



**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** April 18, 2005  
**File:** DP 04-287638  
**Re:** **Application by Patrick Cotter Architect Inc. for a Development Permit at  
7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and  
7211 Steveston Highway)**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 50 two-storey, 2 ½-storey and three-storey townhouse units at 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway) on a site zoned Townhouse District (R2 – 0.6); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the minimum front yard setback from 6 m to 4.7 m; and
  - b) Permit 12 tandem parking spaces.

Raul Allueva  
Director of Development

SB:blg  
Att.

## **Staff Report**

### **Origin**

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop 50 two-storey, 2 ½-storey and three-storey townhouse units at 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway). The site formerly contained seven (7) single-family homes.

The site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.6) for this project under Bylaw 7793 through Rezoning Application RZ 03-250605.

### **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**

Development surrounding the subject Broadmoor Area site is as follows:

- to the north, are single-family homes facing Kimberly Drive;
- to the east, are single-family homes facing Steveston Highway and Bamberton Drive;
- to the south, across Steveston Highway, is agricultural land (ALR); and
- to the west, are single-family homes facing Gilbert Road.

### **Rezoning and Public Hearing Results**

During the rezoning process, the applicant agreed to continue to work with neighbouring residents through the Development Permit stage to determine the best landscaping treatment to ensure privacy for each single-family neighbour. In response to this and also to include the neighbourhood in a dialogue about the appropriate landscape interface treatment, the applicant extended invitations in writing to each of the thirteen (13) adjacent neighbours to the north, east and west. Six (6) of these neighbours accepted the invitation and attended meetings to discuss these issues with the applicant. As a result of the meetings, the applicant revised their proposed landscape plan.

A Public Hearing Meeting for the rezoning of this site was held on September 20, 2004. The Public Hearing Minutes indicate that concerns about the rezoning were expressed at the Public Hearing and in written submissions, including:

- Setbacks, Height and Size of the Buildings;
- Traffic, Parking and Pedestrian Safety;
- Children's Play Area;
- Lack of Proximate Amenities;
- Tree and Shrub Retention;
- Quality Assurance; and
- Impact of Construction Activities.

The issues noted above have been addressed as follows:

#### Setbacks, Height and Size of the Buildings

The applicant has endeavoured to provide a sensitive interface to the adjacent single-family homes on all three sides through increased setbacks, lowered building height and smaller duplex massing.

A predominantly 6 m setback is provided, which is the same as the required setback for single-family dwellings and twice as deep as the typical townhouse setback of 3 m. [This is reduced to 5.5 m for small portions of the north-east and north-west units limited to the ground floor only for a powder room and living room fireplace bay projections into the east and west side yards respectively (sides of buildings #1 & #8)].

All the units along the entire residential interface perimeter of the site (east, north and west) are two-storeys in building height (9 m to 9.5 m) with some attic space incorporated into the roof. This is significantly lower than the permitted 11 m and three-storey building height.

A shadow analysis was presented in the rezoning report, which showed that there is virtually no shadowing on the single-family properties to the north. There was minor shadowing shown along the side yard and partial rear yard on the property to the east from the three-storey units. This was addressed by lowering the height of the eastern three-storey units to two-storey.

#### Traffic, Parking and Pedestrian Safety

The increase in density was supported by Council through a public rezoning process. It is worth noting that the development site is located on a major arterial road near the signalized intersection of Steveston Highway and Gilbert Road. These roads can accommodate the addition of 43 residential units. A review of traffic issues on Kimberley and Bamberton Drive is being conducted by staff (possible traffic calming, short-cutting issues, etc.) and will be addressed separately by Transportation Department staff.

The proposed site plan exceeds the Zoning Bylaw resident and visitor parking requirements on site in recognition of neighbourhood concern and the lack of street parking along Steveston Highway. The use of pavers, grasscrete and selective three-storey massing mitigate the impact of the additional paved area on site permeability.

Pedestrian safety will be improved in front of this development as a new sidewalk will be constructed through a Servicing Agreement away from the street edge and behind a landscaped boulevard with street trees.

#### Children's Play Area

A children's play area with equipment has been provided on site, in a central outdoor amenity area. The play area is separated from the manoeuvring aisle and visitor parking by a fence enclosure and open lawn.

#### Lack of Proximate Amenities

The applicant is providing cash-in-lieu of indoor amenity space consistent with adopted Council policy. This is an infill project building townhouse development on existing residential lots on the edge of an established residential neighbourhood. The neighbourhood is roughly half way between Steveston and South Arm Community Centres and the closest Neighbourhood Service Centre is one mile away at No.3 and Williams Roads.

### Tree & Shrub Retention

Perimeter hedges and 14 existing trees are being retained. This includes a large English Oak, which is one of the site's two trees listed on the City's Significant Tree Inventory list. Unfortunately, a second significant tree, a large Cottonwood, is deemed to be in poor condition by a registered arborist.

Six (6) trees which were proposed to be retained during the rezoning process are now proposed for removal. A tree retention plan was presented in the rezoning staff report for the retention of approximately 20 trees and perimeter hedges on site. Five (5) of those trees were located in a suppressed grouping internal to the site and their retention is no longer viable due to the impact of site planning and building massing changes incorporated to respond to interface concerns expressed by the neighbours, as well as development impacts on the site. A sixth tree, a Horse Chestnut tree in poor condition is proposed for removal at the request of the adjacent neighbour at 7140 Kimberley Drive. This tree is has suffered both previous bark and limb failure. The adjacent neighbour at 7100 Kimberley Drive requested the removal of a seventh tree, an Ailanthus. Although the applicant wished to comply with the neighbour's request, this tree is deemed to be in fair condition and will be retained as committed to during the rezoning.

Twelve (12) small trees in poor condition, hedges and shrubs will be removed from the Steveston City boulevard frontage to allow for frontage improvements which will improve pedestrian safety, provide space for new street trees and boulevard planting, and allow for a secondary access route into the site for emergency vehicles.

### Quality Assurance

The proposed project was designed by a professional team including a registered Architect, Landscape Architect and Arborist. The Developer, Bogner Group, has been in business for 35 years. The most recent project they have built in Richmond is the Somerset Crescent project at 7733 Turnill Street. The contractor, Penta Homes, has been in business for 8 years with a portfolio of built residential projects including 4828 River Road and 5700 through 5733 Vermilyea Court.

### Impact of Construction Activities

There are existing fences and hedges surrounding the majority of the development site to contain construction activities on site. Prior to commencing construction, the developer has committed to repair and maintain existing fencing on neighbours' properties. No existing fencing on neighbours' property will be removed without the owners consent. New solid wood privacy fencing will be constructed after clearing the site and prior to form fabrication.

### **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 – 0.6) except for the zoning variances 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:

- 1) Reduce the minimum Steveston Highway setback from 6 m to 4.7 m.

*(Staff supports the proposed variance, which was identified in the rezoning staff report as it is a direct result of the increased rear yard setback, involves only portions of buildings, and has no perceived negative impacts on the streetscape or neighbouring properties. The varying angles and setbacks of the six (6) buildings improve the visual interest of Steveston Highway through texture and animation. The relaxation will enable an increased setback along the north residential interface of the site adjacent to single-family homes).*

- 2) Permit twelve (12) tandem parking spaces.

*(Staff supports the proposed variance as it is consistent with other townhouse development throughout the City and the mix of standard and tandem parking is appropriate. Standard sides-by-side double car garages are proposed for 44 of the 50 units. The use of tandem parking arrangement only for a small component of the parking onsite also results in more compact building footprints for the four (4) three-storey buildings facing Steveston Highway).*

**Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, March 23, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

The Advisory Design Panel supported the proposed design with the following items offered for consideration:

- install backing boards in ensuite bathrooms;
- incorporate a country/rural estate character into the children's play area;
- provide a better resolution to the amenity area;
- minimize the privacy conflict between the visitor parking and the residential parking
- provide traffic calming adjacent to the children's play area;
- extend the permeable paving into the driveway entrance area close to the Oak tree;
- provide paving patterns at the road ends to distinguish the intersections;
- replace the grasscrete with pavers; and
- alternate the street trees along both sides of the sidewalk along Steveston Highway

All of these have been addressed and incorporated in the proposed plans, with the exception of replacing the grasscrete with pavers. The retention of the grasscrete improves site permeability and visually extends the amenity area.

## Analysis

### *Conditions of Adjacency*

- The impact of the development upon agricultural activities across Steveston Highway in the Agricultural Land Reserve (ALR) was considered during the rezoning and was mitigated through the provision of frontage improvements and an on site landscape buffer protected by covenant. Through an upcoming Servicing Agreement, frontage improvements will include a meandering sidewalk pulled back from the street edge and a City boulevard planted with grass, trees and low shrubs.
- The impact of the development upon adjacent single-family homes to the north, east and west has been mitigated through increased setbacks, reduced massing and building height, careful building design, landscape buffering including hedges and trees, landscape retention and privacy fencing:

Setbacks: As previously outlined, the setbacks were increased to predominantly 6 m. There are no projections into the north rear yard setback. Minor projections of 0.5 m are proposed into the west and east setbacks on two (2) units (buildings #1 & #8) for powder rooms and living room fireplace bays limited to ground floor only. The setback to the north has been further increased with recessed second floors.

Massing: The building massing was reduced to duplexes along these interfaces with lowered roof lines facing north, east and west and hip roof forms in the north-east and north-west corners.

Building Height: The building height was lowered from the permitted three-storey height to two-storey along these interfaces. Small attics have been incorporated fully into the two-storey roof form. The apparent height of the northern buildings has also been reduced with lowered rooflines, a dormer treatment for the second floor and orienting windows to the side elevations between the units.

Building Design: North facing second floor windows and dormers have been minimized. Window sizes have been reduced in the interface to single-family homes. To reduce overlook potential in this interface, almost all second floor windows have a raised window sill height of 1.6 m. Two-storey wall planes have been minimized and are broken by roof forms facing east and west.

Landscape buffer: Significant effort has been made, in consultation with the neighbours, to retain and supplement existing perimeter planting in order to address individual privacy and screening issues. Solid wood fencing to 1.8 m height will be provided along the north, east and west property lines for visual and acoustic privacy. Unfortunately, the applicant is not able to plant new trees along the perimeter due to the potential for conflict with sanitary sewer rights-of-way to the west and north.

***Urban Design and Site Planning***

- The applicant has demonstrated a sensitive transition to the adjacent single-family homes to the north, east and west;
- The streetscape is animated with a meandering sidewalk, pedestrian-oriented front entries, communal pedestrian paths; articulated buildings; and varying building types, heights, setbacks and angles;
- Children's play opportunities on site include private yards and a central fenced outdoor amenity area including children's play equipment;
- Vehicle access is provided from Steveston Highway and five (5) separate pedestrian accesses are also provided in addition to paths to individual streetscape front entries;
- Visitor parking spaces are provided throughout the development site. Two (2) accessible parking spaces are provided in separate locations;
- Headlight glare into adjacent single-family back yards has been mitigated with hedge retention, hedge planting and privacy fencing.
- The site has been designed to accommodate fire-fighting requirements and central garbage and recycling collection in screened enclosures; and
- Cash-in-lieu of indoor amenity space has been provided in the amount of \$95,000 for the Recreation Facility Reserve account through the rezoning.

***Architectural Form and Character***

- The building forms are well articulated;
- The proposed building materials (Vinyl siding, Hardi-board and batten, vinyl shutters, painted wood trim, vinyl shutters, standing seam metal and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety has been incorporated with seven (7) different building types, three (3) building heights, varying setbacks and spacing along curving roads, meandering sidewalk and a central amenity space; and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with planting, two different heritage door designs and single-car width doors; and alternating separation widths with different treatments.

***Landscape Design and Open Space Design***

- As discussed during the rezoning, there are existing trees on the consolidated development site. However, the majority are not deemed to be in good condition by a registered arborist. This includes a significant large Cottonwood tree, which is in poor condition. A second significant tree, a large English Oak tree, will be retained as the 'feature' of the development in the central amenity space. A tree retention plan was presented in the rezoning staff report for the retention of approximately 20 trees and perimeter hedges. Five (5) of those trees were located in a grouping internal to the site and, after further review, their retention is no longer viable due to the changes in site planning and building massing incorporated to respond to interface concerns expressed by the neighbours. A sixth tree, a Horse Chestnut in poor condition, is proposed for removal at the request of the adjacent neighbour at 7140 Kimberley Drive;

- The landscape design, therefore, includes the retention of 14 existing trees including a significant Oak tree as discussed above and mature perimeter hedges. The planting of 90 new trees is proposed in compensation for the removal of 102 existing trees, 8 of which would be considered major. Unfortunately the applicant is not able to increase the number of trees planted along the perimeter due to the potential for conflict with sanitary sewer rights-of-way to the west and north;
- The landscape design also includes a central outdoor amenity space with children's play equipment, a gently raised 'bridge' paving element, pavers and grasscrete within the drip line of the feature Oak tree to promote retention viability; special paving treatment with patterning and colour, as well as substantial planting; and
- Visitor parking is distributed internally throughout the site and screened from Steveston Highway.


### **General**

- An alternate floor plan demonstrating potential for adaptability for accessibility is provided for two (2) units (unit type A) with the installation of an elevator. This would require significant alteration to the staircase. Blocking inside of the walls will be provided in all washrooms to facilitate future installation of grab bars/handrails.

### **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. Throughout the rezoning and Development Permit processes, the applicant has addressed public concerns that were expressed with meaningful amendments. The applicant has presented a development that offers a sensitive transition to adjacent single-family homes and 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:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$204,327.





# City of Richmond

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

## Development Application Data Sheet Development Applications Department

**DP 04- 287638**

**Attachment 1**

Address: 7171 Steveston Hwy. (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Hwy.)

Applicant: Patrick Cotter Architect Inc. Owner: S-8110 Holdings Ltd.

Planning Area(s): Broadmoor Area

Floor Area Gross: 9,491 m<sup>2</sup> Floor Area Net: 7,291.8 m<sup>2</sup>

	Formerly	Proposed
<b>Site Area:</b>	12,463.5 m <sup>2</sup>	12,323.5 m <sup>2</sup>
<b>Land Uses:</b>	Residential	No change
<b>OCP Designation:</b>	Low Density Residential	No change
<b>Zoning:</b>	R1/E	R2 – 0.6
<b>Number of Units:</b>	7 single-family homes	50 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage:	Max. 40%	37%	None
<b>Setback – Front Yard:</b>	<b>Min. 6 m</b>	<b>Min. 4.7 m</b>	<b>Reduction</b>
Setback – Side Yard:	Min. 3 m	6 m	None
Setback – Rear Yard:	Min. 3 m	6 m	None
Height (m):	Max. 11 m	up to 11 m	None
Lot Size:	Min. 30 m width and Min. 35 m depth	183.8 m width and 67.1 m depth	None
Off-street Parking Spaces – Resident/Visitor:	100 and 10	100 and 20	None
Off-street Parking Spaces – Accessible:	3	3	None
Total off-street Spaces:	110	120	None
<b>Tandem Parking Spaces</b>	<b>not permitted</b>	<b>12</b>	<b>12 Spaces</b>
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu provided	None
Amenity Space – Outdoor:	Min. 300 m <sup>2</sup>	306 m <sup>2</sup>	None

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

Wednesday, March 23, 2005 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

2. **Townhouses**

*Patrick Cotter Arch.*

DP 04-287638

7051/7071/7091/7131/7171/7191/7211 Steveston Highway

General questions and comments from the Panel included:

- at the location of the bridge, the permeable surface should be extended around the roadway entrance - ***incorporated***
- sub-paving drainage and/or permeable pavers were suggested - ***incorporated***
- what is the paving material on the bridge – ***concrete pavers***
- the correct visitor parking – ***incorporated.***

The comments of the Panel were as follows:

- it was pleasing to see an accessible plan, and, due to the size of the master bedroom ensuites it would be easy to make them adaptable by putting in backing boards
- a well-executed scheme from a site planning perspective. The architecture was responsive to the edge conditions. The highclear windows along the back edge was commendable. A well-crafted scheme. A minor comment on the children's play area – the provision of a rail-fence to pick up on the rural element, or a similar type feature, would provide the same level of sensitivity as found in the rest of the project - ***incorporated***
- the previous comments were agreed with. The images and the country feel to the space were appreciated. Another comment was made about the children's play area i.e. perhaps an addition of a little wooden fence in the middle of the big green with more vegetation and seating. A great project.
- the visitor parking spot between the units is tight – avoid conflict between resident and visitor parking. The playground area facing the entrance should be provided with a fence, and traffic calming elements should be utilized - ***incorporated***
- well done – the moving of the sidewalk back from the curb along Steveston Highway was appreciated, as were the sight lines at the entrances and the textured pavements. Confirmation was requested and received that trees would be planted between the sidewalks and the curbs.
- a great scheme with a good streetscape treatment. The permeability of the rear units was appreciated. The comments about the play area were agreed with as the area could use more resolution as to its use. The paving could be enriched in the intersection. The dialogue with the neighbours to the north was appreciated.

