



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: May 9, 2007

From: Jean Lamontagne
Director of Development

File: DP 06-347920

Re: **Application by Arcadian Architecture Inc. for a Development Permit at 9451
Blundell Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a six (6) unit townhouse complex at 9451 Blundell Road on a site zoned Comprehensive Development District (CD/28).



Jean Lamontagne
Director of Development

JL:dcb
Att. 3

Staff Report

Origin

Arcadian Architecture Inc. has applied to the City of Richmond for permission to develop a six (6) unit townhouse complex at 9451 Blundell Road. The site previously contained a single-family dwelling on a large lot.

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/28)” for this project under Bylaw 8055 (RZ 05-305370).

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 townhouse development, zoned Comprehensive Development District (CD/35);
- To the East:* Single-family dwellings zoned R1/F;
- To the South:* Across Blundell Road, Single-family dwellings zoned Single-Family Housing District, Subdivision Area C (R1/C); and
- To the West:* A new townhouse development zoned CD/28 (RZ 04-263553 / DP 04-275641).

Rezoning and Public Hearing Results

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

- Two (2) for one (1) replacement for the loss of three (3) trees from the site;
- Transitioning to adjacent existing residences;
- Building articulation, use of quality materials and colour;
- Overall character, design, siting and landscaping (including tree replacement as indicated in the Arborist’s report);
- Privacy and screening to adjacent uses as part of the landscaping plan; and
- Provision of parking for all units, in particular parking for Unit #6.

The Public Hearing for the rezoning of this site was held on September 6, 2006. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concerns were raised by Mr. Alan Kitagewa of Unit 6 – 7788 Ash Street, an adjacent property owner, regarding the potential loss of a row of cedar trees which form a hedge along the site’s northern property boundary.

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

- The landscaping plans incorporate six (6) replacement trees to compensate for the loss of the three (3) trees scheduled for removal and 48 hedging cedars plus a variety of shrubs and groundcovers.
- The building heights transition down from three-storeys to two- storeys along the east side of the site to match the height of adjacent dwellings. Additionally, the setback for units 3 and 6 is increased from 4.5 m to 6.0 m to better align with the adjacent house east of the subject site.
- Building articulation has been improved and design elements such as brackets and an arbour feature over the rear garage entries have been added in response to recommendations by the Advisory Design Panel. The Architect has also incorporated changes to the color scheme in response to suggestions by the Panel. The tightness of the site remains a concern but the Architect has been able to show that vehicle manoeuvring is possible. The Advisory Design Panel agreed that the application should proceed.
- Overall landscaping elements have been improved with a number of changes being incorporated into the plans to enhance screening and provide a softer edge to the site. The existing 6 ft. high cedar fencing along the two sides and the rear will remain with additional shrub vegetation planted along much of the lot's two (2) sideyards.
- Staff worked with the Architect to ensure that each unit has assigned associated parking – including Unit #6. Two (2) visitor stalls are also included in the plans. The plans now fully meet the parking requirements established under CD/28.
- The retention of the existing rear hedge will be reviewed during the Servicing Agreement when the detailed plans for installation of the rear laneway are prepared. Staff's initial review suggests that retention may not be possible given the constraints of the site however, options will be examined more thoroughly through the Servicing Agreement. If retention proves not to be possible, the applicant has provided for a fast growing replacement hedge (Japanese Privet) as a replacement between the proposed rear lane and the cedar fence.

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 Comprehensive Development District (CD/28).

Zoning Compliance/Variances

The application does not require any variances to the provisions of the Zoning and Development Bylaw No. 5300.

Advisory Design Panel Comments

The Advisory Design Panel reviewed this application at their regular meeting on November 22, 2006. Quorum was not present to permit a vote however the members present,

having reviewed the application, agreed that it should proceed, subject to addressing their comments as noted in the minutes. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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

- A central element in the design response to this site was to transition between the three-storey townhouse development to the west and the two and a half storey single-family dwelling to the east. Both height reductions and increased set backs were used to create this transition with units 3 and 6 being set back to 6 meters and their heights being reduced from three- storeys to two- storeys.
- Privacy for the adjacent lots has been addressed by retaining the existing 6 ft. high fence and the addition of trees and shrubs. Should the existing cedar hedge along the rear property line not be able to be retained as part of the Servicing Agreement process it will be replaced with a fast growing Japanese Privet hedge.

Urban Design and Site Planning

- The design has incorporated two (2) units (units #3 and #6) which meet the City's affordable housing criteria. Both units have assigned parking stalls.
- Ageing in place and accessibility have been accommodated in the design for units #4 and #6. These units can be redesigned to accommodate an elevator should it be necessary.
- Vehicle access is accommodated through the rear right of way which also adequately addresses fire access concerns. Ten parking spaces are provided exceeding the Zoning Bylaw requirements.
- A temporary recycling area on permeable pavers has been positioned at the south east corner of the development. Once the rear laneway is opened to adjacent developments, the recycling area can be accommodated along the lane at the rear of the site allowing the front recycling area to be replanted.
- The applicant has been advised of the requirements for extra framing in the bathrooms of accessible units to accommodate hand rails.
- All the units have pedestrian access to Blundell Road with three (3) of the units having individual pedestrian connections and street fronting character.
- Finished grades for this site will approximately match grades on both adjacent lots reducing any surface drainage concerns.

