



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** May 12, 2004

**From:** Raul Allueva  
Director of Development

**File:** DP 04-010738

**Re:** Application by William Rhone for a Development Permit at 7400 Heather Street

### Staff Recommendation

That a Development Permit be issued that would:

1. Permit the construction of eight (8) three-storey townhouses at 7400 Heather Street at the corner of General Currie Road on a site zoned Comprehensive Development District (CD/120); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the number of visitor parking spaces from two (2) spaces to one (1) space; and
  - b) To increase the maximum permitted encroachment of balcony and porch projections into the required setback from General Currie Road from 1 m to 2.1 m.

Raul Allueva  
Director of Development

SB:blg

Att.

## Staff Report

### Origin

William Rhone has applied to the City of Richmond for permission to develop eight (8) three-storey residential townhouses at 7400 Heather Street on a site zoned Comprehensive Development District (CD/120).

A copy of the development application filed with the Urban Development Division is appended to this report.

### Development Information

Information on the project including a comparison of the proposed development with the relevant Bylaw requirements is provided in **Attachment 1**.

### Background

The subject site is located on the corner of Heather Street and General Currie Road. The applicant proposes a small multiple-family development in the McLennan South Sub-Area of the City Centre area. The proposed development consists of four (4) three-storey buildings; two (2) containing three (3) units each, and two (2) stand alone units.

Development surrounding the subject site is as follows:

- To the north, across a new lane, are three-storey townhouses;
- To the east, a rezoning application for the continuation of this project is being considered (RZ 03-251948). There are existing single-family homes beyond;
- To the west, across Heather Street, a rezoning application is being considered to allow three-storey townhouses; and
- To the south and southwest, across General Currie Road, are existing single-family homes.

### Rezoning and Public Hearing Results

The subject site went to Public Hearing on December 15, 2003 (RZ 03-242687). There are no outstanding issues identified at the Rezoning stage or Public Hearing that require follow-up at the Development Permit stage.

### Staff Comments

The proposed revised scheme attached to this report has satisfactorily addressed all the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/120) Schedule except for the zoning variances noted below.

**Zoning Compliance/Variances** (staff comments in *bold*)

The applicant requests the following variances to the Comprehensive Development District (CD/120) District Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 291.120.6 (Minimum Setbacks) to increase the maximum permitted encroachment of balcony and porch projections into the required setback from General Currie Road from 1 m to 2.1 m;

*(Staff support the proposed variance as it improves the General Currie Road streetscape by allowing the building faces to be staggered and articulated; improves the liveability of the units (private outdoor space located on the same level as the main living areas and a comfortably deep covered porch entrance at grade); and is supported by the McLennan South Sub-Area Development Permit Guidelines, which specify that porches may project 2.5 m into the front setback).*

- 2) To vary the provision of Section 291.120.9 (Off-Street Parking) to reduce the minimum required number of visitor parking spaces from two (2) to one (1).

*(Staff support the proposed variance to reduce the visitor parking to one (1) space, on the basis that surplus residential parking being provided (12 spaces required, 16 spaces provided). This relaxation will also free up more of the site for landscaping and is consistent with past City practice where developers have provided resident parking in excess of the bylaw. This variance was noted at the rezoning stage and did not create any concerns at the Public Hearing).*

**Advisory Design Panel Comments**

The Advisory Design Panel was supportive of the proposed development. A copy of the Advisory Design Panel Minutes from March 17, 2004 is attached for reference (**Attachment 2**).

**Analysis**

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and 2 of Bylaw 7100, the Official Community Plan:

- 2.10D McLennan South Sub-Area
- 9.2 General Development Permit Guidelines
- 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)

The proposed form and character of the development fits well with the existing context. The proposed design has been reviewed against the existing policies in various key areas, as described below:

Conditions of Adjacency:

- A separate Rezoning application by the same architect and owner is under consideration for the adjacent lot to the east (RZ 03-251948 at 9251 General Currie Road) to continue this project eastward. Both projects are being planned and designed in a coordinated fashion. The proposed development is intended to be connected to this development through a cross-access agreement, shared garbage and recycling area and shared driveway (the shared garbage and recycling area will free up more of the adjacent site for landscaping and ease collection);
- Adjacency to existing single-family homes further east (which also have future potential for townhouse development) will be considered for the interim at that time; and
- The proposed, height, siting and orientation of the buildings respect the massing of the three-storey townhouse developments to the north across the lane and west across Heather Street.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor open space areas allow for adequate surveillance to meet safety and crime prevention objectives; and
- The recycling is well screened, located off of the lane and is not visible from Heather Street.

Architectural Form and Character:

- The building form is simple but well articulated; and
- The proposed building materials (hardiplank horizontal siding, board and batten stained wood siding, asphalt shingles and wood trim for the buildings) are consistent with the McLennan South Sub-Area Guidelines.

Landscape Design:

- The site was pre-loaded and existing trees removed. There were no concerns raised concerning tree retention during the rezoning, Public Hearing or Development Permit processes. Trees are being replaced at a 2:1 ratio and are incorporated into the landscape design. In addition, street trees are being planted along both street frontages (Heather Street and General Currie Road) as part of the rezoning conditions of approval;
- The thoughtful landscape design includes special paving treatment with a variety of patterning and colour as well as substantial planting and trees to provide a highly liveable environment at this neighbourhood intersection; and
- The use of pavers in pedestrian areas improves permeability of the site.

General:

- The project includes a unit (unit 8) which has been designed to include an accessible parking space, future conversion and future elevator installation to allow accessibility.

**Conclusions**

Staff support this application. The applicant has presented a development that fits well into the existing context and generally complies with the guidelines in the Official Community Plan (OCP).



Sara Badyal, M.Arch.  
Planner 1  
(Local 4282)

SB:blg

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

- Adoption of the rezoning (RZ 03- 242687);
- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$8,000.00;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$25,602 (based on total floor area of 12,801 ft<sup>2</sup>);  
and
- Registration of a cross-access agreement for the recycling area on the subject site for the use of the adjacent site at 9251 General Currie Road until such time as the lane is extended to the east.



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Permit  
Application Data Sheet**  
Development Applications Department

Attachment 1

Address: 7400 Heather Street

Planning Area: City Centre Area, McLennan South Sub-Area

Zoning: Comprehensive Development District (CD/120)

Site Area (sq.m): Gross: 1,765.8 m<sup>2</sup> Net: 1,757 m<sup>2</sup> after corner cut dedication

Floor Area (sq.m): Net: 1,189 m<sup>2</sup>

Number of Units: Existing: 1 single family home Proposed: 8 townhouse units

	Min. or Max.	Proposed
Floor Area Ratio:	Max. 0.7	0.68
Lot Coverage – Building:	Max. 45%	32%
Density (units/acre)	Max. 25	19
Density (units/hectare)	Max. 62	46
Setback –Heather St: (west)	Min. 4.5 m	6 m
Setback – General Currie Rd: (south)*	Min. 6 m	<b>6 m*</b>
Setback – Public Lane: (north)	Min. 1.2 m	1.2 m
Setback – Rear Yard: (east)	Min. 1.2 m	2 m
Setback – Landscape Structures	Min. 2 m	2 m
Building Separation	Min 1.2 m	2.6 m
Height (m):	Max. 12 m	10.36 m
Lot Size	Max. 2,020 m <sup>2</sup>	1,760 m <sup>2</sup>
Off-street Parking Spaces – Regular/Visitor	12 and 2	16 and 1*
Off-street Parking Spaces – Handicapped:	1	1
Off-street Parking Spaces – Total:	14	17
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	cash in lieu
Amenity Space – Outdoor (Min. 6 m <sup>2</sup> /unit):	Min. 48 m <sup>2</sup>	over 100 m <sup>2</sup>

Variance Requested: \* Variances have been requested to: increase the maximum permitted encroachment of balcony and porch projections into the required setback from General Currie Road from 1.0 m to 2.1 m; and reduce the number of visitor parking spaces from 2 spaces to 1 space (**see attached Plan #1**).

**MINUTES FROM THE DESIGN PANEL MEETING**

**Wednesday, March 17<sup>th</sup>, 2004 – 4:00 p.m.**

**Rm. 1.003**

**RICHMOND CITY HALL**

Attendance:

Members: Mr. Sheldon Chandler – Chair  
Ms. Olga Ilich  
Mr. David Lee  
Mr. Jim Carter-Huffman  
Mr. Al Tanzer  
Ms. Alina Maness

Staff: Ms. Cecilia Achiam  
Ms. Sara Badyal

Recording Secretary: Desiree Wong

Representatives: **DP 04-010738**  
William Rhone, Architect  
David Rose, Landscape Architect

**DP 03-253222**  
Patrick Cotter, Architect

**RZ 04-267103**  
Rafii Architects

The meeting was called to order at 4:09 p.m.

Prior to the meeting, Mr. Raul Allueva, Director, Development introduced himself to Panel members.

It was MOVED and SECONDED

***That the minutes of the Advisory Design Panel meeting held on Wednesday, March 3<sup>rd</sup>, 2004 be adopted.***

CARRIED

Minutes of Design Panel Meeting  
Wednesday, March 17<sup>th</sup>, 2004  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

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ITEM	MINUTE	SUBJECT	FILE
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2. 2004-09

**Multifamily-Residential**

*William R. Rhone, Architect.*  
7400 Heather Street  
(Formal)

DP 04-010738

Ms. Badyal, Planner, briefly reviewed this multifamily-residential project at 7400 Heather Street (a copy of her review is attached as Schedule 1 and forms a part of these minutes). She noted her concerns about transition issues.

With the aid of presentation material and a model, Mr. William Rhone, Architect, advised that:

- ❖ this was a 8 unit town-house complex;
- ❖ vehicular access would be provided through a new lane which will eventually be connected to a new townhouse development to the east;
- ❖ the use of bargeboards, window trim, and projecting bay windows would give the units a “craftsman style” look;
- ❖ boulevards and sidewalk were pulled back from the street edge and this new layout would provide space to plant more trees;
- ❖ transom windows would be installed in garage doors along the internal drive aisle;
- ❖ unit #8 could be made universally accessible with the installation of an elevator; and
- ❖ there was no formal play area, however open areas would provide opportunities for informal play with a child seating area, lawn, benches and a pergola with trellis to partially screen the internal driveway.

