



City of Richmond
Planning and Development Department

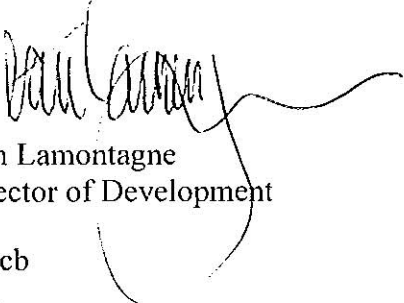
Report to Development Permit Panel

To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: July 24, 2007
File: DP07-360243
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
8400/8440 Cook Road & 6571 Eckersley Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 28 unit multi-family complex (eight single-level at grade and twenty 2½-storey townhouses over a parking structure) at 8400, 8440 Cook Road and 6571 Eckersley Road on a site zoned Comprehensive Development District (CD/178); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the percentage of small parking spaces from 30% per Bylaw to 36% as currently provided.



Jean Lamontagne
Director of Development

JL:tcb
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied for permission to develop eight 1-storey and twenty 2½-storey townhouses over a parking structure at 8400 and 8440 Cook Road and 6571 Eckersley Road

The site is being rezoned from “Townhouse District (R2)” and “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/178)” for this project under Bylaw 8141 (RZ 04-267994).

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, parcels across Cook Road zoned “Townhouse District (R2)” containing two-storey townhouse dwelling units and a single-family dwelling at the Corner of Cook Road and Cooney Road;
- To the east, parcels across Eckersley Road zoned “Townhouse District (R2)” and “Single-Family Housing District, Subdivision Plan E (R1/E)” containing townhouses and single-family dwellings;
- To the south, adjacent parcels zoned “Single-Family Housing District, Subdivision Area E (R1/E)” containing single-family dwellings and the subject of a proposed four-lot assembly under rezoning and development permit applications (RZ06-339190/DP07-361966) which is proposing a four (4) storey apartment building with street-fronting townhouses on Cooney and Eckersley; and
- To the west, an adjacent parcel fronting Cook Road zoned “Townhouse District (R2)” containing a single-family dwelling and a parcel fronting Cooney Road zoned “Single-Family Housing District, Subdivision Area E (R1/E)” containing a single-family dwelling.

Rezoning and Public Hearing Results

During the rezoning process, staff identified that further detail design development to architectural form, character and landscaping would occur during the Development Permit stage:

- The Applicant has successfully addressed issues raised by Staff and the Advisory Design Panel (ADP).

The Public Hearing for the rezoning of this site was held on January 15, 2007. At the Public Hearing, the following concerns about rezoning the property were expressed:

- A written submission expressed concern related to the density proposed by the development and general concern related to density within the City Centre.

The subject application complies with its designation in the Official Community Plan, the City Centre Area Plan and the City Centre Area Plan Update Study.

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/178)” except for the zoning variance noted below.

Zoning Compliance/Variances

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase the percentage of small parking spaces from 30% per Bylaw to 36% as currently provided;
 - Transportation supports this variance for the proposed 36% ratio of small parking spaces (as compared to 30% per Bylaw) recognizing that a sufficient number of standard stalls have been provided as per proposed “Comprehensive Development District (CD/178)”;
 - The majority of small car spaces are assigned for residents use. Two (2) of the six (6) visitors’ stalls are for small cars. Three (3) visitors’ stalls are standard and one (1) accessible.

Advisory Design Panel Comments

- The development proposal was reviewed by the Advisory Design Panel at three (3) meetings: Wednesday, May 17, 2007; Wednesday, June 6, 2007; and Wednesday, June 20, 2007. A copy of the relevant excerpts from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The Applicant’s Response Letter replying to Staff and Summary ADP Comments has been attached. The response to comments has been provided in ‘*bold italics*’ immediately after the Staff or Summary ADP Comments. (**Attachment 2**)

Analysis

Conditions of Adjacency

- The site is located in a residential neighbourhood of the City Centre Area bounded by Buswell Street, Westminster Highway, Garden City Road, and Granville Avenue. The proposed land use is in compliance with the Official Community Plan Land Use designation “Residential” in the City Centre Area Plan. Relevant Area Plan objectives include:
 - To promote a variety of neighbourhoods with a mix of multi-family housing forms;
 - To emphasize grade-oriented housing in the form of townhouses and/or low-rise apartments;
 - To implement “pedestrian-friendly” street design.The existing main building types in this area are older single-family homes and low-density townhouses along Cook and Cooney Roads. However, this area is in transition to a denser housing precinct of the City Centre and the proposed development should fit in well with the expected future character of the area.
- The proposal reinforces a “pedestrian-friendly” streetscape with individual gates/walkways, street-level entries with porches, and small gated “front yards”.
- The form of development under the proposed Comprehensive Development (CD/178) Bylaw continues the typology (townhouses on a landscaped podium over parking) developed in

recent proposals at 6468 Cooney Road (CD/133: RZ04-263030/DP04-267295) and 8088 Spires Gate (CD/121: RZ02-203282/DP 02-204964) north of Cook Road.

- The density and height are comparable to recent CD/121 and CD/133 rezonings:
 - Proposed 1.1 FAR density (greater than 0.90 FAR enabled by CD/121 and similar to 1.11 FAR enabled by CD/133) is supported on the basis of the proposed site benefits (e.g. spacious, secure, landscaped courtyard, generous landscaping, etc.) and community benefits (e.g. road widening dedication and cross access/lane right-of-way);
 - Proposed 3½-storey height of the building to Cook Road and 2½-storey height over 1 level of parking to the rear property line is either under or the same as the 12 m Maximum Height in recently created CD Bylaws in the vicinity. The 3½-storey height of the front block to Cook Road is consistent with other developments in the area;
 - Proposed 2½-storey height to the rear townhouse block (2½-storeys over 1-level of parking) utilizes a larger setback than typical and anticipates comparable massing when redevelopment occurs in the future, under the updated City Centre Area Plan, is realised on adjacent properties to the south and west (currently single-family);
 - At grade, the Rear Yard Setback (4.0 m) and West Side Yard Setback (2.0 m) exceed the required minimum. The required 6 m lane right-of-way to the rear provides additional separation.
 - Note: This right-of-way facilitates the development potential under the area plan by providing lane access to adjacent properties (older single-family dwellings). The Context Plan illustrates a possible re-development scenario for the two parcels to the west, when consolidated.
- Staff worked with the applicant to ensure sensitive building height and mass for this proposed new development in the Cooney/Cook/Eckersley area, particularly given its adjacency to existing single family residences. This is apparent in:
 - The consistency of the proposal with the approved forms of development at 8088 Spires Gate (CD/121) and at 6468 Cooney Road (CD/133);
 - The enhanced landscaping for the courtyard (on the roof of the parking podium), rear yard planters and side yards utilising a combination of ornamental plants, shrubs and trees or lawn with paving.
 - The proposed landscaping in the rear yard provides additional privacy screening for the adjacent residents.
- The revised application responds to Staff's and the ADP's suggestions. The revised form of development responds well to Official Community Plan (OCP) population projections, Area Plan (City Centre) Neighbourhood/Housing Objectives, and recent rezonings.

Urban Design and Site Planning

- The subject site will be accessed from the southeast off Eckersley Road. A 6 m lane (right-of-way) will provide access to the covered, secured parking for the proposal and provide cross-access to the adjacent parcels to the west (when consolidated and redeveloped). It is anticipated that an adjacent 1.5 m right-of-way may be provided when development to the south occurs.
- A total of 44 off-street parking stalls will be provided on-site (including one accessible stall and 6 visitor's stalls). This total complies with the provisions of Comprehensive Development District (CD/178). Sufficient parking is provided on site for a least one stall to be assigned to each unit.
- Note: A variance is proposed to increase the percentage of small parking spaces from 30% per Bylaw to 36% as indicated. (Transportation supports this variance as mentioned above.)

- An overhead gate will secure the residential portion of the parking structure. A secured Bike Storage Room with a 36-bicycle capacity is located within the residential component of the parking structure to further support the use of alternative transportation.
- The garbage and recycling containers will be located off Eckersley Road and accessed by backing into the 6 m right-of-way to the south property line.
- Loading may occur from the 6 m lane R.O.W. through the rear entrance.
- The street level pedestrian entry is at grade and located off Cook Road; weather protection is incorporated into the design.
- The proposal includes 70% street-fronting townhouse units. The eight (8) affordable, market entry-level units (30% of the total unit count) have an enhanced level of adaptability and accessibility with individual off-street entries at grade to reinforce the pedestrian activity on the street and general liveability for multiple-family occupancies.
- The grade-level entries and living space of these affordable units also break up the massing of the building, provide opportunity for passive surveillance of the street frontage, animate and create interest along the street façade, and promote pedestrian activity.
- Landscaped side-yard gardens have been included in the west side-yard to provide private outdoor space, buffer the existing single-family residences to the west, and secure/enhance this area.
- Pedestrian access to the townhouse complex (other than street-level units) is from the main entrance off Cook Road or the rear entrance, through the central courtyard.

Architectural Form and Character

The form of development fulfils the “Development Permit Guidelines” of the City Centre Area Plan:

- The proposed urban character is compatible with the mix of medium to higher density multiple-family development anticipated for the area.
- The proposed massing is broken into smaller blocks and articulated with projections (e.g. bays, dormers, balconies and entry canopies).
- The proposal reinforces a “pedestrian-friendly” street edge with varied massing, elevations and landscaping, and achieves a desirable street-frontage.
- A durable palette of good-quality materials (cultured stone, and hardie-plank/shingle); residential roof and fenestration pattern; attractive landscape features (low granite piers, cedar fencing); and generous landscape plantings to property lines and courtyard, serve to reinforce the residential character of the proposal and complement the existing townhouses and remaining single-family residences.
- The architectural form and character have been revised under the Development Permit Application process to include:
 - Enhanced parking entry and rear elevations with landscaped decks, planters and “screened” visitor parking;
 - Fully developed west side-yards with individual garden areas accessible from the particular unit; and
 - Street-fronting elevations articulated with various character-defining elements (e.g., major gables, balconies, street-fronting entry shelters) to fulfil functional and urban design requirements (e.g., varied and animated street frontage); to provide permeable and accessible facades with unit entries; and to reinforce street character through definition of elements such as corners, entrances and fenestration.