- enough room existed on both sides of the sidewalk to alternate trees along the walk – this would provide more scale. The bridge is a nice detail but it might benefit the tree more to extend the permeable paving around the entrance which would also give the area more focus. A simple paver pattern in the intersections would better identify the existing streets. Decorative permeable pavers would be better than grasscrete – ***incorporated, although grasscrete has been retained for permeability and to visually extend the amenity area***

In response, Mr. Masa Ito identified the units that had living space that overlooked the amenity area. Mr. Ito also said that he had not wanted to locate the children's play area too close to the road, and that pavers could be used where tire wear would occur.

The following motion was then introduced:

It was moved and seconded

That DP 04-287638 be supported with the following items offered for consideration:

- install backing boards in ensuite bathrooms;
- incorporate a country/rural estate character into the children's play area;
- provide a better resolution to the amenity area;
- minimize the privacy conflict between the visitor parking and the residential;
- provide traffic calming adjacent to the children's play area;
- extend the permeable paving into the driveway entrance area close to the oak tree;
- provide paving patterns at the road ends to distinguish the intersections;
- replace the grasscrete with pavers; and
- alternate the street trees along both sides of the sidewalk along Steveston Highway.

CARRIED

***All of the above has been incorporated with the exception of replacing the grasscrete with pavers. The grasscrete has been retained for permeability and to visually extend the amenity area***



**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 04-287638**

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To the Holder:                      PATRICK COTTER ARCHITECT INC.

Property Address:                7171 STEVESTON HIGHWAY (FORMERLY 7051, 7071, 7091,  
7131, 7171, 7191 AND 7211 STEVESTON HIGHWAY)

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

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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 Steveston Highway setback from 6 m to 4.7 m; and
  - b) Permit twelve (12) tandem parking spaces.
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 #14 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 \$204,327.00. 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 04-287638

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 7171 STEVESTON HIGHWAY (FORMERLY 7051, 7071, 7091,  
7131, 7171, 7191 AND 7211 STEVESTON HIGHWAY)

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

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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

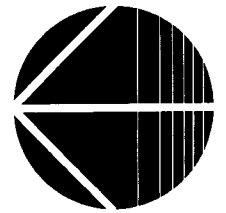
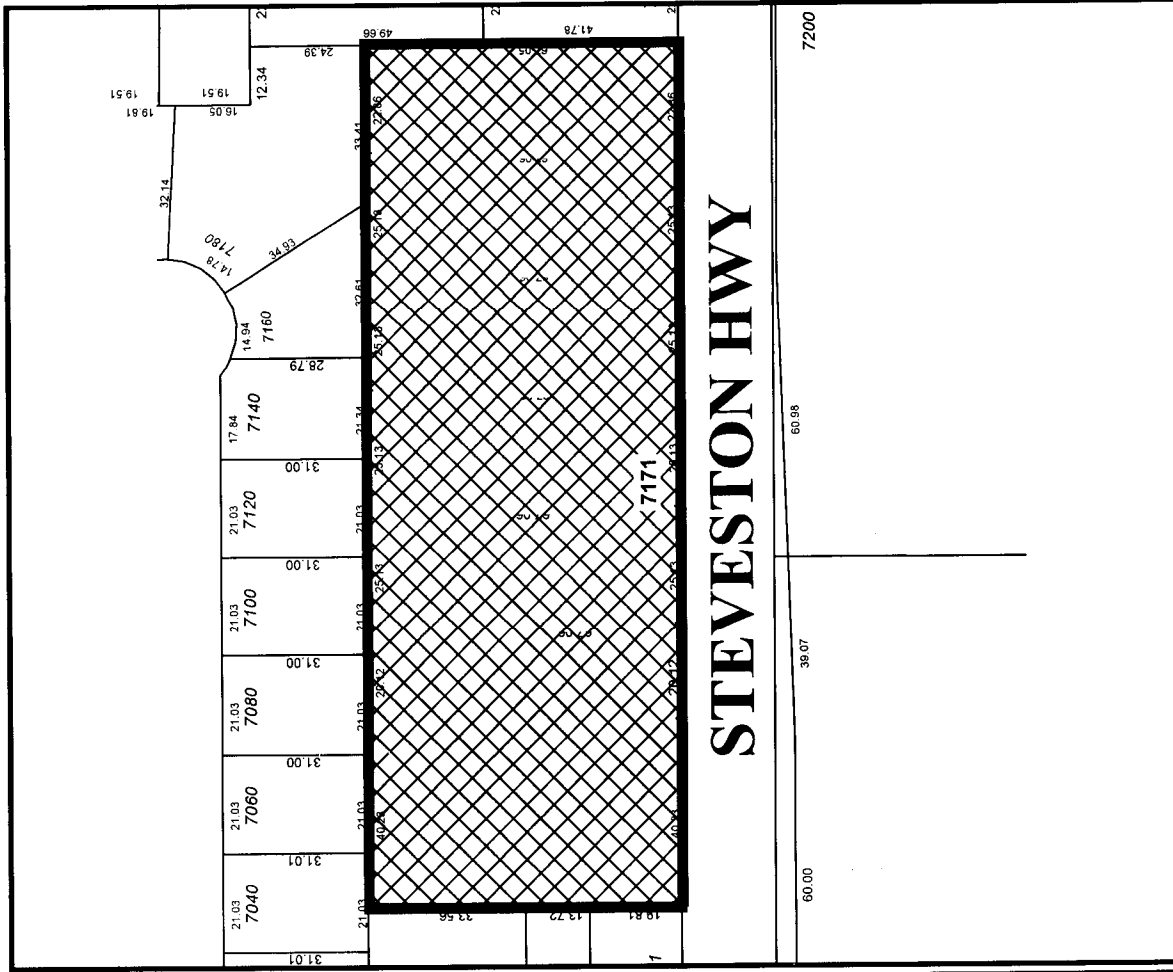
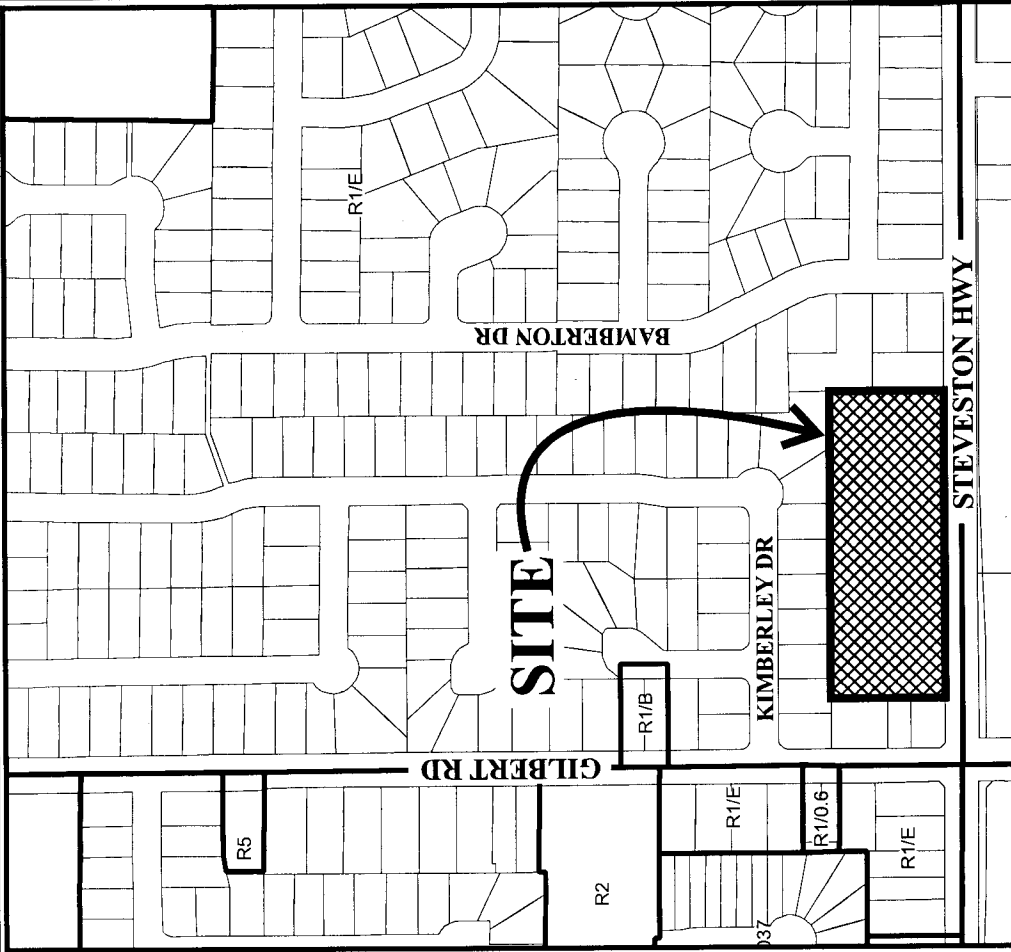
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



## DP 04-287638 SCHEDULE "A"

Original Date: 01/25/05

Revision Date: 04/18/05

Note: Dimensions are in METRES

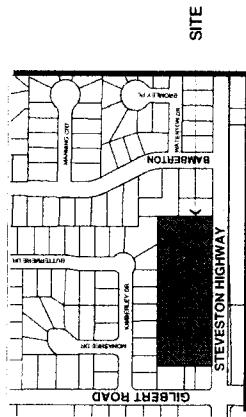
**FARMER**

CIVIC ADDRESSES : 7051, 7071, 7091, 7131, 7171, 7191, 7211  
 STEVESTON HIGHWAY, RICHMOND, BRITISH COLUMBIA  
 LEGAL DESCRIPTION: LOT 8 SEC 32, BLK 4N, REG 6W, PLAN 8399  
 LOTS 12, 13, 14 SEC 32, BLK 4N, REG 6W, PLAN 10669  
 PARCEL W 1/2 A SEC 32, BLK 4N, REG 6W, PLAN 6251

PARCEL IDENTIFIER: 023-472-259 LOT A SEC 32  
 023-477-236 B 4 N R 6 W  
 003-563-035 PLAN B C P 16433  
 007-482-956  
 007-801-684  
 004-050-690  
 003-682-749

APPLICANT: PATRICK COTTER ARCHITECT INC.  
 ZONING: ~~EXISTING: R1E~~  
~~PROPOSED: R2-0.6~~

**LOCATION PLAN:**



**ZONING ANALYSIS**

<b>GROSS SITE AREA:</b>	12,323.5 sq. m (132,649.2 sq.ft.)	3.04 ACRES
<b>DEDICATION:</b>	139.6 sq. m (1,503.7 sq.ft.)	
<b>NET SITE AREA:</b>	12,183.8 sq. m (131,145.5 sq.ft.)	3.01 ACRES
<b>DENSITY:</b>		
BASED ON NET SITE AREA:		
131,145.5 SF (12,183.8 sq.m) x 60 FAR = 78,687.3 sq.ft. (7,310.2 sq.m)	= .60 FAR	PERMITTED
78,487.66 sq.ft. (7,291.76 sq.m)	= .59 FAR	PROPOSED
<b>UNITS / ACRE:</b>		
50 UNITS: 3.01 ACRES = 16.6	= 16.6 UPA	PROPOSED
<b>SITE COVERAGE:</b>		
BASED ON NET SITE AREA:		
131,145.5 sq.ft. (12,183.8 sq.m) x 40 = 52,458.2 sq.ft. (4,873.5 sq.m)	= 40%	PERMITTED
49,805.24 sq.ft. (4,627 sq.m)	= 38%	PROPOSED
<b>PARKING:</b>		
REQUIRED	100	PROPOSED
RESIDENT	100	RESIDENT
VISITOR	10	VISITOR
(ACCESSIBLE	3	ACCESSIBLE
<b>TOTAL</b>	110	TOTAL

**VARIANCES:**  
 1. ENCROACHMENT TO FRONT YARD SETBACK OF 19'-8" (6M) REDUCED VARIES FROM 18'-3" TO 15'-6" MAX.  
 2. THE PROVISION OF TWELVE (12) TANDEM PARKING SPACES.

**7171 STEVESTON HIGHWAY  
 RICHMOND, BRITISH COLUMBIA**

RE-ISSUED FOR DEVELOPMENT PERMIT  
 - APRIL 11, 2005

**DRAWING LIST:**

A-261	UNIT L FLOOR PLANS
A-262	UNIT M FLOOR PLANS
A-301	STREETSCAPE ELEVATIONS 1
A-302	STREETSCAPE ELEVATIONS 2
A-351	BUILDING No. 1,3,4,7 ELEVATIONS
A-352	BUILDING No. 2,8 ELEVATIONS
A-353	BUILDING No. 5,6 ELEVATIONS 1
A-354	BUILDING No. 5,6 ELEVATIONS 2
A-355	BUILDING No. 9,10,17,18 ELEVATIONS 1
A-356	BUILDING No. 11,13 ELEVATIONS 1
A-357	BUILDING No. 11,13 ELEVATIONS 2
A-358	BUILDING No. 12,16 ELEVATIONS 1
A-359	BUILDING No. 12,16 ELEVATIONS 2
A-360	BUILDING No. 14,15 ELEVATIONS 1
A-361	BUILDING No. 14,15 ELEVATIONS 2
A-401	TYPICAL UNIT SECTIONS 1
A-402	TYPICAL UNIT SECTIONS 2
A-403	TYPICAL UNIT SECTIONS 3
L1	LANDSCAPE PLANS
L2	LANDSCAPE PLANS
L3	LANDSCAPE PLANS
L4	LANDSCAPE PLANS

**DEVELOPMENT DATA**

	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J	UNIT K	UNIT L	UNIT M
	2 story 3 bedroom	2 story 3 bedroom	3 story 3 bedroom	3 story 3 bedroom	3 story 4 bedroom	3 story 2 bedroom	3 story 3 bedroom	3 story 3 bedroom	3 story 3 bedroom	3 story 3 bedroom	3 story 3 bedroom	3 story 3 bedroom
LEVEL 1:	LIVING 665.61	732.96	732.96	580.37	566.59	107.50	287.94	348.10	306.40	211.50	169.30	0.00
LEVEL 2:	LIVING 799.30	811.20	885.20	960.00	954.00	592.50	707.90	797.90	798.50	741.90	758.40	845.70
LEVEL 3:	LIVING 0.00	0.00	258.50	198.30	199.30	567.00	495.20	495.20	476.10	676.50	664.60	833.90
GARAGE (1)	362.20	365.00	365.00	369.30	379.70	767.40	456.30	456.40	379.70	431.10	425.70	529.10
ENTRY (1)	103.47	93.65	93.65	47.91	65.74	73.61	64.67	64.67	83.60	47.80	97.40	70.50
AREA (FAR):	1,454.91	1,543.90	1,876.36	1,738.67	1,710.66	1,267.00	1,671.04	1,551.20	1,581.00	1,608.90	1,592.30	1,279.50
SITE COVERAGE:	1,167.48	1,256.91	1,258.91	987.58	1,010.00	699.00	902.44	898.80	960.00	817.49	820.80	773.92
UNIT COUNT:	2	10	4	4	4	2	4	4	8	2	2	4
TOTAL AREA (FAR)	2,929.82	15,438.60	7,505.44	6,954.68	6,887.96	2,534.00	5,884.16	6,204.80	12,648.00	3,217.80	3,104.60	5,118.40
TOTAL SITE COVERAGE	2,334.96	12,588.10	5,035.84	3,990.32	4,040.00	1,399.00	3,609.76	3,555.20	6,880.00	1,634.98	1,641.60	3,095.88
NOTES: 1. Not included in FAR												
												50
												79,487.86
												45,805.24

**PATRICK COTTER ARCHITECT INC.**

235 - 11300 No. 5 ROAD, RICHMOND, BRITISH COLUMBIA V7A 4E7  
 TEL: (604) 272-1477  
 FAX: (604) 272-1471  
 CELL: (604) 377-9454  
 E-MAIL: info@cotterarchitects.ca

PLAN #1  
 MAY 11 2005  
 DP 04287638

\* 5.5 M SETBACK INCREASED  
TO 6 M ABOVE AT SECOND STOREY  
TANDEM PARKING BY VARIANCE  
KIMBERLEY DRIVE

# ZONING ANALYSIS

GROSS SITE AREA:	13,223.5 sq. m (32,649.2 sq. ft.)	3.04 ACRES
DEDICATION:	139.6 sq. m (3,007.7 sq. ft.)	
NET SITE AREA:	12,183.9 sq. m (31,145.5 sq. ft.)	3.01 ACRES
DENSITY:		
BASED ON NET SITE AREA		
50 UNITS @ 11.6 FAR	79,405.1 sq. m (20,153.4 sq. ft.)	116.6 FAR
50 UNITS @ 16.6 FAR	79,405.1 sq. m (20,153.4 sq. ft.)	166.6 FAR
SITE COVERAGE:		
BASED ON NET SITE AREA		
50 UNITS @ 40% COVERAGE	4,873.5 sq. m (1,053.5 sq. ft.)	40%
50 UNITS @ 37% COVERAGE	4,508.4 sq. m (973.5 sq. ft.)	37%
PARKING:		
PROPOSED	100 (2 sq. unit)	
RESIDENT	20 (0.2 sq. unit)	
VISITOR	17	
ACCESSIBLE	1 (2%)	
TOTAL	137	

NOTES

1 BUILDING NUMBER

C UNIT TYPE

FOR INDIVIDUAL BUILDING AND UNIT PLANS SEE A 200 AND A 250 SERIES DRAWINGS

THIS PLAN IS A SCHEMATIC SITE PLAN AND IS NOT A LEGAL SURVEY. IT IS FOR APPROXIMATE AND SUBJECT TO CONFIRMATION BY BC L.S. SURVEY

50 UNITS

24 @ 2 - STOREY UNITS

26 @ 3 - STOREY UNITS

20 VISITOR SPACES  
(Including 3 HC parking)

RELAYED TO THE BUILDING AND UNIT PLANS SEE A 200 AND A 250 SERIES DRAWINGS

THIS PLAN IS A SCHEMATIC SITE PLAN AND IS NOT A LEGAL SURVEY. IT IS FOR APPROXIMATE AND SUBJECT TO CONFIRMATION BY BC L.S. SURVEY

PATRICK COTLER  
ARCHITECT INC.