Architectural Form and Character

- The overall design follows the Neighbourhood Character Area design guidelines which call for a "rural estate dwelling pattern" with a "Mansion" facing Blundell Road and a smaller, secondary "Coach-house" at the newly created lane to the North.
- The architect has noted that the primary design challenge with this project was to provide transition between the existing single-family houses and the newly developed townhouse project to the west. The townhouses are referenced through similar massing, the same roof pitch and the batten siding, deck railing, wood columns, wood brackets, paving materials and the front fence (brick post and metal infill panels). As commented earlier, the single-family references are primarily through the reduced heights and similar setbacks for units 3 and 6.

- Design elements such as brackets, arbors over the garages, board and batten sidings, and material changes between floors, contribute to the overall character of the structures making them more appealing.

Landscape Design and Open Space Design

- Particular attention was given to the frontage landscaping which provides a clear delineation between public and the private realms.
- Six (6) replacement trees have been provided on the site compensating for the removal of three (3) existing trees. The plans also include 48 hedging cedars and a variety of shrubs and ground covers.
- The centralized multi-use amenity area provides both a meeting location and an activity area for small children. It includes both a central common post box facility and a sand box with lid for use by resident children. The amenity space meets the OCP guidelines.
- Permeable concrete pavers have been incorporated over significant portions of the site allowing water infiltration and softening the open space areas by breaking up large areas of asphalt driveway.
- An attempt has been made to provide vegetation along the narrow vehicle entryway fence, again to make this entry more appealing.
- Indoor amenity space requirements are being addressed through cash-in-lieu contributions.

Crime Prevention Through Environmental Design

- Building entrances, particularly along Blundell Road, provide high visibility surveillance clear of vegetation.
- The amenity area has been placed in a central location with low shrubs to ensure good passive surveillance from several sides.
- Lighting concerns have been addressed for key areas of the site (i.e. pedestrian walkway from Blundell Road to the interior courtyard, the mailbox area and the rear vehicle entrance way).
- Project signage with unit numbers will be provided at both the entry to the walkway and at the rear lane.

Flood Management

- Registration of a flood indemnity covenant is a requirement of the DP approval.

Conclusions

While acknowledging the physical size constraints of the site, the applicant has satisfactorily addressed issues related to site planning, urban design, architectural form and character, landscaping design and adjacency identified through both the rezoning review and the design review process. The applicant has made a special effort to ensure this project is in keeping with the adjacent single-family homes to the east and the new townhouse development to the west, 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 **\$13,211.80** (based on total floor area of 6605.90sf).
- Registration of a flood indemnity covenant.


City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Development Application Data Sheet

Development Applications Division

DP 06-347920
Attachment 1

Address: 9451 Blundell Road

Applicant: Arcadian Architecture Inc. Owner: Anoushriavan Alipour

Planning Area(s): McLennan South Sub-Area Plan

Floor Area Gross: 612.02 m² Net: 563.02 m²

	Existing	Proposed
Site Area	877.37 m ²	868.45 m ²
Land Uses	Single-family residential	Multi-family residential
OCP Designation	McLennan South Sub-Area Plan	No change
Zoning:	Single-family residential (R1/F)	Comprehensive District (CD/28)
Number of Units	1	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65%	0.65%	none permitted
Lot Coverage:	Max. 45%	38%	None
Setback – Front Yard:	Min. 4.5m	4.5m stepping to 6.0m	None
Setback – Side Yard:	Min. 1.2m	1.2m	None
Setback – Rear Yard:	Min. 7.2m	7.2m	None
Height (m):	Max. 12m - 3 storeys	11.92m - 3 storeys	None
Off-street Parking Spaces – Resident/Commercial:	7 and 1.2	8 and 2	None
Off-street Parking Spaces – Accessible:	None	None	None
Off-street Parking Spaces – Total:	9 stalls	10	None
Tandem Parking Spaces:	not permitted	-	None
Indoor Amenity Space:	Min 70 m ²	Cash in lieu	None
Outdoor Amenity Space:	Min. 36m ²	36m ²	None

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

**Wednesday, November 22, 2006 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

**4. DP 06-347920
Arcadian Architecture Inc.
9451 Blundell Road
(Formal)**

David Brownlee, Planner reviewed the staff comments (**Attachment 3**) and site context, including the density and access. He stated that two units met the City's criteria for affordability; that the access point and rear lane will be improved to city standards, and that no variances have been requested.

With the aid of a model and various display materials, Mr. Andrew Nodzykowski explained the rationale behind the design of this small site, commenting that there are four regular sized units and two affordable units, one of which is a ground level studio.

He noted that the units on the east were lowered to two storeys for better transition with the single-family lot next door; that the gutters were lowered to the second floor; and that the third floor portion of the building would be painted in a dark colour to blend with the darkness of the roof.

Mr. Nodzykowski further noted that the units are moderately sized; that there are ten parking stalls and the requirement is nine; and that 1.2 parking stalls are needed for visitors and a relaxation from the City would be beneficial. ***Limiting visitor parking to one stall would allow 2 car garage for unit #4 and better access to wheelchair lift in the future, thus improving accessibility for persons with disabilities.***

He pointed out the corner of the building that was cut upon the suggestion made by the City's Planning department, and expressed his desire to design that corner as squared off. ***Applies to Unit #1; Layout re-designed, S-W corner squared-off; floor areas adjusted within limits of F.A.R.***

Mr. Masa Ito reviewed the landscape scheme and mentioned that the site provides very limited space for landscaping; that efforts were made to minimize the hard surface and structures along Blundell Road while keeping it as lush as possible; and that the remainder of the area is taken up by functions such as garage, access and lanes.

