



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: May 10, 2007

From: Jean Lamontagne
Director of Development

File: DP 07 359314

Re: **Application by Polygon Hennessy Green Development Ltd. for a Development Permit at 9680, 9700, 9720, 9740, 9760, 9762 and 9800 Odlin Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 92 townhouses at 9680, 9700, 9720, 9740, 9760, 9762 and 9800 Odlin Road on a site zoned Comprehensive Development District (CD/185).

A handwritten signature in black ink, appearing to read "Jean Lamontagne", with a long, flowing line extending to the right.

Jean Lamontagne
Director of Development

JL:ef
Att. 3

Staff Report

Origin

Polygon Hennessy Green Development Ltd. (formerly Polygon Development 172 Ltd.) has applied to the City of Richmond for permission to develop 92 townhouses at 9680, 9700, 9720, 9740, 9760, 9762, and 9800 Odlin Road on a site zoned Comprehensive Development District (CD/185). The site currently contains six residential units.

The townhouse portion of the site is being rezoned from "Single-Family Housing District, Subdivision Area F (R1/F)" and "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/185)" for this project under Bylaw 8241 (RZ 06-354959). An approximately one (1) acre area along the western edge of the site is also being rezoned to "School & Public Use District (SPU)" to facilitate the future development of a park.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The site is located within the Alexandra Neighbourhood of the West Cambie Area Plan, Schedule 2.11A of the Official Community Plan (OCP). The Alexandra Neighbourhood Land Use Map designates this area for "2 & 3-storey Townhouses." Development surrounding the subject site is as follows:

- To the north, Tomsett Elementary School and two single-family homes fronting Odlin Road in an area designated Community Institutional; and single-family homes fronting Odlin Road and No. 4 Road in an area designated for Townhouses;
- To the east, across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood;
- To the south, existing single-family homes fronting Alexandra Road and No 4. Road in an area designated for Townhouses; and
- To the west, existing single-family homes fronting Odlin Road in an area designated for Park.

Rezoning and Public Hearing Results

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

- Detailed review of building form and architectural character;
- Review of units providing opportunities for enhanced accessibility (including providing blocking in bathroom walls for future installation of grab rails);
- Landscaping design, including the relationship of units to grade;
- Opportunities to vary the site grade, in particular for the internal central courtyard; and

- Ensure that proposed phasing is on compliance with zoning, including access to amenity areas and garbage and recycling collection.

During the Development Permit process, staff worked with the applicant to address the issues in the following ways:

- The design of the townhouse units fronting the park has been significantly enhanced to provide a more interesting edge condition. New twinned roof gables at a dramatic pitch typical of the street fronting gables have been added at each end to continue the street character around to the park;
- Areas of cedar shingles have been added to both the gables and the projecting bay to create a livelier interplay of materials;
- The colour schemes have been adjusted to provide more variety and impact;
- The doors at the ground level will provide direct access to the grade level, and the low picket fences will ensure that these areas do not have an overt “back yard” character; and
- The phasing has been adjusted to ensure compliance with zoning. Garbage collection will be door to door for each phase, with a temporary recycling enclosure for truck collection during Phase 1, only.

The Public Hearing for the rezoning of this site was scheduled to be held on May 22, 2007.

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 Comprehensive Development District (CD/185).

Advisory Design Panel Comments

The Advisory Design Panel unanimously supported the proposed development. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 21, 2007 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 proposed site layout provides for an attractive pedestrian oriented streetscape of townhouses fronting Odlin and No. 4 Roads, complete with a landscaped edge, low picket fencing, and gates to individual townhouse unit front doors, which is consistent with the guidelines for the Alexandra Neighbourhood - Residential Area 2 (Character Area 5);
- At the south portion of the site, the positioning of end walls, driveways, and the increased setback to allow for the provision of individual unit outdoor open space minimizes overlook and overshadowing to the adjacent existing single-family homes, and potential future townhouse development;

- At the western portion of the site, adjacent to the future Neighbourhood Park, duplex units with increased setbacks with individual unit outdoor open space, provides increased openness and an extension of the landscape from the park into the proposed development;
- The proposed townhouse street wall expression, which defines the edge of the pedestrian public street, is consistent with the development permit guidelines with respect to massing;
- This development proposes up to 6 townhouses per building block fronting the central open court yard, and rows of two and four units fronting the public streets and adjacent to interior property lines, consistent with OCP Development Permit Guidelines;
- The proposed three-storey form provides generous outdoor open space (33% site coverage proposed) throughout the site to provide a variety of environments for passive and active recreation;
- The applicant is proposing to raise the low site to meet elevation of the crown of the road. The adjacent older single-family lots will also likely raise their sites through redevelopment anticipated in the area plan. Perimeter drainage will be installed as part of the building permit to ensure the proposed grade change does not adversely impact the surrounding sites and
- A development concept for the neighbouring development parcel to the south has been prepared by the applicant and reviewed by Staff, and is on file. Staff have concluded that this proposed development would not unduly restrict development of lands to the south of the subject site.

Urban Design and Site Planning

- The buildings are designed in a way that reinforces the outward-looking, pedestrian-oriented character of the Alexandra Neighbourhood.
- The size and location of the common open space, within the central portion of the site, is appropriate in providing open landscape and amenity convenient to all of the units, and in increasing the number of units served by a unit entry front door opposite from the vehicular unit entrance;
- For the majority of units (66 of 92 total units) unit entries and vehicle entries are on opposite ends of each unit, with access to unit front doors directly from Odlin Road (16 units), No. 4 Road (15 units) or from the internal pedestrian courtyard (35 units).
- The proposed three-storey height of units is appropriate within this sub-area (3-storey is permitted) to achieve intended urban character envisioned for this area;
- The principal site access is from Odlin Road, aligned with the entry drive to Tomsett Elementary School to minimize vehicular conflicts, with a secondary fire truck emergency access, only, provided to No. 4 Road, and are supported by Transportation;
- The internal traffic loop through the site facilitates circulation of garbage and recycling pick-up and for delivery and for moving trucks at the various dead end drive aisles onsite;
- This development of 92 townhouses to be built in two phases will initially have blue cart recycling until the internal driveway loop is completed as a through road. A temporary

recycling enclosure will be located adjacent to a hammerhead driveway (**Plan #1**) in the interim, until blue box recycling may be implemented, when Phase 2 is ready for occupancy;

- Mailboxes are located at a central location within the Amenity Clubhouse, set back from the entrance driveway from Odlin Road;
- Pedestrian routes through the site are provided to Odlin and No. 4 Road, and to the Neighbourhood Park (subject to review by Parks with the Development Permit application);
- With the provision of a two-car garage in each townhouse unit, resident parking exceeds the Bylaw requirement, with tandem parking for some units as permitted in Comprehensive Development District (CD/185);
- The provision of visitor parking meets the Bylaw requirement with nineteen (19) spaces provided, including four (4) accessible parking spaces;
- Visitor parking is provided at convenient locations throughout the site;
- The site has been designed to accommodate fire-fighting requirements and moving truck turning movement onsite;
- Twenty-one(21) convertible accessible units (Type “E”) have been provided in this 92-unit development, with potential to accommodate a person in a wheelchair on the ground floor;
- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all Unit Type “E” to facilitate future potential installation of grab bars/handrails;
- Registration of an aircraft noise covenant was secured through rezoning, which includes agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise; and
- Site layout maximizes internal public open space and allows generous landscaped back yards within the side and rear setbacks.

Architectural Form and Character

- Architectural character and materials are appropriate to the neighbourhood context;
- The building forms are articulated with a combination of a mix of finish building materials, projecting bays, and gable roof dormers;
- The proposed exterior finish materials (Horizontal narrow exposure (4 inch) and wide exposure (8 inch) horizontal vinyl siding, wood cedar shingles, painted wood trim, mullioned vinyl windows, metal clad garage doors, and asphalt roof shingles) are generally consistent with the OCP Guidelines;
- Visual interest and variety has been incorporated with five (5) different unit types; and
- The impact of blank garage doors has been mitigated with overhanging decks, planting islands, and pedestrian entries.

Landscape Design and Open Space Design

- The design of the central outdoor amenity area, including the children’s play area and amenity clubhouse, are well positioned for good visual surveillance from surrounding units.