PROPOSED TOWNHOUSE DEVELOPMENT  
7077 Steveston Highway  
Richmond, British Columbia

S8110 HOLDINGS LTD

50 UNIT  
SITE PLAN

A-101 F

MAY 11 2005  
PLAN #2  
DP 04287638

PLAN #1 &  
DP 04287638

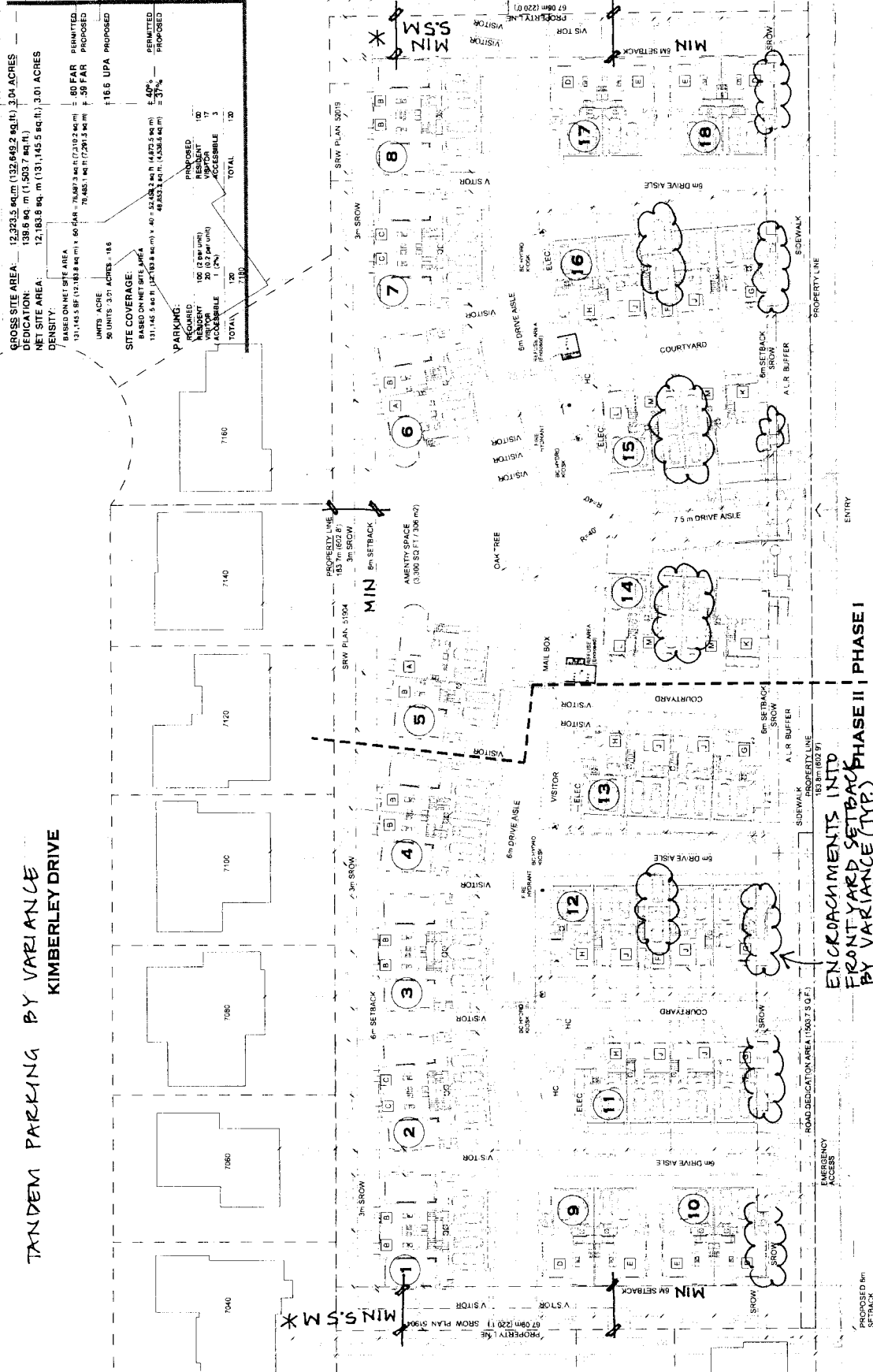
DP 04287638

STEVESTON HIGHWAY

## VARIANCES:

- FRONT YARD SETBACK OF 19'-8" (6M) REDUCED VARIES FROM 19'-3" TO 15'-6" MAX.
- THE PROVISION OF TWELVE (12) TANDEM PARKING SPACES

ENCROACHMENTS INTO  
FRONT YARD SETBACK  
BY VARIANCE (TYP.)





7040

7060

7080

7100

7120

7140

7160

10900

10920

7100

STEVESTON HIGHWAY

PLAN # 3A MAY 11 2005

DP 04287638

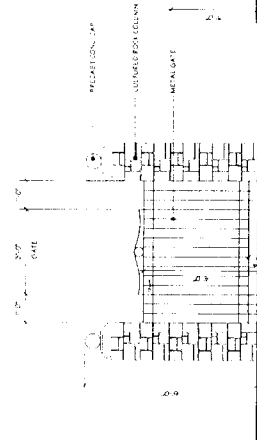
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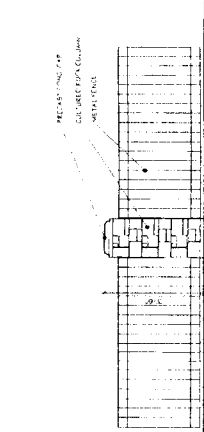
**ITC & ASSOCIATES**  
L.L. TOYACOW ARCHITECTS  
1100 W. 4th Street  
Richmond, BC V7E 2L4  
Tel: (604) 275-5812  
Fax: (604) 275-4836  
E-mail: toycow@shaw.ca

Source	TYPE *	0
Program	ML	
Model	T1	
Date	JUNE 28 2004	
File	DELTA	
Panel		

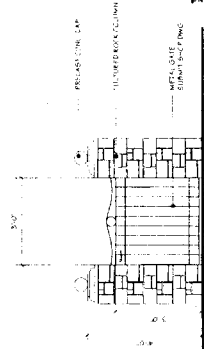




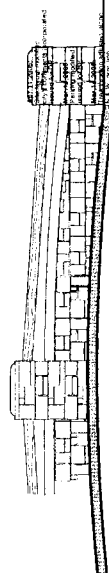
1 WALKWAY GATE  
SCALE 1/2" = 1'-0"



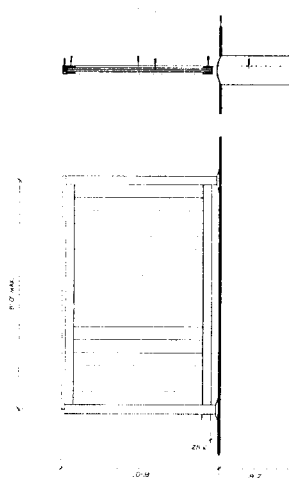
2 FENCE ALONG STEVESTON HWY  
SCALE 1/2" = 1'-0"



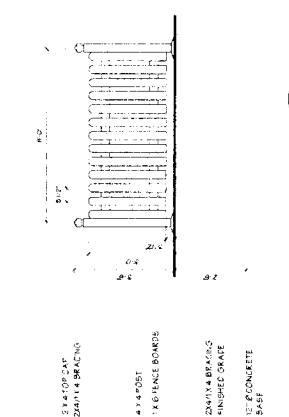
3 UNIT GATE  
SCALE 1/2" = 1'-0"



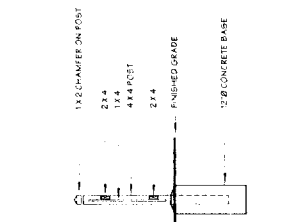
4 BRIDGE  
SCALE 1/2" = 1'-0"



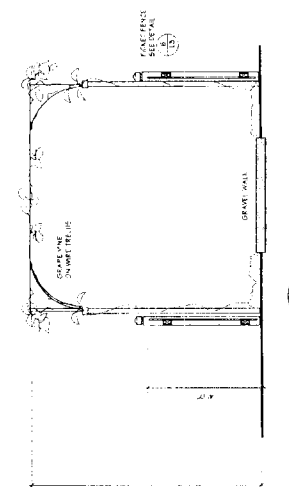
5 WOOD FENCE  
SCALE 1/2" = 1'-0"



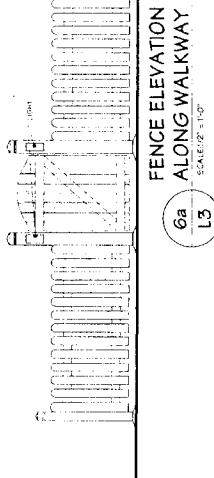
6 PICKET FENCE  
SCALE 1/2" = 1'-0"



3 UNIT GATE  
SCALE 1/2" = 1'-0"



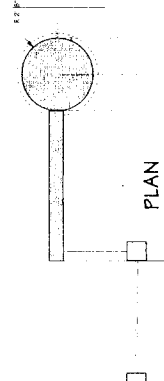
7 METAL ARBOUR  
SCALE 1/2" = 1'-0"



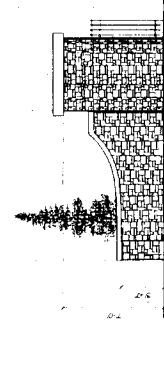
6a FENCE ELEVATION ALONG WALKWAY  
SCALE 1/2" = 1'-0"



6b FENCE ELEVATION AT AMENITY AREA  
SCALE 1/2" = 1'-0"

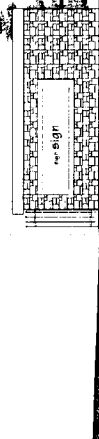


PLAN



ELEVATION

PLAN # 3C MAY 11 2005  
DP 04287638



8 ENTRY GATE FEATURE  
SCALE 1/2" = 1'-0"

**ITO & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
3180 HURST STREET  
RICHMOND, B.C. V6X 2A4  
PHONE: (604) 275-2812  
FAX: (604) 275-2813  
EMAIL: ITO@ITOBC.COM

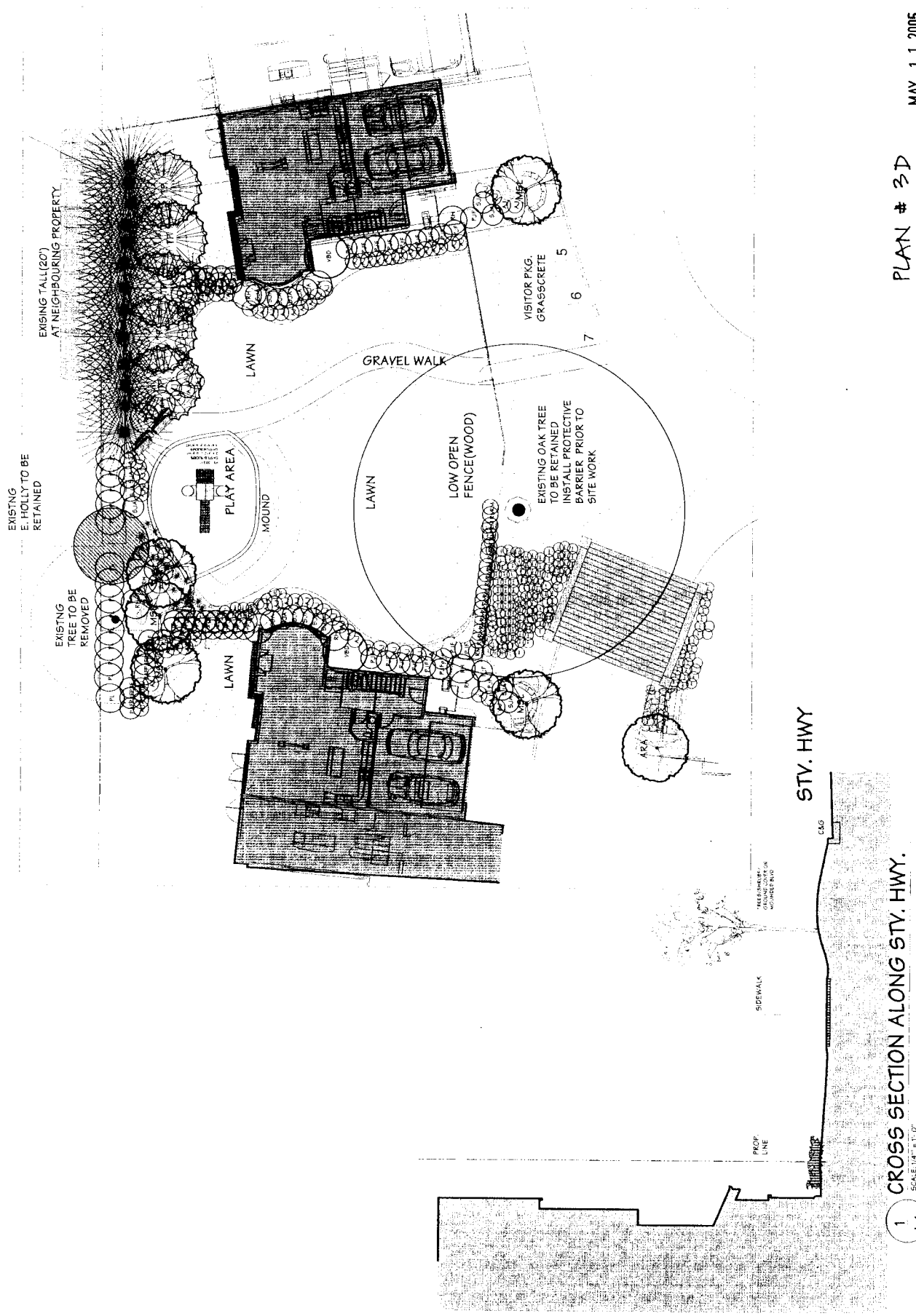
7071 STEVESTON  
RICHMOND, B.C.

LANDSCAPE  
DETAILS

NO.	DATE	DESCRIPTION
1	05/11/05	ISSUED FOR PERMIT
2	05/11/05	ISSUED FOR PERMIT
3	05/11/05	ISSUED FOR PERMIT
4	05/11/05	ISSUED FOR PERMIT
5	05/11/05	ISSUED FOR PERMIT
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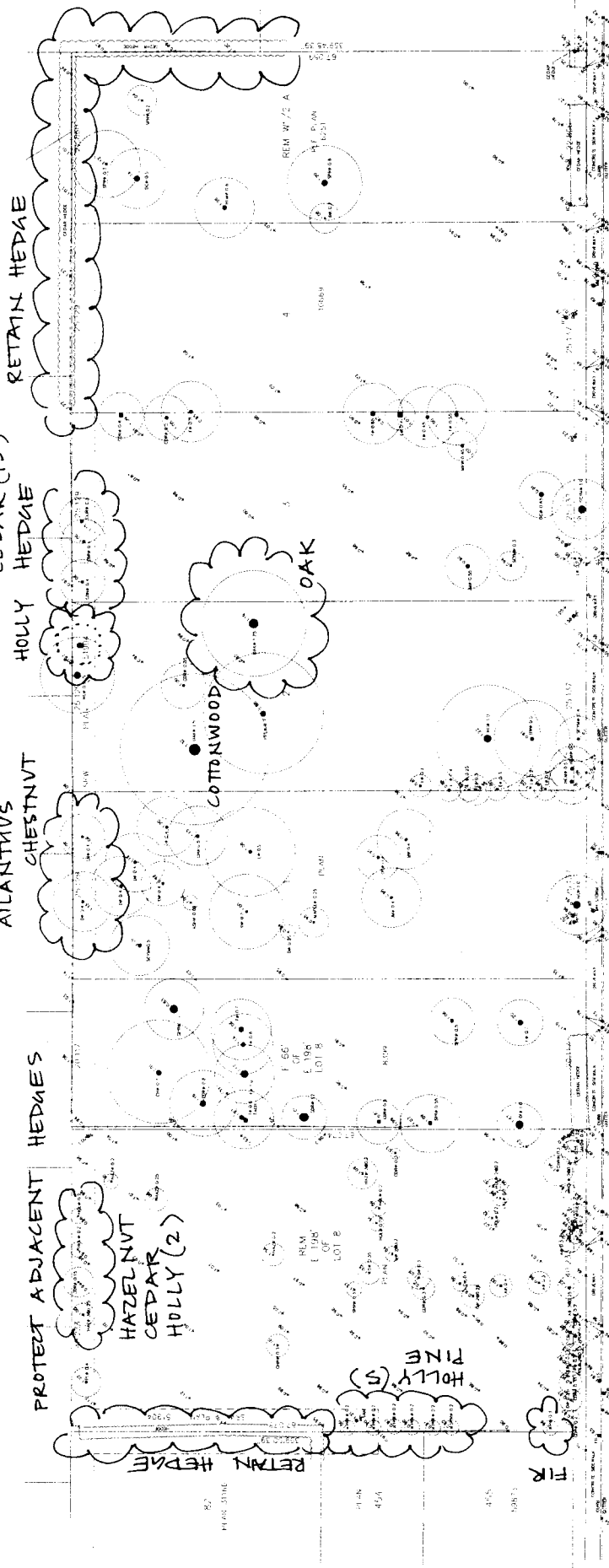
L3 of 4

PLAN # 3D  
DP 04287638  
MAY 11 2005



CROSS SECTION ALONG STV. HWY.

