



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke
Acting Director of Development

Date: June 23, 2005
File: DP 05-290213

Re: **Application by Suncor Development Corporation/Centro Development Ltd./
ASJ Enterprises for a Development Permit at 12311 No. 2 Road and the rear
portion of 12251 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would permit the development of 54 two-storey and three-storey townhouse units at 12311 No. 2 Road and the rear portion of 12251 No. 2 Road.

Holger Burke
Acting Director of Development

KE:blg
Att.

Staff Report

Origin

Suncor Development Corporation/Centro Development Ltd./ASJ Enterprises have applied to the City of Richmond for permission to develop 54 two-storey and three-storey townhouses at 12311 No. 2 Road and the rear portion of 12251 No. 2 Road.

The site is being rezoned from Light Industrial District (I2) to Comprehensive Development District (CD/126) for this project under Bylaw 7826 (RZ 04-271083).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, a vacant industrial parcel that is currently being rezoned to Townhouse District (R2 – 0.7) (12251 No. 2 Road – RZ 04-277620);
- To the east, on the opposite side of No.2 Road, property zoned Agricultural District (AG1) within the Agricultural Land Reserve (ALR);
- To the south, an industrial property zoned Light Industrial District (I2) and designated for townhouse development in the Trites Area Land Use Map; and
- To the west, industrial properties zoned Light Industrial District (I2) and designated for single-family residential in the Trites Area Land Use Map.

Rezoning and Public Hearing Results

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

- Ensuring a 6 m (20 ft.) setback to the single-family properties fronting Moncton Street (5580, 5600 and 5620 Moncton Street).
- Provision of an adequate landscape buffer along No. 2 Road to address adjacency issues related to land within the Agricultural Land Reserve (ALR).
- Two-storey and 2 ½-storey rooflines and building massing were to be explored for townhouse units adjacent to the single-family properties along Moncton Street.

The Public Hearing for the rezoning of this site was held on October 18, 2004. At the Public Hearing, there were some concerns about the adjacency of having three-storey units next to the backlands of the single-family properties fronting Moncton Street (5580, 5600 and 5620 Moncton Street). Staff worked with the applicant to address this issue by reducing the massing of townhouse units to two-storeys along the backlands of these properties. A 6 m (20 ft.) setback to the rear of these properties is also being provided. This setback was originally identified in the rezoning.

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 Development Permit Guidelines contained within the Official Community Plan (OCP) and complies with all regulations contained in Comprehensive Development District (CD/126).

A variety of agreements have been secured through the rezoning and the subject Development Permit. Access agreements attached to the Development Permit are the sharing of vehicle access (between 12311 and 12251 No. 2 Road). Please refer to **Attachment 2** for a list of requirements attached to this Development Permit application.

Zoning Compliance/Variances

The project complies with all requirements stipulated in Comprehensive Development District (CD/126) with no variances being requested.

Advisory Design Panel Comments

The project was presented to the Advisory Design Panel on March 9, 2005. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 3**). The Panel supported the project subject to the following comments:

- *Consider breaking up the long fascia of the Z Block to make it appear as two units;*
- *Ensure clear sight lines to the mailbox area to increase safety;*
- *Consider relocating the end unit entries away from the south property line adjacent to the industrial building;*
- *Play up the variations between the blocks to create individuality and a sense of identity;*
- *Increase the access to sunlight on the north face of the duplex building;*
- *Break-up the long asphalt by introducing paving bands/pavers; and*
- *Consider minimizing the variety of hip and gable roofs.*

The design response from the applicant has adequately addressed concerns of the Panel.

Analysis

Conditions of Adjacency

- Adjacencies to the single-family dwellings fronting Moncton Street (5580, 5600 and 5620 Moncton Street) have been addressed by limiting the units to two-storeys and providing a 6 m (20 ft.) setback (the zoning requires only a 3 m setback). Building types are also arranged in a duplex form to break up massing.
- In the future, the property to the south has potential to redevelop into townhouses. In the meantime, a combination of fencing, shrubs and Evergreen trees will provide a buffer to the industrial site.
- Units fronting the walkway along the west edge of the site have been designed with open space and front door accesses facing the walkway.

Urban Design and Site Planning

- Site planning is designed around a shared vehicle driveway along the north property line between the subject site and 12251 No. 2 Road, which is currently under consideration for

rezoning to permit townhouses. The two property owners have agreed to share equally in the width and costs associated with the shared vehicle access. A cross-access easement is being secured to facilitate this with wording included in the document to state that the first to build is required to construct the entire portion of the shared drive aisle and that compensation with the neighbouring property owner is to be determined privately.

- The Trites Area Land Use Map (**Attachment 4**) identifies the provision of a walkway along the west portion of the subject site to facilitate pedestrian linkages. As part of the rezoning, a 3m public-rights-of-passage right of way was secured for the purposes of this walkway.
- Unit entrances along the west and east portions of the site are designed to front No. 2 Road (east) and the walkway (west).
- Three-storey units are oriented north-south with individual open spaces backing onto each other. The two-storey units are situated 6 m (20 ft.) from the north property line and have rear yard open spaces as the main adjacency to take into account the existing single-family properties fronting Moncton Street.
- 106 residential parking stalls and 11 visitor parking stalls are proposed for the project, which exceeds the requirements stipulated in the zoning for the site.
- Two accessible units are proposed and are located in the “Z Block” (two-storey duplex buildings). Adequate framing will have to be implemented in the bathroom to accommodate the installation of the necessary grab rails.

Architectural Form and Character

- Building elevations are articulated with a combination of materials and treatments. Vinyl siding is implemented on the upper storeys with hardi plank board and batten placed along the base of the buildings.
- Wood shingles are utilized in the bay windows and gables to improve detailing and building material texture. Vinyl window frames are encased in thin wood trim. Horizontal banding (wooden trim) is implemented around the building to delineate between floors and helps to break up the overall vertical massing of the building.
- The ability to implement ground-oriented entrances is difficult in this locale as limited habitable space can be located on the ground floor due to the required flood plain covenant. However, building entrances, particularly from No. 2 Road and walkway along the west edge of the site will remain highly visible and accessible. Windows have also been implemented around the lower level of the building to provide a pedestrian friendly streetscape.

Landscape Design and Open Space Design

- Provision of a landscape buffer along No. 2 Road to provide appropriate screening with respect to land within the Agricultural Land Reserve (ALR) has been shown on the submitted landscape plan. This landscape buffer on the subject property consists of a combination of low level fencing, cedar hedging, rose bushes and flowering Cherry trees. Frontage improvements along No. 2 Road will also consist of a grass and treed boulevard to provide additional buffering to the ALR. Buildings are also setback beyond the required 6 m (20 ft.) along No. 2 Road to provide adequate space for the proposed buffering.
- The Agricultural Advisory Committee reviewed the application as part of the rezoning and were generally satisfied with the width of the buffer and proposed planting scheme. The width of the ALR buffer proposed for the subject site is well over the 5 m (16.4 ft.) guideline stipulated in the Official Community Plan (OCP). A restrictive covenant to prevent the removal of this landscaping buffer was secured at rezoning.

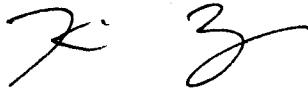
- Existing vegetation is limited to one large Maple tree at the south east portion of the site (near No. 2 Road). This tree is being retained as part of this development.
- Landscaping around the perimeter of the subject site to deal with neighbouring properties generally consists of a 6 ft. high lattice topped fence with a combination of shrubbery and deciduous trees along the north property line abutting single-family lots fronting Moncton Street. A similar treatment is implemented along the south property line with the addition of coniferous trees to provide additional screening to the neighbouring industrial property.
- The outdoor amenity area is situated in a central location in conjunction with the mailbox enclosure, visitor parking, seating area and children's play area. A low level fence and arbour has been added to enclose the seating area and provides a decorative element to the space.
- No indoor amenity space is being provided by this project as a cash-in-lieu payment was secured at rezoning.
- This arbour treatment has also been replicated at the end of the main east-west drive aisle adjacent to the walkway and has also been incorporated into the mailbox and recycling enclosure.
- A combination of permeable concrete pavers is being proposed along portions of the main drive aisle and also in conjunction with the visitor parking stalls.
- Fencing along the west edge of the site adjacent to the walkway will consist of low level fencing comparable to the metal railing and masonry pillar fencing proposed along No. 2 Road. A low level wood fence and decorative arbour will be positioned at the end of the drive aisle and extends to the north (up to the Block Z units) and to the south property line of the subject site. As there is a side and rear yard adjacency with respect to the duplex units (Block Z) and the walkway, a wooden fence is proposed to address privacy concerns. This wood fence consists of a 4 foot high solid wood panel with a 2 foot high lattice situated on top.

Crime Prevention Through Environmental Design

- Safety and surveillance issues have been adequately addressed as the mailbox enclosure and amenity area are located in a highly visible area with clear sightlines.
- Outdoor lighting (bollards, pole and wall mounted) will be implemented throughout the site to illuminate drive aisles, open spaces and public walkways.

Conclusions

The proposal to develop a combination of two-storey and three-storey townhouse units (54 units total) complies with all applicable Development Permit guidelines and has adequately addressed all design and adjacency issues raised at the Public Hearing for the rezoning and through the processing of the Development Permit. On this basis, staff recommend approval.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

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

- Adoption of Bylaw 7826 (RZ 04-271083)
- Registration of a cross-access agreement:
 - Between 12311 & 12251 No. 2 Road (site north of the subject site) to allow for creation and sharing of a vehicle drive aisle for the purposes of ingress and egress to the subject site.
 - The agreement must include wording that the first to build is required to construct the entire drive aisle and that compensation with the other property owner is to be determined privately.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$201,776 (based on total floor area of 9,373 m² or 100,888 ft²).



City of Richmond

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

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-290213 **Attachment 1**

Address: 12311 No. 2 Road and the rear portion of 12251 No. 2 Road

Applicant: Suncor Development Corporation/Centro Development Ltd./ASJ Enterprises Owner: Suncor Development Corporation/Centro Development Ltd./ASJ Enterprises

Planning Area(s): Steveston Area Plan – Trites Area

Floor Area Gross: 9,373 m² Floor Area Net: 6,806 m²

	Existing	Proposed
Site Area:	10,005 m ²	10,005 m ²
Land Uses:	Industrial	Residential
OCP Designation:	T2 and T3	T2 and T3
Zoning:	Light Industrial District (I2)	CD/126
Number of Units:	N/A	54

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.69	0.68	none permitted
Lot Coverage:	Max. 46%	43%	
Setback – Public Road (No. 2 Road):	Min. 6 m	7.67 m	
Setback – Side Yard (North):	Min. 3 m	6 m	
Setback – Side Yard (South):	Min. 3 m	3 m	
Setback – Rear Yard:	Min. 3 m	4 m	
Height (m):	Max. 12 m	12 m	
Accessible Units:	N/A	2 units	
Off-street Parking Spaces	81	106	
Off-street Parking Spaces - Visitor	11	11	
Off-street Parking Spaces – Accessible:	3	3	
Total off-street Spaces:	92	117	
Tandem Parking Spaces	Permitted	84 tandem stalls	
Amenity Space – Outdoor:	Min. 324 m ²	324 m ²	

Conditional Development Permit Requirements
12311 No. 2 Road and the rear portion of 12251 No. 2 Road
DP 05-290213

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 - The agreement must include wording that the first to build is required to construct the entire drive aisle and that compensation with the other property owner is to be determined privately.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$201,776 (based on total floor area of 9,373 m² or 100,888 ft²).

SIGNED COPY ON FILE

Signed

Date

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, March 9, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

6. Townhouses
Fougere Arch.
12311 No. 2 Road

DP 04-290213

The comments of the Panel included:

- Unit J as an adaptable unit was reasonable.
- a very well presented scheme. It was questioned why both hip and gable roofs were utilized.
- a good presentation. On the Z blocks the shed roof over the garages appeared quite suburban – is there a way to make the building appear as two units to break the fascia?
- the amenity space would be better placed in the middle of the duplex buildings for better surveillance. The mailbox required a clear line of sight. The end unit with an entry facing the industrial area was not as secure as could be.
- a well constructed project. Play up the variation in blocks and the units more. Play up the articulation in the roof to allow more light in, especially on the north face of the duplex units.
- more than reasonable street trees. Softened entrances. Could break up the long asphalt – also could have pavers at the end of the drive aisles.