- The pedestrian friendly residential edges and overlook to the park provide “eyes on the street” for improved safety.
- Proposed project lighting includes building mounted lighting at the garage doors on a timer for the entire project, and bollard and landscape lighting for interior walkways;
- Outdoor amenity space is proposed within the site at a central location, and satisfies the OCP requirements for size, location, visual surveillance and access. It includes an area to be designed for active children’s play and an area for passive recreation.
- Children’s play opportunities on-site include private yards and a central outdoor amenity. Children’s play equipment is provided in the outdoor amenity area with a climbing structure with slide (Playsense Design 41). The outdoor amenity area size (2080 m²) exceeds the minimum requirement (552 m²) and also includes trees, under-storey planting, lawn and pavers, and a water feature;
- Each townhouse unit is provided with private outdoor open space at grade and a useable outdoor balcony at the second floor, adjacent to the kitchen or family room spaces.
- A centrally located and generously sized amenity clubhouse is proposed, and satisfies the OCP requirements for size and use. It features a lounge, games area, exercise room, kitchen, two accessible washrooms, and an outdoor patio/barbeque area.
- The applicant has agreed to deed an area of approximately 1 acre along the entire west frontage of the site adjacent to the City owned lots, for the Park;
- The applicant will be contributing \$0.60 per buildable sq. ft. (e.g., \$83,220) towards the City’s Public Art Program Fund through the Rezoning;
- Fencing will include low and open wood picket fencing along Odlin and No 4 Roads, and 1.8 m height wood privacy fencing along the south property line (reduced to maximum 1.2 m height in the front yard setback);
- Along the Park edge at the west property line there will be a low picket fence on top of a low wood crib retaining wall;
- A special paving band will be installed at the project entry, and permeable materials have been incorporated throughout the site, significantly improving the permeability of this development; and
- An Arborist Report and tree survey have been submitted (**Attachment 3**). The Arborist’s findings have identified approximately one-hundred and three (103) by-law sized trees within the site including six (6) located off-site on the property to the west. The majority of the trees are identified as in poor to very poor condition, and the six significant trees identified as in good health lie within the proposed Odlin Street frontage improvement and the road widening for the No 4 Road left turn bay. No trees are proposed for retention. Where retention is not possible, an equivalent compensation value in replacement trees is recommended. Compensation for the loss of the ninety-seven (97) trees is assessed at one-hundred ninety-six (196) new trees. A Landscape Plan (**Plan #3**) proposes a total of 308 new trees, of varying sizes, and an additional 568 hedge cedars, with the new development, therefore additional compensation is not sought. A Landscape Security is a requirement of the Development Permit. All remaining trees located on the adjacent properties to the west

and south are to be protected prior to demolition and during construction. No trees are to be removed without approval.

Affordable Housing

- No affordable housing units are proposed in this proposed 30-unit development. A voluntary contribution towards the City's Affordable Housing Fund was secured through the rezoning in the amount of \$5.10 per square foot of maximum floor area ratio (e.g. \$707,370).

Accessible Housing

- If requested by the purchaser at the time of construction, the developer will provide accessibility items requested such as blocking for grab bars in the bathroom or a wider doorway into the unit at no additional cost to the purchaser. This would be most applicable to the "E" Units (21 of 92 total units) which lend themselves more to accessibility than the other units onsite.

Crime Prevention Through Environmental Design

- Site lighting will be provided for the central drive aisle and should not impact the neighbouring single-family lots;
- Lighting will be installed above the garage for each unit to illuminate the driveways;
- The outdoor amenity areas will be illuminated by bollard lighting;
- Natural surveillance opportunities are provided for the central outdoor amenity space, children's play area, and visitor parking spaces;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle, central walkway, Odlin Road, or No. 4 Road; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Aircraft Noise Sensitive Land Use Policy:

- In consideration for rezoning, the Developer has agreed to sign a restrictive Covenant agreeing to have the building designed to incorporate adequate sound measures against aircraft noise, before obtaining a rezoning;
- The developer has submitted a report on recommended acoustic sound insulation measures prepared by a registered professional qualified in acoustics;
- The developer has submitted a report identifying measures to incorporate central air conditioning, or an acceptable alternative as determined by a registered professional, in addition to mechanical ventilation, in the construction of the building in order to maintain the acoustic integrity of the building envelope, essential to maintain a highly livable interior environment when windows are shut, particularly during warm summer months; and
- The developer has agreed to retain a registered professional to certify that any required noise insulation measures have been installed according to the Report recommendations, before obtaining the Occupancy Permit.

Flood Indemnity Covenant

- The registration of a Flood Plain Covenant on title referencing the minimum habitable elevation for the area, which is 2.6 m (Geodetic) is an agreed condition of the Rezoning.

Conclusions

The subject proposal is in conformance with city-wide, and West Cambie objectives for development and population growth, and the establishment of a “complete and balanced community”. The proposed use of Comprehensive Development District (CD/185) is consistent with the West Cambie Area Plan. The proposal for a significant financial agreement with the City for the establishment of the off-site infrastructure network supports the vision for this area. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommends that the proposed development permit application be approved.



Eric Fiss, MAIBC, MCIP
Policy Planner

EF:cas

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$427,070 (based on total gross floor area of 213,535ft²);
- Installation of protective tree fencing during construction to the satisfaction of the City’s Tree Preservation official for the protection of onsite and neighbouring trees;

Prior to future Building Permit issuance, the developer is required to complete the following requirements:

- Receipt of a construction parking and traffic management plan to the satisfaction of the Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>);
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all Unit Type “E” including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails;
- Submission of an acoustic report in accordance with the Aircraft Noise Covenant, and incorporation of the recommendations into the Building Permit drawings; and

Attachment 1 Development Application Data Sheet
Attachment 2 Excerpt from Advisory Design Panel Minutes
Attachment 3 Arborist Report Summary



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 07 359314

Attachment 1

Address: 9680, 9700, 9720, 9740, 9760, 9762, and 9800 Odlin Road

162828 Properties Ltd.; Bella Bruce; Gerald Murdock Bruce and Margaret Louise Bruce; Polygon Development 172 Ltd.; Rose Goertzen; and Sih Chung Hao

Applicant: Polygon Hennessy Green Development Ltd.

Owner: Goertzen; and Sih Chung Hao

Planning Area(s): West Cambie Area Plan (Schedule 2.11A) Alexandra Neighbourhood

Floor Area Gross: 13,035 m²

Floor Area Net: 12,885 m²

	Existing	Proposed
Site Area:	24,298 m ² (261,550 ft ²)	19,823.3 m ² (213,383.2 ft ²) Reduced by: 4,010.8 m ² for Park dedication; 455.9 m ² for No. 4 Rd dedication; and 8 m ² for corner cut at Odlin Rd and No. 4 Rd.
Land Uses:	Single-Family Residential and Two-Family Residential	Townhouse
OCP Designation:	Residential	No change
Area Plan Designation:	Residential	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F) and Two-Family Housing District (R5)	Comprehensive Development District (CD/185) and School & Public Use (SPU)
Number of Units:	6 Residential Units	92 Townhouse Units
Other Designations:	Aircraft Noise Sensitive Development Policy Area 2	No change

	Bylaw Requirement (CD/185)	Proposed	Variance
Floor Area Ratio:	Max. 0.65 FAR	0.65 FAR	none permitted
Lot Coverage - Building:	Max. 40%	33%	none
Setback – Public Road (m):	Min. 5 m	Min. 5 m	none
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 4.2 m	none
Height (m):	Max. 12 m and 3-storeys	11.9 m and 3-storeys	none
Lot Size (min. area):	1 ha (2.47 acres)	1.98 ha (4.89 acres)	none

	Bylaw Requirement (CD/185)	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) spaces/unit X 92 = 138 and 0.2 (V) spaces /unit per unit x 92 = 19	2 (R) spaces/unit X 92 = 184 (R) and 0.2 (V) spaces /unit per unit x 92 = 19	none
Off-street Parking Spaces – Total:	157 spaces	203 spaces	none
Tandem Parking Spaces:	Permitted for Resident spaces, only	100 Resident spaces	none
Accessible Parking Spaces	2% of Visitor spaces = 1 space	4 spaces	none
Amenity Space – Indoor:	70 m ² (753.5 ft ²)	149.8 m ² (1,612 ft ²)	none
Amenity Space – Outdoor:	6 m ² /unit x 92 = 552 m ² (5,942 ft ²)	2,080 m ² (22,390 ft ²)	none

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

**Wednesday, February 21, 2007 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

DP 07-359314

92 Unit Townhouse Development

Polygon Hennessy Green Development Ltd. (*formerly* Polygon Development 172 Ltd.)

