



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: August 16, 2002
File: DP 02-202952
Re: Application by Darshan Rangi for a Development Permit at 9191 Blundell Road

Manager's Recommendation

That a development permit for a property at 9191 Blundell:

1. Be issued to allow the construction of a 7-unit residential complex on a site zoned Comprehensive Development District (CD/28), and to:
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - ☐ allow stairs to project 2.5 m (8.202 ft) into the front yard setback, and to
 - ☐ allow entry trellises to be constructed within 0 m (ft) of the front yard or side yard setback, and
3. **Deny** the request to vary the provisions of the *Works and Services Bylaw* to:
 - not relocate two hydro poles,
 - not upgrade Blundell Road,
 - not install ornamental street lights,
 - not service the back lane with storm sewer and hydro (only to provide catch basins in the middle of the lane),
 - not build the retaining wall in the lane (only to plant Cedar hedge), and
 - not upgrade Heather Street beyond the north property line.

Joe Erceg
Manager, Development Applications

JE:ajl
Att. 1

Staff Report

Origin

Darshan Rangi has applied to develop a seven-unit project at the north east corner of Heather Street and Blundell Road, in the McLennan South Planning Area. The project consists of a five-unit building at the corner, with a coach house behind. The coach house contains six parking spaces accessible to the lane, with two units above. There is also a small amenity "exercise room", a children's play structure and two surface parking spaces in the development.

The site is currently zoned CD/ 28, however the CD/ 28 text is in the process of being changed, and is scheduled for the public hearing September 16, 2002. The attached plans for the development permit reflect the changes, and therefore the development permit panel's recommendation should not be sent to Council until after the zoning text changes are adopted.

At the rezoning stage, the applicant agreed to road and lane dedications and improvements on Blundell Road, Heather Street and the lane, however he is now asking that these requirements be relaxed (see attached letter).

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

Development Information

Site Area:	869.669 m ² (9,361.34 ft ²)
Building Area:	564.739 m ² (6,079 ft ²)
Site Coverage:	45% Allowed 26.4% Proposed
F.A.R.:	.65 Allowed .649 Proposed
Parking:	8 Spaces Required 8 Spaces Proposed

Findings of Fact

Development surrounding the subject site is as follows:

To the north and east are large residential holdings slated for re-development;

To the south, across Blundell Road there are single family residences (and diagonally, to the south west, is the Garden City/Blundell neighbourhood shopping centre, and

To the west, across Heather Street are older single family residences in the process of being rezoned for townhouse development (Palladium).

Guidelines for form and character are found in the Official Community Plan, Schedule 2.10D, the *McLennan South Area Plan*.

Staff Comments

Note: The applicant's response is shown in **bold type**.

Urban Design Planner

This small project has chosen a coach house, an innovative housing form not tried before in Richmond, although it is fairly common in Vancouver and other cities. The overall result is generally satisfactory from an urban design point of view. The design could be improved by eliminating one unit and redistributing the floor area to other units, for example make the coach house one large unit. This would also reduce the required parking by one unit, thereby freeing up some more ground space.

We agree with the Design Panel, that the project could easily be made more universally-accessible (three of the units have a substantial amount of living space at grade). To do this would require ramping the entries and putting pocket doors in slightly larger bathrooms.

The garbage bin shown on the site plan is not necessary. Curb-side pickup would be more appropriate for this small project.

The existing trees on the site should be retained. The plant list should specify the number of plants. All wood fences, etc. should be stained or painted, two coats.

The applicant does not want to reduce the number of units or add ramping to the living space at grade. The landscape architect has screened the proposed garbage area and incorporated the existing trees into the plans.

Transportation Staff

The turn into the visitor parking space in the Heather Street setback may be tight. There also is a concern that so many parking spaces (8) close together back into the lane (especially once the lane continues through the adjacent lots). **This was agreed to at the rezoning stage.**

City Centre Planner

The concept and form is consistent with that seen at the rezoning stage. Improvements have been made to the facades, especially along the lane. The garbage should not be located within the setback along Heather Street. Perhaps it could be relocated to the east side of the site at the head of the open parking stall. The visitor stall in the Heather Street setback was indicated as being acceptable at the rezoning stage, but it must be paved with decorative paving and should be separated from the sidewalk by a low hedge to ensure that drivers do not encroach on the sidewalk. Nice to see wood siding. No other significant urban design issues. **Hedge has been added along Heather Street to screen the visitor parking stall and proposed garbage area.**

Engineering

The applicant has submitted a letter requesting an amendment to the *Works and Services Bylaw*
To:

- not relocate two hydro poles,
- not upgrade Blundell Road,
- not to install ornamental street lights,

- not to service the back lane with storm sewer and hydro (only to provide catch basins in the middle of the lane),
- not to build the retaining wall in the lane (only to plant Cedar hedge), and
- not to upgrade Heather Street beyond the north property line.

Staff do not support this request for the following reasons:

Most of the five variances requested have been generally or specifically identified as requirements in the Rezoning staff report dated November 18, 2001, and Council adopted the resolutions in that report. Relocation of the power poles and hydrant was not identified in the staff report, as they only became issues once the consultant did the engineering design.

Response to each variance request:

1. Relocation of the power poles is consistent with Engineering and Transportation policy, but should they stay, it also increases liability to the City for restricted sightlines and general pedestrian safety.

2. As properties redevelop around the perimeter of McLennan South (and around Richmond), City policy has been to create a grass and treed boulevard. This is consistent with policy. It is unfortunate that the hydrant is located where the sidewalk is being relocated to, but if it were left, we have a liability issue with a significant obstruction on a City sidewalk.

3. City policy is to get ornamental street lights in conjunction of other frontage improvements. This includes our lanes which include lighting in their standards.

4. The lane must be fully serviced to the far east edge so that those services can be extended when the lane eventually extends. Although no surrounding grades are shown on the approved design drawings there must be at least a 0.5m grade differential for a retaining wall to be required. As the lane design is right to the neighbours' edge, a retaining wall is required so the lane will not collapse into the neighbours' property.

5. The flare on the lane access crossing and the asphalt taper back to existing Heather road edge are required as a public safety issue and are completely consistent with standard Engineering practice and policy.

Analysis of the McLennan South Guidelines

1. General Guidelines for Transition Areas:

- ☒ Setback and landscape between housing types/ neighbourhoods.
- ☒ Entry portals, etc. for transition. No vehicle gates.
- ☒ Edges between properties to be semi-private but open (no high fences).

2. General Architectural Guidelines:

Building Scale and Form:

- ☒ Single-family form and massing.
- ☒ Reduce building scale by varied housing types and design.
- ☒ Reduce the apparent height of buildings.

- ☒ Balconies inset - no large projecting balconies on street-front.

Roof Treatment:

- ☒ Pitched forms visible from the street.
- ☒ Decorative elements such as dormers to complement the pitched form.
- ☒ Re-emphasize the pitch at the ground floor level, such as at front doors.
- ☒ Materials should be natural or west-coast.

Windows:

- ☒ Residential scale, operable, and with strong identity.
- ☐ Not flat, but bays, box widows, French balconies, trim, shutters, or similar features. **Windows on the east elevation appear somewhat flat.**
- ☒ Visible at sidewalk level and clear glass for surveillance.
- ☒ Traditional character, not bubbles or skylights visible from the street.

Entrances:

- ☐ Direct grade access for front doors. **Front doors are reached via stairs. (This also has implications for wheelchair access.)**
- ☒ Visible from the street.
- ☒ Emphasize ground-level entries – no two-storey entries.
- ☐ Minimize exterior staircases, except along arterial roads. **There are four exterior stairs in the area between the two buildings. These could probably be reduced by combining (sharing) the two from the coach house.**

Materials:

- ☒ Use high-quality natural materials, or at least replica materials with wood trim.
- ☒ Obviously synthetic materials (plexi-glass, etc.) should not be visible on the outside of buildings.