General questions put forth by the panel were as follows:

In response to a Panel question posed about the tapered southwest corner unit and how it meets the setbacks, the applicant advised that he feels the current design doesn't fit the Heritage typology style and that he is seeking permission to have the corner unit squared off into a full corner if it meets F.A.R. ***Applies to Unit #1: Corner squared-off, within F.A.R. limits, as per revised drawings.***

Comments from the panel were as follows:

- due to size of the units, it is next to impossible to make any units fully accessible by wheelchair; **Unit #4 is intended for wheelchair accessibility; bathrooms at 2nd and 3rd floors have been revised for accessibility.**
- the toilet is accessible but not useable for someone in a wheelchair; **Door width revised to 3'-0; bathroom width increased (by reducing adjacent bedroom).**
- making one bedroom units instead of two bedrooms units will allow enough space to manoeuvre a wheelchair; **Bedroom width reduced to provide accessible bathroom.**
- the major issue is access to lifts to get to the upper storeys, it is doable if one of the parking stalls in the garage was removed; **Re: Unit #4: If 2-car garage allowed, there would be improved access to lift, thence our earlier request for allowing 2-car garage for Unit #4.**

In response to the comments regarding accessible units, Mr. Nodzykowski advised that the units are designed with the possibility for conversion in the future and may be altered during the pre-sale phase.

- appreciates the range in type of units;
- the parking for unit #3 doesn't work with respect to manoeuvrability; **Minor revisions done; see diagrams showing (exit) car movements for units #3,#5,#6 and Visitor#2**
- the basic elevations are fine, but the north elevation, facing the back side is just garage doors; **Bay windows and landscaped trellises for units #1 and #2 added.**
- consider a more elaborate second level siding, feels like the back of the building; **Pls. Refer to above note.**
- re-consider the vinyl siding, especially if area plan calls for more traditional typology; **Proposed: Hardie Plank, painted.**

As a result of Mr. Arlen Johnson leaving the meeting at 6:00 p.m. and not returning, a quorum was no longer present.

- appreciates the layering of the top floor and roof along Blundell Road;
- units #4 and #5 feel trapped;
- units #1, #2, #3 and #6 are dominated by the garage—(With respect to these comments, Mr. Ito suggested the introduction of an arbour structure); **Arbor/trellis structure added.**
- the density is high considering the tightness of the site; **Due to inclusion of two affordable units.**

- public realm on along Blundell Road should be as friendly as possible;
- if squaring the corner is not an option, as a compromise, consider exploring base level treatment in terms of how the doorways can be more generous and; **SW corner of unit #1**
- **squared-off; Doorways accentuated by projecting balconies and adding solid wood brackets (see revised drawings).**
- look at massing vertically to create more of an edge; presently it feels like a basement level unit; **Bay windows of 2nd and 3rd floor lined-up; solid wood brackets added as support, bay windows possible for main floor dens, Unit #1 and #2- if allowed.**
- consider directly connecting the entry porch off No. 3 road, to Blundell Road; **Revised accordingly; pls refer to revised drawings.**
- consider using permeable pavers throughout and extend to the edge of the property line; **Revised accordingly; pls. refer to revised landscape drawings.**
- question the usability of the sandbox, consider replacing it with soft landscaping; **Revised; see landscape dwgs.**
- work the space for garden instead of a sandbox; **Revised.**
- further develop the elevation to the entry porch of unit #6, it presently looks unresolved along the side elevation; **Wider trim and solid wood brackets accented.**
- appreciated the fact that garbage is not located in the central courtyard; **North side of units #4 and #5 preferred, especially in the summertime.**
- appreciated the simplicity of the roof on the smaller building;
- the roof plan for the larger building is more complex than it needs to be; **Roof simplified thanks to squaring-off the SW corner.**
- reconsider the dark colour of the upper storey to avoid a feeling of the roof coming down onto the building; **Colour revised; to match hardie siding of 2nd floor.**
- try to not jargon the upper storey with siding;
- darkening upper part of roof is not a good idea it will look heavy and create a super large dormer effect; **Revised.**
- with regard to the site plan, parking and accessibility into unit # 3, coming in and backing out could pose to be very difficult. Consider adding another foot or two to the parking from the courtyard. **Revised; however, it remains tight due to site constraints. Pls. consider attached car movement diagrams.**

The Panel comments were then summarized as follows:

- reconsider accessibility and usability; **Revised.**
- develop elevation on the base level; **Revised, see dwgs.**
- square off the southwest corner while complying with F.A.R; **Revised accordingly.**
- simplify the roof forms. **Units #4 and #5 – no change; Units #1,#2,#3 and #6 revised.**

It was agreed by Panel members that were present to vote although a quorum was not achieved.

It was moved and seconded

That DP 06-347920 move forward to the Development Permit Panel conditional to addressing the usability and accessibility issues and further development of the elevations.

CARRIED

Conditional Development Permit Requirements

**9451 Blundell Road
DP 06-347920**

Prior to forwarding this application to Council for Development Permit approval, the developer is required to complete the following requirements:

1. Adoption of the rezoning (RZ **05-305370**); and
2. Receipt of a Letter of Credit for landscaping in the amount of **\$13,211.80**. The amount is based on the total floor area, including areas which may be exempt from floor area ratio (F.A.R.) calculations, such as garages.
3. Registration of a flood indemnity covenant.

[Signed Original on File]

Signed _____

Date _____



City of Richmond
Planning and Development Department

Development Permit

No. DP 06-347920

To the Holder: ARCADIAN ARCHITECTURE INC.

Property Address: 9451 BLUNDELL ROAD

Address: 3152 CANFIELD CRESCENT
NORTH VANCOUVER, BC, V7R 2V8

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 #5 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 **\$13,211.80**. 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.

Development Permit

No. DP 06-347920

To the Holder: ARCADIAN ARCHITECTURE INC.