Landscape Design and Open Space Design

- An Arborist's Report with Replacement Rationale and Table have been provided at Rezoning:
 - Forty-one (41) trees will be removed - most are pioneer or volunteer/weed species with a number structural defects, disease and damage and would be affected by the development of the site;
 - Eighty-two (82) proposed replacement trees meet the OCP requirement of 2.0 replacement ratio;
 - Approximately 500 woody shrubs are to be planted at grade and to the courtyard, and as hedging.
- The landscaped Outdoor Amenity Space is centered within a secure well-planted courtyard and exceeds OCP requirements slightly.
- The Outdoor Amenity Space has been designed to promote both active and passive use including a children's play structure on a resilient surface (rubber safety tiles), located to maximize sun exposure and visual overlook from kitchen areas and bedrooms of the courtyard level units.
- Indoor Amenity Space will be provided for by a cash-in-lieu payment of \$37,000.
- Attractive landscape features have been incorporated around the street-level perimeter "front yards" such as low granite piers, cedar fencing; and generous landscape plantings to property lines and the secured courtyard.
- The grade-level townhouse and courtyard-level units are provided with individual landscaped "front yards", featuring at least one tree or large shrub, perimeter planters and a private patio space.
- Privacy is achieved for the individual west "yards" by means of a fence and landscape plantings.

Affordable Housing

- The initial Rezoning Application was submitted in March 2004, before Council's adoption of the *Interim Affordable Housing Strategy*.
- To address the provision of affordable housing, staff worked with the applicant to ensure that some "affordable" units would be provided. Staff negotiated the inclusion of eight (8) "affordable units" of 60 m² (645 ft²) or less, based on past practice in achieving market affordable housing by encouraging smaller units.
- These smaller units are secured through the proposed CD bylaw as follows:
 - The provisions of the proposed "Comprehensive Development District (CD/178)" require that 0.2 of the 1.1 total F.A.R. is provided in the form of affordable market housing units less than 60 m² (645 ft²);
 - Eight (8) of the twenty-eight (28) units fulfil this requirement (units less than 60 m²) and provide 30% of the proposed unit total;
 - Based on the projected unit sale prices, provided by the applicant, these eight (8) smaller units satisfy the previous *Interim Affordable Housing Strategy* definition of affordable entry-level ownership housing because they are smaller. These eight (8) units exceed the 14% entry level ownership housing units recommended in the *Interim Affordable Housing Strategy*.

Accessibility

- Approximately 30% of the proposed units have an enhanced level of accessibility/adaptability with individual off-street entries at grade to accommodate pedestrian-focussed residents, enhance personal accessibility, and address liveability for aging-in-place.
- Basic adaptability has been ensured by providing lever door handles, blocking to interior bathroom walls, and alignment for stair lift or lift (where possible) to all remaining units.
- One (1) grade-level (Suite 102) unit is fully adaptable with enhanced accessibility including a fully wheelchair accessible bathroom and a direct entry from the secured corridor from the Mail Room and Accessible Parking.

Crime Prevention Through Environmental Design

- As part of the building permit submission, a lighting plan for pedestrian entrances, access walkways and parking access aisles will be provided to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single-family dwellings.
- The disposition of fenestration provides good unobtrusive surveillance and overview to the streets, outdoor amenity spaces and rear parking access.
- The garbage/recycling areas have been well-secured adjacent to the parking entrance from Eckersley Road.
- Public and semi-public spaces have been distinguished and secured from private spaces. Symbolic barriers have been incorporated through building design; landscaping and landscape features, e.g. changes in paving, vegetation, or grade; and/or architectural features, e.g. low fences and gates.
- Measures have been incorporated to address the functional needs for secure barrier-free access for persons with disabilities, including those who are mobility, visually, and hearing impaired and have reduced manual dexterity or strength. These include a stair lift to the main entrance off Cook Road and a direct path of access from the parking to the fully accessible unit within the secured building envelope.
- Areas of concealment have been eliminated within the Entry Lobby/Mail Room through the provision of strategic glazing to enhance visual accessibility.
- The provision of individually accessed garden allotments to the West Side Yard has significantly reduced and eliminated opportunities for concealment and illicit access.

Conclusions

The proposed development responds to the transitional character of the neighbourhood, the site-specific context, and is in conformity with the Official Community Plan and City Centre Area Plan. The applicant has responded conscientiously to Staff Comments and Advisory Design Panel Comments. Staff recommend approval of this Development Permit application.



Terence Brunette
Planner

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$37,000; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$68,023.52 (based on total floor area of 34,011.76 sf).

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

- A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/tp/special/htm>);
- A lighting plan for pedestrian entrances, access walkways and parking access aisles to be provided to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single family dwellings; and
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.

List of Attachments

Attachment 1: Development Data Application Sheet

Attachment 2: Applicant's Response To Staff & ADP Summary Comments



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 DP 07-360243

Attachment 1

Address: 8400/8440 Cook Road & 6571 Eckersley Road

Applicant: Matthew Cheng Architect Inc. Owner: Cook88 Development Ltd.

Planning Area(s): City Centre (Cook)

Floor Area Gross: 3,159.69 m² (LOC Calculations) Floor Area Net: 2,860.26 m² (FAR Calculations)

	Existing	Proposed
Site Area:	2,788.24 m ²	2,677.58 m ²
Land Uses:	Single-family Residential	Multi-family Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Townhouse Development District (R2) Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/178)
Number of Units:	3	28

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.1 (0.9 + 0.2)	1.07 (0.9 + 0.17)	none permitted
Lot Coverage:	Max. 40%	40%	none
Setback – Front Yard: (Cook)	Min. 4.5 m	4.5 m	none
Setback – Side Yard: (Eckersley)	Min. 4.5 m	4.5 m	none
Setback – Side Yard: (West)	Min. 2.0 m	Min 2.0 m (varies)	none
Setback – Rear Yard: (South)	Min. 4.0 m	6.6 m	none
Height (m):	Max. 12 m	12 m	none
Lot Size:	Min. 18 m W x 35 m D	51.36 m W x 58.57 m D (irregular)	none
Off-street Parking Spaces – Regular (R) / Visitor (V) :	37 (R) and 6 (V)	37 (R) and 6 (V)	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	44	44	none
Permitted Percentage (%) of Small Car Parking Spaces	14 (30%)	16 (36%)	variance supported
Tandem Parking Spaces	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m ²	none	Cash-in-Lieu
Amenity Space – Outdoor:	Min. 168 m ²	170 m ²	none

July 12, 2007
File: Development Permit 07-360243

Planning and Development Department
Fax: 604-276-4052

Matthew Cheng MAIBC
Matthew Cheng Architect Inc.
202 – 670 Evans Avenue
Vancouver, BC V6A 2K9

Dear Matthew:

Re: Development Permit Application with respect to property located at 8400/8440 Cook Road & 6571 Eckersley Road

The following is a list of City of Richmond staff comments regarding your Development Permit application. This list of issues is provided to assist your team in the preparation of the revised design drawings. It is assumed that your design team will carefully consider this input, revise the design where appropriate, resubmit the design drawings and provide written response to this letter prior to the preparation of the staff report regarding this Development Permit application.

In addition, prior to forwarding this application to Council for approval, the following is required:

- Adoption of the rezoning (RZ 04-267994);
(Noted by owner.)
- Payment of cash-in-lieu of on-site indoor amenity space in the amount of approximately \$37,000 as per the Official Community Plan (OCP); and
(Noted by owner.)
- Receipt of a Letter of Credit for landscaping. The amount is based on the total floor area, including areas which may be exempt from floor area ratio (F.A.R.) calculations, such as garages.
(Noted by owner.)

Staff Comments

Please provide confirmation that informational Development Permit application signage has been erected onsite.

(DP sign is erected.)

Building & Zoning Comments

Please address the following *Zoning* review concerns:

- Provide updated Development Application Data Sheet (enclosed);
(Updated Development Application Data Sheet attached.)

- Review and confirm accuracy of Floor Area Breakdown figures;
(Floor area breakdown is reviewed and confirmed.)
- Ensure all setbacks and projections are clearly dimensioned;
(All setbacks and projections are dimensioned.)
- Confirm requested variance for percentage of small parking spaces at 36% or if further refinement has occurred from Rezoning.
(The percentage of small parking is 36%)
- Calculate the total built floor area including parking garage, required exiting, and any other built configurations.
(Total built floor area are provided.)

Please address the following *Building Code* concerns:

DP:

- Confirm main entrance and rear entrance designations;
(Main and rear entrances are designated.)
- Clearly indicate projection of balconies over Affordable Unit Entries and dimensions into Road Setbacks;
(Projects of balconies are indicated.)
- Review Garbage Enclosure doors swinging into SRW (lane) with Transportation
(Garbage doors will be reviewed with Transportation.)
- Confirm ground floor elevation;
(Ground floor elevation is confirmed.)
- Review location of visitor's parking stall in relation to disabled stair lift.
(Visitor's parking stall is relocated close to the disabled stair lift.)

BCBC: Prior to Building Permit Submission Preparation

- Meet with the City of Richmond Building Officials to discuss code compliance issues: fire separations, exiting, fire fighting etc.
(Code consultant will be retained by the owner.)
- Provide a detailed code analysis regarding building design, classification; streets; exiting; spatial; etc.;
(A detailed code analysis will be provided.)
- If lower units are to be designed to accommodate the disabled, note door clearances, washroom dimensions, etc.
(Door clearances, washrooms etc are noted.)

Urban Design Comments

Adjacency:

- Clearly indicate cross access provided to proposed Site Development Scenario to adjacent parcels(s) to the west by the 6 m rights of passage lane to south property line;
(Cross access to the properties to the west is indicated.)
- Provide more detailed cross section with fully developed landscaping and earthworks to demonstrate the landscape and grading transition to the adjacent single family sites (8360 Cook Rd and 6591 Eckersley Rd.) to the west.
(More detailed cross section is provided.)

