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**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** April 15, 2005  
**File:** DP 04-280617  
**Re:** **Application by Polygon Westbury Lane Development Ltd. for a Development Permit at 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 42 townhouse units at 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road on a site zoned Comprehensive Development (CD/35); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Increase maximum lot coverage from 30% to 32.8%;
  - b) Reduce minimum setback to No. 4 Road from 9 m to 6 m for four (4) of the five (5) buildings fronting onto No. 4 Road;
  - c) Reduce minimum Public Road setback to Keefer Street from 6 m to 3.7 m for two (2) of the three (3) buildings fronting onto Keefer Street;
  - d) Permit projections into required No. 4 Road and Keefer Street setbacks of maximum 0.6 m for open porches at grade; and
  - e) Increase building height for eight (8) buildings from maximum 10 m and 2 ½ storeys to 11 m and three (3) storeys within 20 m of a public road (No. 4 Road, Keefer Street and future Le Chow Street).

Raul Allueva  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Polygon Westbury Lane Development Ltd. has applied to the City of Richmond for permission to develop 42 townhouse units at 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road. The site formerly contained seven (7) single-family homes.

The site is being rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development (CD/35) for this project under Bylaw 7877 and through Rezoning Application RZ 04-276421.

### 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 site is as follows:

- To the north, a 44-unit townhouse development is under construction zoned Comprehensive Development District (CD/35);
- To the east, across No. 4 Road in the Agricultural Land Reserve (ALR), are single-family homes zoned Agricultural District (AG1) and a Reformed Christian Church zoned Assembly District (ASY);
- To the south, are existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F) between future Keefer Street and Blundell Road with townhouse redevelopment potential under the City Centre McLennan South Sub-Area Plan; and
- To the west, across future Le Chow Street, the Sub-Area plan envisions single-family homes on the back lands of existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F) fronting onto Bridge Street.

### Rezoning and Public Hearing Results

During the rezoning process, staff supported the proposal and identified several design issues to be resolved at the Development Permit stage. The applicant has addressed these issues as discussed in the Analysis section below.

The Bylaw received third reading at a Public Hearing for the rezoning of this site held on March 21, 2004. At the Public Hearing, the following concerns about rezoning the property were expressed:

1. Reductions of required building setback to Keefer Street (see Zoning Compliance/Variations section below);
2. That a sidewalk be provided along future Le Chow Street (the future design of Le Chow Street is envisioned to include sidewalks on both sides);
3. Mature tree replacement along the west property line (the applicant is providing cash-in-lieu for the future construction of Le Chow Street which will include street trees in grass

boulevards on both sides of the street. In addition, the applicant is planting 16 new trees in front of the 10 units along the streetscape);

4. Provision of visitor parking within the site (the project is providing all required visitor parking spaces within the site);
5. New road necessity, location(s) and connections (come off General Currie Road) and if there would be any additional roads to those noted in the Official Community Plan (OCP). (The addition of the new roads, Keefer and Le Chow Streets, is included in the McLennan South Sub-Area Plan. The exact alignment of new roads may change in response to development in the area);
6. Concern about potential drainage problems resulting from the new development occurring on neighbouring properties facing Bridge Street and General Currie Road. (There will be no surface water runoff impact, as the development site has road frontage on three (3) sides; is adjacent to a new townhouse development to the north; and all drainage will be contained through perimeter drainage controls); and
7. Whether there would be an opportunity to not have the three-storey units overlooking the properties along Bridge Street (overlook potential has been mitigated through the setback of the proposed buildings, which will be located across the future Le Chow Street. The properties along Bridge Street are deep enough that it is envisioned that they will be subdivided to create new single-family lots fronting onto future Le Chow Street. In the interim, they will back onto a 7.5 m wide road dedication for future Le Chow Street. The proposed buildings will be setback 6 m from the road dedication, for a total setback of 13.5 m from the existing back yards, and the existing homes are generally setback at least an additional 6 m. Generally, utilization of a road to separate a three-storey massing (multi-family) and two and a half storey massing (future single-family) is a common condition and practice which is accepted. Furthermore, the utilization of lower roof line elements and small unit blocks as proposed will further mitigate any massing impact (see below)).

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/35) 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:

- 1) To vary the provision of Section 291.35.3 (Maximum Lot Coverage) to increase the maximum lot coverage from 30% to 32.8%.

*(Staff supports the proposed variance as the proposal meets the intent of the zoning district which is to balance site coverage with building height. Where higher three-storey buildings are proposed, the permitted lot coverage is reduced from 40% to 30%. The higher 40% lot coverage is permitted if the maximum building height is kept down to 2 ½ storeys.*

***The proposed development presents a challenge to the zoning district in that it provides a desirable mixture of building types and heights for visual variety and texture. While the requested lot coverage exceeds what would be permitted for consistent (100%) three-storey buildings, the proposed lot coverage is appropriate given the proposed mixture of two and three storey building heights. On this basis, the proposal meets the intent of the zoning Bylaw).***

- 2) To vary the provision of Section 291.35.4 (Minimum Setbacks from Property Lines) to reduce the minimum setback to No. 4 Road from 9 m to 6 m for four (4) of the five (5) buildings fronting onto No. 4 Road.

***(Staff supports the proposed variance as the proposed design provides: a balance of the retention of existing Cedar hedges with the introduction of streetscape animation; a pedestrian-oriented streetscape; visual interest along the No. 4 Road streetscape with varying building setbacks from 9 m down to 6 m. Of the four buildings requiring a variance, two buildings are proposed to be setback 6 m and two others setback at least 8 m. The variance was identified at the Rezoning stage, and is consistent with the McLennan South Sub-Area Plan, which seeks an informal and rural character in the placement of buildings on the site and allows for a minimum building setback of 6 m (20 ft.) for two-storey units only, along No. 4 Road. Existing single-family homes on this portion of No. 4 Road are permitted a setback of 6 m. In addition, the variance allows the internal manoeuvring aisle to be curved and allows for a wider outdoor amenity area internal to the development. An amendment to the Official Community Plan to enable variable setbacks of 6 m to 9 m accompanied the property rezoning application).***

- 3) To vary the provision of Section 291.35.4 (Minimum Setbacks from Property Lines) to reduce the minimum Public Road setback to Keefer Street from 6 m to 3.7 m for two (2) of the three (3) buildings fronting onto Keefer Street.

***(Staff supports the proposed variance as the proposed design provides streetscape animation; a pedestrian-oriented streetscape; and visual interest along the Keefer streetscape with the texture of varying building setbacks from 6 m down to 3.7 m. Of the three buildings, the southwest building is proposed to be setback 3.7 m and the southeast building is setback 4.8 m from Keefer Street).***

- 4) To vary the provision of Section 291.35.4 (Minimum Setbacks from Property Lines) to permit projections into required No. 4 Road and Keefer Street setbacks of maximum 0.6 m for open porches at grade.

***(Staff supports the proposed variance as the introduction of open porches increases streetscape animation and supports the pedestrian orientation of the streetscape. The projection of porches into road setbacks is consistent with townhouse development throughout the City as it is a common zoning provision in many townhouse zoning districts).***

- 5) To vary the provision of Section 291.35.5 (Maximum Heights) to increase the maximum building height for eight (8) buildings from 10 m and 2 ½ storeys to 11 m and three (3) storeys within 20 m of a public road (No. 4 Road, Keefer Street and future Le Chow Street).

***(Staff supports the proposed variance as the proposal provides visual interest along the No. 4 Road, Keefer Street and future Le Chow Street streetscapes with varying building***

*heights, types and setbacks. Although 2 1/2 storey buildings would be permitted, the applicant proposes a mixture of two and three-storey buildings for each streetscape.*

*In addition, the variance allows the internal manoeuvring aisle to be curved and allows for a wider outdoor amenity area internal to the development.*

*Along No. 4 Road, the applicant proposes lower two-storey buildings for all of the buildings fronting onto No. 4 Road. Only one building, which presents a side elevation to No. 4 Road, or two of 14 units is proposed at three-storeys within 20 m of No. 4 Road.*

*Along Keefer Street, the applicant proposes lower two-storey buildings for two of the three buildings. Only the central duplex building is proposed at three-storeys and this building is setback in accordance with the zoning provisions.*

*Along future Le Chow Street, the applicant proposes that five of six buildings be three-storey. The applicant has reduced the massing by presenting narrower duplexes and lowered the apparent height of the buildings with lowered roof lines to mimic the future potential 2 1/2 storey single-family homes across Le Chow Street. The four (4) three-storey duplexes are flanked with a lower stand alone three-storey unit to the north and a two-storey end unit facing Keefer Street. In addition to lowering the apparent height of the stand-alone unit to the north with lowered roof lines, the building height has been reduced from 11 m down to 10.1 m).*

### **Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the proposal provided the following was incorporated: street trees; landscaping and lighting between buildings; relocation of northwest entry; fencing and traffic calming at the play area; separation of unit entry paths; and pavers at both ends of the amenity area.

The applicant has addressed the Panel's resolution through the incorporation of: fencing, traffic calming and pavers into the design of the amenity area; and landscaping to separate unit entry paths. Street trees are envisioned for all streetscapes. There are existing street trees on No. 4 Road; new street trees will be planted along Keefer Street through the upcoming Servicing Agreement and street trees are envisioned for the future Le Chow Street.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from 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**'.

### **Analysis**

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

- The units along the north side yard setback are adjacent to a development to the north with four (4) adjacent buildings. The neighbouring townhouses are setback 3.6 m from the shared property line with large 2<sup>nd</sup> floor projecting decks. The adjacency has been mitigated by the adjacent development with privacy fencing; new trees planted north of the shared property line. In addition, the applicant proposes further landscape buffering and duplex massing on this site; and

- In addition to building setbacks and road dedications, the applicant has addressed interim privacy concerns for the adjacent single-family lots across Keefer and future Le Chow Streets with new temporary solid wood privacy fencing (1.8 m height) which would remain in place until Keefer Street is widened or Le Chow Street is constructed.

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

- Pedestrian frontage character facing future Le Chow Street, and pedestrian connections have been incorporated. There are individual unit and communal pedestrian entries on all three (3) streetscapes. A pedestrian route enters the site from Keefer Street and continues through the long amenity area;
- The height and scale of units facing LeChow Street and their interface with single-family back yards and future frontages has been considered. Along the future streetscape, a mixture of two and three-storey building types with varying heights is proposed (9.8 m, 10.16 m and 11 m). In addition, the roof lines were lowered and duplex massing proposed for the three-storey buildings to mimic the future potential 2 1/2 storey single-family homes across Le Chow Street;
- Children's play opportunities on site include private yards; informal communal lawn areas and a fenced beach-like area with river rock, boulders and logs;
- The proposal includes a centrally located mail kiosk adjacent to the outdoor amenity area;
- Vehicle access is provided from Keefer Street and pedestrian access is provided from all three (3) road frontages as discussed above;
- Visitor parking spaces are provided throughout the development site, including two (2) accessible parking spaces;
- Headlight glare to single-family back yards and future Le Chow Street has been mitigated with landscape screening, relocating visitor parking from this interface and minimizing the length of the manoeuvring aisles;
- The site has been designed to accommodate fire-fighting requirements and permit individual unit garbage and recycling collection; and
- This development is exempt from the requirement to provide indoor amenity space as the average unit size exceeds 148 m<sup>2</sup> in accordance with the Official Community Plan.

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

- The building forms are well articulated;
- The proposed building materials (Hardi-board and batten, wood shingles, vinyl siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated with three (3) significantly different building types, varying setbacks, curving roads and a central amenity space; and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with planting of new trees and architectural trellis and deck features.

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

- The landscape design includes the retention of two (2) trees along the Keefer streetscape and the planting of 121 new trees in compensation for the proposed removal of 32 existing trees, eight (8) of which would be considered major. Existing Cedar hedging will be retained along the No. 4 Road frontage with selective openings (2.1 m to 3.6 m wide) introduced at pedestrian entries to provide streetscape animation;

- The landscape design also includes special paving treatment with patterning and colour, as well as substantial planting; and
- Visitor parking is screened from No. 4 Road with landscaping.

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

- The southeast site signage and planting is maximum 0.9 m high within 7.5 m x 7.5 m corner triangle to not obstruct required driver sight lines; and
- The passive surveillance opportunities for the northwest unit entry are limited until future Le Chow Street is built. The entry has a 4.5 m lawn area in front, which will provide good sightlines. To improve the safety until the street is built, the lighting of the path has been carefully detailed. In addition, brush and the under-story of existing trees in the road dedication will be cleared.

