

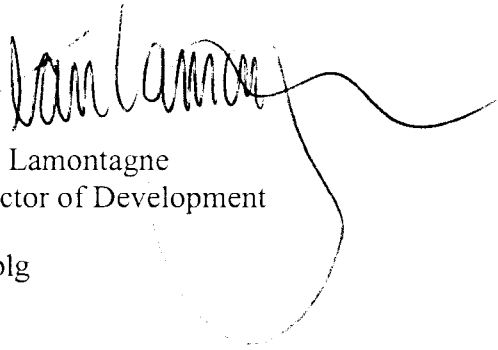


To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: March 14, 2006
File: DP 05-293065
Re: **Application by Parmjit S. Randhawa for a Development Permit at 8431 and 8451 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 10 townhouses at 8431 and 8451 No. 2 Road on a site zoned "Townhouse District (R2 – 0.7)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum Colville Road side yard setback from 6 m to 4.5 m;
 - b) Reduce the minimum north side yard setback from 3 m to 1.5 m limited to the northeast unit; and
 - c) Increase the maximum permitted site coverage from 40% to 42%.



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Parmjit S. Randhawa has applied to the City of Richmond for permission to develop 10 townhouses at 8431 and 8451 No. 2 Road. The site formerly contained two (2) single-family homes.

The site is being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.7)” for this project under Bylaw 7817 (RZ 04-269844).

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 consolidated Blundell Area site is located on No. 2 Road between Blundell and Colville Roads and near a designated Neighbourhood Service Centre. Development surrounding the subject site is as follows:

- To the north, are newer strata-titled duplexes, zoned “Two-Family Housing District (R5)” and “Two-Family Housing District (R8)”;
- To the east, across No. 2 Road are two-storey townhouse developments, zoned “Comprehensive Development District (CD/123)” and “Land Use Contract (LUC 010)”;
- To the south, across Colville Road are single-family homes fronting onto Colville Road, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the west, are two (2) single-family homes fronting onto Cantley Road, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”.

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***):

- That the achieved density does not exceed 0.67 F.A.R., the achieved building height does not exceed 2 ½-storeys and that the proposed development fits well into the surrounding context (***this has been achieved***); and
- Tree retention and replacement strategy (***see trees section below***).

The Public Hearing for the rezoning of this site was held on October 18, 2004. At the Public Hearing, no concerns about rezoning the property were expressed.

During the Development Permit process, concern was expressed regarding privacy for adjacent Colville Road existing homes, tree retention and increasing as much as possible the number of new trees planted (***see privacy and trees sections below***).

Privacy

The applicant has addressed privacy for the adjacent single-family homes to the west through: a two-storey duplex interface, providing a 5.6 m setback; the planting of four (4) new trees; and the provision of 1.8 m height solid wood privacy fencing. The 5.6 m setback exceeds the zoning district requirement of 3 m.

Trees

- The removal of the existing hedging and seven (7) trees onsite are being replaced with 26 new trees, including four (4) trees and shrub planting to replace the existing laurel hedge. There were existing mature bushes, hedges and trees both onsite and in the city boulevard. The majority were removed in September of 2005 during the process of demolishing the former single-family homes. There were seven (7) trees onsite, three (3) of which would be considered major trees, and five (5) trees in the City boulevard (**Attachment 2 and Plan #4C**).
- One (1) of the onsite trees was removed due to conflict with buildings and roadway, five (5) onsite trees were located in the front yard setback and were removed due to condition and to accommodate raising the front portion of the site to the existing sidewalk elevation. One (1) remaining tree also located in the front yard setback is proposed for removal for the same reasons. There are existing overhead power lines along the No. 2 Road frontage and the trees have been pruned for clearance purposes. The mature topped Evergreen hedging was removed. The existing Laurel hedge has not been maintained through regular pruning; it is approximately 3 m deep on the subject property and twice as deep overall. Retention would significantly impact the liveability of the townhouse unit backyards.
- In recognition of the importance of mature trees to the character of the development and neighbourhood, the developer has committed to work under the guidance of their registered arborist to protect the two (2) remaining City boulevard trees (Maple and Birch). Unfortunately, the location of the Maple tree is in conflict with required frontage improvements as were the removed trees at the corner. The developer has committed to retain a registered arborist for the relocation of the Maple tree to nearby Blundell Park and also for the protection of the existing significant Birch tree in the City boulevard to the southwest. Installation of protective tree fencing is required prior to Development Permit issuance. The extent of grade changes and frontage improvements will be reviewed through the required Servicing Agreement process; and
- The existing site is approximately 0.9 m lower than the adjacent No. 2 Road sidewalk and levels off along Colville Road. The site will be raised to match the No. 2 Road sidewalk elevation to: improve pedestrian safety, improve pedestrian oriented streetscape animation, provide pedestrian front entries on No. 2 Road and to improve storm and sanitary drainage. The grade will be sloped down from No. 2 Road to the west and a low retaining wall (maximum 0.45 m) will be constructed along the west property line. Under the direction of the applicant's registered arborist, the retaining wall may not extend to the south property line to protect to the existing Birch tree.

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 “Townhouse District (R2 – 0.7)” except for the zoning variances noted below.

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the minimum Colville Road side yard setback from 6 m to 4.5 m.

(Staff supports the proposed variance as the proposed project provides pedestrian-oriented animated streetscapes to both No. 2 and Colville Roads. Open porch projections are permitted (maximum 1.5 m) into the 6 m required front yard setback. The introduction of a pedestrian-oriented front entry with a covered open porch animates the Colville streetscape, improves safety through passive surveillance, is encouraged in streetscape elevations and is consistent with townhouse development throughout the City. In addition, this setback variance was identified at Rezoning and no concerns were expressed at Public Hearing).

- 2) Reduce the minimum north side yard setback from 3 m to 1.5 m limited to the northeast unit.

(Staff supports the proposed variance as the reduced setback is a direct result of a development proposal with lower building height and density than permitted. The development provides a to 2 ½-storey triplex interface to No. 2 Road; two-storey duplex interface to the single-family homes facing Cantley Road; and two-storey end unit interface to Colville Road and the adjacent duplex the north. The variance was supported by staff through the rezoning and no comments were received regarding the variance at Public Hearing. In addition, the proposed side yard setback exceeds the minimum required (1.2 m) for standard single-family dwellings).

- 3) Increase the maximum permitted site coverage from 40% to 42%.

(Staff supports the proposed variance as the increased site coverage is a result of the lower overall building height. This variance was identified at Rezoning and no concerns were expressed at Public Hearing).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposal subject to design development, which the applicant has incorporated. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 4, 2005 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing duplex to the north and single-family homes to the west and south. The applicant has addressed privacy for the adjacent duplex to the north through: providing 4 m and 1.5 m setbacks; the planting of shrubs; and the provision of 1.8 m height solid wood privacy fencing with a trellis at the end of the drive aisle. The applicant has addressed privacy for the adjacent single-family homes to the west through: providing a 5.6 m setback; the planting of

trees and shrubs; and the provision of 1.8 m height solid wood privacy fencing. Unfortunately, trees could not be planted along the northern half of the west edge of the site due to potential conflict with the existing sanitary sewer.

