



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: April 20, 2005

From: Raul Allueva
Director of Development

File: DP 04-279379

Re: **Application by Western No. 3 Road Holdings Ltd. for a Development Permit at
8560, 8580 and 8600 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 18 two-storey townhouse units at 8560, 8580 and 8600 No. 3 Road on a site zoned Townhouse District (R2-0.6).



Raul Allueva
Director of Development

RA:dcb
Att. 2

Staff Report

Origin

Western No. 3 Road Holdings Ltd. has applied to the City of Richmond for permission to develop eighteen (18) two-storey townhouse units at 8560, 8580 and 8600 No. 3 Road. The site used to contain three (3) single family dwellings – each of which has recently been demolished.

The site is being rezoned from Single-Family Housing District, Subdivision Area (R1/E) to Townhouse District (R2-0.6) for this project under Bylaw 7809 (RZ 04-274863).

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:

North: A two-family residence on a deep R1/E zoned lot.

East: Single-family residential lots zoned R1/E.

South: A single-family residence at 8620 No. 3 Road on deep R1/E zoned lot. Properties on 8640 and 8660 No. 3 Road are the subject of a rezoning application RZ 04-267350 (received third reading by Council at Public Hearing on September 20, 2004) which proposes 13 townhouses. An area context plan was developed as part of RZ 04-267350 which accommodates the future redevelopment of the remaining lot at 8620 No. 3 Road as future townhouses only with access through the subject properties. The Development Permit (DP 04-279621) for 8640 and 8660 No. 3 Road was approved by the Development Permit Panel on March 16, 2005 but has yet to go to Council for issuance.

West: (across No. 3 Road) Single-family residences zoned R1/E and two storey townhouses zoned R2.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (*responses appear in italics following each item*):

- Provide tree survey and tree retention/replacement strategy. An Arborist's report is required (*A tree survey, arborist's report, retention & replacement strategy were subsequently provided with the DP submission*);
- Review potential for saving a significant tree about 3 m in from the property line in centre of what is currently 8560 No 3 Road; (*The arborist's report indicates that only three trees could be saved on the site due to disease, age, or fill requirements. Compensation trees were provided across the site including a significant tree near the project's entrance*);
- Relocate the garbage/recycling receptacle to accommodate future access (*The garbage/recycling facility was relocated from an internal drive aisle end to a central location adjacent to the amenity space*);

- Ensure that a children's play area is accommodated (*A play area with pea gravel and a play structure have been provided in central amenity space*);
- Provide a landscaping plan inclusive of compensation planting as required (*A landscaping plan has been provided inclusive of replacement / compensation planting*); and,
- Provide detailed elevations (*Detailed elevations were included with final DP plan set*).

Each of these items have been sufficiently addressed through the applicant's final Development Permit submission.

The Public Hearing for the rezoning of this site was held on October 18, 2004. At the Public Hearing, a written submission was received from Ms. Angela Chow, 8811 Gay Road. Ms. Chow expressed concerns that the two-storey townhouses would overlook her backyard, leaving them no privacy and degrading the standard of living in the area.

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

- The applicant has submitted a detailed landscaping plan which attempts to mitigate impacts to adjacent properties. Internal road ends for example, have included arbours and cedar hedging which will serve to screen these areas.
- Unfortunately, the eastern side of the development contains a sanitary sewer right of way and the installation of large vegetation would not be permitted by the Engineering Department. The proposed dwellings, however, have been kept to two storeys rather than three storeys as permitted under the zoning schedule and they have been setback three meters from the eastern property line.
- Responding to overlook concerns, units along the eastern property line contain fewer, and smaller, windows compared to the "frontage" elevations.
- Finally, a 6 foot high wood perimeter privacy fence will be installed along all of the property lines to adjacent properties.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Townhouse District (R2-0.6) Zoning Schedule.

Advisory Design Panel Comments

The project was first reviewed by the Advisory Design Panel on January 5, 2005. The Panel requested that application be resubmitted after incorporating the Panel's comments *on the accessibility of the C units, the benefit to internal space that would result from a reduction to a 4m front setback; improved unit identification; a relocation of the visitor parking away from the unit entrances; combining of the amenity uses; softening of the asphalt areas, including the rear patios, with pavers; the addition of a significant tree in the amenity space; and, the improvement of natural surveillance to the unit entrances.*

At the second review on February 23, 2005, the applicant's responses to the Panel's previous concerns were generally well received. The Panel supported the application subject *to consideration being given to frontage improvements, i.e. street trees and relocation of the sidewalk; the continuation of pavers at the end of the drive aisles at the base of the trellises; and, the addition of a tree planted on the north side of the entrance to the site.* Each of these items have been addressed and agreed to by the applicant in the revised DP submission.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 23rd, 2005 is attached for reference (**Attachment 2**). The Advisory Design Panel was generally supportive of the proposed development and the applicant has responded to the Panel's comments and amended the plans accordingly. 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

- All of the units in this proposal have been kept to two storeys to make for a better fit with adjacent dwellings despite the fact that the zoning schedule permits three storey dwellings.
- Privacy for the adjacent single-family lots has been addressed with a 1.8m high cedar fence, cedar hedging and tree planting. Lower shrubs were applied along most of the east property line due to sanitary sewer right-of-way constraints.

Urban Design and Site Planning

- The proposal includes an integrated amenity area, complete with children's pea gravel play area, benches, a caravan play system, mail structure and recycling centre.
- Cash in lieu of indoor amenity space was provided through the rezoning application.
- A cross-access arrangement was secured through the rezoning application to provide future access to 8620 No. 3 Road, which lies immediately south of the subject properties.
- The plans include four visitor parking stalls including one centrally located handicapped parking stall adjacent to the recycling centre.
- An accessible unit is provided in one of the C units (Block 7) which allows for a future elevator to be installed and a washroom that can be converted to accessible standards.
- The applicant has been advised of the requirements for extra framing in the bathrooms of accessible units to accommodate hand rails.
- A centrally located garbage-recycling enclosure and mailbox facility has been included on site.
- Units along No. 3 Road have individual pedestrian connections and street fronting character.