Colours:

- ☒ Use muted, Heritage colours.
- ☒ Less than 50% of any wall area to be a colour which “draws attention” to the wall.
- ☒ Vary colours to reinforce smaller components and reduce the apparent scale of buildings.

3. General Landscape Guidelines:**Intent:**

- ☐ To preserve wood-lots and hedgerows having mature trees. **n. a.**
- ☐ Use lush vegetation and native plants to promote wildlife habitat. **The landscape plans do not indicate any native plants. For some recommendations as to appropriate native plants for**

Richmond, refer to www.city.richmond.bc.ca/planning/wildflower.htm; in particular there is a list of native perennials. For suggestions for trees and shrubs, refer to www.city.richmond.bc.ca/planning/environment/esa.htm .

Tree Preservation:

- ☒ Plan open spaces based on a tree survey, and group buildings around these spaces.
- ☒ Avoid fill and grading on existing tree roots, or use tree wells.
- ☒ Tree wells to be a minimum of 1.5 times the diameter of the tree's drip-line.

Common Open Space:

- ☐ Co-ordinate contiguous blocks of existing mature trees on adjacent sites. **The application does not include any information about the adjacent sites.**
- ☐ Encourage privately-owned, publicly accessible open space (POPAS). **None proposed.**
- ☒ Landscape front yards to enhance the streetscape.

Driveways:

- ☒ Locate and construct driveways and buildings so as to preserve existing trees.
- ☒ Use lanes for vehicle access, or else screen vehicle entrances from the road.
- ☒ No driveway access to arterial roads or entry roads.

Retaining Walls:

- ☒ Maximum height of retaining walls on street frontage to be 1m, except for tree wells for existing trees.

Water and Habitat:

- ☐ Enhance or create wildlife habitat using ponds or wetlands with native aquatic and terrestrial plants. **No wetlands or ponds are proposed.**

4. Special Character Guidelines for Neighbourhood 'A':**Building Types:**

- ☒ Three-storey on parking, 2-2 ½ storey townhouse, or one-storey wheelchair accessible.

Managing Transitions:

- ☒ 6m setback from arterial roads.
- ☒ Concealed parking.
- ☐ 9m setback and height step-back on ring road (adjacent to neighbourhood B1). **n. a.**
- ☐ Height step-back to neighbourhood C2. **n. a**
- ☐ Screen neighbourhood pub with fence and hedge. **n. a**

Architectural Guidelines

Building Scale:

- ☒ Avoid overshadowing of the natural realm.
- ☒ Minimum 4m between buildings.
- ☒ Maximum building width 45m, and 2m x 2m recesses approximately every 8m.

Entrances, Porches and Stairs:

- ☒ Exterior stairs to front doors along streets.
- ☒ Accentuate staircases with traditional railings such as wood or iron.
- ☐ Along arterial roads, where there are berms, stairs to blend in. **n. a**

Balconies, and Private Open Spaces:

- ☒ Generally discouraged.
- ☐ Along arterial roads, balconies may be on the third level , if recessed. **n. a**

Materials:

- ☒ See general guidelines, but brick is discouraged, and stucco should be minimized.

Heritage Building Form:

Buildings near the heritage house at 7011 Ash Street (near Granville Avenue) should adhere to the following special heritage guidelines: **n. a**

Landscape Guidelines**Plant Materials and Open Spaces:**

- ☐ Evergreen trees @ irregular spacing (20m+) along Garden City Road. **n. a**
- ☒ 60% evergreen plants, grouped where possible.
- ☐ Seasonal effect to be provided by flowers with bulbs. **To be determined.**
- ☒ Windows and doors to be visible from the street.
- ☐ Driveways among the ring road to have columnar trees. **n. a**
- ☒ Soften buildings along the street edge with vines and shrubs.
- ☐ POPAS along the ring road with mature trees, with under-storey trimmed for visibility. **n. a**
- ☐ Tall columnar trees in side yards. **n. a**

Landscape Along Arterial Edges:

- ☒ Tall, rapid-growth trees behind buildings.
- ☐ Front berms with hedge to hide parking. **n. a**

Parking and Driveway Treatment:

- ☐ The first 10m of driveway (off the ring road) to be grey paving material other than asphalt. **n. a**
- ☐ Parking screened with 2m hedge or trellis. **n. a**

Retaining Walls, Planter Walls and Fences:

- ☒ Retaining walls maximum 1m, of stone or treated timber.
- ☒ Screen walls with landscaping.
- ☒ Hedges maximum 1m at the property line.
- ☒ Fences not allowed in front setback.

Design Panel Comments

The Panel's comments, from their meeting of June 5, 2002, are as follows:

The Chair prefaced the staff introduction to the project with the note that the issues of a lack of an architect, a BC registered landscape architect and a model, raised at the previous meeting had apparently been rectified.

Mr. Jamieson said that the property was in the process of rezoning. A small coach house plus a five unit building on the front of the property, were planned. The McLennan South area guidelines were attached to the plan. Mr. Jamieson noted that the landscape plan indicated no existing trees on the property, but that existing trees are located on the corners of the site, and should be retained.

Mr. Von Drathen said that his understanding of the Panel's concern was that the project was subject to the architect's act and that to address this, he proposed installing a firewall(s) to remedy the situation.

The Chair pointed out that the proposed remedy did not meet the intent of the Architect's Act which was that any project of 5 units or more required an architect.

A brief discussion ensued on the matter during which Mr. Von Drathen expressed the opinion that the AIBC should issue a letter on the matter, and that this was not a role of the Panel. Mr. Von Drathen, explaining that he did not want to be contrary to the Act, said that were he to be in receipt of such a letter, the project would be passed on to an architect.

The Chair concluded the discussion by recognizing the difficulty of the situation and suggesting that the Panel review the project subject to clarification of the intent of the Architect's Act. Mr. Jamieson recognized that this project was in process prior to the receipt of the memorandum from the Architectural Institute of British Columbia dated March, 2002. Panel members Glenn Burwell and Alex Jamieson, as members of AIBC, said they would be refraining from comment and vote on the project; David Lee declared himself to be in a conflict of interest on the project.

Mr. Von Drathen, with the aid of elevations, site plans and an artist's renderings, said that a number of changes had been made to the project since the preliminary presentation. The McLennan South guidelines were fully complied with. The vehicular access from the front units to the carriage house had been addressed – access points had been added. The consistency of the

gables to the front had been increased. Mr. Von Drathen said that the project was overburdened by the costs of the upgrades to Heather St. and Blundell Road.

Mr. Laurie Freeman, landscape architect, said that his company, Landscape Associates, had been registered in BC since 1999. Mr. Freeman holds a landscape architect licence in Washington state. The landscape plan for the project was to develop a sense of community, 'a neighbourhood within a neighbourhood'. Gazebos, a clipped hedge around the front, a small play area, existing trees and residential tree types have been incorporated into the plan.

In response to questions Mr. Freeman said that a narrow evergreen hedging cedar was planned for alongside the visitor parking and also to screen the garbage container; a small boxwood was planned for other areas within the site. A cement wall was noted to provide privacy between yards and front entries.

Critique and Decision

Constable Julie Powroznik provided written comments.

- The west elevation does not read like it is addressing the street; could be friendlier to the streetscape;
- Could turn a gable and get more trim on the outside
- The outdoor spacing between the two buildings must be fully developed to be successful;
- The use of materials was commended;
- The bathrooms are not accessible and should be to some degree;
- Sufficient space between the visitor parking stall and the sidewalk did not exist for the planned cedar hedge; screening or fencing was suggested;
- The arbour structure could require a stronger top section;
- The boxwood hedge should be planted 1 to 1.5 feet apart;
- Play areas should be required;
- The rear yards of south units should be defined to create separation between the yards and the common walkway;

The Chair advised the panel that as a member of AIBC, he would abstain from the vote on the project, but that he would provide comment on the project.