Mr. Fougere responded to the comments of the Panel as follows:

- surveillance had been considered in regard to the playground location, which was more central to the whole project – the units overlooking the location were noted, as was the site lines from the adjacent property when developed. The mailbox would also provide activity to the area.
- it was thought that gable to gable roofs would be too close for the 4’ space between buildings.

It was moved and seconded

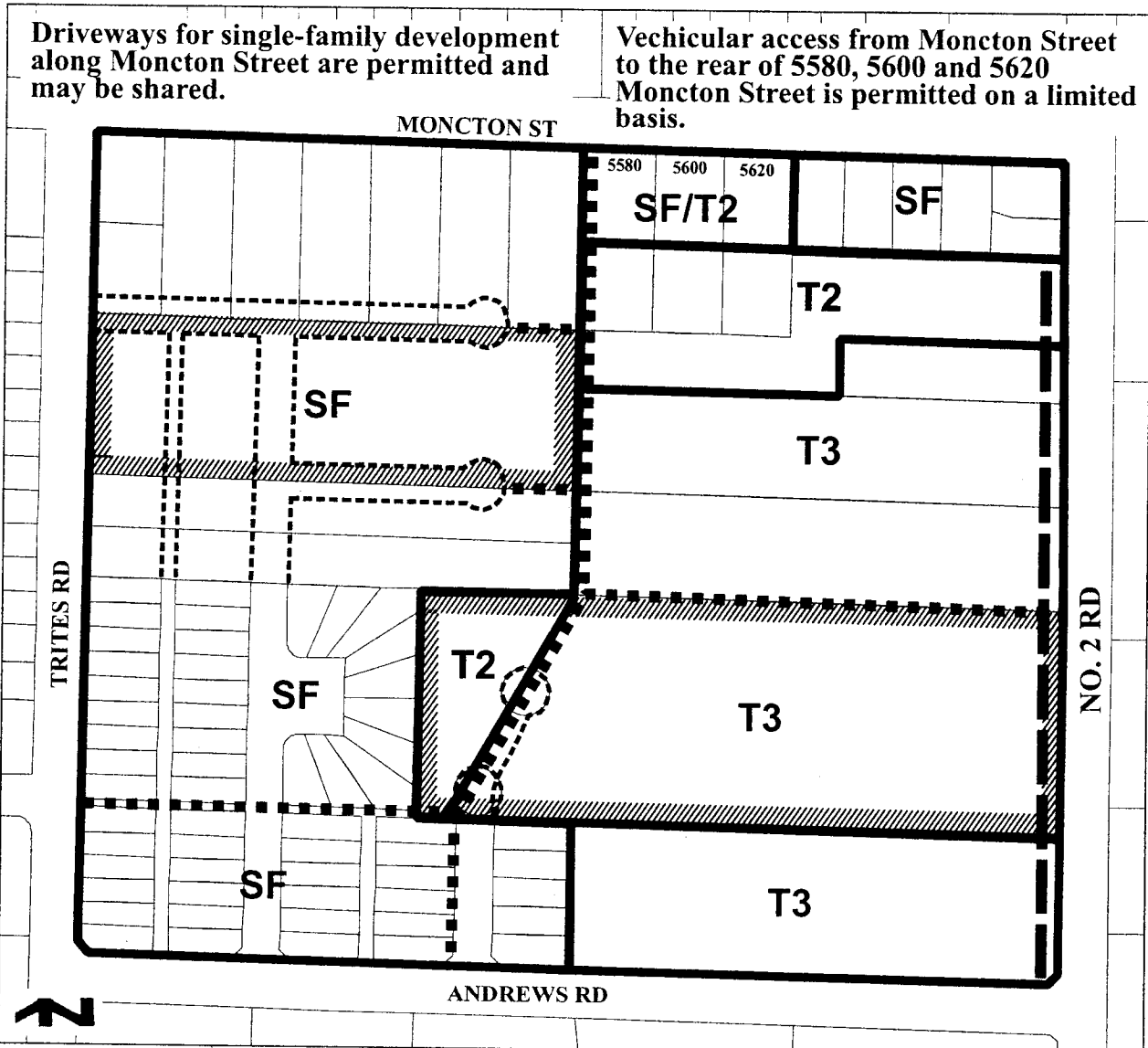
That DP 03-247945 move forward subject to the incorporation of the following comments:

- ***consider breaking up the long fascia of the Z block to make it appear as two units;***
- ***ensure clear sight lines to the mail box area to increase safety;***
- ***consider relocation the end unit entries away from the south property line adjacent to the industrial building;***
- ***play up the variations between the blocks to create individuality and a sense of identity;***
- ***increase the access to sunlight on the north face of the duplex building;***
- ***break up the long asphalt by introducing paving bands/pavers; and***
- ***consider minimizing the variety of hip and gable roofs.***

Trites Area Land Use Map *Bylaw 7862
2005/01/17*

Driveways for single-family development along Moncton Street are permitted and may be shared.

Vehicular access from Moncton Street to the rear of 5580, 5600 and 5620 Moncton Street is permitted on a limited basis.



SF Single-Family Housing

T2 Two-Level Townhouses

T3 Three-Level Townhouses

This map is to be used as a guide when making redevelopment decisions.

..... Pedestrian Links

——— Urban/Rural Buffer

- - - - - Possible road and lane alignments (others may be permitted)

/////// Interim Industrial Use



No. DP 05-290213

To the Holder: SUNCOR DEVELOPMENT CORPORATION/
CENTRO DEVELOPMENT LTD./ASJ ENERPRISES

Property Address: 12311 NO. 2 ROAD AND THE REAR PORTION OF
12251 NO. 2 ROAD

Address: C/O OLGA ILICH OR KUSH PANATCH
#200 – 6791 ELMBRIDGE WAY
RICHMOND, BC V7C 4N1

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 #8 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 \$201,776 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 05-290213

To the Holder: SUNCOR DEVELOPMENT CORPORATION/
CENTRO DEVELOPMENT LTD./ASJ ENTERPRISES

Property Address: 12311 NO. 2 ROAD AND THE REAR PORTION OF
12251 NO. 2 ROAD

Address: C/O OLGA ILICH OR KUSH PANATCH
#200 – 6791 ELMBRIDGE WAY
RICHMOND, BC V7C 4N1

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

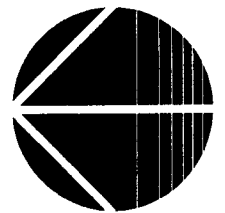
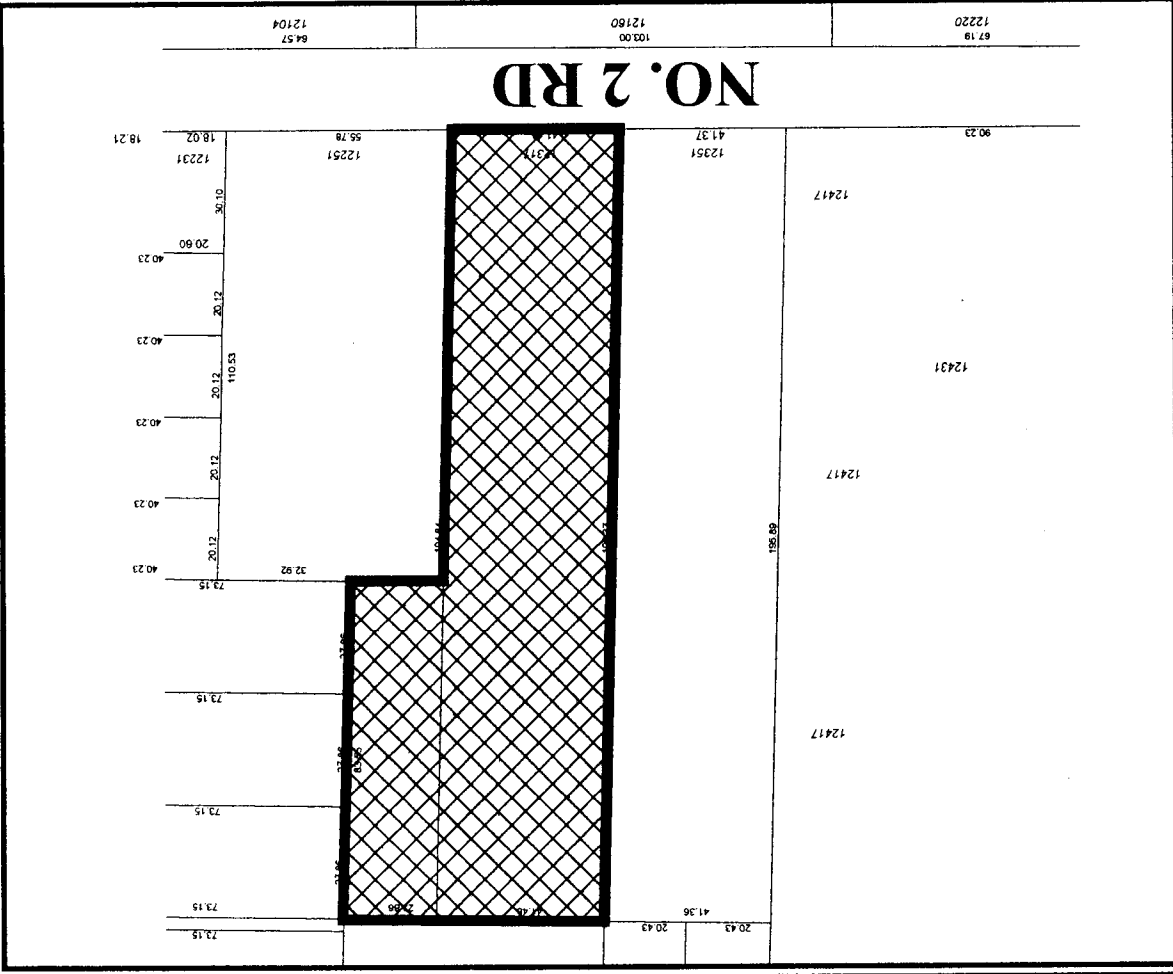
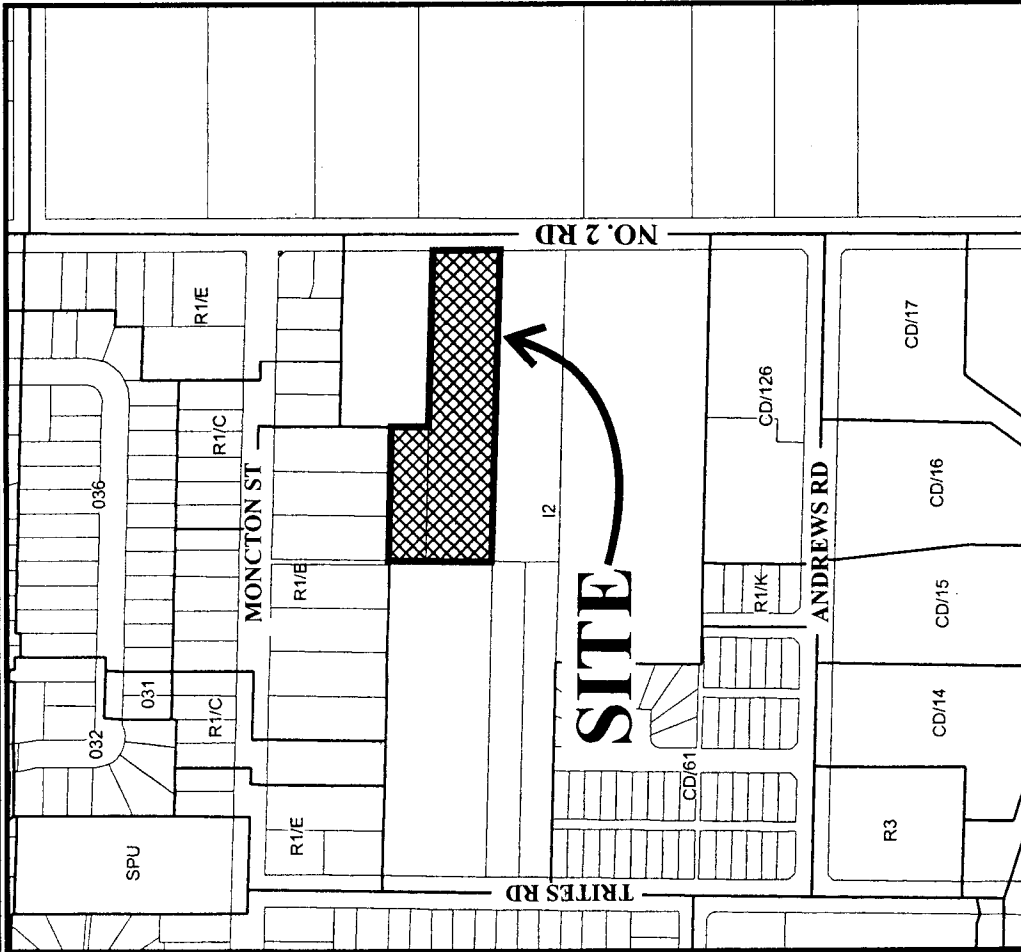
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