### ***General***

- No accessible or easily adaptable units with blocking are proposed. An alternate floor plan demonstrating potential for adaptability for accessibility was presented for unit type B, which would result in increased Floor Area Ratio and significant alterations to the main floor. These include the conversion of the powder room into a bathroom and the conversion of one (1) parking space into a bedroom. Although there are 10 type B units, the development statistics indicate that a maximum of three such units could be converted without exceeding the permitted Floor Area Ratio. Were all 3 units converted, resulting in the loss of 3 resident parking spaces, the development would still exceed overall resident parking requirements. Polygon provides conversions at no cost to physically challenged purchasers. In their experience, each conversion is suited to individual needs and therefore floor plans differ significantly.

### **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 context and will fit into the future context of Le Chow Street. Therefore, staff recommend support of this Development Permit application.

*Sara Badyal.*

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 \$177,157.



## City of Richmond

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

## Development Application Data Sheet

Development Applications Department

**DP 04-280617**

**Attachment 1**

Address: 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road

Applicant: Polygon Westbury Lane Development Ltd. Owner: Polygon Development 136 Ltd.

Planning Area(s): Local Commercial District neighbourhood of the McLennan South Sub-Area (City Centre)

Floor Area Gross: 6,324.5 m<sup>2</sup> Floor Area Net: 8,229 m<sup>2</sup>

	Formerly	Proposed
<b>Site Area:</b>	12,913 m <sup>2</sup>	10,657.6 m <sup>2</sup>
<b>Land Uses:</b>	Single-family residential	Multi-family residential
<b>OCP Designation:</b>	Residential	No change
<b>Zoning:</b>	R1/F	C/D 35
<b>Number of Units:</b>	7 single-family homes	42 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.59	none permitted
Lot Coverage:	Max. 30%	32.8%	2.8% increase
Setback – No 4 Road:	Min. 9 m	9.2 m to 6 m	Up to 3 m reduction
Setback – Keefer Street:	Min. 6 m	6 m to 3.7 m	Up to 2.3 m reduction
Setback – future Le Chow Street:	Min. 6 m	6 m to 6.4 m	None
Setback – Side Yard (north):	Min. 3 m	3.4 m	None
Height (m):	Max. 11 m & 3-storey and Max. 10 m & 2 ½-storey within 20 m of public roads	10.1 m - 11 m & 3-storey & 9.8 m & 2-storey	Proximity of 3-storey buildings to public roads
Off-street Parking Spaces – Regular/Visitor:	63 and 9	88 and 9	None
Off-street Parking Spaces – Accessible:	2	2	None
Total off-street Spaces:	72	97	None
Amenity Space – Indoor:	Exempted	None	None
Amenity Space – Outdoor:	Min. 252 m <sup>2</sup>	590 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

3. **Townhouses**

*Robert Ciccozzi Architecture*

DP 04-280617

7591/7611/7631/7671/7691/7731/7771 No. 4 Road  
(Formal)

The comments of the Panel were as follows:

- an interesting scheme. The open space is more generous than the norm with good potential use. The children's play area scheme was liked but comment was made it could be larger. A separation between pedestrian and vehicle traffic was encouraged, and additional street trees. A cobbled treatment between the units could be given more thought.
- the river rock was not appealing as it made a dead space truly dead. Give more attention to a better use for this space. The rest of the development was fine.
- could the entrance to the single unit in the north-west corner be flipped to the other side to achieve more visibility. The dead space between the units should have proper lighting. Traffic calming should be utilized near the playground.
- a nice project with nice imagery and open space. It was agreed that the space between the buildings needed to have something growing there.
- the previous comments were agreed with. The river rock spaces needed to be softened up. Well resolved site planning and a good overall scheme. The size of the separation between the pathway and some of the units was questioned.
- the accessible unit plan was reasonable.
- pavers were suggested for either end of the open space at the trellis, to better tie the trellises to the ground plane, with a 3rd break in the middle.

The following motion was then introduced, moved and seconded:

That DP 04-280617 be supported upon the incorporation of the following:

- additional street trees being provided along No. 4 Road and Keefer Street;

***Although not presented to the Panel, there are existing street trees along No. 4 Road and street trees will be planted along the Keefer Street frontage through the future Servicing Agreement which is a requirement prior to Building Permit issuance.***

- a softening of the area between the units, with landscaping and proper lighting provided;

***Transition planting has been incorporated to screen the 1" river rock treatment between the units. The rock treatment is proposed due to extensive past complaints about the inability of plants to thrive in these interstitial spaces from other developments. The spaces between the buildings are not intended for habitable space, not landscaped, lit or***

*irrigated but are treated with rock to provide a clear, tidy and permeable surface between buildings.*

- a relocation of the entry on the single A unit at the northwest corner of the site;

*The CPTED passive surveillance opportunities for the northwest unit entry are limited until future Le Chow Street is built. The entry has a 4.5 m lawn area in front which will provide good sightlines. To improve the safety until the street is built, the lighting of the path has been carefully detailed. In addition, brush and the under-story of existing trees in the road dedication will be cleared.*

- fencing and traffic calming being provided at the play area;

*Fencing and traffic calming measures have been incorporated (curved roadway and road edge tree planting pattern).*

- the pathways from the units being separated; and

*The pathways from the units are separated with landscape screening.*

- pavers being utilized at the ends of the open area that would tie in with the trellises.

*Pavers have been incorporated into the pedestrian path system, demarking the pedestrian crossing of the manoeuvring aisle coming into the site from Keefer Street and at both ends of the amenity space, anchoring the trellises.*

CARRIED



**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 04-280617**

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To the Holder: POLYGON WESTBURY LANE DEVELOPMENT LTD.

Property Address: 7591, 7611, 7631, 7671, 7691, 7731 AND 7771 NO. 4 ROAD

Address: C/O KEVIN SHOEMAKER  
900 – 1333 WEST BROADWAY  
VANCOUVER, BC V6H 4C2

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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) Increase maximum lot coverage from 30% to 32.8%;
  - b) Reduce minimum setback to No. 4 Road from 9 m to 6 m four (4) of the five (5) buildings fronting onto No. 4 Road;
  - c) Reduce minimum Public Road setback to Keefer Street from 6 m to 3.7 m for two (2) of the three (3) buildings fronting onto Keefer Street;
  - d) Permit projections into required No. 4 Road and Keefer Street setbacks of maximum 0.6 m for open porches at grade;
  - e) Increase building height for eight (8) buildings from maximum 10 m and 2 ½ storeys to 11 m and three (3) storeys within 20 m of a public road (future Le Chow Street).
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 #13 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.

# Development Permit

No. DP 04-280617

To the Holder: POLYGON WESTBURY LANE DEVELOPMENT LTD.  
Property Address: 7591, 7611, 7631, 7671, 7691, 7731 AND 7771 NO. 4 ROAD  
Address: C/O KEVIN SHOEMAKER  
900 – 1333 WEST BROADWAY  
VANCOUVER, BC V6H 4C2

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6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$177,157 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.
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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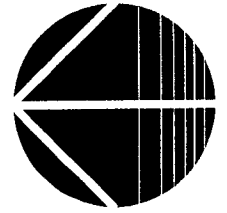
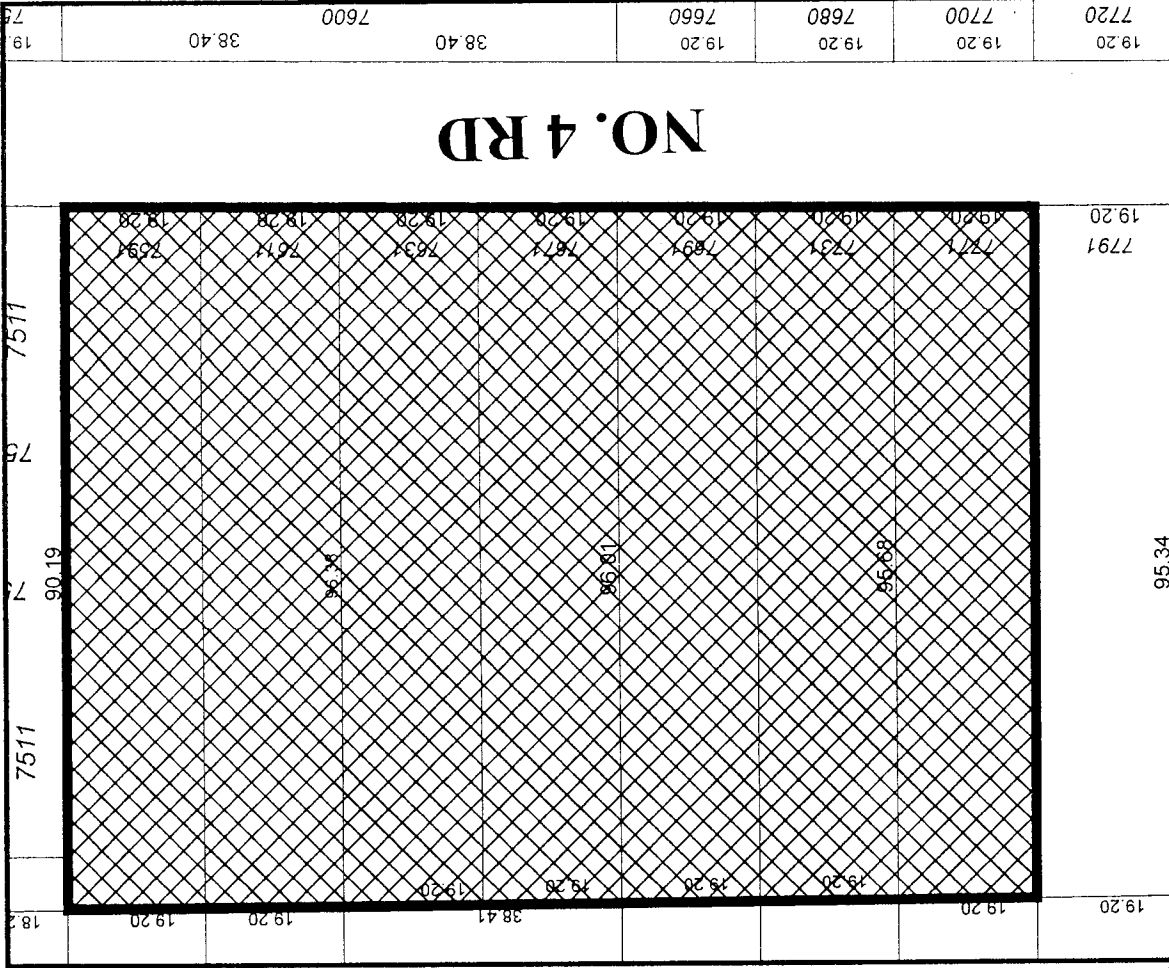
MAYOR



City of Richmond



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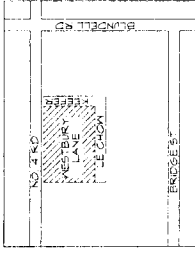
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Original Date: 11/30/04

Revision Date:

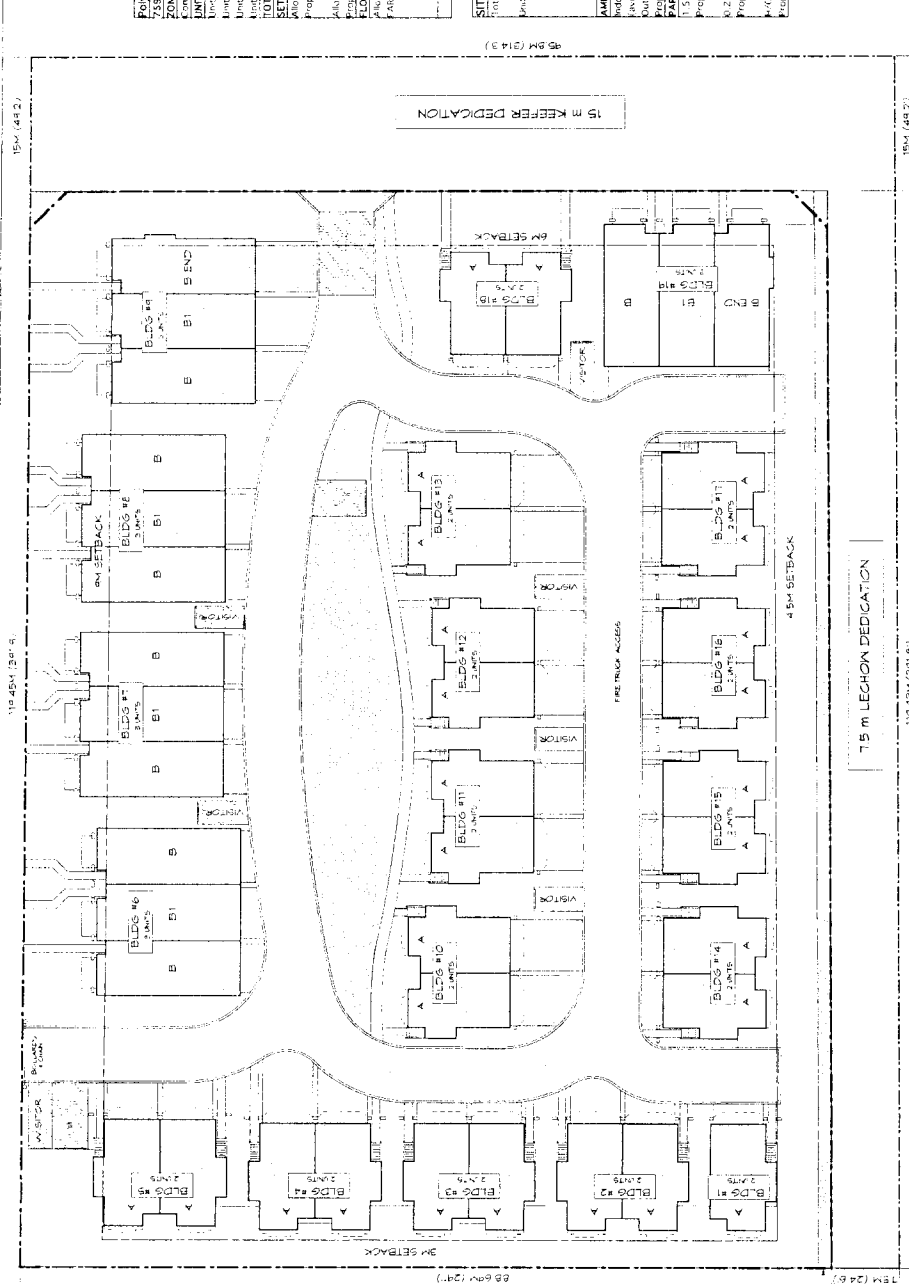
Note: Dimensions are in METRES

KEY PLAN



TO BUNDELL ST

NO. 4 ROAD



15m (49' 2")

11.45M (37' 9")

15m (49' 2")

11.45M (37' 9")

REVISIONS

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REVISIONS

NO.

DATE

DESCRIPTION

Polypore Developments 136 Ltd. - WESTBURY LANE TOWNHOMES

ZONING				
Comprehensive Development District (CDD) 35				
UNIT NAME & DESCRIPTION	BEDROOMS	QUANTITY	AREA	
Unit Type A	3	27	1659 sq. ft.	
Unit Type B	3	5	1528 sq. ft.	
Unit Type C	3	5	1528 sq. ft.	
Unit Type D	3	5	1528 sq. ft.	
Unit Type E	3	5	1528 sq. ft.	
Unit Type F	3	5	1528 sq. ft.	
Unit Type G	3	5	1528 sq. ft.	
Unit Type H	3	5	1528 sq. ft.	
Unit Type I	3	5	1528 sq. ft.	
Unit Type J	3	5	1528 sq. ft.	
Unit Type K	3	5	1528 sq. ft.	
Unit Type L	3	5	1528 sq. ft.	
Unit Type M	3	5	1528 sq. ft.	
Unit Type N	3	5	1528 sq. ft.	
Unit Type O	3	5	1528 sq. ft.	
Unit Type P	3	5	1528 sq. ft.	
Unit Type Q	3	5	1528 sq. ft.	
Unit Type R	3	5	1528 sq. ft.	
Unit Type S	3	5	1528 sq. ft.	
Unit Type T	3	5	1528 sq. ft.	
Unit Type U	3	5	1528 sq. ft.	
Unit Type V	3	5	1528 sq. ft.	
Unit Type W	3	5	1528 sq. ft.	
Unit Type X	3	5	1528 sq. ft.	
Unit Type Y	3	5	1528 sq. ft.	
Unit Type Z	3	5	1528 sq. ft.	
TOTAL UNITS	42			

SETBACKS

Allowable Front Yard 5m (19.7 ft.)

Proposed Front Yard Refer to plan

Allowable Side Yard 3m (9.8 ft.)

Proposed Side Yard Refer to plan

Allowable Rear Yard 3m (9.8 ft.)

Proposed Rear Yard Refer to plan

FLOOR AREA RATIO CALCULATIONS

Allowable Site Area

FAR Proposed

FAR Proposed

FAR Proposed

FAR Proposed

FAR Proposed

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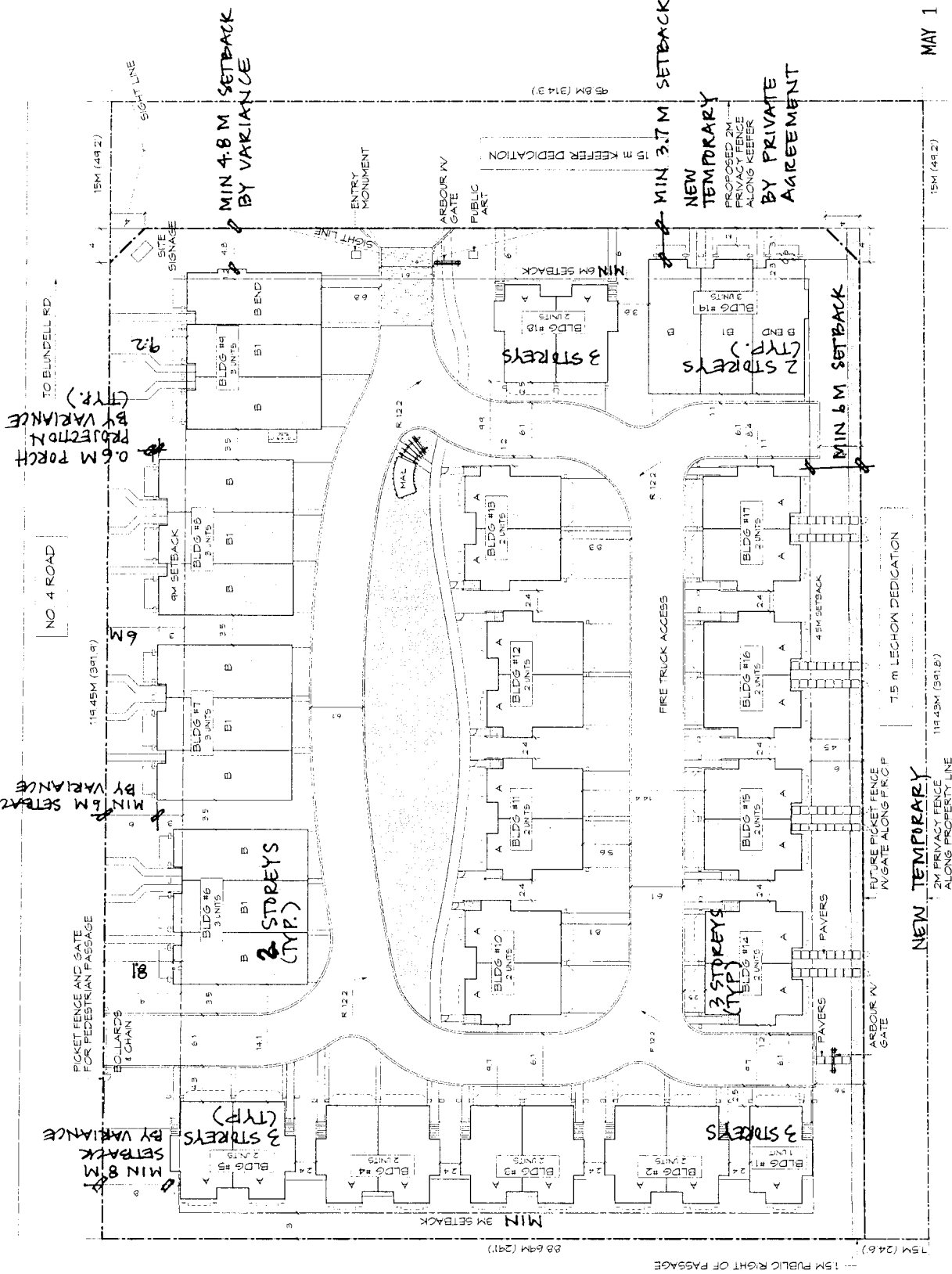
15m (49' 2")

15m (49' 2")

15m (49' 2")

REVISIONS

NO.	DATE	DESCRIPTION
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3	11/04/05	AS
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**RCA**  
Robert Ciccotelli Architects Inc.  
1808 Pine Street  
Vancouver, BC  
Canada  
Tel: (604) 687-4214  
Fax: (604) 687-4641  
admin@rccca.com

WESTBURY  
LANE  
TOWNHOMES  
RICHMOND, BC

DATE	11/04/05
BY	AS
SCALE	1:1000
PROJECT NO.	RCA 102
SITE PLAN	

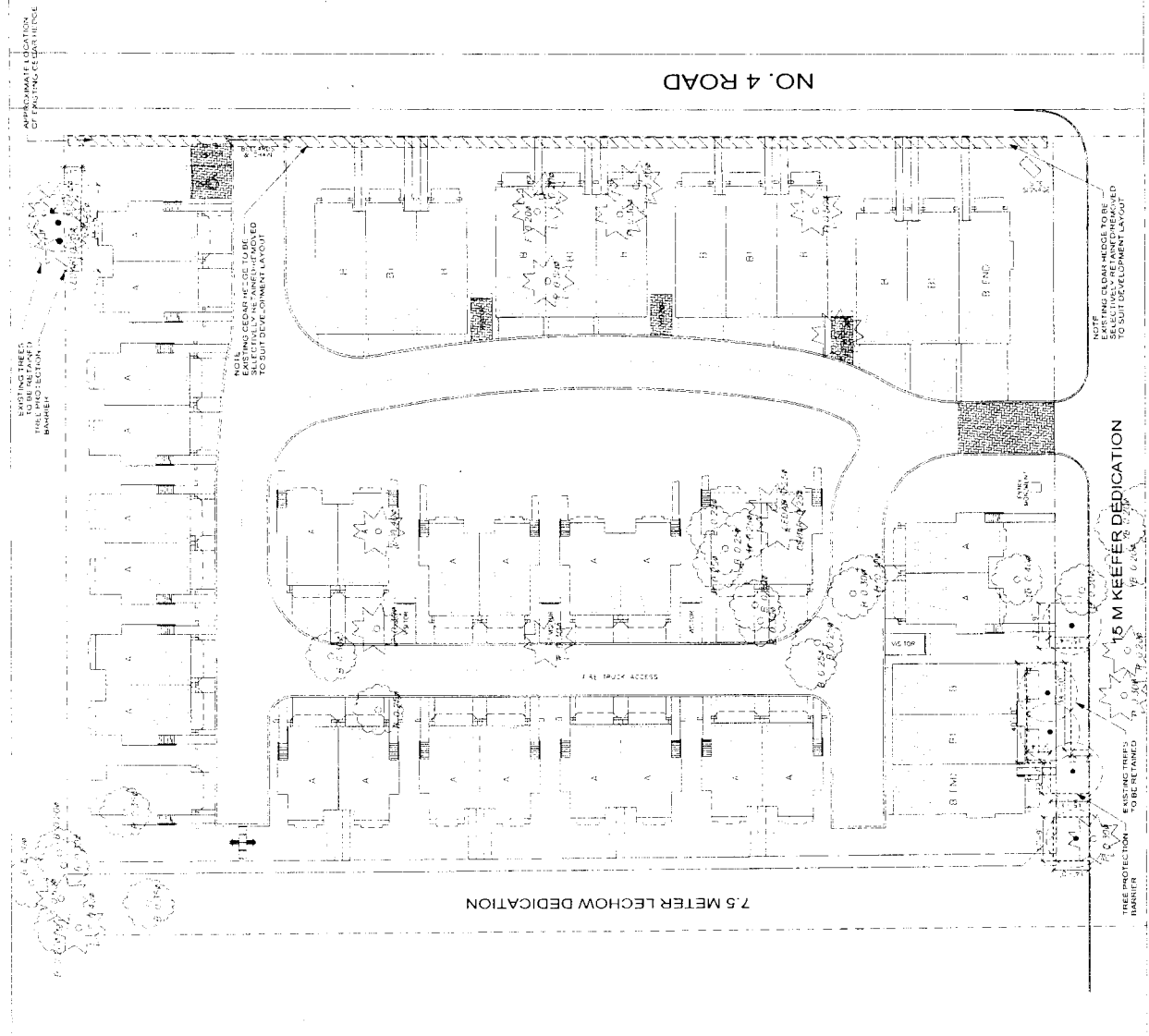
DP.1.1

MAY 11 2005

DP 04-280617  
PLAN #2







**LEGEND:**

- EXISTING CONIFEROUS TREES TO BE RETAINED
- EXISTING CONIFEROUS TREES
- EXISTING DECIDUOUS TREES
- PROPOSED PROTECTION BARRIER
- APPROXIMATE LOCATION OF EXISTING CEDAR HEDGE

**NOTES:**

1. INSTALL TREE PROTECTION BARRIERS AS SHOWN ON PLAN AND IN ACCORDANCE WITH STANDARDS RELAYED BY THE CITY OF RICHMOND. SEE THE EXISTING TREE RETENTION GUIDELINES IN THIS DRAWING FOR FURTHER INFORMATION ON TREE PROTECTION.