TOPOGRAPHIC SURVEY PLAN OF PART OF SECTION 32  
BLOCK 4 NORTH RANG 6 WEST NEW WESTMINSTER DISTRICT



STEVENSON HIGHWAY

**TREE RETENTION  
PLAN**

LEGEND

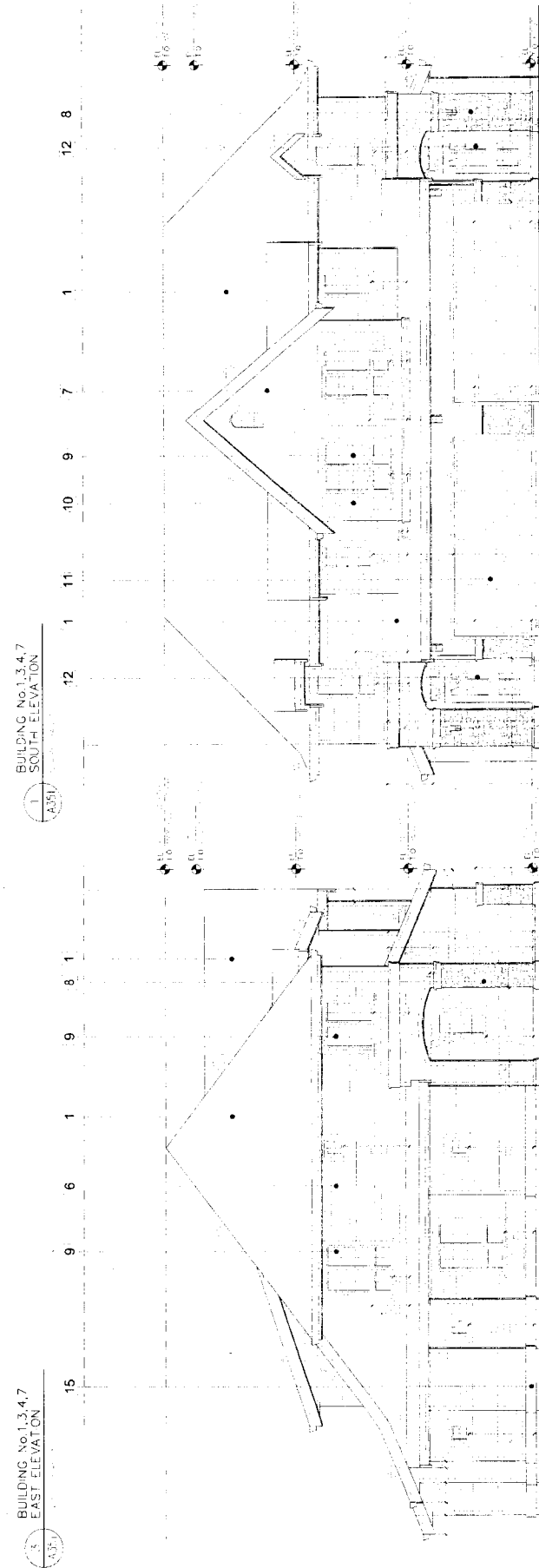
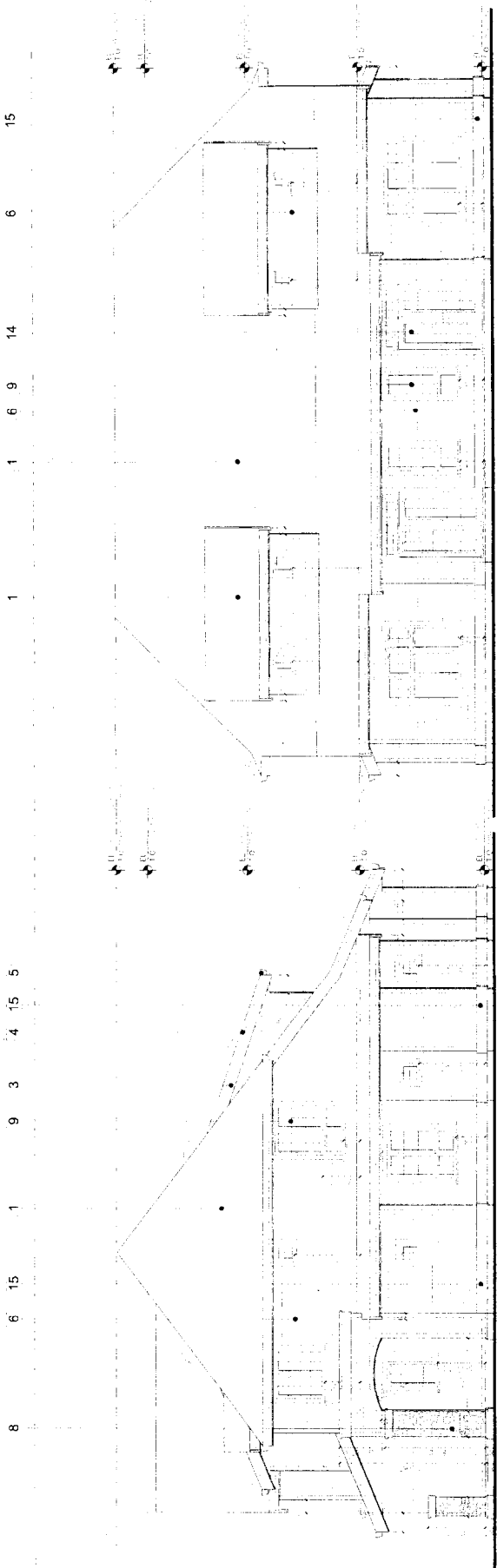
SCALE 1:200

© 2005  
MAYOR, P.L.L.C. & ASSOCIATES  
SURVEYORS & ENGINEERS  
1000 10th Avenue West  
Edmonton, AB  
T6A 1P4  
TEL: 463-1111  
FAX: 463-1112  
WWW.MAYOR.PLLC.COM

DATE OF SURVEY: FEBRUARY 20, 2004  
DATE OF PLAN: MAY 11, 2005  
DATE OF ISSUE: MAY 28, 2005

PLAN # 3E MAY 11 2005  
DP 04287638

## NOTES

[illegible]

**PROPOSED TOWNHOUSE  
DEVELOPMENT**  
7071 Steveston Highway  
Richmond, British Columbia

**S8110 HOLDINGS LTD.**

BUILDING No 1,3,4,8  
ELEVATIONS  
NORTH / SOUTH  
EAST / WEST

BUILDING No 1347  
WEST ELEVATION

BUILDING No 1347  
NORTH ELEVATION

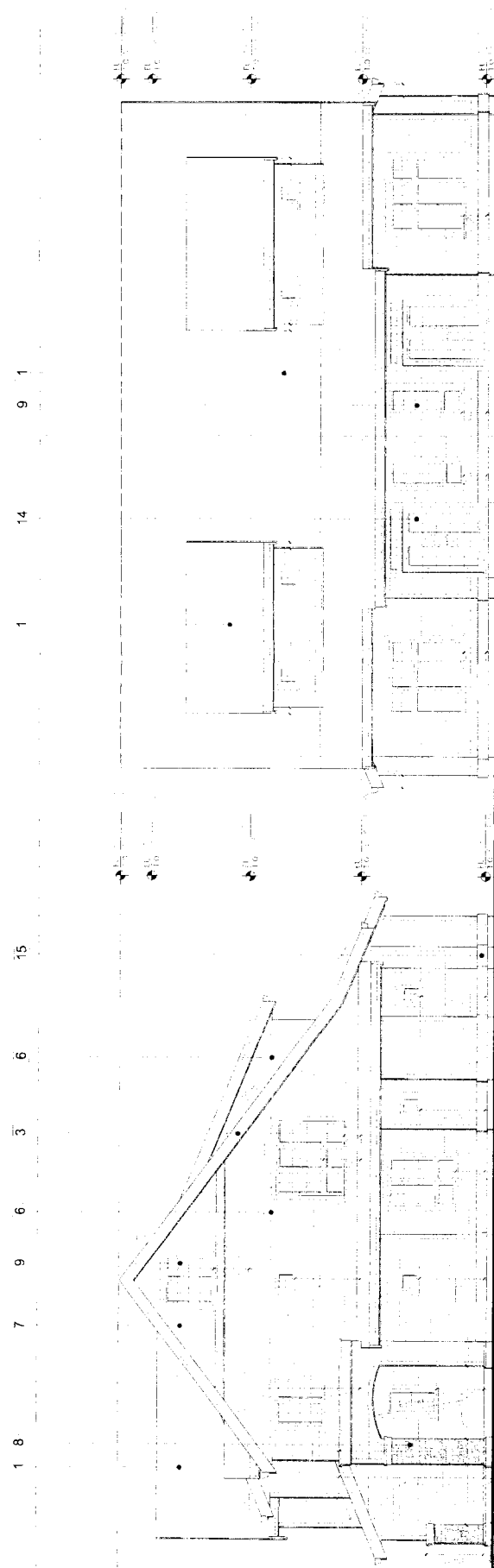
DP 04287638

MAY 11 2005

PLAN # 4

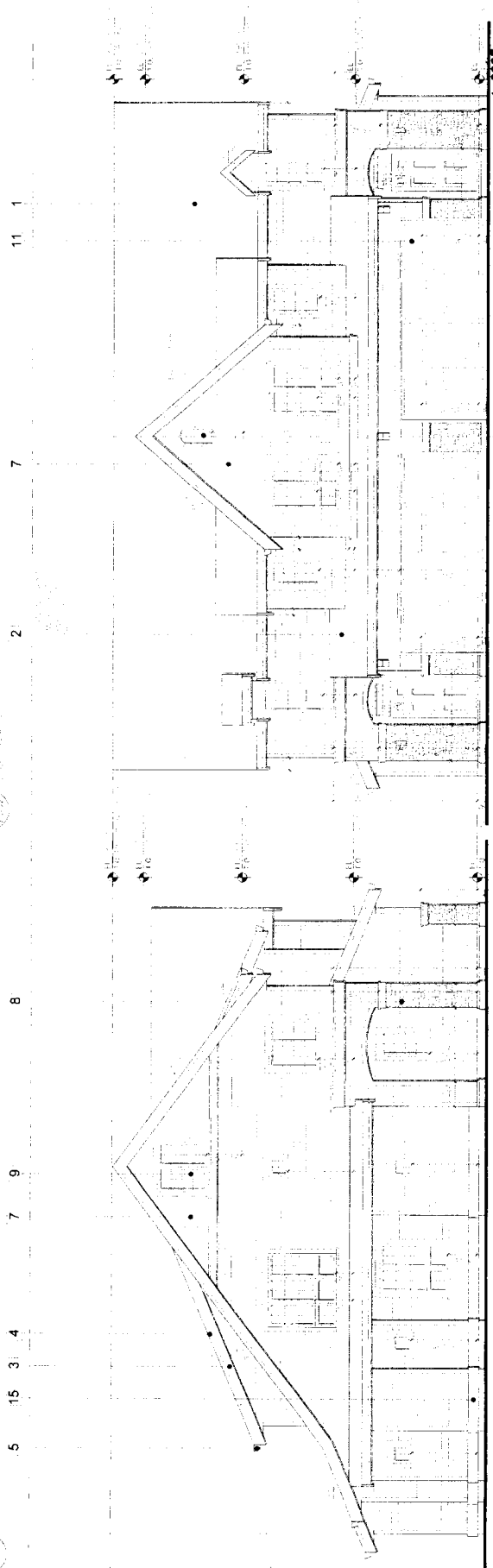
DP 04287638

A-351 F



3 EAST ELEVATION  
A352

BUILDING No.2.7  
EAST ELEVATION



2 NORTH ELEVATION  
A353

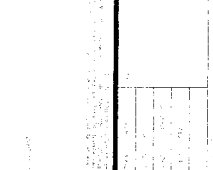
BUILDING No.2.7  
WEST ELEVATION

NOTES															
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15															
16															

DATE: 11/11/2005  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: 1/8" = 1'-0"

**PATRICK COTTER  
ARCHITECT INC.**  
225, 1035 N. 3 RD. TORONTO  
ON M6H 1A2  
TEL: (416) 593-1111  
FAX: (416) 593-1111  
E-MAIL: PATRICK@PAC-INC.COM

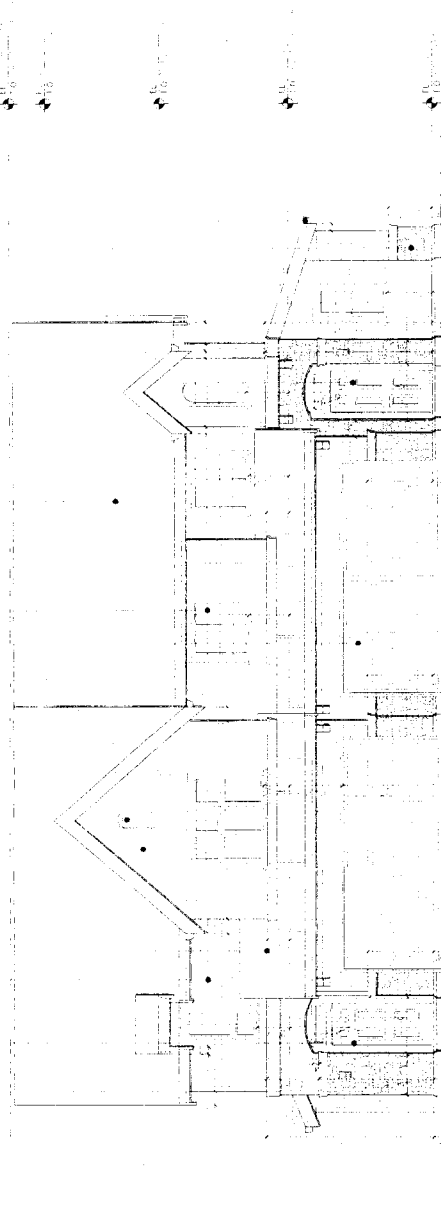
PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 Steveston Highway  
Richmond, British Columbia  
S8110 HOLDINGS LTD



BUILDING No.2.7  
ELEVATIONS  
NORTH / SOUTH  
EAST / WEST

# MIRROR ELEVATIONS FOR BUDG # 6

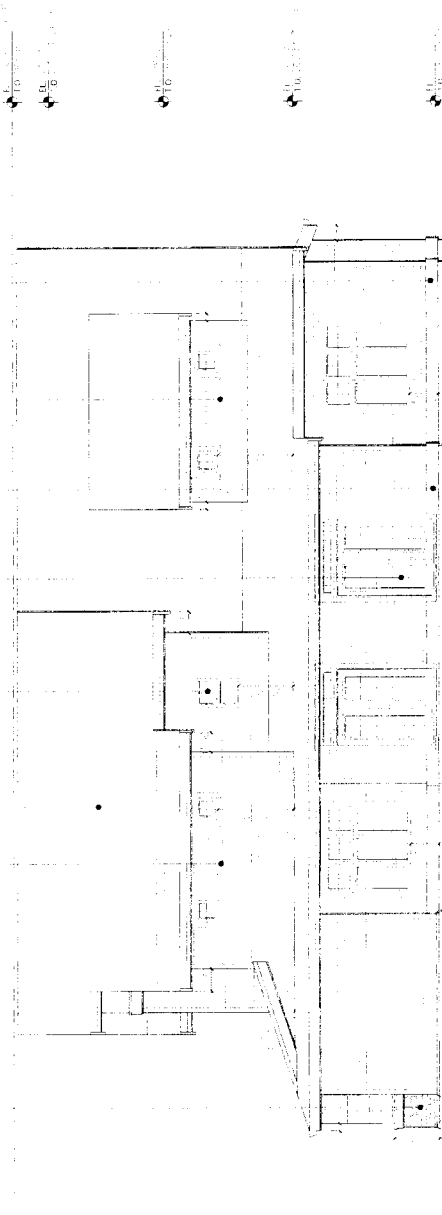
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BUILDING No. 5.6  
SOUTH ELEVATION



8 6 1 9 14 15 6 16



BUILDING No. 5.6  
NORTH ELEVATION



DP 04287638

MAY 11 2005  
PLAN # 6  
DP 04287638

288-11100 N. JAVING MONTOMO  
TEL: (604) 273-1411  
FAX: (604) 273-1411  
CELL: (604) 310-4004  
E-MAIL: info@pattickcarter.com

PATRICK COTTER  
ARCHITECT INC.