Urban Design and Site Planning

- Pedestrian-oriented frontage character has been incorporated in the units fronting onto No. 2 Road and Colville Road and views into the development improved with permeable paving and a trellis with shrub planting at the end of the drive aisle. This development proposes a two-storey duplex interface of four (4) units to the adjacent single-family homes fronting onto Cantley Road and 2 ½ storey triplex interface of six (6) units fronting onto No. 2 Road.
- Vehicle access is provided through a driveway to Colville Road at the south edge of the property. A cross-access arrangement for vehicle access to future potential redevelopment of the adjacent duplex lot to the north was secured during the rezoning.
- Parking is located off of the internal manoeuvring aisle. Two (2) resident parking spaces have been provided for each unit which exceeds the onsite parking requirements and visitor parking meets the requirements, including one (1) accessible parking space.
- Mailboxes are provided in the central amenity space. Garbage and blue box recycling collection will be curb side for the six (6) units fronting onto No. 2 Road and from a paved pad adjacent to Colville Road for the four (4) rear units.
- Payment of \$10,000 cash-in-lieu of onsite indoor amenity space was secured through the rezoning.

Architectural Form and Character

- The buildings have simple forms with pitched roofs and articulation provided through bay and entry projections as well as dormer projections for the 2 ½ storey buildings.
- The building forms are articulated and the proposed building materials (horizontal vinyl siding, Hardi-plank siding, vinyl shingles, painted wood trim, mixed colour asphalt shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscaping Design and Open Space Design

- As discussed above in the rezoning and Public Hearing Results section above, there was existing Evergreen and Laurel hedging, one (1) Holly bush, one (1) dead and seven (7) existing trees onsite, three (3) of which would be considered major trees. There were also four (4) trees, one (1) undersized tree and one (1) Evergreen hedge in the City boulevard. During the process of demolishing the single-family homes which were previously on the consolidated development site, seven (7) trees, Evergreen hedging and a Holly bush onsite and two (2) trees, one (1) hedge and an undersized tree in the City boulevard were removed in September of 2005 prior to the adoption of the Tree Preservation Bylaw in December.
- The landscape design includes the planting of 26 new trees, the planting of shrubs, perennials, ground covers and special paving treatment has been incorporated including permeability, patterning and colour.
- An outdoor amenity space has been provided in a central location with children's climber play equipment and seating for adult supervision.

- Fencing will include low and open metal picket fencing between split face concrete block posts along No. 2 and Colville Roads with a low signage wall at the corner (maximum 0.9 m height), and 1.8 m height solid wood privacy fencing along the west and north property lines (reduced to maximum 1.2 m height in the road setbacks).
- Frontage improvements will be provided along Colville Road through a separate required Servicing Agreement secured through the rezoning. Works include, but are not limited to: road widening, a new sidewalk, grass boulevard and street trees. As discussed above, this will require the relocation of an existing Maple tree and the works will need to address the retention of a significant Birch tree next to the southwest corner of the subject site. To this end, the installation of protective tree fencing onsite and a contract with a registered arborist through the construction phase are required.

Crime Prevention Through Environmental Design

- The line of sight to the recessed front entries to units #8 & #9 has been improved by eliminating the porch columns. Visibility is also provided with the mirroring of the entries and their adjacency with the open amenity area and visitor parking space.
- The location of the outdoor amenity space with mailboxes allows for natural surveillance from the drive aisle and adjacent unit entries.

General

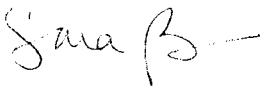
- No accessible units are proposed due to the small scale of development. The applicant has provided an adaptable floor plan to demonstrate how the northwest unit, which is adjacent to the accessible visitor parking space could be renovated to accommodate a person in a wheelchair (**Reference Plan B**). This unit includes a wider staircase which would accommodate the future installation of a chair glide, wider hallways and a larger master bedroom ensuite bathroom which would accommodate a person in a wheelchair.
- Blocking will be provided in the bathroom walls of all units to facilitate future installation of grab bars to improve accessibility.

Servicing and Utilities

The developer has submitted a capacity analysis as requested by the City Engineering Department. Upgrades as required to service the development were secured through the rezoning and are being designed through a separate Servicing Agreement (SA 05- 314869). Upgrading is required to the storm sewer across the Colville Road frontage and to the main conveyance across No. 2 Road.

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 existing and future Blundell neighbourhood context in close proximity to the Neighbourhood Service Centre at Blundell and No. 2 Roads. 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:

- Proof of a contract with a registered arborist for the protection of neighbouring trees and relocation of the adjacent City boulevard tree (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 \$36,265.

The following is required prior to Building Permit issuance:

- Receipt of a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/ttp/special.htm>);
- Execution of a Servicing Agreement for frontage improvements, storm sewer upgrading and Colville Road upgrading at the developer's sole cost without DCC credits. Works include, but are not limited to: storm sewer upgrading across the Colville Road frontage and to the main conveyance across No. 2 Road, road widening, curb and gutter, ditch infill via covered storm sewer, creation of a minimum 2 m grass boulevard with street trees, davit arm street lighting and a 1.5 m concrete sidewalk at or near the property line; and
- Accessibility measures to be incorporated into the Building Permit drawings including blocking in all washroom walls to facilitate future potential grab bar installation.



City of Richmond

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

Development Application Data Sheet

Development Applications Department

DP 05-293065

Attachment 1

Address: 8431 and 8451 No. 2 Road

Applicant: Parmjit S. Randhawa Owners: K. Randhawa, R. Kang, J. Sanghera & A. Jhutti

Planning Area(s): Blundell Area

Floor Area Gross: 1,684.5 m² Floor Area Net: 1,243 m²

	Existing	Proposed
Site Area:	1,901 m ²	No change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low-Density Residential	No change
Zoning:	Formerly R1/E	R2-0.7
Number of Units:	Formerly 2 homes	10 townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.7	0.65	None Permitted
Lot Coverage:	Max. 40%	42%	2% Increase
Setback – Front Yard (No. 2 Rd):	Min. 6 m	6 m	None
Setback – Side Yard (Colville):	Min. 6 m	4.5 m & 6 m	1.5 m Decrease for SE unit
Setback Side Yard (North):	Min. 3 m	1.5 m & 4 m	1.5 m Decrease for NE unit
Setback – Rear Yard (West):	Min. 3 m	5.6 m	None
Height (m):	Max. 11 m & 3 storeys	9.8 m 2 storeys & 10.6 m 2 ½ storeys	None
Lot Size:	Min. 30 m width & Min. 35 m depth	43 m width 44 m depth	None
Off-street Parking Spaces – Resident and Visitor:	15 and 2	20 and 2	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	17	22	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 60 m ²	61.5 m ²	None

RATHBURN TREE EXPERTS

Max Rathburn

PO BOX, 26575 BLUNDELL CENTRE RICHMOND B.C. V7C 5M9 Telephone, 323-1840
rathburntreeexperts.com

3/30/2005

Parmjit S. Ranhawa

Attention: Parmjit

RE: Tree inspection.

Scope of assignment:

To assess and inventory the health and long term viability of the trees (8" D.B.H. or greater) located at #8431 No2 Road and #8451 No 2 Road.

Summary:

All the trees 20 centimeter or greater in diameter at breast height (D.B.H.) have been surveyed and plotted on the landscape plan.

Throughout the property it is obvious the trees have been neglected and abused to the point where any tree restoration would be inappropriate. Thus tree removal would be the only form of hazard abatement recommended.

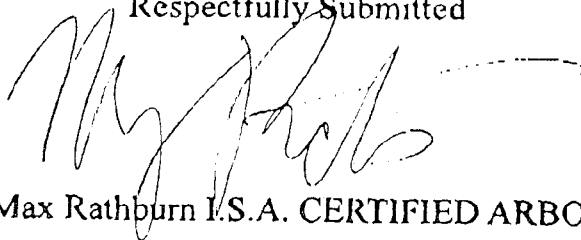
Starting at the South West side of 8451 #2 rd on Coville Road.