Architectural Form and Character

- The buildings have been broken into clusters of two to three units to avoid the appearance of a wall of buildings.
- The structures are reasonably articulated with different textures and finishings being utilized between floors.
- The selection of building materials (vinyl siding, wood shingle siding, asphalt roofing shingles, painted wood trims, etc) are generally consistent with the Official Community Plan (OCP) guidelines.

Landscape Design and Open Space Design

- Special paving treatments with patterning and colour have been employed at road ends, entrance ways, and at other places within the site to improve the appearance and permeability of the hard surfaced areas.
- The landscaping plan incorporates substantial planting through out the site and particularly along perimeter edges to separate the development from adjacent properties.
- A registered Arborist has reviewed the site and indicated that only 3 trees are suitable for retention due to disease, age and fill requirements. Trees proposed for retention are along No. 3 Road, and more than 45 additional trees are to be planted across the site.
- A combination of metal and brick fencing are proposed along the No. 3 Road frontage with a 1.8 m high cedar fence proposed for the rear and sides of the development.

Crime Prevention Through Environmental Design

- Attention has been paid to keeping entrance ways visible and clear of vegetation screens for improved surveillance.
- The amenity area has been placed in a central location with low shrubs to ensure good passive surveillance from several sides.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's and the Advisory Design Panel's comments related to site planning, urban design, architectural form and character, landscaping design and adjacency. The applicant has made a special effort to make this project in keeping with the adjacent single-family homes both in massing and appearance.

Staff are recommending support for this Development Permit application.



David Brownlee
Planner 2

DCB:cas

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 \$65,156 (based on total floor area of 32,578 ft²).



City of Richmond

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

Development Application Data Sheet Development Applications Department

DP 04-279379

Attachment 1

Address: 8560, 8580 and 8600 No. 3 Road

Applicant: Western No. 3 Road Holdings Ltd.

Owner: Fu Lan Hou / Nichole Huang / Jun He

Planning Area(s): Broadmoor Section 21-4-6

Floor Area Gross: 3026.5 m² (32,578 ft²) Floor Area Net: 2371.9 m² (25,532 ft²)

	Existing	Proposed
Site Area:	3953 m ² (42,552 ft ²)	same
Land Uses:	Single Family Residential	Multiple Family Residential
OCP Designation:	Neighbourhood Residential	same
Zoning:	R1/E	R2-0.6
Number of Units:	3 SF Dwellings	18 TH Dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6 Max.	0.6 Max.	none permitted
Lot Coverage:	Max. 40%	40%	none permitted
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – Side Yard: North/South	Min. 3.0 m / 3.0 m	3.65 m / 3.0 m	None
Setback – Rear Yard:	Min. 3.0 m	3.0 m	None
Height (m):	Max. 11 m (three storey)	9.1 m (two storey)	None
Lot Size:	Min 30m w x 35m d	65.84m w x 60.05m d	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R)/unit and 0.2(V)/unit	36 (R) and 4(V) total	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	40	40	None
Tandem Parking Spaces	not permitted	None	None
Amenity Space – Indoor:	Min. 70 m ²	Contribution of \$1,000/unit (\$18,000 total)	None
Amenity Space – Outdoor:	Min. 108 m ²	119 m ²	None

Tree replacement compensation required for loss of significant trees in good health.

Excerpt from the Minutes from
The Design Panel Meeting

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

Attendance:

Members: Mr. Al Tanzer – Chair
Mr. Greg Andrews (4:21 pm)
Mr. Jerry Doll
Mr. Joseph Fry (4:17 pm)
Mr. Arlen Johnson
Mr. Jack Harrison
Mr. Dana Westermarck
Mr. Jim Carter-Huffman

Staff: Ms. Sara Badyal

Recording
Secretary: Ms. Deb MacLennan

Representatives: **Item 2 DP 04-279379**
Mr. Paul Leong
Mr. Masa Ito

2. Townhouses
Paul Leong Architect
8560, 8580, 8600 No. 3 Road
(Re-submission)

DP 04-279379

With the aid of a model and various display materials, including a before and after site plan, Mr. Leong reviewed the revisions made to the project as a result of the initial presentation of the project to the Panel.

Mr. Masa Ito, landscape architect, then reviewed the improvements made to the landscape plan.

Mr. Fry joined the meeting – 4:17 pm.
Mr. Andrews joined the meeting – 4:21 pm.

Ms. Sara Badyal, Planner, then indicated that staff had nothing further to add.

General questions were then put forth, as follows:

- was the radius of the drive aisle driven by emergency vehicle access? *Yes.*
- was it possible to move the sidewalk away from the street? ***This would be reviewed as part of the servicing agreement.***
- please clarify the play/garbage& recycling/mail area. *Done.*

The comments of the Panel were as follows:

- an obvious improvement to the paved area in the central landscaped area. A more cohesive plan with improved materials and ground plates. The road end treatments have been nicely improved. The applicant was commended for his response to the previous comments of the Panel. Would like to see street improvements.
- agreed that all changes had improved the project.
- further agreement.
- the revised entranceways were an improvement but were still considered narrow. The change to the amenity area was appreciated.
- nothing further to add.
 - good improvement. Clarification was requested, and received, about the finished of the skylight over the entranceways.
 - the revised plan looks good.
 - a nice plan overall. It was suggested that the paving be continued across the asphalt base of the trellises at the road ends; that the decorative paving across the roadway be given a slight 4" rise for further definition and traffic calming; and, that an additional tree be plant at the entranceway. ***[REPLY: Paver and an additional tree were added as suggested, see landscape drawings.]***

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 04-279379 move forward subject to consideration being given to frontage improvements, ie. street trees and relocation of the sidewalk; the continuation of pavers at the end of the drive aisles at the base of the trellises; and, the addition of a tree planted on the north side of the entrance to the site.

CARRIED
Unanimous



City of Richmond
Urban Development Division

Development Permit

No. DP 04-279379

To the Holder: WESTERN NO. 3 ROAD HOLDINGS LTD.

Property Address: 8560, 8580 AND 8600 NO. 3 ROAD

Address: C/O PAUL LEONG
201-288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$65,156.00 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



City of Richmond
Urban Development Division

Development Permit

No. DP 04-279379

To the Holder: WESTERN NO. 3 ROAD HOLDINGS LTD.

