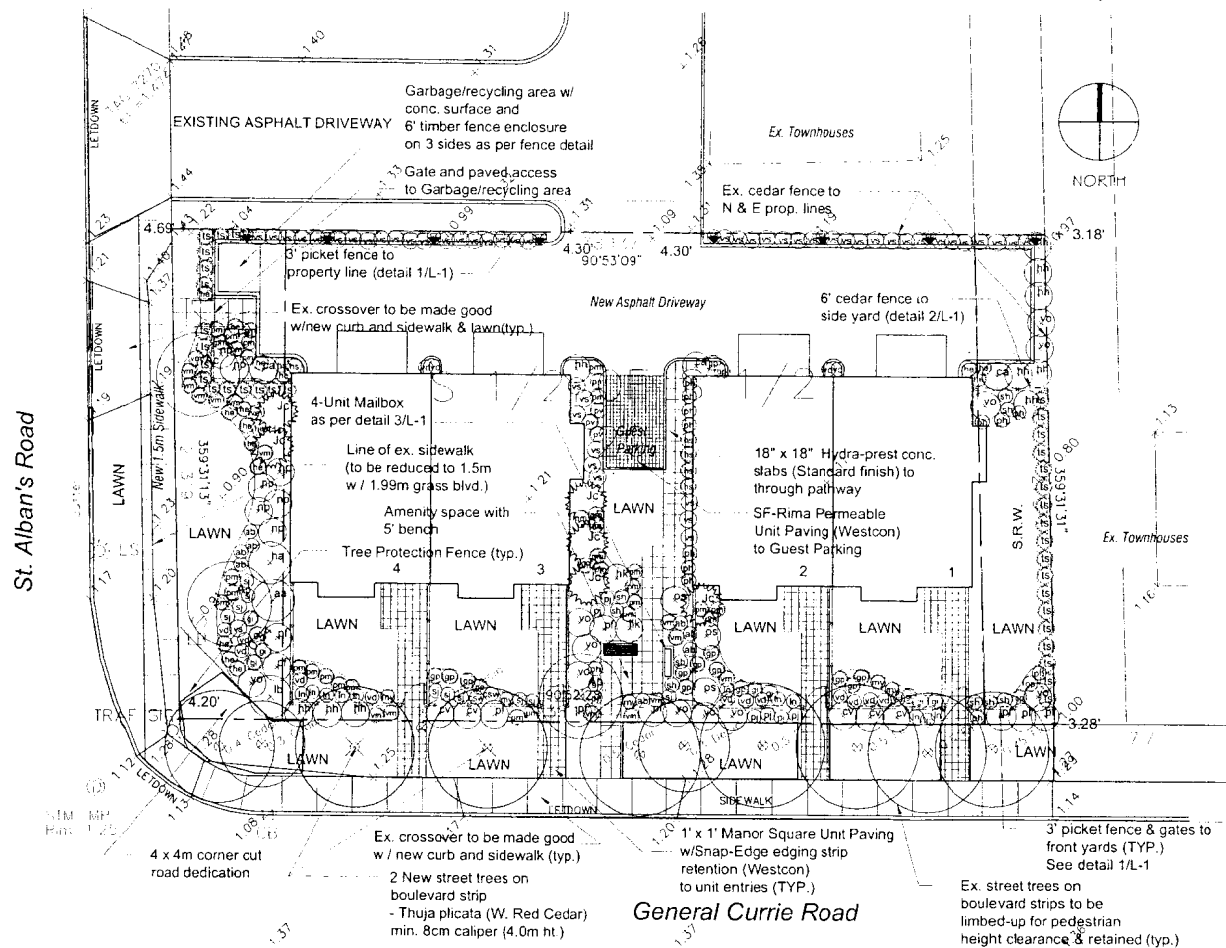
6' HIGH TIMBER GARDEN FENCE
SCALE: 1/8"

6' HIGH TIMBER GARDEN FENCE
SCALE: 1/8"



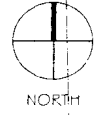
MAILBOX KIOSK FENCE
SCALE: 1/8"

SECTION 'A-A'