9680/9700/9720/9740/9760/9762/9800 Odlin Road
(Formal)

The comments from the Panel were as follows:

- appreciates the consolidated central green space and the elevation related response to the different frontages;
- creating a real connection between the landscaping and art;
- the arts and crafts are not overdone;
- appreciates the street planting;
- the seating alcoves around the green area an interesting solution;
- appreciates the adaptability of Unit E;
- appreciates the courtyard and extensive pathways;
- the length of the path provides the opportunity to consider reducing the number of risers to the individual units to make them more accessible;
- the amenity building is not the best spot for the mailboxes, consider a spot with more natural surveillance;
- the green space in the middle may attract noisy or illegitimate users, ensure that benches are not comfortable enough to sleep on, and give thought to strategically locating them;
- appreciates the early incorporation of public art into the development. Make a presentation to the Richmond Public Art Commission early and make sure the art is located in a public area such as the Odlin Road entrance;
- appreciates the English village character;
- consider more colour to make the buildings more identifiable;
- open space references the English “Commons” and the amenity building is sited correctly, but consider livening it up to make it a bit different than the rest of the project;
- appreciates the water feature and the pathways, but look for opportunity to reflect more of the English Arts and Crafts character into the amenity building;
- reconsider the location of the mailbox to a location more convenient for drivers;
- give consideration to augmenting the frontage of the buildings interfacing with the park as the units currently read as having a back yard relationship with the space;
- the E units don’t have fronting characteristics, contact the Parks Department about connection of parkland to units;

- push the units along the courtyard towards the centre of the site to shorten the length of the driveway and consider a walkway along the adjacent property.

In answer to the Panels questions and comments the applicant provided the following advice:

- curb side pick up will be provided for garbage and recycling;
- Access between units to parkland has not been established because the Parks Department advised that they prefer to have a single access to the park;
- a gables and a stone base along the entry of the amenity building has been introduced to bring out details.

The Chair provided a summary of the Panel comments as follows:

- consider varying the elevation of the courtyard to reduce the stairs to the units;
We will be examining a variation in elevation at the courtyard at the time of construction to see if it will work in limited areas (one or two spots). The idea here is to raise the grade to the point where we can shorten a run of stairs by a few risers without creating excessive complications with water run off and drainage adjacent to the buildings.
- consider relocating the mailboxes to improve safety and visibility;
Our experience in building townhouse projects indicates that locating the mail boxes within the secured amenity building significantly decreases the number of potential break-ins. The amenity building is secured with an alarmed security system and is centrally located within the development. The mailbox area in the building itself is very open and visible (enclosed only by a column and a half-height wall). While it may not have been clear with the elevation boards shown at the ADP meeting, the plan shows an unobstructed, open passage to the mail boxes from the front walkway, through the amenity building main door. We have also provided a window into the mail box area from the front porch area adjacent to the front door for additional surveillance. As well, the front entry path and door to the amenity building is clearly visible from the units across the internal road and from those units adjacent to the amenity building.
- consider measures to prevent the misuse of the courtyard;
To address the concern over misuse of the courtyard, we have decreased the number of benches and trellis structures. This opens the green space up by making it more visible from the surrounding units (which actually flank each side of the green) and limits the number of potential "hang out" spots. In our selection of benches for the site, we will select a style that is not comfortable to sleep on.
- locate public art in a prominent location and involve the Public Art Commission early;
We are committed to providing a public art piece for the site. On March 28th, 2007, I met with Darryl Zoerb, Public Art Planner to initiate the process. At this meeting, we agreed that the public art will be located on private land but in a prominent location.

- introduce more color variation into the colour schemes;
We have adjusted our colour schemes to provide more variety and impact. Specifically, we have replaced the original paint colours for the wood elements, trims and cedar shingles with colours that provide higher contrast to the siding elements. In the light scheme, the cedar shingles are now noticeably lighter than the adjacent siding, with the trim changed to a darker tone to provide higher contrast; conversely in the darker scheme, the cedar shingles are now even darker and are set off with a lighter and more dramatic trim colour.
- add more English Arts and Crafts character to the amenity building;
To further enhance the English Arts and Crafts character of the amenity building we have reworked the gable end trims to make them more consistent with the trim details at the adjacent townhomes. We have further accentuated the vaulted entry porch by expressing the rafter tails at the eaves and have made some further refinements to the window layouts. Elements of the form and detailing of this building draw heavily from an Arts and Crafts tradition and are now further refined in this scheme.
- Look for opportunities to improve the interface between the buildings and the park area.
The design of the townhouse units fronting the park has been significantly enhanced to provide a more interesting edge condition. New twinned roof gables at a dramatic pitch typical of the street fronting gables have been added at each end to continue the street character around to the park. Areas of cedar shingles have been added to both the gables and the projecting bay to create a livelier interplay of materials. The doors at the ground level will provide direct access to the grade level, and the low picket fences will ensure that these areas do not have an overt “back yard” character.

It was moved and seconded

That DP 07-359314 / RZ 07-354959 move forward to the Development Permit Panel conditional to responding to the comments provided by the Advisory Design Panel.

CARRIED

Michael J Mills Consulting
Urban Forestry & Arboriculture

**Preliminary Arboricultural Review
Proposed 94 Unit Townhouse Project
#9680, 9700, 9720, 9740, 9760, 9780 & 9800 Odlin Road, Richmond**

Study completed for Polygon 172 Ltd.
MJM File #651 November 23, 2006

1.0 Introduction:

Michael J Mills Consulting was retained by Polygon 172 Ltd. to undertake an assessment of the existing tree resource within the above noted addresses in Richmond. We understand that application has been made to rezone the subject properties to allow for a multi family residential development. We were provided with a preliminary site (Option D) plan prepared by Robert Ciccozzi Architects that indicates 94 townhouse units are proposed to be developed on these properties.

This summary report identifies the significant natural features occurring on the property and those with potential to be affected by associated road works for the purpose of informing the site planning process. Tree survey information was provided by Olsen and Associates BCLS. The tree survey has identified all trees as required by the City of Richmond Tree Preservation By Law #8014.

A reduction of the tree survey information has been appended to this report (Appendix # 1). The appended survey plan has been modified slightly by the arborist for report clarity and species / size corrections. Refer to the appended modified tree survey plan for the location of all trees referenced in this report.

Our review of the site was completed on November 21st, 2006.

2.0 Observation:

The subject site is located on the south side of Odlin Road to the immediate west of #4 Road. The combined properties are reported to be approximately 2.3 hectares in size. The area is presently comprised of six single family lots. Most of the homes are in a very poor state of repair and the landscape improvements are minimal. Single family residential properties are located to the immediate east and south and across Odlin Road to the north and #4 Road to the east. Access to FA Tomset Elementary School is located across Odlin Road in the north west corner. The property to the immediate west of the site is designated on the site plan as future park.

The site is level with no distinct grade changes. No permanent water courses or other significant natural features were identified. No obvious wildlife values were observed. The south side of the street presently maintains open ditch drainage and as such no formal street trees have been installed along this section of Odlin Road.

The majority of the trees within the subject area are located within the south east corner of the site where there is an open stand of mixed Birch, Alder and Cherry. The dominant tree within this stand is the Paper Birch. The Birch Borer infestation common to this species in Richmond is considered extreme in this stand with all tree heavily infested and many near dead. The Alder and Cherry are relatively small and considered to be of low landscape value.

The Odlin Road frontage has several larger trees and a hedge row of Cedars that present the most significant landscape feature on the site. Many of these trees are positioned within the road allowance.