At this point quorum was lost.

Variances

The applicants are seeking minor setback variances for stairs and trellis-entry features. Staff have no objections to these variances.

The applicant has also requested variances to the *Works and Services Bylaw* to exempt him from doing certain frontage improvements, but staff do not support this request.

Analysis

This small project, if well-built, could set a precedent as the first coach house in the neighbourhood, if not in all of Richmond. The units are modest-sized, and the fact that all of the parking is directly off the lane frees up some open space on the rest of the site.

The plans generally conform to the regulations and guidelines. Although the applicant has refused to return to the Design Panel, the plans have generally been changed to respond to the Design Panel's comments, except for the ones about accessibility and CPTED.

The applicant had agreed to frontage improvements at the rezoning stage, but now wishes to be relieved of most of the requirements. Staff do not support this request for reasons of public safety and also because Council has resolved that these works are a condition of the rezoning. In addition, other developers throughout the City Centre are doing similar upgrades and therefore the requirements are consistent.

There are two different permits attached, one with the proposed amendments to the Works and Services bylaw, and one without, so that the Panel can choose which one to send forward to Council.

Conclusions

Mr. Darshan Rangi has applied for a development permit to construct a seven-unit residential development. The plans generally conform to the guidelines and City regulations, but the applicant has asked for relief from frontage improvements. Some minor variances are required. Staff generally support this application, but do not support the relaxation of the *Works and Services Bylaw*.



Alex Jamieson
Planner 2 - Urban Design

AJ1:aj1/ att.2

Note: There are conditions to be met:

- ☐ Prior to Council: A letter of credit for landscaping.
- ☐ Prior to a building permit: Protective fencing shall be erected at the drip-line of existing trees to be retained.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application Development Applications Department

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

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

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

Property Address(es): 7191 BLUNDEN ROAD

Legal Description(s): LOT 1, EXC. POL. B (BYLAW PLAN 72466)

SEC. 15, BLK 411 R 611 N41D, PLAN 9460

Applicant: DARSHAN S. RANGI, 6108 #5 ROAD, RICHMOND, BC

Correspondence/Calls to be directed to:

Name: FREDERICK W. DON DRATKE

Address: 9597 FRANCIS ROAD

RICHMOND, BC, V6Y 3A6 V6Y 3A6

Tel. No.: 604-241-1944 604-241-1947

Business

Residence

E-mail

Fax

Property Owner(s) Signature(s): [Signature]

Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use

Date Received: Mar 20/02

File No.: 02-202952

Only assign if application is complete

Application Fee: 735-

Receipt No.: 02-0029380

ENTERED



City of Richmond
Urban Development Division

Development Permit

No. DP 02-202952

To the Holder: Darshan Rangi
Property Address: 9191 BLUNDELL ROAD
Address: 6108 NO. 5 ROAD, RICHMOND, BC

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1, 2 and 3 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, trees, boulevards, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 and #7 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived. In addition to other remedies, if the existing trees on the site die as a result of construction activities, the City may cash the letter of credit in an amount equal to the value of the trees.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$12,158.00

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

6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond
Urban Development Division

Development Permit

No. DP 02-202952

To the Holder: Darshan Rangi
Property Address: 9191 BLUNDELL ROAD
Address: 6108 NO. 5 ROAD, RICHMOND, BC

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 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, trees, boulevards, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 and #7 attached hereto.
4. The "*Richmond Off-Site Works and Services Bylaw #5720*" is hereby varied or supplemented as follows to :
 - not require relocation of two hydro poles,
 - not upgrade Blundell Road,
 - not install ornamental street lights,
 - not service the back lane with storm sewer and hydro (only to provide catch basins in the middle of the lane),
 - not build the retaining wall in the lane (only to plant Cedar hedge), and
 - not upgrade Heather Street beyond the north property line.

To the Holder: Darshan Rangi
Property Address: 9191 BLUNDELL ROAD
Address: 6108 NO. 5 ROAD, RICHMOND, BC

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There is filed accordingly:

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5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

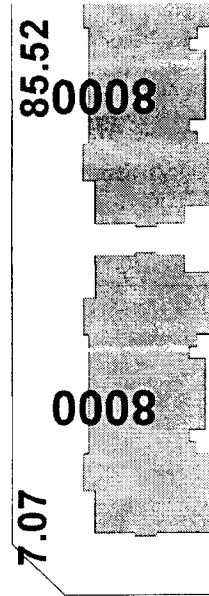
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES

To: Erland Carlson
City of Richmond
Fax: (604) 276-4052
Ph. No. (604) 276-4084

From: Darshan Rangi
Date: August 8th 2002
Fax Number: (604) 278-7556
Ph. No. (604) 270-7100

RE: 7800 Heather St.
Richmond

Dear Mr. Carlson:

Thank you for the prompt reply. The following is the list of the variances to the Servicing Agreement:

1. not to relocate the hydro poles (both)
2. not to upgrade the Blundell Road sidewalk and not to remove the fire hydrant
3. not to install the ornamental street lights (including the back lane light)
4. not to service the back lane (with storm sewer and hydro)- only to provide the drainage (catch basins) in middle of the lane, not to have the retaining wall instead of this the evergreens will be planted.
5. not to upgrade the Heather Street beyond the north side of the property line.

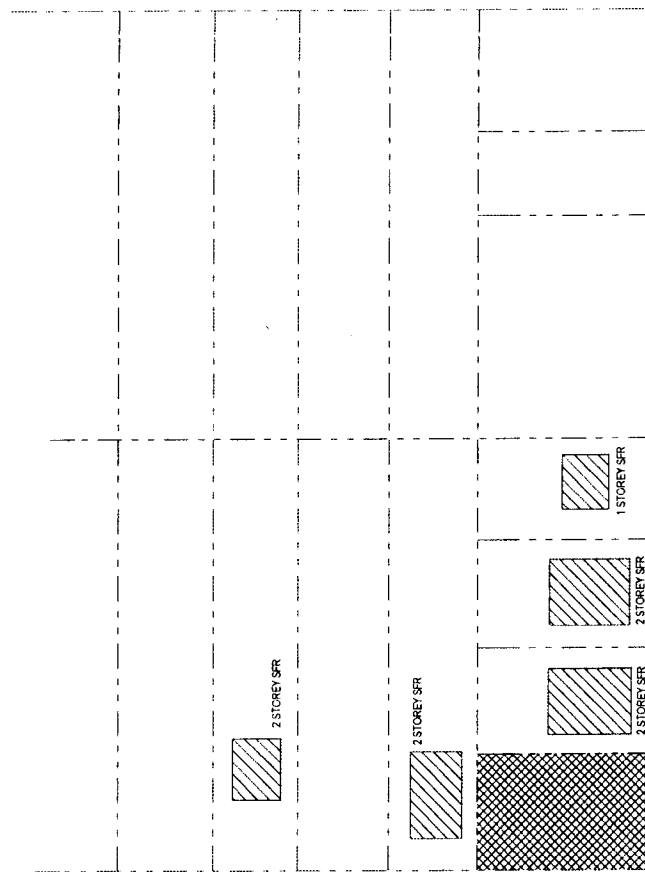
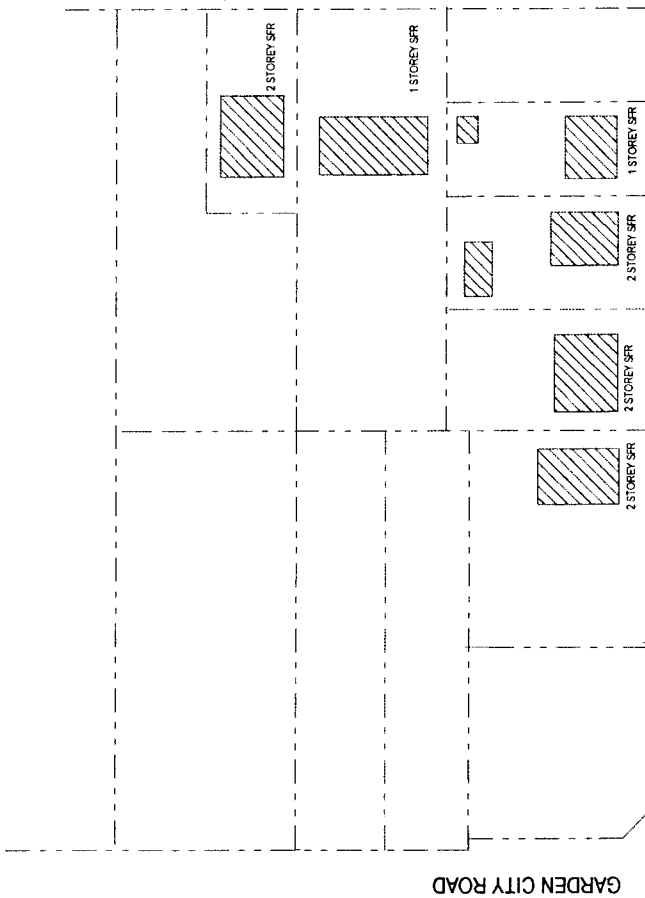
If you have any questions or need any further clarifications, please contact me. We could discuss this in person.