St. Alban's Road

General Currie Road



SEE PLAN # 2B

| 350 St Albans Plant Schedule | | | |
|------------------------------|-----|----------------------------------|-------------------|
| Broadleaf Trees | | | |
| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME |
| As | 1 | Acer bicoloratum | Vine maple |
| As | 2 | Acer panaminticum 'Gango Kaku' | Japanese ginkgo |
| | 2 | Thuja plicata | Western Red Cedar |
| Coniferous Trees | | | |
| cc | 5 | Larix laricina 'Tordara' | Northwest Juniper |
| Shrubs | | | |
| SYMBOL | QTY | NAME | POT SIZE |
| aa | 1 | Arctostaphylos uva-ursi | 3'-1' BUSH |
| ab | 8 | Azalea japonica Blue Danube | 8cm cal |
| ac | 5 | Chionodoxa imbricaria Victoria | 1M |
| ca | 4 | Crossa Adae 'Peach' | 1M |
| ha | 1 | Hydrangea aspera villosa | 1M |
| hk | 2 | Hydrangea paniculata 'Kry. Shu' | 1M |
| hh | 10 | Hydrangea 'Hortensia' | 1M |
| id | 1 | Lavatera obesa Burgundy Wine | 1M |
| in | 11 | Lonicera maia | 1M |
| np | 7 | Nandina domestica 'Plum Passion' | 1M |
| od | 3 | Oenanthe dufourea | 1M |
| pf | 9 | Phlox japonica Flaming Silver | 1M |
| ps | 7 | Phlox japonica Light Heart | 1M |
| sk | 11 | Skimmia japonica 'reevesiana' | 1M |
| vo | 11 | Vaccinium corymbosum Thunderbird | 1M |
| vt | 17 | Viburnum 'Ivada' | 1M |
| Hedge | | | |
| ta | 34 | Thuja occidentalis Smaragd | 1M |
| va | 50 | Viburnum minus Spring Bouquet | 1M |
| Climbers | | | |
| SYMBOL | QTY | NAME | SIZE |
| ca | 1 | Clematis armandi | 1M |
| Groundcovers and Perennials | | | |
| SYMBOL | QTY | NAME | SIZE |
| ca | 2 | Cornus sanguinea Winter Flame | 1M |
| ga | 17 | Gaillardia pinnatifida | 1M |
| gs | 9 | Geranium 'Johnsons Blue' | 1M |
| gs | 6 | Geranium 'Della d'Or' | 1M |
| ha | 16 | Heuchera 'Korona Elegans' | 1M |
| sh | 9 | Saxifraga hibernica humilis | 1M |
| vm | 16 | Viola minor 'Blossom Variety' | 1M |
| Grasses and Ferns | | | |
| my | 1 | Miscanthus 'Yaku Uma' | 1M |
| pe | 12 | Pennisetum alopecuroides Hamen | 1M |
| pm | 13 | Polygonum 'Museum' | 1M |
| ps | 3 | Polystichum setiferum | 1M |

NOTES:
1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA

2. Landscape drawings and Civil drawings shall be coordinated.

3. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
Grass Areas - 150 mm (6")
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
Trees - Minimum 300 mm (12") of topsoil around the rootball compacted to 85% Std. Proctor Density

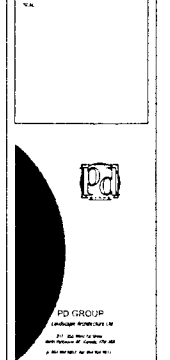
4. Note that existing grades shall be maintained within driplines of existing trees subject to minor adjustment only in accordance with the recommendations of a certified arborist to preserve the health and vigor of the trees.