<u>Tree #</u>	<u>DBH</u>	<u>Species</u>	<u>Height</u>	<u>Condition Rating and Defects</u>	<u>Recommendations</u>
01	0.4m	Red Alder	5m	Fair: Co-dominant leaders. Poor stem attachments. Compromised root zone.	Remove
02	.3m	Norway Maple	5m	Fair:	None/ No specimen value
03	.25	Norway Maple	5m	Poor: Irregularities in main trunk. Included bark into root zone. Extremely bad structure.	Remove

04	.2	Blue Spruce	4.5m	Good	None/ No specimen value
05	.2	Serbian Spruce	4m	Good	None/ No specimen value
06	.2m	Norway Maple	5m	Poor: Bad structure	Remove
07	.4m	English Holly	4m	Good	None
08	.35m	Cedrus deodara	6m	Fair: Previously topped	None/ No specimen value
09	.3	Spruce	4m	Poor:	Remove

Any questions pertaining to this matter may be addressed to Max. Rathburn at the above address or by telephone (604)-323-1840.

Respectfully Submitted



Max Rathburn I.S.A. CERTIFIED ARBORIST PN-0599

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

**Wednesday, May 04, 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*'.

2. Townhouses

Matthew Cheng Architect
8431/8451 No. 2 Road

DP 05-293065

The comments of the Panel were as follows:

- reflect on how the detailing around the mailboxes would occur – perhaps screen around it. Refine the landscape elements – including the signage element. Look at the side elevations – the front and back work fairly well but the side elevation has windows that don't reflect the uses inside the building – i.e. the garage could have clerestory windows and the bathrooms a smaller window. The articulation of the porch could be stronger and stepped out more.
- the modified entry of the end unit was appreciated – could this also be done to the two unit entries at the playground? The unit of the corner of Colville and No. 2 Road had an opportunity to have more windows added to the side elevation or to have an element wrap around to the front to create a stronger impact. The landscape and open areas were good.
- the treatment around the garbage area should not cause an entrapment area.
- door to door garbage/recycling pick-up was encouraged. The viability of the children's play area was questioned and a suggestion made that the area may be better used as additional backyard area for the rear units.
- due to the public face of No. 2 Road and Colville Rd. it was requested that more cohesiveness between the elements be created – i.e. the signage was inconsistent, if brick in the balusters use it in the signage. If not door to door garbage pickup incorporate those elements into the garbage/mail structure (less cluttered). It was important that a separation be created between the pedestrian sidewalk and the roadway where possible – street trees with the sidewalk adjacent to the property.

It was moved and seconded that DP 05-293065 move forward subject to the following:

- explore the viability of the children's play area – ***Play equipment included;***
- explore the possibility of door to door garbage/recycling pick-up – ***Incorporated for No. 2 Road units;***
- design development to the side elevations, the corner unit expressions, the entry porches, re-location of the entry for Units 8 and 9 – ***Incorporated;***
- increase the cohesiveness of the streetscape and landscape elements including the garbage/recycling/mailbox structure – ***Mailboxes moved to amenity area and screened paved pad provided for collection; and***
- explore the sidewalk separation from curbside – ***Incorporated along Colville Road.***

**CARRIED
Unanimous**



No. DP 05-293065

To the Holder: PARMJIT S. RANDHAWA
Property Address: 8431 AND 8451 NO. 2 ROAD
Address: C/O 12180 WOODHEAD ROAD
RICHMOND, BC V6V 1G3

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:
 - a) Reduce the minimum Colville Road side yard setback from 6 m to 4.5 m.
 - b) Reduce the minimum north side yard setback from 3 m to 1.5 m limited to the northeast unit.
 - c) Increase the maximum permitted site coverage from 40% to 42%.
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 #8 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 \$36,265. 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 05-293065

To the Holder: PARMJIT S. RANDHAWA
Property Address: 8431 AND 8451 NO. 2 ROAD
Address: C/O 12180 WOODHEAD ROAD
RICHMOND, BC V6V 1G3

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. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

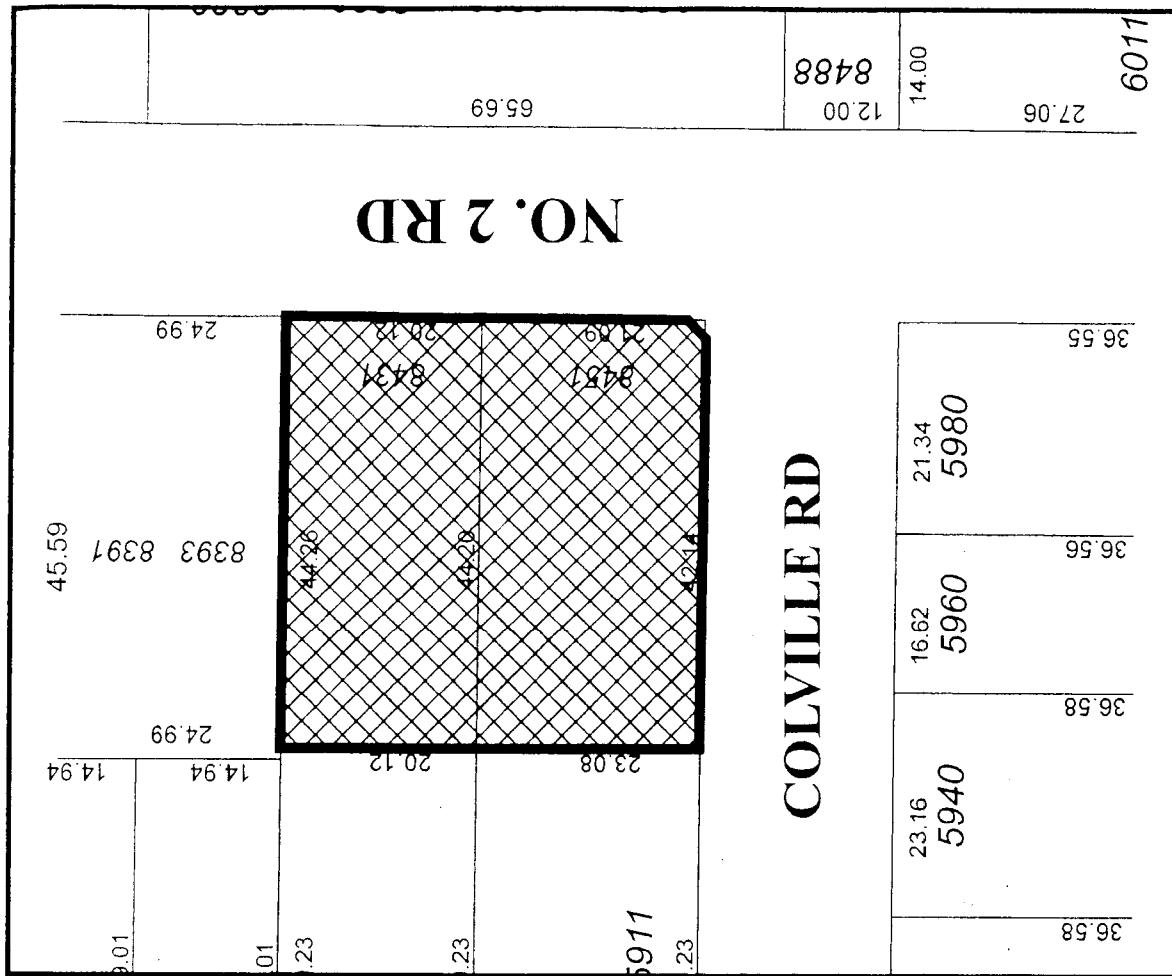
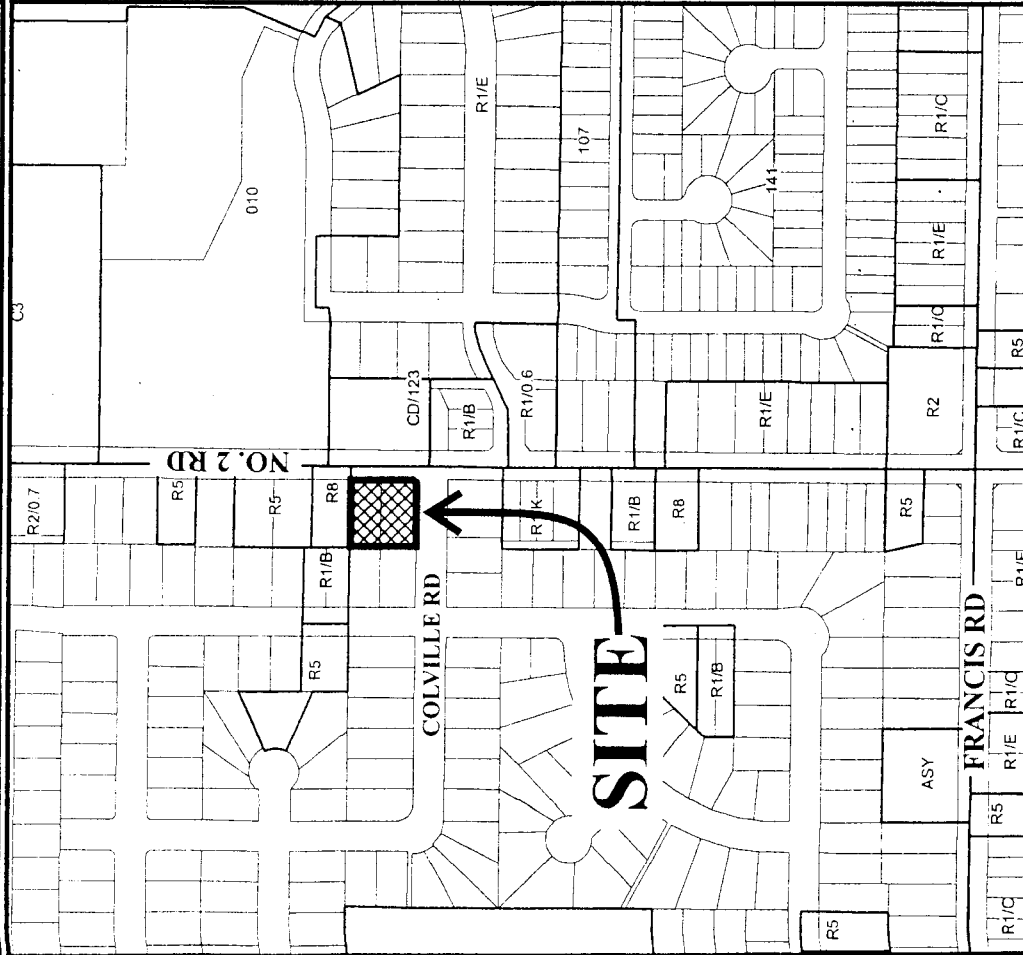
MAYOR