PROPOSED TOWNHOUSE  
DEVELOPMENT  
7700 Glenora Highway  
Richmond, British Columbia

S8110 HOLDINGS LTD

BUILDING No 5.6  
ELEVATIONS  
NORTH / SOUTH

A-353 F



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

DATE	REASON FOR DEVALUMENT	NOT USED
APR 11 1953	RE ISSUED FOR DEVALUMENT	
MAY 23 1953	RE ISSUED FOR DEVALUMENT	
MAY 23 1953	RE ISSUED FOR DEVALUMENT	
MAY 23 1953	RE ISSUED FOR DEVALUMENT	
JUN 25 1954	RE ISSUED FOR DEVALUMENT	
JUN 25 1954	RE ISSUED FOR DEVALUMENT	

235 410100 5 ROAD INC-9909ND  
100118-- CO.,UMBSA,VTA 427  
TEL (604) 272 1477  
FAX (604) 272 1473  
C/O (604) 377 9454  
E MAIL carroll@telus.net

S8110 HOLDINGS LTD

**A-354**

DP 04287638

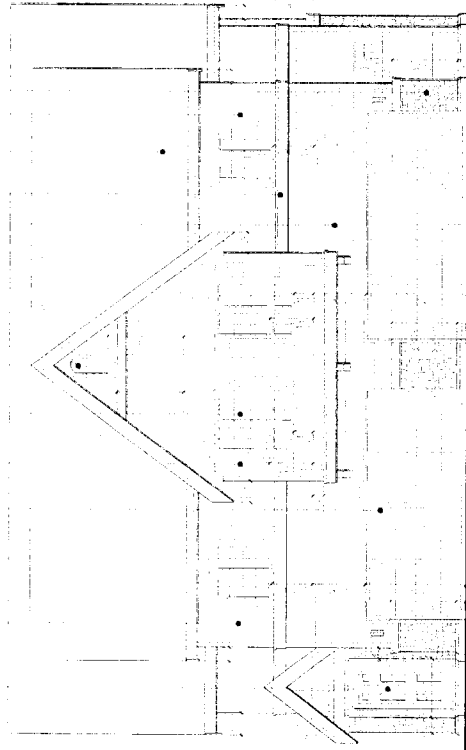
MAY 11 2005

PLAN #7

DP 04287638

BUILDING No. 5, 6  
WEST ELEVATION

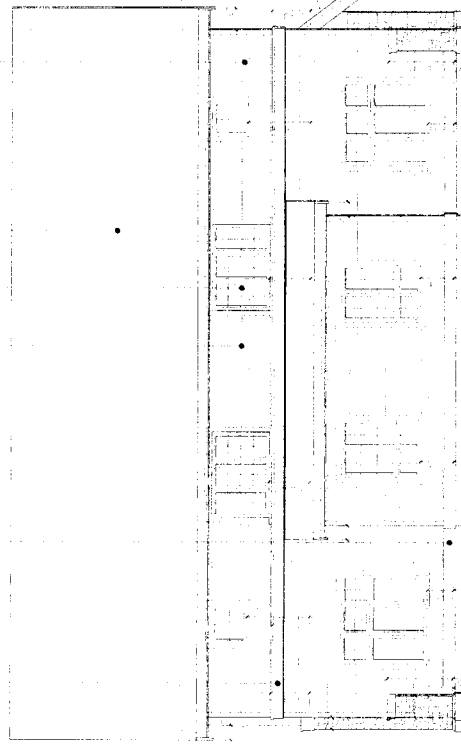
12 7 11 10 9 6 16 1 7 8



3 BUILDING No. 9, 10, 17, 18  
EAST ELEVATION

2/55

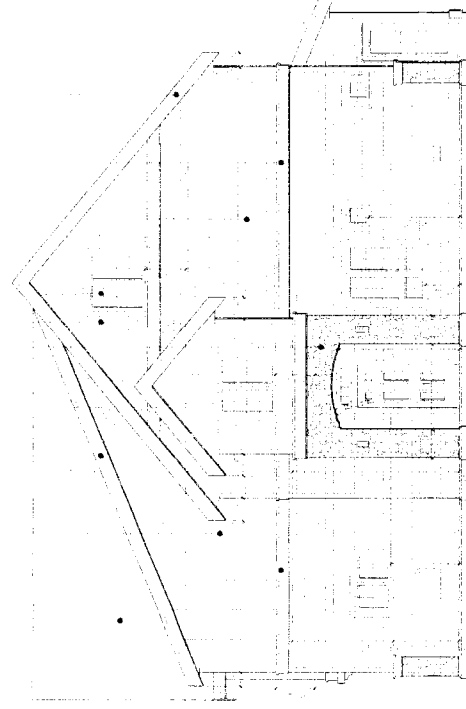
16 15 6 9 1 3



4 BUILDING No. 9, 10, 17, 18  
WEST ELEVATION

4/55

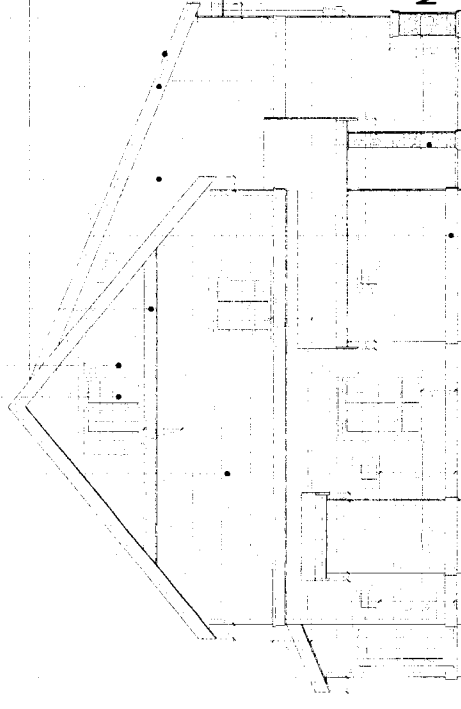
1 16 7 3 8 10 9 6 16 3



1 BUILDING No. 9, 10, 17, 18  
SOUTH ELEVATION

1/55

6 9 10 16 15 7 8 3 4



2 BUILDING No. 9, 10, 17, 18  
NORTH ELEVATION

3/55

MAY 11 2005

DP04287638

PLAN # 8  
DP 04-287638

A-355 F

BUILDING No 9, 10, 17, 18  
ELEVATIONS  
NORTH / SOUTH  
EAST / WEST

PATRICK COTTER  
ARCHITECT INC.

235 LINDEN AVE. RICHMOND  
B.C. V6X 2E7  
TEL: (604) 272-0411  
FAX: (604) 272-0412  
CELL: (604) 272-0413  
E-MAIL: p.cotter@pc-inc.com

PROPOSED TOWNHOUSE  
PROJECT  
7071 St. Johns Highway,  
Richmond, British Columbia

S8110 HOLDINGS LTD.

NOTES

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NOTES

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DATE: 11.11.05  
 DRAWN BY: J. COTTER  
 CHECKED BY: J. COTTER  
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT  
 7071 STEVENSON HIGHWAY  
 RICHMOND, BRITISH COLUMBIA  
 V6V 1A6  
 TEL: (604) 272-7471  
 FAX: (604) 272-7471  
 E-MAIL: J.COTTER@PATRICKCOTTER.COM

**PATRICK COTTER**  
**ARCHITECT INC.**

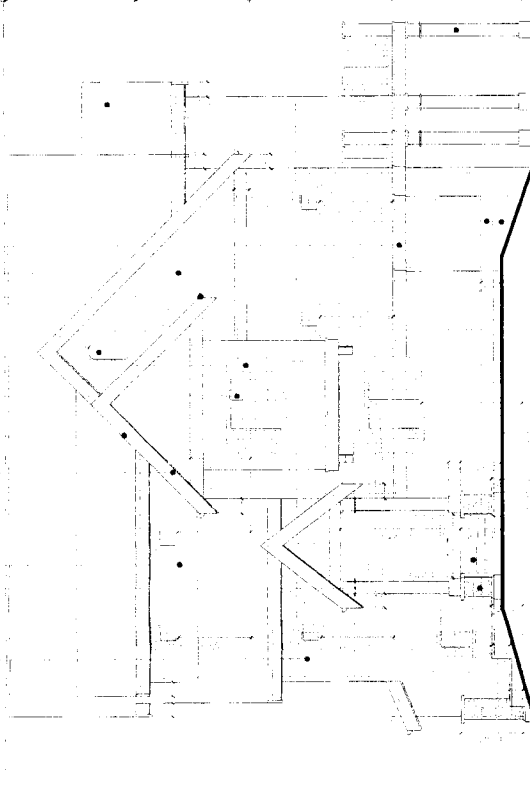
PROPOSED TOWNHOUSE  
 DEVELOPMENT  
 7071 STEVENSON HIGHWAY  
 RICHMOND, BRITISH COLUMBIA

S8110 HOLDINGS LTD.

BUILDING No. 11.13  
 ELEVATIONS  
 SOUTH / NORTH

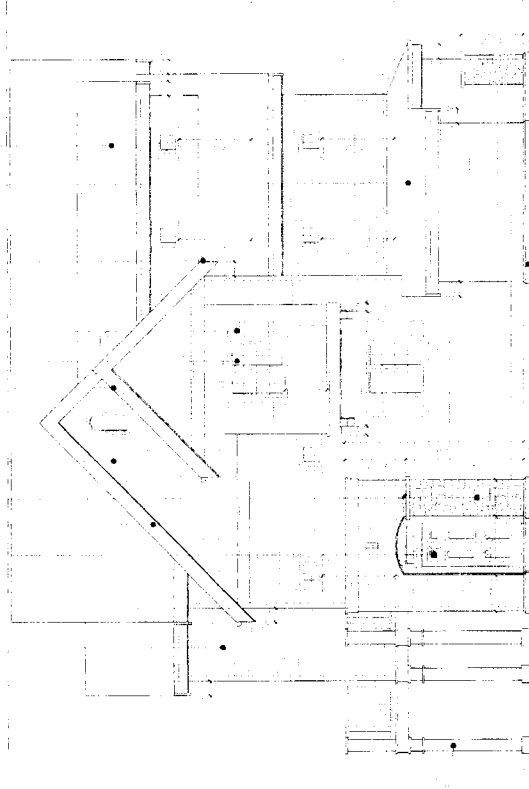
A-357 F

6 8 7 3 4 9 10 5 7 16 15 1



BUILDING No. 11.13  
 SOUTH ELEVATION

6 12 3 8 7 4 9 10 5 1 1

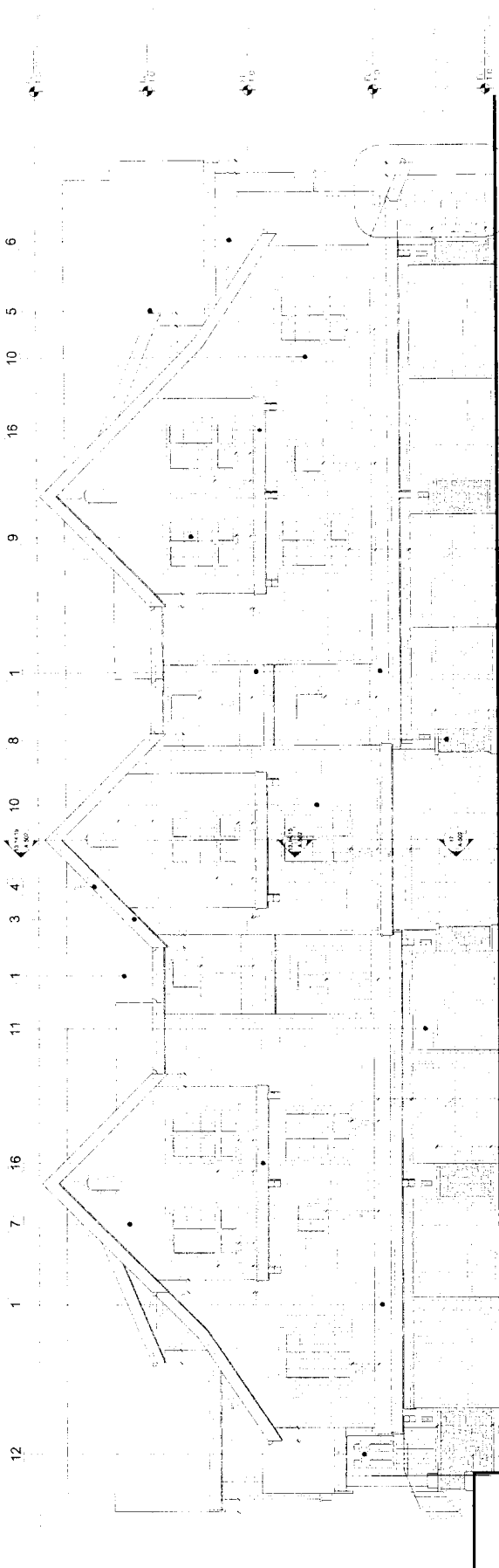


BUILDING No. 11.13  
 NORTH ELEVATION

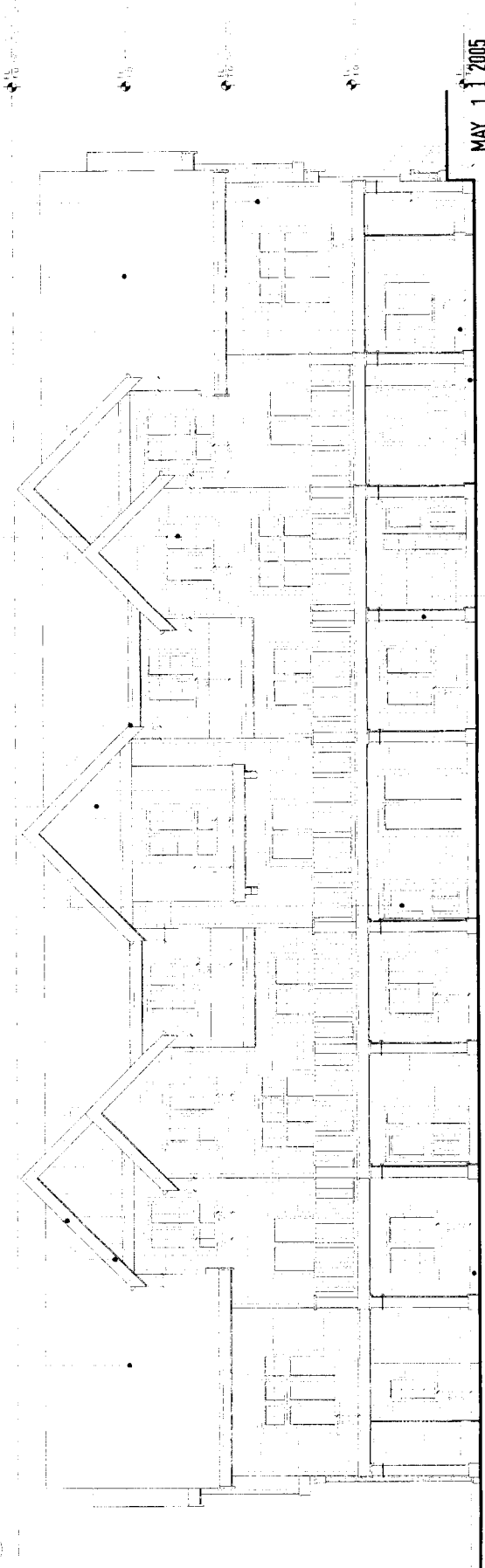
MAY 11 2005

DP 04287638

PLAN # 10  
 DP 04287638



BUILDING No.12.16  
EAST ELEVATION



BUILDING No.12.16  
WEST ELEVATION



MAY 11 2005

DP04287638

PLAN # 11  
DP 04287638

- NOTES
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PATRICK COTTER  
ARCHITECT INC.