**ONSITE TREE RETENTION GUIDELINES**

1. A PROTECTION BARRIER OF AT LEAST 1.2M HEIGHT MUST BE INSTALLED AROUND ALL TREES TO BE RETAINED.
2. PROTECTION BARRIERS MUST BE INSTALLED AND INSPECTED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ON SITE TAKING OR OTHER CONSTRUCTION.
3. THE PROTECTION BARRIER MUST BE CONSTRUCTED OF ORANGE OVER FENCING SECURELY FASTENED TO METAL STAKES PLACED NOT FURTHER THAN 1.0M APART.
4. TREE RETENTION BARRIERS SHALL BE INSTALLED AS THE WORK PROGRESSES. THE LINE OF THE TREE TO BE RETAINED SHALL BE IDENTIFIED IN THE FOLLOWING TABLE, WHICH WILL BE LOCATED IN THE DRAWING.

TRUNK DIAMETER (CM)	MINIMUM PROTECTION BARRIER TOTAL DIAMETER (CM)
100	100
150	150
200	200
250	250
300	300
350	350
400	400
450	450
500	500
550	550
600	600
650	650
700	700
750	750
800	800
850	850
900	900
950	950
1000	1000

5. ALL EXISTING TREES SHALL BE IDENTIFIED WITH ALL NEIGHBOURHOOD INDICATING THAT THE AREA IS A TREE RETENTION AREA AND THAT THERE IS NO WORK TO BE DONE WITHIN THE TREE PROTECTION BARRIER.
6. THE EXISTING TREE PROTECTION BARRIER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE MAINTAINED IN SUCH A MANNER THAT IT DOES NOT OBSTRUCT THE VIEW OF THE TREE.
7. THE TREE PROTECTION BARRIER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE MAINTAINED IN SUCH A MANNER THAT IT DOES NOT OBSTRUCT THE VIEW OF THE TREE.
8. EXISTING TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE MAINTAINED IN SUCH A MANNER THAT IT DOES NOT OBSTRUCT THE VIEW OF THE TREE.
9. PROVIDE TREE WELLS AND/OR CRATIVE GRADING OF THE GROUND AWAY FROM VEGETATION TO FACILITATE DRAINAGE TO EXISTING TREES AND ADJACENT AREAS. THE WELLS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE EXISTING TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE MAINTAINED IN SUCH A MANNER THAT IT DOES NOT OBSTRUCT THE VIEW OF THE TREE.

PLAN # 3B MAY 11 2005  
DP 04280617



SITE PLAN: TREE SURVEY WITH DEVELOPMENT LAYOUT  
SCALE: 1" = 20' 0"

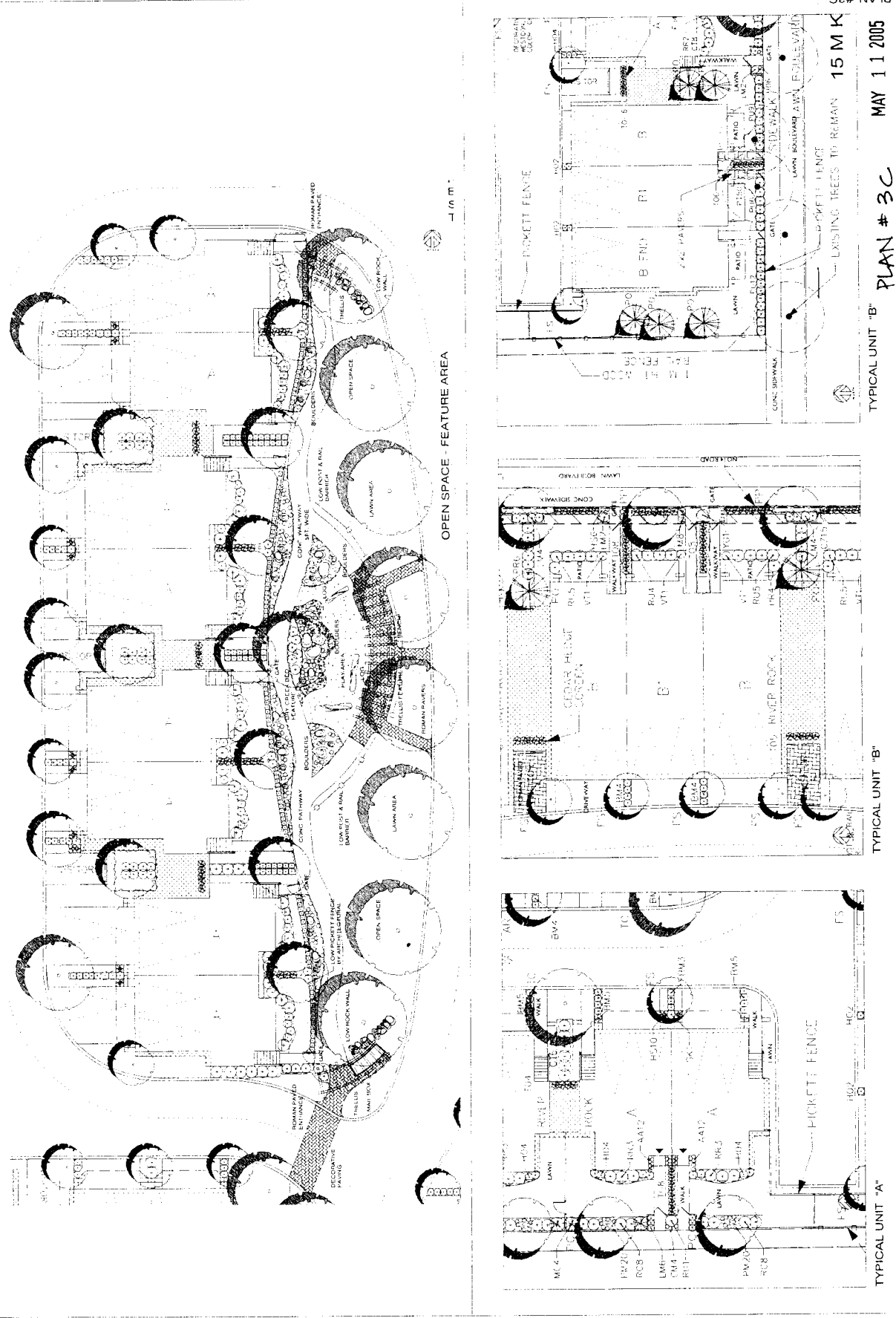
WESTBURY LANE TOWNHOMES, B.C.  
MULTI UNIT RESIDENTIAL DEVELOPMENT  
ARCHITECT: RCA ARCHITECTURE INC.



DATE: 05/11/2005  
DRAWN: [Name]  
CHECKED: [Name]  
SCALE: [Scale]  
JOB NO: [Job No]

SHEET NO: 3B  
SHEET TITLE: TREE RETENTION  
PLAN #3B

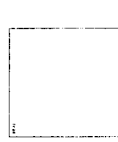
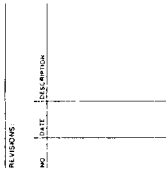
L-2



TYPICAL UNIT "A"

TYPICAL UNIT "B"

TYPICAL UNIT "C"



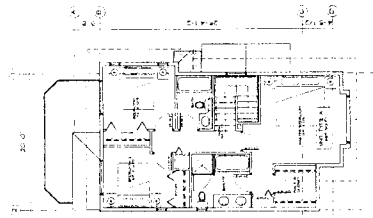
CA  
CA  
RE

WESTBURY  
LANE  
TOWNHOMES  
RICHMOND, BC

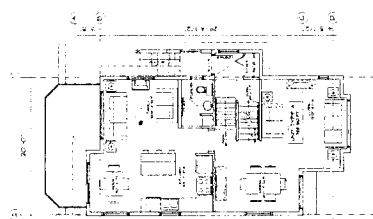
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BY	RC
PROJECT	1/8" = 1'-0"
SCALE	RC 102
REVISION NO.	DP.2

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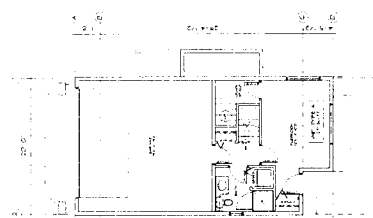
- ① ASPHALT "SHINGLE" ROOF
- ② WOOD SHINGLES
- ③ WHEAT, METAL, DUTTER
- ④ TRIPLE THREE VINYL SIDING
- ⑤ 2 VINYL SIDING
- ⑥ PAINTED WOOD TRIM - 5/8" VINES
- ⑦ VINYL WINDOW FILMS
- ⑧ PAINTED WOOD POST
- ⑨ PAINTED ALUMINUM RAILING
- ⑩ PAINTED MOORE TUGBOAT "SEA"
- ⑪ PAINTED WOOD BREAKALT
- ⑫ BROWN & BATES (HARDIE PANEL)
- ⑬ VINYL WINDOW TRIM



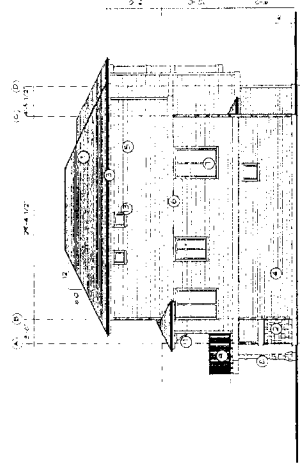
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Scale 1/8" = 1'-0"



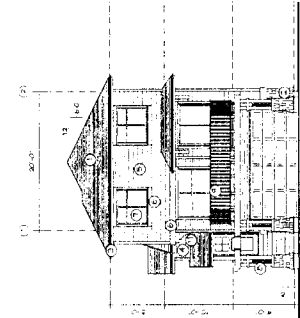
2 MAIN FLOOR PLAN  
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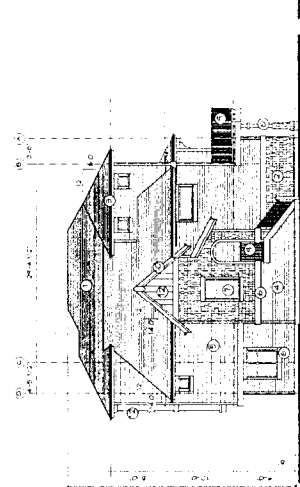
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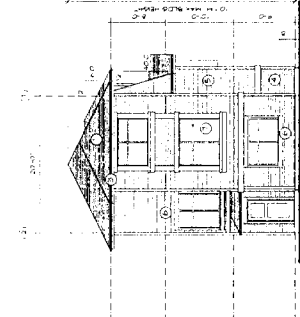
⑦ SIDE EAST ELEVATION  
Scale 1/8" = 1'-0"