Urban Design & Site Planning:

- Proposal includes 70% street-fronting townhouse units with 29% units with enhanced accessibility and individual off-street entries at grade to reinforce the pedestrian activity of street, enhance the

safety of the public realm, and address livability for multiple-family occupancies. Ensure one (1) grade-level unit is fully adaptable with enhanced accessibility and a wheelchair accessible bathroom; *(One grade-level unit is fully accessible.)*

- Design development to ensure basic adaptability e.g., lever door handles, blocking to interior bathroom walls, and alignment for stair lift or lift (where possible) to all remaining units. *(Basic adaptability is ensured.)*
- Consider modulating the south and west parkade walls and particularly west side-yards with more detailed articulation and (possible) landscaping. The treatment of the parkade exterior is not sufficient to provide a neighbourly transition especially along the lane and the interior lot line. Design development is required to improve cladding material and improve articulation of the façade particularly on the south parkade wall; *(Design development is done to improve cladding material and articulation of the façade on the south façade.)*
- Consider provision of voluntary Public Art contribution to enhance interface at Main Entry, and Public Art installation in the courtyard to enhance social gathering space and play area. *(Public Art may be considered by owner.)*

Architectural Form & Character:

- Design development to introduce additional support bracketing to projecting bay windows on the third (3rd) floor level; *(Additional support bracket is introduced to projecting bay windows.)*
- Consider design development to balconies to introduce French doors (instead of sliders) with mullion details and bracketing to balcony superstructure; *(Owner prefers sliders. Bracketing is added to balcony superstructure.)*
- Design development to the “pergola” feature above the Main Entry off Cook Road to much more strongly relate to the architecture of the building and strengthen the expression of “main entry”. *(“Pergola” structure is enlarged.)*
- Design development to introduce additional support bracketing to projecting bay windows on the third (3rd) floor level;

Landscaping & Open Space Design:

- The Landscaped Outdoor Amenity Space in the form of a secure landscaped courtyard with children’s play area exceeds OCP requirements;
- Attractive landscape features have been incorporated such as low granite piers, cedar fencing; and generous landscape plantings to property lines and secure courtyard;
- An Arborist’s Report with Replacement Rationale and Table have been provided at Rezoning:
 - forty-one (41) trees will be removed - most are pioneer or volunteer/weed species with a number structural defects, disease and damage;
 - seventy-two (72) proposed replacement trees do not meet the required 2.0 replacement ratio. Minimum of eighty-two (82) trees must be planted – please revise drawings accordingly;
 - provide approximate quantity of woody shrubs to be planted at grade and to the courtyard, and as hedging.

Crime Prevention Through Environmental Design:

- As part of the building permit submission, a lighting plan for pedestrian entrances, access walkways and parking access aisles will be provided to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single family dwellings. *(Lighting design will be provided.)*

- Disposition of fenestration to provide good unobtrusive surveillance and overview to the streets, outdoor amenity spaces and rear parking access.
- Garbage/recycling areas have been well-secured.
- Design development to ensure barrier-free measures will be incorporated to address the functional needs of persons with disabilities, including those who are mobility, visually, and hearing impaired and have reduced manual dexterity or strength.
- Design development to address CPTED issues in entry “lobby” areas to ensure areas of concealment have been eliminated. Consider provision of additional strategic glazing to provide visually accessible areas for exit stairwells.
(Additional glazing will be provided.)
- Design development to fence, secure and address CPTED issues in the West Side Yard where access and opportunities for concealment may remain.
(Design development to fence, secure and CPTED issues are done in the West Side Yard.)
- Design development to secure and address CPTED issues in the South/Rear Side Yard where access to parkade and opportunities for concealment may remain.
(Design development to, secure and CPTED issues are done in the South Yard.)

Transportation & Traffic Comments

- Vehicular access to the proposed development will be off Eckersley Road.
- 6m Public Right of Passage (PROP) be provided along the south property line of the subject site to accommodate cross access to future consolidated development on 8360 Cook Road & 6580 Cooney Road.
- Small vehicle parking stall percentage (36%) is higher than the Zoning Bylaw requirement of 30% - this is supportable but a variance is required.
(Small vehicle parking stall is 36%. Variance is required.)
- The number of bicycle storage should be updated to 36 in the table on the top left corner of Drawing A01.
(The number of bicycle is updated to 36.)
- Indicate the mailbox location on revised DP plan.
(Mailbox located is indicated.)
- No garbage collection will be allowed off Cook Road.
- Prior to issuance of BP, provide a construction parking and traffic management plan to the Transportation Division (Ref: <http://www.richmond.ca/services/ttp/special.htm>).
(A construction parking and traffic management plan will be provided.)

Engineering Works Comments

- Development Applications-Engineering supports this Development Permit Application.
- All Development Application-Engineering Issues will be resolved via RZ04-267994 or SA07-355785.

Fire Prevention, Detection and Protection comments

- If the building is to be sprinklered, details are to be provided of fire department response location, fire alarm annunciator location, fire department connection location, fire alarm sequence of operation, and hydrant locations.
(FD connection, annunciator etc will be taken care at BP stage.)

Garbage & Recycling Comments

- Proposed garbage, cardboard and blue cart recycling enclosure meets requirements;

- Ensure garbage/recycling enclosure meets Fire Prevention's requirements - 10 feet away from combustible building or built of fire resistive materials.
(Garbage and recycling enclosure meet Fire Prevention's requirements.)

Richmond Advisory Design Panel Comments

Your application was presented to the Advisory Design Panel at three (3) meetings: Wednesday, May 17, 2007; Wednesday, June 6, 2007; and Wednesday, June 20, 2007. (Draft excerpts of the Notes or Minutes were provided to the applicant electronically.) To obtain a copy of the approved minutes, please contact City Clerks at 604-276-4272. The panel offered the following comments:

ADP Meeting: Wednesday, May 17, 2007

Discussion

In answer to several questions, the following advice was provided by applicants and staff:

- due to the long path between the handicapped parking stall and accessible unit, consideration would be given to moving the accessible unit closer to the parking stall;
- the west side setback from the building to the property line is 4.5 meters;
- the required side rear yard setback is 4.0 meters, the applicant is providing an additional 6.0 meters in the form of a lane right-of-way;
- there is no elevator; accessibility to the upper level units is provided by two staircases, a grand stair case, and secondary stair case;
- tenants moving into the building will use the grand stair case, which is 9 feet wide.

Other Comments from Panel members were as follows:

- the rhythm and the break up of the main stair case into two blocks is appreciated;
- the gables provide good texture, but could use more emphasis along main gable, consider making it larger;
- not comfortable with shed / roof concept on the model;
- the columns are half cultured stone and half wood, reconsider the detailing, try 2/3 to 1/3;
- the scale works and textures are acceptable;
- with regard to the exterior elevations and the gable element, the bays projecting over the brackets are questionable, reconsider the relationship between them and determine if it is a gable or a shed roof;
- the dormers appear to be small over the ground level entry, and seem to be fighting with the railings;
- the balcony and porch gables seem very close together and awkward;
- change of colour and texture will be very important;
- access and circulation issues will need to be addressed;
- the overall landscape scheme, particularly the west side is appreciated;
- the courtyard and shrubs are appreciated, but not the play structure; consider changing the play structure to a common green area;
- the functionality of the building is questionable; concerned about unit #216 and accessibility to the garbage via the courtyard in rain, snow or other weather elements;
- the upper floor exterior is cantilevered over the lower level, the foot print is larger, and gives the appearance that the concrete podium is supporting the entire building;
- a structural issue with a concrete structure and a wood frame, creates potential for differential shrinkage;

- concerned the lane serving this project and the adjoining one is the principal way to get to the project; open visitors parking spots backing onto the lane creates a challenge. Give careful consideration before creating this large area of asphalt as it is also an area of poor surveillance since units do not look out onto the space;
- avoid unsightly string of cars along the back stretch;
- consider reconfiguring the parkade entrance;
- make the staircase more functional;
- move parking spots to create opportunities for planting;
- the 4.5 meter setback from this development and the 2.0 meter setback from adjoining building would create a large dead space with poor surveillance and a potential to become “no mans land” serving no function, consider giving some side yard to the side unit;
- consider a means of getting off the podium to that area;
- consider raising the grade of that area;
- none of the washrooms look accessible on the ground floor units, consider providing the kind of access and functionality that may attract someone with physical limitations;
- make effort to create at least one fully accessible unit and make others visit-able;
- concerned about the surveillance along west property line, consider penetration of wall to give visual from the parkade;
- re-visit the conflict between gable detail and shed roof above it, consider a different roof form identifying a sense of entry that ties them back;
- the treatment of the concrete wall behind parking spaces needs to be more attractive, introduce openings, light and air into the parkade, or change of finish to avoid industrial and utilitarian look.

In response to the comments, the applicant advised that a suspended slab is used to avoid shrinkage. He then spoke about reconsidering the height restrictions.

Due to the absence of Quorum, a recommendation could not be considered.

ADP Meeting: Wednesday, June 6, 2007

Panel Discussion

Clarification was provided that the model, drawings and any other supporting material being presented was not updated to reflect revisions to the project since May 16, 2007.

Comments from the Panel were as follows:

- The adjacency of the corner units is very close; resulting in inadequate separation for privacy and fire safety issues.
- The project is enclosed from the street and needs further connection to exterior surroundings.
- The significant issues and concerns previously expressed have not all been addressed with proper response.

The Chair advised the applicant that the Advisory Design Panel tries to move forward all applications in an expedited manner, however had there been a quorum present on May 17, 2007, the recommendation would have been for this application to be re-submitted to the Advisory Design Panel.

Panel Decision

It was moved and seconded

That Development Permit 07-360243 (8400, 8440 Cook Road and 6571 Eckersley Road) be forwarded to the Development Permit Panel taking into consideration the comments of the Advisory Design Panel.

DEFEATED

It was moved and seconded

That Development Permit 07-360243 (8400, 8440 Cook Road and 6571 Eckersley Road) be re-submitted to the Advisory Design Panel with updated drawings and plans reflecting revisions made to the project in response to the Panel's comments and concerns from the discussion held on May 17, 2007.

CARRIED

ADP Meeting: Wednesday, June 20, 2007

Panel Discussion

In answer to several questions, the applicant provided the following advice:

One of the revisions to the project's plans that is not reflected in the packages received by the Panel, is a change of treatment at the rear south side of the building; the package shows only railings, however further articulation has been added.

- Upon a Panel member's request for clarification, Mr. Cheng reviewed the updated plan for the parking area, pointing out the two visitor's parking stalls and the back wall.
- In answer to a query, staff advised that there are two existing single-family homes on the west side of the property.
- The proposed 2 ft. change in grade is undertaken within the setback and does not encroach beyond the property line.
- In answer to a question about handicapped access to the main podium, Mr. Cheng, used a rendering to highlight the route for access to the lift and courtyard. Mr. Brunette advised that all direct access to the courtyard is located within the secured zone of the complex, and conforms to code.
- Mr. Cheng advised that a an Access Door has been added in the Overhead Garage Door to provide access to the garbage and recycling bins; and the proposed roofing material is asphalt shingles.

Comments from the Panel were as follows:

- The revisions made to the size of the washroom doors in consideration of accessibility are appreciated and encouraging to see.
- The courtyard scheme, and the roof expressions are appreciated; however a more synchronized relationship between the top roof expressions and the lower ones needs to be established. The general area seems to be more urban in detail than the proposed development. Consider removing the cultured stone from the building design. The applicant is encouraged to provide rain protection along the west elevation.
- The overall revised form is an improvement from the initial design. Concerns associated with privacy between units due to (1) the close proximity of the bedroom windows on the interior corner units, consider reducing the size of the windows; and (2) placement of three doors close together for different units at the northwest and northeast corners, consider flipping the entries to provide separation and privacy. The corner of Cook Road and Eckersley Road requires reinforcement.