Thank you,

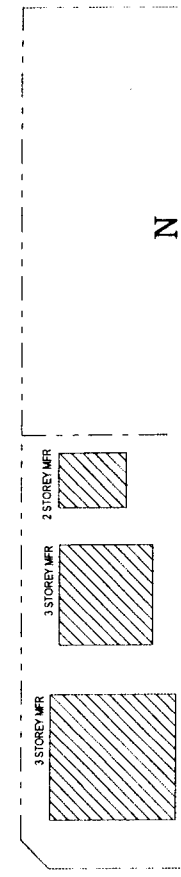
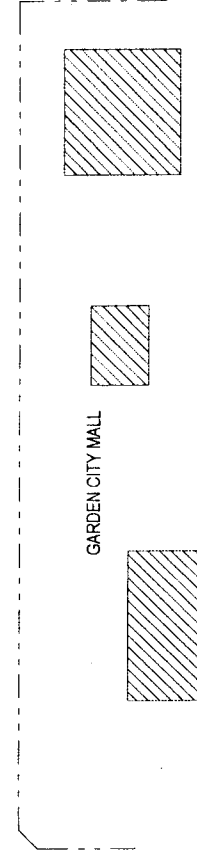
Sincerely,



Darshan Rangi

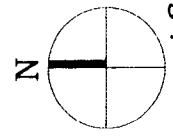


BLUNDELL ROAD



1 CONTEXT PLAN

A1 1/16" = 1'-0"



AUG 21 2002

DP 02.202952

SUBJECT PROPERTY:
9111 BLUNDELL ROAD

SYM	NAME	SIZE	COMMENTS
①	ELBETHIA TRIACANTHOS IN. 'SHADENMASTER' HONEY LOCUST	8 OL	HIGH HEADED, WELL MATCHED
②	CHAMAECYPARIS OBTUSA 'IRACELIS' TINKLE CYPRIPES	3.0 M.	FULL AND WELL-BRANCHED
③	PRUNUS LAURUS 'POLLA' 'WAYWOOD' ALNWOOD AHN	8 OL	HIGH HEADED, WELL MATCHED
④	BETULA PENDULA EUROPEAN WHITE BIRCH	8 OL	CLUMP OR STANDARD
⑤	CHAMAECYPARIS NUTTALL 'PENOLA' WEETPINE ALABAMA CEDAR	3.0 M.	SINGLE TRUNK
⑥	PRUNUS SUBROSTRATA 'MACULATA' PINK BLOSSOM CURRENT	8 OL	WELL BRANCHED
⑦	ACER BRUNNUM PAPERBARK MAPLE	8 OL	SPECIMEN STANDARDS
⑧	CORONILLA KOLBIA 'NATURAL' CROWN OF THORNS	8 OL	WELL BRANCHED
⑨	PRUNUS SUBROSTRATA 'SHADAR' EMERALD CEDAR	3.5 M.	FULL AND BUSHY
⑩	PRUNUS SUBROSTRATA 'DE MONTAINE' FROST JACOBIA COMPACTA	44 POT	WELL BRANCHED AND DENSE
⑪	PRUNUS JAPONICA 'COMPACTA' COMPACT LILY OF THE VALLEY	44 POT	WELL BRANCHED AND DENSE
⑫	MAHONIA DOMESTICA HEAVENLY SAMBO	44 POT	WELL ROOTED
⑬	SPRENGELIA SPRING DAPHNE	44 POT	STURDY AND WELL ROOTED
⑭	PRUNUS LAURUS 'VITTO LUTHER' OTTO LUTHER LAUREL	40 POT	FULL AND BUSHY, WELL BRANCHED
⑮	SALIX MICROPHYLLOIDA 'ASATIS' 'WINTER GEM' WINTER RED ASIAN BOWWOOD	44 POT	FULL AND DENSE, THIN INTO LOW HEDGE
⑯	SPRENGELIA SPRING BLOOMING HEATHER	44 POT	FULL BRANCHED, FULL AND DENSE
⑰	CORONILLA DAYLILY 'DAISY' LILY OF THE VALLEY	44 POT	SELECT APPROPRIATE WOOD FOR LUMBER
⑱	OTOCORONILLA WELL BRANCHED, HEAVY POT	44 POT	WELL BRANCHED, FULL AND DENSE
⑲	CLIMATIS JACOBINAE FLOWERING CLIMATIS	44 POT	PLANT 8-10" H SETTING O.C. ALONG VISITOR PARKING PRICED ON HEATHER ST.

EXISTING TREE SURVEY

COSTING TIME "X" - PANDA PROCESSING INCREASED PRICE
 TO A POINT OF APPROXIMATELY 13.5 METRIC TONS
 TO A POINT OF APPROXIMATELY 13.5 METRIC TONS
 PRICED LARGELY TO MAKE THEM, BECAUSE
 ACCORDANTLY LARGER, ONLY FOR PRICE APPEARED
 APPROPRIATE.
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NOTE -- ALL LANDSCAPE PRODUCTS, INSTALLATION PROCEDURES, AND FOLLOW-UP LANDSCAPE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH DC LANDSCAPE STANDARD SIXTH EDITION PUBLISHED JANUARY 2001