6 REAR/SOUTH ELEVATION  
Scale 1/8" = 1'-0"



5 SIDE/VEST ELEVATION



4 FRONT NORTH ELEVATION

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

REVISIONS

DATE

DESCRIPTION

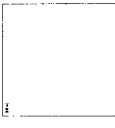
ISSUE

NO. OF SHEETS

DATE

BY

FOR



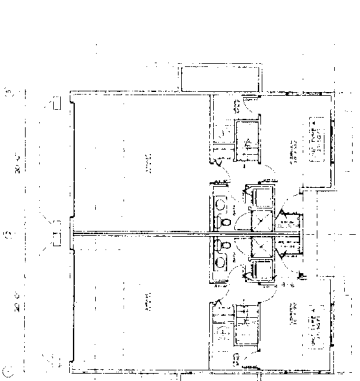
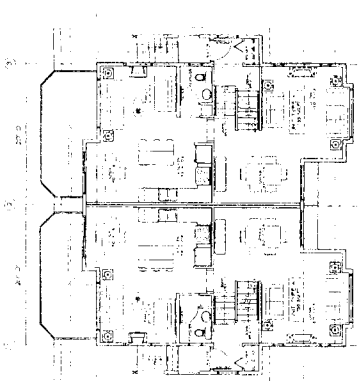
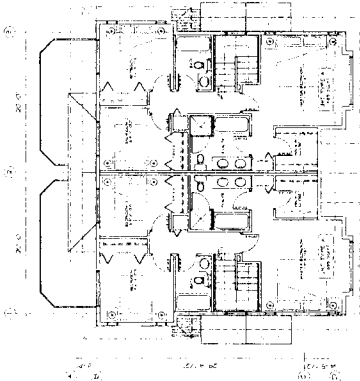
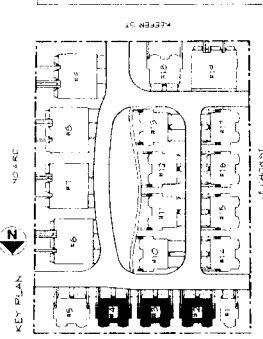
**RCA**  
Robert Ciccazi Architecture Inc.  
1808 Pine Street  
Vancouver, B.C.  
Canada  
Tel: (604) 687-4741  
Fax: (604) 687-4641  
admin@rcaarchitecture.com

**WESTBURY  
LANE  
TOWNHOMES**  
RICHMOND, BC

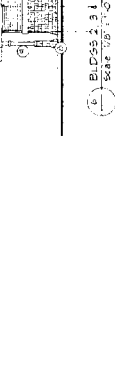
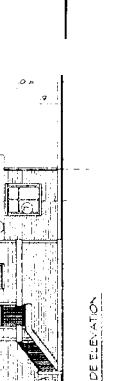
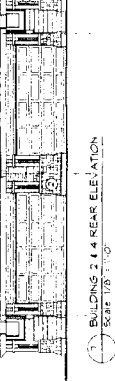
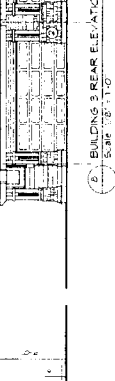
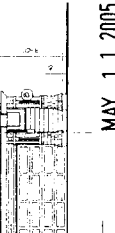
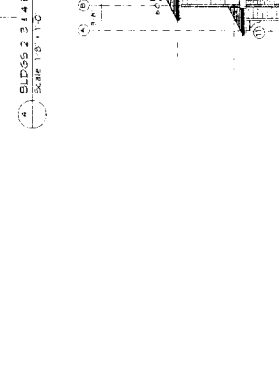
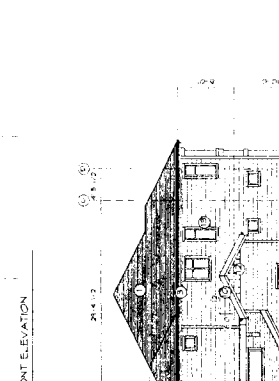
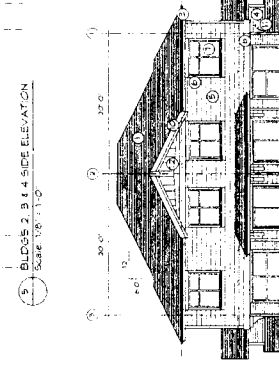
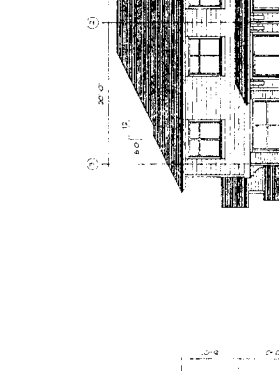
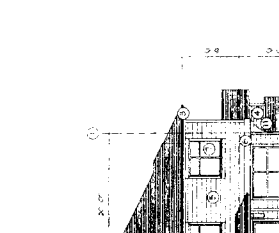
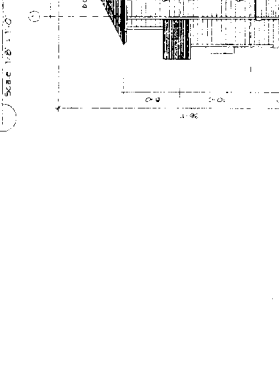
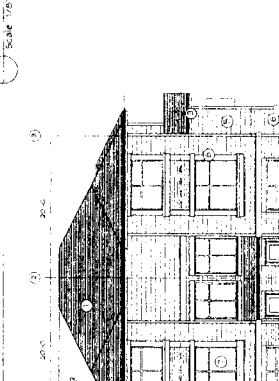
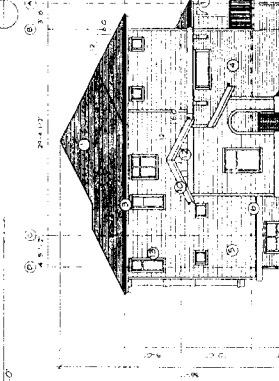
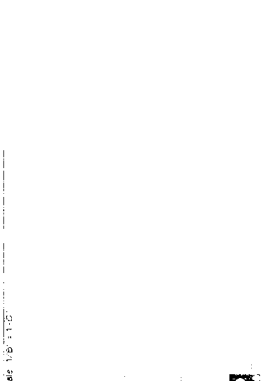
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PROJECT	R/C
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NO.	KCA-02

**BUILDINGS  
2, 3 & 4  
PLANS & ELEVATIONS**

**DP.3**

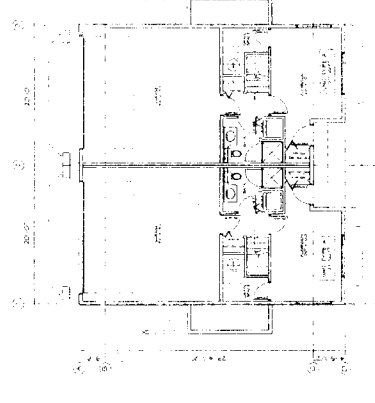
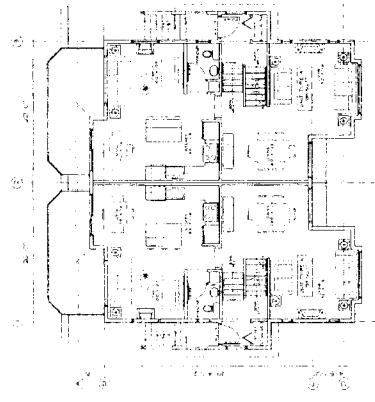
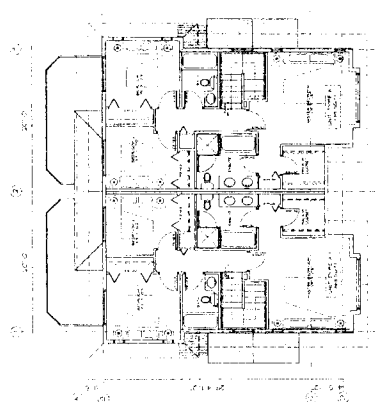
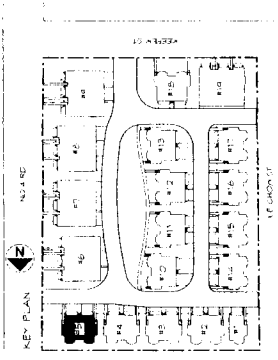


- 1 ASPHALT SHINGLE ROOF
- 2 WOOD SHINGLES
- 3 METAL ROOF
- 4 TRIPLE THREE VINYL SIDING
- 5 VINYL SIDING
- 6 PAINTED WOOD TRIM - SIZE 1X6S
- 7 VINYL WINDOW FRAMES
- 8 PAINTED WOOD POST
- 9 PAINTED ALUMINUM RAILING
- 10 PAINTED WOOD BRACKET
- 11 PAINTED WOOD BRACKET
- 12 CREATION FIRE BOARD
- 13 VINYL WINDOW TRIM

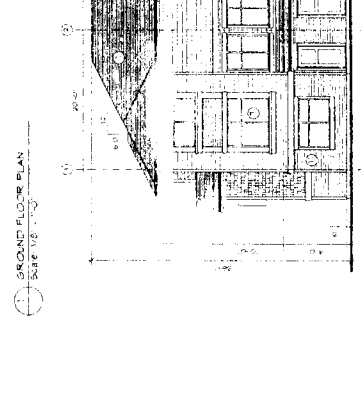
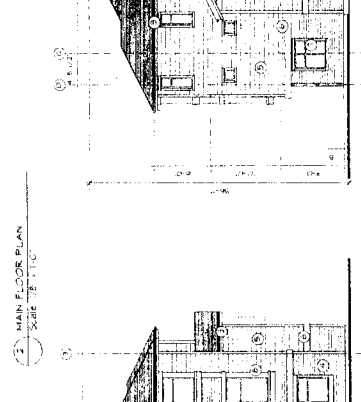
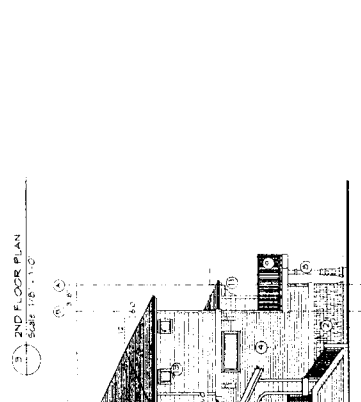


MAY 11 2005  
DP 04-280617  
PLAN #5

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.  
3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.  
4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS NOTED OTHERWISE.  
5. ALL CEILING ARE 8" THICK CONCRETE UNLESS NOTED OTHERWISE.  
6. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
7. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.  
8. ALL STAIRS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
9. ALL ELEVATIONS ARE TO FINISH UNLESS NOTED OTHERWISE.  
10. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.



- 1. ASPHALT/CEMENT ROOF
- 2. ACROD BRICKS
- 3. PRE-CAST CONCRETE
- 4. TRIPLE THREE GLASS, 30" X 40"
- 5. 8" VINYL SIDING
- 6. PAINTED AND STAIN 1/2" LAMBS
- 7. VINYL WINDOW FRAMES
- 8. PAINTED WOOD FLOOR
- 9. PAINTED ALUMINUM RAILING
- 10. PAINTED WOOD PANDA ROOF 1/2" LAMBS
- 11. PAINTED WOOD FLOOR
- 12. STAINLESS STEEL FLOOR BOARD
- 13. VINYL WINDOW TRIM



**RCA**  
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Email: admin@rccaarchitecture.com

WESTBURY  
LANE  
TOWNHOMES  
RICHMOND, BC

DATE: 11-04-05  
DRAWN BY: R.C.  
CHECKED BY: R.C.  
SCALE: 1/8" = 1'-0"  
PROJECT: BUILDING 5  
PLANS & ELEVATIONS  
SHEET NO. DP.4

MAY 11 2005  
DP 04-280617  
PLAN #6

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REV. NO.