- The modifications made to the roof have improved the design. The applicant is encouraged to further develop the design of (1) the main vehicular entry, as it is too plain, and resembles a back entry; (2) the corners of Cook Road and Eckersley Road to provide more emphatic expressions at both grades; and (3) the south west pedestrian entry, as it is currently plain and vague.
- Satisfied with the applicant's response to the comments previously made by the Panel.
- The modifications to the parking garage are a significant improvement, and the grille features along the parking garage walls assist in providing security however, the area could be further enhanced by (1) the addition of a trellis to introduce greenery up the wall; (2) a more intense landscape treatment to create an elegant arrival point; and (3) breaking up and softening the corner at the back by the two parking spaces with planting. Explore options for creating separation of the courtyard from the stairway and wall.
- Discussion ensued about this building not reflecting the evolving urban character of the area, and it was noted that introducing more urban character to the project would result in a substantial change of the design. It was further noted that this application responds to the building typology and maximum density that was supported in 2004, which is when the original rezoning application was initiated. The requirements and circumstances have significantly changed since then.

Panel Decision

It was moved and seconded

That Development Permit 07-360243 move forward to Development Permit Panel, taking into consideration the following comments provided by the Advisory Design Panel:

1. The inclusion of cultured stone on the columns is not considered integral;

(Owner prefers to include cultured stone on columns.)

2. Consider incorporating rain protection along the west side;

(Rain protection has been incorporated.)

3. Consider installing smaller windows in the bedrooms of the corner units to improve privacy;

(Windows have been modified.)

4. Consider "flipping" the entrances of the corner units to improve privacy;

(Entrances have been modified.)

5. Consider further design development to project's corners, particularly the northeast corner; and

(Project corners have been modified.)

6. Further design development to the garage entrance at the south side of the building.

(Garage entrance has been modified.)

Prior to the question on the motion being called, Panel member Thomas Leung advised that the applicant had approached him to retain his services for this project, however no contract has been established. Mr. Leung did not offer review comments associated with the project and did not vote on this item.

The question on the motion was called, and it was **CARRIED**.

Conclusion

Please review the above comments and revise the design and drawings to address these requested changes. Please provide three sets of the revised drawings; one full-size set and two reduced sets (maximum 11" x 17") along with written response to this letter for our review. It would be appreciated if you could provide a specific response to each Richmond staff and Design Panel comment. Please add your written comments directly into this document immediately following the specific comment and highlight your responses in '*bold italics*'. It would also be helpful if you could send a digital reply to me via e-mail.

The City of Richmond OCP has the following guidelines regarding protection of the existing trees:

- Trees to be retained must be fenced with construction fencing at the drip-line as soon as possible and prior to Development Permit Panel;
- Provide evidence of a contract to retain a qualified professional to monitor the existing trees during construction, including at least four (4) site inspections and a Letter of Compliance after construction is completed;
- The Letter of Credit may, at the discretion of the City, be cashed in an amount equal to the value of any existing trees damaged by construction or other causes.

NOTE: All of the particulars requested should be provided in order that delays in processing your application can be avoided. Insufficient or contradictory information may result in possible re-submissions to the Development Permit Panel which may cause further delays.

If you require further clarification or if you have any questions, please contact Terence Brunette at 604-276-4279.

Yours truly,

Terence Brunette
Planner

TCB:teb



No. DP 07-360243

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8400/8440 COOK ROAD & 6571 ECKERSLEY ROAD
Address: 201 – 445 WEST 6TH AVENUE
 VANCOUVER, BC V5Y 1L3

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 to:
 - a) Increase the percentage of small parking spaces from 30% per Bylaw to 36% as currently provided.
4. 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 #10 attached hereto.
5. Submission of detailed revisions to the design of:
 - a) Main Stair/Entry Vestibule
 - b) Garbage/Recycling Enclosure Area
6. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
7. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$68,023.52 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.
8. 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 07-360243

To the Holder: MATTHEW CHENG ARCHITECT INC.
Property Address: 8400/8440 COOK ROAD & 6571 ECKERSLEY ROAD
Address: 201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

9. 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 , .

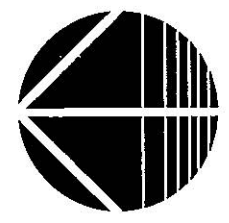
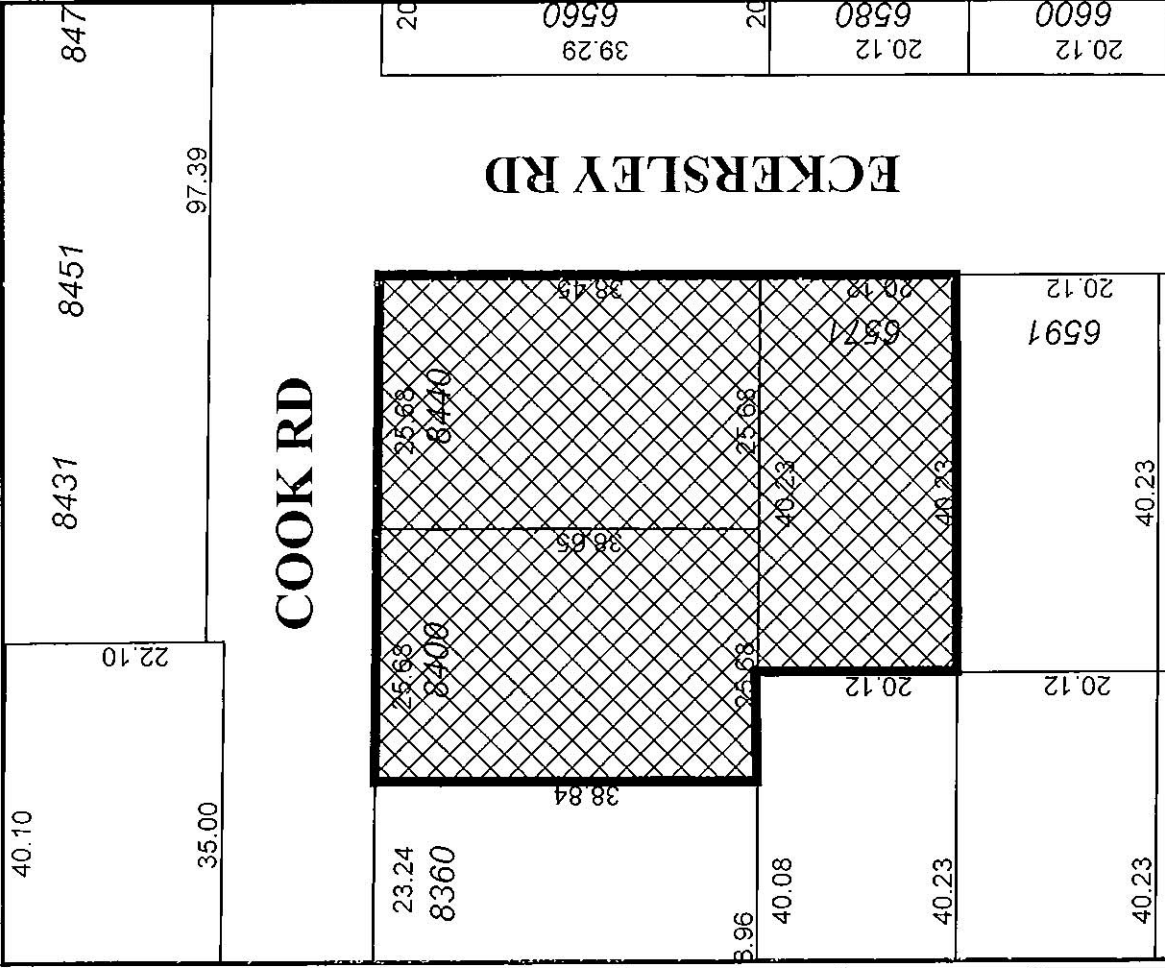
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 07-360243 SCHEDULE "A"

Original Date: 02/20/07
 Revision Date: 07/17/07
 Note: Dimensions are in METRES

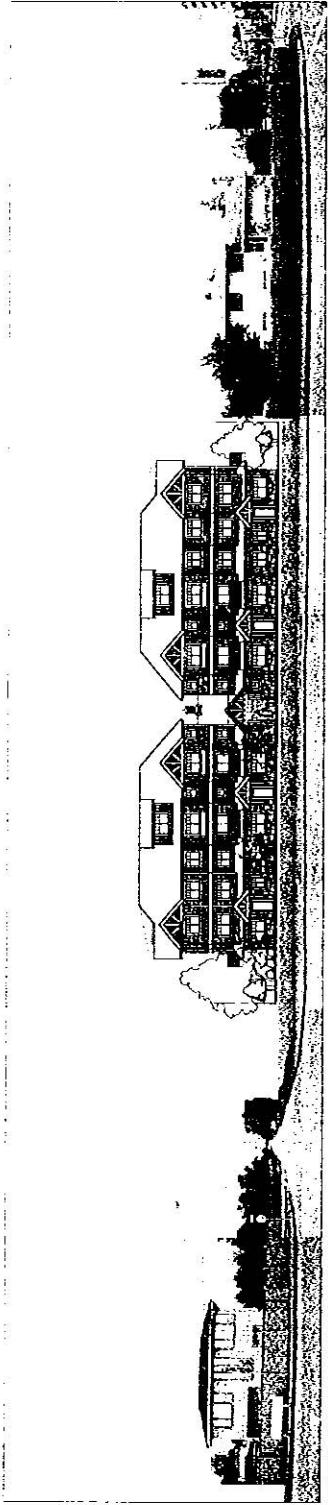


MATTHEW CHENG
ARCHITECT INC.

1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T6
CANADA
TEL: (416) 291-8888
WWW.MATTHEWCHENGARCHITECT.COM

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NO. 2074
REGISTERED ARCHITECT
R. 8/29/07 AND 2/08/08



COOK ROAD STREETSCAPE



ECKERDSLEY ROAD STREETSCAPE

TOWNHOUSE DEVELOPMENT
8400/8440 COOK RD.
AND 6571 ECKERDSLEY RD
RICHMOND, B.C.

NO. 2074
REGISTERED ARCHITECT
R. 8/29/07 AND 2/08/08

Project Name: STREETSCAPES
Project No.:
Scale:
Date:
Author:
Checked:
Approved:
Project Manager:

Matthew Cheng
2007/07/27
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T6
CANADA
TEL: (416) 291-8888
WWW.MATTHEWCHENGARCHITECT.COM

D0b



MATTHEW CHENG ARCHITECT INC.