PLAN # 2A AUG 24 2005

DP 05293643

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 08/24/05 | ISSUED FOR PERMIT |
| 2 | 08/24/05 | ISSUED FOR PERMIT |
| 3 | 08/24/05 | ISSUED FOR PERMIT |
| 4 | 08/24/05 | ISSUED FOR PERMIT |
| 5 | 08/24/05 | ISSUED FOR PERMIT |
| 6 | 08/24/05 | ISSUED FOR PERMIT |
| 7 | 08/24/05 | ISSUED FOR PERMIT |
| 8 | 08/24/05 | ISSUED FOR PERMIT |
| 9 | 08/24/05 | ISSUED FOR PERMIT |
| 10 | 08/24/05 | ISSUED FOR PERMIT |

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 08/24/05 | ISSUED FOR PERMIT |
| 2 | 08/24/05 | ISSUED FOR PERMIT |
| 3 | 08/24/05 | ISSUED FOR PERMIT |
| 4 | 08/24/05 | ISSUED FOR PERMIT |
| 5 | 08/24/05 | ISSUED FOR PERMIT |
| 6 | 08/24/05 | ISSUED FOR PERMIT |
| 7 | 08/24/05 | ISSUED FOR PERMIT |
| 8 | 08/24/05 | ISSUED FOR PERMIT |
| 9 | 08/24/05 | ISSUED FOR PERMIT |
| 10 | 08/24/05 | ISSUED FOR PERMIT |



| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 08/24/05 | ISSUED FOR PERMIT |
| 2 | 08/24/05 | ISSUED FOR PERMIT |
| 3 | 08/24/05 | ISSUED FOR PERMIT |
| 4 | 08/24/05 | ISSUED FOR PERMIT |
| 5 | 08/24/05 | ISSUED FOR PERMIT |
| 6 | 08/24/05 | ISSUED FOR PERMIT |
| 7 | 08/24/05 | ISSUED FOR PERMIT |
| 8 | 08/24/05 | ISSUED FOR PERMIT |
| 9 | 08/24/05 | ISSUED FOR PERMIT |
| 10 | 08/24/05 | ISSUED FOR PERMIT |

CITY BOULEVARD TREES →

| 7360 St Albans Plant Schedule | | | | |
|--|-----|----------------------------------|-----------------------------|-----------------|
| Broadleaf Trees | | | | |
| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| As | 1 | Acer circinatum | Vine maple | Ht 3m |
| As | 2 | Acer palmatum 'Sango Kaku' | Japanese maple | Ht 3m |
| | 2 | Thuja plicata | Western Red Cedar | 8cm Cal(4m ht) |
| Coniferous Trees | | | | |
| Jc | 6 | Juniperus chinensis 'Torulosa' | Hollywood juniper | Ht 1.0m |
| Shrubs | | | | |
| SYMBOL | QTY | NAME | | SIZE |
| aa | 1 | Amelanchier alnifolia | Serviceberry | 8'-10' Bush |
| ab | 8 | Azalea japonica Blue Danube | Evergreen Azalea | #2 pot, 40cm ht |
| cv | 5 | Ceanothus impressus 'Victoria' | California lilac | #5 pot, 2.5' ht |
| ca | 4 | Choisya 'Aztec Pearl' | Choisya | #3 pot, 50cm ht |
| ha | 1 | Hydrangea aspera villosa | Downy hydrangea | #3 pot |
| hk | 2 | Hydrangea paniculata 'Kyushu' | Kyushu hydrangea | #3 pot |
| hh | 10 | Hypericum Hidcote | St John's Wort | #2 pot, 30cm ht |
| lb | 1 | Lavatera obia Burgundy Wine | Lavatera | #5 pot 60cm |
| ln | 11 | Lonicera nitida | Shrub Honeysuckle | #3 pot, 40cm ht |
| np | 7 | Nandina domestica 'Plum Passion' | Heavenly bamboo | #3 pot, 40cm ht |
| od | 3 | Osmanthus delavayi | Osmanthus | #3 pot, 50cm ht |
| pf | 9 | Pieris japonica Flaming Silver | Lily of the Valley Shrub | #3 pot, 50cm ht |
| pi | 7 | Pieris japonica Little Heath | Lily of the Valley Shrub | #2 pot, 30cm ht |
| sk | 11 | Skimmia japonica reevesiana | Skimmia | #3 pot, 50cm ht |
| vo | 11 | Vaccinium ovatum Thunderbird | Evergreen Huckleberry | #3 pot, 40cm ht |
| vd | 17 | Viburnum davidii | David's Viburnum | #3 pot, 40cm ht |
| Hedge | | | | |
| ts | 34 | Thuja occidentalis 'Smaragd' | Arborvitae | Ht 1.2m |
| vs | 50 | Viburnum tinus 'Spring Bouquet' | Laurustinus | #3 pot 50cm ht |
| Climbers | | | | |
| SYMBOL | QTY | NAME | | SIZE |
| ca | 8 | Clematis armandii | Evergreen clematis | #3 pot, 90cm ht |
| Groundcover and Herbaceous perennials | | | | |
| SYMBOL | QTY | NAME | | SIZE |
| cs | 2 | Cornus sanguinea Winter Flame | Winter Flame Dogwood | #3 pot, 50cm ht |
| gp | 17 | Gaultheria procumbens | Wintergreen | #2 pot |
| gi | 9 | Geranium Johnsons Blue | Geranium | 10cm pot |
| hs | 6 | Hemerocallis 'Stella d'Oro' | Daylily | #1 pot |
| he | 16 | Hosta sieboldiana elegans | Plantain lily | #1 pot |
| sh | 9 | Sarcococca hookeriana humilis | Sarcococca | #3 pot |
| vm | 16 | Vinca minor 'Bowles Variety' | Periwinkle | 10cm pot |
| Grasses and ferns | | | | |
| my | 5 | Miscanthus 'Yaku Jima' | Dwarf Japanese silver grass | #2 pot |
| pe | 13 | Pennisetum alopecuroides Hameln | Japanese Blood Grass | #2 pot |
| pm | 33 | Polystichum munitum | Deer Fern | #1 pot |
| ps | 3 | Polystichum setiferum | Bevis wood fern | #1 pot |