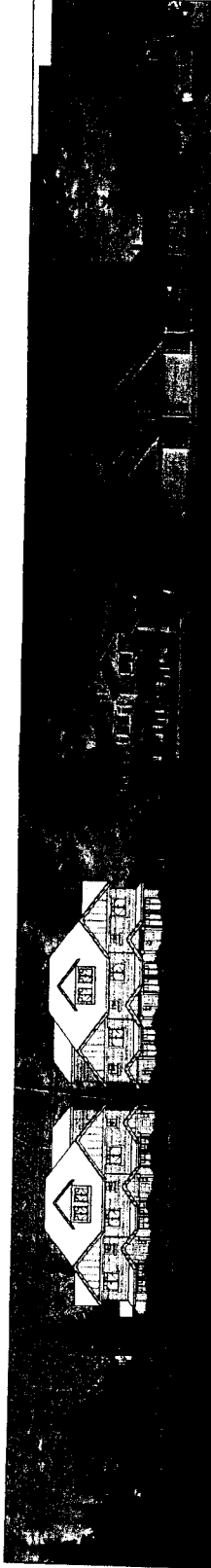
Original Date: 02/17/05

Revision Date: 03/14/05

Note: Dimensions are in METRES



STREETSCAPE ALONG NO. 2 RD.



PROJECT DATA

ADDRESS: 8431 - 8451 No. 2 Road
 RICHMOND, B.C.
 LEGAL DESCRIPTION: 6 AND 7 BOTH OF BLOCK 11 SECTION 24
 BLOCK 4 NORTH RANGE 7
 WEST NEW WESTMINSTER DISTRICT, PLAN 18479

SITE AREA:	20452.77SF (1900.17 SM)	PROPOSED:	1900.17 SM
LAND USES:			TOWNHOUSE
OCF DESIGNATION:			
ZONING:			R2-O-7
NUMBER OF UNITS:			10
FLOOR AREA RATIO:	REQUIRED: 0.67	PROPOSED:	0.65
LOT COVERAGE:	MAX. 45% 40.9%		41.81%
SETBACK-FRONT YARD: (NO. 2 RD.)	MIN. 6m		6M
SETBACK-SIDE YARD: (COLVILLE)	MIN. 4.6m 6M		14.76 (4.50m)
SETBACK-SIDE YARD: (NORTH)	MIN. 4.6m 3M		MIN 1.5M
SETBACK-REAR YARD: (WEST)	MIN. 3m		5.6M
HEIGHT: (m)	MAX. 11m & 3 STOREY		2 1/2 STOREY
OFF-STREET PARKING (1.5 PER UNIT)	15 AND 2		10.6 M MAX
RESIDENTIAL/VISITOR (0.2 PER UNIT)			20 AND 2
ACCESSIBLE:	1		1
OFF-STREET PARKING TOTAL:	22		22
TANDEM PARKING SPACES:	PERMITTED		NONE
INDOOR AMENITY SPACE:	MIN. 80SM		CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 80SM		662.68SF (61.57SM)
FLOOR AREA (SF)			

	BUILDING A		BUILDING B		BUILDING C		BUILDING D			TOTAL
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
GROUND FLOOR	477.31	477.31	477.31	512.69	463.96	465.13	463.96	463.96	465.13	463.96
SECOND FLOOR	822.63	822.63	822.63	822.63	838.88	776.67	838.88	838.88	776.67	838.88
THIRD FLOOR						375.07	315.78	315.78		375.07
UNIT AREA	1299.94	1299.94	1299.94	1335.32	1302.84	1616.87	1616.82	1616.87	1302.84	14311.80
LESS STAIR	-84.25	-84.25	-84.25	-84.25	-82.13	-107.64	-107.64	-107.64	-82.13	-931.82
NET UNIT AREA	1215.69	1215.69	1215.69	1251.07	1220.71	1509.23	1510.98	1510.98	1220.71	13379.98
GARAGE AREA	410.69	410.69	410.69	340.13	374.71	374.71	374.71	374.71	374.71	3820.46
COVERAGE AREA	888.00	888.00	888.00	852.82	838.67	839.84	838.67	839.84	838.67	8551.18

FOR F.A.R.
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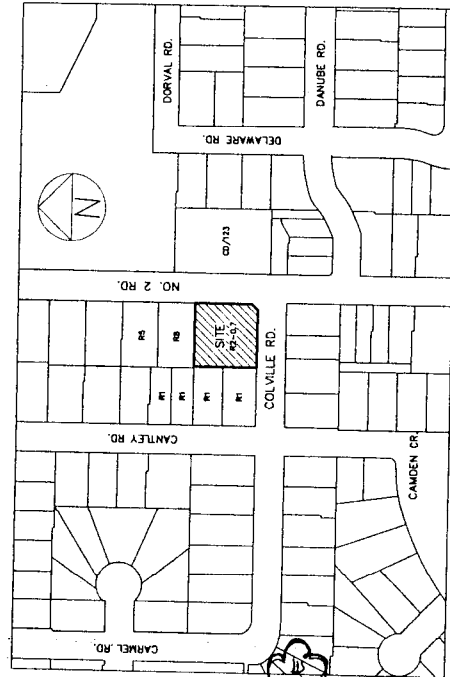
MATTHEW CHENG
 ARCHITECT INC.