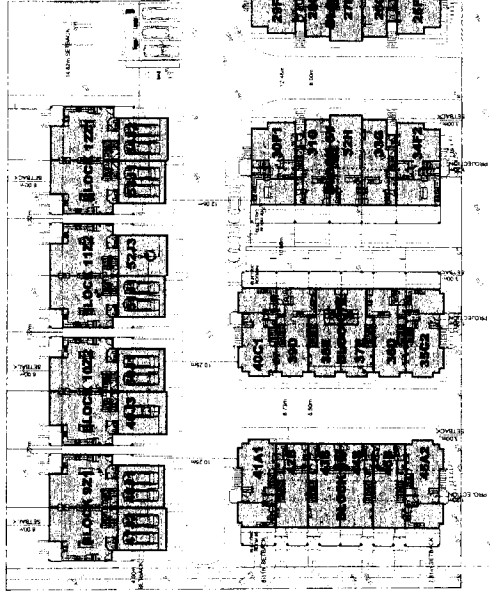


City of Richmond



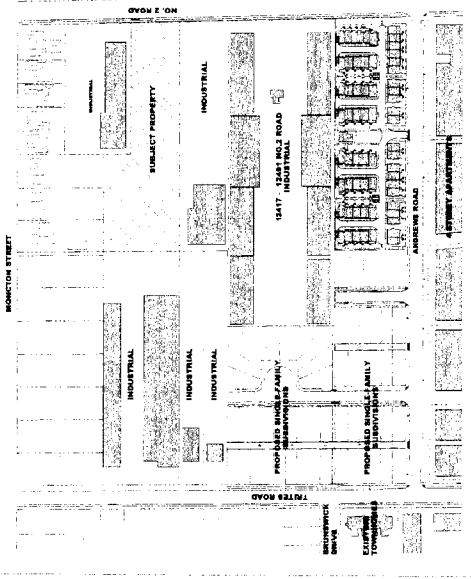
DP 05-290213 SCHEDULE "A"

Original Date: 02/14/05
 Revision Date: 06/23/05
 Note: Dimensions are in METRES



SITE PLAN 54 units (21.9 upa)

NO. 2 ROAD



CONTEXT PLAN

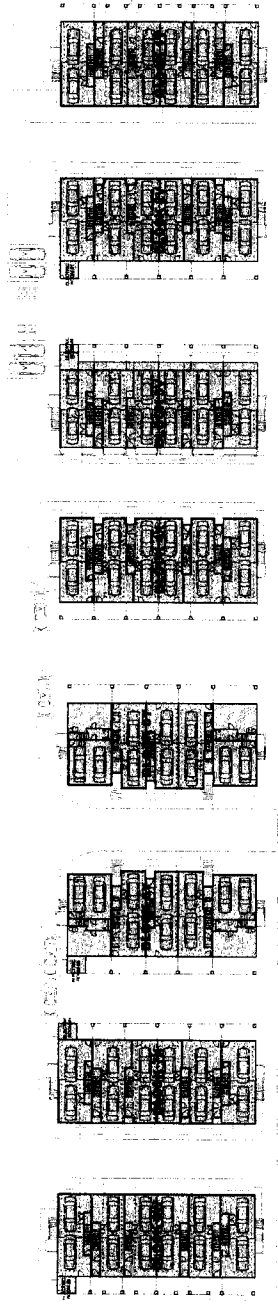
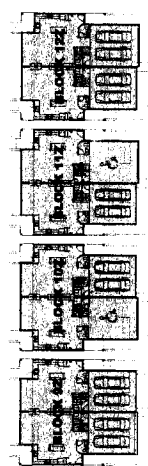
SITE DATA

NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL VALUE
1	RESERVED DRIVEWAY	1	1,000,000	1,000,000
2	STREET FRONTAGE	120	1,000	120,000
3	PAVEMENT	10,000	100	1,000,000
4	SEWER	1,000	200	200,000
5	WATER	1,000	100	100,000
6	STREET LIGHTING	10	100,000	1,000,000
7	LANDSCAPE	10,000	100	1,000,000
8	CONCRETE DRIVEWAYS	2	500,000	1,000,000
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97	CONCRETE DRIVEWAYS	2	500,000	1,000,000
98	CONCRETE DRIVEWAYS	2	500,000	1,000,000
99	CONCRETE DRIVEWAYS	2	500,000	1,000,000
100	CONCRETE DRIVEWAYS	2	500,000	1,000,000
101	CONCRETE DRIVEWAYS	2	500,000	1,000,000
102	CONCRETE DRIVEWAYS	2	500,000	1,000,000
103	CONCRETE DRIVEWAYS	2	500,000	1,000,000
104	CONCRETE DRIVEWAYS	2	500,000	1,000,000
105	CONCRETE DRIVEWAYS	2	500,000	1,000,000
106	CONCRETE DRIVEWAYS	2	500,000	1,000,000
107	CONCRETE DRIVEWAYS	2	500,000	1,000,000
108	CONCRETE DRIVEWAYS	2	500,000	1,000,000
109	CONCRETE DRIVEWAYS	2	500,000	1,000,000
110	CONCRETE DRIVEWAYS	2	500,000	1,000,000
111	CONCRETE DRIVEWAYS	2	500,000	1,000,000
112	CONCRETE DRIVEWAYS	2	500,000	1,000,000
113	CONCRETE DRIVEWAYS	2	500,000	1,000,000
114	CONCRETE DRIVEWAYS	2	500,000	1,000,000
115	CONCRETE DRIVEWAYS	2	500,000	1,000,000
116	CONCRETE DRIVEWAYS	2	500,000	1,000,000
117	CONCRETE DRIVEWAYS	2	500,000	1,000,000
118	CONCRETE DRIVEWAYS	2	500,000	1,000,000
119	CONCRETE DRIVEWAYS	2	500,000	1,000,000
120	CONCRETE DRIVEWAYS	2	500,000	1,000,000

#1 JUN 23 2005
 DP 05290213
FAIRWIND
 ARCHITECTURE
 FOR
 SUNCOR DEVELOPMENT,
 AN ENTERPRISE AND
 CENTRO DEVELOPMENT

PARKING SOLUTION

EXISTING BUILDING FOOTPRINT
 PROPOSED BUILDING FOOTPRINT
 PROPOSED PARKING SPACES

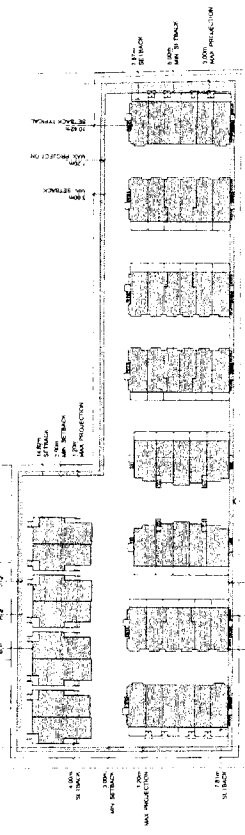


NO. 2 ROAD

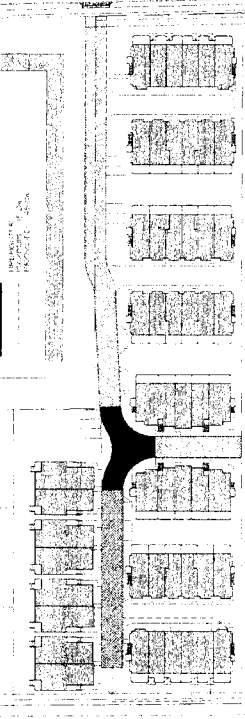
PARKING PLAN

LEGEND

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING SPACES
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY



PROJECTIONS BEYOND SETBACKS PLAN

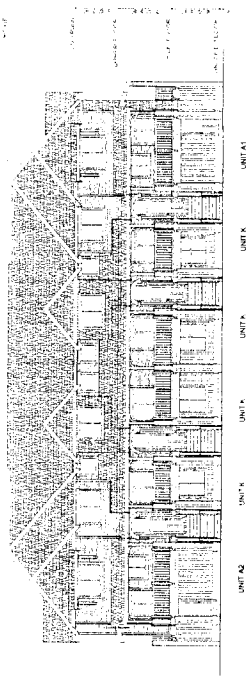


EMERGENCY VEHICULAR ACCESS PLAN

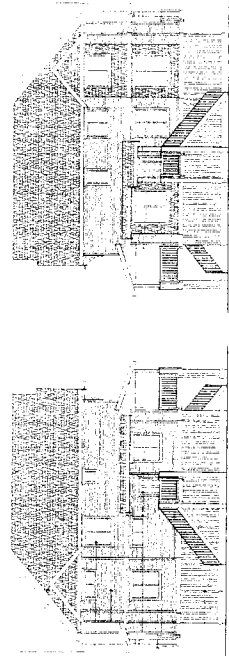
#2-
 JUN 23 2005
 DP 05-290213

FAIRWIND
 FOR
 SUNCOR DEVELOPMENT,
 ASJ ENTERPRISE AND
 CENTRO DEVELOPMENT

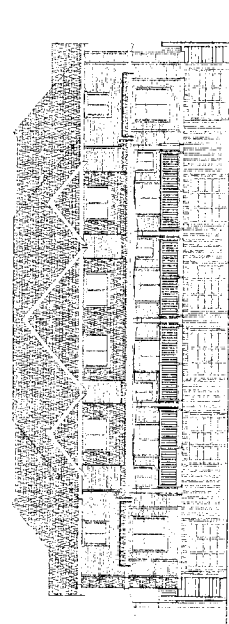
FOUGERE
 ARCHITECTURE



FRONT ELEVATION

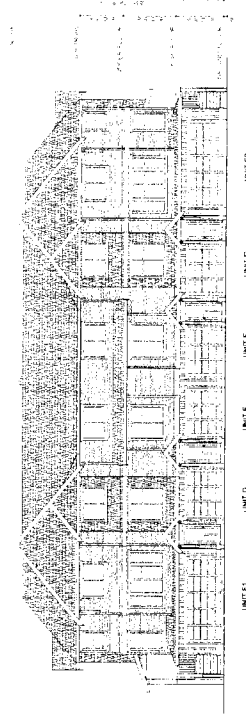


SECTION ELEVATION

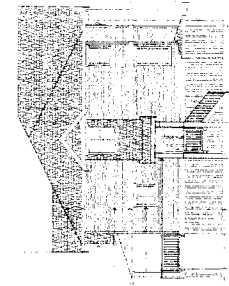


BACK ELEVATION

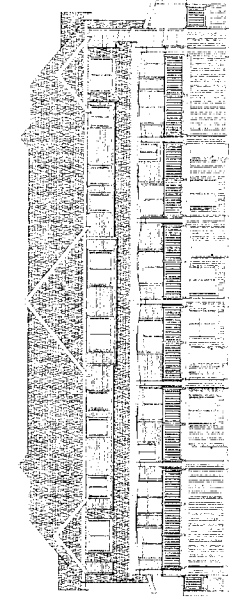
BLOCK T
Scale : 1/8" = 1'-0"



FRONT ELEVATION



SECTION ELEVATION



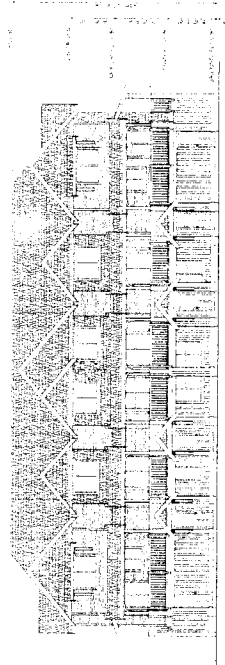
BACK ELEVATION

BLOCK V
Scale : 1/8" = 1'-0"