Property Address: 8560, 8580 AND 8600 NO. 3 ROAD

Address: C/O PAUL LEONG
201-288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

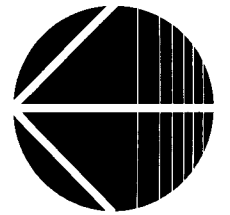
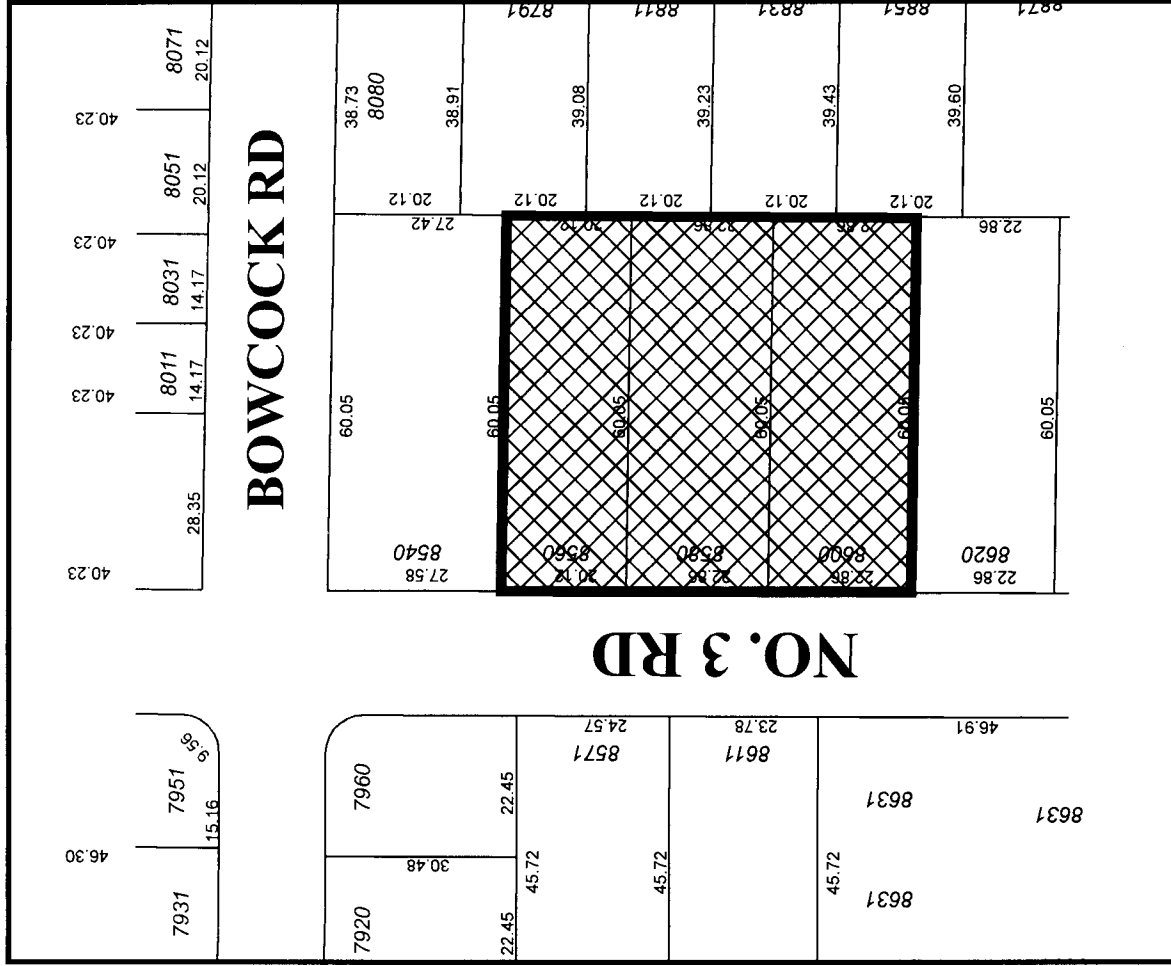
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 04-279379 SCHEDULE "A"

Original Date: 11/02/04

Revision Date: 04/18/05

Note: Dimensions are in METRES

certified second-hand items and those are all listed to show the highest integrity of the items. Another one, and this one is used in replicated British formation, all information, such as the name of the car, the price, the color, and the year of production, British formation.

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**Pak Rosano Townhouse
Development**
8560-8580-8600 No. 3 Rd
Richmond, BC.