PLAN # 2B AUG 24 2005
 DP 05293643

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No. Date Revision

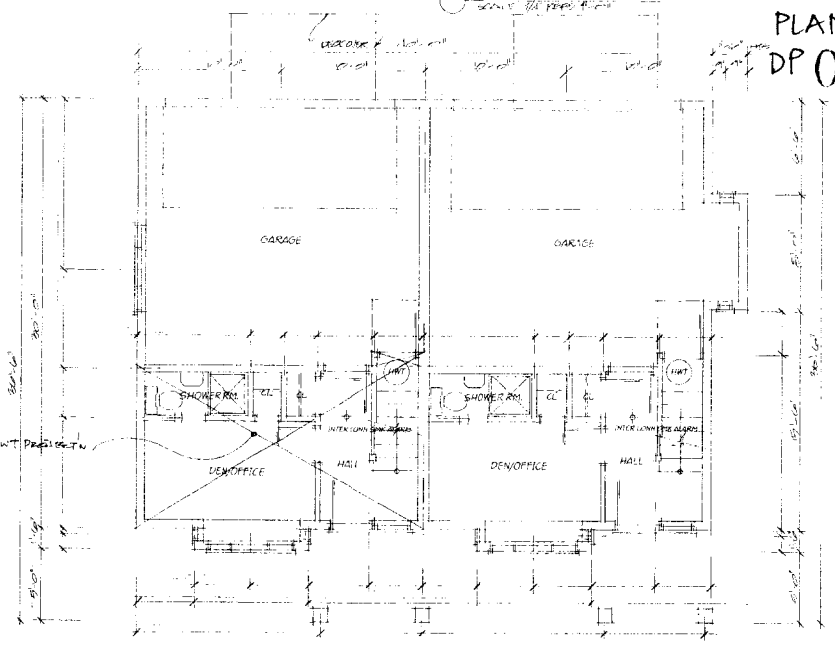


SIDE ELEVATION (ST ALBANS)
SCALE 1/4" = 1'-0"



FRONT ELEVATION (SOUTH)
SCALE 1/4" = 1'-0"

PLAN # 3 AUG 24 2005
DP 05293643



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

FLOOR AREA SUMMARY

| | | |
|-----------------|----------|-----------------------|
| Garage Floor | 240.9 | 22.34 M ² |
| Floor Level 2 | 620.375 | 58.56 M ² |
| Floor Level 3 | 612.5 | 58.75 M ² |
| Area/Whole Unit | 1481.375 | 137.62 M ² |