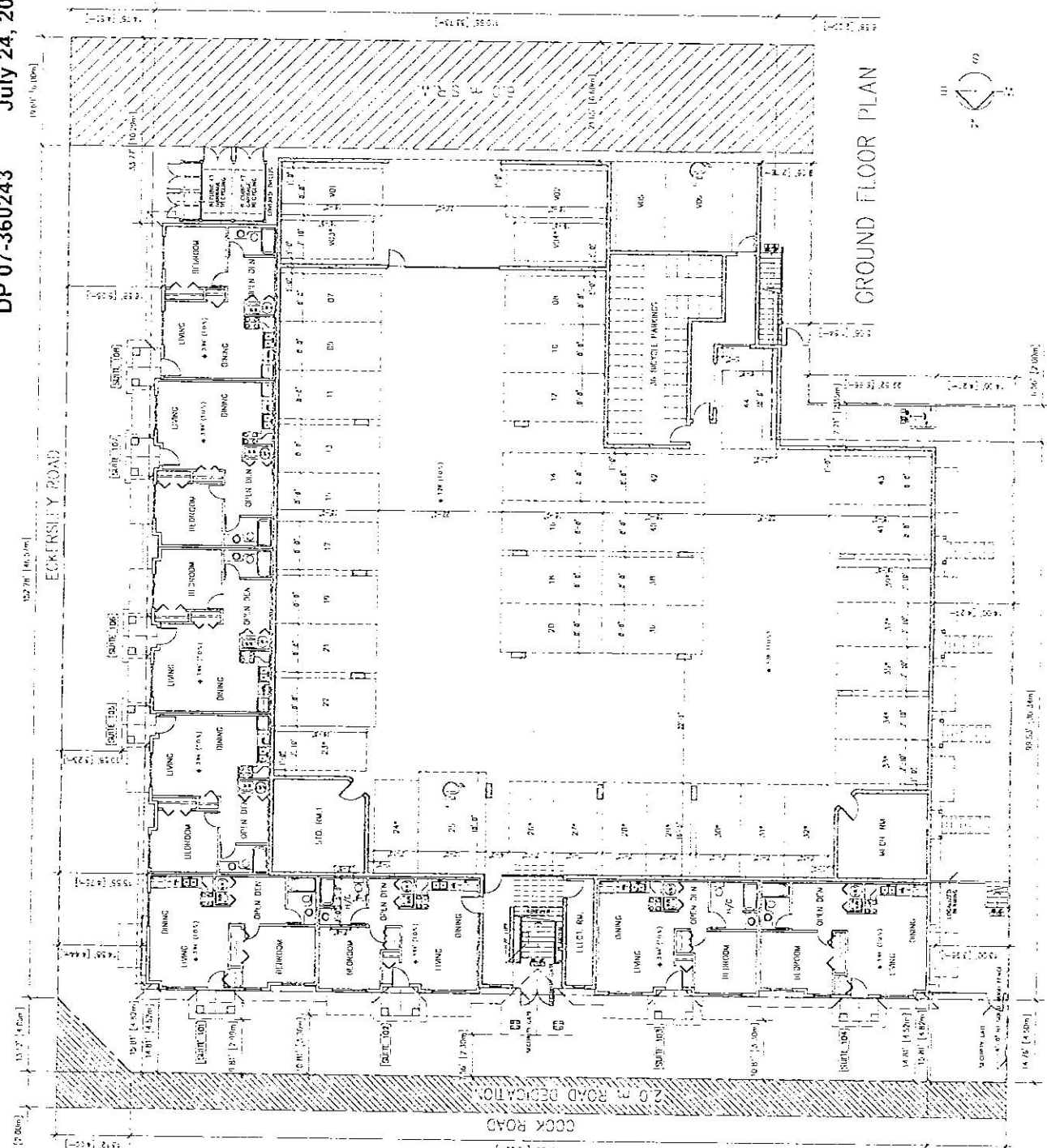
1100 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 2E6
TEL: 604-681-1100
WWW.MATTHEWCHENGARCHITECT.COM

Project Name: TOWNHOUSE DEVELOPMENT
8400/8440 COCK ROAD
AND 5571 ECKERSLEY RD
RICHMOND, B.C.

Site Plan and Ground Floor Plan

Scale: 1/8" = 1'-0"
Date: 07/24/07
Author: MCH
Checked: MCH
Title: SITE PLAN AND GROUND FLOOR PLAN
Project Number: 07-360243
Drawing Date: 07/24/07

DI



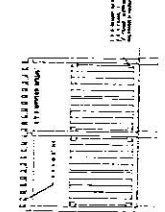
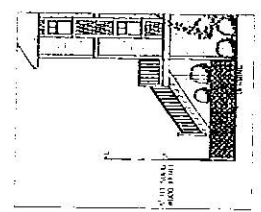
GROUND FLOOR PLAN



4.4. GROUND FLOOR PLAN: THIS PLAN SHOWS THE LAYOUT OF THE TOWNHOUSE DEVELOPMENT WITH THE LIVING AREA, DINING AREA, KITCHEN, AND BEDROOMS. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT.

4.5. TOWNHOUSE DEVELOPMENT: THIS PLAN SHOWS THE LAYOUT OF THE TOWNHOUSE DEVELOPMENT WITH THE LIVING AREA, DINING AREA, KITCHEN, AND BEDROOMS. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT.

4.6. TOWNHOUSE DEVELOPMENT: THIS PLAN SHOWS THE LAYOUT OF THE TOWNHOUSE DEVELOPMENT WITH THE LIVING AREA, DINING AREA, KITCHEN, AND BEDROOMS. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT. THE PLAN IS TO BE USED FOR THE DEVELOPMENT OF THE TOWNHOUSE DEVELOPMENT.



SECTION THROUGH TOWNHOUSE UNIT



MATTHEW CHENG ARCHITECT INC.

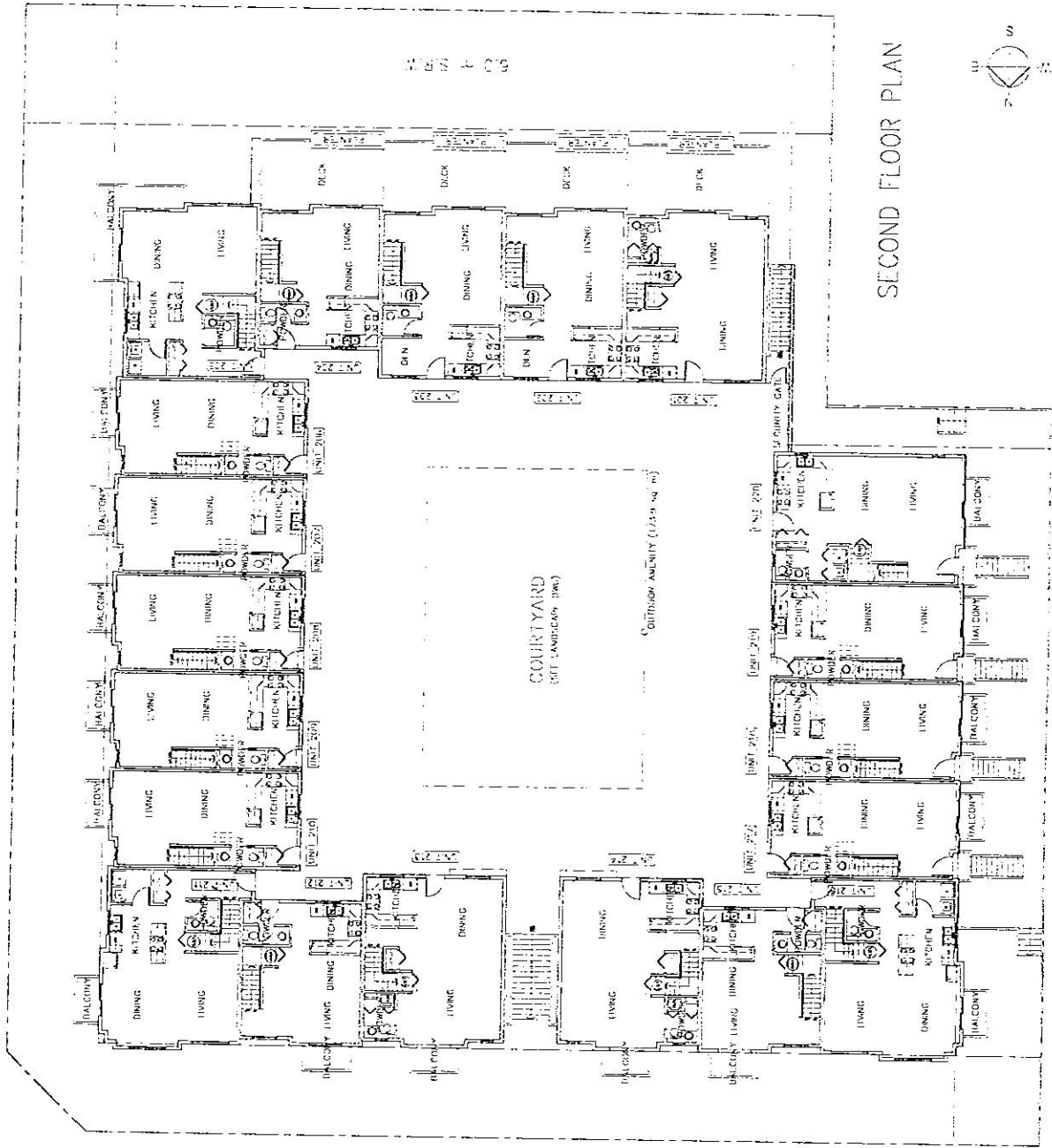
1100 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: (604) 681-1111
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PROJECT NO. 07-360243
DATE: 07/24/07
SCALE: AS SHOWN

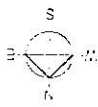
CLIENT: TOWNHOUSERS DEVELOPMENT
8400/8440 COOK RD
AND 6571 ECKERSLEY RD
RICHMOND, B.C.