David Rose, Landscape architect advised that:

- ❖ more street trees would be planted on the boulevard;
- ❖ amenity space would be screened from the road with hedges;
- ❖ the driveway would be treated with stamped asphalt with banded edges;
- ❖ recycling would be placed between units 6 & 7 and garbage would be picked up outside each garage door; and
- ❖ frontages would be subdivided by low fencing.

The panel then proffered the following comments about the project that:

- ❖ the project was well designed;
- ❖ they were pleased that one unit would be adapted for universal accessibility;
- ❖ they liked the idea of the coach houses at the back of the site;



Minutes of Design Panel Meeting  
Wednesday, March 17<sup>th</sup>, 2004  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ the applicant should look into the possibility of converting other units for accessibility;
- ❖ they were concerned about the impact of the new lane on the project to the north;
- ❖ they would prefer pavers on the center drive aisle and suggested the addition of color in keeping with the craftsman style;;
- ❖ they advised that there was an opportunity to incorporate the corner area into the outdoor amenity area and suggested that the proposed street trees should be placed closer together;
- ❖ they suggested that a play space could be developed in the area slated for recycling or if this were not possible, the proposed play area could be better developed or combined with an area in the open green space and made more user friendly;
- ❖ there are opportunities for height and canopy throughout. Canopy softens the hard surfaces;
- ❖ the landscape could be extended near to the recycling area to soften that area up; and
- ❖ they liked the idea of shrubs next to the sidewalks;

In summary, Chair stated that:

- ❖ he agreed with Panel's comments;
- ❖ he encouraged the applicant to provide an elevator shaft and to use universal standards in the proposed convertible unit;
- ❖ he liked the design and form of the project and noted that the architect was very consistent in the amount of attention paid to detail;
- ❖ he suggested the applicant incorporate the antique style lighting fixtures proposed;
- ❖ he stated that the interconnection of drive aisle, the new lane and the project to the north may not be negative in terms of traffic; and
- ❖ he suggested that the applicant revisit the play area, provide some play furniture and expand it if necessary.

The applicant thanked the panel for their suggestions and advised that he will revisit the children's play area as well as provide fencing for safety purposes.

The decision of the Panel, 5-1, was that the project should move forward.



**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Permit Application**  
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

BM. Jan. 13/04.

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 7400 HEATHER STREET  
 Legal Description(s): LOT A SECTION 15, BLOCK 4 NORTH  
RANGE 6 WEST N.W.D., PLAN S935  
 Applicant: WILLIAM R. RHONE

Correspondence/Calls to be directed to:

Name: WILLIAM R. RHONE  
 Address: 2178 PARTLETT AVE  
VICTORIA V8S 2P9 V8S 2P9  
Postal Code

Te. No.: 250.370.0942 same  
Business Residence  
 E-mail: \_\_\_\_\_ 250.370.0946  
Fax

Property Owner(s) Signature(s): J. 2/13/04  
JOE UPRAZ  
Please print name

or

Authorized Agent's Signature: W.R. Rhone  
Attach Letter of Authorization  
WILLIAM R. RHONE  
Please print name



<b>For Office Use</b>	
Date Received: <u>JAN 13/04</u>	Application Fee: <u>\$ 2865-</u>
File No.: <u>04 010738</u>	Receipt No.: <u>15-0047488-</u>
<small>Only assign if application is complete</small>	

XIR R2 03-242687



**No. DP 04-010738**

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To the Holder:                    WILLIAM RHONE  
Property Address:                7400 HEATHER STREET  
Address:                            C/O 2178 BARTLETT AVENUE  
    VICTORIA, BC V8S 2P9

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plans #1 and 2a attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and 2a attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2a and 2b attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and 2a attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #3 to #6 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

To the Holder:                    WILLIAM RHONE  
 Property Address:                7400 HEATHER STREET  
 Address:                            C/O 2178 BARTLETT AVENUE  
     VICTORIA, BC V8S 2P9

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There is filed accordingly:

    An Irrevocable Letter of Credit in the amount of \$8,000.

5. 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.
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.

    This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF                    ,                    .

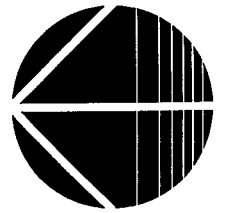
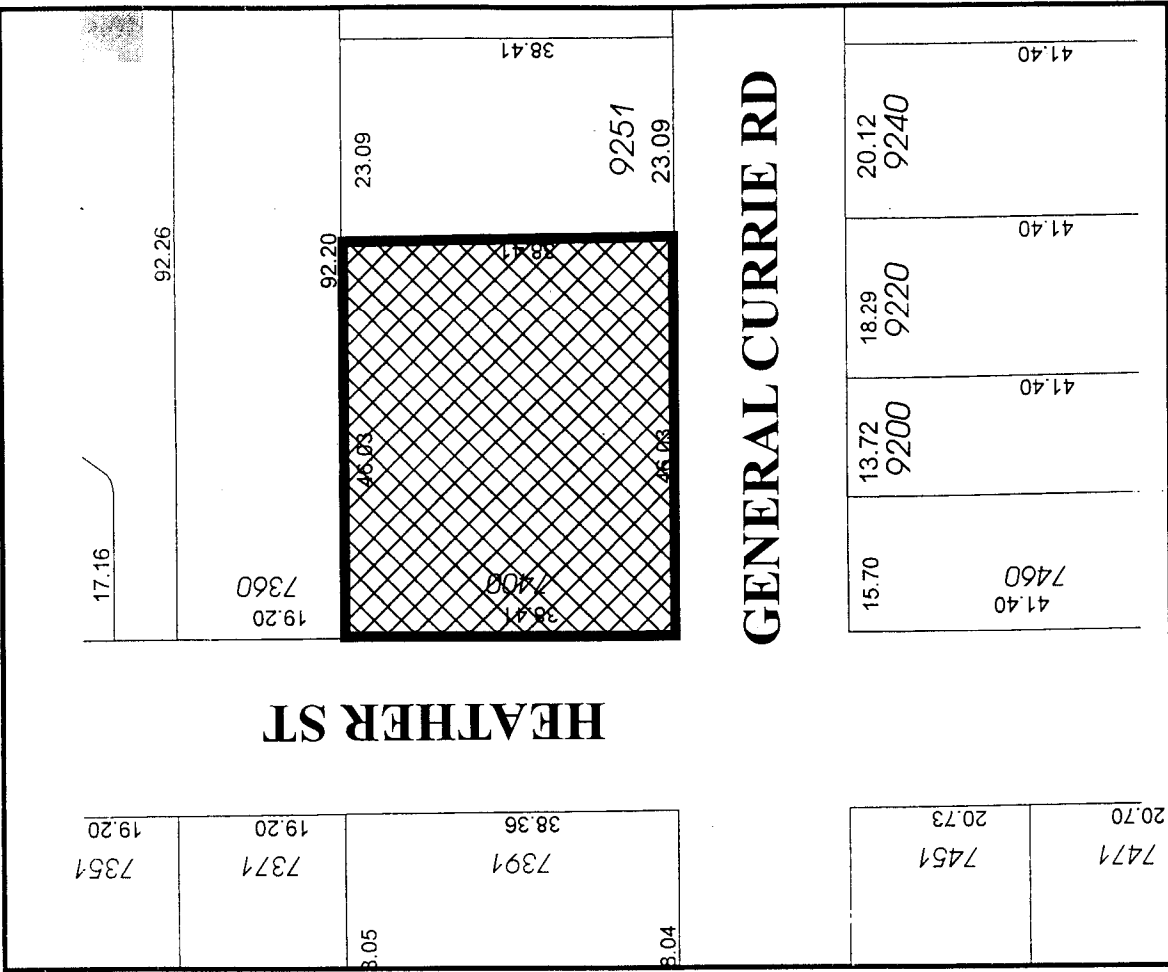
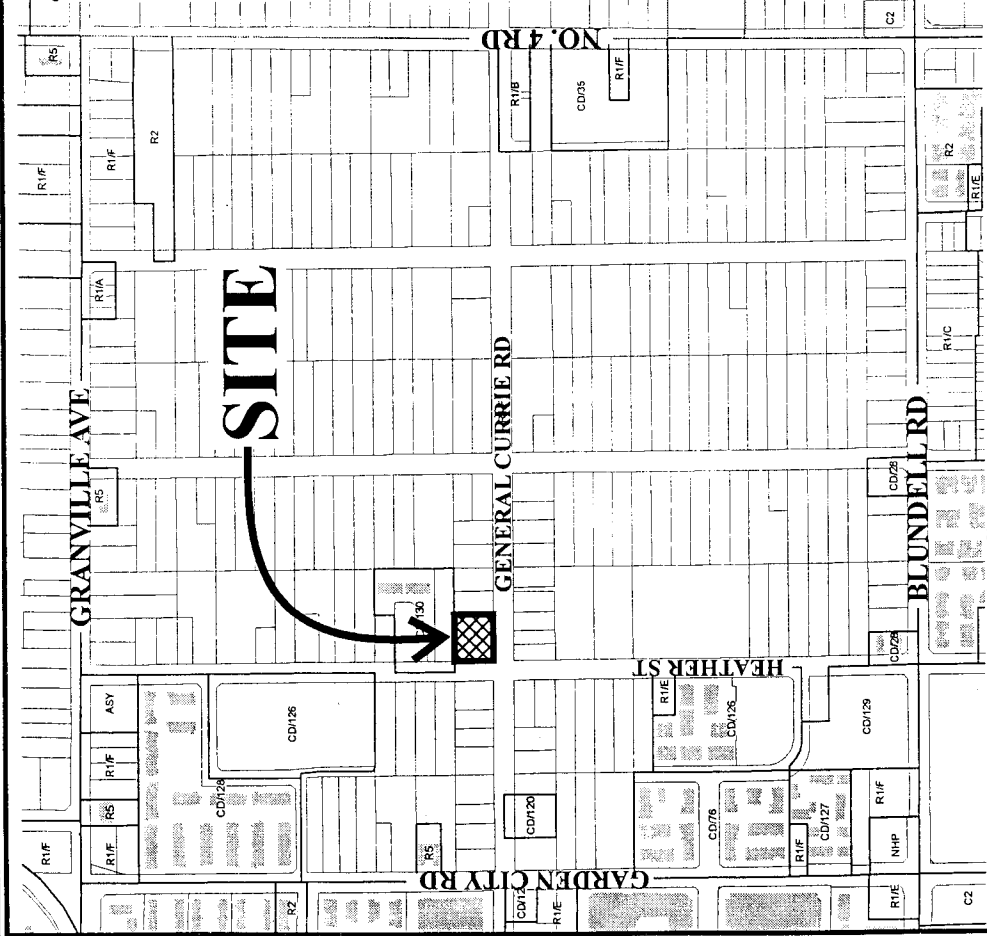
ISSUED BY THE COUNCIL THE

DELIVERED THIS            DAY OF                    ,                    .