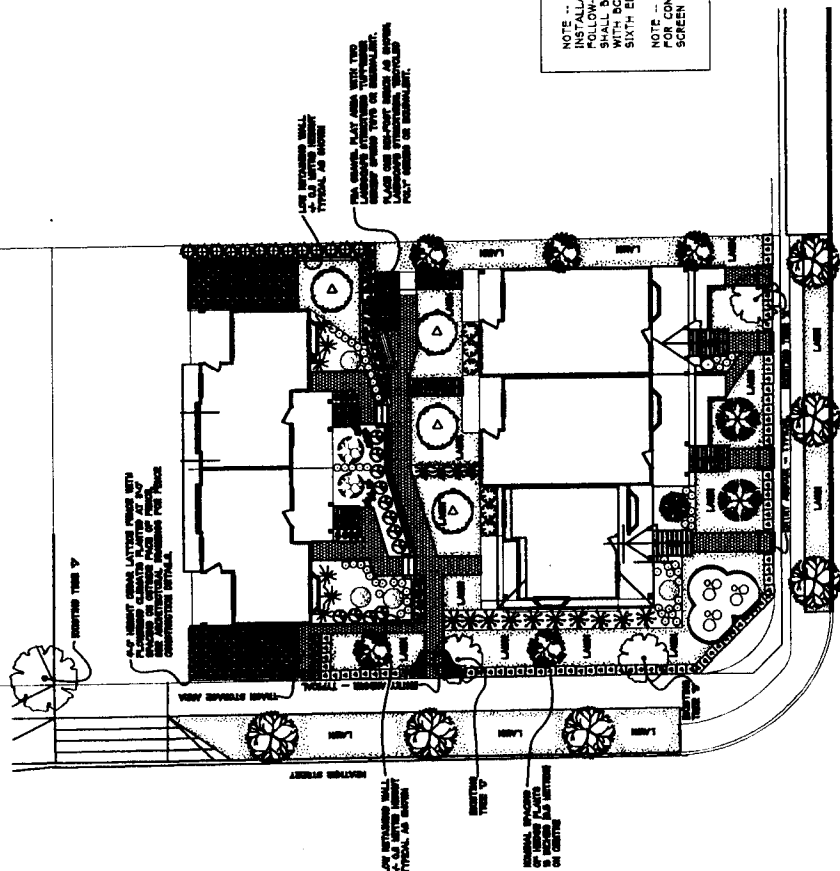
NOTE -- SEE ARCHITECTURAL DRAWINGS
FOR CONSTRUCTION DETAILING OF
SCREEN FENCE AND ENTRY ARBOURS

AUG 21 2002

DP 02.202952

#2

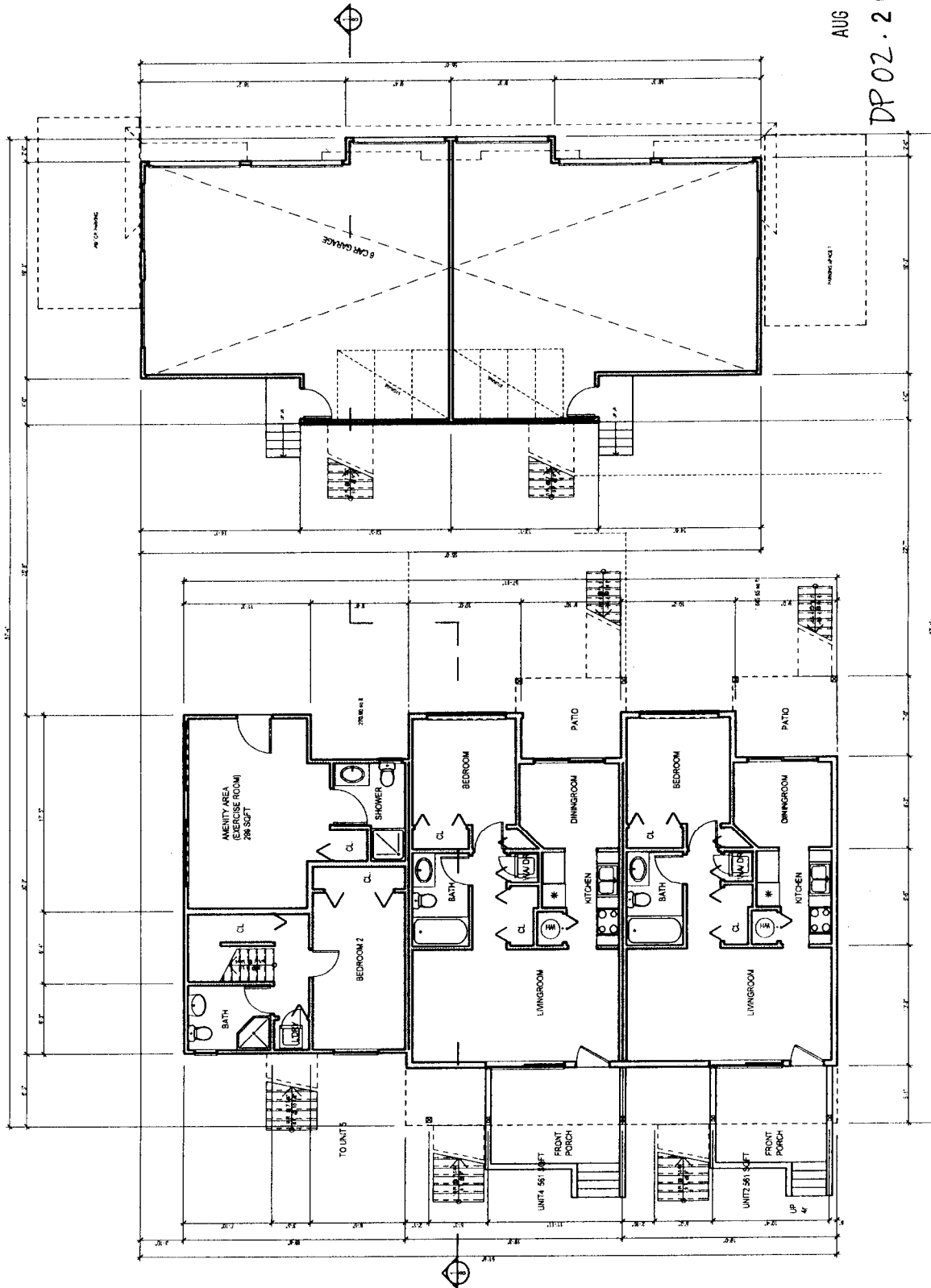
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SITE LANDSCAPING PLAN

SCALE 1 : 100

ALL DISTANCES ARE IN METRES



1
A.A. BASEMENT
1/4" = 1'-0"

GENERAL
All dimensions are given in feet and inches. The architect is not responsible for the accuracy of the dimensions shown on this plan. The architect is not responsible for the accuracy of the dimensions shown on this plan. The architect is not responsible for the accuracy of the dimensions shown on this plan.

COPYRIGHT
The plan and design are the property of the architect and are not to be reproduced or used in any way without the written consent of the architect.

CODE COMPLIANCE
The plan has been prepared to conform to the requirements of the International Building Code, 2003.

PROJECT
NEW MULTI-FAMILY RESIDENCE
9191 BLUNDIE ROAD
DARSHAN S. RANGI
5108 45 ROAD

DATE
AUG 21 2002

PROJECT
NEW MULTI-FAMILY RESIDENCE
9191 BLUNDIE ROAD
DARSHAN S. RANGI
5108 45 ROAD

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9191 BLUNDIE ROAD
DARSHAN S. RANGI
5108 45 ROAD