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DATE: 2006

DWGS REV'D MAR 14/06

CONTEXT PLAN

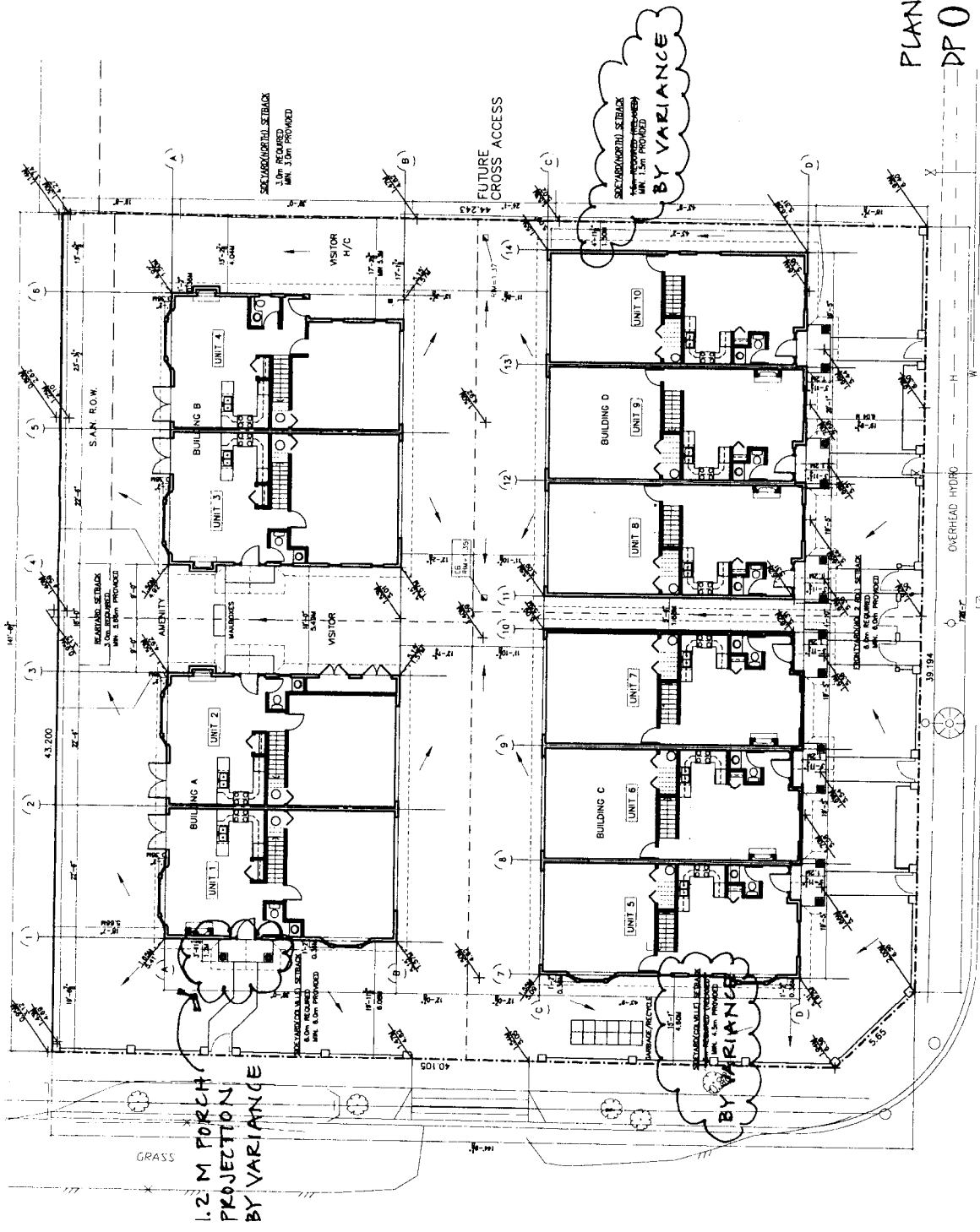


LIST OF DWGS:

- A1 CONTEXT PLAN & COVER SHEET
- A2 SITE PLAN
- A3 PARKING PLAN
- A4 STREETSCAPES
- A5 BUILDING A & B FLOOR PLANS
- A6 BUILDING C & D FLOOR PLANS
- A7 BUILDING A ELEVATIONS
- A8 BUILDING B ELEVATIONS
- A9 BUILDING C ELEVATIONS
- A10 BUILDING D ELEVATIONS
- A11 OPTIONAL ADAPTABLE UNIT PLAN
- A12 AREA OVERLAY
- L-1 LANDSCAPE SITE/PLANTING PLAN
- L-2 LANDSCAPE DETAILS & SECTIONS

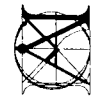
PLAN 1 APR 12 2006
 DP 05293065

PROJECT NAME	10-UNIT TOWNHOUSE 8431-8451 NO. 2 RD RICHMOND, B.C.
PROJECT NO.	05293065
DATE	APR 12, 2006
SCALE	1/8" = 1'-0"
DESIGNED BY	MC
CHECKED BY	MC
DATE	APR 12, 2006
PROJECT SIZE	A1



PLAN #2 APR 12 2006

DP05293065



**MATTHEW CHENG
ARCHITECT INC.**

1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T2
TEL: (604) 681-1111 FAX: (604) 681-1112
WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 04/12/2006
DRAWN BY: MC
CHECKED BY: MC
PROJECT NO: 10-UNIT TOWNHOUSE
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC

SCALE: 1/8" = 1'-0"

PROJECT NAME: 10-UNIT TOWNHOUSE
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC

DATE: 04/12/2006

PROJECT NO: 10-UNIT TOWNHOUSE
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC

SCALE: 1/8" = 1'-0"

PROJECT NAME: 10-UNIT TOWNHOUSE
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC

DATE: 04/12/2006

A2

[illegible]

ALL CITY BLD WORKS
VIA SEPARATE SERV
AGREEMENT INCL.
MAPLE TREE RELOCAT

POLYMER LETTERS

NOTE: EX CEDAR HEDGE IS NOT INTENDED TO BE MAINTAINED IF LOCATED WITHIN PROPERTY LINE

[illegible]10-UNIT TOWNHOUSE
DEVELOPMENTLANDSCAPE SITE /
PLANTING PLAN

065
APR 12 2006

PLAN# 4-A APR 12 2006
DP05293065

↑ ASSOCIATES, INC.
BCSLA CSLA ASLA
Avenue Vancouver BC V6P 2L9

FRED LIU
2000 Scissors A

SEE CAN LOCATION
UP DAY, TYPICAL
UNITS PACING NO 2 RD.