\_\_\_\_\_  
MAYOR



# City of Richmond

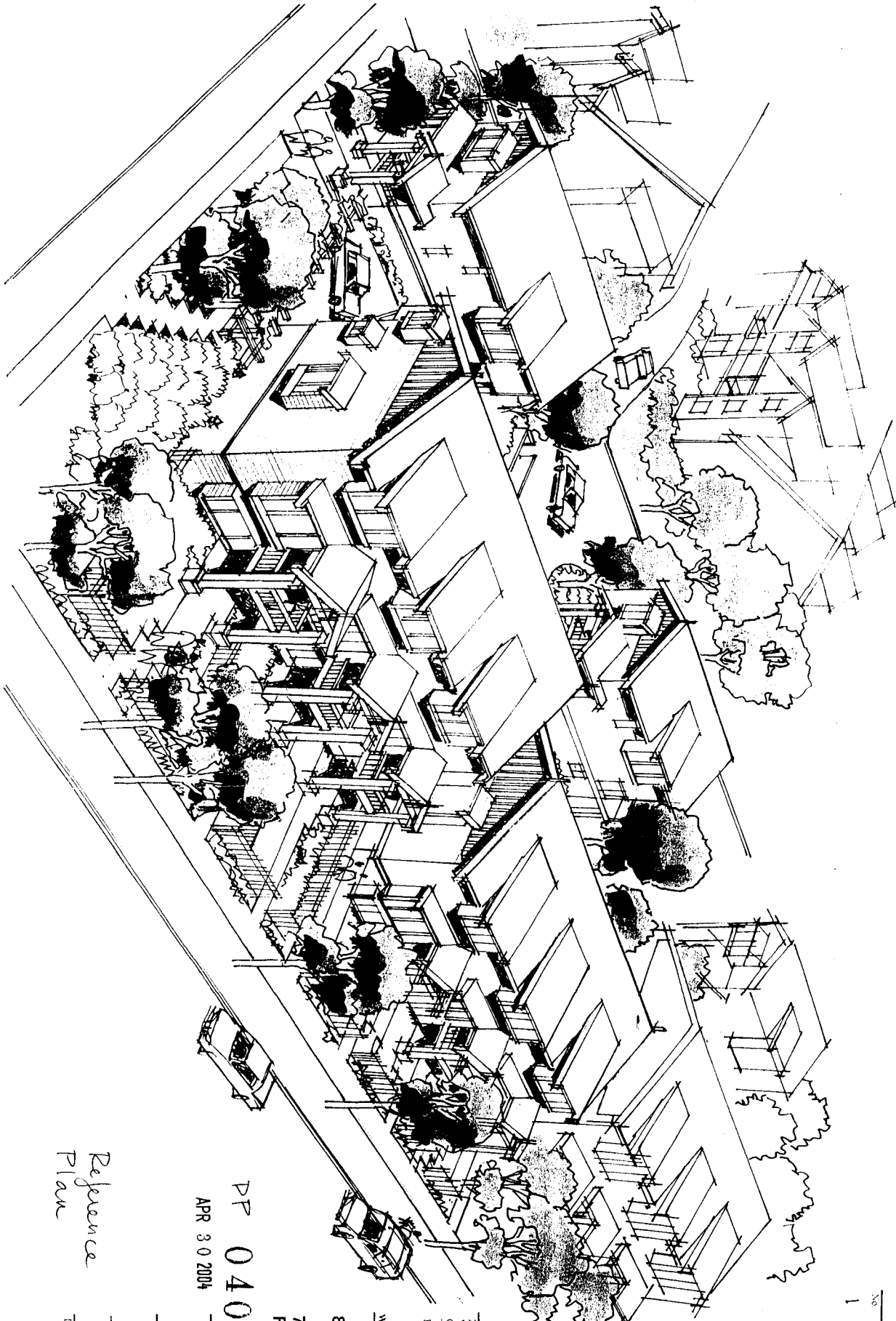


## DP 04-010738 SCHEDULE "A"

Original Date: 01/21/04

Revision Date:

Note: Dimensions are in METRES



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 All times remains the exclusive property  
 William Rhone Consultant and cannot be  
 without the Consultant's consent.

No. Date Revision

1 APR 20  
 • 4/16/2004  
 RE: APT. TO PLAN

2178 Barclay Avenue  
 Victoria BC V8S 2P9  
 Canada  
 Tel: (250) 370-0042  
 Fax: (250) 370-0856

William Rhone Consultant  
 Project

8 UNIT TOWNHOU  
 PROJECT  
 7400 HEATHER ST  
 RICHMOND, BC

DP 04010738

APR 30 2004

Project number  
 0305

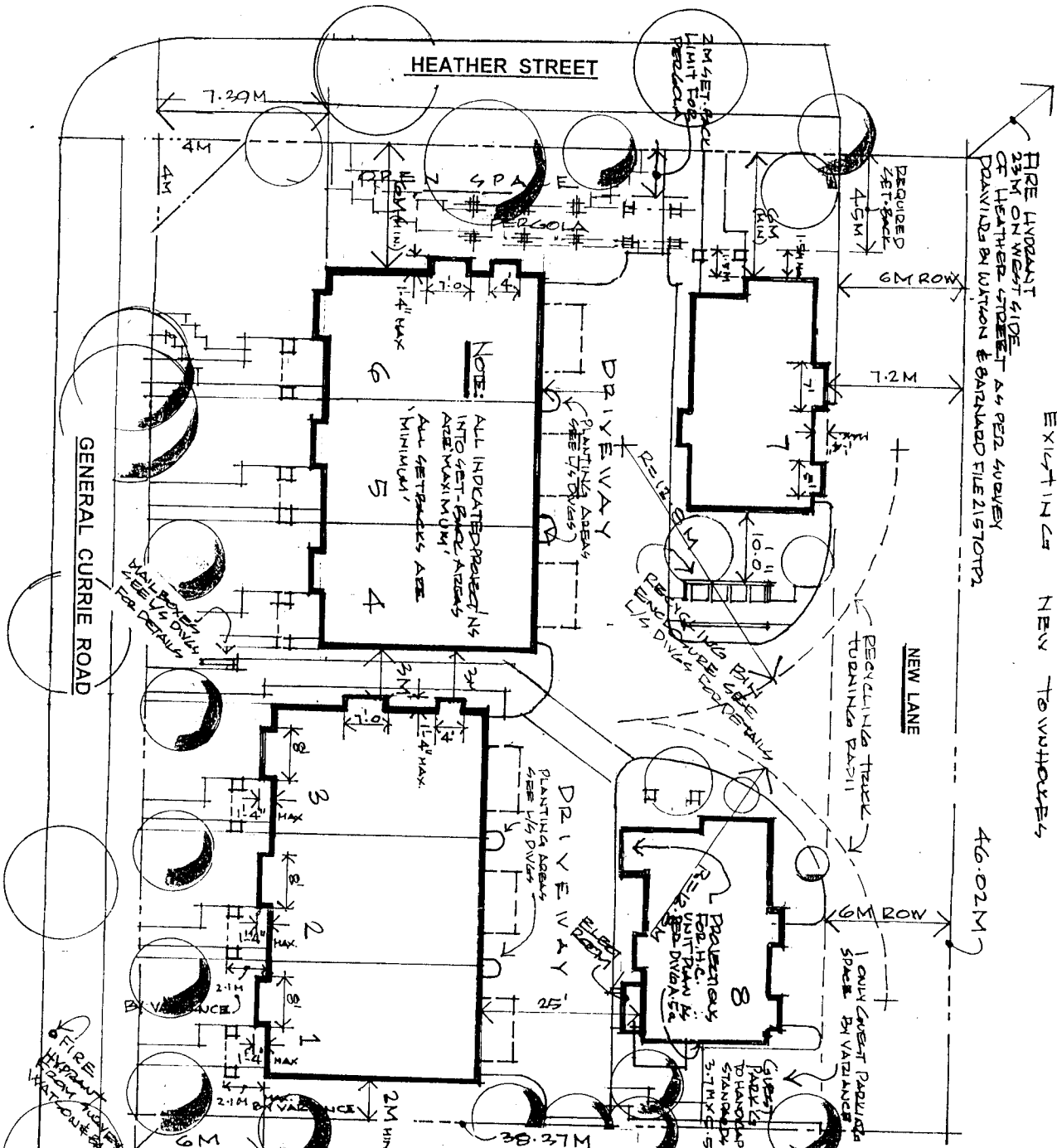
Scale N/A  
 Date 10/24/04  
 Drawn/checked/checked

Drawing title  
 PAPER TOWNHOU 8 U

Drawing number

DP A-1

Reference  
 Plan



EXISTING & NEW TOWNHOUSES  
 FIRE HYDRANT SIDE 3M ON WEST SIDE OF HEATHER STREET AS PER ABOVE DRAWING BY WATSON & BARNAUD FILE 21570792

GENERAL CURRIE ROAD

NEW LANE

46.02M

NOTE  
 ALL WORK BEYOND PROPERTY LINES IS NOT PART OF THIS D.P. APPLICATION

SITE DATA

LEGAL DESCRIPTION  
 LOT A PART OF 1/4 SECTION 4 NORTH 1/4 OF 1/4 SECTION 18 FROM BRIS 2 09 MARCH 04  
 ADDRESS  
 7400 HEATHER STREET  
 RICHMOND, B.C.  
 DIMENSIONS 157.140 M  
 AREA 18,912.8 SQ FT