Total Project Area (4 units) = 550.49 M²

F.A.R. CALCULATION

Site Area 813.5 M²
Block Area 500.49
FAR = $\frac{550.49}{813.5} = 0.677$

Floor Area including 240.9 M² INCLUDING HALL PROJECTED TO 22.34 M²

2178 Bantick Avenue
Victoria BC V8S 2T9
Canada
Tel: (250) 370-0942
Fax: (250) 370-0940

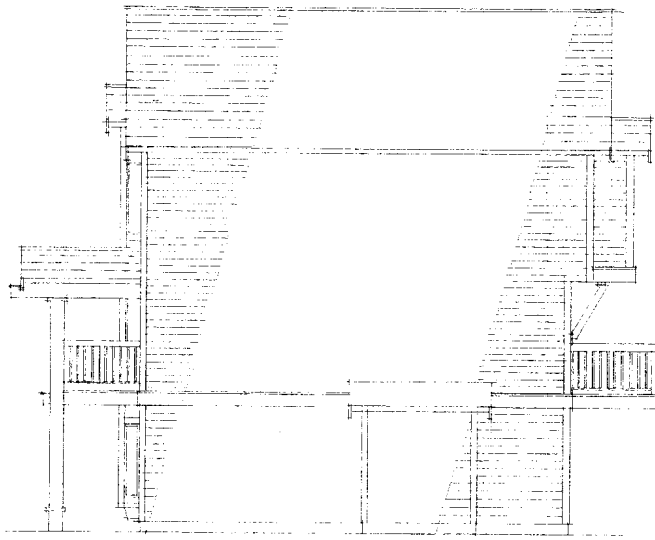
William Phone Architect
Project:
4 Unit Townhouse Project
7360 St. Albans Road
Richmond, BC

Project number:
0405
Scale: As Noted
Date: 8/20/05
Drawn: J.P. Clouston

Drawing title:
PLAN FLOOR
FRONT SIDE ELEVATION
Drawing number:
D.P. A-2
M.L.

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No. Date Rev. Sht.

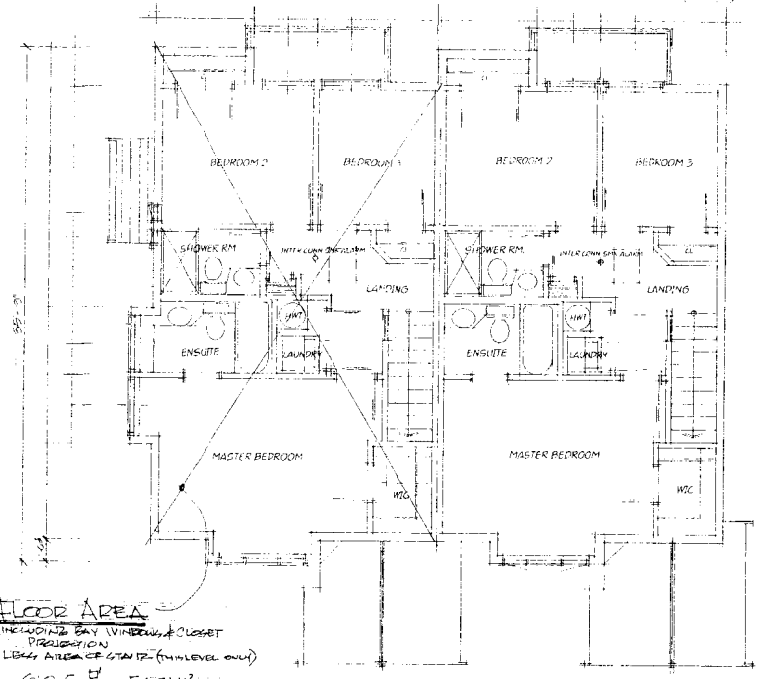


SIDE ELEVATION (EAST)