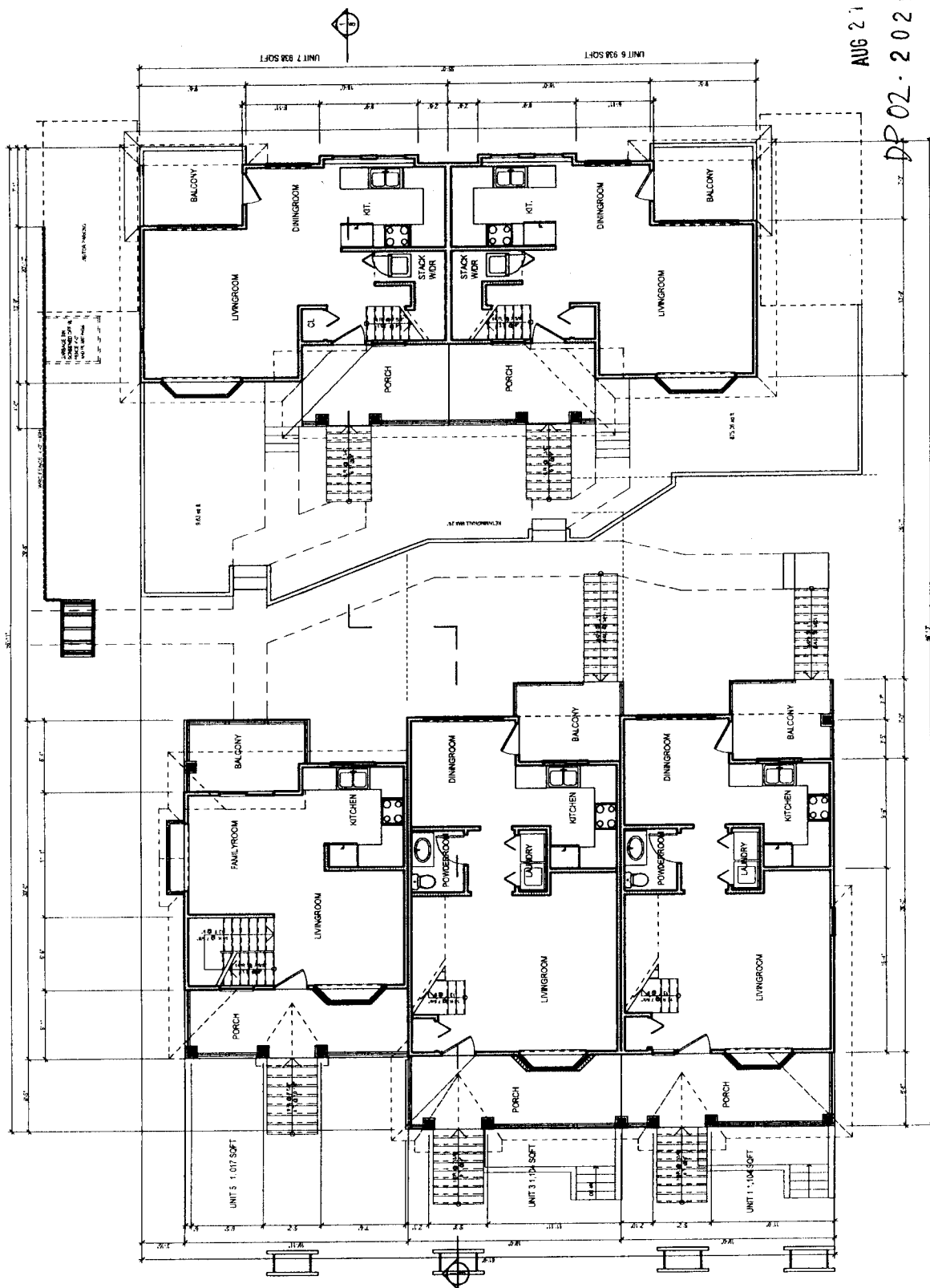
DATE
AUG 21 2002

AUG 21 2002

DP 02-202952

3

295-01



1 MAIN FLOOR
1/4" = 1'-0"

AUG 21 2002

DP 02-202952

4

GENERAL
All dimensions are to the face of the center line of the wall, unless otherwise indicated.
After dimensions are given, the word "approximate" may be used to indicate that the dimensions are not exact and are subject to change.

COPYRIGHT
The floor plan and all other drawings are the property of the architect and are not to be reproduced or used in any way without the written consent of the architect.

CODE COMPLIANCE
The floor plan has been prepared to conform with the applicable building codes and regulations in effect at the time of preparation.

NOTES
1. The floor plan is to be used in conjunction with the other drawings and specifications.
2. The floor plan is to be used in conjunction with the other drawings and specifications.

REVISIONS
1. 08/21/02: Initial design.
2. 08/21/02: Final design.

PROJECT
NEW MULTI-FAMILY RESIDENCE
877 BUNDLES ROAD
DARTMOUTH, MASSACHUSETTS 01928

OWNER
DARTMOUTH COLLEGE
100 BUNDLES ROAD
DARTMOUTH, MASSACHUSETTS 01928

DATE
08/21/02

SCALE
1/4" = 1'-0"

PROJECT NO.
295-01

DATE
08/21/02

PROJECT
NEW MULTI-FAMILY RESIDENCE
877 BUNDLES ROAD
DARTMOUTH, MASSACHUSETTS 01928

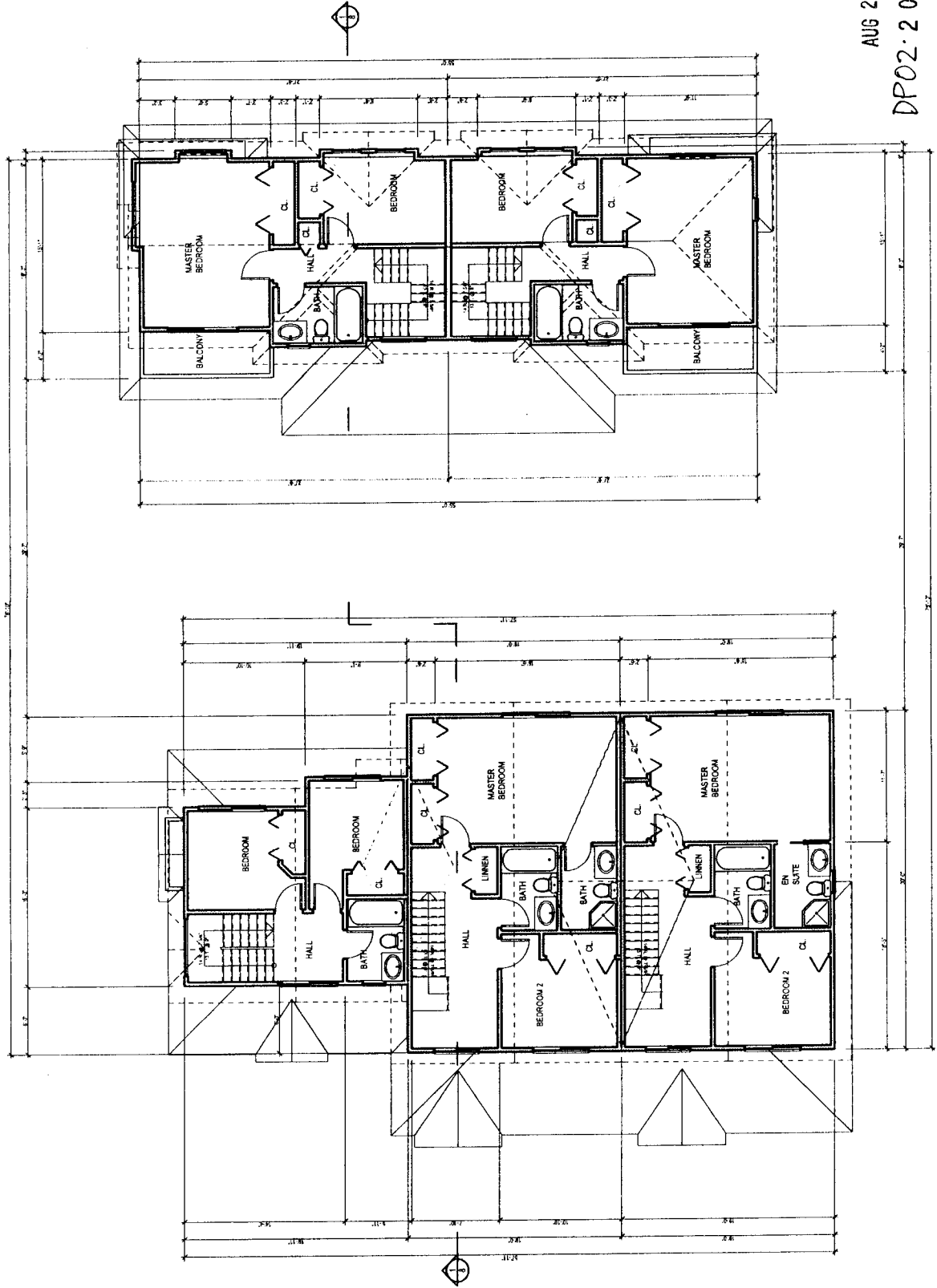
OWNER
DARTMOUTH COLLEGE
100 BUNDLES ROAD
DARTMOUTH, MASSACHUSETTS 01928

DATE
08/21/02

SCALE
1/4" = 1'-0"

PROJECT NO.
295-01

DATE
08/21/02



2 SECOND FLOOR
1/4" = 1'-0"

GENERAL
All dimensions are to the face of the walls unless otherwise noted.
Where dimensions are given in parentheses, the first dimension is the overall dimension, and the dimension in parentheses is the dimension to the centerline of the wall or other feature.
The designer and contractor shall be responsible for any discrepancies between the dimensions shown on the drawings and the actual construction of the building.
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CODE CONFORMANCE
The plan has been prepared to conform to the requirements of the International Building Code (IBC) 2003 Edition.