Property Address: 9451 BLUNDELL ROAD

Address: 3152 CANFIELD CRESCENT
NORTH VANCOUVER, BC, V7R 2V8

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 , .

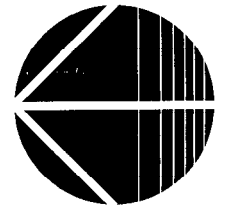
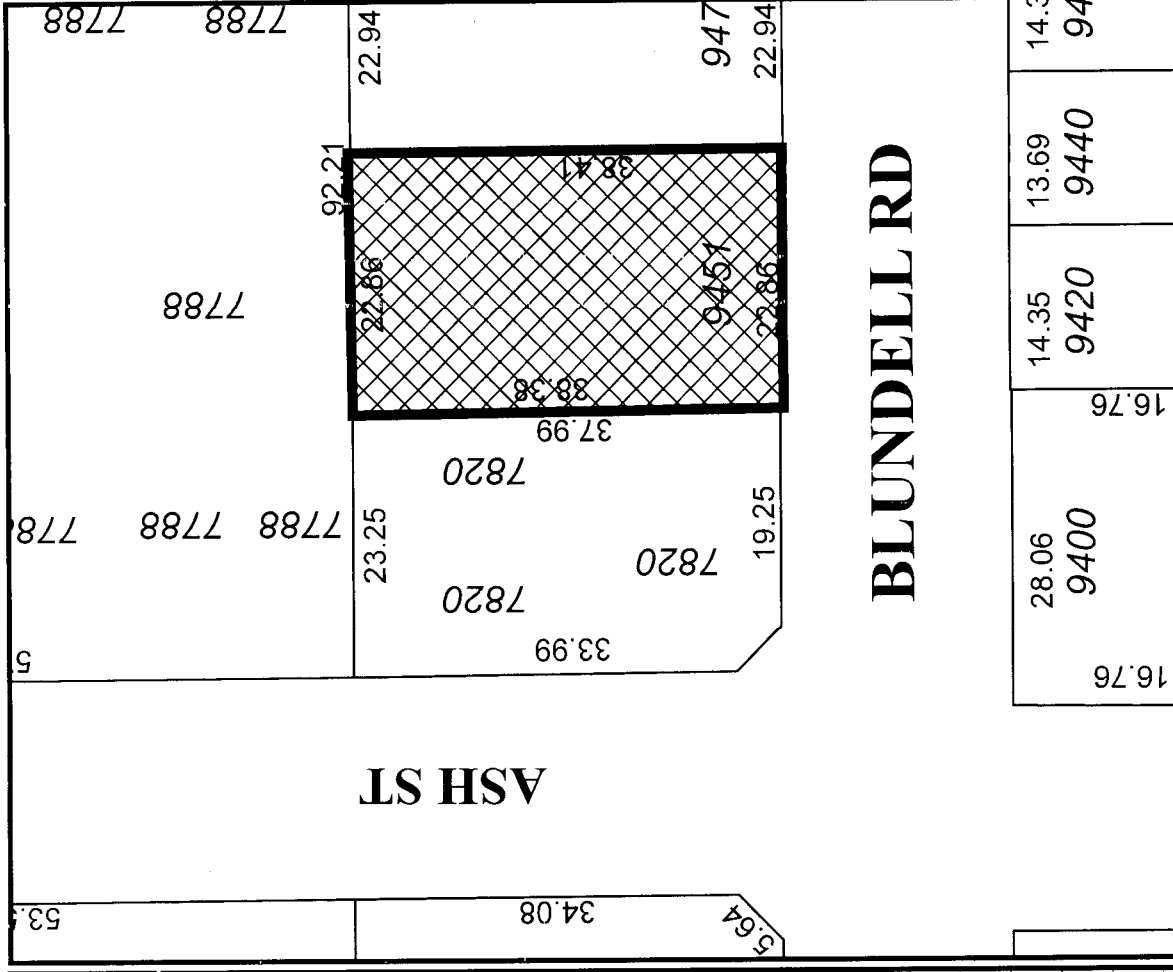
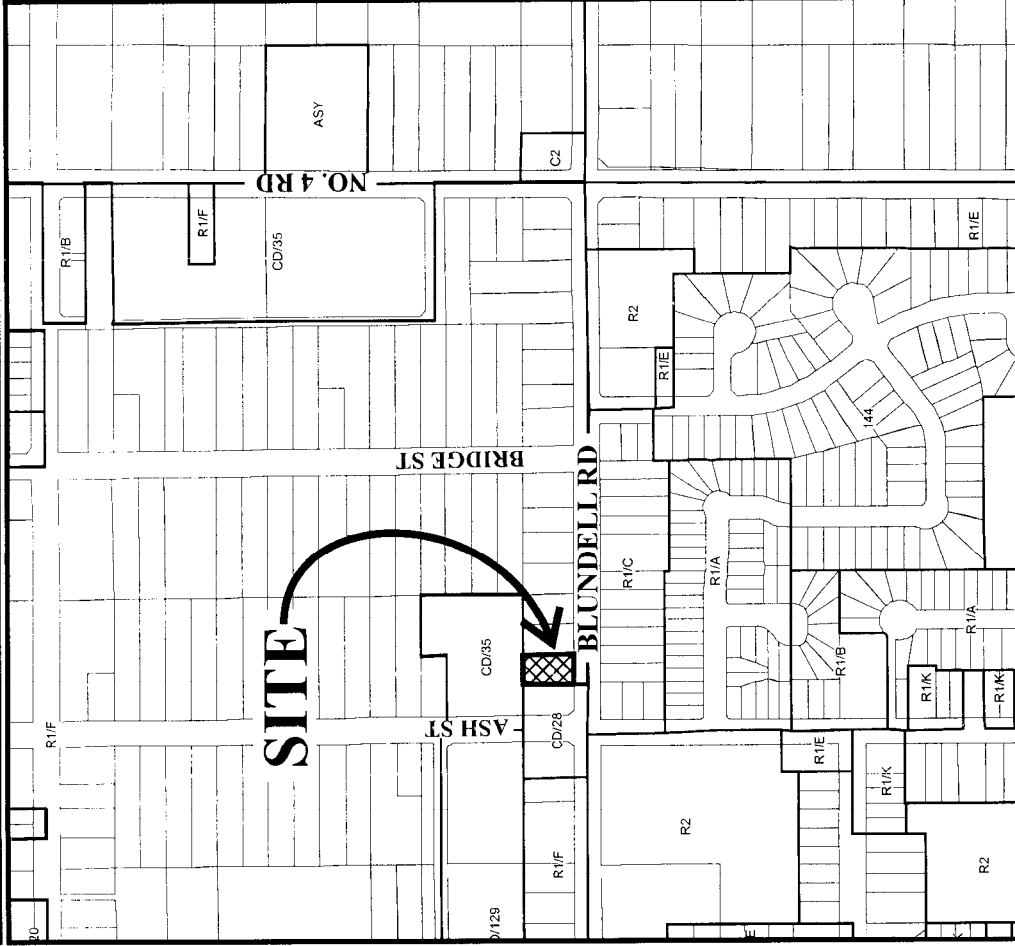
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