PROPOSED DEVELOPMENT  
 17 TOWNHOUSES INCL. 1 GUEST SPACE  
 F.A.R. 0.686  
 COVERAGE 32%  
 COVERED AREA 3%

ALLOWABLE UNDER 1/20  
 SETBACKS  
 F.A.R. .07  
 COVERAGE 45%  
 COVERED AREA 3%

9251 GENERAL CURRIE ROAD  
 NEW TOWNHOUSES PROPOSED  
 REZONING APPLIED FOR

NOTE  
 ALL VARIANCE DRAWING DETAILS TO BE ACCORDANCE WITH LANDSCAPE PLAN

PLAN 1

DP 04010738

Scale 1:200  
 DATE OF DRAWING  
 DRAWING SHEET NO. 12  
 Drawing title  
 SITE PLAN  
 Drawing number  
 D.P. A.2

8 UNIT TOWNHOUSE PROJECT  
 7400 HEATHER ST  
 RICHMOND, BC

3178 Barber Avenue  
 Victoria BC V8S 2Y9  
 Tel: (250) 370-0942  
 Fax: (250) 370-0946

William Rhone Consultant  
 Project

Project  
 Project number 0303  
 APR 30 2004

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HEATHER STREET

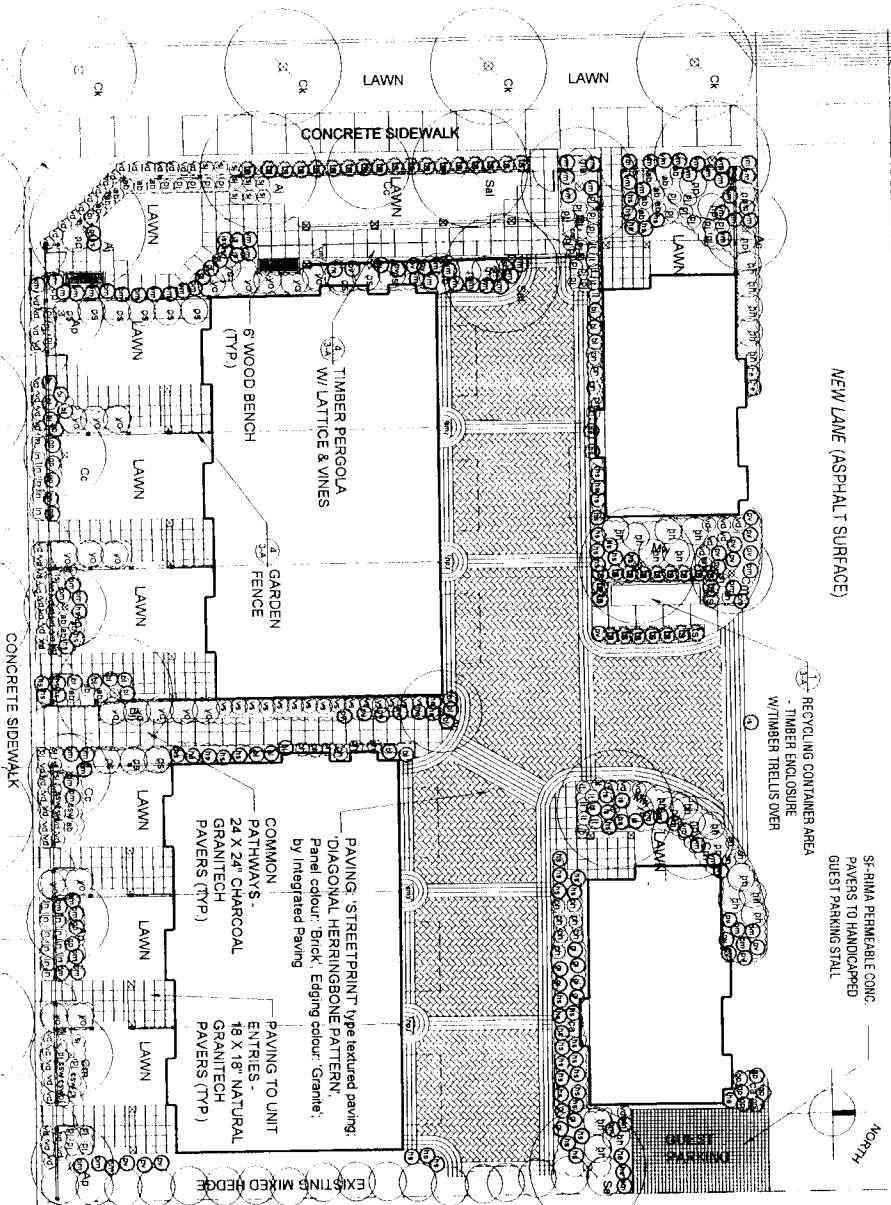
4m x 4m dedication  
as per City of Richmond  
requirement

EX TREES  
(TYP REMOVED)

GENERAL CURBIE ROAD

Mail Box Container

Species of street trees on  
General Currie Road to be  
identified by City of Richmond



NEW LAWE (ASPHALT SURFACE)

RECYCLING CONTAINER AREA  
- TIMBER ENCLOSURE  
W/TIMBER TRELLIS OVER

SF-RIMA PERMEABLE CONC  
PAVES TO HANDICAPPED  
GUESTS PARKING STALL

NORTH



SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	Abies balsamea	Evergreen Fir	4.5m
2	1	Thuja occidentalis	Green Garden Spire	4.5m
3	1	Thuja occidentalis	Green Garden Spire	4.5m
4	1	Thuja occidentalis	Green Garden Spire	4.5m
5	1	Thuja occidentalis	Green Garden Spire	4.5m
6	1	Thuja occidentalis	Green Garden Spire	4.5m
7	1	Thuja occidentalis	Green Garden Spire	4.5m
8	1	Thuja occidentalis	Green Garden Spire	4.5m
9	1	Thuja occidentalis	Green Garden Spire	4.5m
10	1	Thuja occidentalis	Green Garden Spire	4.5m
11	1	Thuja occidentalis	Green Garden Spire	4.5m
12	1	Thuja occidentalis	Green Garden Spire	4.5m
13	1	Thuja occidentalis	Green Garden Spire	4.5m
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15	1	Thuja occidentalis	Green Garden Spire	4.5m
16	1	Thuja occidentalis	Green Garden Spire	4.5m
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43	1	Thuja occidentalis	Green Garden Spire	4.5m
44	1	Thuja occidentalis	Green Garden Spire	4.5m
45	1	Thuja occidentalis	Green Garden Spire	4.5m
46	1	Thuja occidentalis	Green Garden Spire	4.5m
47	1	Thuja occidentalis	Green Garden Spire	4.5m
48	1	Thuja occidentalis	Green Garden Spire	4.5m
49	1	Thuja occidentalis	Green Garden Spire	4.5m
50	1	Thuja occidentalis	Green Garden Spire	4.5m

NOTES:  
All landscape work shall be carried out in accordance  
with the current edition of the British Columbia Landscaping  
Standard published by BCSCA/BCSFA  
A total of 22 trees are being planted on site to replace  
10 existing trees removed

APR 30 2004  
DP 04010738  
PLAN 2A

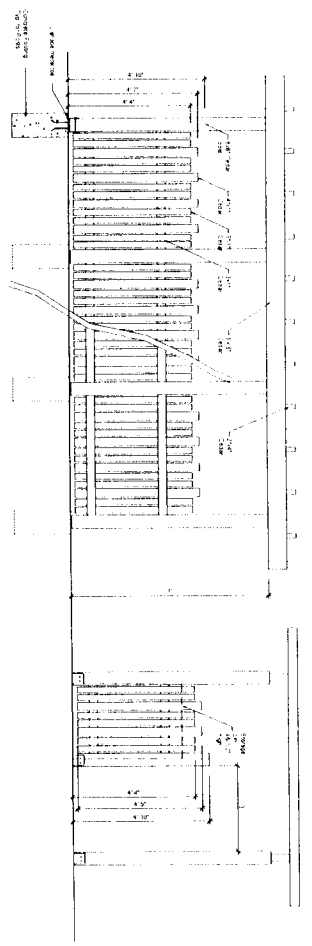
LANDSCAPE PLAN  
3015 3



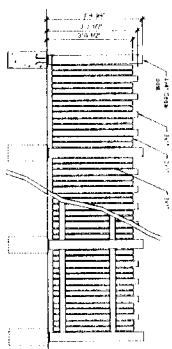
30 GROUP  
Landscape Architects Ltd.  
1000 West Broadway  
Vancouver, BC V6H 2G6  
Tel: 604-681-1111  
Fax: 604-681-1112

Golden Sky Trading Inc  
2100 Hastings Street  
Richmond BC

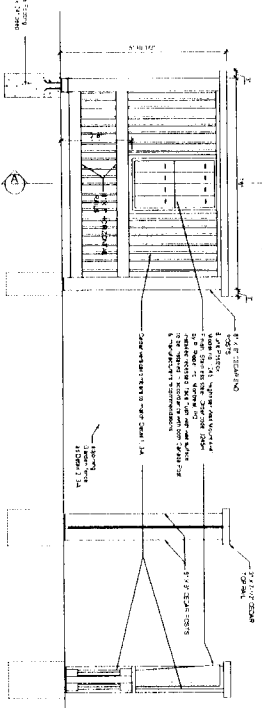




1. MAIN BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



2. WINDOW ELEVATION  
SCALE: 1/4" = 1'-0"



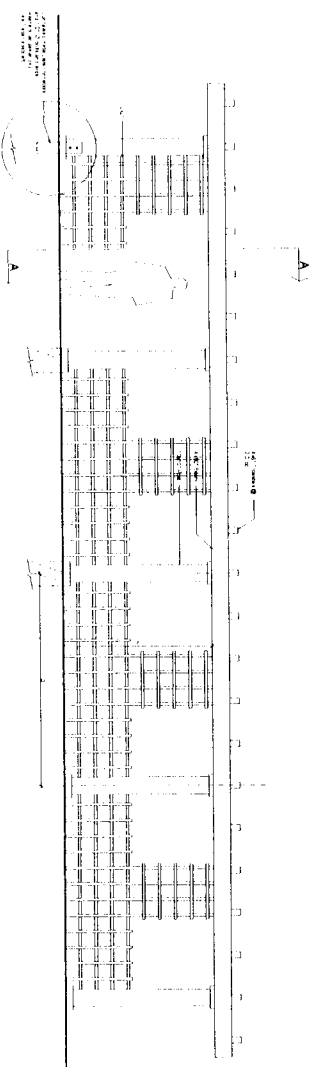
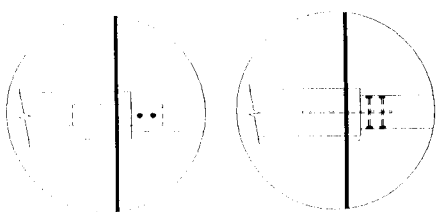
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SCALE: 1/4" = 1'-0"