#3 JUN 23 2005
DP 05290213

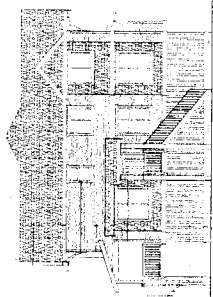
FAIRWIND
FOR
SUNCOOR DEVELOPMENT,
ALL ENTERPRISE AND
CENTRO DEVELOPMENT

FOUCHERE
ARCHITECTURE



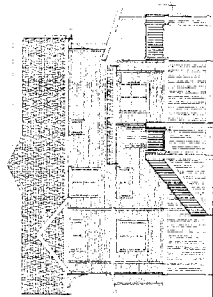
FRONT ELEVATION

UNIT A1 UNIT B UNIT C UNIT D1



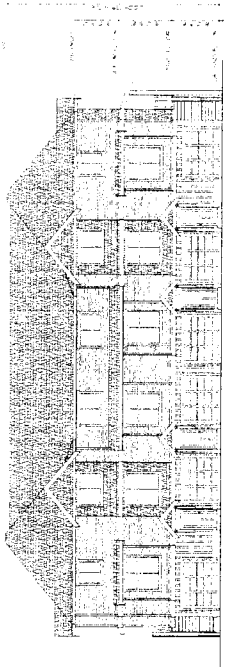
SIDE ELEVATION (WEST)

UNIT A1 UNIT B



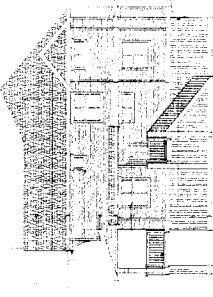
SIDE ELEVATION (EAST)

UNIT B UNIT C



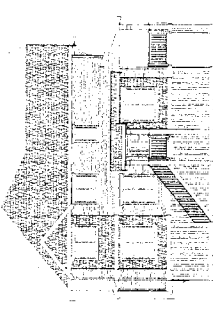
FRONT ELEVATION

UNIT C1 UNIT D UNIT E UNIT F1



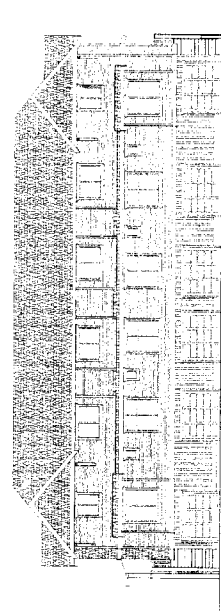
SIDE ELEVATION (WEST)

UNIT C1 UNIT D



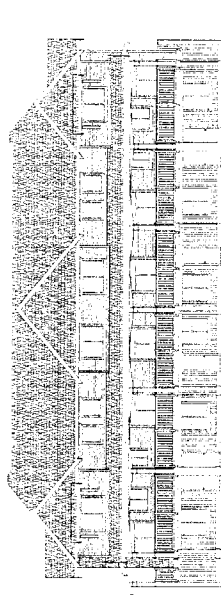
SIDE ELEVATION (EAST)

UNIT D UNIT E



BACK ELEVATION

UNIT A1 UNIT B UNIT C UNIT D2



BACK ELEVATION

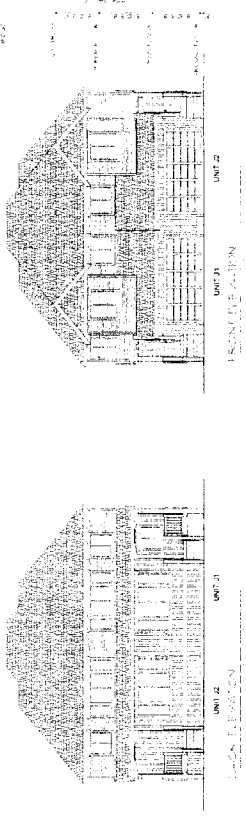
UNIT C1 UNIT D UNIT E UNIT F2

BLOCK W
Scale : 1/8" = 1'-0"

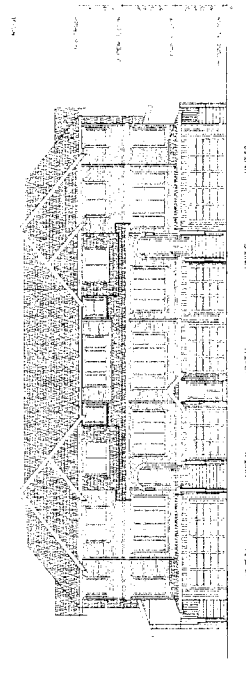
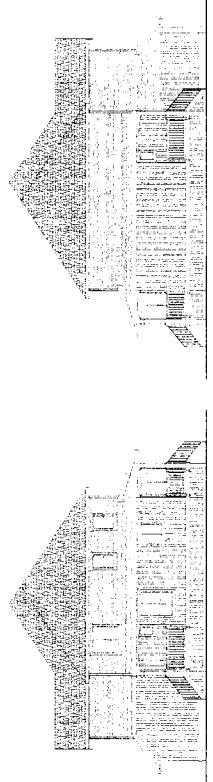
BLOCK X
Scale : 1/8" = 1'-0"

#4 JUN 23 2005

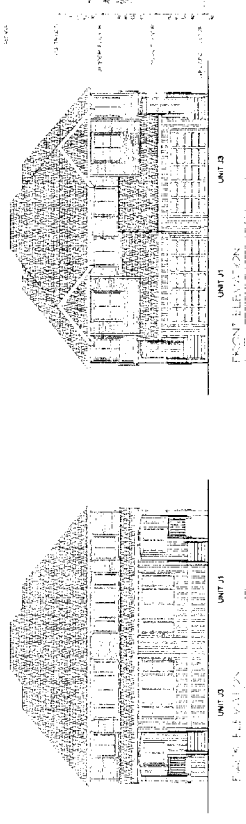
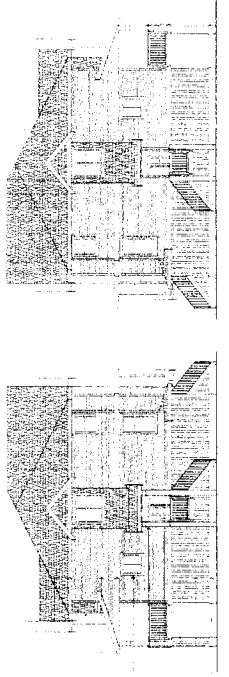
DP 05290213



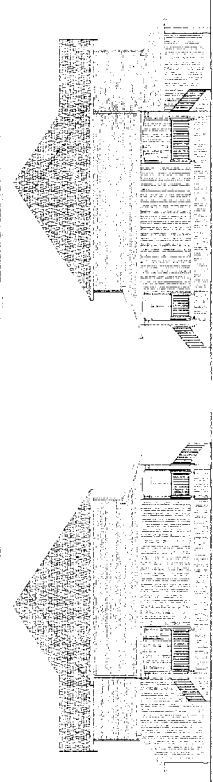
BLOCK Z1
Scale: 1/8" = 1'-0"



BLOCK Y
Scale: 1/8" = 1'-0"



BLOCK Z2
Scale: 1/8" = 1'-0"

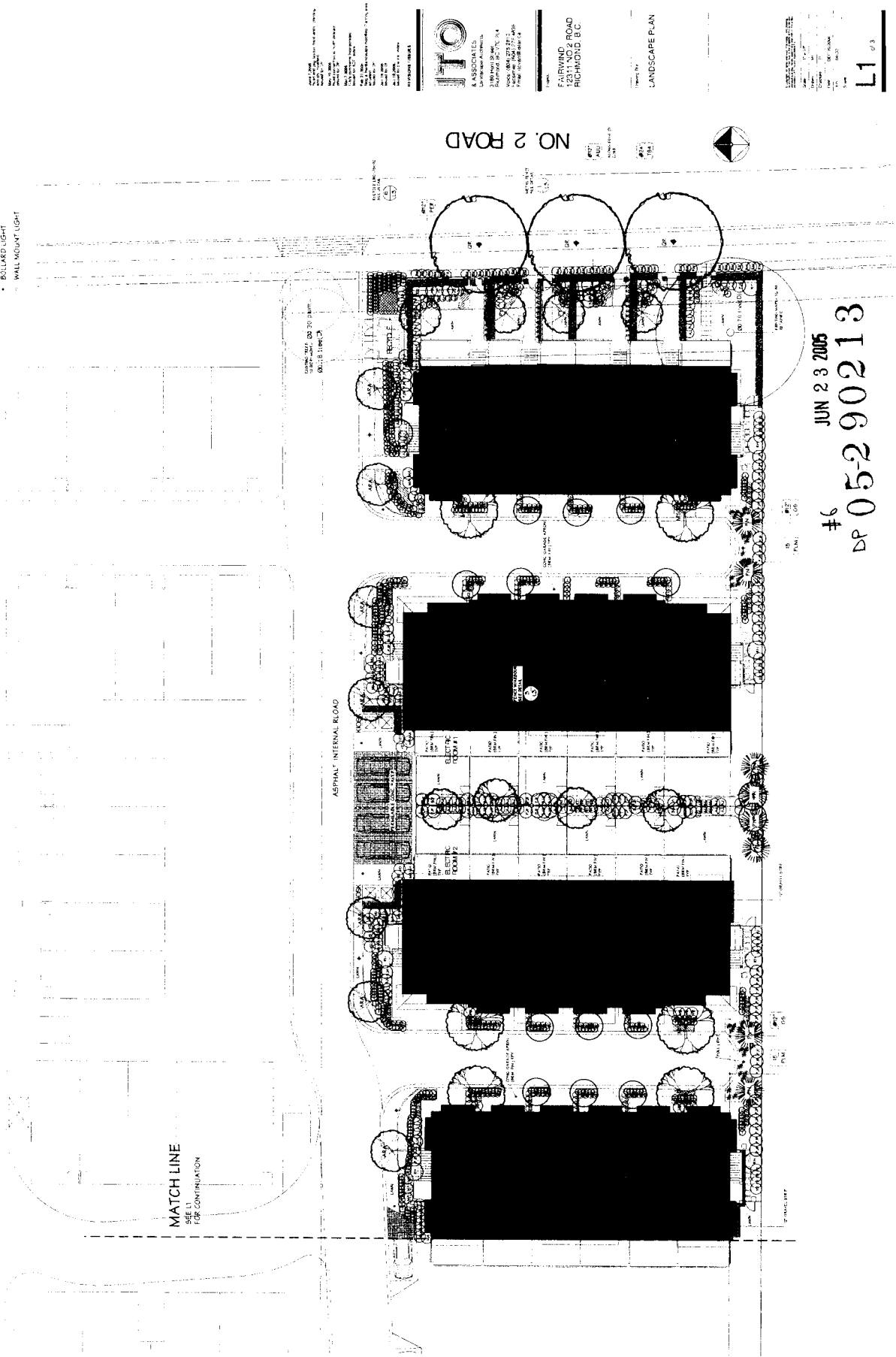


BLOCK Y
Scale: 1/8" = 1'-0"

#5 JUN 23 2005
DP 05-290213

LIGHTING LEGEND

- POLE LIGHT
- BALLAD LIGHT
- WALL MOUNT LIGHT



MATCH LINE
SEE L1
FOR CONTINUATION

JUN 23 2005
#6
DP 05290213

ITO
ASSOCIATES LTD.
3180 HWY 10, UNIT 104
RICHMOND, B.C. V6V 2G6
TEL: (604) 273-1234
FAX: (604) 273-1235
WWW.ITOASSOCIATES.COM