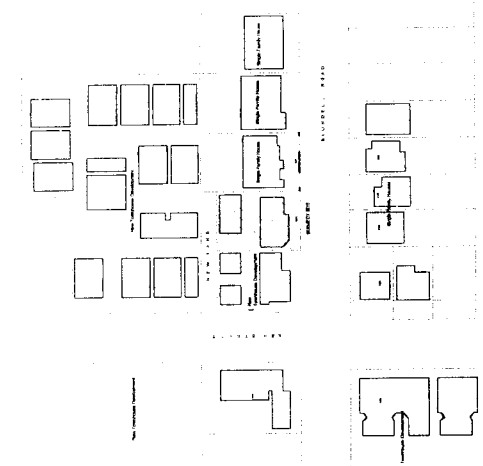
DP 06-347920 SCHEDULE "A"

Original Date: 10/10/06

Revision Date:

Note: Dimensions are in METRES

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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2. CONTEXT PLAN
SCALE: NTS

PROJECT DATA

3. SITE AREA: 1.0 HECTARE (247,101 SQ. METRES)
 4. SITE COORDINATES: 110° 00' 00" E, 35° 00' 00" S
 5. SITE ELEVATION: 100 METRES
 6. SITE DRAINAGE: TO THE SOUTH
 7. SITE SOIL TYPE: CLAY
 8. SITE CLIMATE: SUBTROPICAL
 9. SITE VEGETATION: TROPICAL RAIN FOREST
 10. SITE HISTORY: PREVIOUSLY AGRICULTURAL

FLOOR AREAS - METRIC:

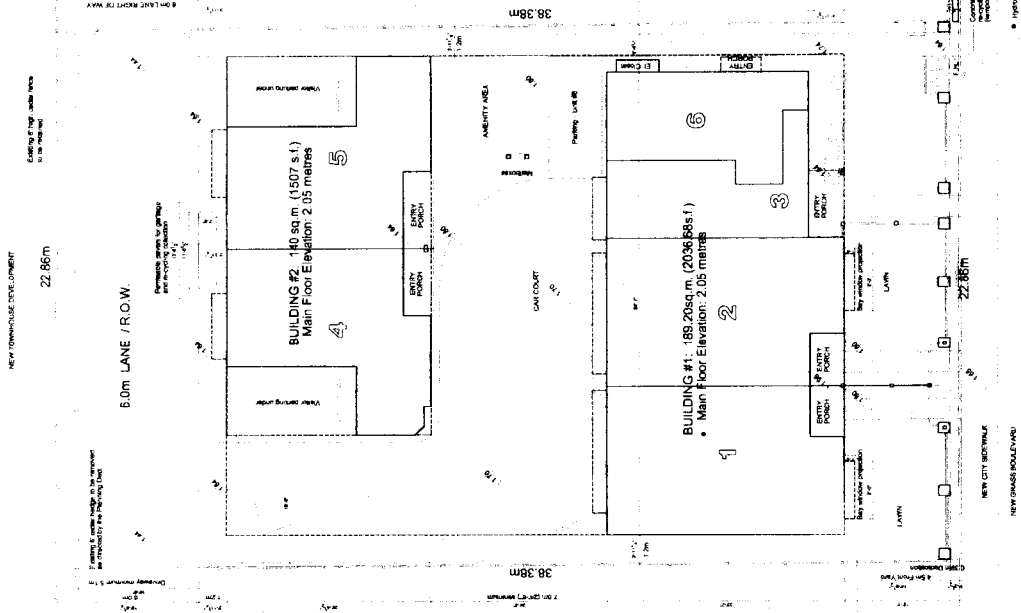
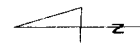
1. BUILDING #1: 185,200 SQ. M. (2,036,885 S.F.)
 2. BUILDING #2: 140,000 SQ. M. (1,507,611 S.F.)
 3. BUILDING #3: 120,000 SQ. M. (1,298,371 S.F.)
 4. BUILDING #4: 100,000 SQ. M. (1,076,391 S.F.)
 5. BUILDING #5: 80,000 SQ. M. (861,118 S.F.)
 6. BUILDING #6: 60,000 SQ. M. (647,864 S.F.)
 7. BUILDING #7: 40,000 SQ. M. (429,247 S.F.)
 8. BUILDING #8: 20,000 SQ. M. (214,623 S.F.)
 9. BUILDING #9: 10,000 SQ. M. (107,312 S.F.)
 10. BUILDING #10: 5,000 SQ. M. (53,656 S.F.)