Sheet Title
SECOND FLOOR PLAN

Owner: J.P. INC.
Architect: Matthew Cheng Architect Inc.
Scale: 1/8" = 1'-0"
Date: 07/24/07
Project Name: TOWNHOUSERS DEVELOPMENT
8400/8440 COOK RD AND 6571 ECKERSLEY RD
RICHMOND, B.C.
Page No.: D2
Page Total: 2



SECOND FLOOR PLAN



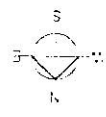
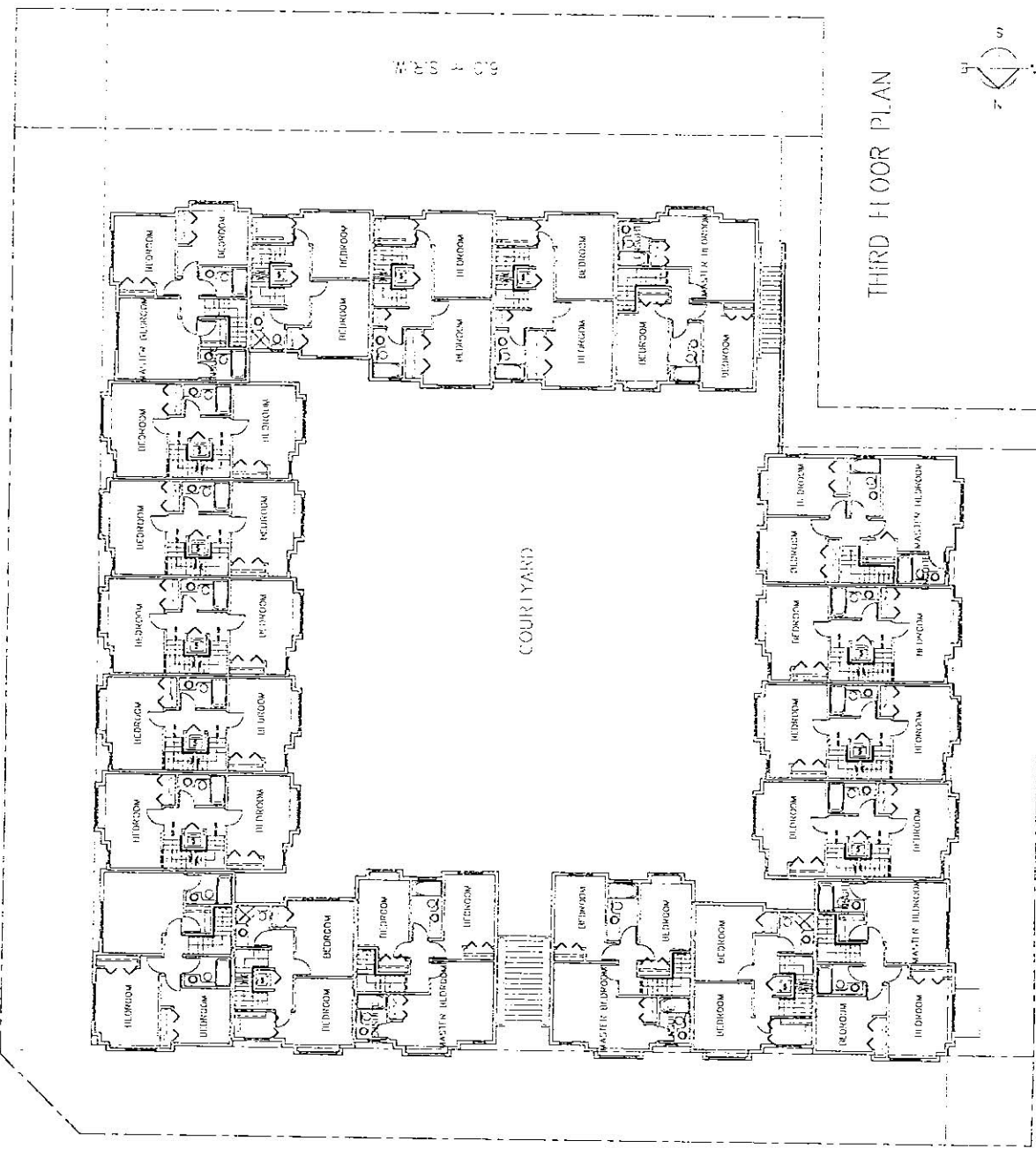


MATTHEW CHENG ARCHITECT INC.
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VANCOUVER, BC V6H 1T6
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WWW.MATTHEWCHENGARCHITECT.COM

TOWNHOUSE DEVELOPMENT
8400/8440 LOOK RD
AND 6571 ECKERSLEY RD
RICHMOND, B.C.

THIRD FLOOR PLAN

DATE: 07/24/07
PROJECT: 07-360243
DRAWN BY: M.C.
CHECKED BY: M.C.
PROJECT MANAGER: M.C.
SCALE: AS SHOWN
SHEET NO.: 03
TOTAL SHEETS: 03



THIRD FLOOR PLAN

D3



MATTHEW CLIFFTING ARCHITECT INC.

1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.MATTHEWCLIFFTING.COM

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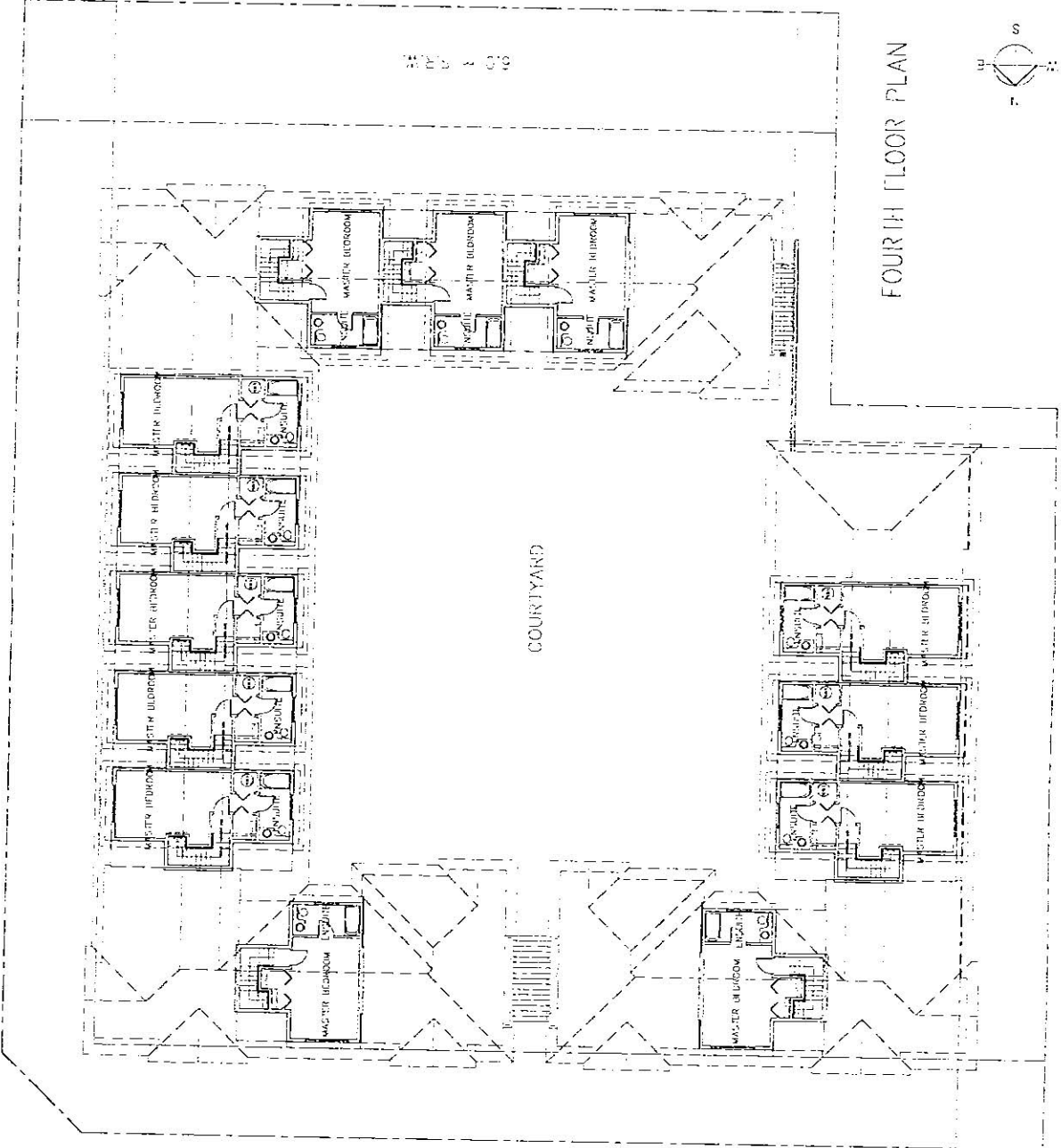
DATE: 07/24/07 BY: J. CLIFFTING

Consultant:

PROJECT FILE:
TOWNHOUSE DEVELOPMENT:
8400/8440 COOK RD
AND 6571 ECKERSLEY RD
RICHMOND, B.C.

Sheet Title:
FOURTH FLOOR PLAN

Issue No.	1
Date	07/24/07
By	J. Cliffting
Check by	
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Project Name	
Project No.	
Sheet No.	D4



FOURTH FLOOR PLAN



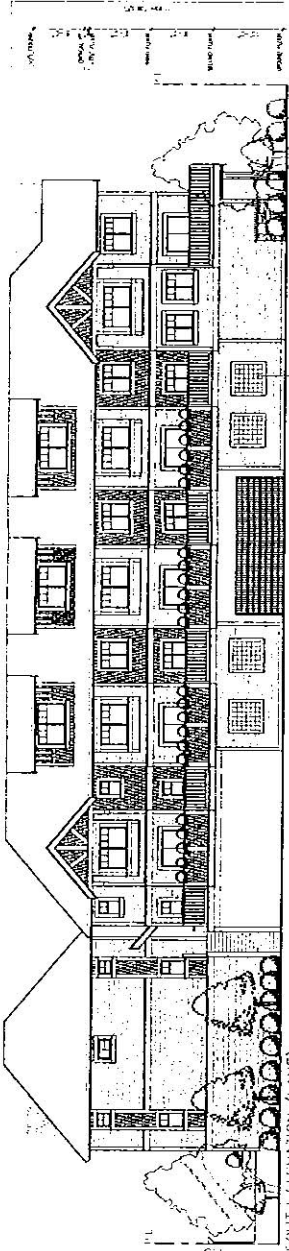
MATTHEW CHENG ARCHITECT INC.