4. SUB ELEVATION  
SCALE: 1/4" = 1'-0"

5. SECTION  
SCALE: 1/4" = 1'-0"

APR 30 2004

DP 04010738



6. MAIN BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

PLAN 2b

NO.	DATE	DESCRIPTION	BY	CHECKED
1	04/30/04	ISSUED FOR PERMIT	DP	DP
2	05/05/04	REVISION	DP	DP
3	05/10/04	REVISION	DP	DP
4	05/15/04	REVISION	DP	DP
5	05/20/04	REVISION	DP	DP
6	05/25/04	REVISION	DP	DP
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2. 12/15/03  
3. 01/15/04  
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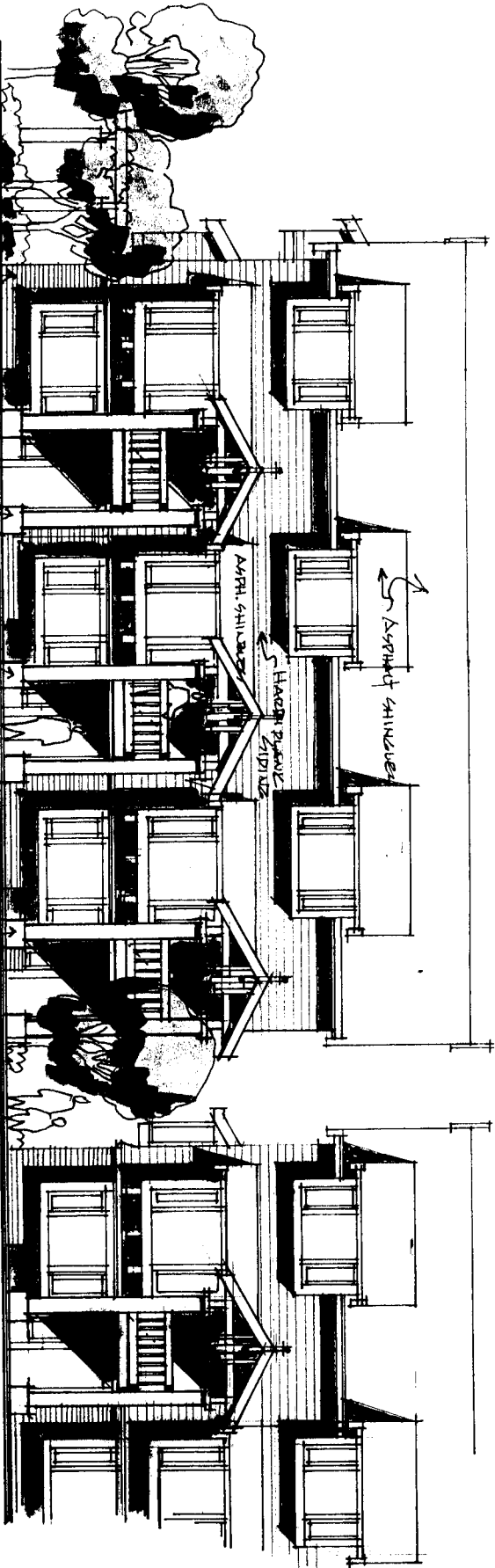
LANDSCAPE DETAILS

0115 3A A

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No. Date Revision

1) APRIL 18<sup>th</sup> of  
 - MATERIALS LIST  
 UP-DATED  
 - LOWER FLOOR  
 HARDI-PLANK



SOUTH ELEVATION (GENERAL CURRIE ROAD)

**MATERIALS**

- Roof-asphalt shingles
- Gable ends – board & batten
- 1<sup>st</sup> & 2<sup>nd</sup> Floors – horiz-siding
- Hardi-plank painted
- Ground floor – Hardi-plank, painted
- Barge boards – 2 x 12 painted spruce
- Window trim – 6" wide painted spruce
- Windows – vinyl, grey or tan
- Balcony rails – wood rail, metal balustrade
- Fencing & pergola – stained cedar
- Walks & driveway – precast pavers
- Column bases – concrete, painted
- Gutters & downspouts – baked enamel, tan
- Heritage style exterior lamps & hardware-  
 antique brass or oil-rubbed bronze

DP04010738

PLAN 3 APR 30 20

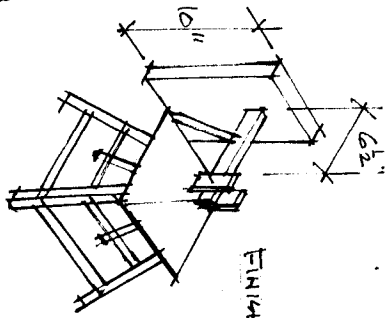
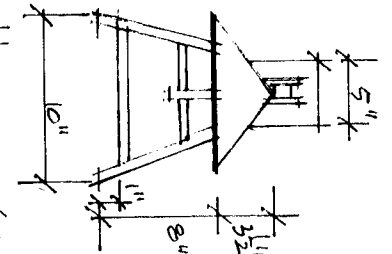
William Rhone Consultant  
 Project  
 8 UNIT TOWNHOUSE  
 PROJECT  
 7400 HEATHER ST.  
 RICHMOND, BC

2178 Bartlett Avenue  
 Victoria BC V8S 2P9  
 Canada  
 Tel: (250) 370-0942  
 Fax: (250) 370-0946

Scale: 1/8" = 1'-0"  
 Date: 04/18/20  
 Drawn: W. Rhone  
 Drawing title: SOUTH ELEVATION  
 Drawing number: DP.A.6

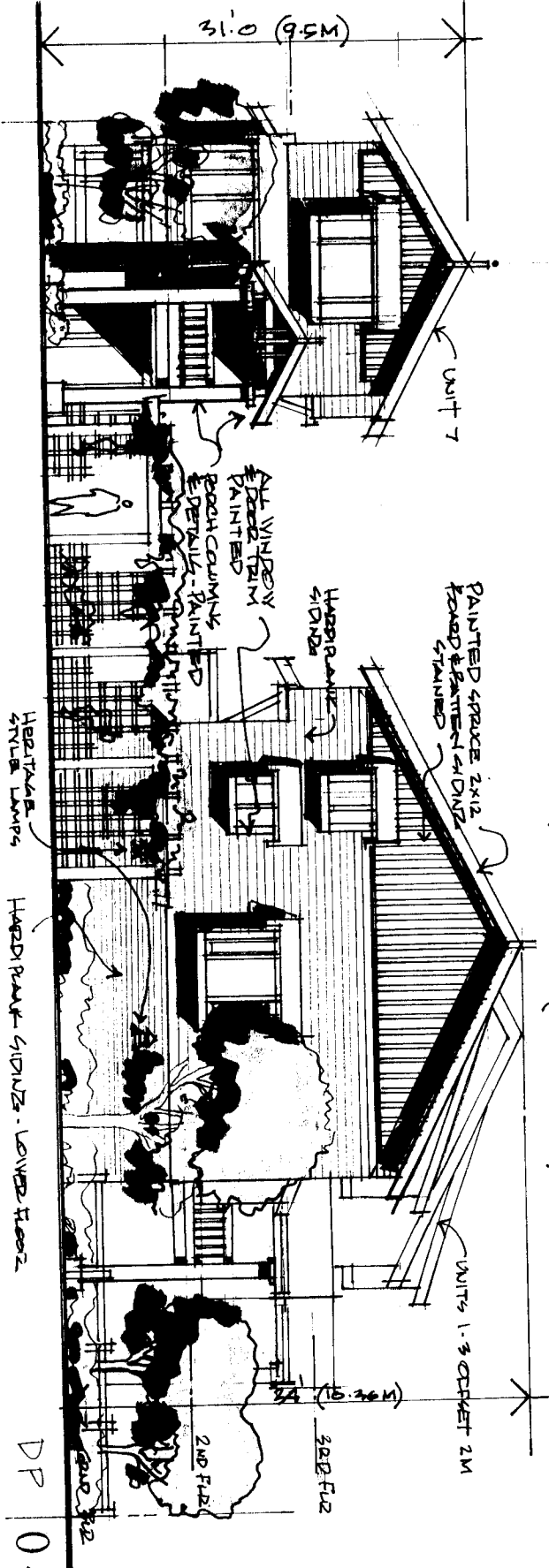
**MATERIALS**

- Roof-asphalt shingles
- Gable ends - board & batten
- 1st & 2nd floors - horiz-siding
- Hardi-Plank painted
- Ground floor - Hardi-Plank, painted
- Barge boards - 2 x 12 painted spruce
- Window trim - 6" wide painted spruce
- Windows - vinyl, grey or tan
- Balcony rails - wood rail, metal balustrade
- Fencing & pergola - stained cedar
- Walks & driveway - precast pavers
- Column bases - concrete, painted
- Gutters & downspouts - baked enamel, tan
- Heritage style exterior lamps & hardware - antique brass or oil-rubbed bronze



FINISH - ANTIQUE BRASS

**HERITAGE STYLE LAMP**  
 ALL BRASSES, GROUND LEVEL EXPANDERS, DECK DECK, PARADE BETWEEN UNITS 3 & 4 (3) AND ON WEST (GROUND LEVEL) UNIT 5



WEST ELEVATION (HEATHER STREET)

PLAN 4  
 APR 30 2004

DP 04010738

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APRIL 19 04  
 - MATERIALS LIST ADDED  
 - LIGHT FIXTURE ADDED  
 - UNITS NOTED ON ELEVATION

No.	Date	Revision

2178 Barber Avenue  
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 Canada (604) 370-0942  
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 7400 HEATHER ST.  
 RICHMOND, BC