3000 SHEPPARD AVENUE EAST  
SUITE 100  
VICTORIA, BC V8X 4M7  
TEL: (250) 383-1111  
FAX: (250) 383-1112  
E-MAIL: INFO@PCARCH.COM

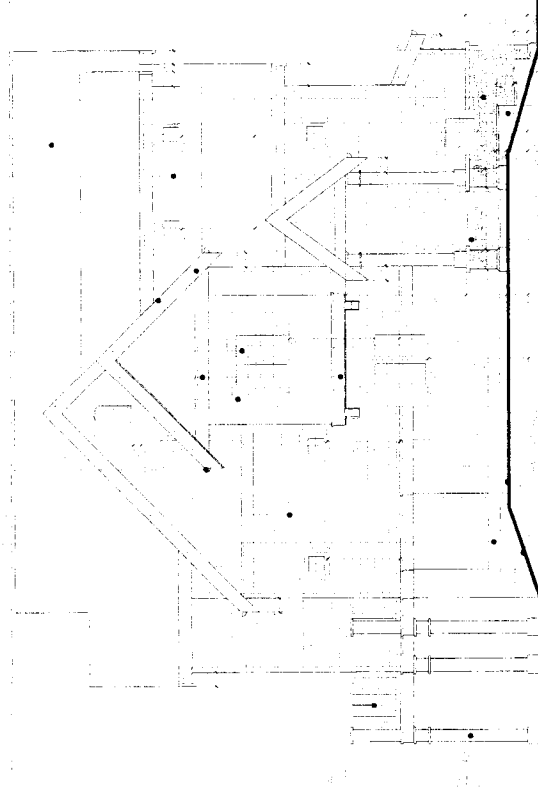
PROPOSED TOWNHOUSE  
DEVELOPMENT  
7077 Steveston Highway  
Richmond, British Columbia

S8110 HOLDINGS LTD.

BUILDING No. 12.16  
ELEVATIONS  
EAST / WEST

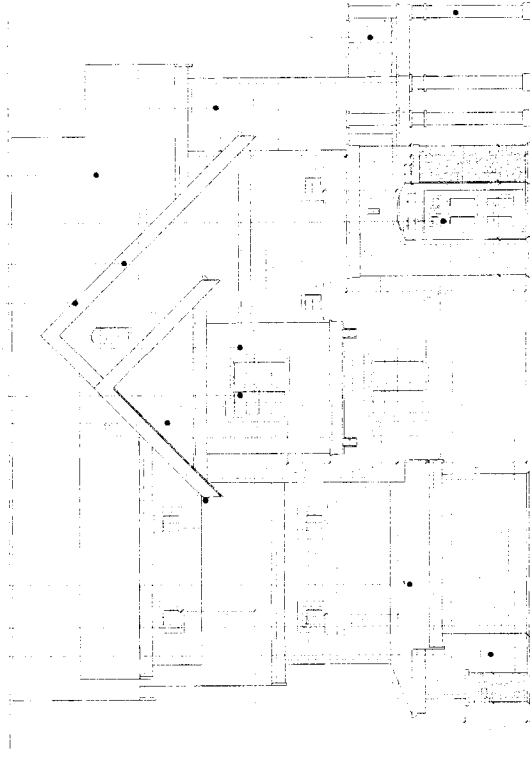
A-358 F

15 6 5 10 16 9 4 3 7 1 8



1  
A359  
BUILDING No.12/16  
SOUTH ELEVATION

8 1 5 7 9 10 4 3 12 1 6



2  
A359  
BUILDING No.12/16  
NORTH ELEVATION

MAY 11 2005  
DP04287638  
PLAN # 12  
DP 04287638

NOTES

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E-MAIL: p.cotter@pcarch.ca

PROPOSED TOWNHOUSE DEVELOPMENT  
7071 Steveston Highway  
Richmond, British Columbia  
SR110 HOLDINGS LTD

BUILDING No. 12/16  
ELEVATIONS  
SOUTH / NORTH

A-359 E

- NOTES
- 1
  - 2
  - 3
  - 4
  - 5
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  - 9
  - 10
  - 11
  - 12
  - 13
  - 14
  - 15
  - 16

DATE: 10/10/04  
 DRAWN BY: J. COTTER  
 CHECKED BY: J. COTTER  
 PROJECT NO: 04-287638  
 SHEET NO: 13 OF 16

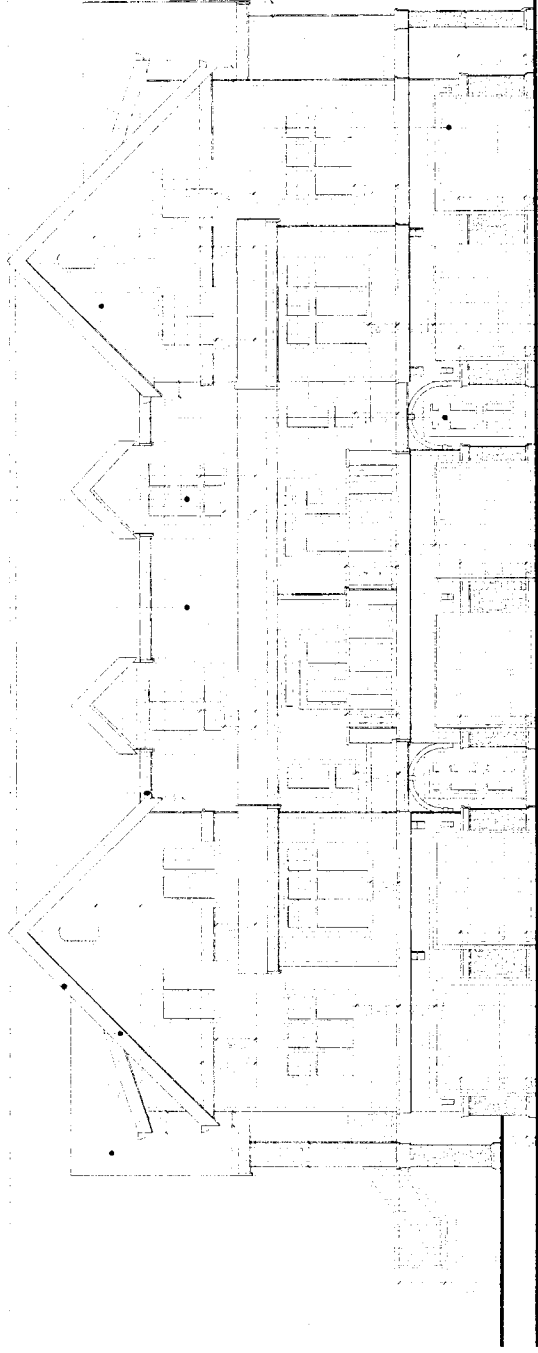
**PATRICK COTTER  
 ARCHITECT INC.**  
 235 103316 JENNIFER AVENUE  
 RICHMOND, BRITISH COLUMBIA  
 V6V 1K1  
 TEL: 604-273-1411  
 FAX: 604-273-1412  
 CELL: 604-273-1413  
 EMAIL: pc@pcarch.com

PROPOSED TOWNHOUSE  
 7075 COLUMBIA HIGHWAY  
 RICHMOND, BRITISH COLUMBIA  
 S8110 HOLDINGS LTD.

BUILDING No. 14,15  
 ELEVATIONS  
 EAST / WEST

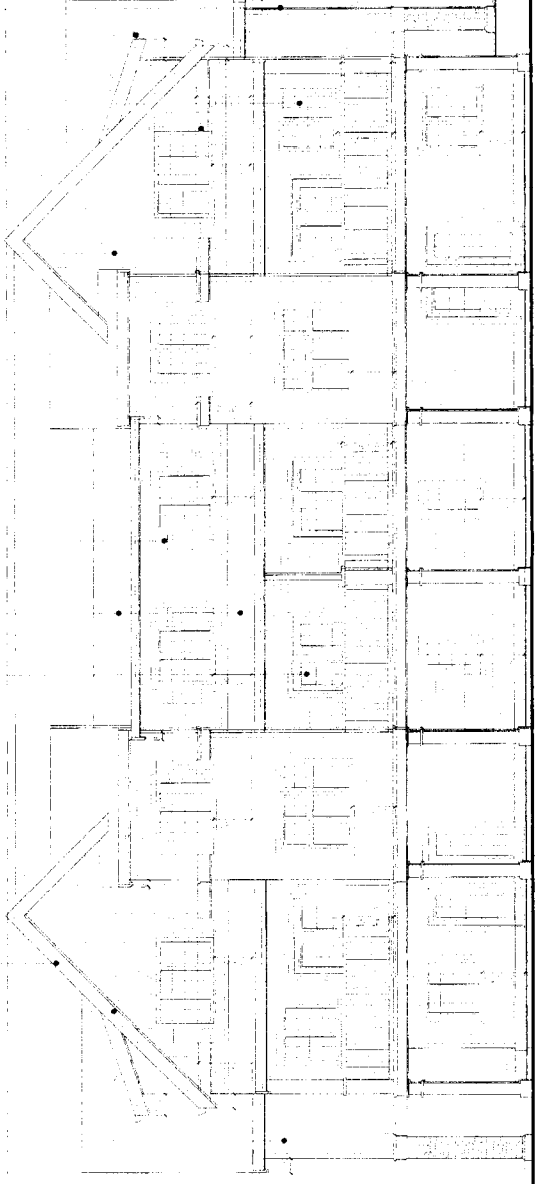
A-360 F

1 3 4 5 6 9 12 7 11



BUILDING No. 14,15  
 EAST ELEVATION  
 (A-360)

6 3 4 13 1 10 7 16 14 5 8



BUILDING No. 14,15  
 WEST ELEVATION  
 (A-360)

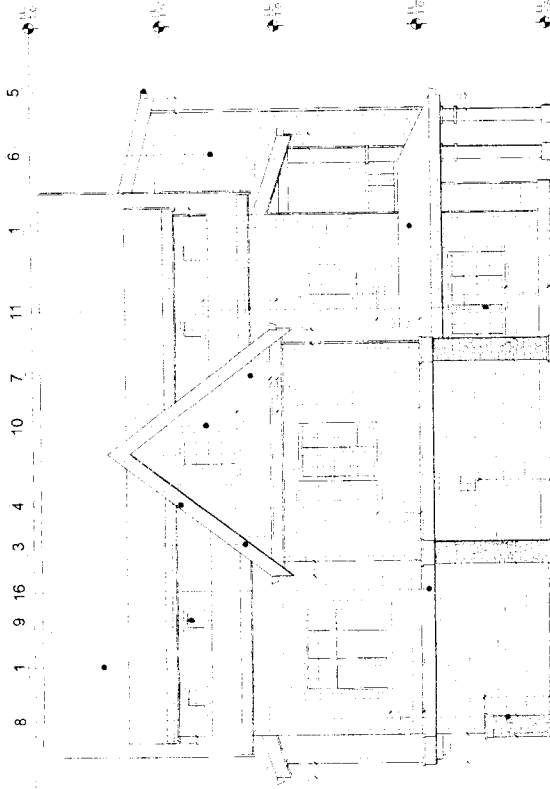
MIRROR ELEVATIONS  
 FOR BLDG # 15

MAY 11 2005

DP 04287638 PLAN # 13  
 DP-04-287638

MIRROR ELEVATIONS  
FOR BLDG # 15

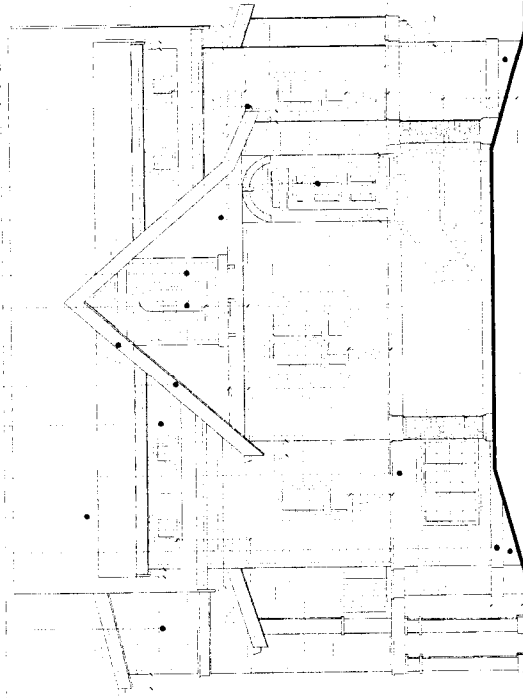
- NOTES
- 1
  - 2
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  - 11
  - 12
  - 13
  - 14
  - 15
  - 16



BUILDING No.14.15  
SOUTH ELEVATION



- 1
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- 3
- 4
- 5
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- 7
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- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16



BUILDING No.14.15  
NORTH ELEVATION



MAY 11 2005

DP 04287638

PLAN # 14  
DP 04287638

BUILDING No. 14.15  
ELEVATIONS  
SOUTH / NORTH

A-361 F

APR 1998 THE BUILDING DEPARTMENT "PERMIT"  
MAY 2005 DESIGN FOR BUILDING PERMIT  
JAN 2006 ARCHITECTURAL DRAWINGS  
JUN 2006 ARCHITECTURAL DRAWINGS  
OCT 2006 ARCHITECTURAL DRAWINGS  
DEC 2006 ARCHITECTURAL DRAWINGS

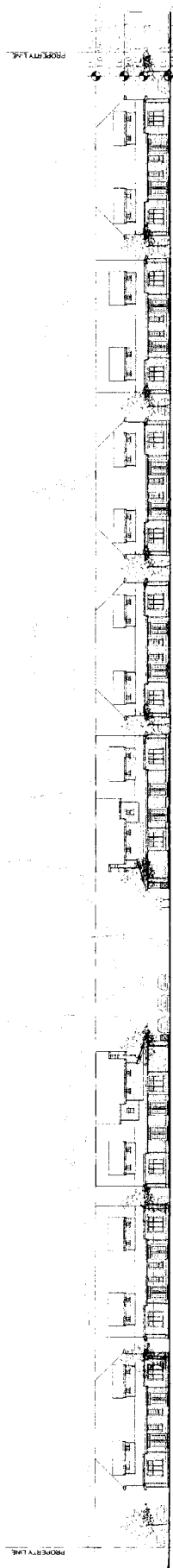
PATRICK COTTER  
ARCHITECT INC.

225 1400 N. 1400 S. RD.  
RICHMOND, BRITISH COLUMBIA  
V6X 1A1  
TEL: (604) 272-1411  
FAX: (604) 272-1411  
E: PATRICK@PCCI.COM

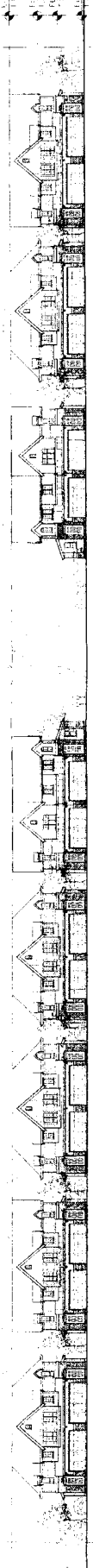
PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 Steveston Highway  
Richmond, British Columbia

S8110 HOLDINGS LTD.





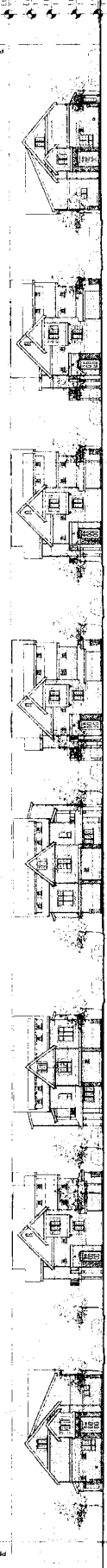
PROPERTY LINE



INTERNAL DRIVE AISLE  
STREETSCAPE ELEVATION (FACING NORTH)

A302

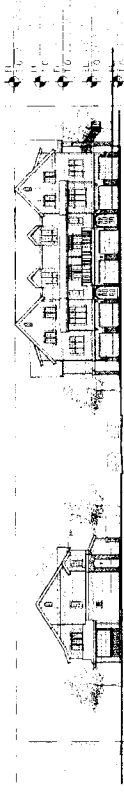
PROPERTY LINE



INTERNAL DRIVE AISLE  
STREETSCAPE ELEVATION (FACING SOUTH)

A302

PROPERTY LINE



INTERNAL DRIVE AISLE  
STREETSCAPE ELEVATION (FACING EAST)

A302

PROPERTY LINE



INTERNAL DRIVE AISLE  
STREETSCAPE ELEVATION (FACING WEST)

A302

ALL ELEVATIONS FOR DEVELOPMENT PERMIT  
DATE: 11/11/2005  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]  
DATE: 11/11/2005

**PATRICK COTTER  
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225 ALEXANDER STREET, SUITE 200  
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FAX: (604) 272-2411  
E-MAIL: info@patrickcotton.com

PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 Steveston Highway  
Richmond, British Columbia  
S8110 HOLDINGS LTD

INTERNAL DRIVE AISLE  
STREETSCAPE  
ELEVATIONS

A302 E

Reference Plan  
MAY 11 2005  
DP 04287638

# ALTERNATE PLANS FOR ACCESSIBILITY REQUIREMENT

NOTES

AREA (SQF)

FIRST FLOOR: 676.5  
SECOND FLOOR: 87.1  
T.A.R.: 1546.53  
COV.: 1107.48

PATRICK COTTE  
ARCHITECTING

225-11352 New Richmond  
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CELL: 708-221-1135  
E-MAIL: patrick@patrickcotte.com

PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 Stevenson Highway  
Richmond, British Columbia