FLOOR AREAS - IMPERIAL:

1. BUILDING #1: 2,036,885 SQ. FT.
 2. BUILDING #2: 1,507,611 SQ. FT.
 3. BUILDING #3: 1,298,371 SQ. FT.
 4. BUILDING #4: 1,076,391 SQ. FT.
 5. BUILDING #5: 861,118 SQ. FT.
 6. BUILDING #6: 647,864 SQ. FT.
 7. BUILDING #7: 429,247 SQ. FT.
 8. BUILDING #8: 214,623 SQ. FT.
 9. BUILDING #9: 107,312 SQ. FT.
 10. BUILDING #10: 53,656 SQ. FT.

DP 06347920

Plan 1



1. SITE PLAN
SCALE 1/8"=1'-0"

NOTES:

1. LANDSCAPING TO BE COMPLETED BY THE DEVELOPER.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

LEGEND:

- Land Survey Contour in grey line
- Existing Structure
- Proposed Structure
- Proposed Landscaping
- Proposed Parking
- Proposed Road
- Proposed Waterway
- Proposed Utility
- Proposed Fencing
- Proposed Signage



AA
ARCADIAN
ARCHITECTURE
INC.

3100 GAVELLE DRIVE, SUITE 100
 RICHMOND, BC V6V 1G6
 TEL: (604) 273-1000
 FAX: (604) 273-1001

PROPOSED 6-UNIT
 TOWNHOUSE PROJECT
 9451 BLUNDELL RD
 RICHMOND, B.C.

Project: 1100-0000-0000-0000
 Drawing No: 1100-0000-0000-0000

CONTEXT SITE PLAN &
 PROJECT DATA

University: M.S.
 Map: 28-1005
 Date: 28-1005
 Scale: 1/8"=1'-0"
 Drawing No: 1100-0000-0000-0000

AA ARCHITECTURE
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.AAARCHITECTURE.COM

AA
ARCADIAN
ARCHITECTURE
INC.
 2100 SANDHILL CIRCLE, SUITE 100
 MENLO PARK, CA 94025
 TEL: 650.321.1111
 FAX: 650.321.1112
 WWW.AAARCHITECTURE.COM

PROPOSED BLUNT
 TOWNHOUSE PROJECT
 9451 BLUNDELL RD.
 RICHMOND, B.C.

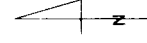
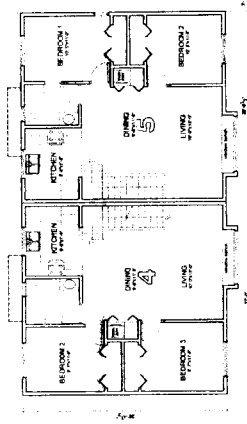
Project: BLUNT
 Location: BC
 Parking Plan
 MAIN & 2ND FLOOR PLAN

Drawn by: MS
 Date: Nov 20 2005
 Checked by: AN
 Scale: 1/8" = 1'-0"
 Project No: 1905

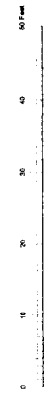
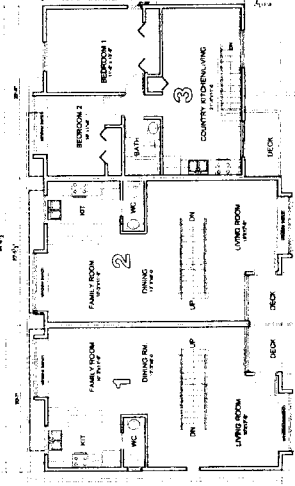
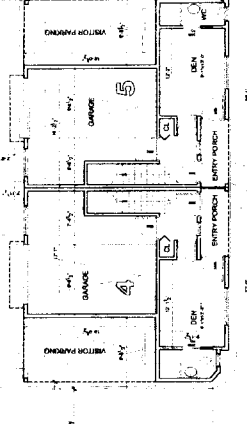
Plan 2



6.0m LANE / ROW



6.0m LANE / ROW



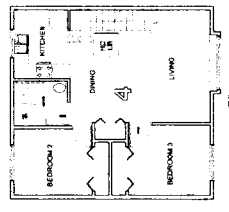
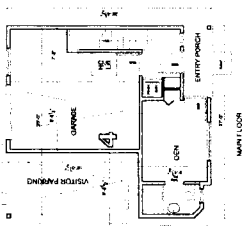
2 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

NOTES:

1. Landscaping to be installed by the City.
2. Tree removal and replanting to be installed by the City.
3. In accordance with the City's Report and recommendations.

BLUNDELL ROAD

1 SITE + MAIN FLOOR PLAN
 SCALE 1/8" = 1'-0"



ACCESSIBLE DESIGN ALTERNATIVE
 (AGEING IN PLACE)
 UNIT #5 - REVERSE PLAN



SCALE 1/2" = 1'-0"

 $\frac{1}{12}$

L2

PLAN # 36

1. The drawings are prepared in accordance with the requirements of the Building Code of Canada, 1995 Edition, and the National Building Code of Canada, 1995 Edition, as amended.