1000 BROADWAY, SUITE 400, RICHMOND, VA 23219
TEL: (804) 771-1111 FAX: (804) 771-1112
WWW.MATTHEWCHENGARCHITECT.COM

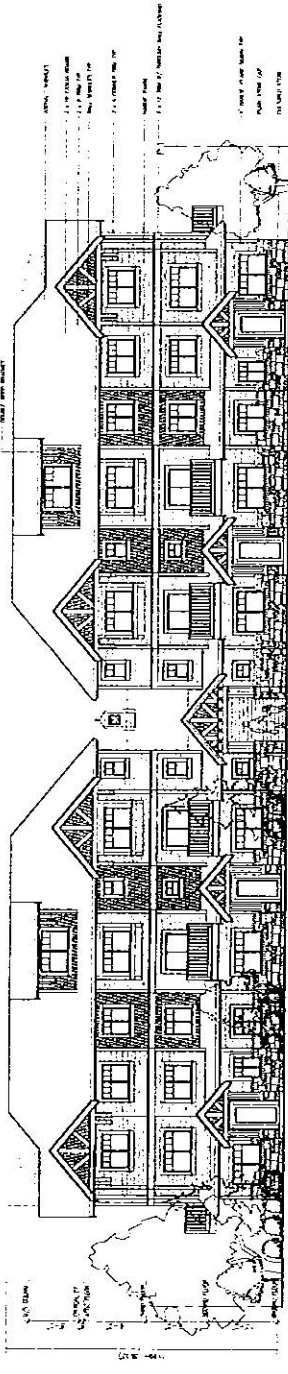
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DATE: 07/24/07 REV: 001

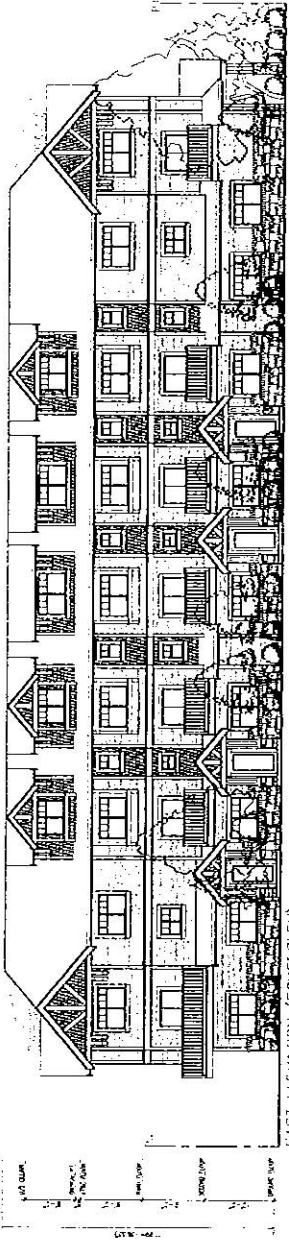
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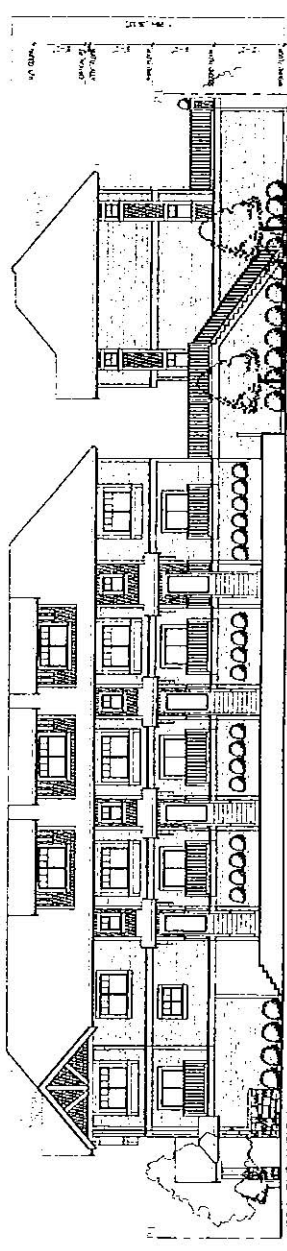
SOUTH ELEVATION (LANE)



NORTH ELEVATION (COOK ROAD)



EAST ELEVATION (ECKERSLEY)



WEST ELEVATION

Project Title: TOWNHOUSE DEVELOPMENT
8400/8440 COOK RD
AND 6571 ECKERSLEY RD
RICHMOND, B.C.

Sheet Title: ELEVATIONS

Author:	JMC
Checker:	JMC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	2007/07/27
Print Date:	

D5

DP 07-360243

July 24, 2007

No. 8



MATTHEW CHIENG ARCHITECT INC.

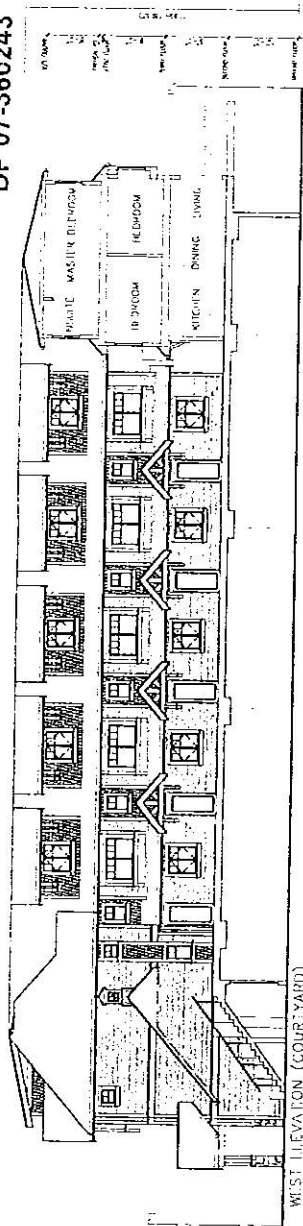
1100 WEST 10TH AVENUE SUITE 100
VANCOUVER, BC V6H 1T5
TEL: 604-681-1111
WWW.MATTHEWCHIENGARCHITECT.COM

PROJECT NO. 07-360243
DATE: 07/24/07

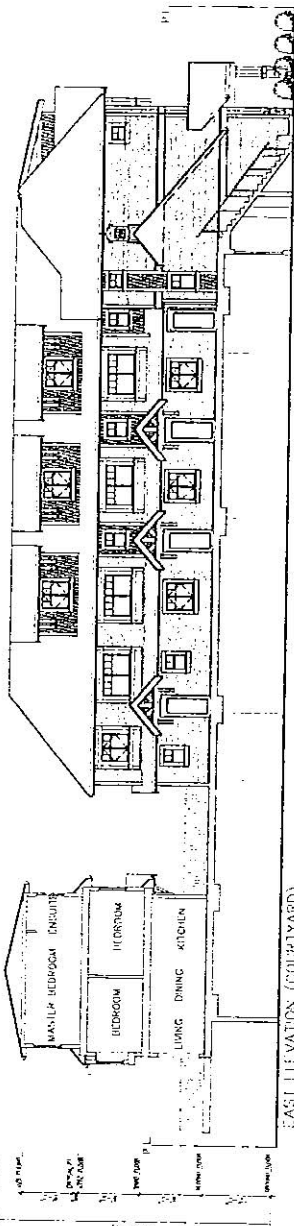
TOWNHOUSE DEVELOPMENT
8400/8440 CORK RD
AND 8571 ECKERSLEY RD
RICHMOND, B.C.

BUILDING SECTIONS

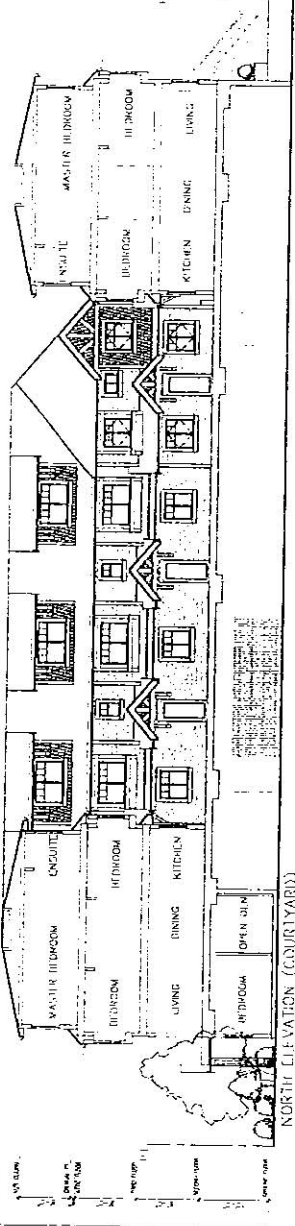
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Drawing No: 07-360243-01
Sheet No: D6



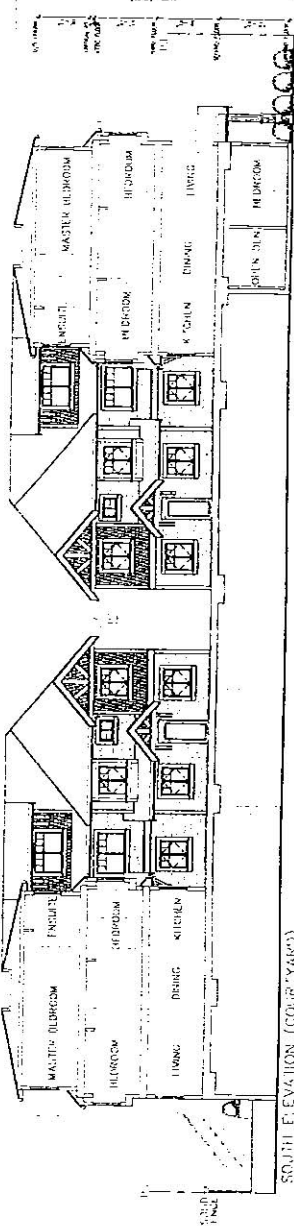
WEST ELEVATION (COURTYARD)



EAST ELEVATION (COURTYARD)