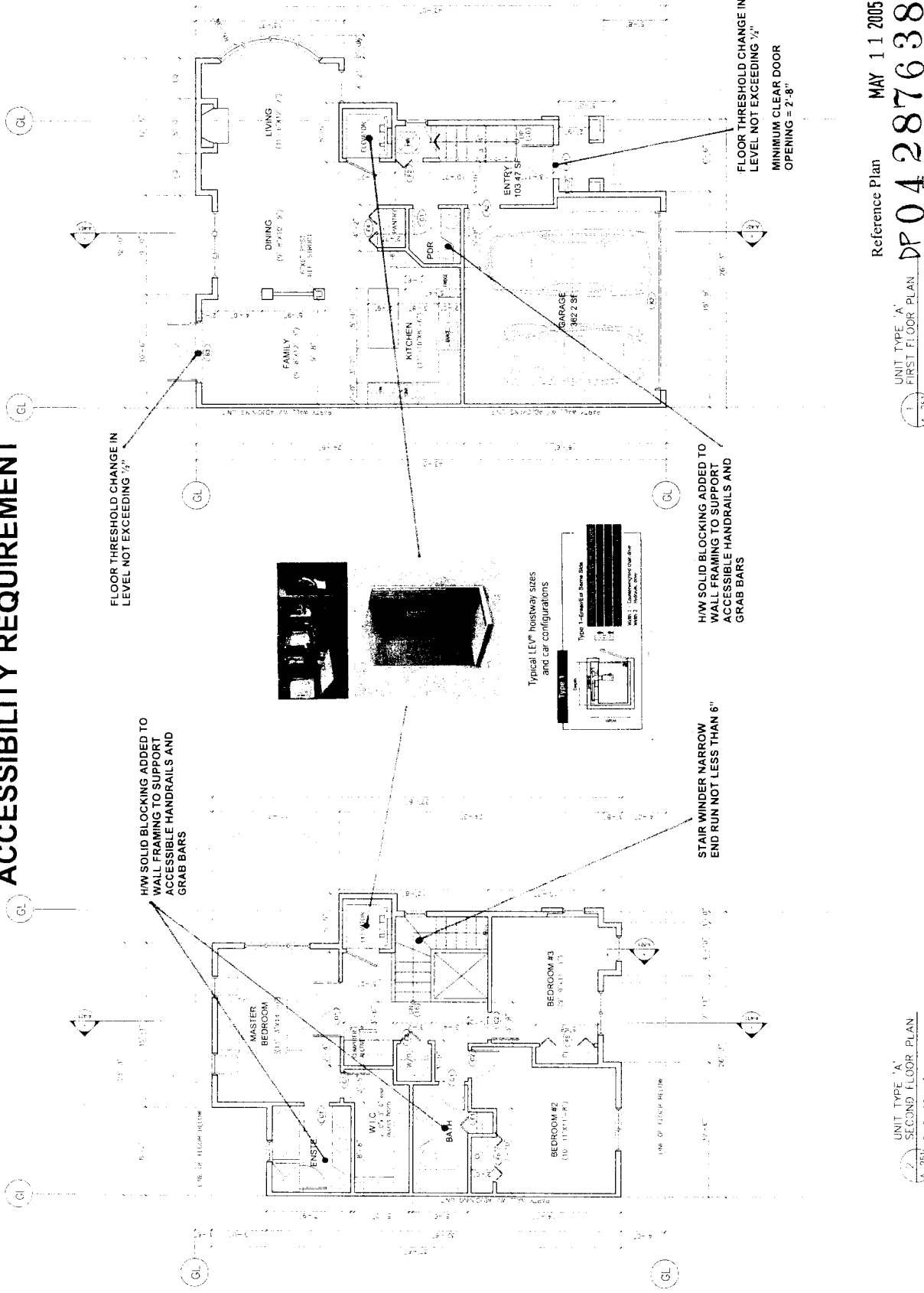
OWNER  
SR110 HOLDINGS LTD

DATE: 05/11/2005

NO.	DATE	DESCRIPTION
1	05/11/2005	ISSUED FOR PERMIT
2	05/11/2005	REVISION
3	05/11/2005	REVISION
4	05/11/2005	REVISION
5	05/11/2005	REVISION

UNIT 'A'  
ALTERNATE FLOOR PLAN  
ACCESSIBILITY OPTION

DATE: 05/11/2005  
A-251A D



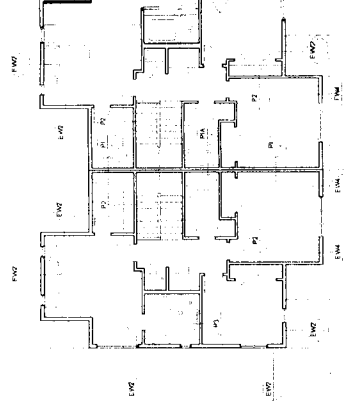
Reference Plan MAY 11 2005  
UNIT TYPE 'A'  
FIRST FLOOR PLAN  
DP 04 287638

UNIT TYPE 'A'  
SECOND FLOOR PLAN  
A-251A

3

A

1



2

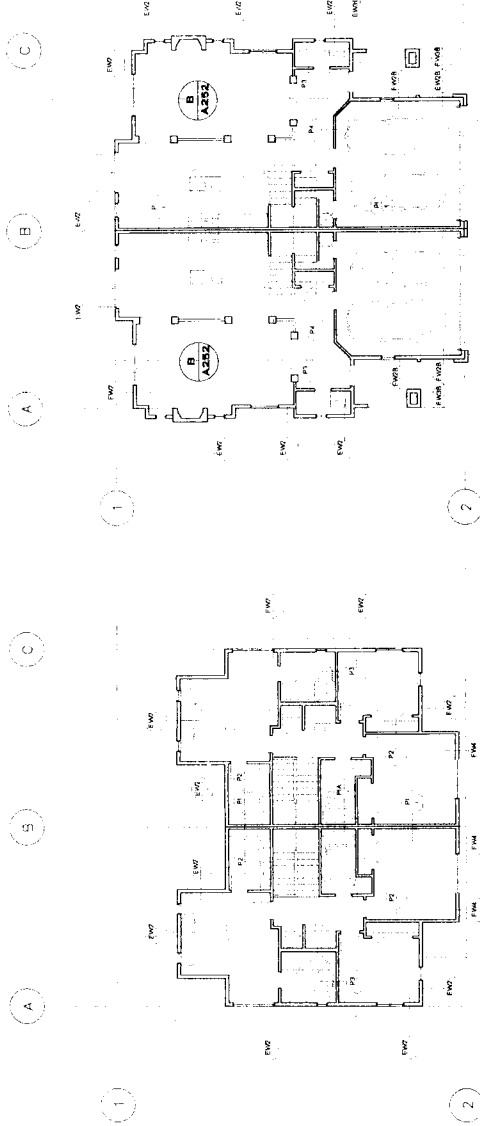
BUILDING 1, 3, 4, 8  
FLOOR PLAN - LEVEL 2

2

2/13

NOTES

FOR INDIVIDUAL INT PLANS SEE  
DRAWINGS NO A252



BUILDING 1, 3, 4, 8  
FLOOR PLAN - LEVEL 2

BUILDING 1, 3, 4, 8  
FLOOR PLAN - LEVEL 1

DATE: 11/11/05  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]  
SCALE: AS SHOWN  
SHEET NO: 1 OF 1  
SHEET TITLE: FLOOR PLAN - LEVEL 2

**PATRICK COTTER  
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PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 Steveston Highway  
Richmond, British Columbia  
S8110 HOLDINGS LTD

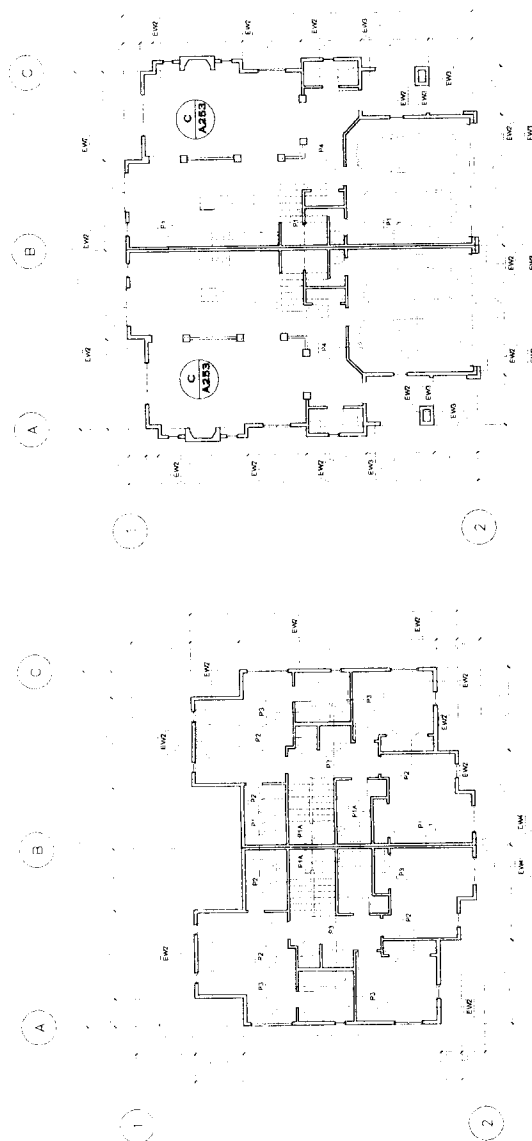
BUILDING No. 1, 3, 4, 8  
FLOOR PLANS  
LEVEL 1  
LEVEL 2  
ROOF

**A201 F**

BUILDING 1, 3, 4, 8 Reference Plan  
MAY 11 2005

DP 04287638

NOTES



BUILDING 2.7  
FLOOR PLAN - LEVEL 1

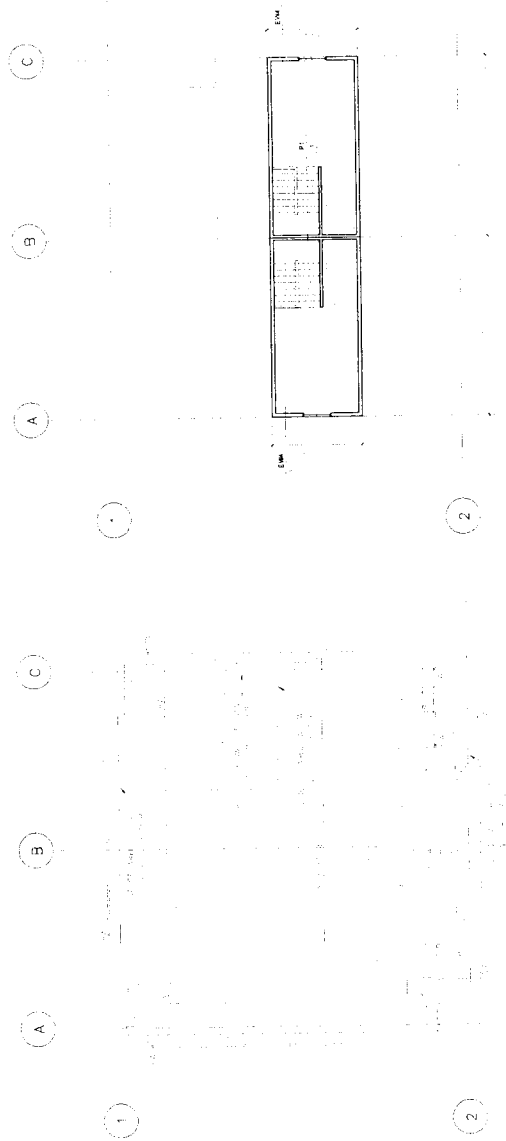
BUILDING 2, 7  
FLOOR PLAN - LEVEL 2

TIME	TEMPERATURE	WAVELENGTH	WAVELENGTH	WAVELENGTH
100	100	100	100	100
200	200	200	200	200
300	300	300	300	300
400	400	400	400	400
500	500	500	500	500
600	600	600	600	600
700	700	700	700	700
800	800	800	800	800
900	900	900	900	900
1000	1000	1000	1000	1000

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FAX (604) 272 1471  
TEL (604) 377 9454  
E-MAIL: info@theinternationalbullmarket.com

**PROPOSED TOWNHOUSE  
DEVELOPMENT**  
7071 Steveston Highway  
Richmond, British Columbia



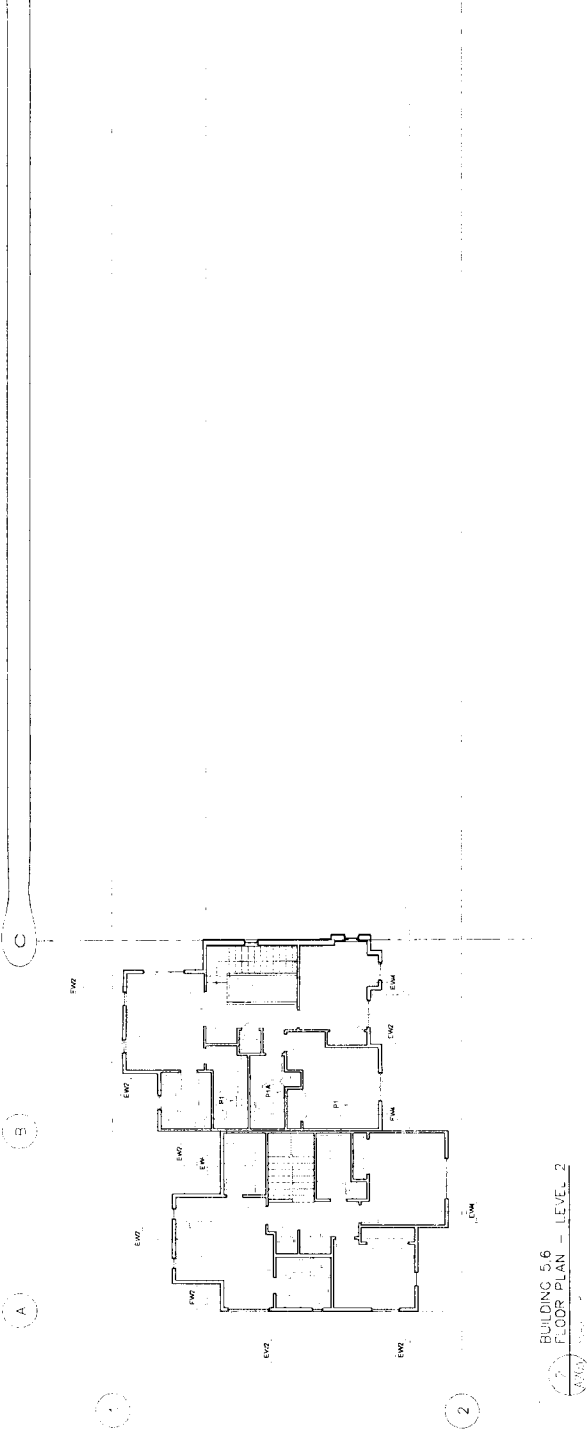
BUILDING 2.7  
FLOOR PLAN - LEVEL 3

BUILDING 2, 7  
ROOF PLAN

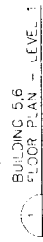
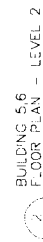
Reference Plan  
MAY 11 2005

DP04287638

A202 F



FOR INDIVIDUAL JUNIT PLANS SEE  
DRAWINGS NO. A251, A252

[illegible]

■ ■ PATRICK COTTER  
■ ■ ARCHITECT INC.