2. The drawings are prepared in accordance with the requirements of the Building Code of Canada, 1995 Edition, and the National Building Code of Canada, 1995 Edition, as amended.

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AA
ARCADIAN
ARCHITECTURE
INC.

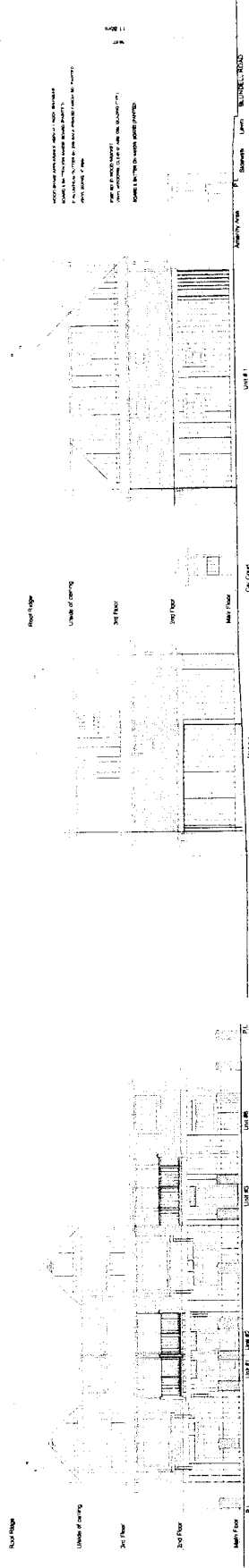
3108 SAUNDERS BLVD. SUITE 100
MISSISSAUGA, ONTARIO L4V 1L7
TEL: (905) 876-8888
FAX: (905) 876-8889

PROPOSED 6-UNIT
TOWNHOUSE PROJECT
9451 BLUNDELL RD.
RICHMOND B.C.

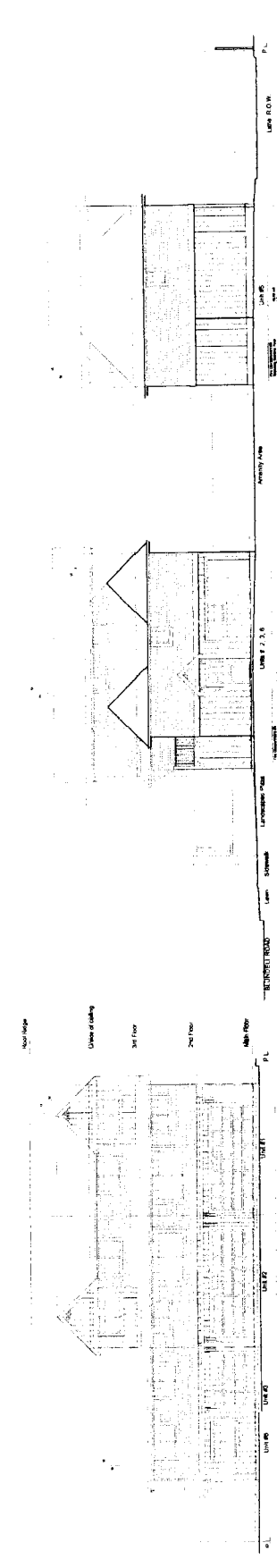
Drawn by: M.S.
Date: Nov. 28, 2005
Checked by: A.N.
Scale: 1/8" = 1'-0"

ELEVATIONS

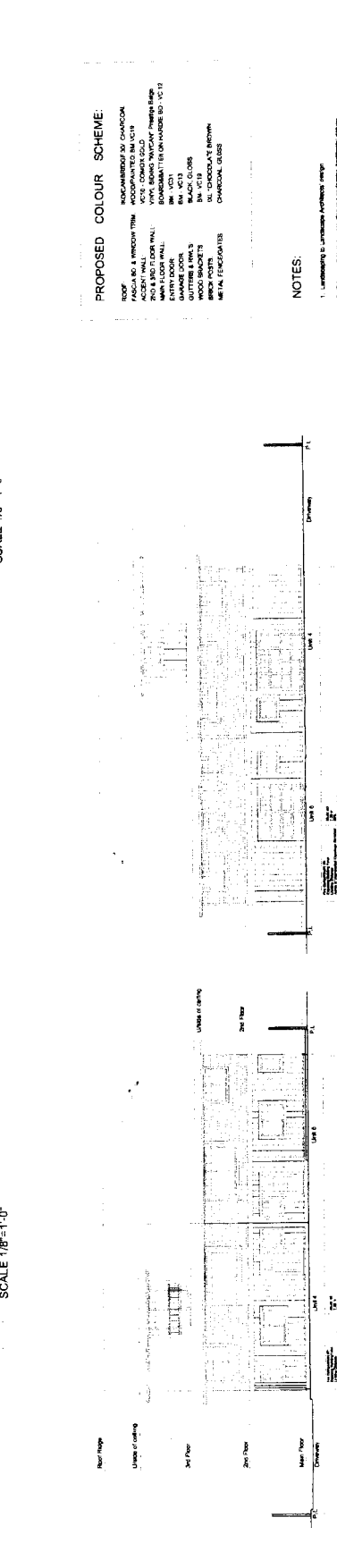
Plan 9



1 FRONT ELEVATION/BLUNDELL
SCALE 1/8"=1'-0"



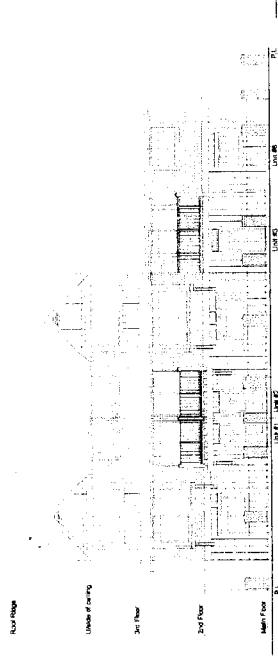
2 WEST ELEVATION
SCALE 1/8"=1'-0"