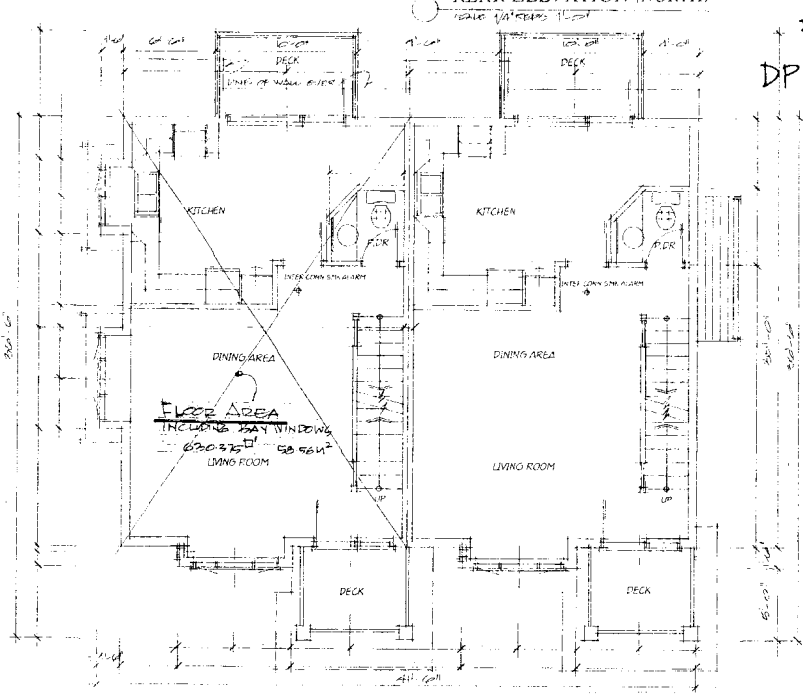
REAR ELEVATION (NORTH)

HEIGHT (E.C. 05)



FLOOR AREA
 INCLUDING BAY WINDOW & CLOSET
 PROJECTIONS
 LESS AREA OF STAIRS (WHILE ONLY)
 610.5 m² 5671 m²

FLOOR PLAN LEVEL 3



FLOOR AREA
 INCLUDING BAY WINDOW
 620.375 m² 5856 m²

FLOOR PLAN LEVEL 2

PLAN #4 AUG 24 2005
 DP 05293643

2118 Balfour Avenue
 Victoria BC V8S 2P9
 Canada
 Tel: (250) 370-0942
 Fax: (250) 370-0948

William Rhone Architect
 Project:

3 Unit Townhouse Project
 7350 St Albans Road
 Richmond, BC

Project number:
 0405

Drawn: [Name]
 Date: [Date]
 Drawn by: [Name]

Drawing title:
 FLOOR PLANS LEVEL 2 & 3
 REAR & SIDE ELEVATIONS

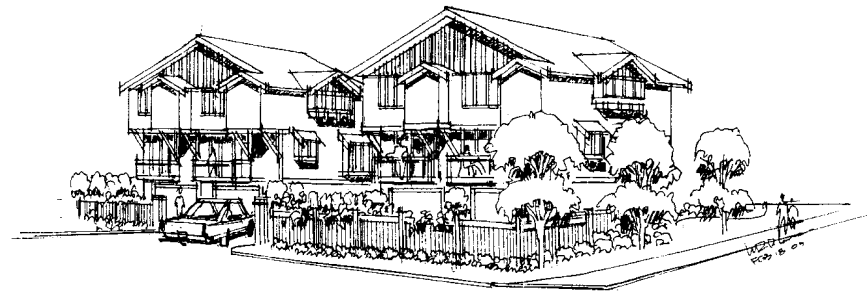
Drawing number:
 D.P. A-3

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No. Date Revision



VIEW FROM SOUTH WEST
ST. ALBANS & FEDERAL CAMPUS



VIEW FROM SOUTH WEST
RIGHT OF CONDUIT

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William Rhone Architect
Project

4 Unit Townhouse Project
7360 St. Albans Road
Richmond, BC

Project number
0405

Scale
Date: 15/05/05
Drawn: WRC
Checked: C

Drawing title

REFERENCING A
LANDSCAPE PLAN

Drawing number
05293643

REFERENCE PLAN
AUG 24 2005
DP 05293643