LANDSCAPE PLAN
NO. 2 ROAD
L1
OF 3

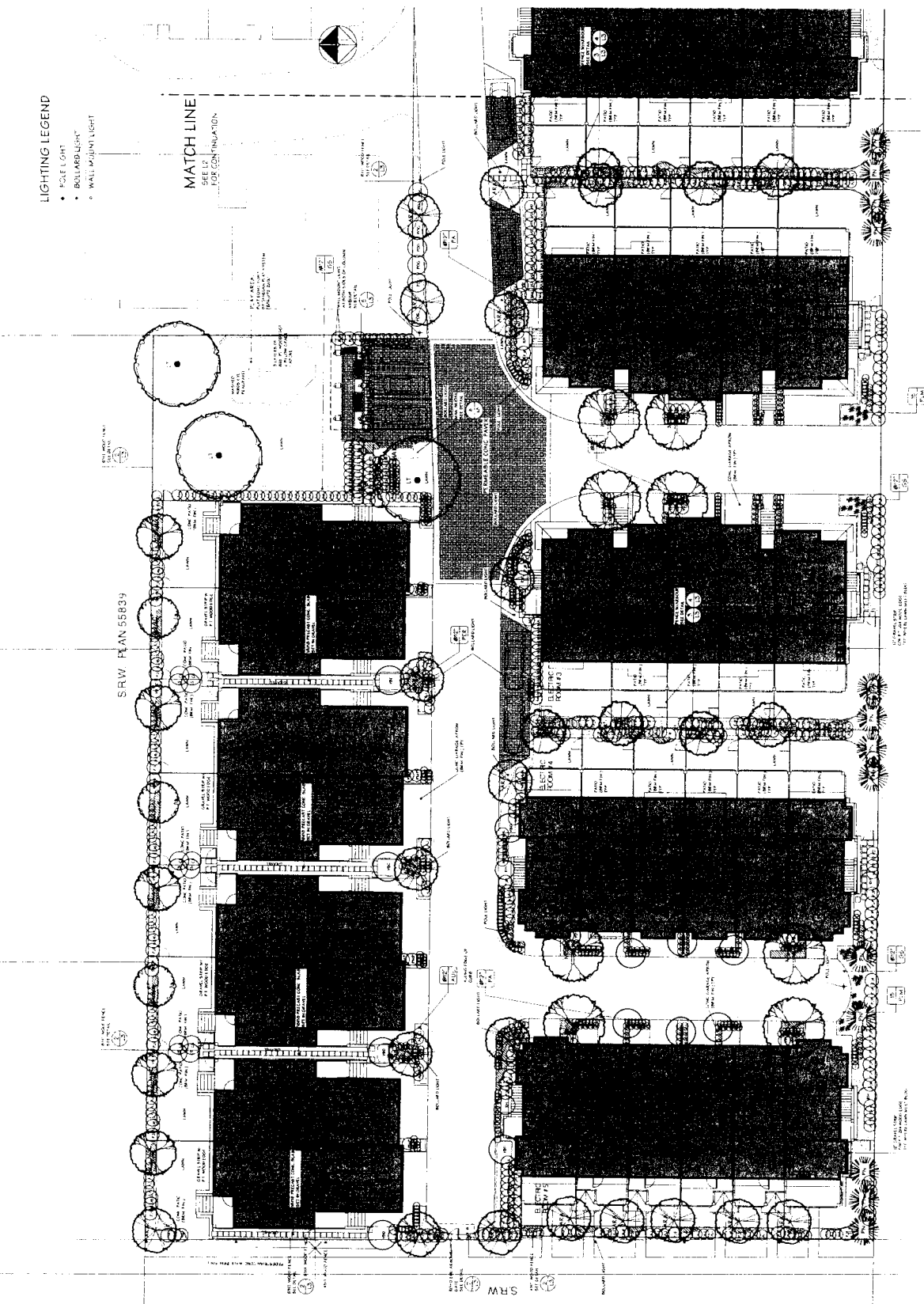
LIGHTING LEGEND

- POLE LIGHT
- BOLLARD LIGHT
- WALL MOUNTED LIGHT

MATCH LINE

SEE LT FOR CONTINUATION

SRW PLAN 55839



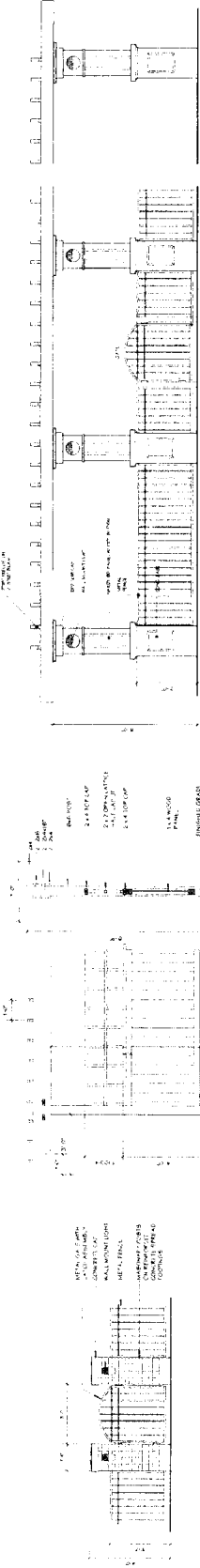
PROJECT: FAIRMIND
12311 NO. 7 ROAD
RICHMOND, B.C.
DATE: JUN 23 2005
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"



FAIRMIND
12311 NO. 7 ROAD
RICHMOND, B.C.
LANDSCAPE PLAN

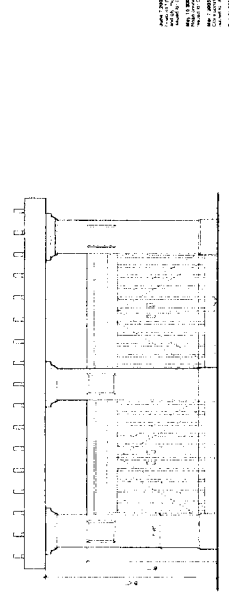
#7 JUN 23 2005

DP 05-290213 L2



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

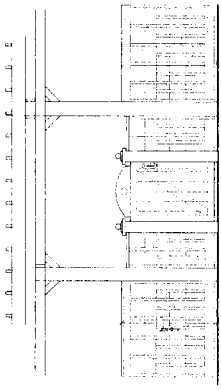
4 ARBOUR DETAIL
SCALE: 1/4" = 1'-0"



2 6' HT. WOOD FENCE
SCALE: 1/4" = 1'-0"

5 AMENITY AREA ARBOUR
SCALE: 1/4" = 1'-0"

6 ENTRY SIGN/ RECYCLE BOX ENCLOSURE
SCALE: 1/4" = 1'-0"



7 ROAD END ARBOUR GATE
SCALE: 1/4" = 1'-0"

PLANT LIST
IDENTIFY PLANT, EXEMPT, TREE, SHRUB, BUSH, FLOWER, FRUIT, COLOR, HEIGHT, SPREAD, SUN, SOIL, WATER, COMMENTS

NO.	SYMBOL	PLANT NAME	EXEMPT	TREE	SHRUB	BUSH	FLOWER	FRUIT	COLOR	HEIGHT	SPREAD	SUN	SOIL	WATER	COMMENTS
1		PLANT NAME													
2		PLANT NAME													
3		PLANT NAME													
4		PLANT NAME													
5		PLANT NAME													
6		PLANT NAME													
7		PLANT NAME													
8		PLANT NAME													
9		PLANT NAME													
10		PLANT NAME													
11		PLANT NAME													
12		PLANT NAME													
13		PLANT NAME													
14		PLANT NAME													
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45		PLANT NAME													
46		PLANT NAME													
47		PLANT NAME													
48		PLANT NAME													
49		PLANT NAME													
50		PLANT NAME													

ITO ASSOCIATES
LANDSCAPE ARCHITECTS
12311 NO. 2 ROAD
RICHMOND, B.C.
V6V 1K9
TEL: (604) 271-2211
FAX: (604) 271-2212
WWW.ITOASSOCIATES.COM

LANDSCAPE DETAILS PART LIST

DATE: JUN 23 2005
DRAWING NO: 05-2902133
PROJECT: [REDACTED]

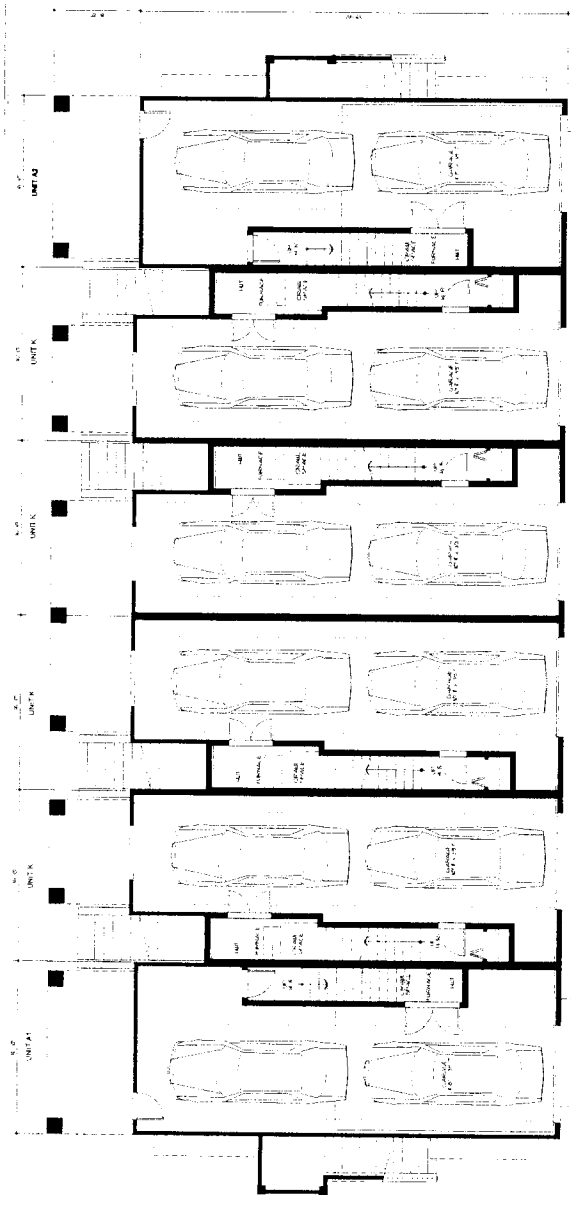
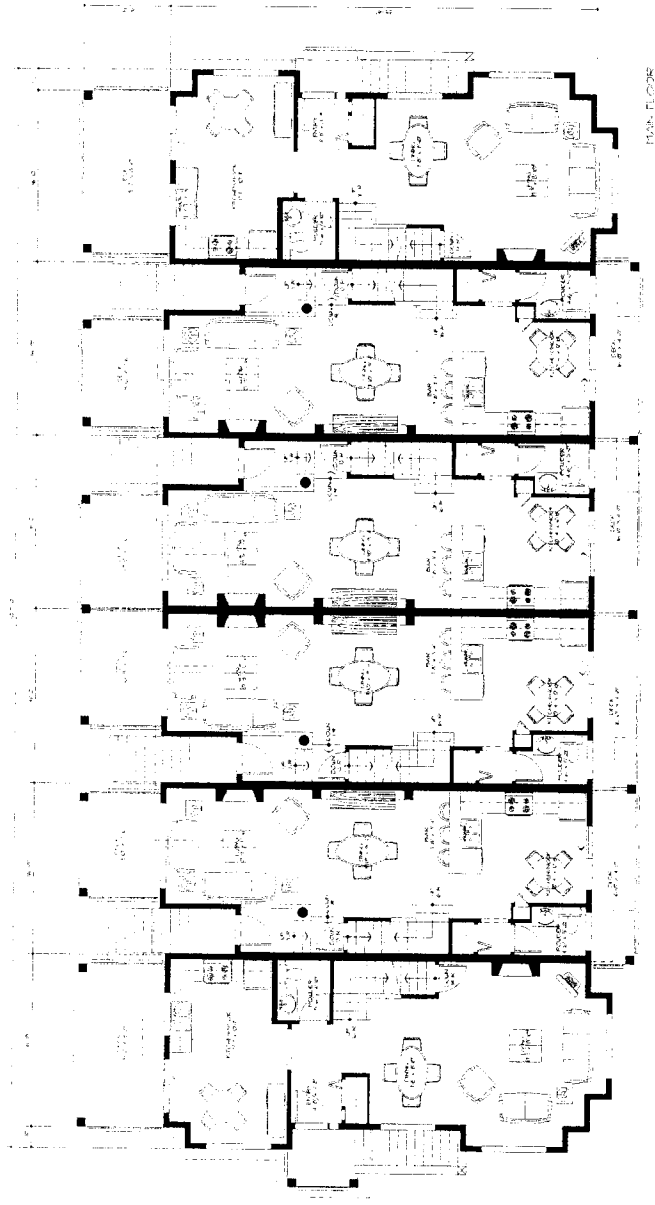
JUN 23 2005
#8
DP 05-2902133

8 MAIL STRUCTURE
SCALE: 1/4" = 1'-0"



3 PATIO DIVIDER FENCE
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
5. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.