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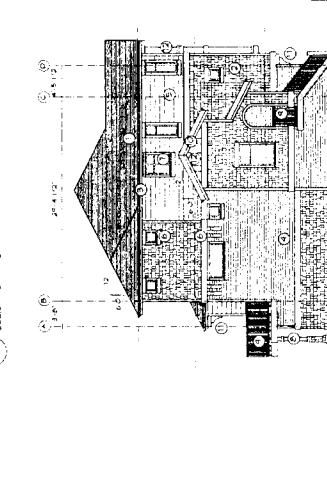
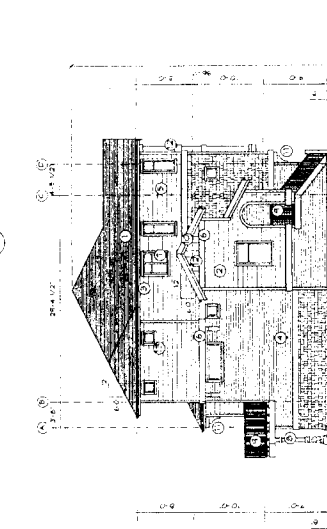
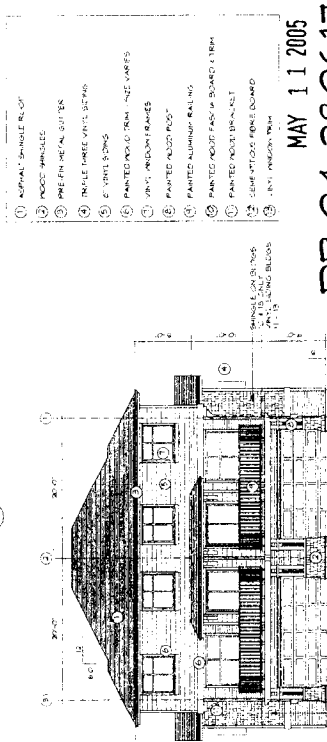
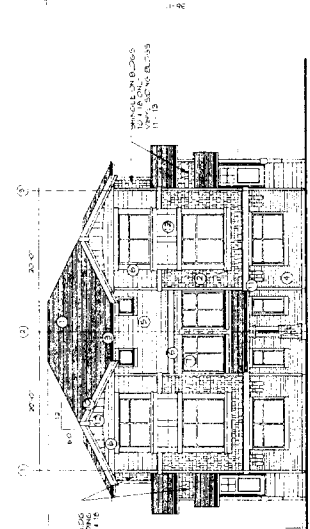
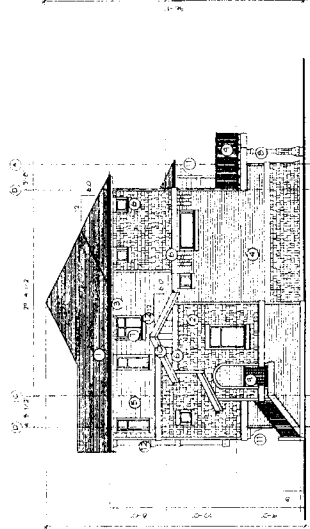
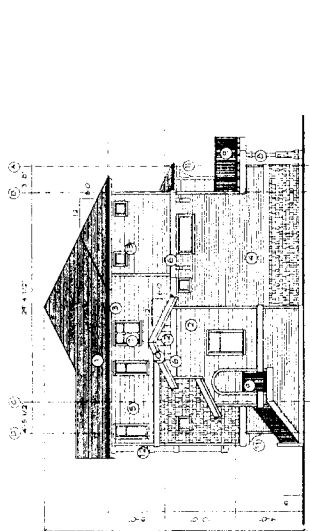
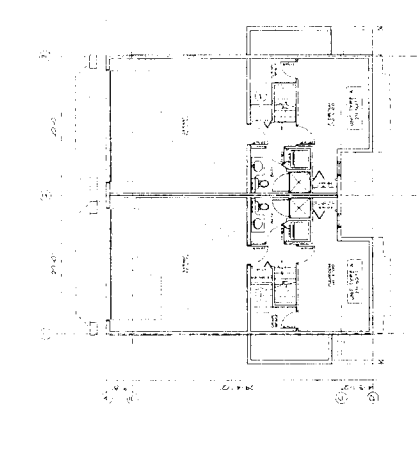
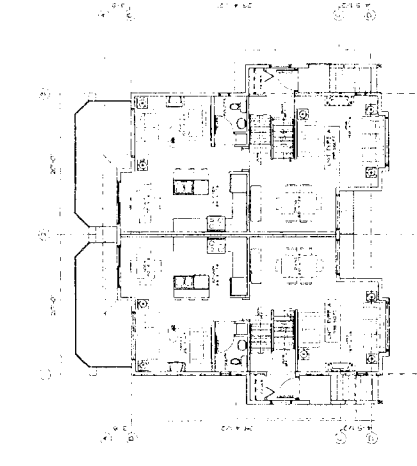
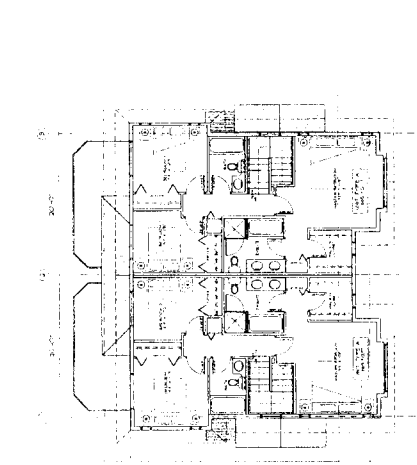
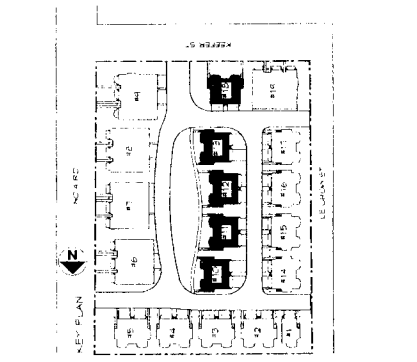
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DESCRIPTION



- 1. NORMAL SHINGLE ROOF
- 2. MOOD SHINGLES
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- 4. 1/2" x 4" METAL BUTTER
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- 99. 1/2" x 4" METAL BUTTER
- 100. 1/2" x 4" METAL BUTTER

MAY 11 2005  
DP 04-280617  
PLAN #7

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Fax: (604) 681-4641  
rdicicci@rcaarchitecture.com

**WESTBURY LANE TOWNHOMES**  
RICHMOND, BC

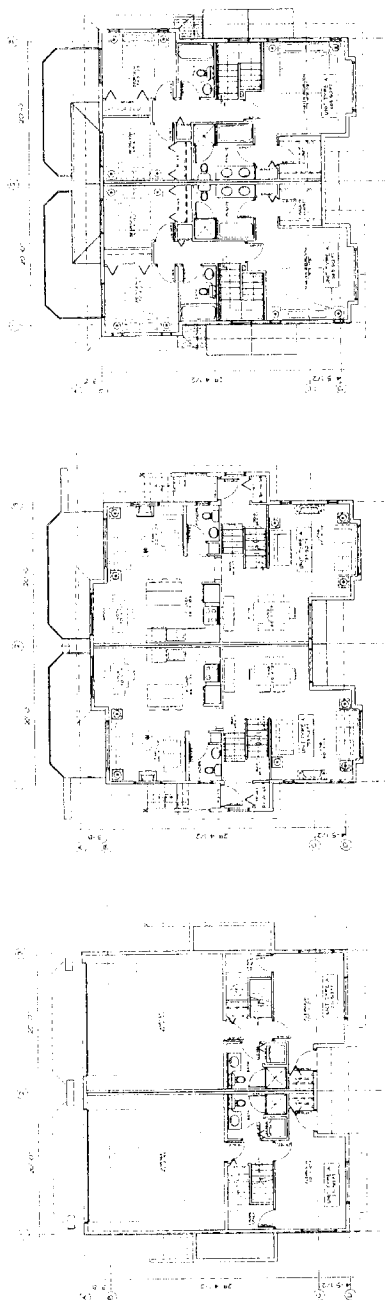
**BUILDINGS 10 - 13 & 19**  
PLANS & ELEVATIONS

**DP.5**

**ISSUE**

9) OA  
10) 7-  
11) 4 OB

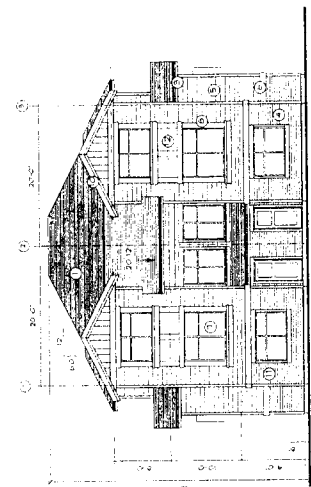
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ADP INQUIRY  
IN RE SUBMISSION**



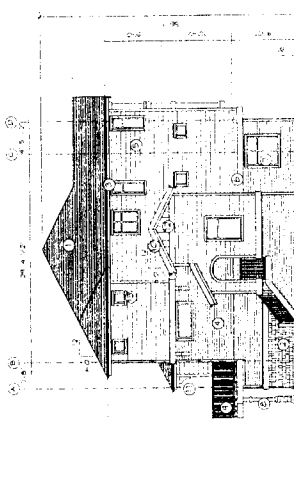
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SCALE 1/8" = 1'-0"

2 MAIN FLOOR PLAN  
5'-3 1/8" x 1'-0"

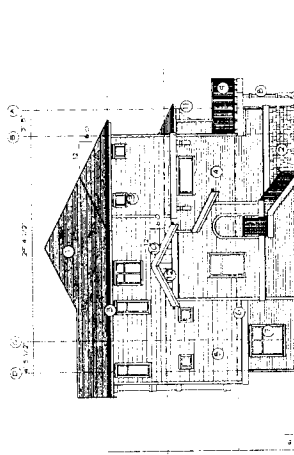
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2ND FLOOR PLAN  
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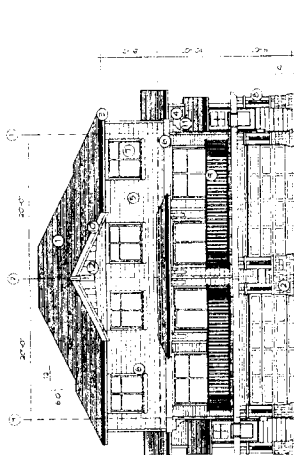
4 FRONT/WEST ELEVATION  
Scale 1/8" = 1'-0"



5) SIDE SOUTH ELEVATION  
Scale 1/8" = 1'-0"

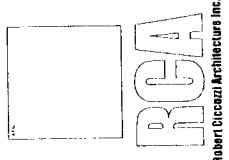


⑤ SIDE/NORTH ELEVATION  
Scale 1/2" = 1'-0"



7 REAR/EAST ELEVATION  
Scale: 1/8" = 1'-0"

- ① APPOINT SUNDAY SCHOOL
- ② CROSS WARDENS
- ③ PREP FOR MEDIA CENTER
- ④ TRIPLE THREE LATE SERVICE
- ⑤ 8:00 PM SONG
- ⑥ PRAISE MUSIC TO GO - 5:00-5:30 PM
- ⑦ VISIT WARDEN RATES
- ⑧ PARENTS' AGO-ROST
- ⑨ PAINTED ALUMINUM RAILING
- ⑩ WANTED MORE PINKA BOARD - NEW
- ⑪ PAINTED MOOT BRACKET
- ⑫ CONVENTION FOR BOARD
- ⑬ VISIT WARDEN



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V6J 3C9  
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E-mail: admin@ciccozzi-architecture.com

WESTBURY  
LANE  
TOWNHOMES  
RICHMOND, BC

DATE	11-04-05
PROJECT NO.	REG-102
PROJECT NAME	
SCALE	1/8" = 1'-0"
DATE	

# BUILDINGS

## 14, 15, 16 & 17

### PLANS & ELEVATIONS

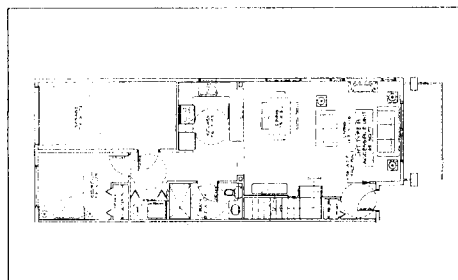
REVISING  
DATE: 10/10/60

MAY 11 2005  
DP 04-280617  
PLAN #8

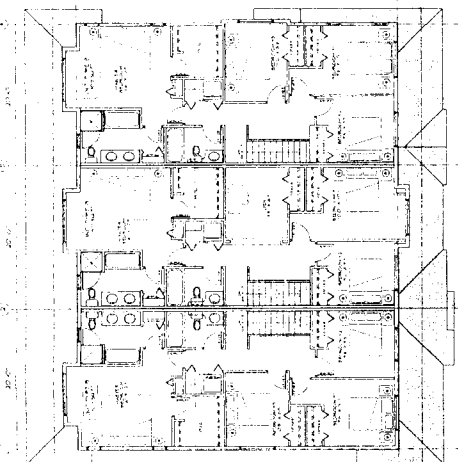
CONTRACT NO. 04-280617  
 PROJECT NO. 04-280617  
 DRAWING NO. 04-280617-01  
 DATE: 11/05/05

REV.	DATE	DESCRIPTION
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2	11/05/05	AS NOTED