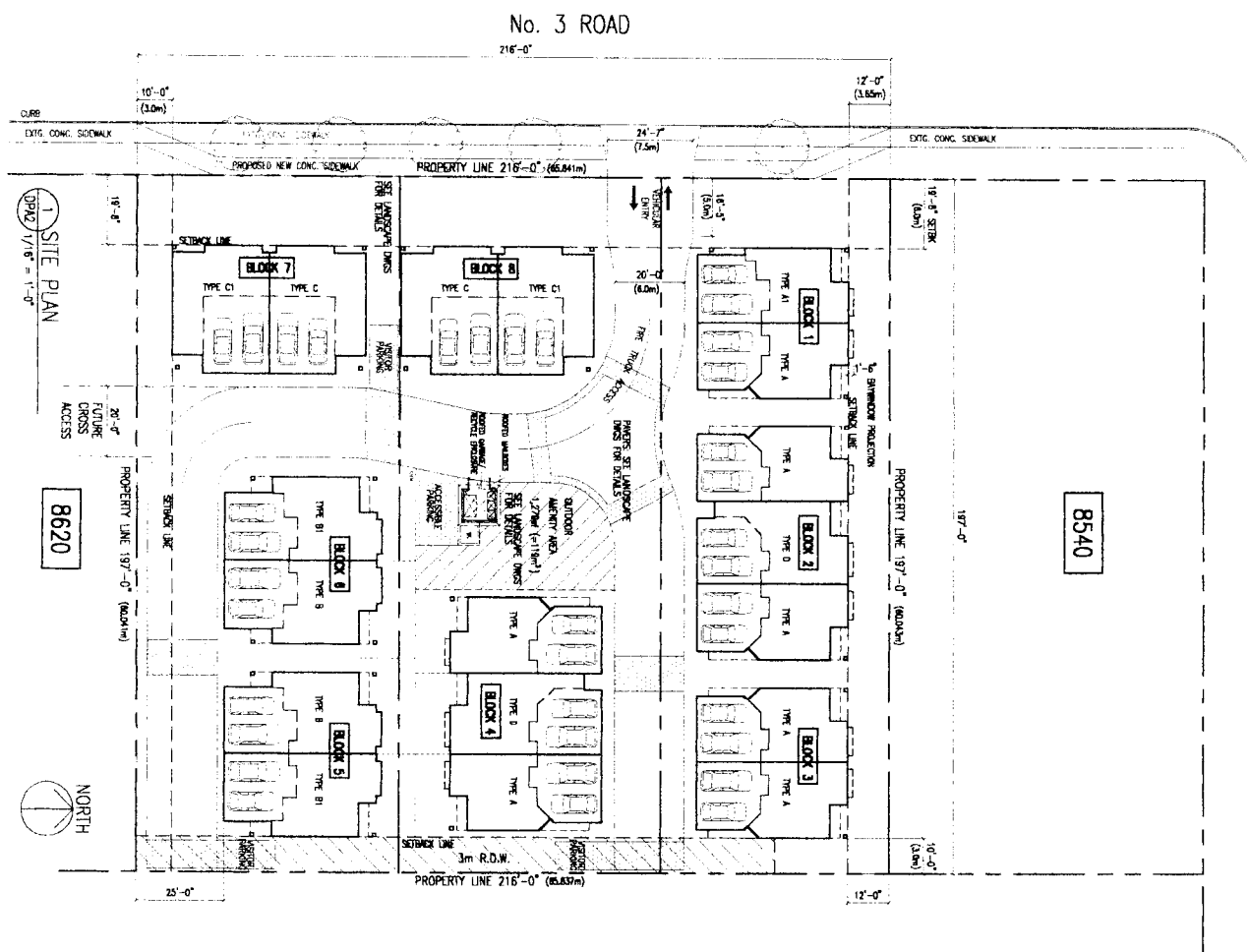
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DP 04-279579

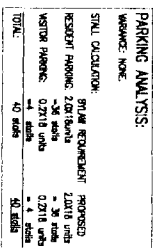
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PLAN# 1

MAY 11 2005



BOWCOCK ROAD



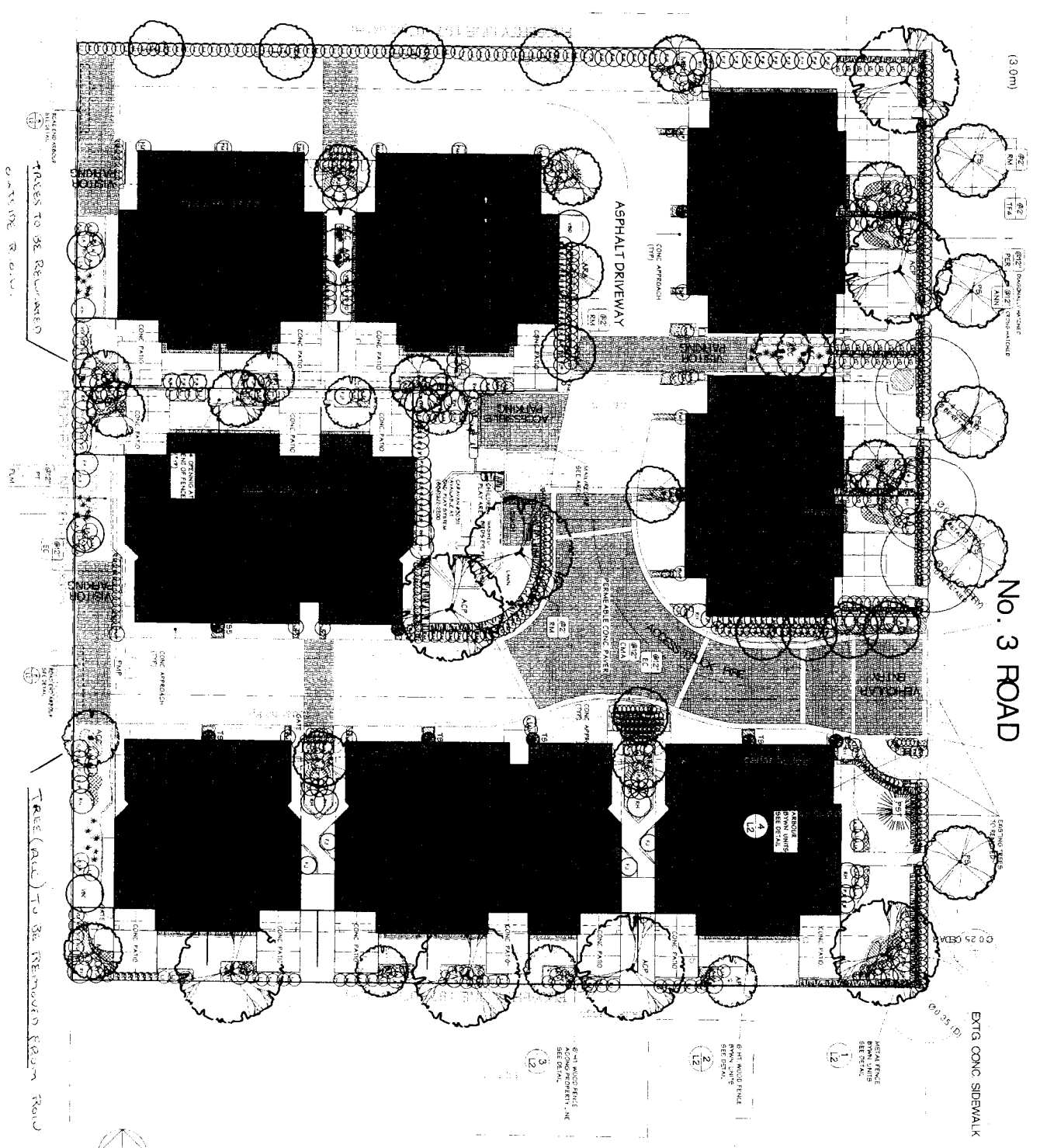
COMPANY REQUESTED THE RUM AND OTHER ARE ALL
ABLE TO REMOVE THE EXCLUSIVE PROPERTY OF THE US
FACTORY INC. AND MAY NOT BE USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION. ALL INFORMATION SUPPLIED
IN THIS DOCUMENT IS FOR USE IN THE UNITED STATES AND
NOT BE USED OUTSIDE WITHOUT WRITTEN PERMISSION