235-11300 No. 5 Road, Richmond  
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FAX (604) 272-1471  
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**PROPOSED TOWNHOUSE  
DEVELOPMENT**  
7071 Steveston Highway  
Richmond, British Columbia

S8110 HOLDINGS LTD

**BUILDING No. 5, 6**  
**FLOOR PLANS**  
**LEVEL 1**  
**LEVEL 2**  
**ROOF**

A203

4

MAY 11 2005

## Reference Plan

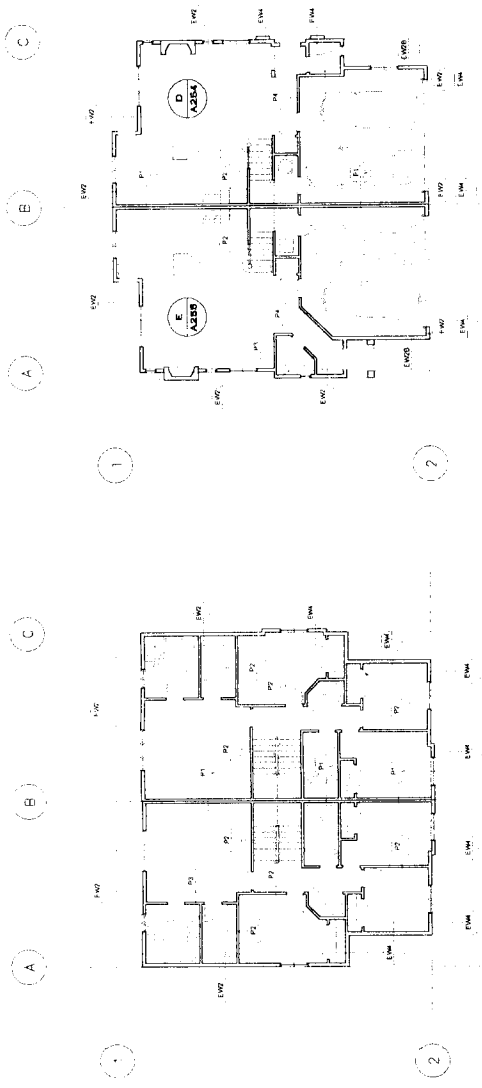
BUILDING 5,6  
ROOF PLAN

3/29/85

~~DP~~ 04287638



NOTES  
FOR INDIVIDUAL UNIT PLANS SEE  
DRAWINGS NO A 254 A 255

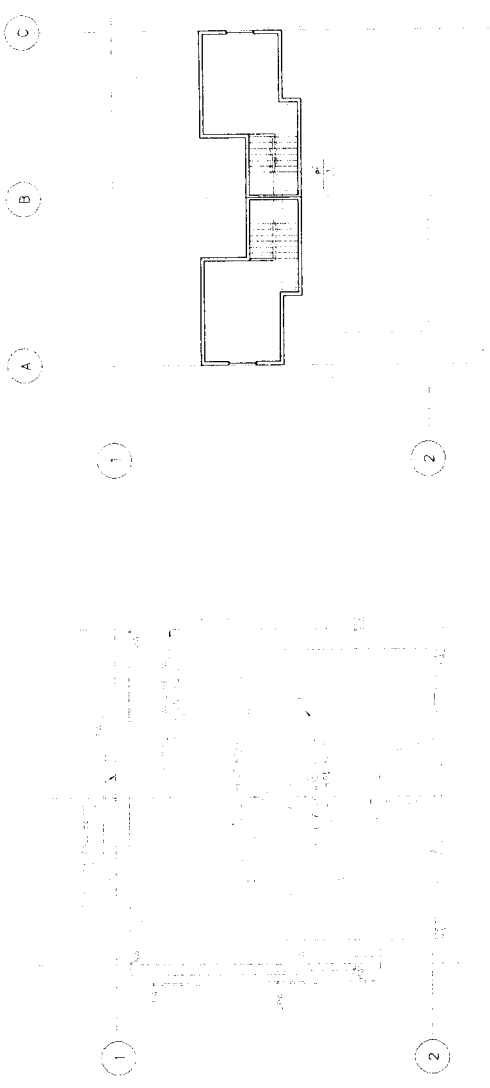


1  
BUILDING 9,10,17,18  
FLOOR PLAN - LEVEL 1

DATE: 11/11/2005  
BY: [Signature]  
CHECKED BY: [Signature]  
DESIGNED BY: [Signature]  
PROJECT NO: 9,10,17,18  
PROJECT NAME: PROPOSED TOWNHOUSE DEVELOPMENT  
CLIENT: SB110 HOLDINGS LTD  
ARCHITECT: PATRICK COTTER ARCHITECT INC.  
2301 LAMAR AVENUE, SUITE 100  
VANCOUVER, BC V6L 1A1  
TEL: (604) 271-1111  
FAX: (604) 271-1112  
WWW.PATRICKCOTTERARCHITECT.COM

PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 Steveston Highway  
Richmond, British Columbia

SB110 HOLDINGS LTD



2  
BUILDING 9,10,17,18  
FLOOR PLAN - LEVEL 2

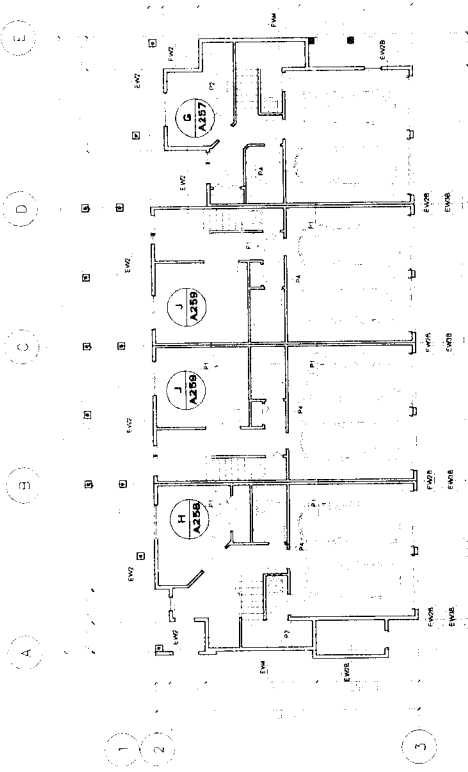
BUILDING No 9,10,17,18  
FLOOR PLANS  
LEVEL 1  
LEVEL 2  
ROOF

Reference Plan  
MAY 11 2005  
DP 04287638

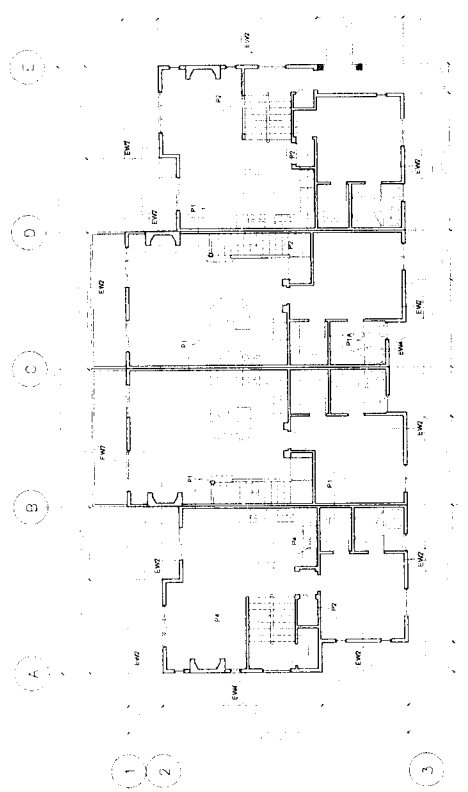
A 204 F

NOTES

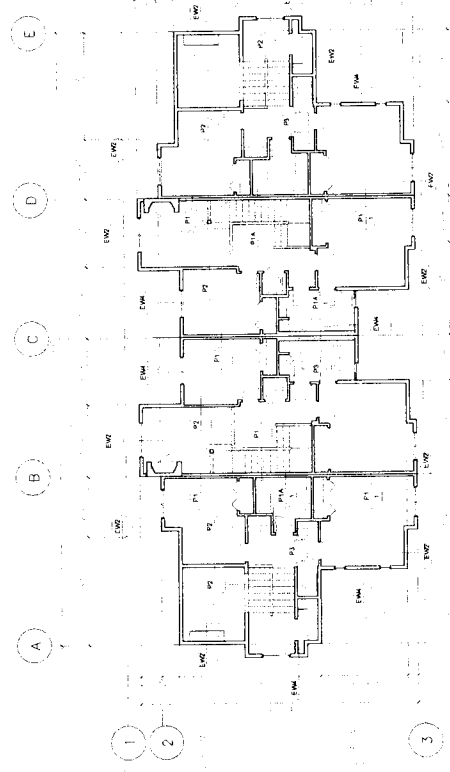
FOR INDIVIDUAL UNIT PLANS SEE  
DRAWINGS NO A237, A238, A239



1 BUILDING 11,13  
FLOOR PLAN - LEVEL 1



2 BUILDING 11,13  
FLOOR PLAN - LEVEL 2



3 BUILDING 11,13  
FLOOR PLAN - LEVEL 3



4 BUILDING 11,13  
FLOOR PLAN - LEVEL 4

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PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 Steeles Highway  
Richmond, British Columbia

S8110 HOLDINGS LTD

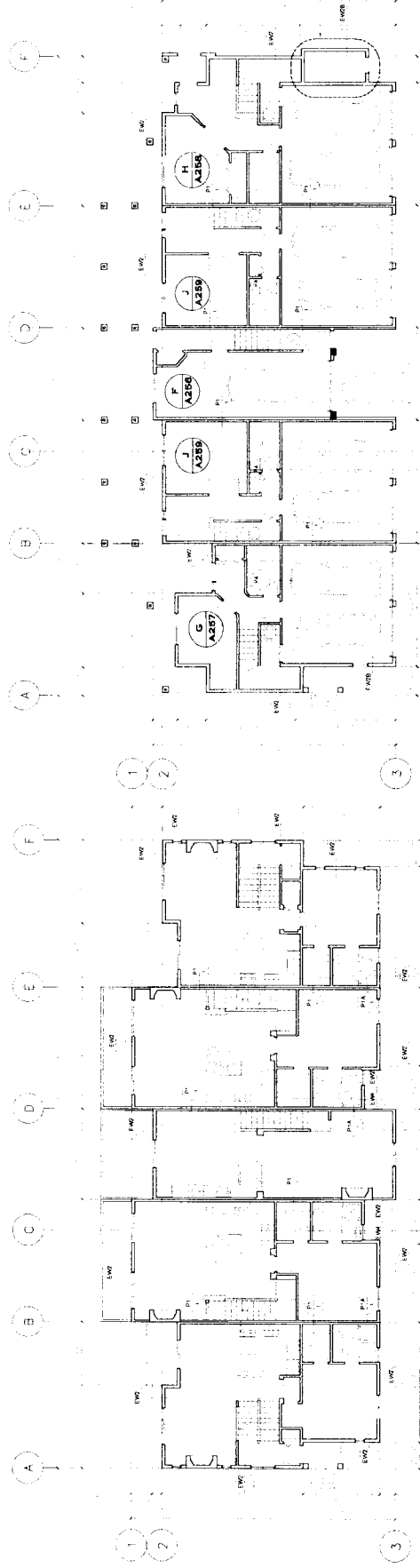
BUILDING No 11,13  
FLOOR PLANS  
LEVEL 1  
LEVEL 2  
LEVEL 3  
ROOF

A205 F

Reference Plan MAY 11 2005  
DP04287638

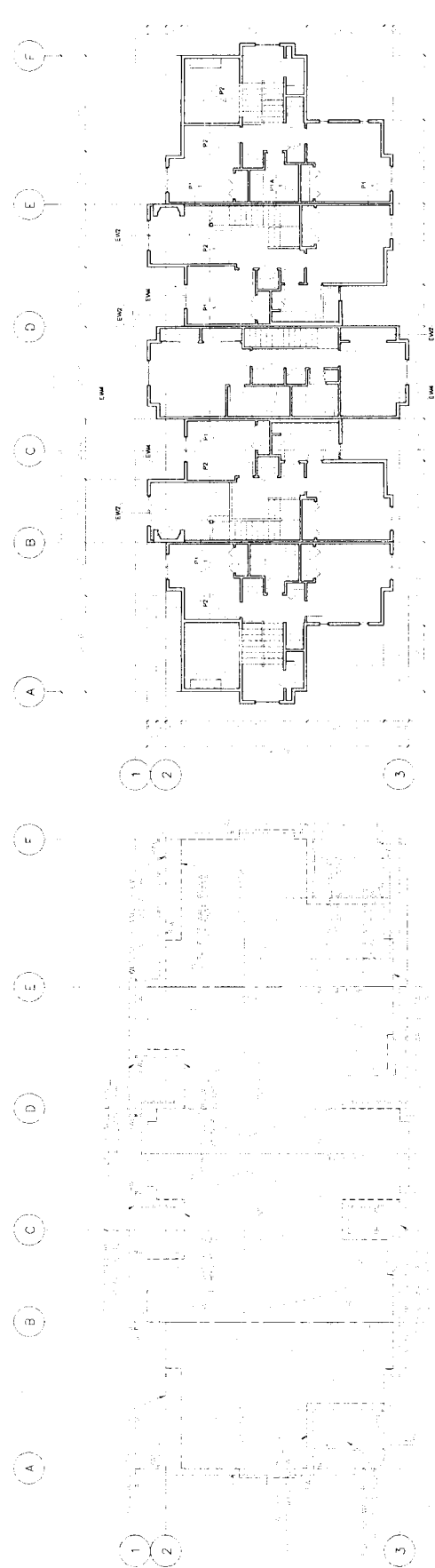
NOTES

FOR INDIVIDUAL UNIT PLANS SEE  
DRAWINGS NO. A236, A237, A238, A239



BUILDING 12.16  
FLOOR PLAN - LEVEL 1

BUILDING 12.16  
FLOOR PLAN - LEVEL 2



BUILDING 12.16  
FLOOR PLAN - LEVEL 3

BUILDING 12.16  
ROOF PLAN

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V6V 1K7  
TEL: 604.277.1111  
FAX: 604.277.1112  
WWW.PATRICKCOTTERARCHITECT.COM

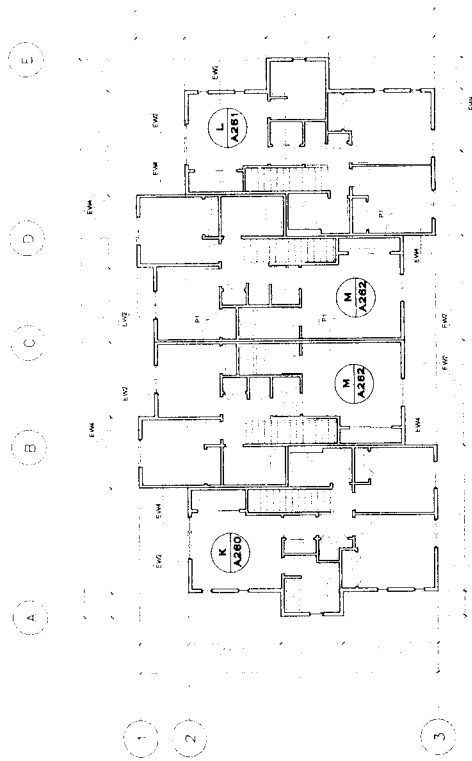
PROPOSED TOWNHOUSE  
DEVELOPMENT  
7071 STEVENSON HIGHWAY  
RICHMOND, BRITISH COLUMBIA  
V6V 1K7  
SR-10 HOLDINGS LTD.

BUILDING No 12.16  
FLOOR PLANS  
LEVEL 1  
LEVEL 2  
LEVEL 3  
ROOF

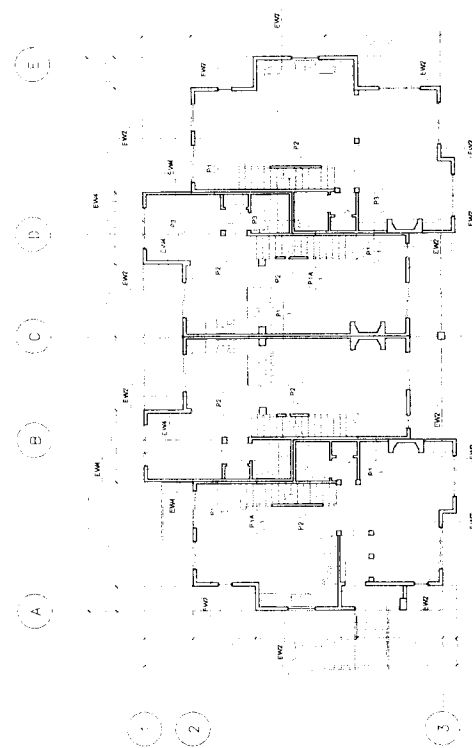
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Reference Plan MAY 11 2005  
DP 04287638

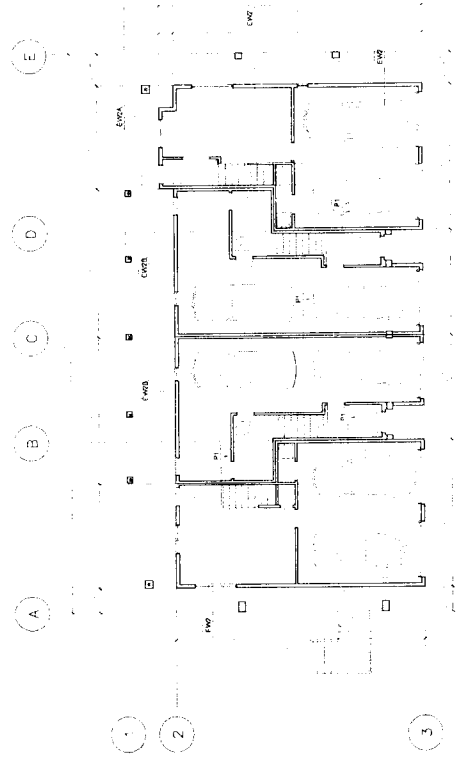
FOR INDIVIDUAL UNIT PLANS SEE  
DRAWINGS NO A260, A261, A262



BUILDING 14,15  
FLOOR PLAN - LEVEL 3



BUILDING 14,15  
FLOOR PLAN -- LEVEL 2



BUILDING 14,15  
FLOOR PLAN - LEVEL 1

BUILDING 14, 15  
ROOF PLAN

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■ ARCHITECT INC.

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**PROPOSED TOWNHOUSE  
DEVELOPMENT**  
7071 Steveston Highway  
Richmond, British Columbia

S8110 HOLDINGS LTD

**BUILDING No.14,15  
FLOOR PLANS  
LEVEL 1  
LEVEL 2  
LEVEL 3  
ROOF**

MAY 11 2005

## Reference Plan

DP 04287638

A207

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