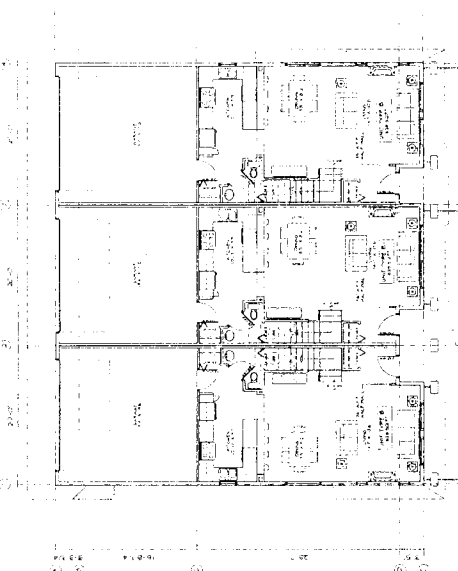
SCALE  
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 1/8" = 1'-0"



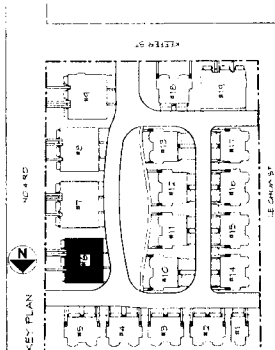
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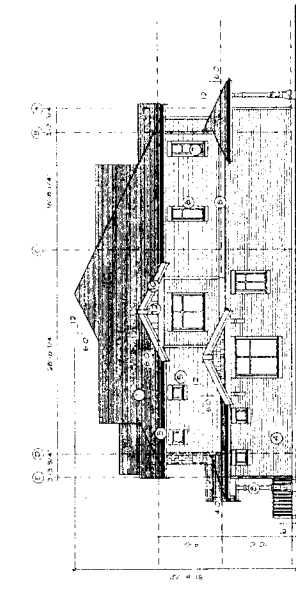
2. BLDG 6 - SECOND FLOOR PLAN - UNIT TYPE B (BY END)  
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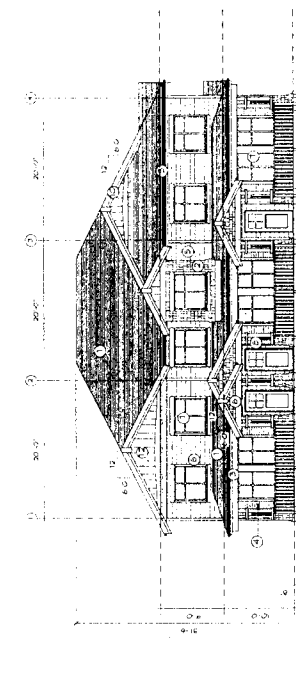
1. BLDG 6 - GROUND FLOOR PLAN - UNIT TYPE B (BY END)  
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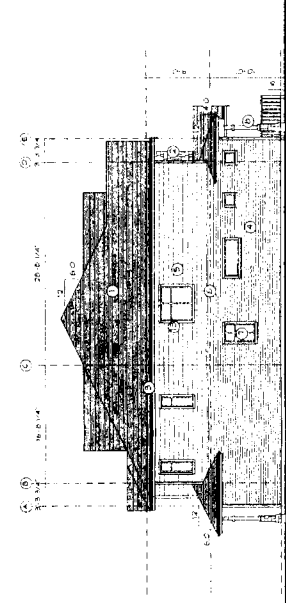
KEY PLAN  
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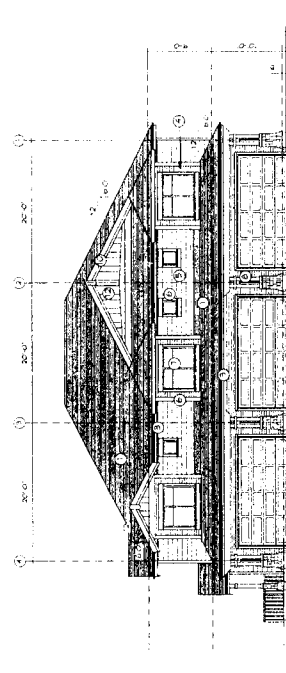
5. BLDG 6 - SIDE/NORTH ELEVATION  
 SCALE 1/8" = 1'-0"



4. BLDG 6 - FRONT/EAST ELEVATION  
 SCALE 1/8" = 1'-0"



6. BLDG 6 - SIDE/SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"



7. BLDG 6 - REAR/WEST ELEVATION  
 SCALE 1/8" = 1'-0"

- 1. ASPHALT SHINGLE ROOF
- 2. WOOD SHINGLES
- 3. PRE-PAID METAL SUTTER
- 4. TRIPLE THREE VINYL SIDING
- 5. P. VINYL SIDING
- 6. PAINTED VINYL SIDING - SIDE JAMES
- 7. VINYL WINDOW FRAMES
- 8. PAINTED WOOD ROOF
- 9. PAINTED ALUMINUM BRACKET
- 10. PAINTED WOOD FASCIA BOARD, 1" X 6"
- 11. PAINTED WOOD BRACKET
- 12. IDENTICAL FIRE BOARD
- 13. IDENTICAL FIRE BOARD

**RCA**  
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 1805 Pine Street  
 Vancouver, BC  
 Canada  
 Tel: (604) 687-4741  
 Fax: (604) 687-4641  
 Email: rca@rccarchitecture.com

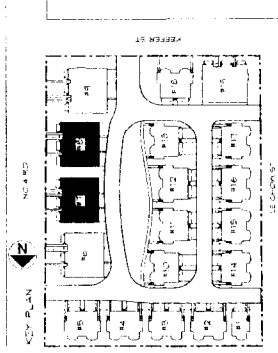
**WESTBURY LANE TOWNHOMES**  
 RICHMOND, BC

DATE	11/04/05
REVISED	
SCALE	1/8" = 1'-0"
PROJECT	RCA 023
PROJECT NO.	
PROJECT NAME	BUILDING 6
PROJECT TYPE	PLANS ELEVATIONS

PROJECT NO. DP.7

DP 04-280617  
 PLAN #9 MAY 11 2005



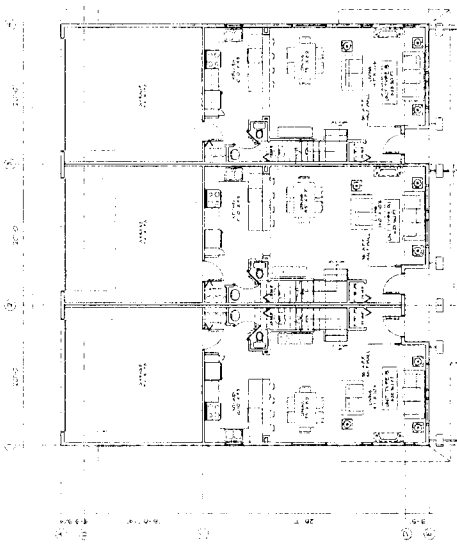


ISSUE	ASSIGNED FOR J.P.	A.P. SUBMISSION	D.P. RE-SUBMISSION
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11/03/05			
11/04/05			

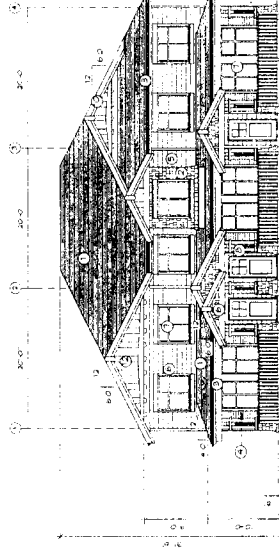
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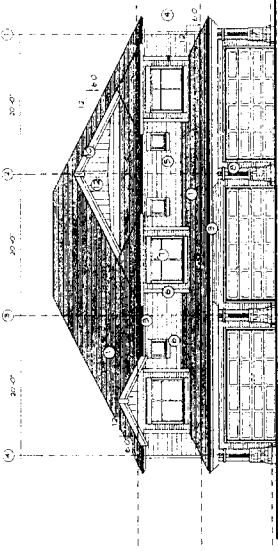
DP.8



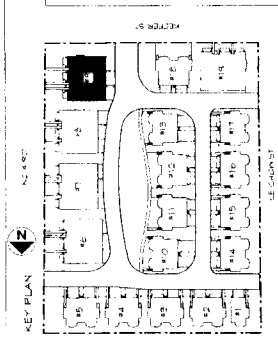
BLDG 5718 - GROUND FLOOR PLAN - UNIT TYPE B.B./B.BEND



3 B-DGS 740 - FRONT/EAST ELEVATION



5 BLDGS 749 - REAR/WEST ELEVATION  
Scale 1" = 1'-0"

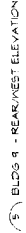
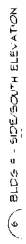
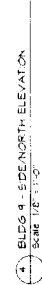
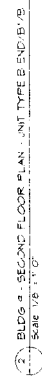


**RCA**  
Robert Ciccozi Architecture Inc.

WESTBURY  
LANE  
TOWNHOMES  
RICHMOND, BC

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CONTINUED	FILED		
REC			
DATE	TIME	REMARKS	
1/8 - 1:00		REA 102	
BUILDING 9			
D-ANS & ELEVATIONS			
RECORD NO.			DATE REC'D
			DP.9

- ① ADORN - SHROUD POLA
- ② MOOD WINGS SS
- ③ PRE IN W/TA GUTTER
- ④ "KILL" TAKES INT. BOWING
- ⑤ P-UN. SING
- ⑥ PAINTED MOOD "M. - USE JAMES
- ⑦ UNIL. MOOD "M. FRAMES
- ⑧ PAINTED ALICE FOOT
- ⑨ PAINTED ALICE HARP
- ⑩ PAINTED MOOD PANDA BOARD A TERN
- ⑪ PAINTED MOOD BRACKET
- ⑫ CONVENTION - FIRE BOARD
- ⑬ PAINTED MOOD "M

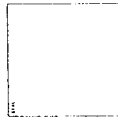


12. I hereby certify that the above is a true and correct copy of the original drawings as submitted to the City of Vancouver for approval. I am a duly qualified and licensed architect under the laws of the Province of British Columbia and the City of Vancouver. I am the author of the above drawings and I am not aware of any other person who has contributed to the preparation of the same.

REVISIONS

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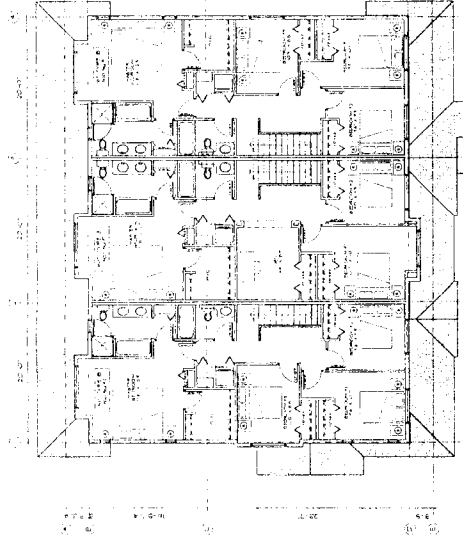
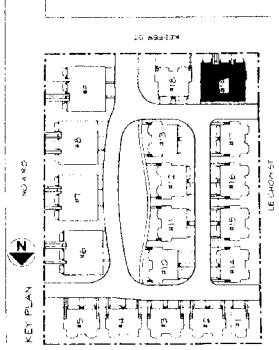
**RCA**  
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Fax: (604) 687-4641  
admin@rca2222architecture.com

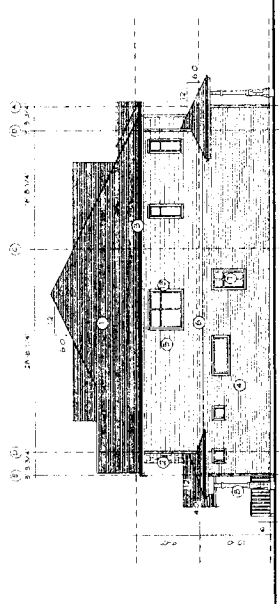
PROJECT  
WESTBURY  
LANE  
TOWNHOMES  
RICHTIMOND, BC