We provide the following brief summary of the surveyed trees for the on site area and for the trees on adjacent properties with potential to be affected by this proposal. Tree ID# corresponds with the metal tree tags applied to the trees in the field by the land surveyor. Refer to the appended modified survey plan for all referenced tree locations:

2.1 Tree Table:

Tree ID#	Species	Size	Comments
142	Big Leaf Maple	90cm	Off Site Tree - Large Maple growing just south of the ditch along Odlin on the property to the west. Good single stem tree, some dead wood but overall in good health.
143	Big Leaf Maple	2 x 35cm	Off Site Tree – Located just west of the site, small multi stem specimen of poor form and low landscape value.
144	Big Leaf Maple	2 x 35cm	Off Site Tree – Similar to tree 143. Located just west of the site, small multi stem specimen of poor form and low landscape value.
168	Western Red Cedar Hedge Row	Varies	Tag 168 - Signifies the west end of the Cedar hedge row along the Odlin Road frontage. Multiple stems, very densely packed with resulting poor individual form. Good as a hedge. See Tree #289 for east end of row.
198	Western Red Cedar Hedge Row	Varies	Off Site Trees - Tag 198 - Signifies the north end of the Cedar hedge row along the west property line. Multiple stems, very sparse and in poor health, low value plants. See Tree #199 for south end of row.
199	Western Red Cedar Hedge Row	Varies	Off Site Trees - Tag 199 - Signifies the south end of the Cedar hedge row along the west property line. Multiple stems, very sparse and in poor health, low value plants. See Tree #198 for north end of row.
200	Pin Cherry	3 x 20cm	Multi stem native cherry, poor form and condition.
201	Red Maple sp.	40cm	Off Site Tree – located on the property to the west of the site. Good upright single stem form. Impacted to some extent by the existing fence. Overall in good condition.
256	Douglas Fir	85cm	Large Douglas Fir located at the intersection of Odlin and #4 Road. Surrounded by a hedge of English Laurel. Tree is in good health but has been topped with resulting multiple top form. Base elevation of tree low in comparison to grades of #4 Road.
257	Horse Chestnut	40 cm	Chestnut along east property line near #4 Road. Low spreading form. Good overall health, could be improved with selective pruning. Base elevation of tree low in comparison to grades of #4 Road.

259	Horse Chestnut	45 cm	Chestnut along east property line near #4 Road. Larger than tree #257. More typical upright wide spreading form. Good health, could be improved with selective pruning. Base elevation of tree low in comparison to grades of #4 Road.
260	Silver Poplar	80cm	Large old specimen that has largely died. Two sucker shoots continue to thrive off the decaying main trunk. Very poor condition.
269	Paper Birch	40cm	Broken top form. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
272	Paper Birch	4 x 45 cm	Located close to south property line. Multi stem tree in the south east corner near #4 Road. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
277	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
278	Paper Birch	20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
280	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
281	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
282	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
283	Paper Birch	20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
284	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
289	Western Red Cedar Hedge Row	Varies	Tag 289 - Signifies the east end of the Cedar hedge row along the Odlin Road frontage. Row terminates at drive access to 9700. Multiple stems, very densely packed with resulting poor individual form. Good as a hedge. See Tree #168 for west end of row.
290	Western Red Cedar and Douglas Fir	varies	Tag 290 - Signifies the west end of the Cedar hedge row along the Odlin Road frontage. Hedge row extends along Odlin to the east property line of 9700. Hedge then turns south and extends along the full length of the existing lot line terminating at Tag #307. A section of the hedge along the east side is comprised of Douglas Fir. Multiple stems, very densely packed with resulting poor individual form.
291	Big Leaf Maple	60cm	Maple along Odlin frontage, in full decline, almost dead.
292	Big Leaf Maple	80cm	Maple along Odlin frontage, good single stem form, large tree with some top die back but otherwise a good quality specimen.
293	Big Leaf Maple	85cm	Maple along Odlin frontage, good single stem form, large tree with some top die back but otherwise a good quality specimen.

305	Big Leaf Maple	2 x 20cm	Small multi stem Maple along Odlin frontage, poor quality tree.
307	Western Red Cedar and Douglas Fir	varies	Tag 307 - Signifies the south end of the Cedar / Fir hedge row that extends along the full length of the existing lot line and turning west at Odlin Road extending west, terminating at Tag #290. A section of the hedge along the east side is comprised of Douglas Fir. Multiple stems, very densely packed with resulting poor individual form.
311	Apple sp.	45 cm	Large old Apple in very poor condition.
313	Fruiting Cherry	35 cm	Old fruiting Cherry, very poor condition.
319	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
320	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
322	Apple	30cm	Ok condition, not well maintained in recent years with resulting branch extensions.
323	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
324	Paper Birch	2 x 20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
328	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
329	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
330	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
331	Paper Birch	40cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
332	Douglas Fir	40cm	Good health and vigour but with broken top form. Crooked main stem resulting in less than specimen form.
348	Paper Birch	3 x 30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
349	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
350	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
352	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
353	Paper Birch	2 x 20cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
356	Alder	20cm	Small Alder in the Birch forest, low value tree.
357	Paper Birch	20 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
358	Paper Birch	20 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.

359	Paper Birch	25 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
360	Paper Birch	25 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
361	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
367	Silver Maple	90cm	Off Site Tree – Large multi stem ornamental Maple located on the adjacent property to the south. Topped form with notable lean to the south.
368	Paper Birch	25 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
369	Paper Birch	20 cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
370	Paper Birch	4 x 25cm	Located close to south property line. Multi stem tree, Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
371	Paper Birch	20 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
375	Paper Birch		Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
376	Paper Birch	20cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
377	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
378	Paper Birch	25 & 35cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
379	Paper Birch	25cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
380	Paper Birch	20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
381	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
382	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
383	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
388	Horse Chestnut	65 cm	Older specimen with poor form due to multiple co dominant main stems.
389	Cottonwood	40 cm	Good open grown tree close to Odlin Road. Species limitations.

390	English Laurel	Multi	Remnant of a larger hedge. Sparse spreading form. Low value.
391	Cottonwood	40 cm	Tall thin form, good health Species limitations.
392	Cottonwood	40 cm	Tall thin form, good condition. Species limitations.
393	Mountain Ash	Multi	Small multi stem tree close to the building @ 9740. Poor form and condition.
437	Apple	30cm	Small open grown Apple. Poor form due to lack of maintenance.
441	Pin Cherry	50 cm	Co dominate main stem form. Low value landscape tree.
476	Fruiting Plum	20 cm	Small fruiting plum to the rear of the house @9760. Low value tree.
477	Fruiting Cherry	25 cm	Severe topped form, good health but with poor form.
478	Fruiting Cherry	30 cm	Good open grown tree, good condition for species.
479	English Oak	3 x 45 & 20 cm	Open grown Oak with multi stem form from the ground. Wide spreading form due to competition for light. Good health but considered a low value tree due to multi stem form.
482	Big Leaf Maple	80 cm	Good condition with multiple main stems. Surrounded by asphalt beside house @ 9740. Not considered to be of high value.
484	Big Leaf Maple	Multi	Poor quality multi stem tree.
492	Alder	40 cm	Small Alder among the Birch.
493	Paper Birch	40 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
494	Alder	25 cm	Small Alder among the Birch.
495	Paper Birch	35 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
496	Paper Birch	35 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.

3.0 Comment and Preliminary Recommendation:

The Odlin Road area of Richmond is in the early stages of re development and we understand that most of the single family residential properties along this section of the street will change over to multi family use within the next few years. The extent of grade change that will be required to address water and drainage issues is not known by the arborist at this time and we assume that some degree of preloading or other pre development site soil stabilization techniques typical to the Richmond area will be required. All of these engineering issues tend to adversely affect tree preservation potential.

The majority of the existing tree resource is considered to be of poor to very poor quality. Several of the larger single stem Big Leaf Maples (tree #292 & 293) represent the best of the trees along the Odlin frontage, but they are positioned within the right of way and directly beside the ditch that is expected to be replaced with curbs and sidewalks that would preclude preservation opportunity. The only other trees of merit are the Douglas Fir (tree #256) at the north east corner and the two Chestnuts (tree # 257 & 259) along the east edge

of the site. The limiting factor in this area is that they appear to be +/- 1.5 metres below the established elevation of #4 Road.

No existing trees considered to be of landscape value are positioned within the central open space indicated on the site plan.