UNIT A1

FLOOR AREA	GROSS (NET FLOOR)
Ground Floor	47.9 (47.9)
Upper Floor	65.8 (65.8)
STAIR	13.8 (13.8)
Service Area	10.8 (10.8)
Accessibility	15.8 (15.8)

UNIT A2

FLOOR AREA	GROSS (NET FLOOR)
Ground Floor	47.9 (47.9)
Upper Floor	65.8 (65.8)
STAIR	13.8 (13.8)
Service Area	10.8 (10.8)
Accessibility	15.8 (15.8)

UNIT K

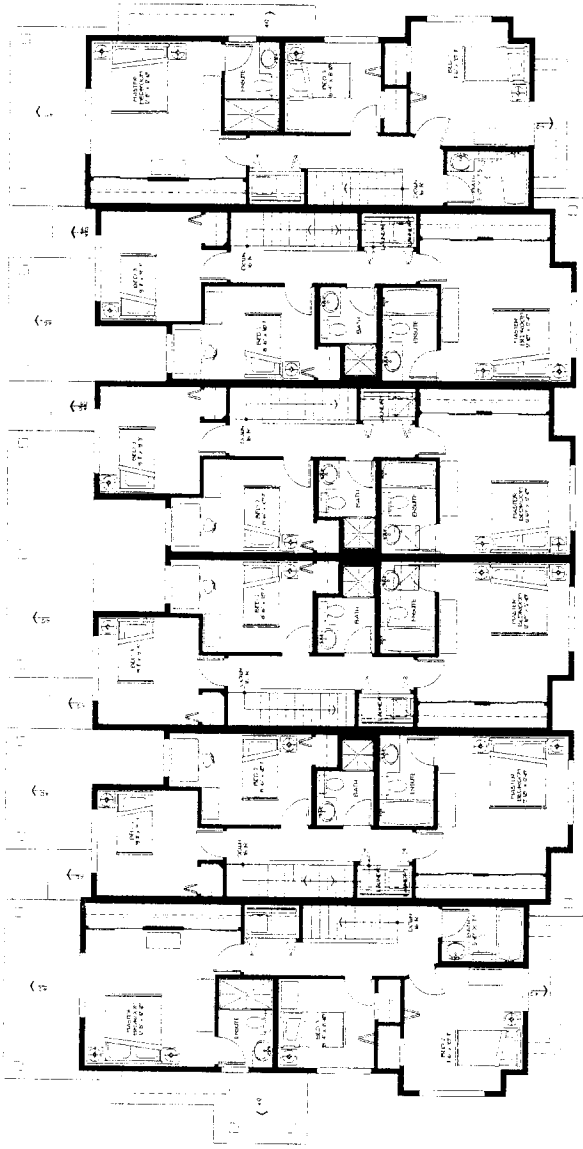
FLOOR AREA	GROSS (NET FLOOR)
Ground Floor	47.9 (47.9)
Upper Floor	65.8 (65.8)
STAIR	13.8 (13.8)
Service Area	10.8 (10.8)
Accessibility	15.8 (15.8)

Reference Plan

BLOCK T
Scale : 1/4" = 1'-0"



ARCHITECTURAL GRID PLAN

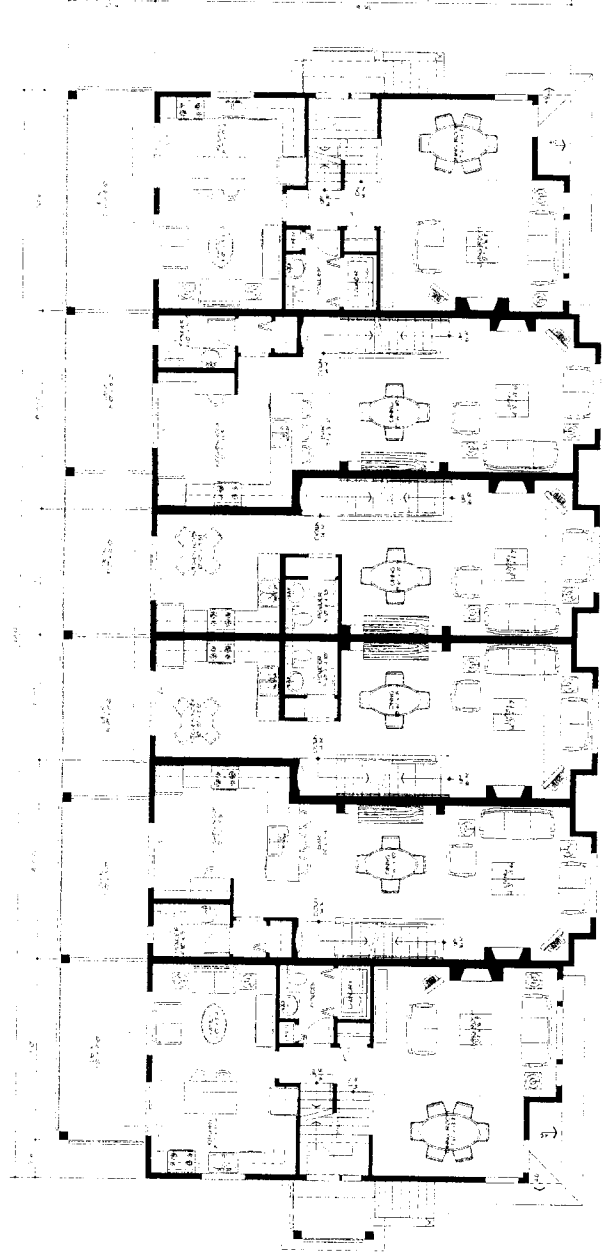


THIRD FLOOR

Reference Plan

BLOCK T

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



UNIT F2

FLOOR AREA (SQ. FT.)	NET AREA (SQ. FT.)
Ground Floor	67
1st Floor	67
Upper Floor	134
TOTAL	268
Common Area	384
Accessories	474

UNIT F3

FLOOR AREA (SQ. FT.)	NET AREA (SQ. FT.)
Ground Floor	67
1st Floor	67
Upper Floor	134
TOTAL	268
Common Area	384
Accessories	474

UNIT D

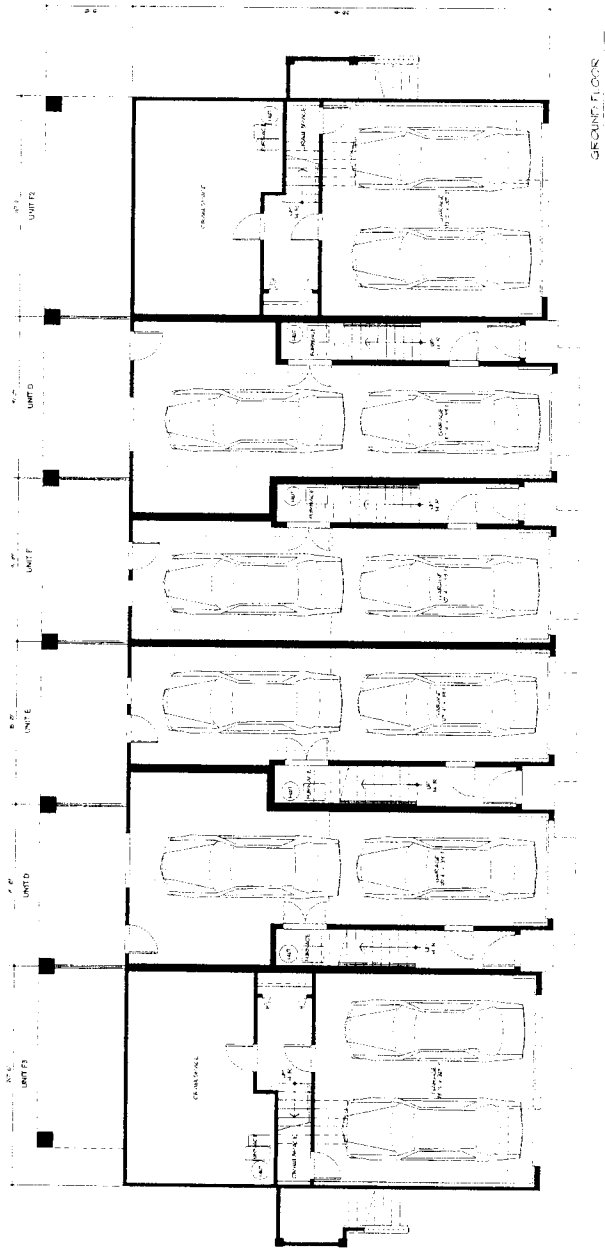
FLOOR AREA (SQ. FT.)	NET AREA (SQ. FT.)
Ground Floor	67
1st Floor	67
Upper Floor	134
TOTAL	268
Common Area	384
Accessories	474

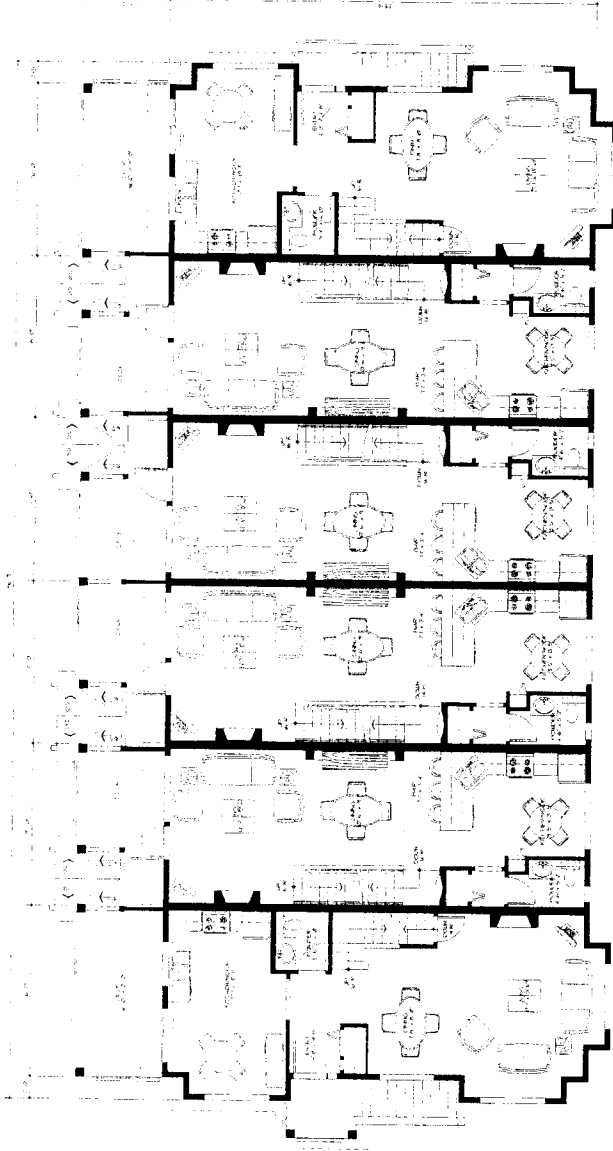
UNIT E

FLOOR AREA (SQ. FT.)	NET AREA (SQ. FT.)
Ground Floor	67
1st Floor	67
Upper Floor	134
TOTAL	268
Common Area	384
Accessories	474

Reference Plan

BLOCK V
Scale : 1/4" = 1'-0"





MAIN FLOOR



SECOND FLOOR

UNIT A1
 FLOOR AREA: 1,100 SQ. FT. (APX.)
 1 Bed Room
 1 Bath
 Living Area
 Dining Area
 Kitchen
 Terrace
 Storage
 Laundry

UNIT A2
 FLOOR AREA: 1,100 SQ. FT. (APX.)
 1 Bed Room
 1 Bath
 Living Area
 Dining Area
 Kitchen
 Terrace
 Storage
 Laundry