PROJECT
NEW MULTIFAMILY RESIDENCE
9101 BLANDELL ROAD
DALLAS, TEXAS 75243
ARCHITECT
DARRIN S. RANK
9101 BLANDELL ROAD
DALLAS, TEXAS 75243
PHONE 972.281.1111
FAX 972.281.1112

DATE
AUGUST 21, 2002

SECOND FLOOR
SHEET NO. 2
DATE 08/03/2002
SCALE 1/4" = 1'-0"
295-01

AUG 21 2002
DP02-202952
5

ROOFING MATERIAL:
ASPHALT SHINGLES, LAMINATED
COLOR: ANTIQUE BROWN
LIFESPAN: 30 YEARS

COLORS (TYP.)

EXTERIOR WALLS:

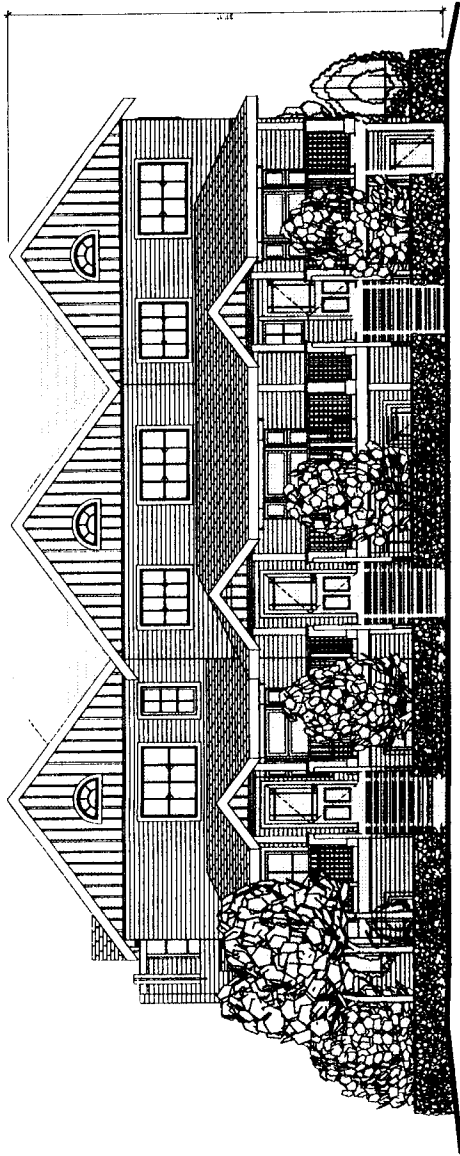
HORIZ. CEDAR SIDING, AUTUMN HAZE
SIDING TRIM STOREFRONTS MONTANA TAN
GABLES VERT. BOARD BATTEN SIDING
BOARDS AUTUMN HAZE
BATTENS SHAMER VILLAGE

RAKES AND OTHER CONTRASTING TRIMWORK: HANTHORNE GREEN

WINDOVTIM: 1x4" CEDAR: MONTANA TAN

WINDOWS: WHITE VINYL

EXT. DOORS: METAL CLAD, COLORS (VARYING) BUT TO SUIT ABOVE SCHEME

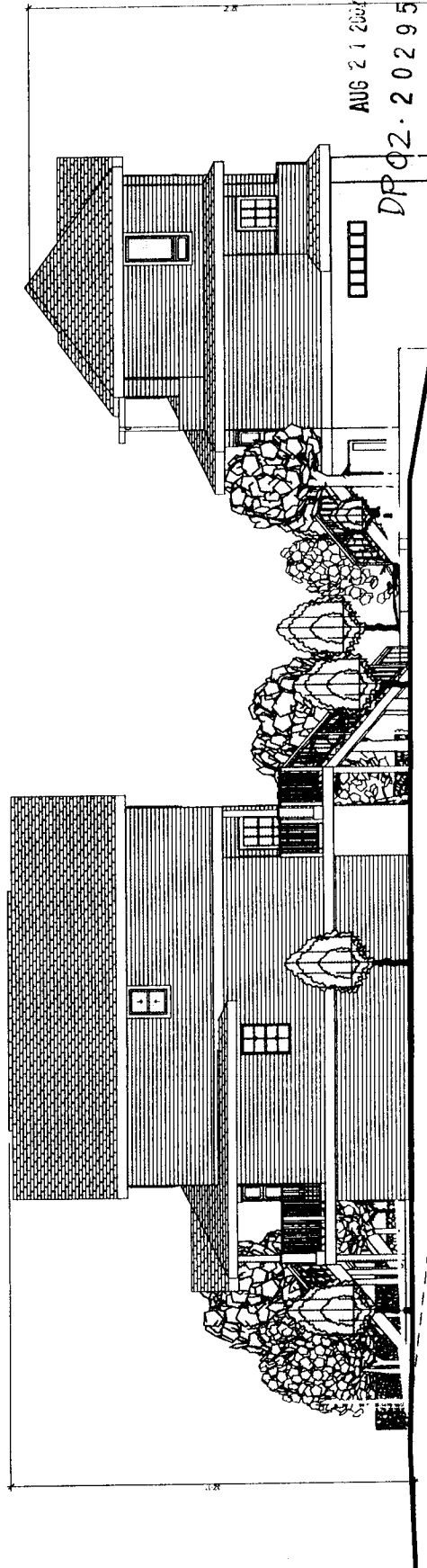


1 SOUTH ELEVATION
1/4\"/>

GENERAL
All work shall be in accordance with the latest editions of the applicable building codes and standards.
The design and construction shall be in accordance with the latest editions of the applicable building codes and standards.
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DISCLAIMER
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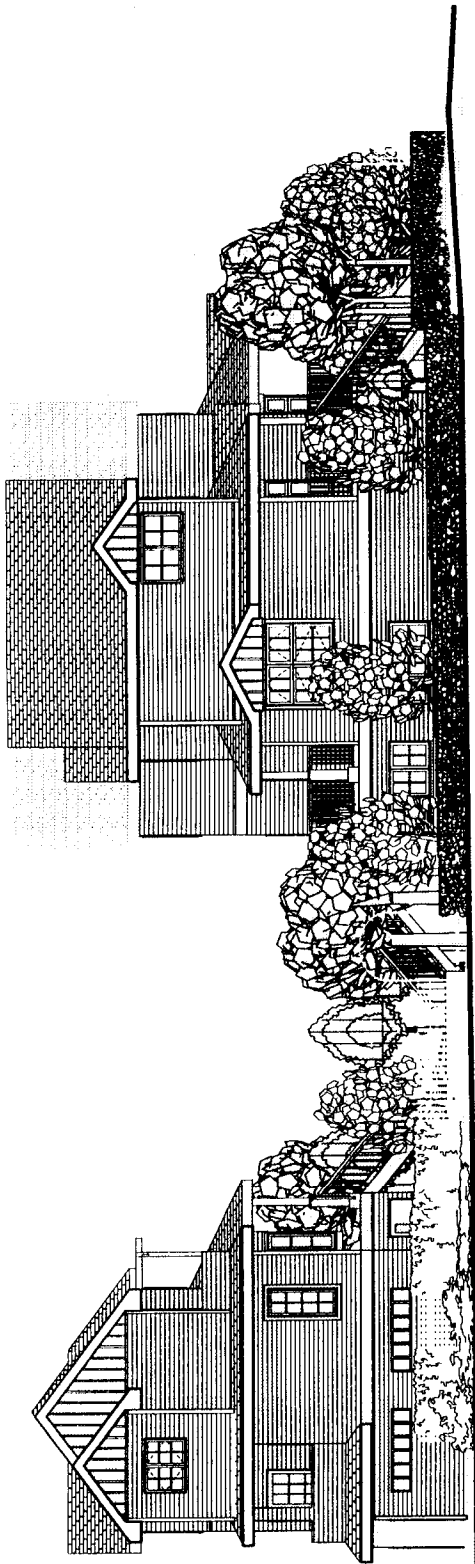