4.0 Limitations:

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

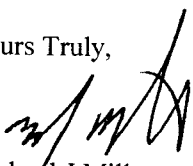
This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the general condition of all trees reviewed. The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Michael J Mills Consulting or their employees that the trees reviewed and referenced in this report are safe given all conditions. Trees can be managed, but they cannot be controlled. To live work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Site servicing and lot grading information was not provided to us for review.
The opinions expressed in this report are valid for a period of one year only.
Any trees retained should be reviewed on a regular basis to ensure reasonable safety.

The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Michael J Mills Consulting. This report is to be used in its entirety and for its stated purpose only.

Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,



Michael J Mills
ISA Certified Arborist PN #0392A

Attachment: Appendix #1 Modified Tree survey plan

November 23, 2006



City of Richmond
Planning and Development Department

Development Permit

No. DP 07 359314

To the Holder: POLYGON HENNESSY GREEN DEVELOPMENT LTD.

Property Address: 9680, 9700, 9720, 9740, 9760, 9762, AND 9800 ODLIN ROAD

Address: C/O LILIAN ARISHENKOFF
POLYGON HENNESSY GREEN DEVELOPMENT LTD.
POLYGON HOMES LTD.
SUITE 900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

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 #12 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 \$427,070. 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 07 359314

To the Holder: POLYGON HENNESSY GREEN DEVELOPMENT LTD.
Property Address: 9680, 9700, 9720, 9740, 9760, 9762, AND 9800 ODLIN ROAD
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SUITE 900 – 1333 WEST BROADWAY
VANCOUVER, BC V6H 4C2

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.
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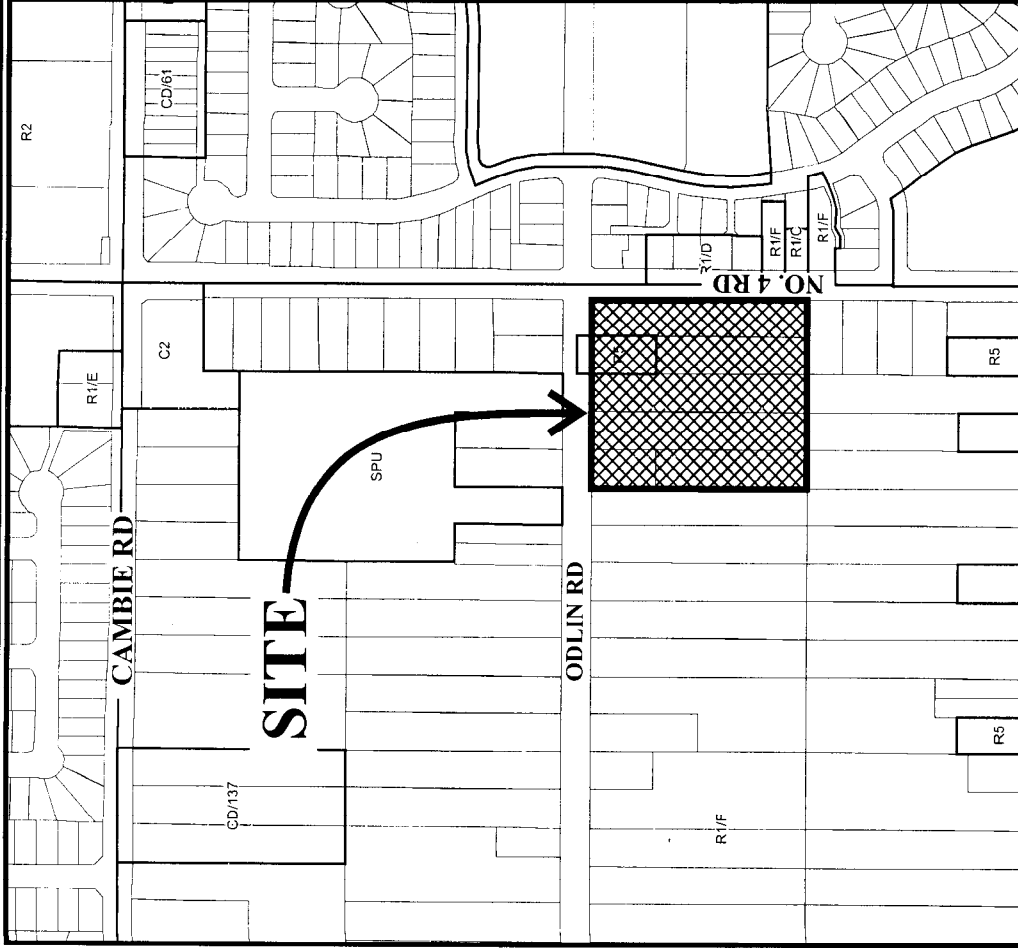
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

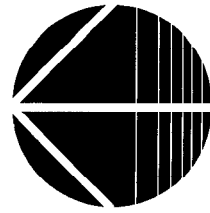


City of Richmond



ODLIN RD

NO. 4 RD



DP 07-359314 SCHEDULE "A"

Original Date: 02/27/07

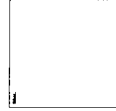
Revision Date: 05/10/07

Note: Dimensions are in METRES

UPPERMIDDLE RESIDENTIAL - THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

NO.	DATE	REVISION
1	10/1/11	ISSUED FOR PERMIT
2	10/1/11	ISSUED FOR PERMIT
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RCA

Robert Record Architecture Inc.
200 - 2000 Courville Street
Vancouver, B.C.
V6J 1A1
Tel: (604) 987-2711
Fax: (604) 987-4441
info@robertrecordarchitecture.com



POLYGON

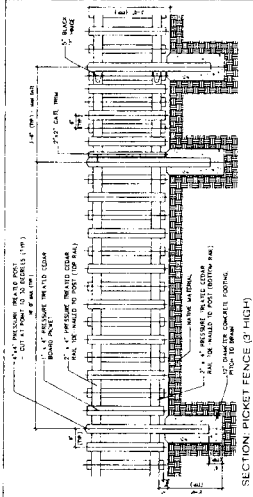
HENNESSY GREEN
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





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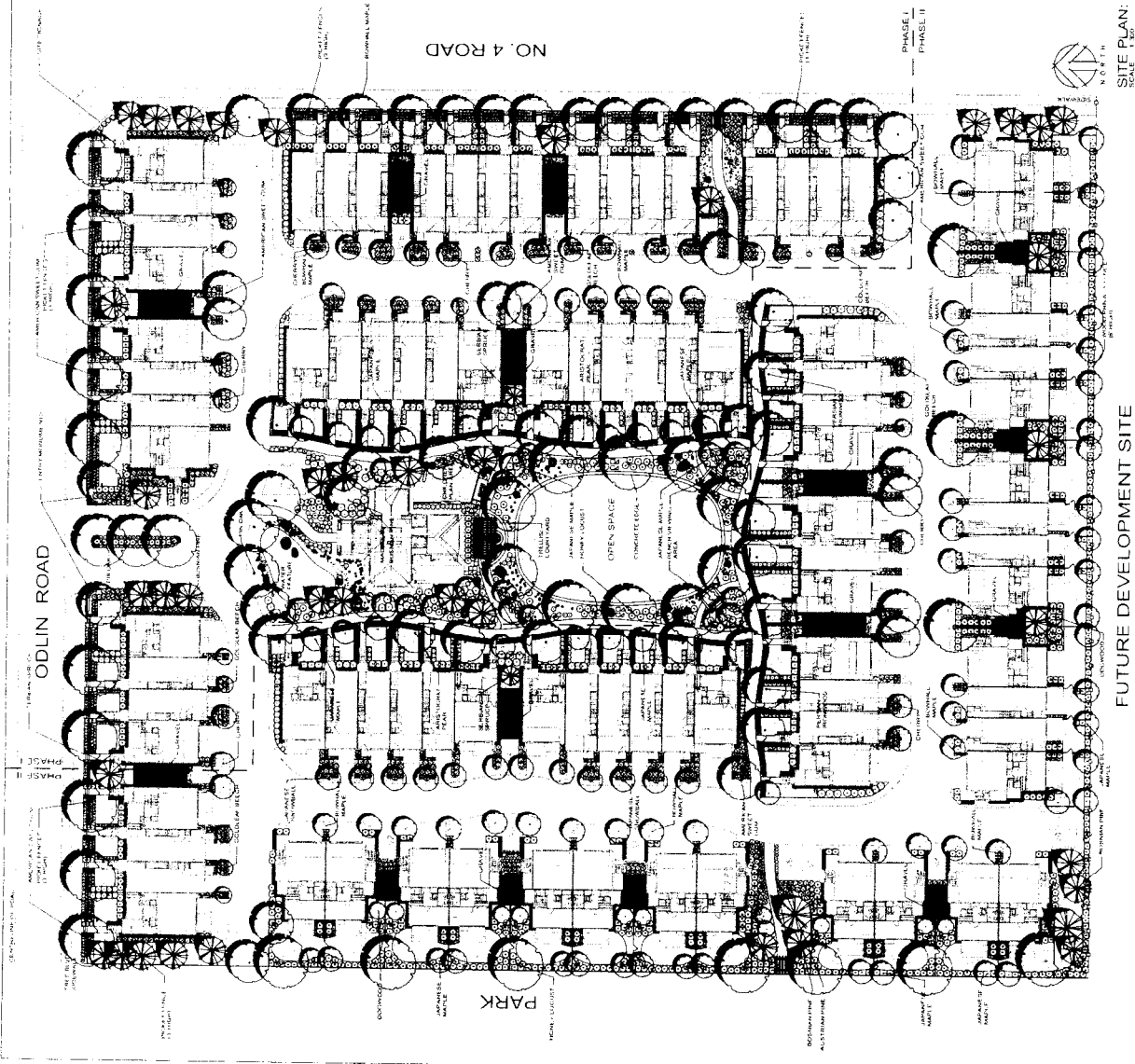
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253. 253rd Floor	138 sq ft
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256. 256th Floor	138 sq ft
257. 257th Floor	138 sq ft
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273. 273rd Floor	138 sq ft
274. 274th Floor	138 sq ft
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276. 276th Floor	138 sq ft
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336. 336th Floor	138 sq ft
337. 337th Floor	138 sq ft
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340. 340th Floor	138 sq ft
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343. 343rd Floor	138 sq ft
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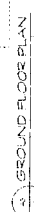
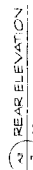
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SCALE PLAN #3 DP 07359314