NO. 2 ROAD

REMOVED
EX 8 DIA HOLLY

EX-87 DIA MARIE TROTTER RICHMOND



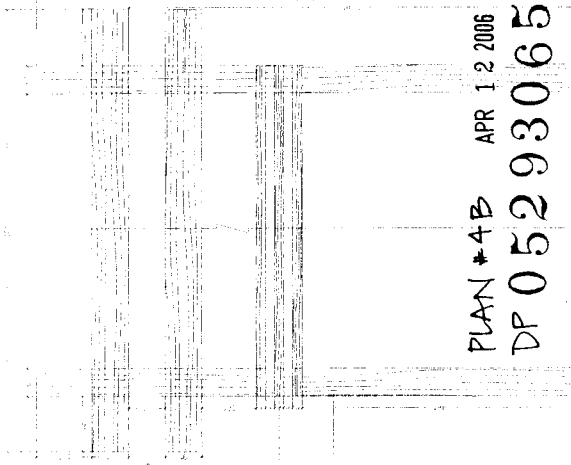


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ARCHITECT INC.

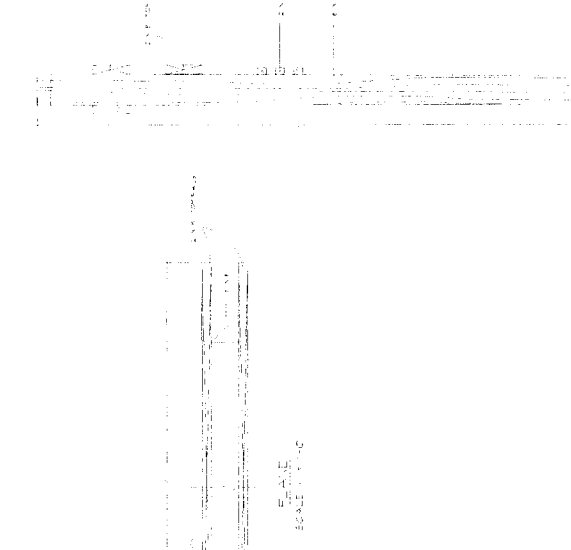
100-441 WEST 4TH AVENUE, SUITE 100
VANCOUVER, BC V6P 1C2
TEL: 604-681-1111
FAX: 604-681-1112
WWW.MATTHEWCHENGARCHITECT.COM

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1. NAME OF PROJECT: [REDACTED]
2. ADDRESS: [REDACTED]
3. CLIENT: [REDACTED]
4. DATE: [REDACTED]
5. DRAWN BY: [REDACTED]
6. CHECKED BY: [REDACTED]
7. DATE: [REDACTED]
8. SCALE: [REDACTED]
9. SHEET NO.: [REDACTED]
10. TOTAL SHEETS: [REDACTED]



PLAN #4B APR 12 2006
DP 05293065



SCALE 1/8" = 1'-0"

9' DEEP



SAFETY CLIPPER

ELEVATION 1: MAY-ECN
SCALE 1/8" = 1'-0"

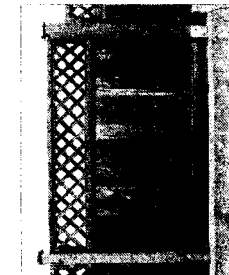
CROSS-SECTION
SCALE 1/8" = 1'-0"

ELEVATION 2: PLANTING STRIP
SCALE 1/8" = 1'-0"

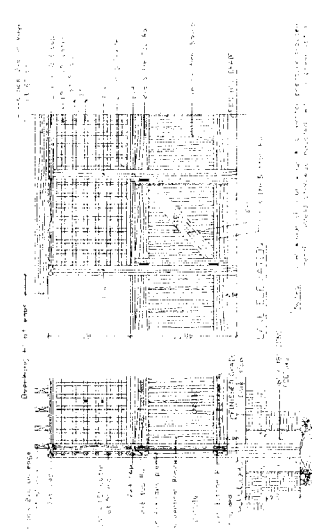


MAX 0.9M HT

METAL FENCE & GATE DETAIL
SCALE 1/8" = 1'-0"



EN FENCE DETAIL ON 8800 & 8800 NO. 2 ROAD
SCALE 1/8" = 1'-0"



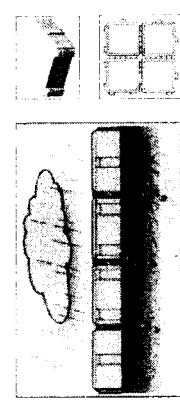
GARAGE ROLLING FENCE & GATE
SCALE 1/8" = 1'-0"

SAFETY CLIPPER



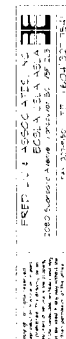
MAX 0.9M HT

ELEVATION 3: 8800-8810
SCALE 1/8" = 1'-0"



LANDSCAPE
DETAILS & SECTIONS

SECTION 1: 8800-8810
SCALE 1/8" = 1'-0"



SECTION 2: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 3: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 4: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 5: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 6: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 7: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 8: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 9: 8800-8810
SCALE 1/8" = 1'-0"

SECTION 10: 8800-8810
SCALE 1/8" = 1'-0"



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ARCHITECT INC.