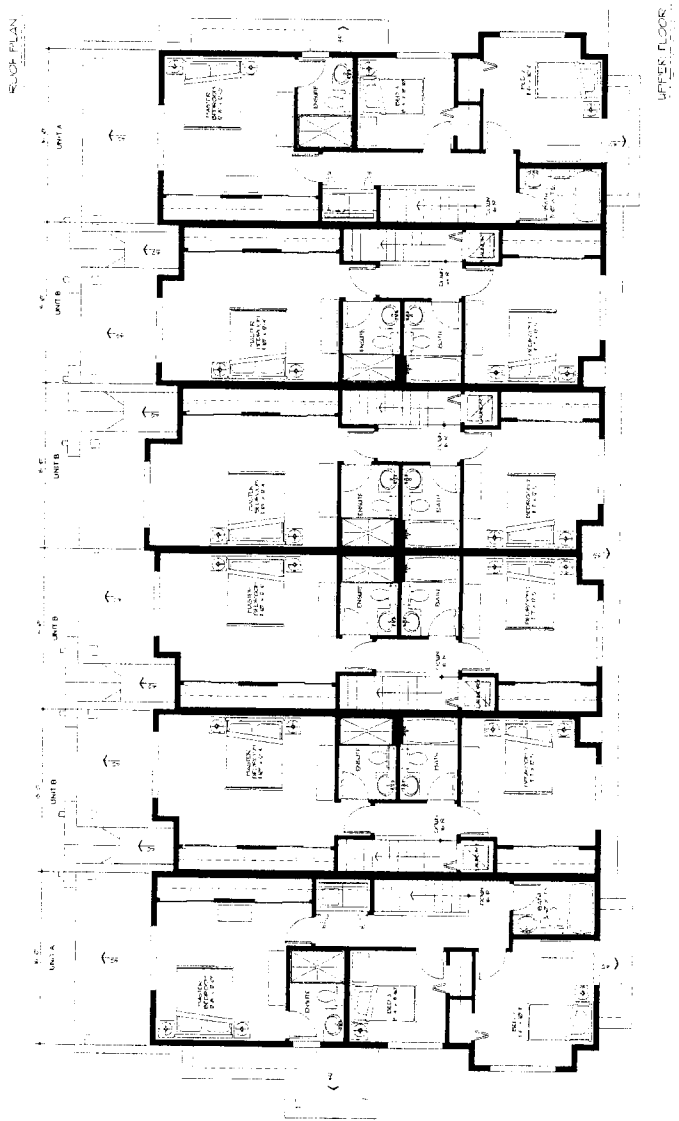
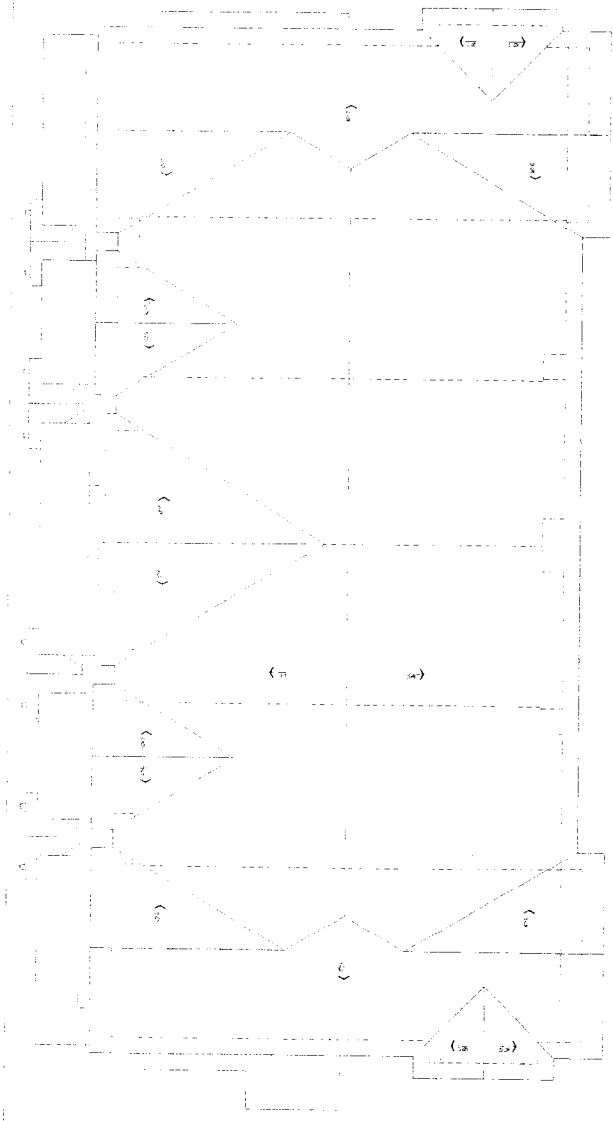
UNIT B
 FLOOR AREA: 1,100 SQ. FT. (APX.)
 1 Bed Room
 1 Bath
 Living Area
 Dining Area
 Kitchen
 Terrace
 Storage
 Laundry

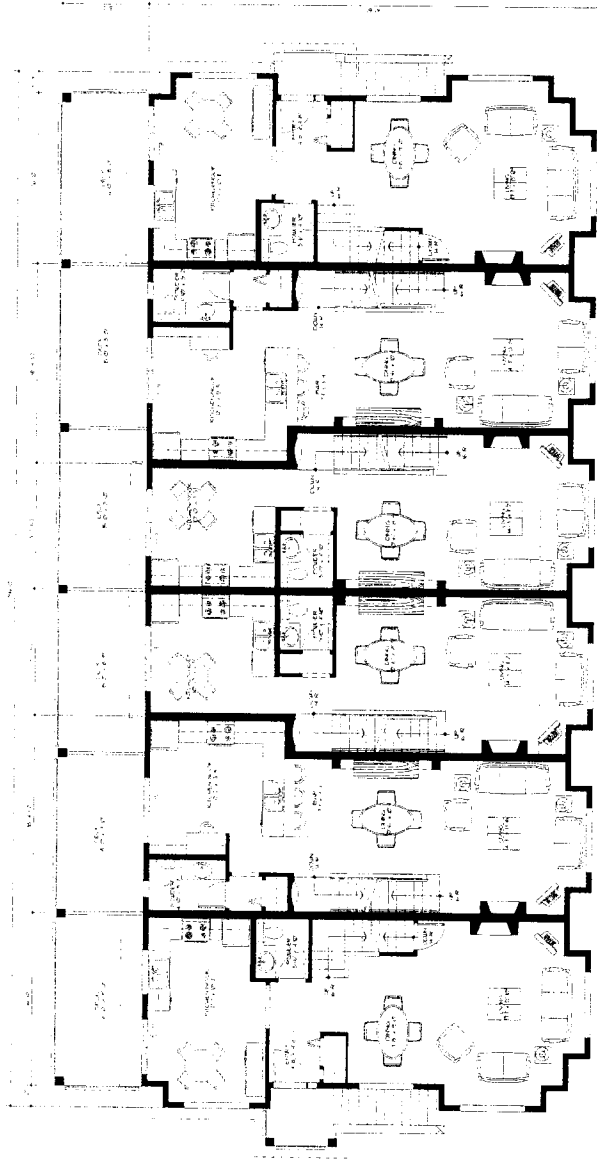
Reference Plan

BLOCK W
 Scale : 1/4" = 1'-0"

Reference Plan

BLOCK W
Scale: 1/4" = 1'-0"





UNIT C1

FLOOR AREA	GROSS	NET USE
Ground Floor	474	474
Upper Floor	1,176	1,176
Garage	1,176	1,176
Accessibility	525	525

UNIT C2

FLOOR AREA	GROSS	NET USE
Ground Floor	474	474
Upper Floor	1,176	1,176
Garage	1,176	1,176
Accessibility	525	525

UNIT D

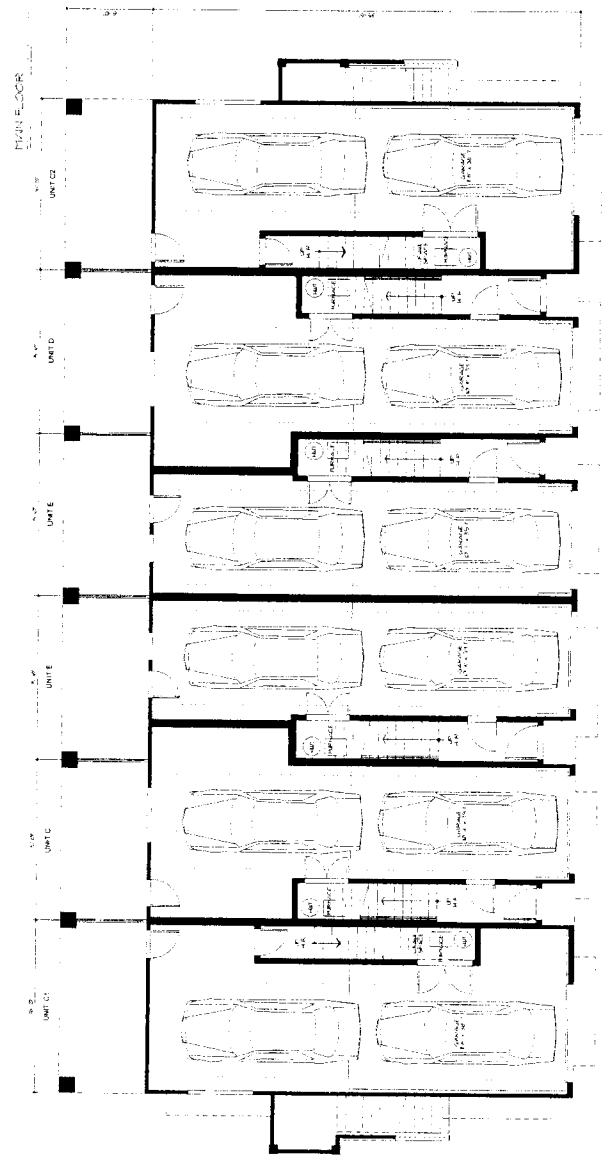
FLOOR AREA	GROSS	NET USE
Ground Floor	474	474
Upper Floor	1,176	1,176
Garage	1,176	1,176
Accessibility	525	525

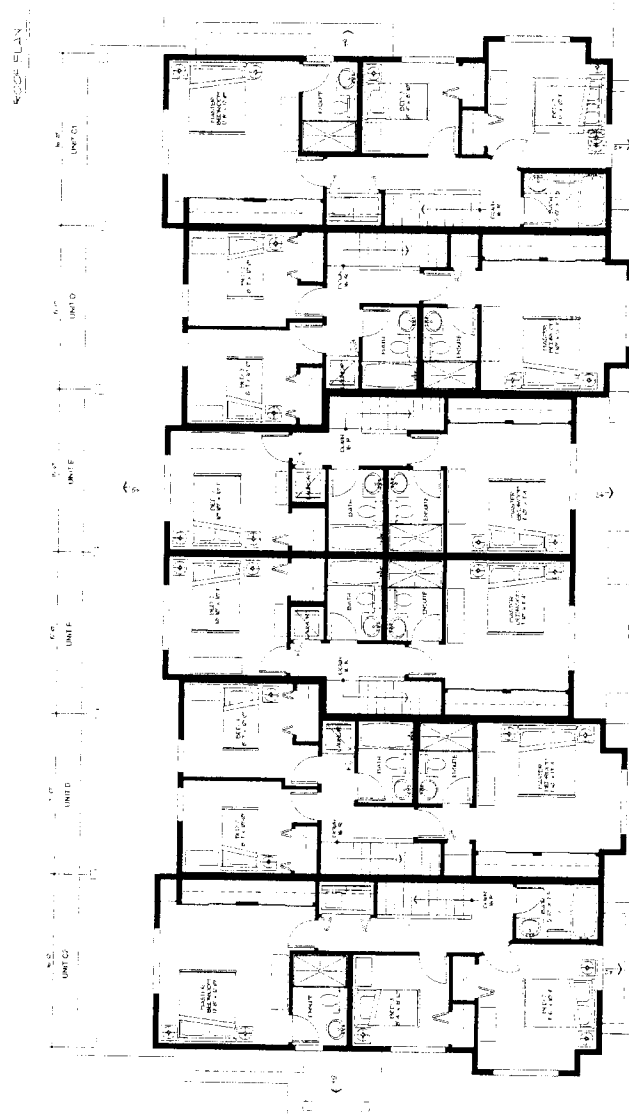
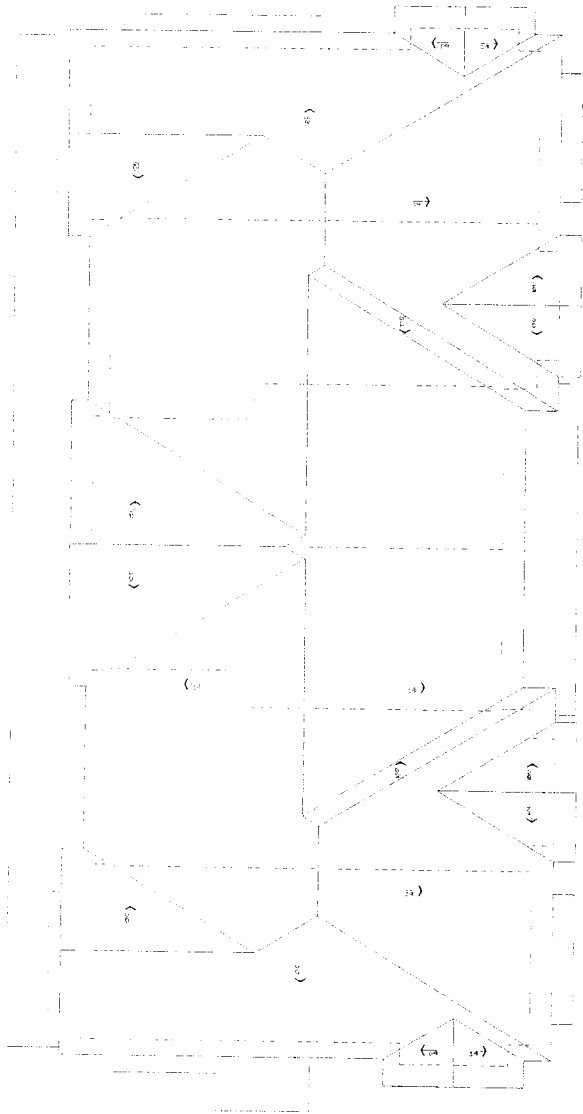
UNIT E