2



PLAN #5
OP 07359314

- CLADDING MATERIAL KEY**
- 1 ASPHALT SHINGLE ROOF
 - 2 CEDAR SHAKES
 - 3 4" X 6" SIPS
 - 4 4" X 6" SIPS
 - 5 VINYL SIPS
 - 6 WOOD SHAKES
 - 7 WOOD SHAKES
 - 8 PAINTED WOOD PLANKS
 - 9 PAINTED WOOD PLANKS
 - 10 WOOD SHAKES

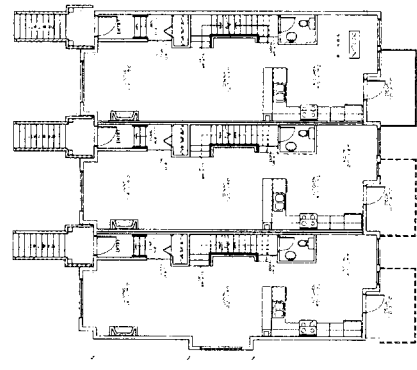
REVISION

NO.	DATE	DESCRIPTION
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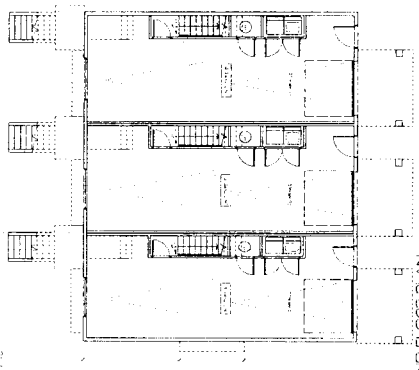
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NO.	DATE	DESCRIPTION
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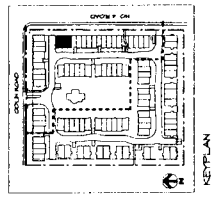
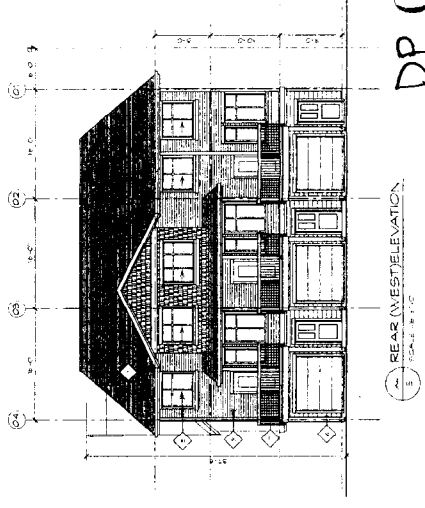
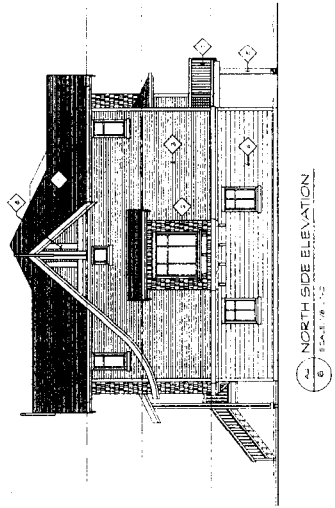
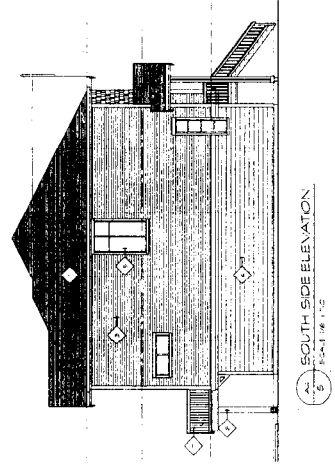
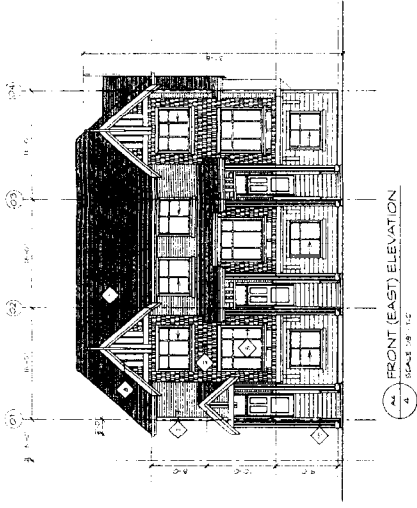
3 UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"



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



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



ODLIN TOWNHOMES
Odlin Road, Richmond BC

BUILDING 6
A4

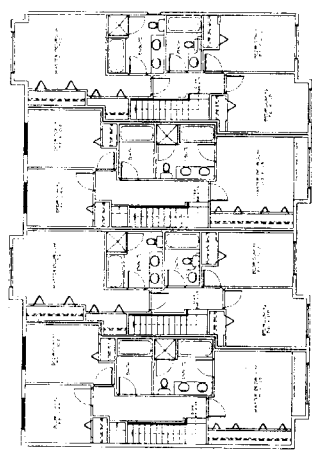
RCA
Robert Chazal Architecture Inc.
200 West Columbia Street
Vancouver, BC V6C 3R3
Canada 604 681 3173
Fax 604 681 4441
admin@rcaarchitecture.com



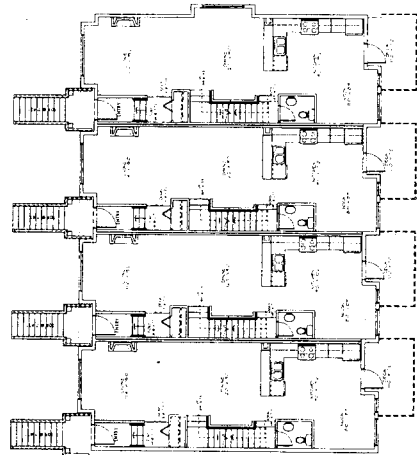
PLAN #6
DP 07359314

- CLADDING MATERIAL KEY**
- 1 ASPHALT SHINGLE ROOF
 - 2 1/4" WOOD SHAKES
 - 3 4" WOOD SHAKES
 - 4 1/2" WOOD SHAKES
 - 5 1/4" WOOD SHAKES
 - 6 1/2" WOOD SHAKES
 - 7 1/4" WOOD SHAKES
 - 8 1/2" WOOD SHAKES
 - 9 1/4" WOOD SHAKES
 - 10 1/2" WOOD SHAKES
 - 11 1/4" WOOD SHAKES
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 - 100 1/2" WOOD SHAKES