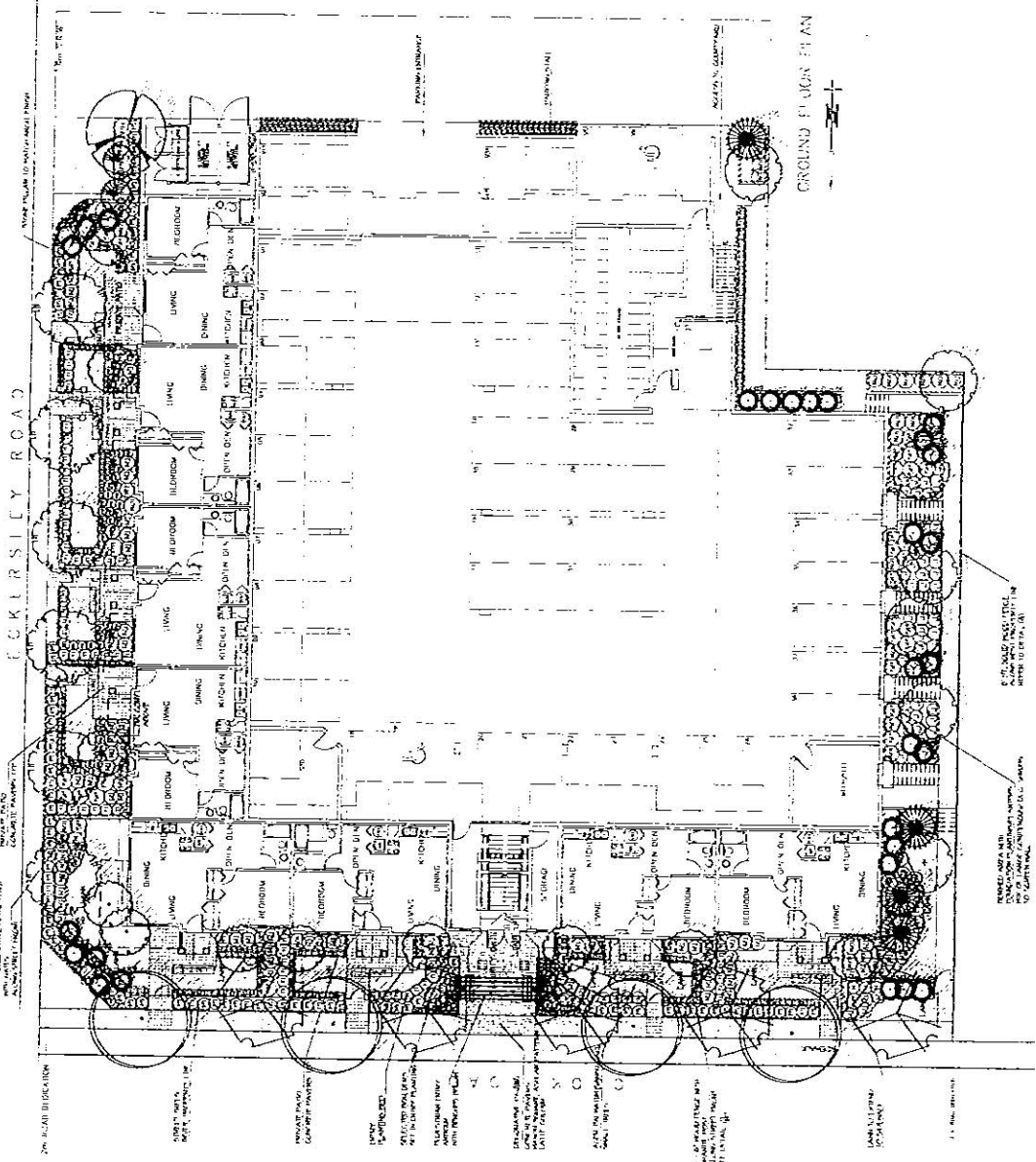


NORTH ELEVATION (COURTYARD)



SOUTH ELEVATION (COURTYARD)

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NO.	DESCRIPTION	QTY	UNIT	TOTAL
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34	SP. PLANTING WITH 10' x 10' PLANTER	1		1
35	SP. PLANTING WITH 10' x 10' PLANTER	1		1
36	SP. PLANTING WITH 10' x 10' PLANTER	1		1
37	SP. PLANTING WITH 10' x 10' PLANTER	1		1
38	SP. PLANTING WITH 10' x 10' PLANTER	1		1
39	SP. PLANTING WITH 10' x 10' PLANTER	1		1
40	SP. PLANTING WITH 10' x 10' PLANTER	1		1
41	SP. PLANTING WITH 10' x 10' PLANTER	1		1
42	SP. PLANTING WITH 10' x 10' PLANTER	1		1
43	SP. PLANTING WITH 10' x 10' PLANTER	1		1
44	SP. PLANTING WITH 10' x 10' PLANTER	1		1
45	SP. PLANTING WITH 10' x 10' PLANTER	1		1
46	SP. PLANTING WITH 10' x 10' PLANTER	1		1
47	SP. PLANTING WITH 10' x 10' PLANTER	1		1
48	SP. PLANTING WITH 10' x 10' PLANTER	1		1
49	SP. PLANTING WITH 10' x 10' PLANTER	1		1
50	SP. PLANTING WITH 10' x 10' PLANTER	1		1

DMG
 ARCHITECTS
 215 W. 10th Street
 Suite 1000
 Vancouver, BC V6C 2B7
 Tel: 604.681.1111
 Fax: 604.681.1112

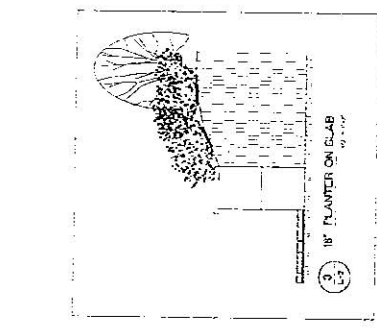
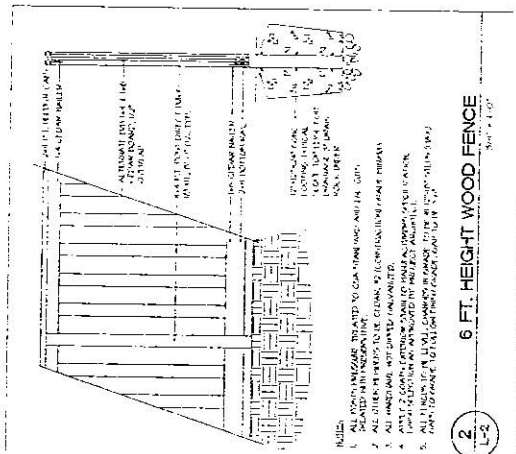
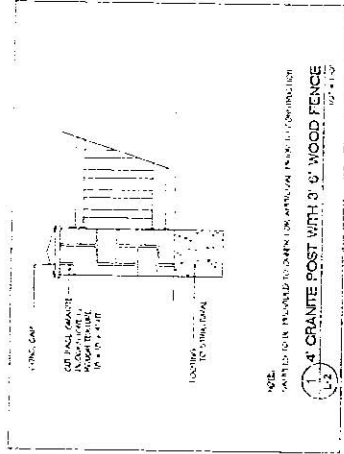
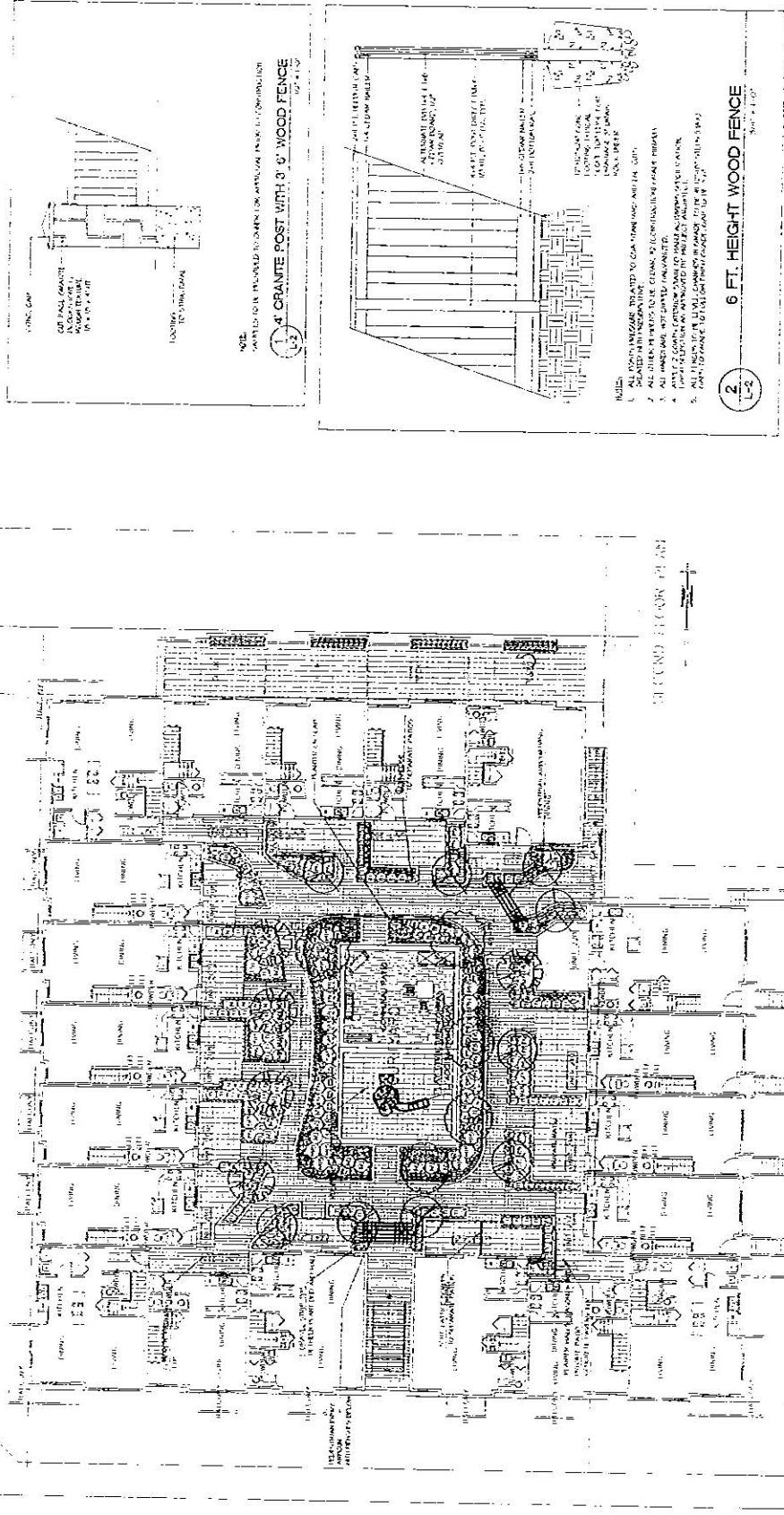
27 UNIT TOWNHOUSE
 1000 COOK ROAD
 RICHMOND, BC

LANDSCAPE PLAN
 GROUND FLOOR

DATE	10/24/06
SCALE	1" = 10'-0"
PROJECT NO.	07-360243
DATE	07/24/07
BY	DMG
CHECKED BY	DMG
DATE	07/24/07
PROJECT NO.	07-360243

L1

NO. 11
DATE: 7/24/07
DRAWN: [Name]
CHECKED: [Name]
SCALE: AS SHOWN



PLANT SCHEDULE

DATE: 08/20/07

NO.	PLANT NAME	COMMON NAME	REMARKS
1
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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE-FREE SOURCES. PROVIDE CERTIFICATION UPON DELIVERY.

DMG
landscape architects

417 North ...
Richmond, VA 23220

Phone: (804) 788-2800
Fax: (804) 788-2801

PROJECT: 27 UNIT TOWNHOUSE
8400-8440 COOK ROAD
RICHMOND, VA

DATE: 7/24/07
DRAWN: [Name]
CHECKED: [Name]
SCALE: AS SHOWN

LANDSCAPE PLAN
COURTYARD + DETAIL

L2