DATE  
A5  
11/04/05  
SCALE  
1/8" = 1'-0"  
RCA 102  
BUILDING 19  
PLANS & ELEVATIONS

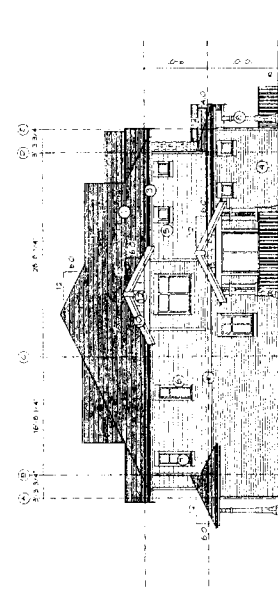
SHEET NO.  
DP.10



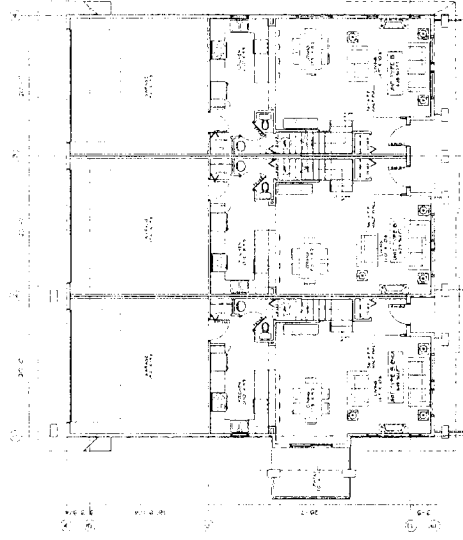
BLDG 18 - SECOND FLOOR PLAN - UNIT TYPE B END B1/B  
Scale 1/8" = 1'-0"



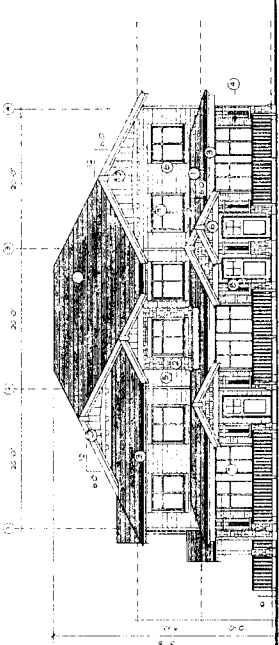
BLDG 18 - SIDE/EAST ELEVATION  
Scale 1/8" = 1'-0"



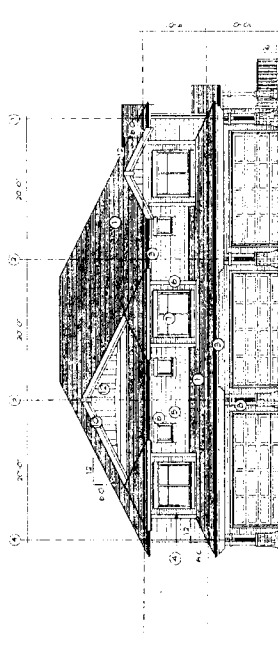
BLDG 18 - SIDE/WEST ELEVATION  
Scale 1/8" = 1'-0"



BLDG 19 - GROUND FLOOR PLAN - UNIT TYPE B END B1/B  
Scale 1/8" = 1'-0"



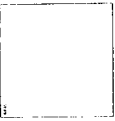
BLDG 19 - FRONT/SOUTH ELEVATION  
Scale 1/8" = 1'-0"



BLDG 19 - REAR/NORTH ELEVATION  
Scale 1/8" = 1'-0"

MAY 11 2005  
DP 04-280617  
PLAN #12

ISSUE  
17 JULY 2005  
C. P. DESER AND S. J. LEE



ACR

**Robert Cleczzi Architecture Inc.**  
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Fax: (604) 687-4641  
E-mail: [info@robertcleczziarchitecture.com](mailto:info@robertcleczziarchitecture.com)

PROJECT  
WESTBURY  
LANE  
TOWNHOMES  
RICHMOND, BC

DATE	11 04 05
AS	
INITIALS	
R.C.	
NAME	AS NOTED
PROJECT NO	RCA 102

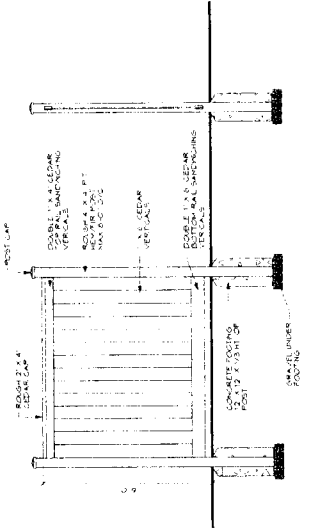
## SITE FEATURE DETAILS

REVISED

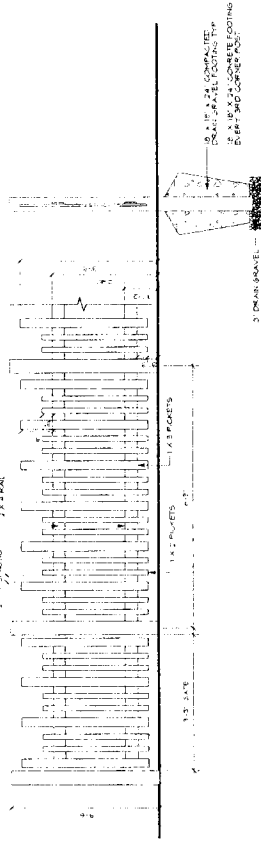
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DATE

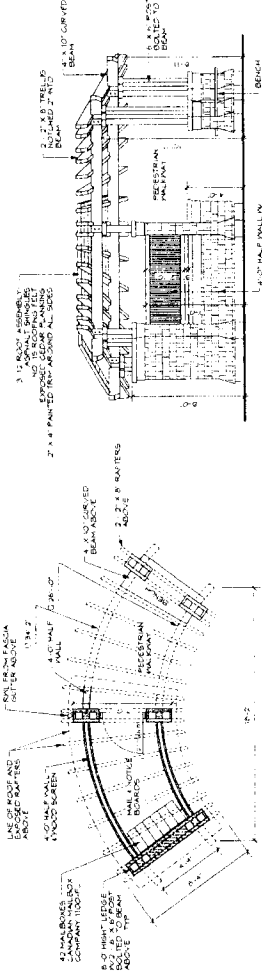
MAY 11 2005  
DP 04-280617  
PLAN #13



(2) PRIVACY FENCE DETAIL  
 ASS. Scale 1/2" = 1'-0"



① PICKET FENCE DETAIL  
C.A. = 9/16 STEEL



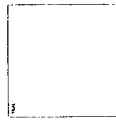
MAIL KIOSK FRONT ELEVATION  
Scale 1/4" = 1'-0"

3 MAIL KIOSK PLAN  
SCALE 1/4" = 1'-0"

PROJECT: WESTBURY LANE TOWNHOMES  
 LOCATION: RICHMOND, BC  
 DATE: 11.04.05  
 DRAWN BY: J. CHOW  
 CHECKED BY: J. CHOW  
 PROJECT NO: DP-04-280617

NO.	DATE	DESCRIPTION
1	11.04.05	ISSUED FOR PERMIT

SCALE: 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"



**RCA**

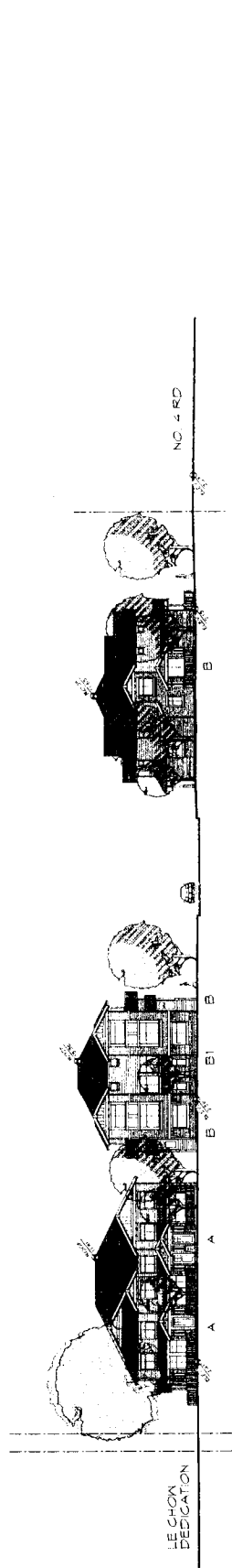
Robert Chow Architecture Inc.

1805 Pine Street  
 Vancouver, B.C.  
 Canada  
 Tel: (604) 687-4724  
 Fax: (604) 687-4641  
 info@robertchow.com

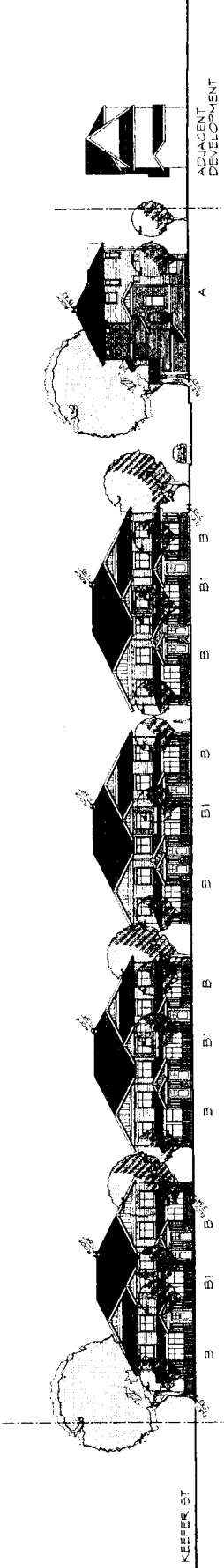
WESTBURY  
 LANE  
 TOWNHOMES  
 RICHMOND, BC

DATE	11.04.05
PROJECT	
SCALE	1/8" = 1'-0"
DRAWN BY	RCA 02
CHECKED BY	

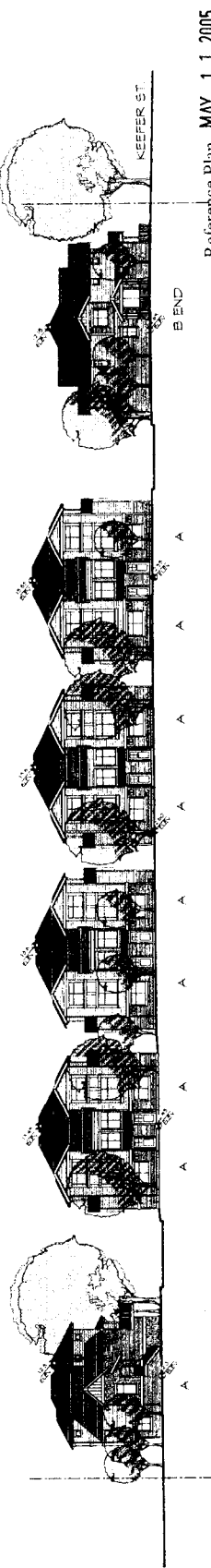
STREETSCAPES  
 DP.12



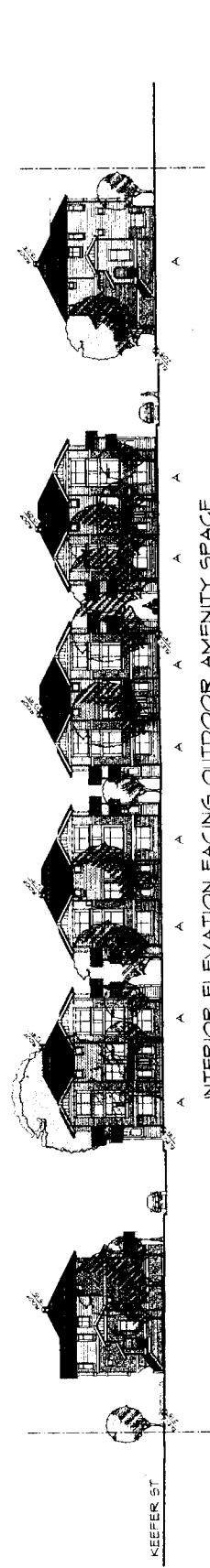
STREET ELEVATION FACING KEEPER ST.



STREET ELEVATION FACING NO. 4 ROAD

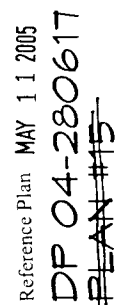


STREET ELEVATION FACING LE CHOW ST.



INTERIOR ELEVATION FACING OUTDOOR AMENITY SPACE

Reference Plan MAY 11 2005  
 DP 04-280617  
~~PLAN #114~~



Reference Plan MAY 11 2005

DP 04-280617

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