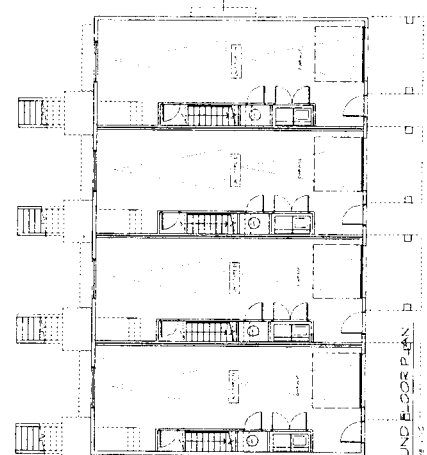
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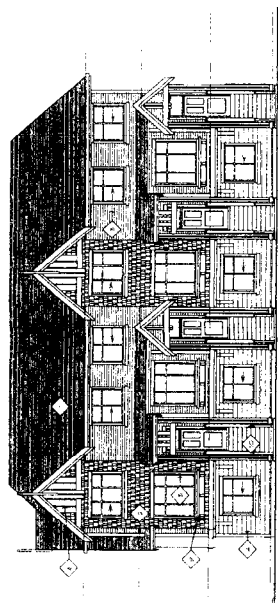
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"



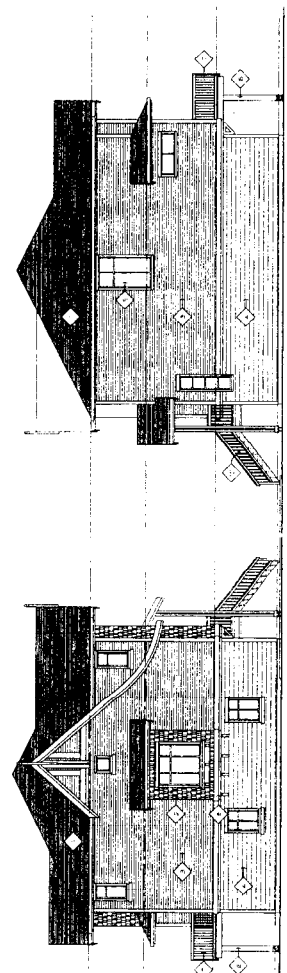
MAIN FLOOR PLAN
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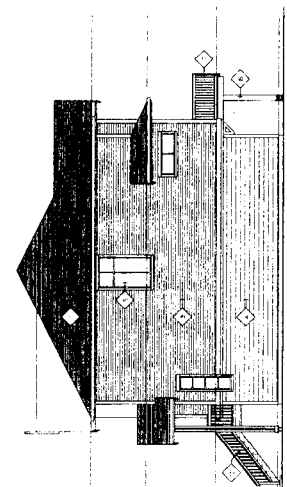
GROUND FLOOR PLAN
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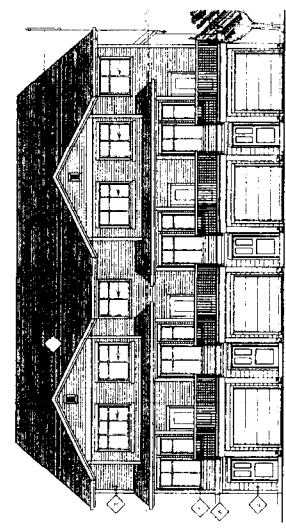
FRONT (EAST) ELEVATION
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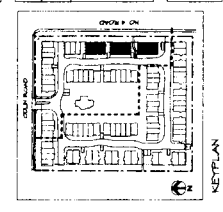
SOUTH SIDE ELEVATION
SCALE 1/8" = 1'-0"



NORTH SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR (WEST) ELEVATION
SCALE 1/8" = 1'-0"



SITE PLAN

PLAN #7
DP 07359314

RCA
Robert Cloward Architecture Inc.
200 - 2338 Columbia Street
Vancouver, B.C.
Tel: (604) 481-4741
admin@robertcloward.com



POLYGON

ODLIN TOWNHOMES
Odlin East, Burnaby BC

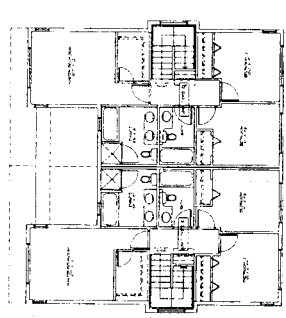
BUILDING 7, 9, AND 10

A5

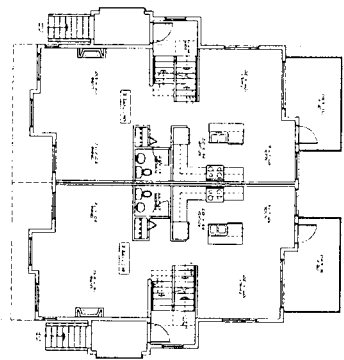
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 - 100 ALUMINUM SINGLES GLASS

CONSTRUCTION NOTES: THIS DRAWING SET WAS PREPARED BY RCA ARCHITECTURE INC. FOR THE PROJECT OF THE TOWNHOMES AT 200 COLUMBIA STREET, VANCOUVER, BC. THE CLIENT IS RCA ARCHITECTURE INC. THE PROJECT IS A 10-UNIT TOWNHOME DEVELOPMENT. THE DRAWING SET INCLUDES ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS. THE PROJECT IS SCHEDULED TO BE COMPLETED BY THE END OF 2023.

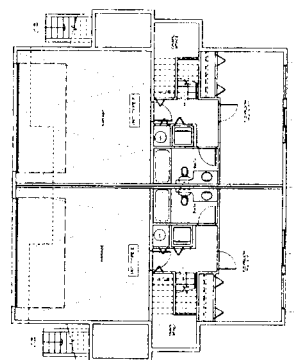
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28	2024-03-01	REVISED TO REFLECT PERMIT COMMENTS
29	2024-03-15	REVISED TO REFLECT PERMIT COMMENTS
30	2024-04-01	REVISED TO REFLECT PERMIT COMMENTS
31	2024-04-15	REVISED TO REFLECT PERMIT COMMENTS
32	2024-05-01	REVISED TO REFLECT PERMIT COMMENTS
33	2024-05-15	REVISED TO REFLECT PERMIT COMMENTS
34	2024-06-01	REVISED TO REFLECT PERMIT COMMENTS
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37	2024-07-15	REVISED TO REFLECT PERMIT COMMENTS
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39	2024-08-15	REVISED TO REFLECT PERMIT COMMENTS
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45	2024-11-15	REVISED TO REFLECT PERMIT COMMENTS
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47	2024-12-15	REVISED TO REFLECT PERMIT COMMENTS
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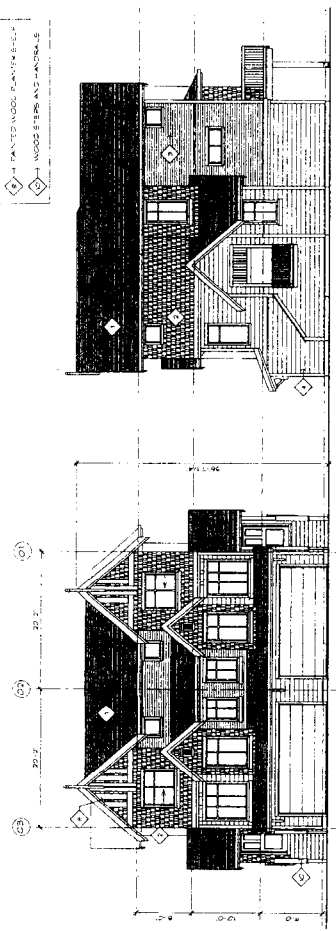
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"