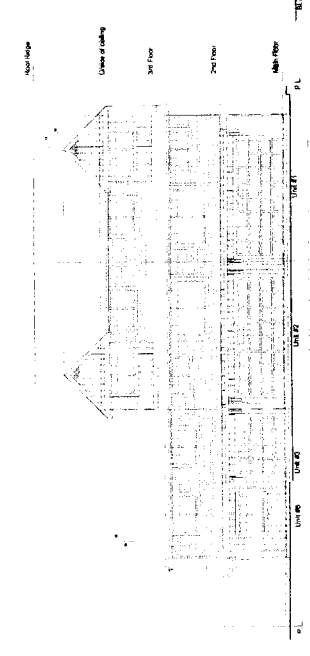
3 NORTH ELEVATION-MAIN BUILDING
SCALE 1/8"=1'-0"



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



5 COURTYARD/SOUTH ELEVATIONS #4&5
SCALE 1/8"=1'-0"



6 LANE ELEVATION #4&5
SCALE 1/8"=1'-0"

PROPOSED COLOUR SCHEME:

ROOF: ROYAL ALUMINUM 30 CHARCOAL
FACADE: F&S WOOD TRIM
ACCENT: ACCENTED IN ALUMINUM
2ND FLOOR: 2ND FLOOR WALL: VINYL SIDING "WATSON" TRIPLE RAGE
MAIN FLOOR: MAIN FLOOR WALL: VINYL SIDING "WATSON" TRIPLE RAGE
GARAGE: GARAGE WALL: VINYL SIDING "WATSON" TRIPLE RAGE
GARAGE DOOR: GARAGE DOOR: VINYL SIDING "WATSON" TRIPLE RAGE
GUTTERS & DOWNS: BLACK GUTTERS
DOWNSPUTS: BLACK DOWNSPUTS
WOOD PORTS: BLACK WOOD PORTS
METAL FENCEPOSTS: CHARCOAL GUTTERS

NOTES:

1. Landscaping to be completed in accordance with the site plan.

2. The owner is responsible for obtaining all necessary permits and approvals in accordance with the applicable codes and regulations.

06347920

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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AA
ARCADIAN
ARCHITECTURE
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 2100 CANFIELD DRIVE
 SUITE 200
 RICHMOND, BC V6V 2G9
 TEL: (604) 273-0000
 FAX: (604) 273-0000
 WWW.AACANADA.COM

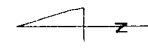
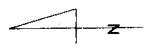
PROPOSED 6-UNIT
 TOWNHOUSE PROJECT
 9451 BLUNDELL RD
 RICHMOND, BC

1/2" = 1'-0"

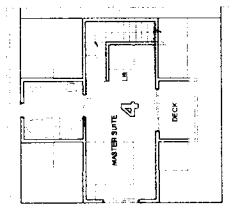
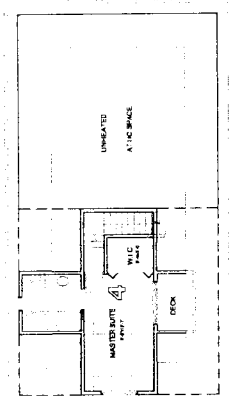
3RD FLOOR & ROOF PLAN

Drawn By: [Name]
 Date: Nov 28, 2005
 Checked By: [Name]
 Date: [Date]
 Scale: 1/8" = 1'-0"

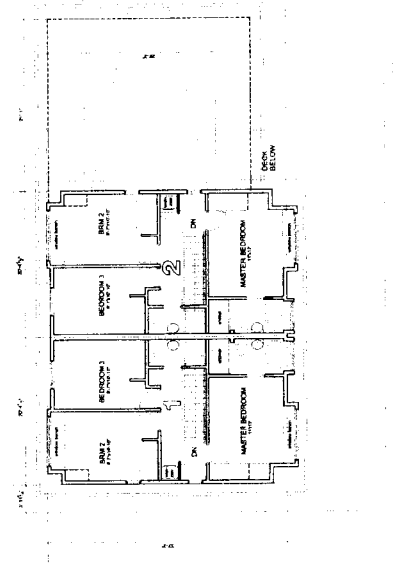
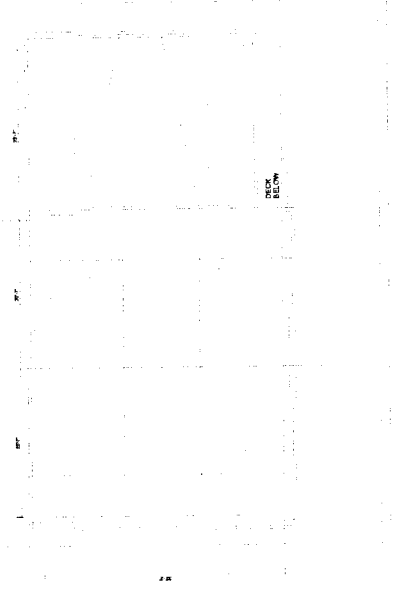
Plan 5



6.0m LANE / R.O.W.



ACCESSIBLE DESIGN ALTERNATIVE
 (AGEING IN PLACE)
 3rd Floor in Unit #4 only



ROOF PLAN
 SCALE 1/8"=1'-0"

THIRD FLOOR PLAN
 SCALE 1/8"=1'-0"