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DATE: 08/12/2006
BY: MCH

PROJECT NO: 05-10-UNIT TOWNHOUSE DEVELOPMENT

8-10-12-10 NO 2 ROAD
RIGHT-OF-WAY

EXISTING TREE PLAN

DATE: 08/12/2006
BY: MCH

PROJECT NO: 05-10-UNIT TOWNHOUSE DEVELOPMENT

8-10-12-10 NO 2 ROAD
RIGHT-OF-WAY

EXISTING TREE PLAN

DATE: 08/12/2006
BY: MCH

PROJECT NO: 05-10-UNIT TOWNHOUSE DEVELOPMENT

NEW PLAN 39890

REFER TO ARBORIST RPT
REGARDING TREES #1-9

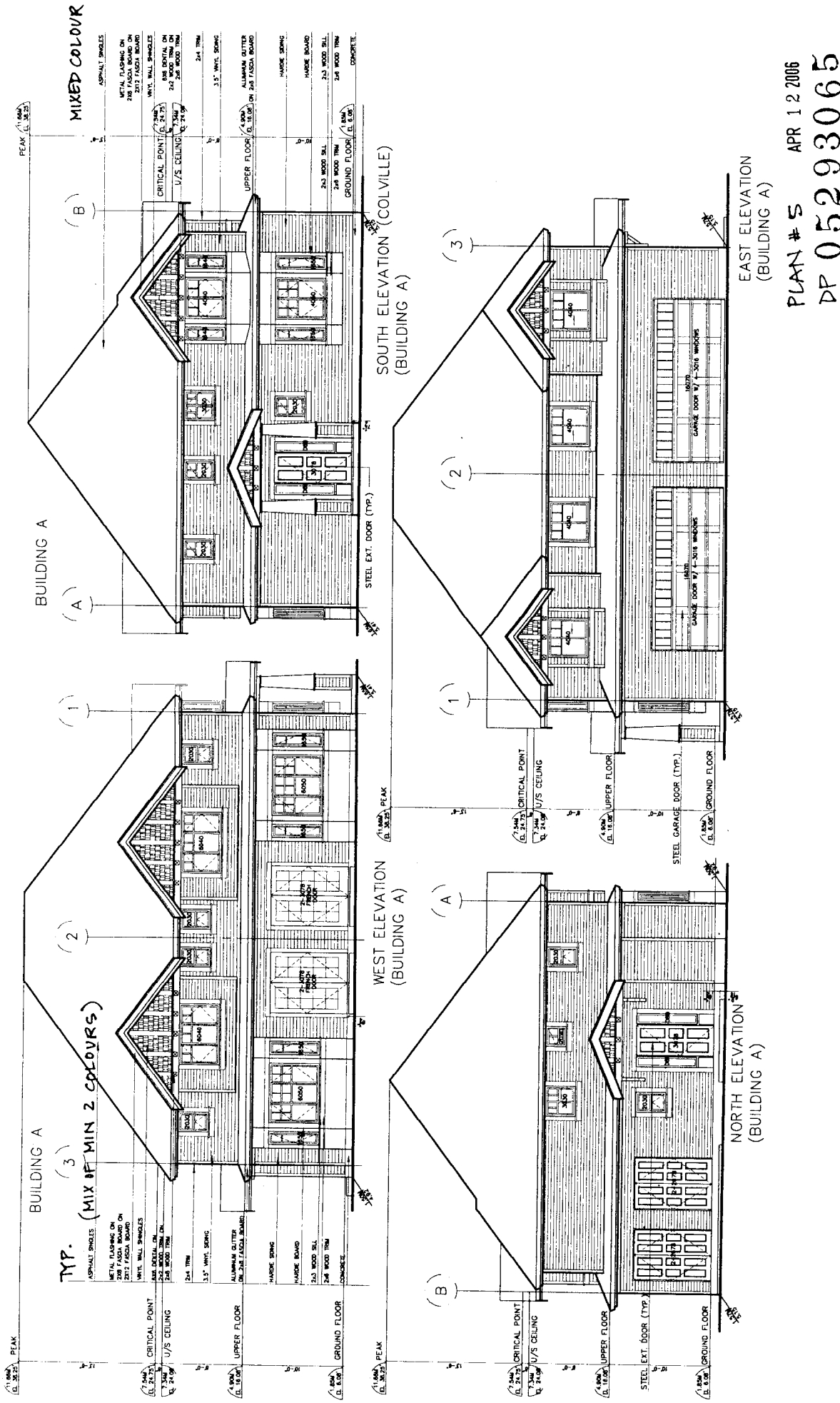
LEGEND

- EX TREES REMOVED SEPT 2005
- EX TREES TO BE RETAINED / MOVED
- EX TREE TO BE PROTECTED
- EX TREE TO BE REMOVED
- EX HEDGING / BUSHES REMOVED IN SEPT '05

PLAN #4C APR 12 2006
DP05293065

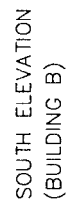


FRED LUI & ASSOCIATES INC.
BURLA, LUI & ASSOCIATES INC.
2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-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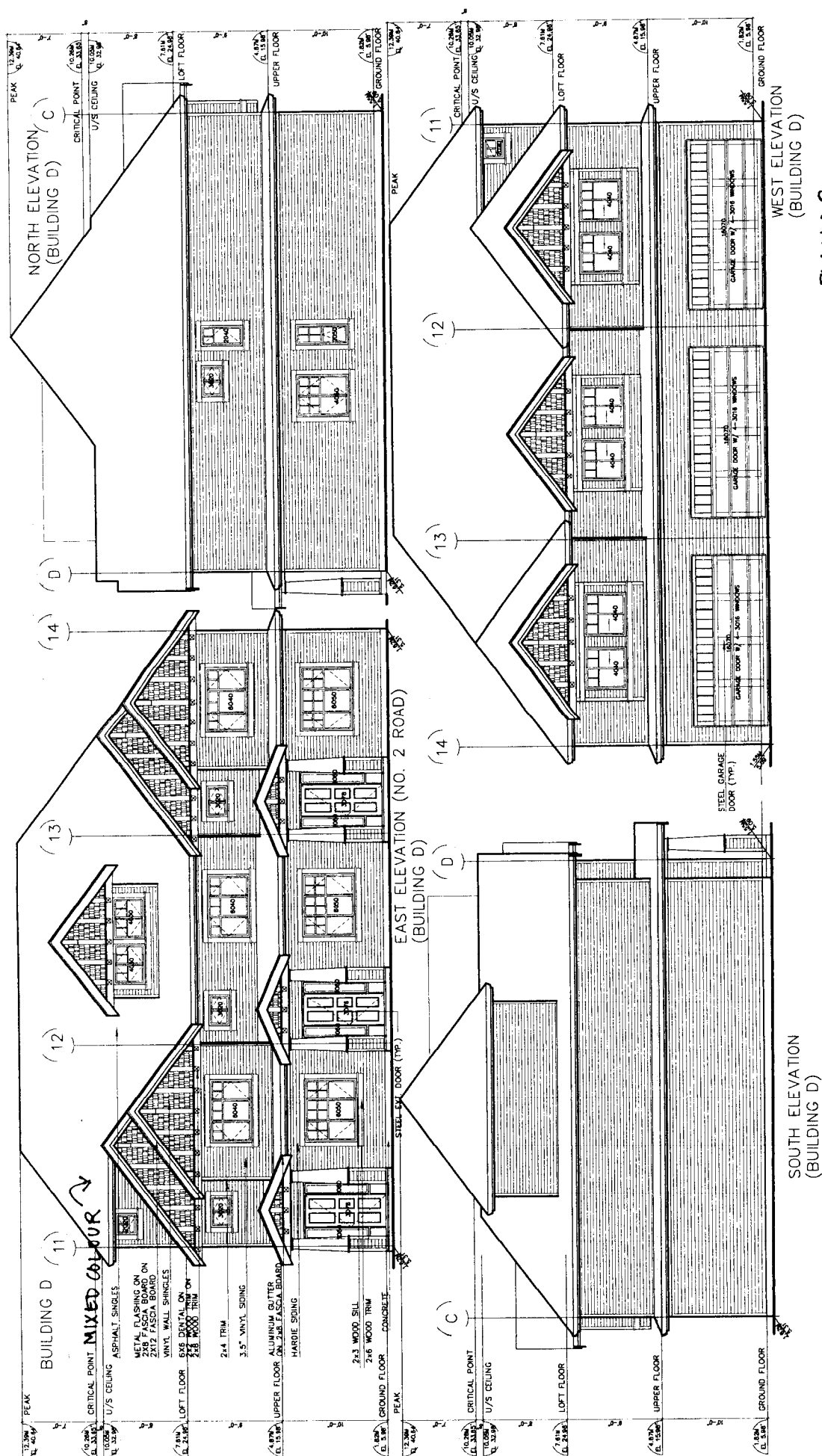
PLAN # 5 APR 12 2006
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	MATTHEW CHENG ARCHITECT INC. 400-441-7027 EXT 401, VANCOUVER, B.C. V7V 1G2 1100-11011 101ST AVE, VANCOUVER, B.C. V7V 1G2 1100-11011 101ST AVE, VANCOUVER, B.C. V7V 1G2	THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC.	PROJECT TITLE 10-UNIT TOWNHOUSE 8431-8451 No.2 RD RICHMOND, B.C.	PROJECT NO. DP 05293065	DRAWN BY CHENG	CHECKED BY CHENG	SCALE 1/4" = 1'-0"	PROJECT NUMBER DP 05293065	DATE APR 12, 2006	SHEET NO. A7
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PP 05293065