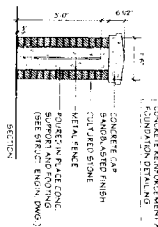
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PROJECT TITLE
Park Rosario Townhouse
Development
8560-8580-8600 No. 3 Rd
Richmond, BC

DRAWING TITLE
Parking Plan
DP APPLICATION NUMBER:
DP 04-278379

SCALE	DRAWING NO.
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and	
OSB NO.	
04-15-04	PLAN# 2
04-14	
Drawn by	
RC	





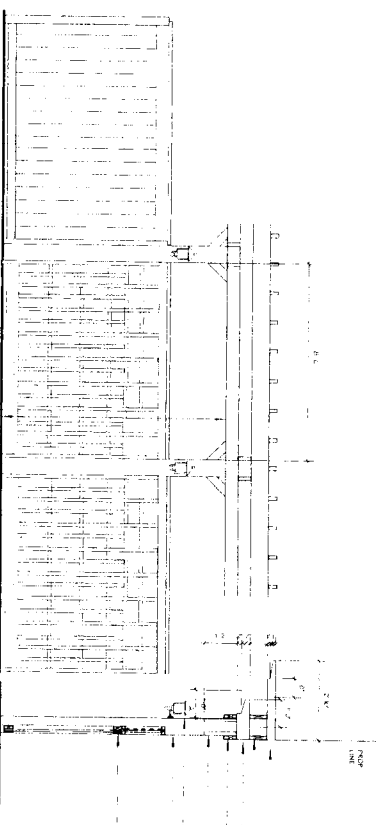
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L2 ALONG NO 3 ROAD

2 WOOD FENCE (6' HT.)
L2 BTWN. UNITS

3 WOOD FENCE (6' HT.)
L2 ALONG PROPERTY LINES

4 ENTRY ARBOUR
L2

5 ROAD END ARBOUR
L2



PLANT LIST

REPLANT NO 3 ROAD END ARBOUR

REF	SY	SP/COMMON NAME	COMMON NAME	SIZE
1	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
2	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
3	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
4	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
5	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
6	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
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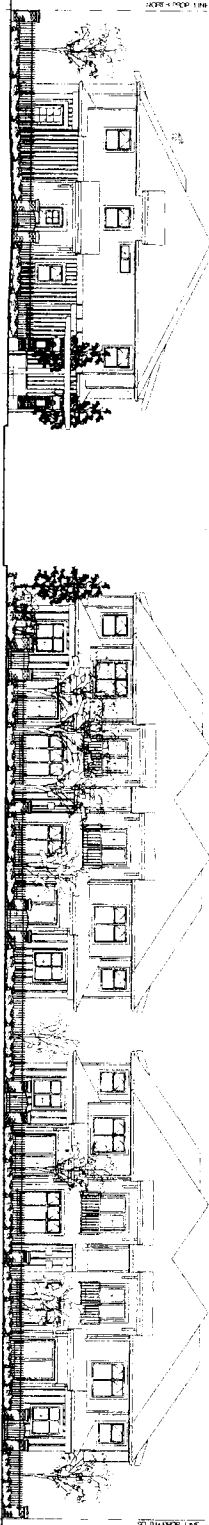
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14	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
15	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
16	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
17	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
18	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
19	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
20	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH

21	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
22	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
23	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
24	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
25	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
26	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
27	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
28	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
29	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
30	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH

31	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
32	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
33	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
34	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
35	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
36	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
37	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
38	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
39	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
40	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH

41	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
42	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
43	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
44	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
45	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
46	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
47	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
48	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
49	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
50	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH

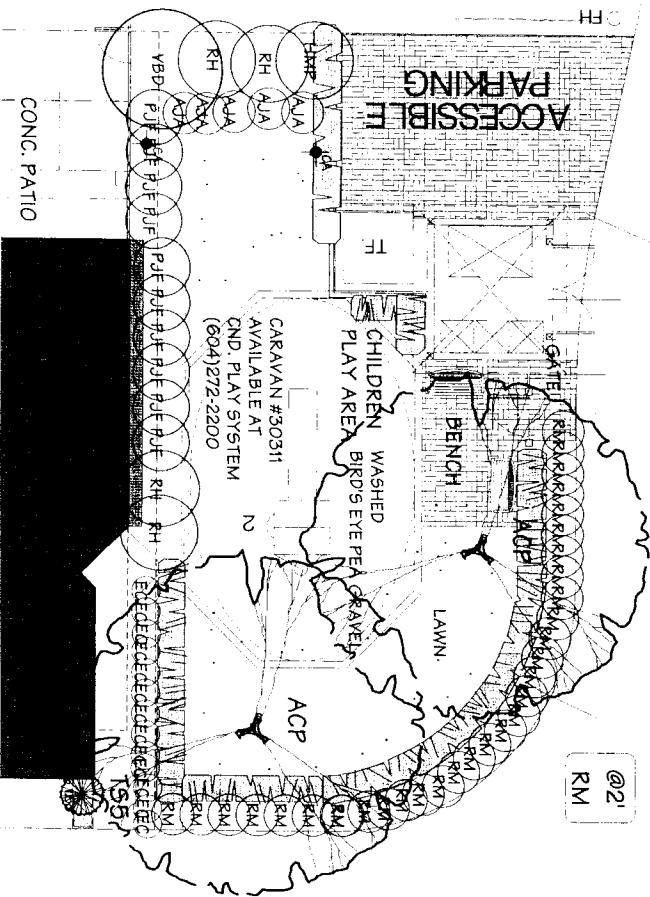
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52	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
53	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
54	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
55	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
56	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
57	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
58	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
59	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH
60	AC	ACER FRAXINIFOLIUS	JAPANESE MAPLE	2 1/2" HT. 3/4" DBH