Scale: 1/8" = 1'-0"  
 Date: APRIL 19 04  
 Drawing: 04010738

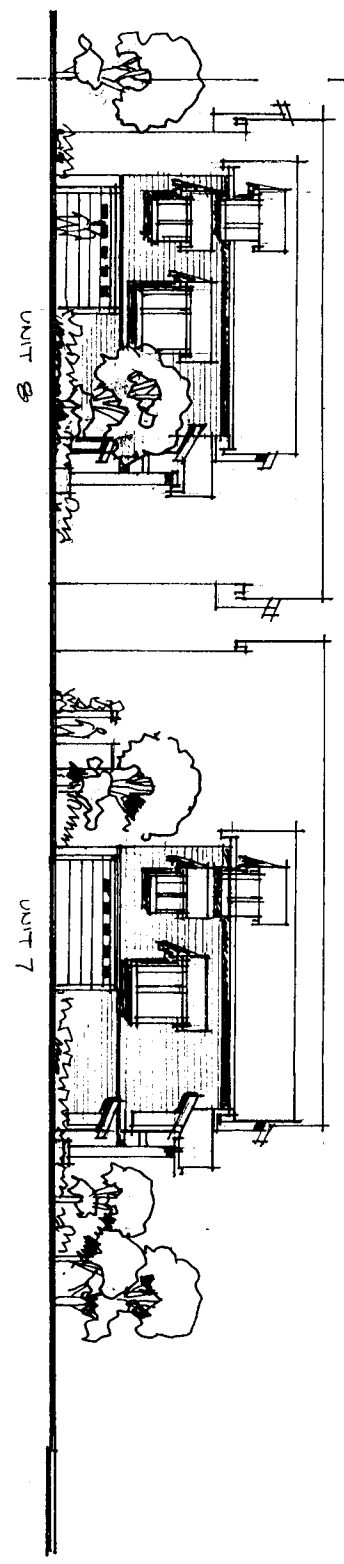
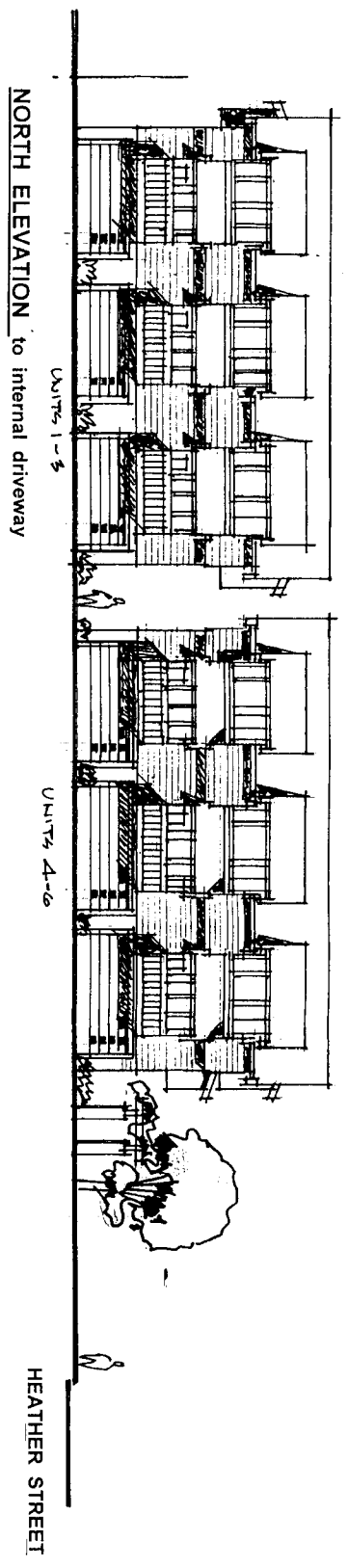
Drawing title  
 WEST ELEVATION

DP A-7

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No. \_\_\_\_\_ Date \_\_\_\_\_ Revision \_\_\_\_\_

APR 26 04  
 4:01 PM ON LOWE'S



DP 04010738

PLANS

APR 30 2004

3178 Bardlett Avenue  
 Victoria BC V8S 2P9  
 Canada  
 Tel: (250) 370-0942  
 Fax: (250) 370-0946

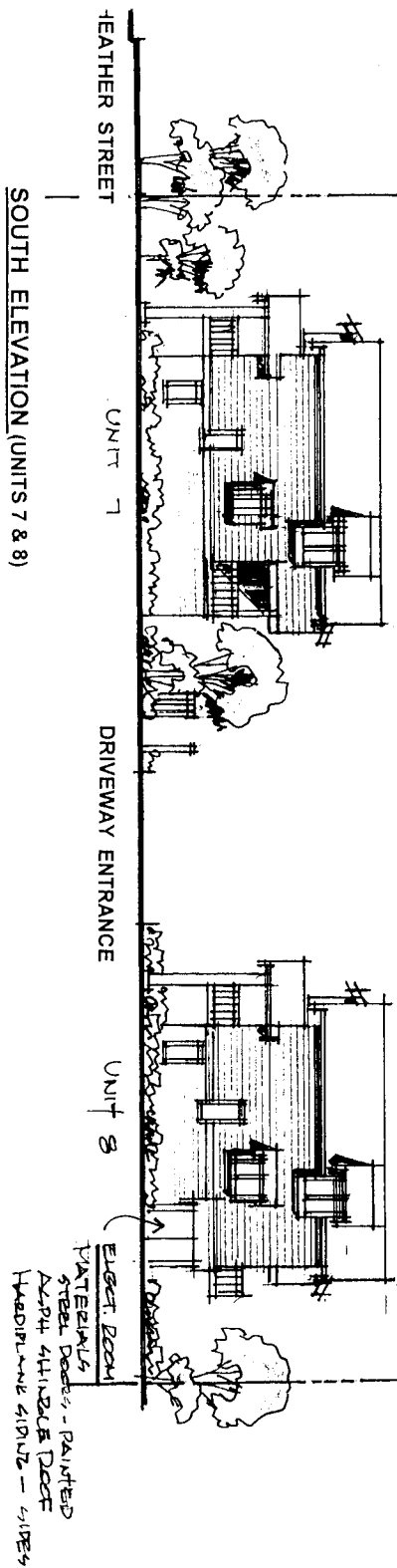
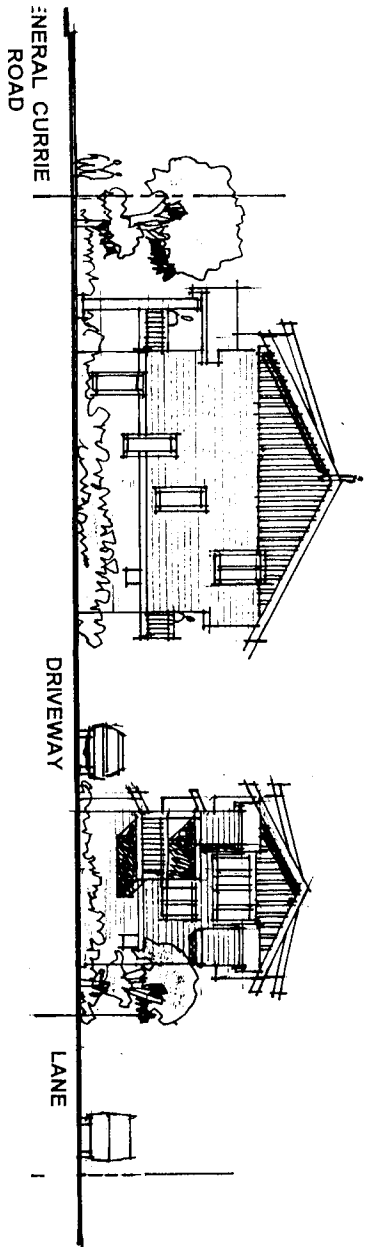
William Rhone Consultant  
 Project  
**8 UNIT TOWNHOUSE  
 PROJECT**  
**7400 HEATHER ST.  
 RICHMOND, BC**

Project number  
 0305

Scale: 1/8" = 1'-0"  
 Date: 12 2004  
 Drawing: PLAN 5

Drawing title  
**NORTH ELEVATION**

Drawing number  
**D.P. A-8**



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APR 26 04  
5178 BARTLETT AVENUE

No. Date Revision

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PROJECT  
7400 HEATHER ST.  
RICHMOND, BC

DP 04010738

PLAN 6

APR 30 2004

Scale 1/8" = 1'-0"  
Date 15 FEB 04  
Drawn KO Checked  
Drawing title SOUTH ELEVATIONS  
Drawing number DP A.9

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No. Date Revision

- 1 APRIL 14 04
- EXISTING HEATHER PROJECT EXTERIOR
- SINGLE HOUSE
- CAN CURRIVE
- DRIVEWAY
- DRIVEWAY DOWN
- 10N TO 4251 4/4

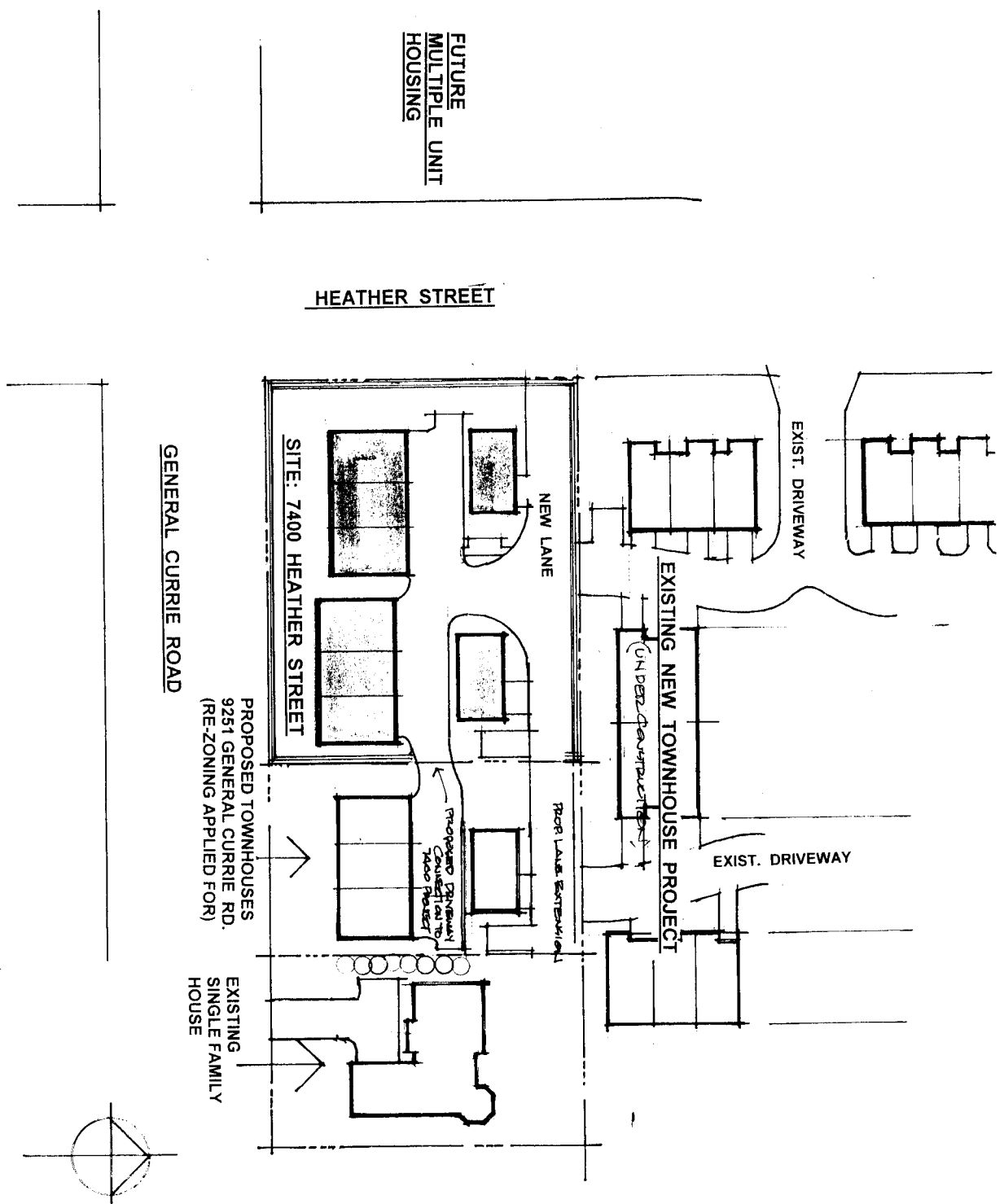
3178 Barkett Avenue  
 Victoria BC V8S 2P9  
 Canada  
 Tel: (250) 370-0942  
 Fax: (250) 370-0946