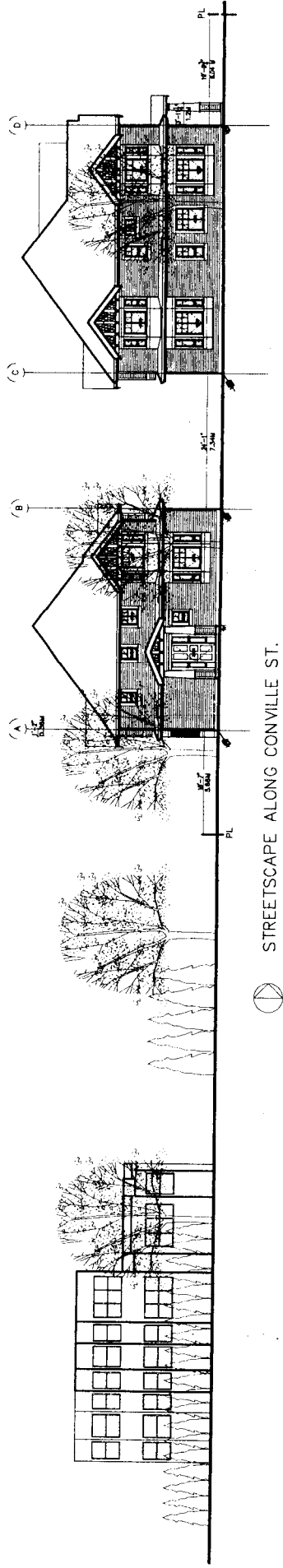


PLAN 48
APR 12 2006
DP 05293065

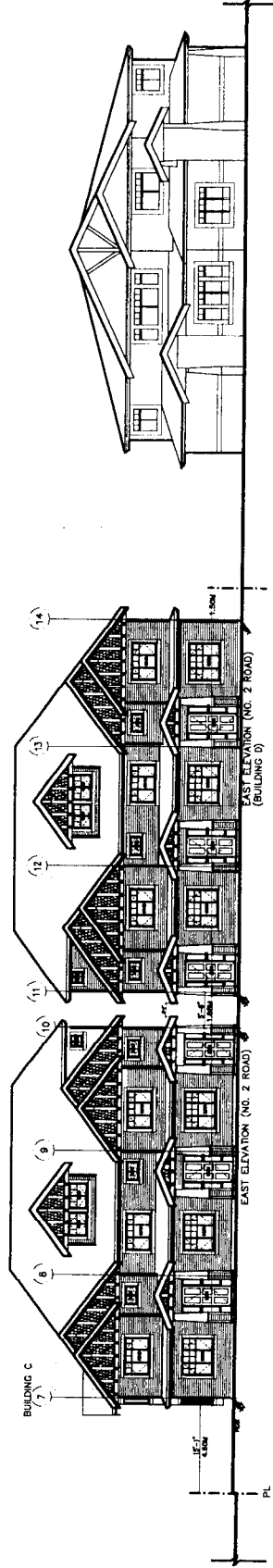
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**MATTHEW CHENG
ARCHITECT INC.**

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL EXERCISES AND DIMENSIONS SHALL BE EXECUTED IMMEDIATELY TO THE ARCHITECT. COMMENTS RECEIVED, THIS PLAN AND DESIGN ARE AT ALL TIMES REMAIN THE ARCHITECT'S PROPERTY OF MATTHEW CROSBY ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



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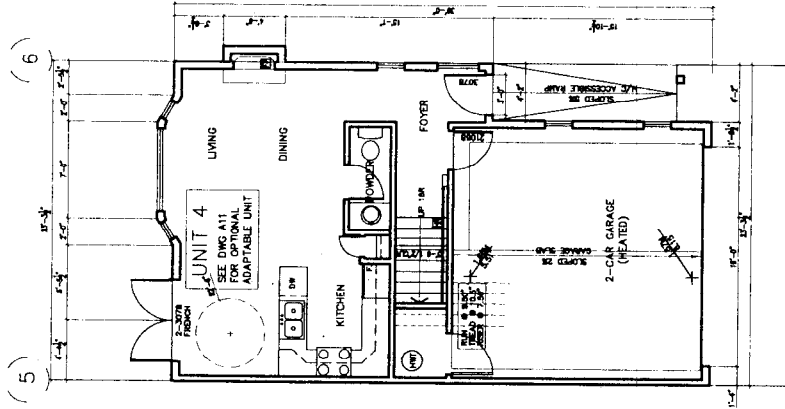


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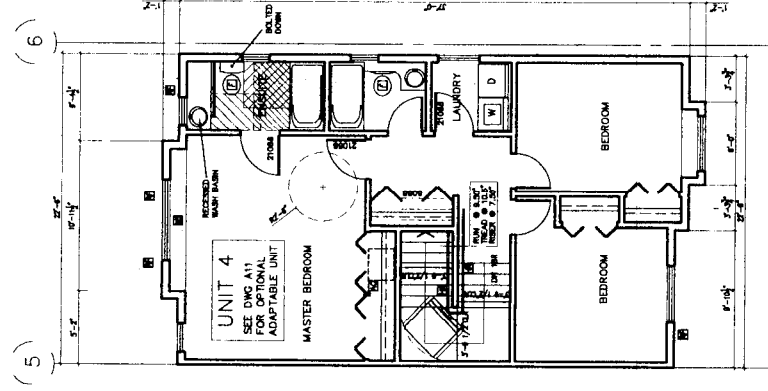
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	MATTHEW CHENG ARCHITECT INC. 400-400 WEST 10TH AVE, VANCOUVER, B.C. V6P 1T6 Tel: (604) 251-2012 Fax: (604) 251-1006 Cell: (604) 251-2012 Email: mch@matthewcheng.ca	PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A MEMBER OF THE SOCIETY OF ARCHITECTS OF BRITISH COLUMBIA AND THAT I AM A LICENSED ARCHITECT UNDER THE ARCHITECTS ACT AND THE ARCHITECTS REGULATION. I HAVE REVIEWED THIS PLAN AND SPECIFICATIONS AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. I AM NOT PROVIDING ANY CONSULTING OR ENGINEERING SERVICES WITHOUT PROPER WRITTEN CONSENT.	DATE: 04/12/2006 DRAWN BY: MCH CHECKED BY: MCH PROJECT NO.: 05293065	PROJECT TITLE: 10-UNIT TOWNHOUSE 8437-8451 NO. 2 RD RICHMOND, B.C.	SCALE: 1/8" = 1'-0" PROJECT NUMBER: DRAWING NUMBER: DATE: 04/12/2006	SHEET NO.: A4
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BUILDING B
OPTIONAL ADAPTABLE UNIT




BUILDING B
OPTIONAL ADAPTABLE UNIT



ALTER NATE
ACCESSIBLE
FLOOR PLAN

Reference Plan B APR 12 2006
DP 05293065

 <p>MATTHEW CHENG ARCHITECT INC.</p> <p>401-445 WESTERN AVE. SUITE 100 RICHMOND, B.C. V6X 1L3 TEL: (604) 273-1017 FAX: (604) 273-1006 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING AND ANY OTHERS CALLED, REFERRED TO OR OTHERWISE INCORPORATED HEREIN, ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE NOT TO 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.</p>			<p>NO. 05293065</p>			<p>10-UNIT TOWNHOUSE 8431-8451 No. 2 RD RICHMOND, B.C.</p>			<p>OPTIONAL ADAPTABLE UNIT PLAN</p>			<p>DATE 1/12/12</p> <p>PROJECT NUMBER 05293065</p> <p>PROJECT /</p> <p>DESIGNED BY MATTHEW CHENG</p> <p>CHECKED BY MATTHEW CHENG</p> <p>DATE APR 12 2006</p>		<p>Scale 1/8" = 1'-0"</p> <p>Page 11</p> <p>A11</p>
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