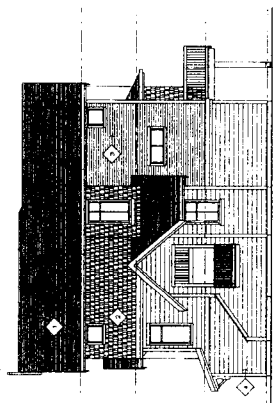
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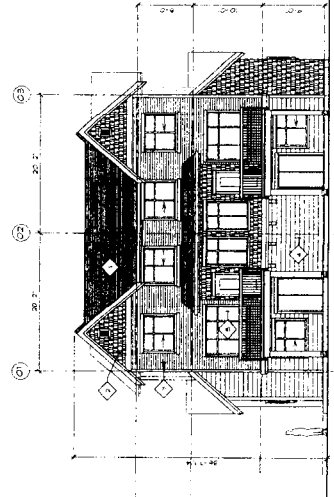
GROUND FLOOR PLAN
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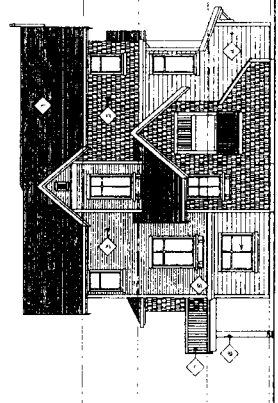
FRONT ELEVATION
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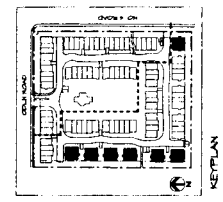
SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION (INSIDE)
SCALE 1/8" = 1'-0"



KEY PLAN

RCA
Robert Dicaud Architecture Inc.
200 - 2338 Columbia Street
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V6H 2Y4
Tel: (604) 687-2741
Fax: (604) 687-2742
www.rcaarchitecture.com



ODLIN TOWNHOMES
Odlin Road Richmond BC

BUILDING 11, 18, 20, 22, 23, & 25

AG

PLAN #8
DP 07359314

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REVISION

NO.	DATE	DESCRIPTION
1	2010-01-15	ISSUED FOR PERMIT

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 NATIONAL BUILDING CODE OF CANADA.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



RCA
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Ottawa, K1P 1Y7
Canada
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Fax: (613) 567-4411
email: info@robertcarrollarchitects.com

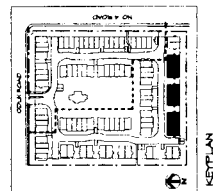


POLYGON

ODLIN TOWNHOMES
Odlin Road, Richmond BC

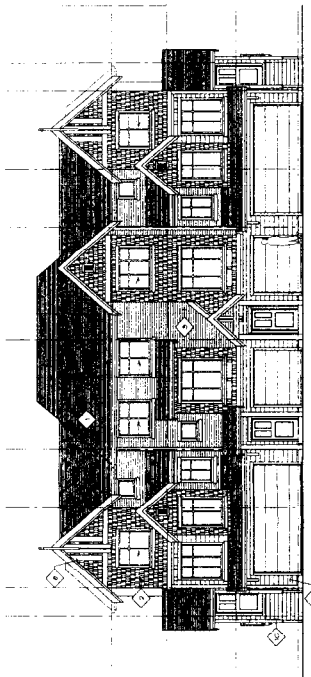
BUILDING 13, 15, AND 17

A7

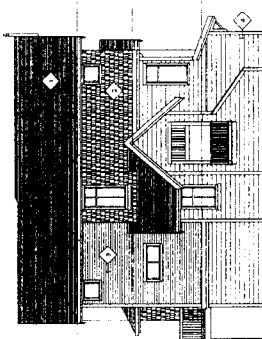


GLAZING MATERIAL KEY

- 1. ASPHALT FLAT ROOF
- 2. ASPHALT FLAT ROOF
- 3. ASPHALT FLAT ROOF
- 4. ASPHALT FLAT ROOF
- 5. ASPHALT FLAT ROOF
- 6. ASPHALT FLAT ROOF
- 7. ASPHALT FLAT ROOF
- 8. ASPHALT FLAT ROOF
- 9. ASPHALT FLAT ROOF
- 10. ASPHALT FLAT ROOF
- 11. ASPHALT FLAT ROOF
- 12. ASPHALT FLAT ROOF
- 13. ASPHALT FLAT ROOF
- 14. ASPHALT FLAT ROOF
- 15. ASPHALT FLAT ROOF
- 16. ASPHALT FLAT ROOF
- 17. ASPHALT FLAT ROOF
- 18. ASPHALT FLAT ROOF
- 19. ASPHALT FLAT ROOF
- 20. ASPHALT FLAT ROOF



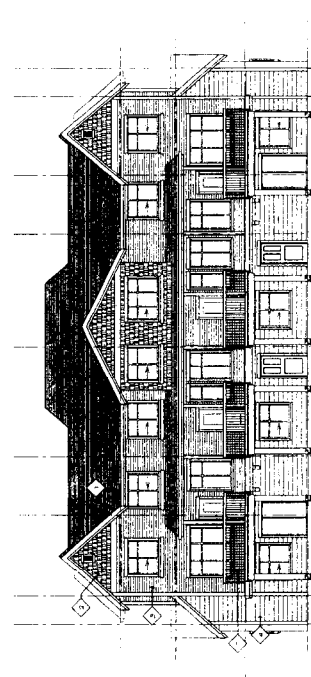
FRONT (NORTH) ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION (INSIDE)
SCALE 1/8" = 1'-0"

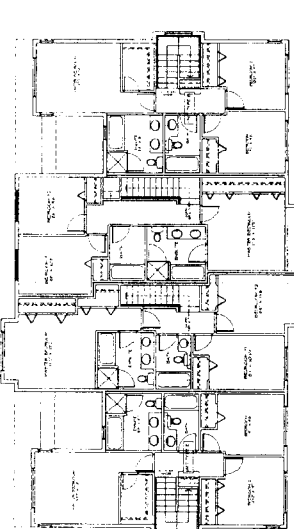


SIDE ELEVATION
SCALE 1/8" = 1'-0"

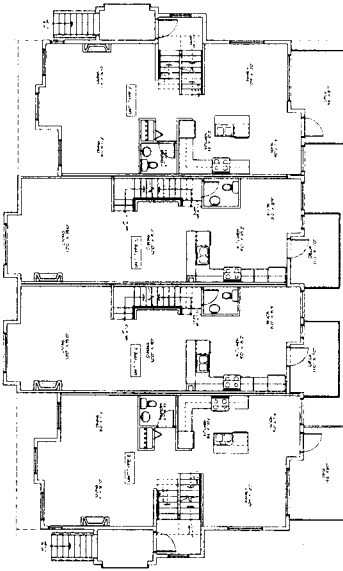


REAR (SOUTH) ELEVATION
SCALE 1/8" = 1'-0"

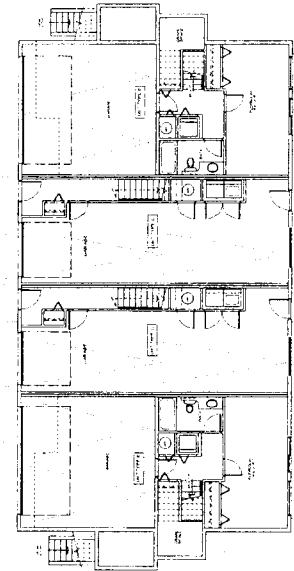
PLAN #9
DP 07359311



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



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



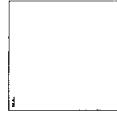
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

NOT TO SCALE
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"
 1/32" = 1'-0"
 1/64" = 1'-0"
 1/128" = 1'-0"
 1/256" = 1'-0"
 1/512" = 1'-0"
 1/1024" = 1'-0"
 1/2048" = 1'-0"
 1/4096" = 1'-0"
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 1/32768" = 1'-0"
 1/65536" = 1'-0"
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REVIEWS

NO	DATE	DESCRIPTION
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ISSUE
Dec 12th, 2006 REZONING
Jan 5th, 2007 REZONING RESOLVE
Jan 19th, 2007 DP



POLYGON

ABC

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**Odlin Road
Townhomes**

O'Brien Road, Richmond, H.C.

DATE	14-11	DATE	14-11-2007
REMARKS		REMARKS	
REMARKS		REMARKS	RCA ISO

Site Features

A10

PLAN 412

DP 07359314