William Rhone Consultant  
 Project

8 UNIT TOWNHO  
 PROJEC  
 7400 HEATHERS  
 RICHMOND, BC

DP 04010738  
 APR 30 2004  
 Project number  
 0305

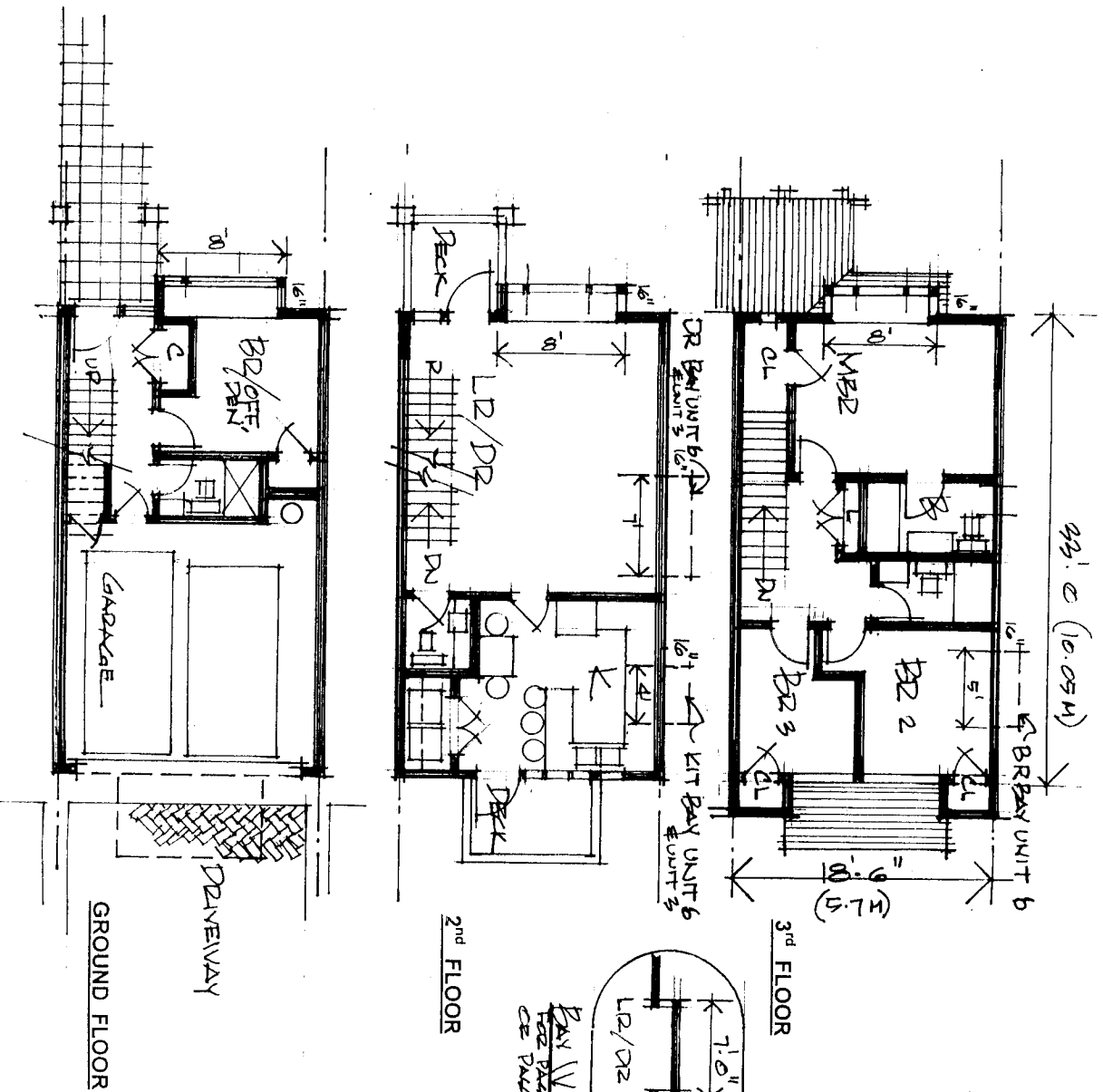
Reference  
 Plan  
 Drawing title  
 Context Plan  
 Drawing number  
 DP A-3



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No. Date Revision

**TYPICAL UNIT PLAN**  
 EACH UNIT AREA 1550 SQ. FT.



BAY WINDOW UNIT 3  
 FOR PASSIVE SUBSTANCE  
 CE DRIVEWAY

8 UNIT TOWNHOL  
 PROJECT  
 7400 HEATHERS  
 RICHMOND, BC

2178 Bardett Avenue  
 Victoria BC V8S 2P9  
 Canada  
 Tel: (250) 370-0942  
 Fax: (250) 370-0946

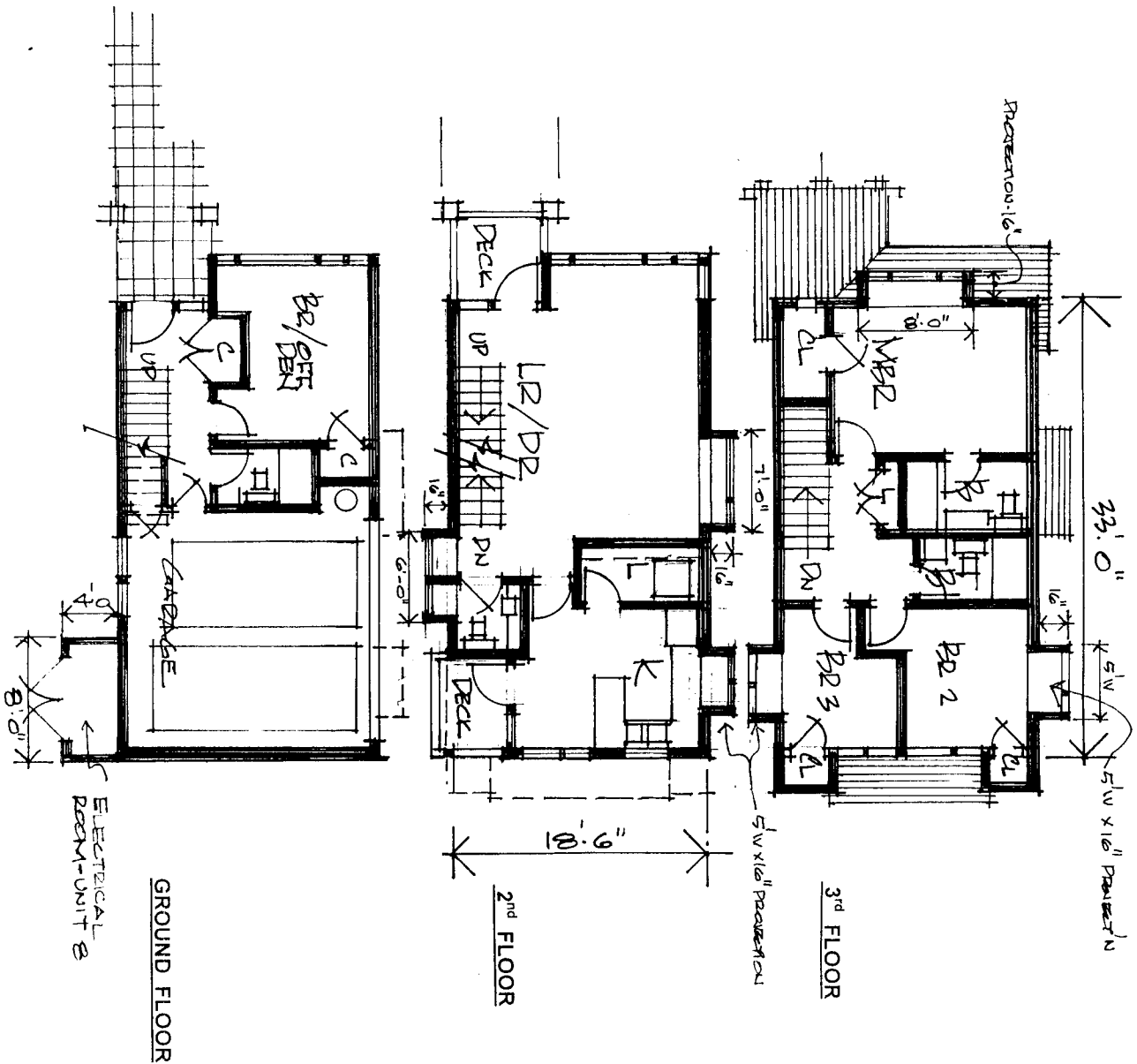
William Rhone Consultant  
 Project

Project number  
 0305

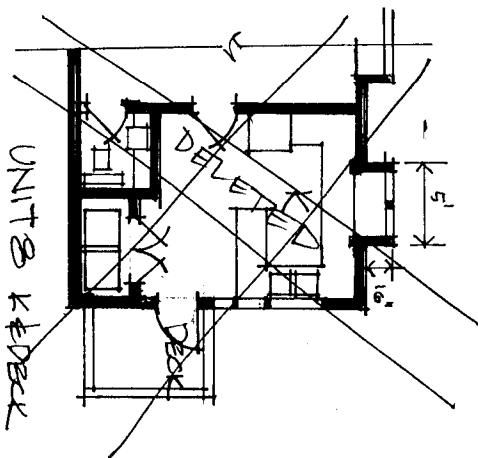
DP 04010738  
 Reference  
 Plan  
 APR 30 2004

Drawing title  
 TYPICAL UNIT P  
 Drawing number  
 DP. A-4

Scale 1/8" = 1'-0"  
 Date 1/11/04  
 Drawn by [signature]  
 Checked [signature]



~~PLAN - UNITS 7 & 8~~  
 AREA - 1550 SQ. FT.