No. 3 Road Street Scene
1/8" = 1'-0"

PERMEABLE CONC. PAVEMENT

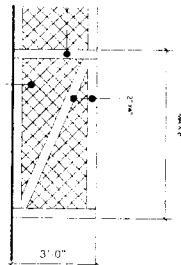
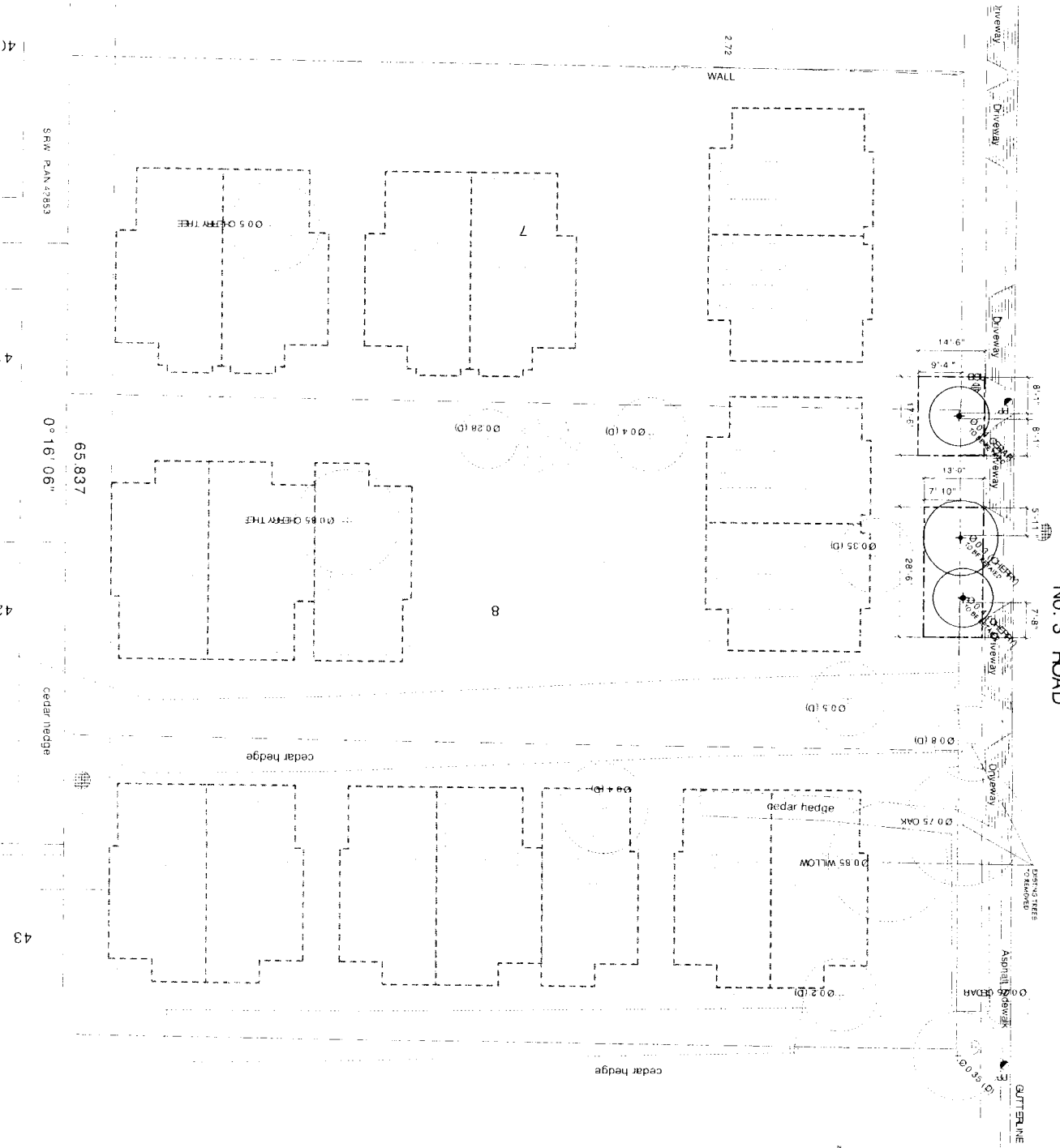
MAIL/RECYCLE
SEE ARCH.



ENLARGED AMENITY AREA
SCALE 1/8" = 1'-0"

CONC. PATIO

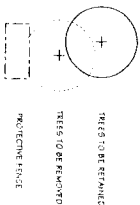
No. 3 ROAD



1
T1
PROTECTION FENCE DETAIL
SCALE: 1/4" = 1'-0"

NOTES:
THE EXISTING TREES TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION
THE FOLLOWING USE ARE NOT PERMITTED WITHIN THE PROTECTED AREA:
- STORAGE FOR CONSTRUCTION MATERIALS
- VEHICLE ACCESS
- PRELOAD

LEGEND



TREE PRESERVATION
PLAN

NO. 3 RD 8560/80/
8600 RICHMOND B.C.



JTO ASSOCIATES
LANDSCAPE ARCHITECTS

3180 Burr Street
Richmond B.C. V6V 2A4
Voice: (604) 275-2812
Fax: (604) 275-2813
www.jto.ca

Client: JTO Associates
Date: 04/23/2024
Scale: 1/4" = 1'-0"

REVISIONS: 155.453

DP APPLICATION NUMBER:
DP 04-229279

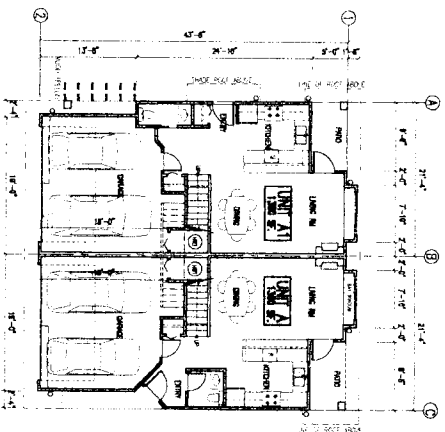
PLAN#

3d

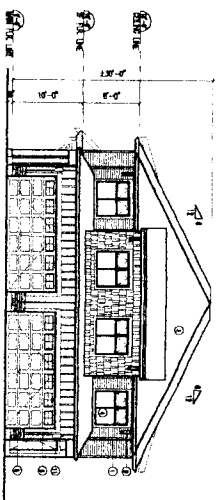


Paul Leong Architects
100-10000 100th Ave
Richmond, BC V6V 1K1
Tel: 604-273-1234
Fax: 604-273-1235
Email: paul@paulleong.com