FLOOR AREA	GROSS	NET USE
Ground Floor	474	474
Upper Floor	1,176	1,176
Garage	1,176	1,176
Accessibility	525	525

Reference Plan

BLOCK X
Scale: 1/4" = 1'-0"

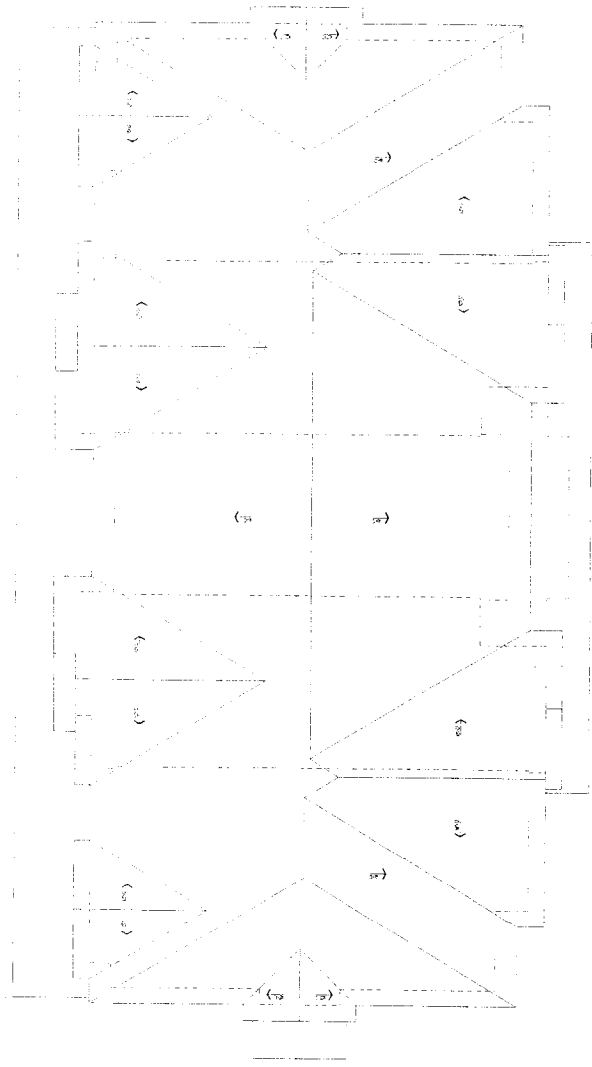




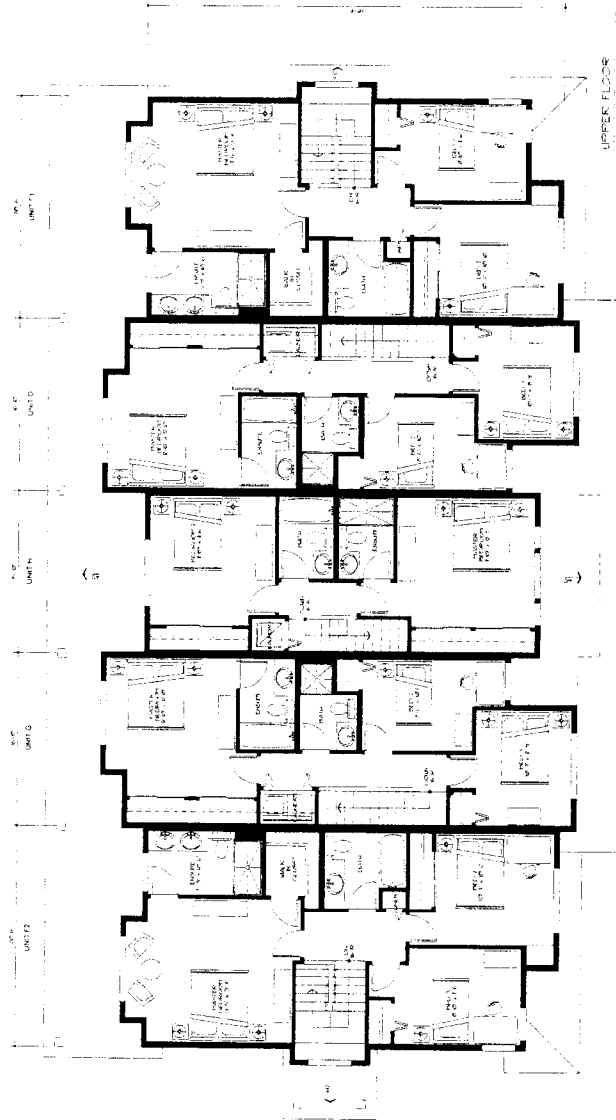
Reference Plan

BLOCK X

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



PODCAST PLAN

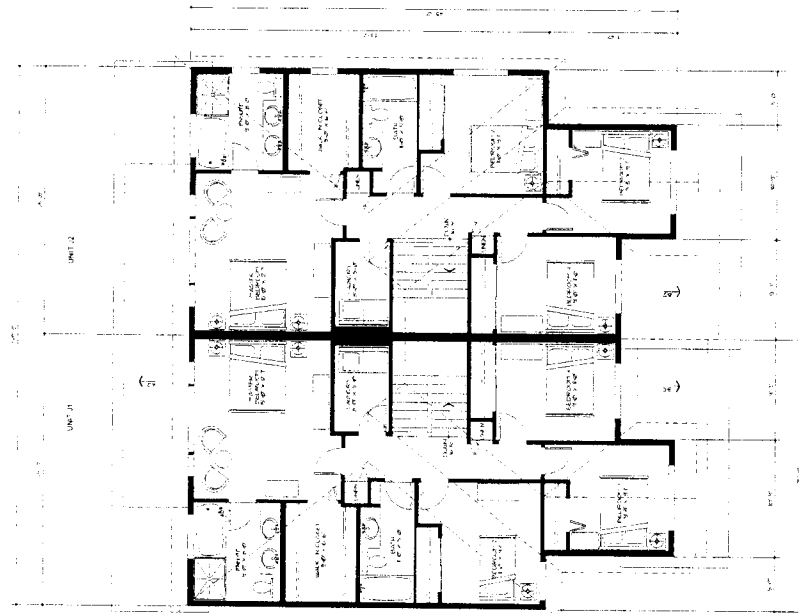


Reference Plan

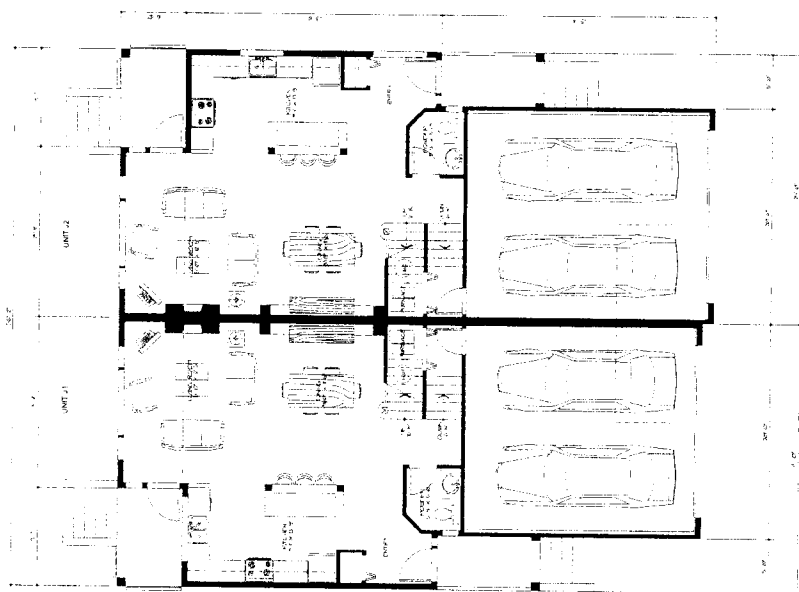
BLOCK Y
Scale: 1/4" = 1'-0"

FAIRWIND
SUNCOOR DEVELOPMENT,
ASJ ENTERPRISE AND
CENTRO DEVELOPMENT

FOR ARCHITECTURAL RECORD
FORCIER
ARCHITECTURE
1000 15th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.3333
www.forcier.com



UPPER FLOOR



MAIN FLOOR

UNIT J1

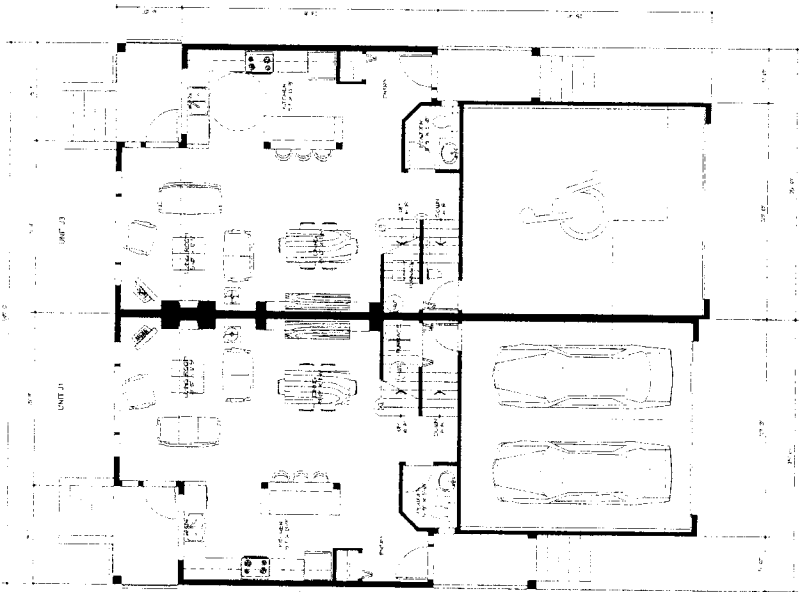
FLOOR AREA	NET AREA
1st Floor	732
Upper Floor	657
TOTAL	1389
Coverage	230
COMMON	153

UNIT J2

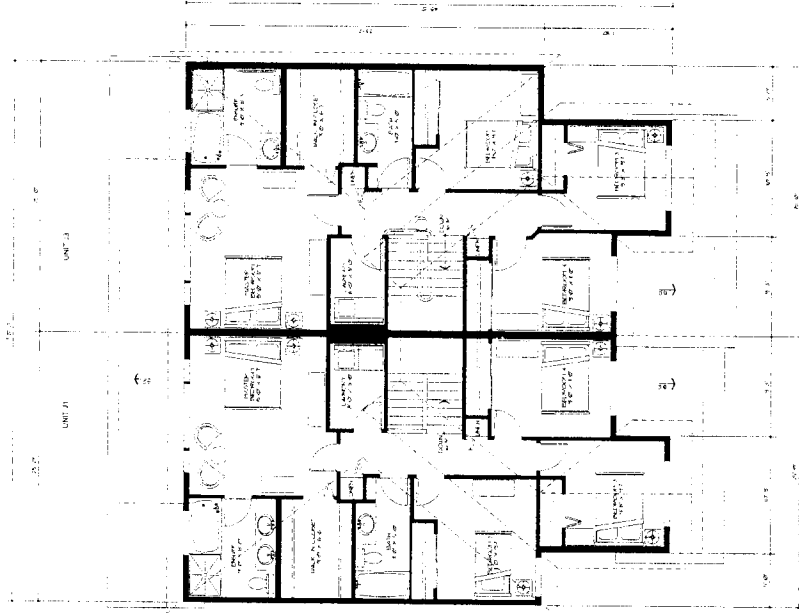
FLOOR AREA	NET AREA
1st Floor	732
Upper Floor	657
TOTAL	1389
Coverage	230
COMMON	153

Reference Plan

BLOCK Z1
Scale: 1/4" = 1'-0"



MAIN FLOOR



UPPER FLOOR

UNIT J3

FLOOR AREA (SQ. FT.)	UNIT RATIO
120	1.00
130	1.08
140	1.17
150	1.25
160	1.33
170	1.42
180	1.50
190	1.58
200	1.67

Reference Plan

BLOCK Z2
Scale : 1/4" = 1'-0"