No.	Date	Revision
1	16 APRIL 04	PROJECTIONS DIMENSIONS CHANGED TO UNIT 7 ONLY
2	26 APRIL 04	DWG TITLE CHANGED TO UNIT 7 ONLY

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William Rhone Consultant  
 Project  
**8 UNIT TOWNHOUSE**  
**PROJECT**  
**7400 HEATHER ST.**  
**RICHMOND, BC**

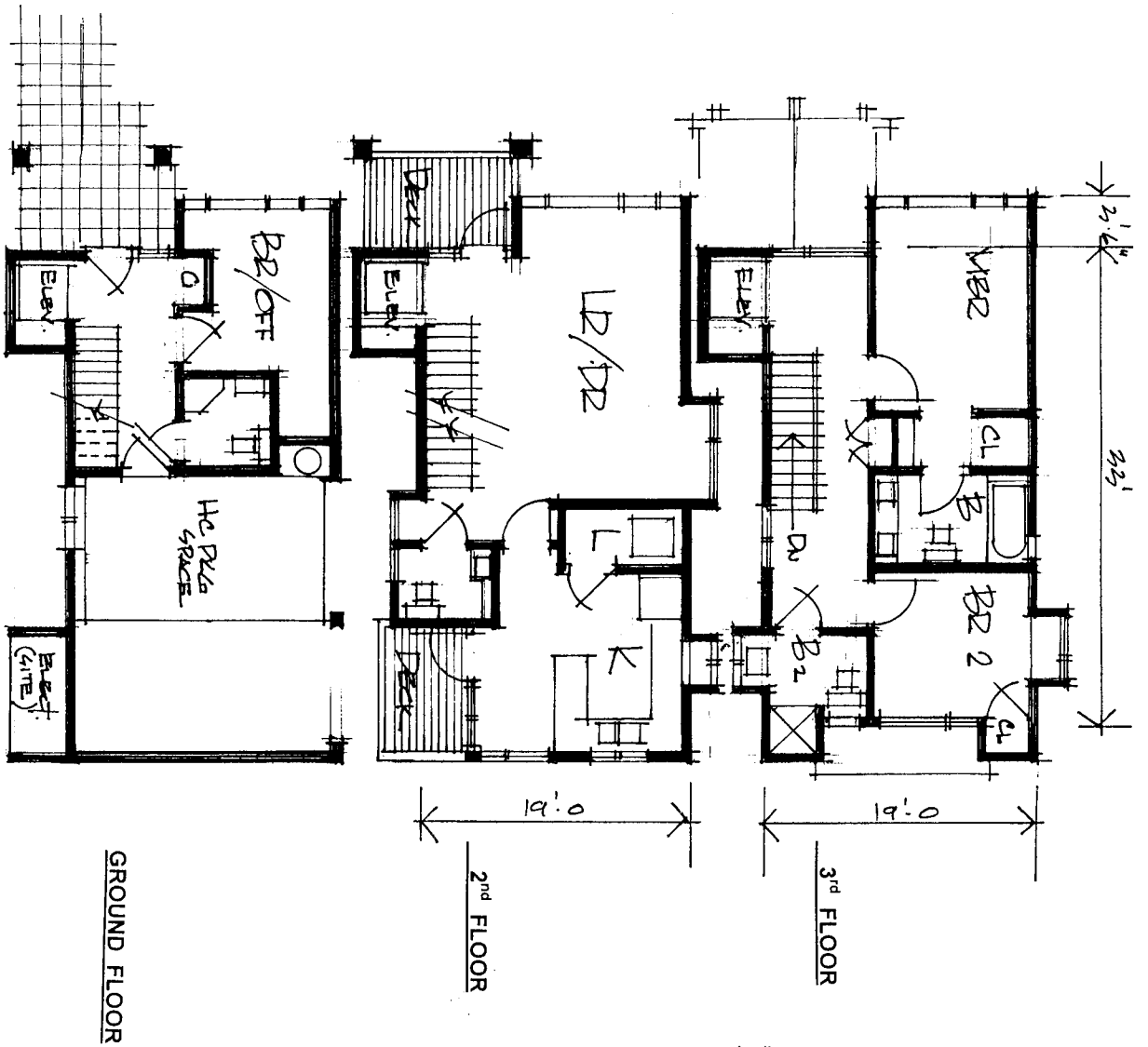
DP 04010738

Reference

Plan  
 APR 30 2004

Scale: 1/8" = 1'-0"  
 Date: 08 JAN 04  
 Drawn/Checked: WR  
 Drawing title  
**PLAN - UNITS 1**  
 Drawing number  
**DP. A-12**





**ALTERNATE PLAN FOR UNIT 8  
FOR PERSONS WITH DISABILITIES**

PRIVATE ELEVATOR TO ALL FLOORS  
 H.C. CLEARANCES ALL BATHROOMS  
 ALL DOORS 3' - 0" WIDE  
 MIN. CORRIDOR 3' - 6" WIDE  
 H.C. PARKING SPACE, SEP. O.H. DOOR

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No.	Date	Revision

2178 Barclay Avenue  
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 Project  
**8 UNIT TOWNHOUS  
 PROJECT**  
**7400 HEATHER ST.  
 RICHMOND, BC**

DP 04010738  
 Project number

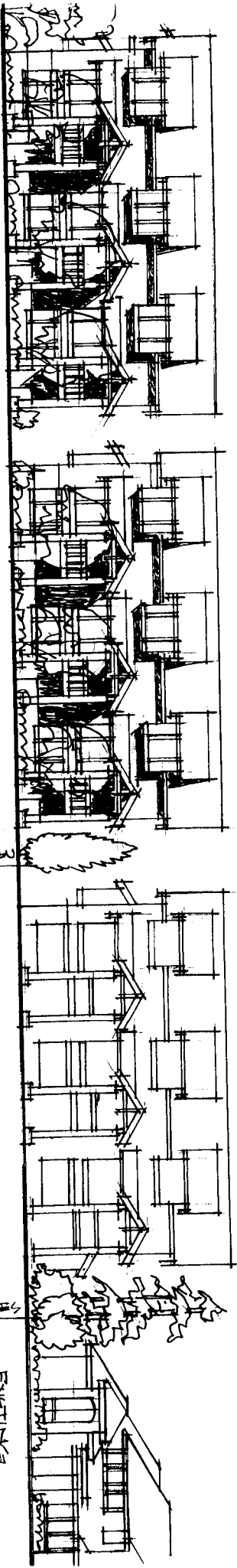
Reference  
 Plan

APR 30 2004

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 Checked by: [Signature]  
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 Drawing number: **D.P. A-5a**

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No. \_\_\_\_\_ Date \_\_\_\_\_ Revision \_\_\_\_\_



7400 HEATHER ST PROJECT  
 (DP. 04 - 010738)

9251 CURL CURRIE ROAD  
 (REWORKING APPLIED FOR)  
 RZ.03 - 151948

EXISTING  
 SINKS, TANK, REY DRIVE

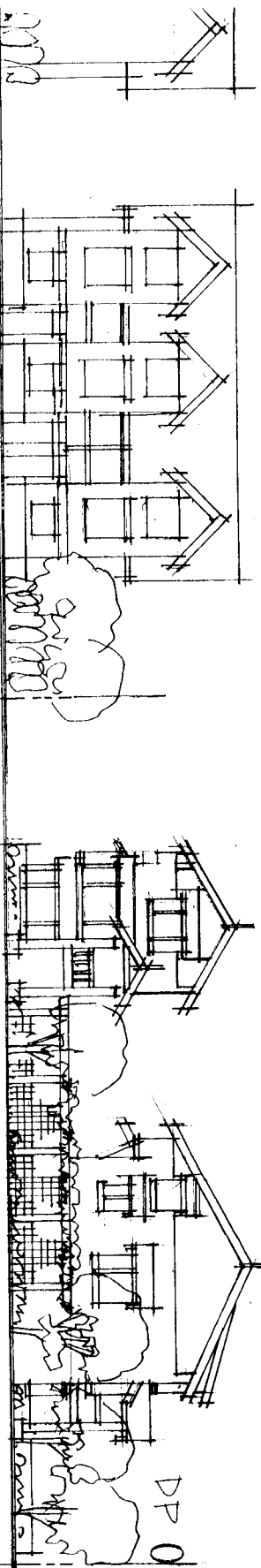
**SOUTH ELEVATION/ GENERAL CURRIE RD. STREETSCAPE**

William Rhone Consultant  
 Project

**8 UNIT TOWNHOUSE  
 PROJECT  
 7400 HEATHER ST.  
 RICHMOND, BC**

APR 30 2004

DP 04010738



EXISTING TOWNHOUSE PROJECT  
 UNDER CONSTRUCTION

7400 HEATHER ST PROJECT  
 (DP 04 - 010738)

Reference  
 Plain

**WEST ELEVATION/ HEATHER STREET STREETSCAPE**

Scale 1/8" = 1'-0"  
 DATE: APRIL 04  
 DRAWING: RSK/ED

Drawing title: STREETSCAPE ELEVATIONS  
 Drawing number: D.P. A-9a