2 EAST ELEVATION
1/4\"/>

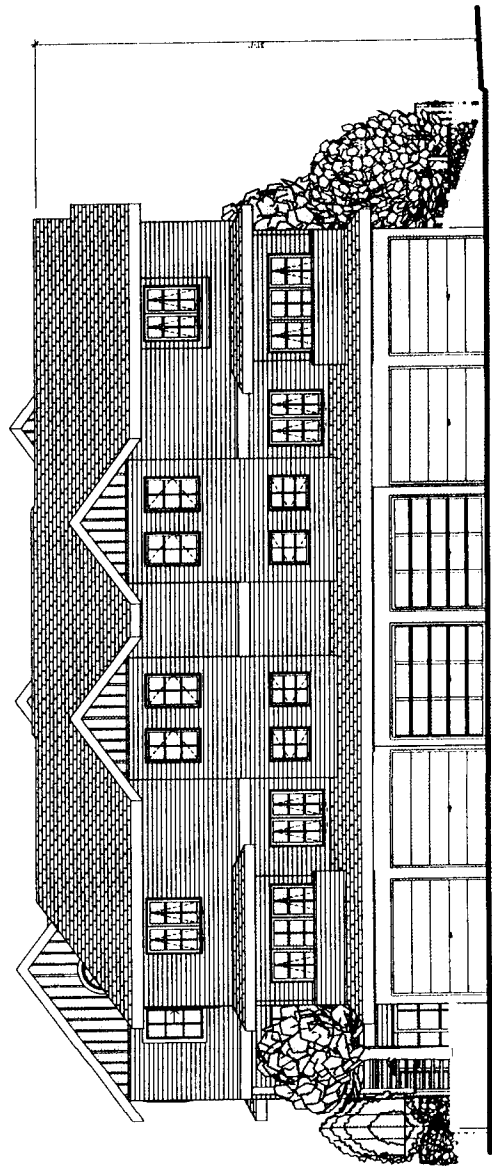
PROJECT
NEW MULTI-FAMILY RESIDENCE
9191 BLUNDELL ROAD
DASHMAN'S RANG
5108 1/2 ROAD
SOUTH ELEVATION
EAST ELEVATION

DATE
AUG 21 2004
DP 02-202952

6



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

DP 02-202952

GENERAL
All drawings are to the best of the architect's knowledge and belief.
The architect is not responsible for the construction of the building or for the accuracy of the information provided by the owner or others.
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The architect is not responsible for the construction of the building or for the accuracy of the information provided by the owner or others.

COPYRIGHT
The architect and design firm, and its employees, own all rights in the design and construction of the building and its components.
The architect and design firm, and its employees, own all rights in the design and construction of the building and its components.

CODE CONFORMANCE
The architect has taken steps to design the building to conform with the applicable building codes.
The architect has taken steps to design the building to conform with the applicable building codes.

PROJECT: NEW MULTIFAMILY RESIDENCE
9191 BLUNDY ROAD
DASHMAN'S PLACE
8108 95 ROAD

DATE: 02-202952
SCALE: 1/4" = 1'-0"

PROJECT: NEW MULTIFAMILY RESIDENCE
9191 BLUNDY ROAD
DASHMAN'S PLACE
8108 95 ROAD

DATE: 02-202952
SCALE: 1/4" = 1'-0"

PROJECT: NEW MULTIFAMILY RESIDENCE
9191 BLUNDY ROAD
DASHMAN'S PLACE
8108 95 ROAD

DATE: 02-202952
SCALE: 1/4" = 1'-0"

GENERAL

All dimensions are to the face of the work unless otherwise indicated.

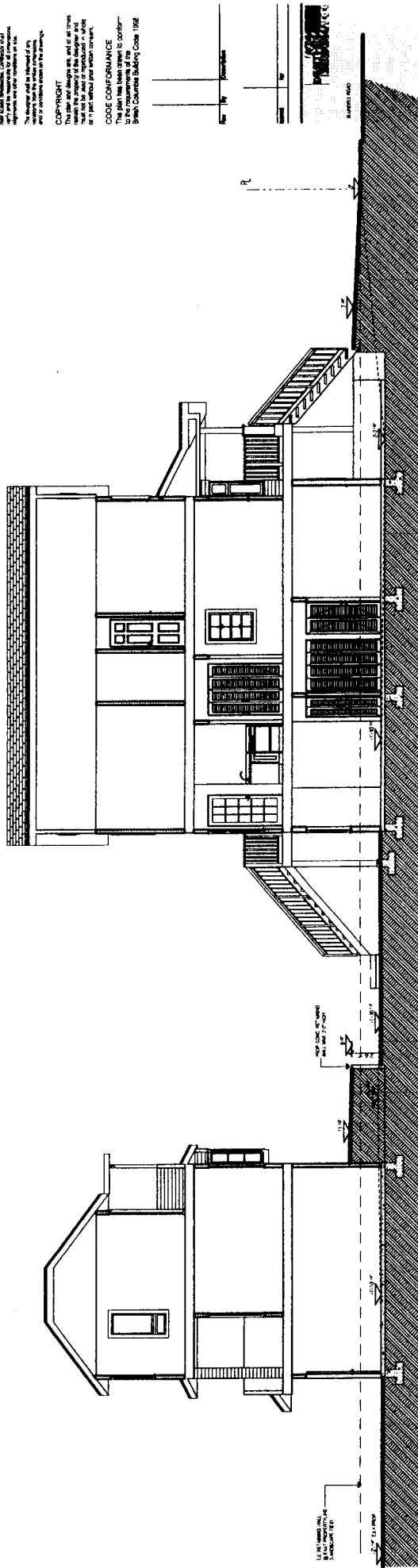
Where dimensions and materials are given in feet and inches, the fractional part of an inch shall be rounded off to the nearest 1/8 inch. The dimensions shall be rounded off to the nearest 1/8 inch.

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The plan and design are the work of the architect and shall not be reproduced or used in any way without the written consent of the architect.

CODE CONFORMANCE

The plan has been drawn to conform with the requirements of the British Columbia Building Code 1968.



CROSS SECTION

1/4" = 1'-0"

THE SECTION IS TO BE CONSIDERED AS A REPRESENTATIVE SECTION OF THE ENTIRE HOUSE. IT IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF ANY OTHER PART OF THE HOUSE.

LEGEND
..... EXTERIOR WALL
..... INTERIOR WALL
..... FLOOR
..... ROOF

1000 FINCH ROAD
RICHMOND, B.C. V6V 2A4
PH: 291-1111

NEW MULTI-FAMILY RESIDENCE
9181 BLUNDELL ROAD
VANCOUVER, B.C.

DATE: 10/1/68
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS

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