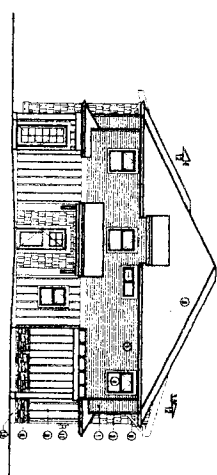
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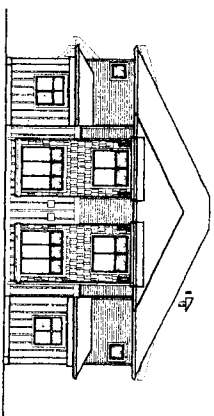
BLOCK 1
MAIN FLOOR PLAN
1/8" = 1'-0"



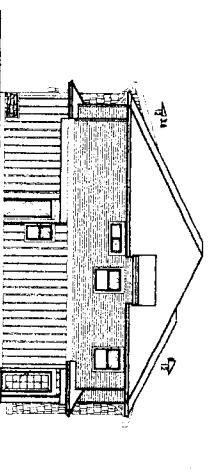
BLOCK 1 SOUTH ELEVATION
1/8" = 1'-0"



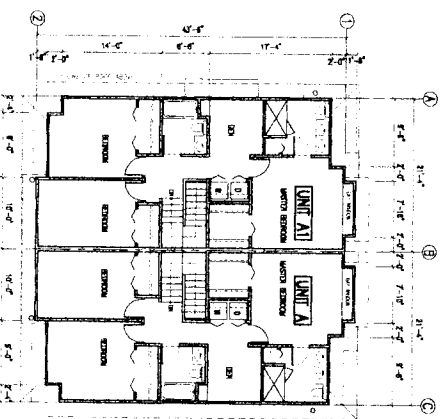
BLOCK 1 WEST ELEVATION (FACING No. 3 ROAD)
1/8" = 1'-0"



BLOCK 1 NORTH ELEVATION
1/8" = 1'-0"



BLOCK 1 EAST ELEVATION
1/8" = 1'-0"



BLOCK 1
AND 2 FLOOR PLAN
1/8" = 1'-0"

LEGEND

- ① VINYL SIDING
- ② SHINGLE SIDING
- ③ ASPHALT SHINGLE ROOF
- ④ VINYL SIDING - WHITE
- ⑤ VINYL SIDING AND BRICKEN
- ⑥ WOOD TRAIL - PAINTED
- ⑦ WOOD SIDING SIDING - PAINTED
- ⑧ DECORATIVE WOOD SHINGLED - PAINTED
- ⑨ CULTURED STONE SIDING
- ⑩ PRETENSED 5" ALUMINUM GUTTER
- ⑪ OUTDOOR LIGHT FIXTURE
- ⑫ STRENGTH FOUNDATION WALL
- ⑬ VINYL FLOOR COVERING

DRAWING TITLE	
Block 1 Floor Plans & Elevations (Block 3 Sim)	
PROJECT TITLE	
Park Rosario Townhouse Development 8550-8580-8600 No. 3 Rd Richmond BC	
DATE	
10/1/2010	
DRAWING NO.	
PLAN# 4	
DATE	
10/1/2010	
DRAWING NO.	
PLAN# 4	

DATE	
10/1/2010	
DRAWING NO.	
PLAN# 4	
DATE	
10/1/2010	
DRAWING NO.	
PLAN# 4	

CS6/63

NAME OF CITY, OR COUNTY	ISSUED FOR REASON
CHICAGO	ISSUED FOR D.P. APPLICATION

1. Type:

[illegible][illegible]

Abstract

Figure 1. (a) Schematic diagram of the experimental setup. (b) Photograph of the experimental setup. (c) Photograph of the experimental setup. (d) Photograph of the experimental setup.

[illegible][illegible]

Abstract

Mar 28, 05	REMOVED FOR DE APPLICATION
Feb 11, 05	REMOVED FOR ACP MEETING

DATE	REMARKS
REVISIONS	

Figure 1. Schematic diagram of the experimental setup.

—

[illegible][illegible]PROJECT TITLE

Park Rosario Townhouse Development

8560-8580-8600 No 3 RdRichmond, BC

1000

Drawing Title

Block 6 Floor Plans &

Elevations
(Block 5 Rev)

NO APPLICATION NUMBER.

DP APPLICATION NUMBER:
DP 04-278379

DO NOT SCALE OR DRILLING

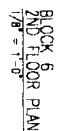
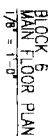
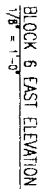
SCALE	GRAPHIC NO.
$1/8" = 1' \cdot 0"$	

PLAN#5

200 No.
04-14

QC/CN	
-------	--

QC: In First Supply



- 3 ASPHALT SHINGLE ROOF
- 4 VINYL WINDOW - WHITE
- 5 VINYL SIDING AND BATHTUB
- 6 WOOD TRIM - PAINTED
- 7 WOOD FLOOR BOARD - PAINTED
- 8 DECORATIVE WOOD BRACKET - PAINTED
- 9 OUTLINED STONE VENEER
- 10 FRENCHISED 3" ALUMINUM CATER
- 11 EXTERIOR LIGHT FIXTURE
- 12 GROSSED TILED/CLAY WALL
W/IN. OF ABOVE GARAGE

DP APPLICATION NUMBER:
DP 04--278379

PLAN# 5



For the use of the owner only
Not for construction
Not for sale

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NO.	DATE	REVISION
1	10/15/2018	ISSUED FOR PERMITTING
2	11/15/2018	ISSUED FOR O.C. APPLICATION

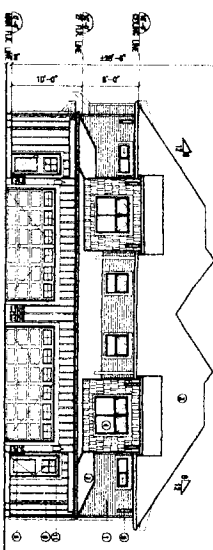
NOT TO SCALE
NOT FOR CONSTRUCTION
NOT FOR SALE

PROJECT TITLE
Park Resano Townhouse
Development
8560-8580-8600 No 3 Rd
Richmond BC

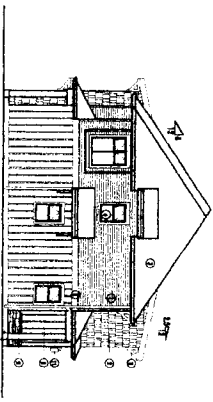
DRAWING TITLE
Block 7 Floor Plans 8
(Block 8 Rev)
DP APPLICATION NUMBER:
DP-04-275078

SCALE
1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"

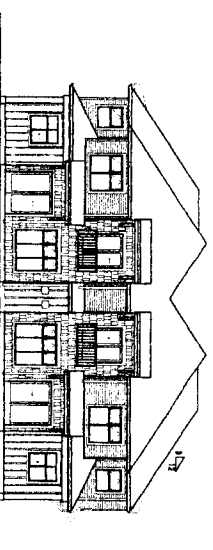
PLAN# 6



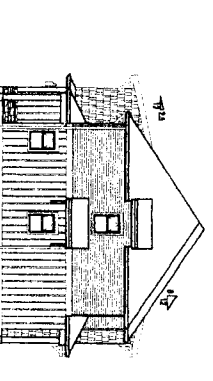
BLOCK 7 EAST ELEVATION
1/8" = 1'-0"



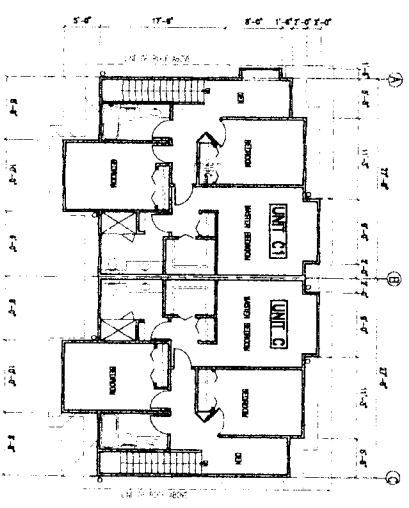
BLOCK 7 SOUTH ELEVATION
1/8" = 1'-0"



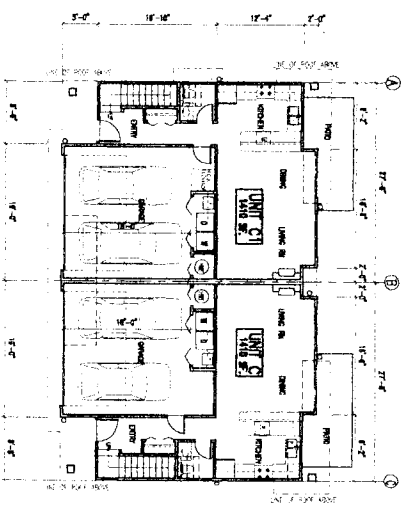
BLOCK 7 WEST ELEVATION
1/8" = 1'-0"



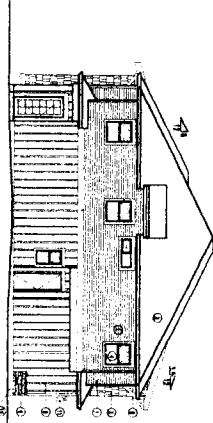
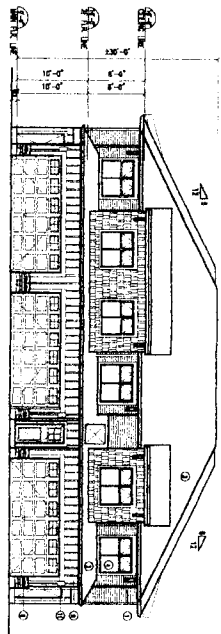
BLOCK 7 NORTH ELEVATION
1/8" = 1'-0"



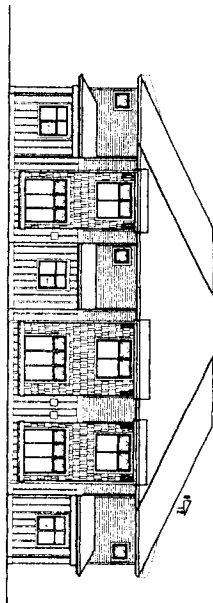
BLOCK 7
MAIN FLOOR PLAN
1/8" = 1'-0"



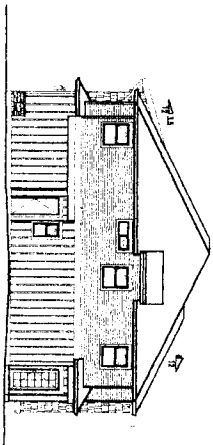
BLOCK 7
2ND FLOOR PLAN
1/8" = 1'-0"

[illegible][illegible]

BLOCK 4 EAST ELEVATION
1/8" = 1'-0"



BLOCK 4 SOUTH ELEVATION
1/8" = 1'-0"



BLOCK 4 WEST ELEVATION -
17" - 1'-0"

- LEGEND**
1. WHITE STONE
 2. SMALL STONE
 3. JEWEL STONE ROOF
 4. WHITE WOODEN - WHITE
 5. WHITE STONE AND WHITE
 6. WOOD TEN - PINKED
 7. WOOD FISHBONE BOARD - PINKED
 8. ECONOMIC WOOD SHAPED - PINKED
 9. CULTURED STONE PINKED
 10. PINKENED 5" ALUMINA COTTER
 11. ECONOMIC LIGHT PINKING
 12. ECONOMIC FOUNDATION WALL
 13. 1/2" OF WHITE STONE

DP APPLICATION NUMBER: DP 04-275378		DRAWING TITLE: Block A Floor Plans & Elevations (Block 2 Rev)
SCALE: $1/8" = 1'-0"$ AS SHOWN DATE: 04-14 DRAWN BY: SC/OM	DRAWING NO: PLAN# 7	